

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

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

## 1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

If yes, who have you spoken with? na

## 2. Type of Consent being applied for

☒ Change of conditions (s.127)

## 3. Consultation:

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

No.

Who else have you consulted with?

None

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

## 4. Applicant Details:

Name/s:

Lifestyle Holiday Parks Ltd

Email:

Phone number:

Postal address:

(or alternative method of service under section 35 of the act)

Office Use Only  
Application Number:



## 5. Address for Correspondence

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

**Name/s:**

Colin Hardacre - Hardacre Planning Ltd

**Email:**

**Phone number:**

**Postal address:**

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

**Postcode**

1051

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

## 6. Details of Property Owner/s and Occupier/s

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

**Name/s:**

Lifestyle Holiday Parks Ltd

**Property Address/  
Location:**

## 7. Application Site Details

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

**Name/s:**

Bay of Island Holiday Park

**Site Address/  
Location:**

678 Puketona Road

Haruru

**Postcode**

0204

**Legal Description:**

Lot 2, DP 189143

**Val Number:**

3335083?

**Certificate of title:**

NZ118D/946

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

**Site visit requirements:**

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

Is there a dog on the property? ☐ Yes ☒ No



### 7. Application Site Details (continued)

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details.

*This is important to avoid a wasted trip and having to re-arrange a second visit.*

Holiday Park. Please ring first before site visit.

### 8. Detailed description of the proposal:

This application relates to the following resource consent: 2220608 - RMALUC

Specific conditions to which this application relates:

Conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19.

See HPL S127 RC application AEE.

Describe the proposed changes:

See HPL S127 RC application.

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

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

### 11. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties (including consultation from iwi/hapū).

Your AEE is attached to this application ☒ Yes



## 12. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

## 13. Billing Details:

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

**Name/s:** (please write in full) Eric Chase - Lifestyle Holiday Parks Ltd - as above

**Email:** eric@sellingnz.com

**Phone number:**

Work

Home

**Postal address:**

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

As above.

Postcode

### Fees Information:

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

### Declaration concerning Payment of Fees:

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

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

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

COLIN GRANT HARDACRE  
Date 27/08/26



## 14. Important Information:

### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

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

### Privacy Information:

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

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

### Declaration

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

Name: (please write in full)

COURT GRANT HARDY PP - HDL

Signature:



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

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

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



Getting you the planning go ahead to build

**FAR NORTH DISTRICT COUNCIL**  
**RESOURCE CONSENT APPLICATION**  
**SECTION 127 APPLICATION FOR RESOURCE CONSENT**  
**NUMBER: 2220608 – RMALUC**

**1 THE APPLICANT AND PROPERTY DETAILS**

**To:** **The Manager: Resource Consents**  
**Far North District Council**  
**Private Bag 752**  
**Mermaid Avenue**  
**KAIKOHE 0440**

**Applicants Name:** **Lifestyle Holiday Park Ltd**

**Address for Service:** Colin Hardacre  
Hardacre Planning Ltd  
Level 1, Accounting Chambers  
642 Great South Road  
Ellerslie  
Auckland 1051

**Name and Address for Fees:** **Lifestyle Holiday Park Ltd**  
**C/- Mr Eric Chase**  
**First National Ltd**  
**322 Remuera Road**  
**Remuera**  
**Auckland 1051**

**Site Address:** **678 Puketona Road**  
**Haruru**  
**Paihia 0240**  
**a.k.a. Bay Of Islands Holiday Park**

**Legal Description:** Lot 2, DP 189143 contained in Certificate  
of Title NA 118D/946, North Auckland Land  
Registration District being 3.1100 hectares



**Owners and Occupiers of Site:** The applicant is the owner. The property is known as the Bay Of Islands Holiday Park and used as a camping ground with relocatable cabins, caravan sites, motor home / Recreational Vehicle site, tent sites, ablutions block, playground, camp office, mini mart, camp kitchen, ablutions, managers dwelling and associated facilities.

**Site Area:** 3.11 hectares

**Far North District Council District Plan Zoning:** **“Address 678 Puketona Road, Haruru 0204. Lot 2 DP 189143. Valuation Roll No. 00227-40704 Prop ID No. 3335083 and located at 678 Puketona Road, Haruru 0204. 1. Special Features or Characteristics. Refers to 1991 NZ Land Resource Inventory Worksheet – Land Use Capability Unit 3 s2, indicating flat to undulating land with moderately to very strongly leached brown loams of Kyriako Suite overlying lavas and scoria. Note that this site lies within a zone identified as “Northland Regional Council River Flood Hazard 10–100-year extent”. The nature and severity of this hazard is not identified, and independent expert advice should be sought if additional information is needed.**

a) Potential Erosion Negligible – may be slight when cultivated. b) Avulsion Nil. c) Falling Debris Nil. d) Subsidence Nil. e) Slippage Nil. f) Alluvion Nil. g) Inundation Nil. h) Hazardous Contaminants None known. i) Any other -. Note: The above information is generic and may not be site-specific.

Puketona Road = State Highway.

**Locality diagram:** Refer to attached maps.

**Brief description of proposal:** A S127 change to Conditions 1, 2. 2.a, 2.b., 2.d, 3, 9, 16, 17 and 19 under the Council’s 21 September 22 Resource Consent Approval, Council Reference Number 220608 – RMALUC – with the ACH Consulting Engineers Ltd flood report titled “Flood Risk Assessment and Stormwater Mitigation Traus Holdings Ltd 678 Puketona Road Haruru,” dated 15 November 2023.



**Other types of consents required or obtained:** the applicant will apply for and obtain the necessary building and engineering consents and other approvals from the Far North District Council and/or Northland Regional Council as per the original resource consent decision.

I attach an Assessment of Environmental Effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

## **2.0 SITE DESCRIPTION, THE NEIGHBOURHOOD, THE NEIGHBOURHOOD CHARACTER, OF THE EXISTING ENVIRONMENT, THE RECEIVING ENVIRONMENT ET CETERA**

The subject site is 678 Puketona Road, Haruru and is known as the Bay of Islands Holiday Park.

This is a long-established motor camp. This 3.11 ha site comprises of a main administration building of 2 levels, a carport, garage, shed, metalled accessways and loop road system, to cabins adjoining the Puketona Stream, a player ground area, a communal camp kitchen, ablutions facilities, various cabins, a water tank on the hill, several unit tent accommodation and 50 or so tent camping sites.

Since the grant of the original resource consent application in 2022, the applicant company has spent significant time, effort and money in upgrading the infrastructure and facilities of the Holiday Park.

The site has access from the state Highway in the south-western corner. This is a wide 8 or 9 m wide metalled area leading into the parking area in front of the main administration reception building.

Along the southern boundary with Puketona Road are large, mature pine trees. These trees have been trimmed in recent times for safety and amenity reasons.

In the north-eastern corner is a small, raised hill where the existing single water tank sits.

To the north of the subject site is an Esplanade Reserve acquired in 1998? when the camping ground was separated from the land to the west across the Puketona stream. The title was created in 1998 by separating off the camping ground from an existing get of type dwelling and helicopter landing pad at 680a Puketona Road. This is a rural residential property. This land became Lot 1 with a camping ground becoming Lot 2. This land is separated by the Puketona stream. This is small open stream with a continual annual flow. There is mature vegetation either side of the stream.



**Photo 1 - looking north eastwards to the cooking facilities building from the Manager's Units first floor balcony – old photo taken in 2021.**

Beyond that the Esplanade Reserve to the north is the Waitangi River. The western portion of the river is in rocky rapids. The southern portion is the downstream area of the rocky rapids and a small island in willow trees and other vegetation. It is from this area of the river that the camping ground draws its water supply authorised by a Northland Regional Council Regional Consent.

To the north across the Waitangi River as the northern banks, possibly being an Esplanade Reserve as well and been farmland.

To the east of the subject site is 646 Puketona Road. This is a small rural residential lot.

Puketona Road is a state Highway, State Highway 11. It is also known as the Twin Coast Discovery Highway. The road area immediately outside of the subject site and further eastwards towards Haruru Falls is dominated by wire rope safety barriers.

Across Puketona Road to the south south-west is 683 Puketona Road. This is an unusually shaped lot which contains the motor camps open-air sewage ponds. There are 2 sewage ponds with raise bunding. The primary treated sewage is disposed of via a small trench and stream making its way to the Puketona stream and ultimately the Waitangi River. This sewage disposal system as authorised by a Northland Regional Council Regional Consent.

Access to this land is via a 6 m wide metal vehicle crossing which also gives access to other rural residential properties. 681 Puketona Road is a rural residential property. It has a single level brick and tile dwelling situated on a small hill. It is generally in grass or grazing land. Beyond that to the east is 671 Puketona Road. This is also a grazing land.



Beyond that to the east is 651a Puketona Road. Access is via a formed access lot. Again, this is a rural residential property.

From my review of the Council's Plan Information Memorandum, the camping ground has been on the site since 1973 with the Council issued:

- a building permit on 5 June 1973 for a motor camp and accommodation dwelling with a Council building permit reference of BP – 569177;
- and subsequent Council approvals in June 1996;
- March 1998, October 2002;
- March 2003;
- April 2004;
- 27 October 2004;
- February 2006;
- May 2007;
- August 2007;
- August 2009;
- May 2009;
- November 2009;
- December 2009;
- December 2011; and.
- The 2 issued Regional Consents regarding a water take, sewage ponds discharge to water and discharge to air granted by the Northland Regional Council.

In general terms, the immediate locality along the northern side of Puketona Road and the Waitangi River can be described as rural residential properties, 1 ha – 5 ha, generally well level dwellings, well-maintained grounds and vegetation. These properties do not generally have an economic rural farming activity. The lands to the south are larger rural residential properties. Probably of 2 to 5 ha in area with single level large dwellings upon them. The majority of these properties are in grass and used for grazing.

### 3.0 THE PROPOSAL

**Lifestyle Holiday Parks Ltd (the applicant)** seeks a section 127 approval to amend conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19 to the Council's Resource Consent Decision, Council Reference: 2220680 – RMALUC, granted on 21 September 2022 at the Bay of Islands Holiday Park at 678 Puketona Road, Haruru, Bay Of Islands.

The reasons for this application are the result of:

- a more fine-grained stormwater and planning investigation;
- changed market demand;
- market feedback;
- conclusion that the narrow rectangular shape of the previously approved Evoke Cabins at 3.6 m width and 10.0 – 12 m length building footprint and design are not suitable for the tourists and relocatable home park activities;
- a more utilisable building footprint, internal layout allowing the holiday cabins and habitable functionality;

- there is a need for a squarer relocatable cabin design for tourist and habitable amenity and amenity values;
- better on-site quality rest and recreation holiday amenity and values e.g. outdoor wooden decks to provide northerly or North easterly facing outdoor living areas and ranch slider doors et cetera;
- on-site amenity – outlook, views, daylight sunlight orientation; and
- changes to the internal Road widths for practical and work ability reasons; and
- Allowance for swale drains to be able to be fully contained within the internal roading where they were previously within the Lots.

### **3.1 No Change to the Approved 35 Relocatable Cabins**

That resource consent approval was:

*“To redevelop a holiday park breaching Scale of Activities, Stormwater Management, Set Back from Boundaries, Traffic Intensity, Private Access, Signs, Residential Intensity, Set Back from Rivers and Building Coverage rules of the District Plan in the Rural Production Zone as a Noncomplying Activity.”*

There will be no change to the approved relocatable cabins and their proposed activity as per the original resource consent application. The number of proposed Covenanted Freehold Proportional Titles remains the same at 35.

### **3.2 Stage Development – now 8 Stages and a Repairs and Maintenance Area Identification**

The applicant proposes to undertake the relocatable cabin development and Covenanted Freehold Proportional Title Subdivision in 7 stages.

The stage is shown on the BN Walker Ltd proposed site layout plan.

That plan shows:

- **Repairs and Maintenance – in Yellow** along accessway two from the southern boundary. **This work is urgent and required to be completed prior to the upcoming 2026/2027 Christmas/New Year and Summer holiday peak season;**
- **Stage 1 – in Yellow** – Proposed Lots 9, 10, 11, 19, 20 and 29. Lots 9, 19, 20 and 29 will house the proposed 60.6 m<sup>2</sup> gross area (which includes the roof soffits / eaves) two-bedroom square relocatable cabin design. Lots 10 and 11 are the existing cabins, that are 55 m<sup>2</sup> in gross area including the roof soffits / eaves will be refurbished;
- **Stage 2 – in Orange** – Proposed Lots 6, 7, 8 and 18. These lots will house the proposed 60.6 m<sup>2</sup> two-bedroom square relocatable cabin design;



- **Stage 3 – in Pink** – Proposed Lots 15, 16 and 17. These lots will house the proposed 60.6 m<sup>2</sup> gross two-bedroom relocatable square cabin design;
- **Stage 4 – in Green** – Lots 25, 26, 27 and 28. These lots will house the proposed 60.6 m<sup>2</sup> gross two-bedroom relocatable square cabin design;
- **Stage 5 – In Blue** – Proposed Lots 31, 32, 33, 34 and 35. All of these Lots will have a new 49.2 gross two-bedroom relocatable rectangle cabin designs;
- **Stage 6 – in Tangerine** – Proposed Lots 12, 13 and 14. These lots will house the proposed 60.6 m<sup>2</sup> gross two-bedroom relocatable square cabin design;
- **Stage 7 – in Grey** – Proposed Lots 21, 22, 23 and 24. These lots will house the proposed 60.6 m<sup>2</sup> gross two-bedroom square relocatable cabin design;
- **Stage 8 – in Purple** – Proposed Lots 1, 2, 3, 4, 5 and 30. Lots 1, 2, 3 and 4 will house the proposed 60.6 m<sup>2</sup> gross two-bedroom square relocatable cabin design. Lot 5 will contain an existing 82 m<sup>2</sup> gross area relocatable building currently known as “Bamboo 1 and 2”. Lot 30 will have a new 49.2 m<sup>2</sup> gross two-bedroom relocatable rectangle cabin designs;

### **3.3 Two Existing Cabins to Be Refurbished On Proposed Lots 10 and 11**

It is proposed to refurbish locate to existing cabins within the Holiday Park, known as “Sunshine” and “Kauri” to these lots. These cabins are approximately 6 m x 8m metres or 48 m<sup>2</sup> in total.

### **3.4 Relocating the Existing Duplex Cabins onto Proposed Lot 5**

It is proposed to relocate the 82 m<sup>2</sup> relocatable building – known as Bamboo A and B.

### **3.5 Proposed Lifestyle Holiday Parks Ltd Relocatable Cabin Designs**

As described above, the proposed house designs have been changed to the 2 bedroom / 60.6 m<sup>2</sup> gross area including the roof overhangs / 56 m<sup>2</sup> excluding the roof overhangs / 8 m x 7 m single level relocatable cabin design with attached permeable wooden deck options.

These 60.6 m<sup>2</sup> gross <sup>2</sup> two-bedroom single level design will have an 8.3 m width and 7.3 m depth. They will have an open plan kitchen, dining room and living area with a front door into the kitchen, two separate ranch sliders giving access from the living

room to a potentially wrap around permeable wooden deck of up to 55.8 m<sup>2</sup> where proximity allows, main bedroom with a King size bed, wardrobe, second bedroom with a bunk bed and wardrobe, bathroom with a shower, toilet and vanity with a washing machine.

These relocatable cabins will be constructed on pile foundations, wooden framing, wooden weatherboards, aluminum window and door joinery and Colour Steel long run corrugated roofing or similar building materials for all the above.

All these relocatable units will either be a Shou sugi ban / Yakisugi treated timber finish or painted in ~~Karaka Green or similar~~ standard New Zealand dark colours with the ColourSteel roofing being in colours matching New Zealand native colours of Sandbar, Lichen, Ironsand, Mist Green, Permanent Green and Karaka . These colours will be regressive and blend in with the existing camping ground and local environment colours.

The previous Council resource consent approved Evoke Cabins had a 3.6 m width and a 12 m length with 43.2 m<sup>2</sup> building coverage area plus eaves.

### **3.6 Building Footprint/Building Coverage changes arising from the Lifestyle Holiday Parks Ltd relocatable two-bedroom cabins.**

There will be 26 x new relocatable cabins that will be 60.6 m<sup>2</sup> gross.

There will be 6 x new relocatable cabins on proposed lots 30, 31, 32, 33, 34 and 35.

These will be the new rectangular relocatable cabin design of 49.2 m<sup>2</sup> gross inclusive of eaves with a length of 12 m and 4 m width.

This will result in an additional 17.4 m<sup>2</sup> of total impervious area per relocatable cabin.

### **3.7 Proposed Reduced Driveway Widths from the Applicant's S127 Traffic Impact Report by Traffic Planning Consultants Ltd**

With the proposed change in the number of bedrooms per unit and occupants and reducing the width of the internal private access roadways, these were assessed by the applicant's traffic engineer. His conclusion is:

#### **"5. CONCLUSIONS**

*Based on the analyses described in this assessment, the following conclusions can be made in respect of the proposed changes to the internal vehicle access arrangements for the development at 678 Puketona Road in Haruru:*

- *The proposed internal vehicle access arrangement can accommodate the relevant design vehicles, including movements through the 4.0 metre one-way sections and widened turning areas.*
- *There is sufficient space available to provide individual lot car parking to an appropriate design dimension, subject to appropriate placement of the parking pad within each lot.*



- Overall, it is considered that the traffic engineering effects of retaining the existing internal vehicle access widths, including the 4.0 metre one-way sections, will be less than minor."

### **3.8 New Internal Roding Widths from the Applicant's S127 Proposed Roding Re-sealing Area Estimate Plan by BN Walker Ltd**

Based on that positive traffic impact report, the applicant is proposing to reduce the internal roding widths as shown on that plan.

Those internal private access roadways North to South are 8 m is approved, and the East West one-way access roadway will be reduced to 4.0 m.

### **3.9. Comparison Of Roof Areas, Existing Other Impermeable Surface Area, Proposed New Roof Area and Proposed Non-Roof Area Comparison between the Council Approved ACH Stormwater Report and the Calculations by BN Walker Ltd**

This firm has calculated the total land new Impermeable Area Calculation to be 10,657 m<sup>2</sup>.

The earlier Council approved ACH Report totalled 10,794 m<sup>2</sup>.

### **3.11. Stormwater Run-Off Effects from the Proposed Changes by Vision Consulting Ltd**

This report concludes:

"From Table 1 and 2 above, the proposed total roof area has increased by 57m<sup>2</sup>, however the total proposed impermeable surface area has decreased by 68m<sup>2</sup>.

As overall there is a net decrease in total impermeable surface area and only a minor increase to the total roof area proposed, it is anticipated that this can be accommodated during stormwater management detailed design for the proposed development."

### **3.12 Use of the 1 in 10 Year Annual Exceedances Probability (AEP) for the Council's Building Consent Approval rather than the earlier approved 1 in 100 Year AEP from the Resource Consent Approval**

The applicant is proposing to use the 1 in 10-year Annual Exceedance Probability flood calculations.

The applicant has had a Council issued Building Consent for the engineering works for the proposed internal roding using that 1 in 10-year report.

No cabin will be within the 1 in 100-year AEP area identified by the Council or the Northland Regional Council flood maps.

### **3.13 Condition 1 – AEP New 2026 Information Needs to Be Added and Reference**

This condition needs to be amended with the following new reads:

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

**1. The activity shall be carried out in general accordance with the following approved plans and attached to this consent with the Council’s “Approved Stamp” affixed to it.**

**• Proconsult, referenced Evoke – Cod Cottage, dated 8/03/2022,**

**• Proconsult, referenced Proposed Site Layout, Proposed Site Areas, Proposed Stormwater Drainage Layout, Proposed Water Reticulation Layout, Proposed Fire Hydrant Locations, Proposed Wastewater Drainage Layout, Daylight Recession Plane Layout, Daylight Recession Plane Sections, Proposed Café Studio and Shop Level 1, Proposed Residence and Conference Level 2, and Proposed Res and Shop Elevations, dated 25/02/2022,**

**• Brian Cowley Surveying Limited, referenced Covenant Areas 1 – 35 on Lot 2 DP 189143, dated September 2021.”**

As a result of fine tuning, more detailed information after the grant of the resource consent, the listed plans and reports need to be changed to the following:

1. A new Proposed Site Layout Plan by BN Walker Ltd, project and construction surveyors titled “Project 678 Puketona Road Haruru 0204, Title ‘Proposed Site Layout Plan,’ Drawing Number 6382 – 400 – 10 Sheet 2 of 2, Revision 4, dated 28/08/26”;
2. A new Impermeable Area Calculation Plan by BN Walker Ltd, Project and Construction Surveyors plan titled “Project 678 Puketona Road Haruru 0204 Title ‘Impermeable Calculation Plan’ Drawing Number 6382 – 400 – 12 Sheet 1 of 1, Revision 4” dated 13/08 26;
3. New relocatable cabin plans by Lifestyle Holiday Parks Ltd detailing the proposed floor plan and elevation of the 60.6 m<sup>2</sup> gross relocatable cabin design, the internal room and furniture layout of that 56 m<sup>2</sup> and the proposed 48 m<sup>2</sup> rectangular cabins to replace the “Evoke Cabins” previously approved by the Council’s resource consent;
4. A stormwater assessment memo by Vision Consulting Engineers of Kerikeri titled “BOI Holiday Park - 678 Puketona Road, Haruru Stormwater Memo” Project Reference: J16062” dated 14/08/2026;

5. A traffic impact report by Traffic Planning Consultants Ltd titled "Proposed Vehicle Access Modifications, 678 Puketona Road, Haruru RC: 2220608 – RM A LUC Traffic Engineering Assessment – Section 127 Application" Job Reference: 21417 dated 24 July 2026;
6. Landscaping and planting schedule plans by Mace Landscape Group Limited titled "Project Resource Consent Screen Planting for Lots 30 – 34 Bay of Islands Holiday Parks 678 Puketona Road Haruru" Drawing Buffer Planting Plan 1/3 Sheet LA 01, Buffer Planting Plan 2/3 Sheet LA 02 and Buffer Planting Plan 3/3 LA 03, Dated 06 August 2024;
7. A copy of the Northland Regional Council Natural Hazards map detailing the River Flood Hazard Zone – Priority Rivers 10 Years Extent and River Flood Hazard Zone Map detailing the 1 in 10-year flood effects on the Holiday Park; and
8. A copy of the Far North District Council letter from the Team Leader – Building Inspections This Building Control Officer, Delivering Operations extending the building consent, Council reference CBC – 2024 – 481/0 to upgrade to wastewater and stormwater systems until 18 December 2026.

As a result of this application, the following conditions need to be amended to read as follows:

### **3.14. Condition 2a.**

This condition needs to be amended to read:

#### **"Prior to Construction**

**2. Prior to construction commencement, the consent holder must submit a detailed set of amended engineering plans prepared in accordance with Council's Engineering Standards.**

**The engineering plans are to be submitted to the Council's Development Engineer for approval.**

**Plans are to include but are not limited to:**

**a. A detailed amended stormwater management report plans and drawings that are prepared by a Chartered Professional Engineer. The report shall follow the recommendations and design of the ACH Consulting Engineers Flood and Stormwater report dated 10/02/2022 and submitted with the application (2220608).**

**Stormwater runoff rates from the new buildings are to be restricted to those of pre-development levels for a 10% AEP storm event plus an allowance for climate change. Overland/secondary flow paths that can accommodate the**



1% AEP storm event shall be provided and are to be unobstructed by new buildings, other structures, or landscaping.”

(Emphasis added).

This condition has been changed to accommodate the 10% or 1 in 10-year flood Annual Exceedances Probability storm event **as stated in the ACH Flood and Stormwater Report and** approved by the **Council's Building Consent** rather than the previously resource consented accommodation to 1% AEP standard or 1 in 100-year flood event.

### **3.15. Condition 2b.**

This condition needs to be removed as no changes to the existing vehicle access from Puketona Road or carparking. The internal access roadway is private and should therefore not be subject to this condition.

The Traffic Planning Consultants Ltd section 127 traffic impact report supports this removal.

### **3.16. Condition 2d**

A geotechnical report by Hawthorne Geddes was submitted with the RC consent that states that it is suitable to accompany a RC and BC applications. Therefore, the requirement for a detailed geotechnical report should be removed.

It is assumed that the intent of the consent notice is in regard to earthworks. This condition is new to be updated and amended to read.

“The consent holder shall submit earthworks drawings in accordance with FNDC Engineering Standards and NZS4404-2010 prepared by a Chartered Professional Engineer. Complete earthworks design drawings indicating, the upgrading of the access road, engineered fill specifications, cut contours and final level contours including proposed erosion and sediment control measures required to undertake the development of the site.”

It is recommended that this condition is adjusted so that the Council's Inspection and Test Plan are as per the stages of development and the accompanying plans.

### **3.17. Condition 3**

This is considered to be a standard condition that is normally imposed by the FNDC. However, it should refer to a PS1 and PS4.

It is recommended that as part of the RC amendment that this consent condition is updated as follows:

“The consent holder shall ensure that all stormwater infrastructure designs are accompanied by a Producer Statement PS1. A Chartered Professional Engineer certifying the PS1 on design works shall ensure that the design is in accordance with FNDC Engineering Standards. A Chartered Professional

Engineer shall determine and confirm the level of constructions monitoring (CM1-CM5) required to certify a PS4."

### **3.18. Condition 9**

This is considered to be a standard condition that is normally imposed by the FNDC. However, it should refer to a PS4.

It is recommended that as part of the RC amendment that this consent condition is updated as follows:

"The consent holder shall ensure a Chartered Professional Engineer inspects earthworks compaction for any fill and backfill material. The consent holder shall provide suitable evidence by way of producer statement (PS4) for the observation of compacted fill."

### **3.19. Condition 16**

This is considered to be a standard condition that is normally imposed by the FNDC. However, it should refer to a PS4.

It is recommended that as part of the RC amendment that this consent condition is updated as follows:

"The consent holder shall engage a Chartered Professional Engineer to design and provide monitoring of all consented earthworks to be undertaken on the site. A Construction review certificate (PS4) shall be supplied to the Council Resource Consent Monitoring Officer or designate when works have been completed. The Council is to be advised in writing of the appointment of the monitoring engineer and notified when work is to commence, and when it has been completed."

### **3.20. Condition 17**

This condition needs to be amended to be consistent with the staged development now proposed by the applicant.

"Provide to the satisfaction of Council Resource Consents Engineer an Earthworks Completion Report containing as-built compaction and contour plans; and provide certification under Schedule 2(a) NZS4404 from Chartered Professional Engineer. That, prior to commencing any physical site works, a construction/earthworks management plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:

- a. The timing of construction and earthworks, including hours of work, key project and site management personnel.
- b. The transportation of construction/earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
- c. Excavation and earthworks, including retaining structures and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer.

- d. Control of dust and noise on-site and any necessary avoidance or remedial measures.
- e. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- f. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users of Road if required.
- g. Erosion and sediment control measures to be in place for the duration of the works."

It is acknowledged that for some of the stages, a Chartered Engineer may need to state that minor earthworks were undertaken for the relocatable cabins' foundations and hard stand or permeable paving areas installed and/or have been approved by the Council and a Building Consent or EPA.

### **3.21. Condition 19 Landscape / planting plan**

Condition 19 reads:

**"19. Within 3 months from the start of each Stage of this consent, the consent holder shall provide, for the approval of the Council's Resource Consents Manager, or other duly delegated officer, a landscape/planting plan for the site boundary adjacent to the Waitangi River Esplanade Reserve, to be prepared by a suitably qualified and experienced person, which details the means of reducing the visual impact of the development on the subject site by way of suitable plantings and landscaping. The plan is to identify the species of plants to be used, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting. The approved landscaping/planting is to be implemented within 12 months of completion of development on Lots 30 - 35 and is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1<sup>st</sup> May to 30<sup>th</sup> September). "**

(Emphasis added).

The reason for this is that the proposal is now on a Staged Basis and there is now a landscaping plan and planting schedule prepared by Mace Landscape Group Limited of Auckland to satisfy this condition.

This is attached and forms part of this application.

### **3.22. Details of the Application**

Details of the proposal are shown on the:

1. A new Proposed Site Layout Plan by BN Walker Ltd, project and construction surveyors titled "Project 678 Puketona Road Haruru 0204, Title Proposed Site Layout Plan, Drawing Number 6382 – 400 – 10 Sheet 1 of 1, Revision 1, dated 21/11/25";



2. A new Impermeable Area Calculation Plan by BN Walker Ltd, Project and Construction Surveyors plan titled "Project 678 Puketona Road Haruru 0204 Impermeable Area Calculation Plan Drawing Number 6382 – 400 – 12 Sheet 1 of 1, Revision 4" dated 13/08 26;
3. New relocatable cabin plans by Lifestyle Holiday Parks Ltd detailing the proposed floor plan and elevation of the 60.6 m<sup>2</sup> gross relocatable cabin, the internal room layout of that 56 m<sup>2</sup> and the proposed 49.2 gross rectangular relocatable cabins to replace the "Evoke Cabins" previously approved by the Council's resource consent;
4. A stormwater assessment memo by Vision Consulting Engineers of Kerikeri titled POI Holiday Park This 678 Puketona Road, Haruru Stormwater Memo" Project Reference: J16062" dated 14/awaits/2026;
5. A traffic impact report by Traffic Planning Consultants Ltd titled "Proposed Vehicle Access Modifications, 678 Puketona Road, Haruru RC: 2220608 – RM A LUC Traffic Engineering Assessment – Section 127 Application" Job Reference: 21417 dated 24 July 2026;
6. A copy of the Northland Regional Council Natural Hazards map detailing the River Flood Hazard Zone – Priority Rivers 10 Years Extent and River Flood Hazard Zone Map detailing the 1 in 10 year and 1 in 100 AEP flood effects on the Holiday Park; and
7. A copy of the Far North District Council letter from the Team Leader – Building Inspections This Building Control Officer, Delivering Operations extending the building consent, Council reference CBC – 2024 – 481/0 to upgrade to wastewater and stormwater systems until 18 December 2026; and
8. Supporting information - Form A, council deposit fee etc.

### **3. DISTRICT PLAN RULES ASSESSMENT**

I have reviewed the Council's September 2022 decision, the resource consent information, stent resource consent plans, approved Building Consent plans and the relevant parts of the Council's District Plan.

There are no other material changes which arise from this review.

#### 4. REASONS FOR THE APPLICATION – S127

As mentioned above, a section 127 resource consent is required for the following reasons:

##### 4.1 Section 127 Discretionary Activity Application

Under Section 127, Change or cancellation of consent conditions on application by consent holder of the Act, **Discretionary Activity Consent** is required to change and amend conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19 to the Council's Resource Consent Decision, Council Reference: 2220680 – RMALUC, granted on 21 September 2022 at the Bay of Islands Holiday Park at 678 Puketona Road, Haruru, Bay Of Islands.

To my knowledge, there are no other notified Current and/or Proposed Plan Changes which will affect this Resource Consent application.

It is acknowledged that a section 127 application is a full discretionary activity, enabling the Council to only look at the effects of the extension.

#### 5. NOTIFICATION ASSESSMENT

Section 95A gives a Council discretion to decide whether to publicly notify an application or not. However, an application must be publicly notified if:

- (a) the activity will have, or is likely to have, adverse effects on the environment that are more than minor;
- (b) the activity will have, or is likely to have, adverse effects on any adjoining landowners, occupiers, people and the general public that are more than minor;
- (c) the applicant requests public notification of the application; or
- (d) a rule or national environment standard requires public notification.

Section 95A (3) provides that an application must not be publicly notified if a rule or national environmental standard precludes public notification and the applicant has not requested public notification.

Despite the above, a Council also has discretion to publicly notify an application if it decides there are special circumstances in relation to the application.

Section 95B provides that if an application is not publicly notified a council must decide if there are any affected persons (or affected order holders) in relation to the activity. Limited notification of the application must be given to affected persons unless a rule or national environmental standard precludes limited notification.

### **5.1 Persons who have given their written approval**

In this case, the original 21 September 2022 Non-complying activity approval to redevelop the Bay of Islands Holiday Park was considered and granted on a non-notified basis with no written approvals. As such, no persons have given their written approval to this original resource consent approval.

The “permitted baseline” and “existing environment” is the Council’s 21 December 2022 noncomplying activity approval to redevelop the Holiday Park.

### **5.2 Assessment of S127 effects - actual and potential adverse effects on the environment under section 95A to and 95D.**

After an analysis of the application, any actual and potential adverse environmental effects arising from this section 127 proposal on the environment have been identified. These are set out and discussed below.

Given that a timeline has been missed due to unforeseen circumstances, I consider that there are and will be no material changes to the application as this would have had occurred regardless and there are no actual and potential adverse effects arising from this change.

Nor is any person, body or group affected by this change as well.

### **5.3 Adverse Effects on the Environment (section 95A and 95D)**

In determining whether to publicly notify an application a section 127 application, section 95D requires a council to decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor. In making this decision, a Council:

- must disregard any effects on persons who own or occupy:
- the land in, on or over which the activity will occur; or
- any land adjacent to that land;
- May disregard an adverse effect if a rule or national environmental standard permits an activity with that effect (i.e. council may consider the “permitted baseline”).
- Must disregard an adverse effect that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion.
- Must disregard trade competition and the effects of trade competition.
- Must disregard any effect on a person who has given written approval to the application.

### **5.4 Land excluded from the assessment**

The following sites have been assessed in terms of section 95A and 95G as per section 127 to determine whether or not there are any adverse effected parties arising from these changes being:

| Address                                                                        | Reasons for exclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>646 Puketona Road.</p> <p>Lot 3 DP 150982.</p> <p>Rural Production zone</p> | <p>Adjacent and adjoining. To the east of the subject site.</p> <p>Excluded under section 95A through to 95D of the Act.</p> <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>This rural residential property and its activities will not be adversely affected by the changes because they are internal to the site, will lead to better functioning and operations of the Holiday Park and Camping Ground and the establishment and use of the relocatable cabins using the Covenanted Freehold Proportional Titling System.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work</p> |



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|                                                                                   | <p>undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant's landscaping plans and planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier's input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court's interpretation of them, the owners and occupiers of the site are not an "affected party" under section 95A through to 95D of the act.</p> |
| <p>680A Puketona Road.</p> <p>Lot 2, DP 348103.</p> <p>Rural Production Zone.</p> | <p>Adjacent and adjoining. To the west of the subject site.</p> <p>The site is zoned Rural Production Zone. It is used as a rural residential dwelling and activities along with a helicopter landing pad.</p> <p>Excluded under section 95A through to 95D of the Act.</p> <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p>                                                                                                                                                                                                                                                                          |

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|  | <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant's landscaping plans and planting schedule.</p> |
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| <p>688 Puketona Road.</p> <p>Lot 7, DP 150982.</p> <p>Rural Production Zone.</p> | <p>Adjacent and adjoining. To the east of the subject site.</p> <p>Excluded under section 95A through to 95D of the Act.</p> <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental</p> |

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| <p>Waitangi River Esplanade Reserve</p> <p>Lot 5 DP 150982</p> | <p>Adjacent and adjoining. To the east of the subject site.</p> <p>Excluded under section 95A through to 95D of the Act.</p> <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



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| <p>688 Puketona Road</p> <p>Lot 7 DP 150982</p> | <p>Adjacent and adjoining. To the east of the subject site.</p> <p>Excluded under section 95A through to 95D of the Act.</p> <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p>                                                                         |

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|                                                                                                                                       | <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the “existing environment”, “permitted baseline” and the “Receiving Environment.”</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant’s landscaping plans and planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier’s input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court’s interpretation of them, the owners and occupiers of the site are not an “affected party” under section 95A through to 95D of the act.</p> |
| <p>683 Puketona Road.</p> <p>Rural production zone.</p> <p>Used for rural animal raising and the camping grounds sewage ponds and</p> | <p>Adjacent and adjoining. To the east of the subject site.</p> <p>Excluded under section 95A through to 95D of the Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <p>sewage treatment.</p> | <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>This rural residential property and its activities will not be adversely affected by the changes because they are internal to the site, will lead to better functioning and operations of the Holiday Park and Camping Ground and the establishment and use of the relocatable cabins using the Covenanted Freehold Proportional Titling System.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground</p> |
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|                                                                   | <p>and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant's landscaping plans and planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier's input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court's interpretation of them, the owners and occupiers of the site are not an "affected party" under section 95A through to 95D of the act.</p>                                                                                                                                                                                                                                                                                                                                                  |
| <p>Puketona Road</p> <p>State Highway.</p> <p>Waka Tahi /NZTA</p> | <p>To the south.</p> <p>Excluded under section 95A through to 95D of the Act.</p> <p>Even if this property was deemed to be actually and potentially adversely affected and the exclusion provisions do not apply, then the following reasons were justified non-notification with no written approvals.</p> <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>This rural residential property and its activities will not be adversely affected by the changes because they are internal to the site, will lead to better functioning and operations of the Holiday Park and</p> |

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|                   | <p>Camping Ground and the establishment and use of the relocatable cabins using the Covenanted Freehold Proportional Titling System.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant's landscaping plan and planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier's input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court's interpretation of them, the owners and occupiers of the site are not an "affected party" under section 95A through to 95D of the act.</p> |
| 681 Puketona Road | The approved 2022 resource consent land-use and subdivision activities do not                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <p>Lot 1 DP 186913.</p> <p>Rural Production Zone.</p> | <p>essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>This rural residential property and its activities will not be adversely affected by the changes because they are internal to the site, will lead to better functioning and operations of the Holiday Park and Camping Ground and the establishment and use of the relocatable cabins using the Covenanted Freehold Proportional Titling System.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant's landscaping plans and</p> |
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|                                                                                 | <p>planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier's input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court's interpretation of them, the owners and occupiers of the site are not an "affected party" under section 95A through to 95D of the act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>607 Puketona Road.</p> <p>Lot 2 DP 186913.</p> <p>Rural Production Zone.</p> | <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>This rural residential property and its activities will not be adversely affected by the changes because they are internal to the site, will lead to better functioning and operations of the Holiday Park and Camping Ground and the establishment and use of the relocatable cabins using the Covenanted Freehold Proportional Titling System.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the "existing environment", "permitted baseline" and the "Receiving Environment."</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the</p> |

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|                                                                                 | <p>actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant's landscaping plan and planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier's input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court's interpretation of them, the owners and occupiers of the site are not an "affected party" under section 95A through to 95D of the act.</p> |
| <p>651a Puketona Road.</p> <p>Lot 10 DP 14708</p> <p>Rural Production Zone.</p> | <p>The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.</p> <p>The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.</p> <p>This rural residential property and its activities will not be adversely affected by the changes because they are internal to the site, will lead to better functioning and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|  | <p>operations of the Holiday Park and Camping Ground and the establishment and use of the relocatable cabins using the Covenanted Freehold Proportional Titling System.</p> <p>The September 2022 resource consent approval and the applicant successful section 357 objection to the Kiwi high density zone condition now are the “existing environment”, “permitted baseline” and the “Receiving Environment.”</p> <p>The site is zoned Rural Production Zone and is used as a rural residential activity.</p> <p>This site and its activities will not be environmentally affected by these proposed changes under this section 127 resource consent application because the actual and potential adverse environmental effects will be less than minor, the stormwater mitigation has been undertaken, as I understand it, the building consent has been issued in the work undertaken, the stormwater and building consent effects will lead to better environmental outcome, not adverse effect the environment, are within the permitted baseline and existing environment RMA situation, there will be and has been an environmental improvement on the ground and improved camping ground amenity and amenity values for the customers, visitors and staff.</p> <p>Also, most of these changes have been completed as I understand it.</p> <p>The landscaping condition will be met by the applicant’s landscaping plans and planting schedule.</p> <p>Given the technical nature of them, this new information reports and plans are best reviewed by the Council and thereby no third-party/adjoining or nearby landowner, or occupier’s input is required.</p> <p>Accordingly, as there will be less than minor actual potential adverse environmental effects arising from the changes, the wording of section 127 and the court’s interpretation of them, the owners and occupiers of the site are not an “affected party” under section 95A through to 95D of the act.</p> |
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### 5.5 Permitted baseline/Existing environment position

The “permitted baseline” and “existing environment” situation is a comparison between:

1. this proposed August 2026 section 127 proposal; and
2. the original 21 September 2022 resource consent approval; and
3. the applicant’s successful section 357 objection to condition and 18 relating to Kiwi high density zone protection measures.

### 5.6 Assessment of effects

After an analysis of the application, my original site visit, adverse effects of the activity on the residents and occupiers of the existing adjacent and nearby rural dwellings, their rural and rural residential activities, existing or proposed home occupations, their rural residential amenity values, rural residential and rural character, character values and the environment have been identified.

These are set out and discussed below.

**Earthworks and excavation, stability, on-site trees and vegetation, flooding, stormwater soakage, run-off, slowing down surface water run-off and control, removing to existing cabin is currently within the Flood Zone 2 outside of it and uphill, infrastructure, Waitangi River, Waitangi River Esplanade reserve, character and appearance of the proposed cabin buildings, density, intensity and scale of the redevelopment, citing buildings next and outdoor areas relative adjacent properties in Road frontage, effects of the site, location, design of open spaces, traffic effects, traffic generation, location design of the equipment addition access, on-site parking areas, Road hierarchy effects, hours of operation effects on site and on the surrounding rural residential and rural environment, noise generation, infrastructure servicing, reduce stormwater discharges, loss of open space and vegetation, life supporting soil capacity effects, visual and aural/noise privacy effects, indigenous vegetation and habitats of indigenous fauna, flora vertebrates and invertebrates, natural hazards, rural reduction activities, reverse sensitivity issues from the camping ground, compatibility use effects with the rural production activities adjacent and nearby, additional cabins, state Highway effects, building height, scale, sunlight, location, building footprint, stormwater management, set back from boundaries, landscaping plans and effects, screening for neighbours, outdoor activities, site intensity, improved an additional camping ground facilities, building coverage and impermeable surface effects, proportional titling, cultural values, Maori, Mauri, tangata whenua values, socio-economic effects, committed effects, a desk unit effects on land, flora, fauna, invertebrates, vertebrates, animals, Kiwi, the Kiwi high density zone, animal control within the holiday park and camping ground, infrastructure, people, built form, adverse cumulative amenity values, adverse rural production values, national environmental standards trade competition effects of trade competition – no change / less than minor adverse effects/temporary effects on the environment and on people will arise from the section 127 changes.**

In terms of this application, there will be less than minor adverse effects arising from these changes for the reasons advanced above and throughout this planning assessment of environmental effects report.

The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.

The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same, similar or less than the original Council resource consent approval.

Any Condition 19 environmental effects have been factored into the Council's original land use resource consent.

They also form part of the "Existing Environment", "Permitted Baseline" and "Receiving Environment" scenarios.

"Fine tuning" as a result of greater in-depth technical analysis for the building consent application is one of section 127 application has been written.

Overall, this section 127 proposal will have nil through to less than minor actual and potential adverse environmental effects in comparison with the original 2022 resource consent approval.

## 6.0 NON-NOTIFICATION ASSESSMENT

### 6.1 FNDC District Plan Requirements regarding Notification – Clause 4.3.2 NOTIFICATION OF APPLICATIONS

This part of the council's district plan reads:

*"The Act prescribes the circumstances when resource consent applications will be notified for public submissions [Sections 95A, 95B and 95C] and when limited notification of affected persons is required."*

Council must publicly notify an application if any of the following apply:

- The applicant requests that the application be publicly notified;
- The applicant fails or refuses to provide further information;
- The applicant fails to respond to or refuses a request to commission a report;
- A rule or a National Environmental Standard requires public notification;
- Council considers that special circumstances exist;
- Adverse effects of the activity are more than minor unless a rule or a National Environmental Standard precludes public notification."

I have addressed the relevant sections 95A through to 95H in this report.

The applicant does not request full public notification. Nor does the applicant request limited notification. The applicant has not had any section 92 requests for further information which they will fail or refuse to provide. The applicant will reply to the section 92 requests as per the Council's District Plan RMA and professional town

planning and resource consent procedures. The applicant has provided a significant number of supporting plans, calculations and report in support of the proposal. There is no rule or National Environmental Standard which requires public notification for this proposal, to my knowledge.

To my knowledge, there are no special circumstances associated with the application that require the Council to publicly notify this application.

My opinion is that overall, on balance, "in the round" et cetera, the S127 application will have less than minor adverse environmental effects on and off-site.

## **6.2 District Plan Requirements regarding Notification – Clause 4.3.2.1 and 4.3.2.2 NOTIFICATION OF APPLICATIONS**

This part of the council's district plan reads:

*"4.3.2.1 If there are no circumstances warranting public notification, Council must decide if any persons or order holders are affected by the activity. Limited notification of the application must be undertaken to affected persons, unless a rule or a National Environmental Standard precludes limited notification, and to all order holders regardless of whether a rule or a National Environmental Standard precludes limited notification."*

*Persons cannot be considered affected if:*

- the effects of the activity on them are less than minor;*
- the effects of the activity on them are permitted by a rule or a National Environmental Standard;*
- the effects on them do not, in the case of controlled and restricted discretionary activities, relate to matters over which control or discretion has been reserved or restricted;*
- they have given written approval, or it would be unreasonable to seek their written approval.*

*4.3.2.2 In accordance with s77D of the Act, applications for controlled activities will not be publicly notified unless required by any of the circumstances listed in 4.3.2 above."*

The applicant does not request limited notification.

There is no rule or National Environmental Standard that requires or excludes limited public notification. In my opinion, based on the whole application, there will be less than minor adverse environmental effects on and off-site. In fact, some of the actual existing environmental effects will be reduced or mitigated by this application e.g. better and improved stormwater treatment for hard stand and stormwater mitigation of roof areas etc.

Nor are there any need for written approvals from any adjoining and/or nearby landowners and occupiers because of the whole application.

## **6.3 District Plan Requirements regarding Notification - clause 4.3.2.3 PERSONS AFFECTED**

This part of the council's district plan reads:

"It is the Council's responsibility to determine on a case-by-case basis those persons that may be adversely affected by a resource consent application. The Council will have regard to the effect of the proposal in determining who is considered to be adversely affected. Council has identified particular organisations as affected parties within Part 3 - District Wide Provisions of the Plan."

The Council recognises that "persons" has the same meaning as in the Act and can include incorporated and unincorporated bodies.

The Council shall consider the extent to which the person refusing to grant such approval has identified any adverse effects and the extent to which those adverse effects relate to genuine effects on the environment as defined in the Act."

This is a requirement of the act.

With there being no changes to the adverse effects, there will be no affected landowners and therefore no notification is required.

#### **6.4 District Plan Requirements regarding Notification - clause 4.3.2.5 MATTERS TO BE CONSIDERED**

This part of the plan reads:

"The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities. In addition, the matters set out in s104A apply to Controlled Activities, the matters set out in s104B apply to both Discretionary Activities and Non-Complying Activities, the matters set out in s104C apply to Restricted Discretionary Activities and the matters set out in s104D apply to Non-Complying Activities."

This is standard requirement for a section 127 discretionary activity.

With there being no changes to the adverse effects, there will be no affected landowners and therefore no notification is required.

#### **6.6 Section 95A through to Section 95D Analysis**

This section 127 proposal will meet these criteria, where relevant. It will have less than minor actual and potential adverse effects on the environment under section 95A to 95D of the Resource Management Act 1991. No person is likely to be actually and potentially adversely affected in relation to an activity for the purposes of section 95E of the Resource Management Act 1991 in a manner which will be minor. The actual and potential adverse effects of these changes will be less than minor.

The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.

The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report

confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.

There will be less than minor, if any adverse environmental effects on this on the existing camping ground and its approvals arising from this section 127 application because there are minor differences between the resource consent approval and the actual on the ground situation from the attached plans. The Mace landscaping plan and planting schedule will meet the relevant condition of the original resource consent approval, albeit a little bit later than expected, due to the special circumstance's reasons outlined in this report.

Any actual and potential adverse environmental effects arising from all of these conditions has been factored into the Council's consent and will still occur. These environmental effects have been factored into the Council's original resource consent effects on and off-site. They also form part of the "Existing Environment," "Permitted Baseline" and "Receiving Environment" scenarios.

Overall, this section 127 application will have nil through to less than minor actual and potential adverse environmental effects.

With there being no changes to the adverse effects, there will be no affected landowners and therefore no notification is required.

#### **6.6.1 Section 95A Public notification of consent applications**

The proposal needs to be assessed against the relevant criteria under section 95A. That assessment is undertaken below.

##### **Step 1: mandatory public notification in certain circumstances – sections (2) and (3)**

The original non-complying activity approval was granted on a non-notified basis with no written approvals.

In this particular case, in terms of section (2), none of the section (3) criteria will be met. In terms of section (3), the applicant has not requested that the application be fully publicly notified. Full public notification is not required under section 95C for this section 127 discretionary activity. The original Noncomplying activity application was non-notified with no written approvals. This application is not made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

From my reading of the section and analysing the whole application, the answer is no in relation to step 1, then this analysis continues onto step 2.

##### **Step 2: if not required by step 1, public notification precluded in certain circumstances – sections (4), (5) and (6)**

The original non-complying activity approval was granted on a non-notified basis with no written approvals.

In this particular case, under section 5 (a), this section 127 resource consent is for only one activity being the camping ground and holiday park but none of the activities

are subject to a rule or national environmental standard that precludes public notification. In relation to section 5(b), the application is a full discretionary activity under section 127 of the act. As stated earlier, the September 2022 resource consent approval and section 357 objection forms part of the “Existing Environment”, “Permitted Baseline” and “Receiving Environment” legal position.

It is now a discretionary activity due to the wording of section 127 and the conjunctive assessment criteria of that part of the RMA will be met.

The overall environmental effects and general thrust of the resource consent application will not change from the Council granting with section 127 application. There will be less than minor relocatable cabin and Covenanted Freehold Proportional Titling adverse, if any environmental effects on the adjoining and adjacent rural residential, rural properties and their activities, the State Highway 2 and the Waitangi River for all of the reasons in this application.

There will be less than minor camping ground, if any, adverse environmental effects on the adjoining and adjacent rural residential, rural properties and their activities, the State Highway 2 and the Waitangi River for all of the reasons in this application.

These environmental effects on and off-site, have been factored into the Council's original subdivision consent.

The effects on the adjacent and nearby properties now form part of the “existing environment”, “permitted baseline” and “Receiving Environment” scenarios.

This section of the act limits the assessment to only the changes arising from the application. These changes are all positive for the site locality and the environment.

Overall, this section 127 application will have nil through to less than minor actual and potential adverse environmental effects.

The application is neither a residential activity – only the existing managers unit can be considered as such because of the camping ground and holiday park activity – nor a prescribed activity under section 360H (1) (a) (i).

In terms of section (6), the proposal involves a temporary and permanent residential activity options. As such, the Council could still publicly notify a section 127 discretionary activity.

Notwithstanding that, there will be less than minor adverse environmental effects arising from these changes and full public notification or limited public notification is not warranted as the legal tests of “affected parties” and requiring their input will not be met. As mentioned above, the original 21 September 2022 resource consent approval and section 357A objection amendment was processed on a non-notified basis and no written approvals.

From my reading of the section and analysing the whole application, the answer is no in relation to step 2, then this analysis continues onto step 3.

**Step 3: if not precluded by step 2, public notification required in certain circumstances – sections (7) and (8)**



In this particular case, under section (8) (a), this resource consent application is a section 127 application. In terms of that part of the act, no person made a submission to the original application and there will be no “affected party” or persons affected in a less than minor environmental way by the proposed changes.

The original non-complying activity approval was granted on a non-notified basis with no written approvals.

Given that a section 127 application is discretionary activity and is a lower and less onerous type of resource consent application than the original noncomplying activity application. The applicant company anticipates that this application will also be treated on a non-notified basis with no written approvals.

None of the reasons for consent or the activity itself is subject to a rule or national environmental standard which requires full public notification. Under section (8) (b), the proposal will have less than minor adverse effects on the environment under section 95D. Naturally, the Council has to undertake a full assessment and agree with the planning reasons and conclusions in this planning report before public notification is considered and dismissed, the limited notification process is considered and dismissed and non-notification can occur.

In terms of section (7) (b), the answer is no and step 4 has been answered above. From my reading of the section and analysing the whole application, the answer is no in relation to step 3, then this analysis continues onto step 4.

**Step 4: public notification in special circumstances – section (9)**

The earlier land use/resource consent component was a noncomplying activity and was processed by the Council on a non-notified basis with no written approvals.

In this particular case under this section, there will be no special circumstances associated with this resource consent application as the actual and potential adverse environmental effects on the environment arising from this section 127 application will be complying and permitted a.k.a. nil through to less than minor through the section 95A and 95B assessment in this report and the supporting information forming the whole application.

The application is a section 127 application. As per the wording of that section in the act, minor changes and variations to original approval resource consent applications identified, contemplated and codified by the RMA and AUP. Such discretionary applications are contemplated by the Far North District Plan under Section 4 Standard Provisions.

There are no exceptional or unusual circumstances associated with this application. It is not extraordinary. The application is a noncomplying activity, but this has been approved on 21 September 2022 and the subsequent section 357 objection decision of 2 October 2023.

As mentioned above, this application is to apply for more appropriate timelines for condition 19, Landscaping as the three-month period has now lapsed. One of the directors of Lifestyle Holiday Parks Ltd passed away as reasons contained in this report.

This is just a timing issue under the particular personal, company and weather circumstances that have occurred since the grant of consent.

The actual and potential adverse environment effects of these changes will be less than minor. These effects have already been considered as part of the September 2022 non-complying activity consent approval and the final decision on the S357A (1) (g) objection of 2 October 2023.

It will not involve any actual or potential precedent effects as these have been considered as part of the 2022 resource consent decision. The section 127 application will not have any actual potential adverse environmental effects which will be more than minor, any actual and potential effects were avoided, mitigated or remedied by appropriate conditions of consent, the original decision has unique circumstances associated with it, and there will be no “practical precedent” effects.

Nor will it have any adverse AUP RMA consistent administration effects on the processing of resource consent applications for the Council.

The original September 2022 resource consent approval and assessment concluded that any type of public or limited notification was unnecessary, as all the preconditions for non-notification with no written approvals are satisfied. That is, there was or will be less than minor environmental effects. The proposal will not be contrary to any relevant objectives and policies. The Council processes similar section 127 applications on a case-by-case basis and in accordance with the consistent administrative processing principles of the Council and RMA.

The actual and potential adverse effects from the proposed changes will still be less than minor.

Therefore, the answer is No.

From my reading of the section and analysing the whole application, the answer is no in relation to step 4, then this analysis concludes that full public notification is not required.

Based on the information above and contained in this planning report, the supporting information and the whole application, there will be no “affected person” or “affected persons” from this proposal because it meets the criteria for non-notification and bypassing the full public notification process because it will have nil through to less than minor adverse environmental effects on any “affected person” and/or “affected persons”.

The original approval was a non-notified non-complying activity with no written approvals. Based on this application and its resource consent history, I am of the opinion that the Council can process a section 127 application on a non-notified basis with no written approvals as well.

As such, the application is not required to be processed as a full public notified planning application. Now the Council can proceed on to assessing whether or not the application is to be considered and processed as a limited notified application.

#### **6.6.2 Section 95B Limited notification of consent applications assessment**

The proposal needs to be assessed against the relevant criteria under section 95A. That assessment is undertaken below.

Pursuant to clause 1, the applicant has not requested the application to be publicly notified of the Council need to notify the application under section 95A (1).

**Step 1: certain affected groups and affected persons must be notified**

Pursuant to clause 2, to my knowledge, there are no affected protected customary rights groups. Nor are there any affected customary marine title groups either.

Pursuant to clause 3(a), the proposed activity is not on or adjacent to or may affect any land is subject to a statutory acknowledgement made in accordance with Schedule 11 of the act. That is, land affected by Maori land claims codified in an act. Under subclause 3(b), there are no affected statutory acknowledgement persons under section 95E.

Pursuant to subclause 4, this is not relevant as there are no known or identified affected parties under subclause 3 above.

The original resource consent was processed and granted by the Council as a non-notified with no written approvals and I see no reason to depart from that FNDC and RMA administrative process.

From my reading of the section and analysing the whole application, the answer is no in relation to step 1, then this analysis continues onto step 2.

**Step 2: if not required by step 1, limited notification precluded in certain circumstances**

Pursuant to subclause 5 (a), the criteria refers to subclause 6 (a) and the answer is no. The original Noncomplying activity resource consent application was processed on a non-notified basis with no written approvals. The section 127 application involves on and off-site environmental improvements and given the technical nature of the flood assessment stormwater report and building consent plans and documents, this is best treated by the Council who have the skill, experience and knowledge of assessing such applications. With due respect, the adjoining landowners and occupiers do not have those skills, technical expertise, abilities and resources to technically analyse this application. And it would be trite, unnecessary, not fair and reasonable to put them through such an expensive resource consent process. The environmental effects of this proposal effectively exclude limited notification regardless of the status of the application, upon proper district plan and RMA analysis.

As mentioned in the application, the proposal subject to the normal section 127 notification assessment under sections 88 through to 91 of the Act and including the notification tests under Section 4 Standard Provisions of the Council's District Plan and section 95E of the RMA.

So, the answer is no and the referral is back to clause 3.

Clause 3 is asked and answered above.

Pursuant to clause 6, the proposed resource consent application will meet this criterion. In terms of subclause 6(a), the proposal is not subject to a rule or a national environmental standard which precludes limited notification. As mentioned in the application, the proposal subject to the normal notification tests under Section 4 Standard Provisions of the Council's District Plan and section 95E of the RMA.

In terms of subclause 6(b), the application is not for a controlled activity. It is for a section 127 discretionary activity for a previously approved noncomplying activity resource consent application to redevelop the Bay of Islands Holiday Park and camping ground in the Rural Production zone.

That zoning is not subject to a rule or national environmental standard that precludes limited notification.

The application does not involve subdivision as per the district plan and RMA definition. Overall, the effects of the application will be less than minor. The application is not a prescribed activity under section 360H (1) (a) (ii) of 360H Regulations relating to notification of consent applications of the act.

From my reading of the section and analysing the whole application, the answer is no in relation to step 2, then this analysis continues onto step 3.

The original resource consent was processed and granted by the Council as a non-notified with no written approvals and I see no valid RMA or District Plan reason to depart from that administrative process.

**Step 3: if not precluded by step 2, certain other affected persons must be notified**

In terms of clause 7 and section 95E, and my assessment above, there will be no adversely "affected person" or "affected group" who will actually and potentially be affected in a "minor" or "more than minor" by an environmental effect or effects. Under subclause 7(a), there will be no adversely affected persons or affected group.

Under subclause 7(b), there is no prescribed activity and no prescribed person under 360H (1) (a) (ii) of 360H Regulations relating to notification of consent applications of the act.

Under clause 8, and after an analysis of whether or not a person is an affected person in accordance with section 95E, there will be no "affected person" or "affected group" which will actually and potentially be affected in a "minor" or "more than minor" by an environmental effect or effects because the applicant is not requesting full public notification, nor is it requesting limited notification either, the actual and potential adverse environmental effects being less than minor, there being no adversely affected persons, given the technical nature of the flood assessment stormwater report and building consent plans and documents, this is best considered by the Council who have the skill, experience and knowledge of assessing such applications.

With due respect, the adjoining landowners and occupiers do not have those technical skills, resources and abilities. And it would be trite, unnecessary, not fair and reasonable to put them through such an expensive resource consent process. The Council can proceed on processing with this application on a non-notified and no written approval basis because the actual and potential adverse environmental

effects will be less than minor and less than the original September 22 resource consent approval.

The proposal is not a Boundary Activity.

Under clause 9, it is not necessary to notify an affected person identified under subsection 7 and 8 above because there will be no actually and potentially adversely “affected person” or persons or an “affected group.”

The original September 2022 resource consent process for non-notified basis with no written approvals. Given the nature of this application, I believe that the same non-notified and no written approvals 127 application approach can be undertaken by the Council.

From my reading of the section and analysing the whole application, the answer is no in relation to step 3, then this analysis continues onto step 4.

**Step 4: further notification in special circumstances**

Under clause 10, with reference to special circumstances existing in relation to the application, with the exception of the above, there are no special circumstances associated with this resource consent application as the actual and potential adverse environmental effects on the environment will be less than minor proposal complying as approved and permitted a.k.a. nil through to less than minor through the section 95A and 95B assessment in this report and the supporting information forming the whole application and there will be no “affected persons” or “affected parties”. The activity was a non-complying activity. Under section 4 Standard Provisions, section 127 and noncomplying activities are contemplated by the Council’s District Plan. There are no exceptional or unusual circumstances associated with the application which requires either full public notification, limited notification of written approvals from affected parties.

Again, the original September 2022 resource consent process for non-notified basis with no written approvals. Given the nature of this application, I believe that the same non-notified and no written approvals 127 application approach can be undertaken by the Council. It is not extraordinary. The original subdivision consent was a noncomplying activity which has been previously granted and where the issues of application being contrary to or opposed to by the Rural Production zone’s policies has been considered and where the general thrust and direction of the Rural Zone considered as part of section 104B.

Nor will it have any have any “practical precedent” effects. Nor will have any adverse AUP RMA consistent administration effects.

The Council processes similar section 127 applications on a case-by-case basis and in accordance with the consistent administrative processing principles of the AUP and RMA.

Based on the information above contained in this planning report, the original application, the Council’s original position clearly incessantly described in its resource consent decision, the Council can conclude that the limited planning notification test procedure does not apply to this application.

From my reading of the section and analysing the whole application, the answer is no in relation to step 4, then this analysis must move onto sections 95D and 95E of the Act to determine “adverse effects” and “affected person” and “affected persons.”

The original resource consent was processed and granted by the Council as a non-notified with no written approvals and I see no reason to depart from that AUP/RMA administrative process.

### **6.6.3 Section 95D Consent authority decides if adverse effects likely to be more than minor**

There will be less than minor adverse environmental effects on this existing camping ground and its redevelopment resource consent approval activities arising from this section 127 application because the original Condition 19 Landscaping will be still met, albeit at a later date under the reasons and circumstances of this application.

Based on the applicant’s information forming the whole application, the Council’s September 2022 approval, the information in this section 127 report and section 95A (8) (b), the supporting information forming the whole application, there will be no “affected person” or “affected persons” from this proposal as all of the relevant sections will be met and there will be less than minor actual potential adverse effects on the environment.

Under section (a), there will be no / nil through to less than minor adverse effects on the land that the proposed activity will occur.

Under section (b), there will be no / nil through to less than minor adverse effects on the land adjacent to the proposed activities.

Under section c, there is no rule or National Environmental Standards which permit the proposal with these effects.

Under section (d), the application is a restricted discretionary activity for a residential activity and does not involve trade competition and/or the effects of trade competition.

Under section (e), no person has given their written approval to the relevant application because there will be less than minor actual and potential adverse environmental effects on the subject site, on the land, the adjacent and adjoining residential owners and occupiers and their residential activities and therefore there will be no “affected person” to this application.

The original September 2022 resource consent process for non-notified basis with no written approvals. Given the nature of this application, I believe that the same non-notified and no written approvals s127 application approach can be undertaken by the Council.

### **6.6.4 Section 95E Consent authority decides if person is affected person assessment**

If the application is not publicly notified, a Council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under Section 95E, a Council:

- May disregard an adverse effect of an activity on a person if a rule or national environmental standard permits an activity with that effect (i.e. Council may consider the “permitted baseline”);
- Must disregard an adverse effect that does not relate to a matter for which a rule or environmental standard reserves control or restricts discretion; and
- Must have regard to every relevant statutory acknowledgement made in accordance with a statute set out in Schedule 11 of the Act.

The original September 2022 resource consent process for non-notified basis with no written approvals. Given the nature of this application, I believe that the same non-notified and no written approvals 127 application approach can be undertaken by the Council.

There will be less than minor, if any, adverse environmental effects on this existing camping ground and its redevelopment resource consent approval activities arising from this section 127 application because of all of the reasons advanced in this application.

No person is actually or will potentially be affected by the proposed changes and the time required to meet them.

A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person’s approval.

Based on the information above contained in this planning report, the supporting information and the whole application granted by the Council, this application will have less than minor S127 adverse environmental effects, on and off site. The application will also be consistent and will not be contrary to the relevant objectives and policies under section 104B and 104D as per the Council’s original resource consent approval.

There will be no “affected person” or “affected persons” who will be affected by this proposal in a minor or more than minor environmental effects way from this proposal as all of the relevant sections for the application to proceed and be considered without full public notification or limited public notification will be met.

This subsection of section 95A gives the Council a qualified/preconditioned discretion by the use of the word “*may*” to publicly notify an application if it decides that special circumstances exist in relation to the application.

It is considered that there will be no Special Circumstances that warrant full public or limited notification of the application because the adverse environmental effects of the proposal will be *less than minor*.



This is 127 discretionary activity application is no different from the other numerous land-use applications that the Far North District Council processes and grants on a regular and annual basis.

The environmental effects of the extra time allowance for Condition 19, Landscaping are overall, in the round etc. *less than minor*. The listed pre-conditions for the non-notification under the relevant assessment criteria in the unitary plan and section 95A will be met.

There are no unusual or special s127 circumstances which differentiate this application from any other same or similar change of condition discretionary activity applications received, assessed and granted by the Council.

The effects on these owners or occupiers have been disregarded.

I consider that the adjoining and adjacent land includes the aforementioned properties. The effects on these owners and/or occupiers have been disregarded.

#### **6.6.5 Persons who had given their written approval to the original application – none**

In this case, the original September 2022 resource consent approval and October 2023 section 357A resource consent process were on a non-notified basis with no written approvals. Given the nature of this application, I believe that the same non-notified and no written approvals 127 application approach can be undertaken by the Council. As such, no persons have given their written approval. Nor are they required under the legal RMA “existing environment”, “permitted baseline” and “Receiving Environment” scenarios.

In terms of section 127 (4) of the act, no person gave their written approval or made a submission to the original application. Nor they affected by the proposed changes.

## **7. ASSESSMENT (SECTION 104)**

### **7.1 Statutory Matters**

Sections 2, 3, 5 - 8, 88, 95A, 95B, 95C, 95D, 95E, 104, 104B, 106, 106A, 108, 127, and the Fourth Schedule to the Resource Management Act, 1991 are relevant to consideration of this application. These sections are referred to in more detail as necessary throughout the report.

The following sections of the Act and Council’s Operative District Plan have been considered in the preparation of this Resource Consent application. There are no known Plan Changes which could affect this proposal.

#### **7.1.1 Far North District Council’s District Plan**

The following provisions of the Council’s district plan are relevant and have been given particular consideration in the preparation of this report as follows: -

- **2. Tangata Whenua;**
- **3. Definition;**

- **4 Standard provisions;**
- **8. Rural environment**
- **11. Assessment criteria;**
- **12 Natural and physical features;**
- **15. Transport**
- **16. Signs and lighting**
- **Appendix 1 natural and physical features; and**
- **Appendix 3 traffic and parking.**

## **7.2 Actual and Potential Effects on the Environment (Section 104(1) (a))**

Under Section 104(1) (a), the actual and potential adverse effects on the environment from the S127 application will be less than minor when assessed against the relevant assessment criteria in the District Plan.

Section 104 (1) (i) allows for the consideration of positive effects. In this case, there will be benefits on and off-site to change the proposed conditions which will improve the on-site and off-site environment because of the:

- a more fine-grained investigation;
- market demand;
- market feedback;
- conclusion that the rectangular shape of the previously approved Evoke Cabins at 3.5 m width and 10.0 m length building footprint and design are not suitable for the tourists and residential activities;
- a more usable building footprint, internal layout, the holiday cabins and residential functionality;
- there is a need for a squarer relocatable cabin design for tourist and residential amenity and amenity values;
- better on-site rest and recreation opportunities e.g. outdoor decks to provide northerly or North easterly facing outdoor living areas and Ranch slider doors et cetera;
- on-site amenity; and
- changes to the internal Road provision reasons advanced throughout this whole application.

The approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less.

The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval.

The consent will still be given effect to.

In fact, it has been given effect to as the Holiday Park and Camping Ground upgrades as per the original September 2022 resource consent approval and subsequent Council building consent and other approvals has been undertaken.

That resource consent approval will have positive effects being additional work for builders, tradesmen, white ware and brown ware suppliers, local businesses after the establishment of the camping ground cabins and improvements e.g. the local building companies, building supplies et cetera as well as the local Haruru Falls, Kerikeri and Paihia's café's, restaurants, ferry, water taxis, tourist destinations, tourist activities et cetera.

Especially, given the potential and uncertain economic times that New Zealand is now experiencing, the current state of the construction industry, a return to domestic travel and tourism, Northland has always been a holiday hotspot and the opening up of international travel and borders for all.

The overall positive effects that will arise will be the provision of better stormwater management and disposal, additional camping ground cabins accommodation, additional improved campground amenities, improvements to the overall camp amenities, relocating to buildings outside of the flood zone, hydraulic neutrality, improved stormwater treatment of hard stand, improved stormwater mitigation of roof areas, rainwater harvesting, the proposed relocatable cabins building footprint and envelope to provide for better on-site rest and recreation opportunities e.g. the North or West facing decks, run slider doors allowing indoor outdoor flow to those decks, better interior layout functionality and shape, on-site environmental improvements, new infrastructure and additional and improved camping ground amenities, no adverse effects on flooding stormwater et cetera, no adverse traffic impact impacts, improved infrastructure, the Covenanted Freehold Proportional Titling rights and responsibilities, investment opportunities and the like.

### **7.3 District Plan and any Relevant Statutory Documents (section 104(1) (b))**

#### **7.3.1 Objectives and policies of the District Plan**

The only relevant District Plan document is the Council's operative District Plan. The only other document is the Northland Regional Council Regional Plan. The camping ground has 2 renewed Regional Consents in early 2026 and will be able to operate within those approvals and their conditions of consent.

To my knowledge, there are no other relevant Statutory Plans and documents which require an assessment against them for this proposal.

##### **7.3.1.1 Objectives of the Rural Production Zone**

The relevant objectives read;

###### **"8.3 OBJECTIVES**

**8.3.1 To promote sustainable management of natural and physical resources of the rural environment.**

**8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.**

**8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.**

**8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.**

**8.3.5 To protect outstanding natural features and landscapes.**

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.”

This S127 proposal will be in conformity with the relevant objectives and policies of:

- the approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less;
- the applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval;
- the new additional section 127 information will improve the environment, on and off-site.
- the nature of the approved Holiday Park upgrades, relocatable cabins and Covenanted Proportional Freehold Titling will remain.
- the applicant has suggested fine-grained and detailed conditions of consent and replacement of those conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19.
- the applicant has provided technical supporting reports and plans for those amended and replaced conditions of consent.
- the other conditions of consent will remain in place.
- it will promote the sustainable management of natural and physical resources, being the Camping Ground and Holiday Park which have been granted consent for the proposed activities.
- the change conditions of consent will complement an upgrade the Camping Ground and Holiday Park which has been used as such since 1973, has numerous approvals issued to it over a considerable number of years by the local and regional authorities, will continue to be used as a Camping Ground and Holiday Park given the existing site's size, location, shape, topography, existing buildings, existing activity existing infrastructure and the like.
- it will have environmental benefits such as the new stormwater treatment of hard stand and stormwater mitigation of roof areas as per the November 2023 flooding in stormwater report.
- the camping ground is in need of an upgrade and therefore being a non-complying activity nowadays, a resource consent is required for any environmental improvements et cetera.

- the camping ground needs to be upgraded improvements regardless.
- the section 127 application will add to the already undertaken camping ground improvement.
- the proposed changes will improve the functioning and amenities of the 35 locatable cabins and Covenanted Freehold Proportional Titling.
- proposed stormwater conditions will improve the stormwater management to a 1 in 10-year Annual Exceedance Probability rather than the 1- and 100-year AEP storm event management situation.
- the life supporting capacity of soils will not be compromised by the proposal because buildings and activity can be removed from the site and rural production activities re-established (it is acknowledged that this is unlikely given the existing activity, buildings, capital investment, infrastructure et cetera but is still possible).
- there will be no adverse and cumulative effects arising from the proposed new relocatable cabins, relocating the 2 existing cabins and upgrading the camping ground as per the whole application.
- the site does not involve significant indigenous vegetation and therefore there will be no adverse effects on them.
- the site does not involve significant habitats of indigenous fauna and therefore there will be no adverse effects on them.
- the site does not contain any outstanding natural features and landscapes and therefore there will be no adverse effects on them.
- there will be no actual potential conflicts between land use activities in the rural environment because of the long-established nature of the Holiday Park and camping ground.
- the proposal will maintain and enhance the amenity values of the rural environment with the whole proposal e.g., hydraulic neutrality, new infrastructure upgrades, traffic safety, the proposal being within the parameters of the existing regional consents et cetera.
- the proposal is an integrated development to upgrade the existing camping ground.
- the site has a land use approval/planning permission use as a camping ground since 1973 et cetera as detailed above and throughout this application. This proposal does and will not adversely affect the rural production activities on site because the doesn't have any, greater benefits arise from the use of the site as a camping ground and this redevelopment, the site is only 3.11 ha which is small in terms of the productive capacity of the whole Rural Production Zone as well as the other reasons advanced above in terms of returning the activity to an in zone rural production use et cetera.
- the proposal will be compatible with the existing amenity values of rural areas are rural production activities adjacent and nearby.
- it will be in accordance with section 8.2 Environmental Outcomes Expected;
- for example, it will promote sustainable management e.g., rainwater harvesting et cetera.

- another example is, the proposal will safeguard life supporting capacity of air, water and soil and systems by the proposed infrastructure and environmental improvements.
- the proposal was not an incompatible activity given its long-established nature, local, regional, and national tourism benefits et cetera.
- any actual and potential adverse environmental effects can be avoided, remedied, mitigated by appropriate conditions of consent.
- there will be no wider adverse environmental effects.
- there will be no wider adverse cumulative environmental effects; and
- subject to appropriate conditions of consent, any actual potential adverse environmental effects can be avoided, remedied, mitigated, compensated or offset.

And.

### **“8.6.3 OBJECTIVES**

*These objectives supplement those set out in **Section 8.3.***

*8.6.3.1 To promote sustainable management of natural and physical resources in the Rural Production Zone.*

*8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.*

*8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

*8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.*

*8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

*8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*

*8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*

*8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*

*8.6.3.9 To enable rural production activities to be undertaken in the zone.”*

This S127 application will be in conformity with the relevant objectives and policies of:

- the approved 2022 resource consent land-use and subdivision activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less than minor;
- The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval;

- it will promote the sustainable management of natural and physical resources as the site is now a Camping Ground and Holiday Park, has been so since 1973, has had numerous approvals issued to it over a considerable number of years by the local authorities, will continue to be used as a camping ground given the existing site's size, location, existing buildings, existing activity existing infrastructure and the like.
- the 2022 resource consent approval added to that sustainable management of the Camping Ground in Holiday Park.
- this S127 application is a result of a fine-grained detailed assessment and improvement to that 2022 resource consent approval.
- it will have environmental benefits such as stormwater/hydraulic neutrality.
- the camping ground is a need for an upgrade and therefore being a non-complying activity nowadays a resource consent is required for any environmental improvements et cetera.
- the camping ground needs to be upgraded improvements regardless.
- the section 127 application will complement and improve the environmental effects arising from the September 2022 Noncomplying activity approval and the October 2023 S357A Objection determination.
- the application will enable people and communities to provide for their social, economic, and cultural well-being and for health and safety as per the whole application including providing additional work for tradesmen, contractors, additional staff, providing an additional tourist amenity and accommodation options et cetera.
- the application will not affect any significant natural values in the zone.
- the proposal will not adversely affect the Esplanade Reserve and the Waitangi River any more than it currently exists.
- there will be less than minor adverse, if any, traffic effects on State Highway 11.
- the application will not have any additional reverse sensitivity effects because of the long-standing nature of the Camping Ground and Holiday Park the September 2022 and October 2023 resource consent approvals have confirmed this. They form part of the existing environment, permitted baseline and receiving environment scenarios.
- the proposed changes in comparison to those 2022 and 2023 resource consent approvals confirm that there will be less than minor adverse environmental effects arising from the section 127 changes.
- there will be the same actual and potential environmental effects as those 2022 and 2023 resource consent approvals because the nature of the relocatable cabins and their Covenanted Freehold Proportional Title effects will be the same or similar.
- those effects will be spread over the proposed 7 stages. The S127 application will still meet the intent and purpose of the two earlier resource consent approval.



- the application will have environmental benefits, the adjacent rural residential and rural activities.
- it will have improved residential amenity effects from the change from the Evoke Cabins to the Lifestyle Holiday relocatable cabin designs.
- there will be improvements in stormwater management notwithstanding the minimum increase in the impermeable surface area and its subsequent additional stormwater run-off to be addressed in the stormwater management detailed design as per the applicant's engineering memo.
- the proposed parking, internal road widths, access et cetera effects will be less than minor, which have been confirmed by the applicant's traffic impact report.
- the applicants' proposed conditions take into account those changes.
- the Council will still have an input into the redevelopment of the Camping Ground and Holiday Park through its building consent, building consent, monitoring and review statutory function.
- it will enable the efficient establishment and operation of activities of the current camping ground in that rural situation.
- it will be in accordance with section 8.2 Environmental Outcomes Expected;
- there will be no wider adverse environmental effects.
- there will be no wider adverse cumulative environmental effects; and
- subject to appropriate conditions of consent, the proposed applicant's proposed conditions will avoid, remedy, mitigate, offset, or compensate any actual potential adverse environmental effects.

### 7.3.1.2 Policies of the Rural Production Zone

The relevant objectives and policies are found in Clauses E6.4 which read:

#### **“8.6.4 POLICIES**

*These policies supplement those set out in **Section 8.4.***

*8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*

*8.6.4.2 That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided remedied or mitigated.*

*8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.*

*8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

*8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.*

*8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.*

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

### **COMMENTARY**

The objectives and policies of the Rural Production Zone are a subset of those for the rural environment. As such they are aimed at a particular zone within the rural environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible in order to ensure that rural productivity is not stifled and that other activities can establish where their significant adverse effects are avoided remedied or mitigated on rural production or the natural and physical environment, including its people.

There is an emphasis on non-regulatory methods including education, incentives and publicity. This is because regulation has a negative connotation whereas non-regulatory methods are more positive.

The provision for integrated development clearly indicates that thinking “outside the square”, and development that is innovative but provides for the protection of the environment, is to be encouraged.

The entrance to the township of Kerikeri along Kerikeri Road from SH10 is an important part of the town’s identity for local residents and visitors alike. The roadside stalls, tourist orientated enterprises, extensive landscape planting and shelter belts, add to the character of the entrance to Kerikeri, which is one of a mature landscape in which built form is well integrated with the surrounding vegetation. Specific requirements for building setbacks, landscape planting, vehicle parking and vehicle access will ensure that these special amenity values are recognised and protected.

There are roads within the district that have comparatively high levels of vehicle use. These require particular consideration in terms of the management of traffic effects.”

This S127 application will be in conformity with the relevant objectives and policies of because it will:

- The approved 2022 resource consent land-use activities do not essentially change as there is still 35 proposed relocatable cabins utilising Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less;
- The applicant’s supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same, similar or less than in the original Council resource consent approval;
- these have been reviewed assessed and considered in the September 2022 resource consent approval and subsequent 357A objection approval;

- will enable the sustainable management of the natural physical resources of the rural environment that is the existing motor camp and its facilities as well as this section 127 proposal;
- the life supporting capacity of soils will not be compromised by the inappropriate use and development given the long-standing nature of the camping ground and this section 127 proposal;
- there will be less than minor adverse and tender effects of the camping ground activities in this proposal on the rural environment because of the existing nature of the Bay of Islands Holiday Park, the whole application improving the existing environmental situation, when compared with the original resource consent application;
- the proposal will not have any additional reverse sensitivity effects because of the long-standing nature of the Camping Ground in Holiday Park. The September 2022 and October 2023 resource consent approvals have confirmed this, they form part of the existing environment, permitted baseline and receiving environment scenarios.
- the proposed changes in comparison to those 2022 and 2023 resource consent approvals confirm that there will be less than minor adverse environmental effects arising from the section 127 changes.
- there will be the same actual and potential environmental effects as those 2022 and 2023 resource consent approvals because the nature of the relocatable cabins and their Covenanted Freehold Proportional Title effects will be the same or similar.
- those effects will be spread over the proposed 7 stages. The S127 application will still meet the intent and purpose of the two earlier resource consent approval.
- the proposal will have environmental benefits, the adjacent rural residential and rural activities.
- it will have improved residential amenity effects from the change from the Evoke Cabins to the new Lifestyle Holiday Parks relocatable cabin designs.
- there will be improvements in stormwater management notwithstanding the increase in the impermeable surface area and its subsequent additional stormwater run-off.
- the proposed parking, internal road widths, access et cetera effects will be less than minor, which have been confirmed by the applicant's traffic impact report.
- the applicants' proposed conditions take into account those changes.
- the Council will still have an input into the redevelopment of the Camping Ground and Holiday Park through its building consent, monitoring and review statutory function.
- it will enable the efficient establishment and operation of activities of the current camping ground and that rural situation.
- the proposed stormwater infrastructure and management conditions have been designed in a way to safeguard and improve the life supporting capacity of air, water, soil and the systems based on the whole application;

- it will have no effects on significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes;
- there will be less than a minor increased environmental effects on the Esplanade reserve and the Waitangi River;
- the existing camping ground and holiday Park amenity values will be improved;
- thereby the amenity values of the rural environment will also be improved;
- the proposal will be compatible with and complimentary to the existing camping ground activities and location;
- the proposal will be an efficient use of a natural physical resource being the existing camping ground, the zoning, the improvements et cetera forming the whole application;
- no areas of significant indigenous vegetation and significant habitats of indigenous fauna and habitat will be adversely affected by the proposal;
- it will not adversely affect the existing camping ground and holiday park approvals in terms of intensity, scale and type of camping ground activities will have less than minor adverse effects on habitats, including freshwater habitats, outstanding natural features and landscapes, amenity values on the rural environment, the Esplanade Reserve and the Waitangi River;
- it will enable the efficient establishment and operation of activities of the current camping ground and that rural situation.
- it will be in accordance with section 8.2 Environmental Outcomes Expected;
- there will be no wider adverse environmental effects.
- there will be no wider adverse cumulative environmental effects; and
- subject to appropriate conditions of consent, the proposed applicant's proposed conditions will avoid, remedy, mitigate, offset, or compensate any actual potential adverse environmental effects.

### **7.3.1.2 Objectives and Policies – Natural Hazards for Stormwater Management and Land Stability**

The relevant objectives and policies read:

#### **12.4.3 OBJECTIVES**

*12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.*

*12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.*

*12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.*

*12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.*

12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.

12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

And.

#### **“12.4.4 POLICIES**

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.

12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.

12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.

12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.

12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.

12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.

12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.”

This S127 proposal will be in conformity with the relevant objectives and policies of because it will:

- per the approved 2022 resource consent land-use activities do not essentially change as there is still 35 proposed relocatable cabins utilising the Covenanted Freehold Proportional Titling, the proposed environmental effects arising from this S127 application are either the same, similar or less;
- the applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same similar or less in the original Council resource consent approval;

- there will be improvements in stormwater management notwithstanding the increase in the impermeable surface area and its subsequent additional stormwater run-off.
- the proposed parking, internal road widths, access et cetera effects will be less than minor, which have been confirmed by the applicant's traffic impact report.
- the applicant's proposed conditions take into account those changes.
- the Council will still have an input into the redevelopment of the Camping Ground and Holiday Park through its building consent, monitoring and review statutory function.
- it will enable the efficient establishment and operation of activities of the current camping ground and that rural situation.
- the proposed stormwater infrastructure and management conditions have been designed to safeguard and improve the life supporting capacity of air, water, soil and the systems based on the whole application;
- it will have no effects on significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes;
- there will be less than a minor increased environmental effects on the Esplanade reserve and the Waitangi River;
- the existing camping ground and holiday Park amenity values will be improved;
- thereby the amenity values of the rural environment will also be improved;
- the proposal will be compatible with and complimentary to the existing camping ground activities and location;
- thereby the amenity values of the rural environment will also be improved;
- the proposal will be compatible with and complimentary to the existing camping ground activities and location;
- there will be improvements to the stormwater treatment of hard stand, stormwater mitigation of roof areas, collection and discharge of stormwater into a reuse tank system, overflows from that review system will discharge into central rain garden and the like;
- the approved building consent will reduce any actual and potential adverse environmental effects on the natural hazards and natural environment and ecosystems;
- the proposal is an appropriate use and development of the site;
- there will be positive effects that the Council can take account of;
- the proposal will have no adverse cumulative effects;
- it will not lead to a deterioration of landscape values, indigenous vegetation and the like;
- the flooding effects to life, property and the environment will be reduced;
- the flooding effects to live property on the environment will be reduced;

- it will not increase or exacerbate the flooding and instability on the subject site;
- the applicant has recognised the flooding and instability matters arising from the redevelopment of the site;
- there will be less than minor adverse wider environment effects;
- there will be no adverse cumulative environmental effects; and
- the Council has imposed appropriate conditions of consent which will avoid, remedy, mitigate, offset and compensate for any adverse stormwater effects.

#### **7.3.1.4 Objectives and Policies of the Unitary Plan – Transportation**

The relevant objectives and policies are found which read;

##### **“15.1.3 OBJECTIVES**

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.

15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.

15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.

15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.”

And;

##### **“15.1.4 POLICIES**

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.

15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.

15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.

15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.

15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.

15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.



15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.

This S127 application will be in conformity with the relevant objectives and policies of because it will:

- the applicant's traffic impact report concludes that there were less than minor adverse traffic environment effects arising from this proposal
- that report confirms that there is safe, efficient and adequate access, parking, one way traffic system assessment to meet seasonal demand being a tourist destination;
- the proposal has been designed to accommodate motor vehicles, motor homes and recreational vehicles as well as camping ground parking and traffic effects;
- there is sufficient pedestrian access and safety available on the internal roading system;
- there is sufficient provision made for loading and access of the supplies for the camp via the area around the main camp administration building;
- internally there will be safe vehicle, cycle and pedestrian traffic movement and circulation;
- the use of the existing vehicle crossing onto Puketona Road/State Highway 11 has been discussed with NZTA/Waka Kotahi;
- the parking, loading and traffic effects do not affect any natural built environment matters;
- the proposed location and scale of parking, access, pedestrian movements are commensurate with the activity is proposed;
- a loading space has been provided;
- the existing vehicle crossing will be used;
- there will be less than minor adverse wider environment effects; and
- the Council has imposed appropriate conditions of consent which will avoid, remedy, mitigate, offsite or compensate for any adverse effects.

#### **7.3.1.4 Objectives and Policies – Signs and Lighting**

The relevant objectives and policies are found which read;

**“16.3 OBJECTIVES**

16.3.1 To maintain and enhance amenity and heritage values whilst providing for a wide range of sign and lighting activities in a number of locations.

16.3.2 To ensure that the safe and efficient operation of the road transport and pedestrian network and other infrastructure will not be adversely compromised by sign and lighting activities.

16.3.3 To minimise the clutter of signs.”

And;

**“16.4 POLICIES**

16.4.1 That the adverse effects of signs in the District be limited through size, type, duration, number and location controls.

16.4.2 That the consolidation of signs be encouraged to reduce the cumulative effects of sign proliferation and clutter.

16.4.3 That the adverse effects of outdoor lighting in the District be limited through intensity, location, and duration controls.

16.4.4 That sign and lighting activities located on scheduled historic sites, buildings and objects shall be compatible with the heritage values being protected."

This S127 proposal will be in conformity with the relevant objectives and policies because it will:

- the applicant's traffic impact report concludes that there will be less than a minor adverse signage effects from this proposal
- the existing signage will be used and there will be no adverse amenity and heritage value effects as such;
- the use of existing and proposed signage will not create signage clutter;
- the signs are appropriate for the site, location rural environment, state highway et cetera in terms of size, type, duration number and location; give a number of signs there will be no adverse cumulative signage effects;
- the only lit sign is the sign outside of the main 6 m wide vehicle entrance onto the State Highway;
- there will be less than minor adverse wider environment effects;
- there will be no adverse cumulative environmental effects; and
- the Council will impose appropriate conditions of consent which will avoid, remedy, mitigate, offset and compensate for any adverse effects.

#### **7.4 Relevant Assessment Criteria under the Section 127 and District Plan**

Careful consideration has been given to all the requirements set out in the Fourth Schedule to the Act. Only those elements which are relevant to the effects of this proposal and the various criteria set out in the District Plan are reported on here.

The proposal meets the relevant assessment criteria in the Council's and RMA as a section 127 discretionary consent application.

The reasons for the section 127 application and unusual circumstances are:

- one of the company's directors, Mr John Donald St Clair Brown, who was a major shareholder in Lifestyle Holiday Park Ltd through his company, Traus Holdings Ltd had a skiing accident in June 2022;
- that unfortunately led to him passing away on 29 September 2022;
- the time required to finalise the company's overall situation after Mr Brown's death;

- this forced Lifestyle Holiday Park Ltd to restructure between August and December 2022 when the above condition was to be satisfied;
- then there were the floods and the Cyclones of Friday, 27 January and Saturday 28 January 2023;
- the additional flooding and Cyclone Gabrielle of 12 – 14 February 2023;
- a more fine-grained investigation;
- market demand;
- market feedback;
- conclusion that the rectangular shape of the previously approved Evoke Cabins at 3.6 m width and 12 m length building footprint and design are not suitable for the tourists and residential activities;
- a more usable building footprint, internal layout, the holiday cabins and residential functionality e.g. standardised furniture, having sufficient walking distance around tables, chairs, lounges and beds;
- A 4 m or more width is required to achieve a more usable and better internal layout as described above;
- there is a need for a squarer relocatable cabin design for visitor accommodation tourist and residential amenity and amenity values;
- better on-site rest and recreation opportunities e.g. permeable outdoor decks to provide northerly or North easterly facing outdoor living areas and ranch slider doors et cetera;
- on-site amenity; and
- changes to the internal access roadways for the provision of swales rather than expensive piping and similar reasons advanced throughout this whole application.

#### **7.4.1 Proposed change effects on the environment as required by Section 127 – Section (3) (a)**

Section 127 (3) and (4) reads:

*“(3) Sections 88 to 121 apply, with all necessary modifications, as if —  
(a) the application were an application for a resource consent for a discretionary activity; and  
(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.”*

And;

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

This requires the change that to be considered as a full discretionary activity using section 88 through to 121 under section (3) (a) and only the effects of the change on the environment under section (3) (b).

#### **7.4.2 Condition 1 – changed condition of consent – less than minor effects and in accordance with section 127 - Section (3) (a) and (b) Comments**

The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same, similar or less in the original Council resource consent approval.

Those new or changed environmental effects will be less than minor, occur on site, not adversely affect any of the neighbouring or nearby land owners buildings and their activities, will be consistent with the 2022 and 2023 resource consent approvals, will be consistent with the activity given Noncomplying activity consent, as detailed above and a point by point planning analysis, the actual potential environmental effects will be less than minor, they will be less than minor in comparison with the original Noncomplying activity consent and positive environmental improvements will arise.

In terms of this section 127 application, the actual and potential adverse effects of this change will be less than minor, and the assessment criteria will be met enabling the Council to substitute and amend the proposed conditions as per the applicant's proposed wording.

#### **7.4.3 Condition 2a – changed conditions of consent – less than minor effects and in accordance with section 127**

The applicant's supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same, similar or less in the original Council resource consent approval.

Those new or changed environmental effects will be less than minor, occur on site, not adverse effect any of the neighbouring or nearby land owners buildings and their activities, will be consistent with the 2022 and 2023 resource consent approvals, will be consistent with the activity given Noncomplying activity consent, as detailed above and a point by point planning analysis, the actual potential environmental effects will be less than minor, they will be less than minor in comparison with the original Noncomplying activity consent and positive environmental improvements will arise.

In terms of section 127, the actual and potential adverse effects of the changes will be less than minor, and the assessment criteria will be met enabling the Council to substitute and amend the proposed conditions as per the applicant's proposed wording.

#### **7.4.4 Condition 19 – Landscape/Planting Plan - Section (3) (a) and (b) Comments**

In this particular case, the landscaping plan and planting schedule by Mace Landscape Group Ltd will meet this condition, albeit a little bit late under the circumstances of this application.

Condition 19 has been accepted by the applicant and will be complied with or be at a further timeline/date than originally thought because of the reasons for this application.

These environmental effects have been factored into the Council's original subdivision consent.

They also form part of the "existing environment" and "permitted baseline" scenarios. Overall, the proposal will have nil through to less than minor actual and potential adverse environmental effects as if considered as a full discretionary activity.

#### **Section (4) (a) Comments**

There are no submissions to the original resource consent application. The application was considered on a non-notified basis with no written approvals required based on the reasons advanced in the Council's decision and the whole application. I consider that there are no parties who could claim to be an affected party or adverse affected by this time extension. In addition, the time extension is not a large one. It is required under the particular circumstances that have now arisen as a full mentioned.

Also, the applicant will be complying with this condition in due course.

#### **Section (4) (b) Comments**

There will be no affected party or parties from this time extension.

### **8.0 DETERMINATION OF APPLICATIONS FOR DISCRETIONARY ACTIVITIES (SECTIONS 104, 104B AND 127)**

The legal tests of Section 104, Considerations of applications and Section 104B, Determination of applications for discretionary activities will be met.

Under section (1) (a), Any actual and potential effects of allowing the activity on the environment will be less than minor.

Under section (1), (ab), the proposal will have a positive effect on the environment as detailed in this planning assessment of environmental effects and the whole application.

Under section (1) (b) (i), there will be no national environmental standards relevant to the application.

Under section (1) (b) (ii), there is other regulations relevant to the application.

Under section (1) (b) (iii), the following National Policy Statements are not relevant to this application being:

- National Policy Statement on Freshwater Management 2020;
- National Policy Statement on Renewable Electricity Generation 2011;

- New Zealand Coastal Policy Statement 2010;
- National Policy Statement on Electricity Transmission 2008; and
- National Policy Statement on Urban Development is not relevant as the rural situation; and
- the September 2022 National Policy Statement for Highly Productive Land;
- National Policy Statement on Indigenous Biodiversity 2023;
- National Policy Statement on Freshwater 2025; and
- National Policy Statement on Natural Hazards 2025.

In this particular case because of the existing camping ground use, buildings and facilities on the land, the long established historical use, from the Council's Land Information Memorandum, the Motor Camp has been on the site since June 1973 being some 50 years, possibly longer, the primary treatment sewage ponds across the Road, the existing infrastructure, existing Council building consents, resource consents, the Northland Regional Council resource consents, the high land value versus existing rural land, the investment and the motor camp buildings and infrastructure, it is highly unlikely that this land will ever be returned to a rural activity or a permitted as of right activity within the Rural Production Zone. Also, the camping ground has been on this property since that is an existing and long-established motor camp since June 1973 being some 49 years.

Under section (1) (b) (iv), a New Zealand coastal policy statement is not relevant.

Under section (1) (b) (v), the Regional Plan Policy Statements and Air, Land and Water provisions of the Regional Plan are generally supportive of this proposed activity. The proposal will be in accordance with the Council's District Plan.

Under section (1) (b) (vi), I have assessed the proposal against the relevant provisions of the operative District Plan.

Under section (1) c, there will be no other matters that the Council needs to consider as being relevant and reasonably necessary to determine this application.

Section (2) is not relevant.

Section (2A) is not relevant.

Section (2C) is not relevant.

Section (3) (a) (i) is not relevant as the proposal does not involve trade competition or the effects of trade competition.

Section (3) (a) (ii) is not relevant as the actual potential adverse effects from the proposal will be less than minor, there are no affected parties under my section 95A through to 95D point by point analysis and therefore there are no written approvals required.

Section (3) c is not relevant.

In terms of section 104C and 127, all of the relevant provisions of a discretionary activity application will be met enabling the Council to grant consent for all of the reasons advanced in the whole application.

## 9.0 PART 2 OF THE ACT

The s127 proposal is in accordance with Section 5, Purpose of the Act. In particular, the purpose of the Act being to promote the sustainable management of natural and physical resources is met. The proposal will meet the “*Sustainable Management*” definition of the Act by enabling in the applicant to have extra time to meet Condition 19 and thereby implement the whole noncomplying activity resource consent application of September 2022.

The section 127 proposal does not affect or disturb the 21 September 2022 resource consent approval and subsequent successful section 357 objection.

That does not substantially or materially change nature, purpose or environmental effects of the approved resource consent application.

No other conditions are affected by this application.

Nor will there be any material difference between this application and the Council’s planning analysis of the whole application leading up to the 21 September 2022 resource consent approval leading to any parts of this application being contrary to Part 2 of the act.

## 10.0 CONCLUSION

**Lifestyle Holiday Parks Ltd (the applicant)** seeks a section 127 approval to amend conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19 to the Council’s Resource Consent Decision, Council Reference: 2220680 – RMALUC, granted on 21 September 2022 at the Bay of Islands Holiday Park at 678 Puketona Road, Haruru, Bay of Islands.

The applicant’s supporting impermeable area calculation plans, proposed site layout plan, amended relocatable cabin plans, stormwater memo and traffic impact report confirm that the environmental effects will be the same, similar or less than minor in the original Council resource consent approval.

Those new or changed environmental effects will be less than minor, occur on site, not adversely affect any of the neighbouring or nearby land owners buildings and their activities, will be consistent with the 2022 and 2023 resource consent approvals, will be consistent with the activity given Noncomplying activity consent, as detailed above and a point by point planning analysis, the actual potential environmental effects will be less than minor, they will be less than minor in comparison with the original Noncomplying activity consent and positive environmental improvements will arise.

This section 127 resource consent application meets the legal criteria for a change to the conditions of consent under s127.

Overall, the adverse environmental effects arising from these changes will be less than minor. The proposal meets the relevant section 127 assessment criteria in the Council's District Plan and the RMA.

The proposal satisfies the relevant criteria under Sections 104, 104B, 108 and 127 of the Act for the granting of consent.

## 11.0 RECOMMENDATION (SECTION 104, 104B AND 127)

That for the reasons stated in this report (and subject to conditions), this application can be **granted consent pursuant to Sections 104, 104B and 127 of the Act** for the following reasons: -

- (a) The granting of this section 127 application for Condition 19 Landscaping will have less than minor adverse environmental effects because any effects from the difference in timing pushing out the required time limit to meet the presentation of the landscaping plan to Council for up to 12 months will be less than minor;
- (b) The granting of this section 127 application will have less than minor earthworks and excavation, stability, on-site trees and vegetation, flooding, stormwater soakage, run-off, slowing down surface water run-off and control, Waitangi River, Waitangi River Esplanade reserve, character and appearance of the proposed cabin buildings, density, intensity and scale of the redevelopment, citing buildings next and outdoor areas relative adjacent properties in Road frontage, effects of the site, location, design of open spaces, traffic effects, traffic generation, location design of the equipment addition access, on-site parking areas, Road hierarchy effects, hours of operation effects on site and on the surrounding rural residential and rural environment, noise generation, infrastructure servicing, reduce stormwater discharges, loss of open space and vegetation, life supporting soil capacity effects, visual and aural/noise privacy effects, indigenous vegetation and habitats of indigenous fauna, flora vertebrates and invertebrates, natural hazards, rural reduction activities, reverse sensitivity issues from the camping ground, compatibility use effects with the rural production activities adjacent and nearby, additional cabins, state Highway effects, building height, scale, sunlight, location, building footprint, stormwater management, set back from boundaries, screening for neighbours, outdoor activities, site intensity, improved an additional camping ground facilities, building coverage and impermeable surface effects, proportional titling, cultural values, Maori, Mauri, tangata whenua values, socio-economic effects, effects on land, flora, fauna, invertebrates, vertebrates, animals, infrastructure, people, built form, adverse cumulative amenity values, adverse rural production values, national environmental standards, trade competition effects of trade competition, rural activities, rural production, rural character, rural amenities, rural amenity values et cetera on the environment;
- (c) conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19 to the Council's Resource Consent Decision, Council Reference need to be amended for the reasons advanced in this section 127 application;
- (d) the other conditions granted by the Council as part of 21 September 2022 resource consent approval for the redevelopment of the existing motor



camp will remain, be undisturbed and will be part of the whole application;

- (e) The granting of consent to the section 127 application will in conformity with the relevant objectives and policies of the plan. In particular, the relevant objectives and policies for the Rural Production Zone, Traffic, Lighting and Signs, Flooding and Natural Hazards objectives, policies, rules and assessment criteria in relation to the section 127 legal criteria will be met; and
- (e) The application will not be contrary to the objectives and policies of the Council's District Plan and the sustainable management purpose of the Resource Management Act 1991.

## 12.0 RECOMMENDED CONDITIONS OF CONSENT (SECTION 108)

Pursuant to the relevant operative district plan assessment criteria and rules, sections 104, 104B, 108 and 127, the conditions of consent are expected to be the amended Condition 19 Landscaping as described above with all of the other conditions remaining as per the Council's 21 September 2022 resource consent approval, Resource Consent Number: 2220608 – RMA LUC.

I have suggested amendments to conditions 1, 2.a, 2.b, 2.d, 3, 9, 16, 17 and 19 to the Council's Resource Consent Decision at section 2.0 The Proposal of this planning assessment of environmental effects report.

\_\_\_\_\_  
Sign

**COLIN HARDACRE**

**Director**

**BRP (Massey University, 1980), MNZPI (23 July 1986)**

<sup>30</sup>  
**DATE: 17 August 2026.**

### **Qualifications and Experience: Colin Grant Hardacre**

#### Qualifications

Bachelor of Regional Planning (Massey University)

Full Member of the New Zealand Planning Institute – Membership Number # 95

#### Experience

My 45 years of experience include 31 years in the private sector and the remainder with local authorities. I have extensive experience in obtaining resource consents from Councils primarily in the Auckland region but also throughout New Zealand.

|                             |                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| September 2003 – present    | Director / Owner of Hardacre Planning Ltd                                                                                                      |
| October 1994 – August 2003  | Associate/Senior Planning Consultant,<br>Planning Network Services Ltd                                                                         |
| October 1987 – October 1994 | Senior Planner, Centre Area, and Senior<br>Planner: Hobson and Eastern Bays, Auckland<br>City Council                                          |
| May 1984 – October 1987     | Borough Planner, Pukekohe Borough Council                                                                                                      |
| June 1981 – May 1984        | Assistant Planner, Gisborne District Council.                                                                                                  |
| Nov. 1979 – February 1980   | Planner, Nelson Harbour Board, Nelson –<br>university practical requirement for the<br>Bachelor of Regional Planning degree                    |
| Nov. 1978 – February 1979   | Assistant Planner, Waimairi County Council,<br>Christchurch - university practical requirement<br>for the Bachelor of Regional Planning degree |

Projects have successfully obtained resource consent for:

- new bulk retail outlets for The Warehouse Ltd;
- new petrol stations for Gull Petroleum Ltd;
- supermarkets for Foodstuffs (NZ) Ltd;
- large industrial developments;
- car wash facilities;
- terraced houses, apartment buildings, multi units and individual houses;
- mixed use developments;
- restaurants and cafes;
- childcare centres and homes for the aged;
- signs and billboards;
- nationwide signage for Toyota New Zealand Ltd and Volkswagen New Zealand Ltd; and
- high rise tower developments in Auckland's CBD.

I have prepared submissions and further submissions, attended consultation and mediation meetings and presented evidence to the Auckland Council's Auckland Unitary Plan Review.

I have appeared before the:

- **Planning Tribunal** – e.g. Decision A63/96 Cooke and Others versus Auckland City Council and Goldfinch;
- **Environment Court** - e.g. Wiltshire Homes Ltd versus Auckland City Council - unreported;
- **District Court**;
- **Liquor License Commission**;
- **Liquor License Authority**;

- **High Court** – M330 – PL02, 88 The Strand Ltd versus the Auckland City Council and Rawson 2000 Ltd;
- **High Court** – CIV – 2019 – 404 – 706 (2021) NZHC 3564 Luo, KC Brothers, Ang Yip and Manfei Company Ltd versus Xiaoling (Annie) Shiu, R and G Phoenix Ltd and CSR Pokeno Ltd;
- **Court of Appeal** - CA 267/94 Goldfinch and Auckland City Council and G and A Cooke and Others, (1996) NZCA 100;
- **Court of Appeal** – Vipassana Foundation Charitable Trust Board versus Auckland Council, O'Brien, Pichler and Auckland Shooting Club Inc. CIV – 2019 – 404 – 706 (2021) NZHC 3564
- **High Court – Injunction** – Gordon Martin Ross Bailey and XXX Consulting Ltd Versus Auckland Council and John Barry Boland and Justin Mark James Wyborn – CIV – 2022 – 404 – 001801 (2022) NZHC 2632; and
- **High Court** – My Trustee Company Soho Ltd versus Auckland Council – CIV– 2022 – 404 – 712 – wrongful determination of section 106-unit title subdivision approval, misfeasance, councils incomplete and inaccurate site file records, Section 17 Public Records Act 2005, refusal to issue building consents, MBIE building determinations et cetera; and
- **Environment Court** – Keystone Land Ltd and WP Hobsonville Ltd versus Auckland Transport – section 185 RMA freehold and leasehold land take under a Road Widening Designation – EMV – 2025 – 304 – 00135

as an Expert Planning Witness.





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA118D/946**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 July 1998

**Prior References**  
NA90A/268

---

**Estate** Fee Simple  
**Area** 3.1100 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 189143  
**Registered Owners**  
Lifestyle Holiday Parks Limited

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**Interests**

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part)  
Appurtenant hereto is a sewage right specified in Easement Certificate B063793.1  
Subject to an electricity right over part marked C on DP 189143 created by Transfer B421471.8  
Appurtenant hereto are electricity and water supply rights specified in Easement Certificate C390678.5 - 1.7.1992 at 1.55 pm  
Subject to a right of way and telecommunications and power supply rights over part marked A on DP 189143 specified in Easement Certificate D289613.4 - 7.7.1998 at 1.02 pm  
The easements specified in Easement Certificate D289613.4 are subject to Section 243 (a) Resource Management Act 1991 8083379.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 25.2.2009 at 9:00 am  
8083379.8 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.2.2009 at 9:00 am  
12174602.3 Mortgage to Kiwibank Limited - 13.8.2021 at 10:45 am



C390678S EC

Approved by the District Land Registrars: North Auckland 422175, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I, Kevin John Richard Smith and Janine Antoinette Smith, Motel and Motor camp proprietors; Belinda Jane Vincent, Manageress and Peter John Jarvis, Engineer all of Paihia as tenants in common in equal shares

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at North Auckland on the 19 day of under No. DP 150982 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 150982

| Nature of Easement<br>(e.g., Right of Way, etc.) | Servient Tenement                           |                                                                             | Dominant Tenement<br>Lot No.(s) or other<br>Legal Description | Title<br>Reference                                           |
|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------|
|                                                  | Lot No.(s)<br>or other<br>Legal Description | Colour, or Other Means<br>of Identification, of Part<br>Subject to Easement |                                                               |                                                              |
| Electricity &<br>Water Supply                    | Lot 3 DP<br>150982                          | "A"                                                                         | Lot 2 DP 150982                                               | 90A/268<br>90A/269<br>(Formerly<br>Pt 39A/852<br>Pt 39A/851) |
| Electricity &<br>Water Supply                    | Lot 3 DP<br>150982                          | "B"                                                                         | Lot 4 DP 150982                                               | 90A/269<br>90A/270<br>(Formerly<br>Pt 39A/852)               |

N.B. On no account should this margin be used

N.B. On no account should this margin be used

*State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.*

1. Rights and powers: The rights and powers of the seventh schedule of the Land Transfer Act 1952 shall apply.

*N.B. On no account should this margin be used*

*N.B. On no account should this margin be used*

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

That clause 5 of the seventh schedule of the Land Transfer Act 1952 shall be modified for the use of electricity in that the words pipes or pipe line shall be replaced with the words electricity power cable or electricity power-cables.

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Dated this 30th day of June 1992.

Signed by the above-named

Kevin John Richard Smith

Janine Antoinette Smith

Belinda Jane Vincent

Peter John Jarvis  
in the presence of

W

O

A





# EASEMENT CERTIFICATE

**IMPORTANT:** Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for purposes of the Land Transfer Act*

(Sc

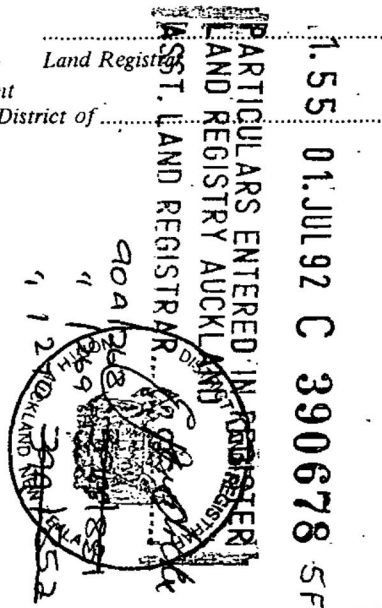
*N.B. On no account should this margin be used*

*N.B. On no account should this margin be used*

Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below

District Land Registrar  
Assistant  
of the District of

J.M.C. Piper  
Solicitor  
453a Mount Eden Road  
AUCKLAND



Approved by the District Land Registrar, South Auckland No. 351560  
Approved by the District Land Registrar, North Auckland, No. 4380/81  
Approved by the Registrar-General of Land, Wellington, No. 436748/81

D289613-4  
EC

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

~~XX~~We SYDNEY IAN MELVILLE GALBRAITH and BONNIE SHERYL GALBRAITH

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the June day of 19 98 under No. 189143 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 189143

| Nature of Easement<br>(e.g., Right of Way, etc.)             | Servient Tenement                           |                                                                             | Dominant Tenement<br>Lot No.(s) or other<br>Legal Description | Title<br>Reference |
|--------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------|--------------------|
|                                                              | Lot No.(s)<br>or other<br>Legal Description | Colour, or Other Means<br>of Identification, of Part<br>Subject to Easement |                                                               |                    |
| Right of Way,<br>Telecommunica-<br>tions and Power<br>Supply | Lot 2 on<br>plan 189143                     | also shown as<br>"A" on plan<br>189143                                      | Lot 1 on plan<br>189143                                       | 90A/268            |

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

### TELECOMMUNICATIONS EASEMENT

The owner for the time being of the dominant tenement shall have the following rights powers and privileges namely:

For the owner for the time being of the dominant tenement together with his tenants and any other person lawfully entitled so to do the full free uninterrupted and unrestricted right liberty and privilege (in common with the Grantor his tenants and any other person lawfully entitled so to do) from time to time and at all times to lay and maintain a telephone cable or cables (and if the telephone cable or cables are overhead then such poles and other apparatus as may be necessary or desirable to support the same) over across under or through the land over which the easement is granted or created and to transmit and convey over and through such telephone cable or cables all electric impulses and other forms of energy as may be reasonably necessary and desirable for the proper and efficient operation of telecommunication services for the dominant tenement together with the full free uninterrupted and unrestricted right liberty and privilege for the grantee his tenants servants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created and to remain there for any reasonable time for the purpose of laying inspecting repairing maintaining and renewing the telephone cable poles and other apparatus or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land of the Grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation is repaired



State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

### **ELECTRICITY SUPPLY**

The owners for the time being of the dominant tenement shall have the following rights, powers and privileges namely:

1. The right for the registered proprietor for the time being of the dominant tenement and other authorised persons in common with the registered proprietor of the servient tenement and all others having the like right) to lead and convey electricity, electric impulses and any other form of electricity without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits cables wires or other electrical apparatus carried on poles erected or to be erected on the servient land or laid or to be laid under the surface of and through the soil of those parts of the servient tenement shown "A" to the dominant tenement
2. The registered proprietor for the time being of the dominant tenement shall be responsible for the repair and maintenance of the electrical conduits cables wires poles or other electrical apparatus so as to keep the same in good order repair and condition and to prevent the same from becoming a danger or nuisance except that any damage caused to the electrical conduits wires poles or other electrical apparatus by the owner of either the dominant or servient tenements or his or their servants agents invitees employees or contractors shall be repaired and made good as soon as reasonably practicable to the standard required by the electricity authority having jurisdiction in respect of same and at the costs of the party responsible in all matters
3. In order to construct or maintain the efficiency of any such conduits cables wires poles or other electrical apparatus the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor for the time being of the dominant tenement his tenants servants agents and workman with any tools implements machinery vehicles or equipment or whatsoever nature necessary for the purpose to enter upon the servient tenement and to remain thereon for any reasonable time for the purpose of laying inspecting cleansing repairing maintaining and renewing the said conduits cables wires poles or other electrical apparatus or any part thereof and of opening up the soil of the land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is repaired as nearly as possible to its original condition and that any other damage done by reason of the aforesaid operations is repaired



2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

RECEIVED 11/10/98 11:28AM

Dated this 1 day of

Signed by the above-named  
SYDNEY IAN MELVILLE GALBRAITH and  
BONNIE SHERYL GALBRAITH

in the presence of

Witness .....

Occupation ..... **B. M. ATKINS**  
SOLICITOR

Address ..... **WHANGAREI**

## EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the  
Land Transfer Act*

*Solicitor for the registered proprietor*

The above/within easements when created will  
be/are subject to Section 243(a) Resource  
Management Act 1991

PARTICULARS ENTERED IN THE  
LAND TRANSFER REGISTER  
ASST



1.02 07 JUL 99 D 289613.4

LINZ COPY

### **Declaring State Highway to be Limited Access Road — Auckland Region**

It is notified that Transit New Zealand, by resolution dated 1 December 2004 and pursuant to section 88 (1) of the Transit New Zealand Act 1989, hereby declares those parts of State highway described in the Schedule hereto and as more particularly shown on Plans LA/11/58/2, LA/11/51/15 and LA/11/59/1 and accompanying Schedules held in the office of the Regional Manager, Transit New Zealand, Auckland, and there available for public inspection, to be limited access road.

#### **Schedule**

(a) In the Far North District, that section of State Highway No. 11 at Paihia, commencing at the south-western boundary of Te Ti 7A block MT. 14554 and proceeding in a generally westerly direction to the intersection with State Highway No. 10 at Puketona Junction (Route Position 14/3.33 to Route Position 14/15.57); a distance of 12.24 kilometres.

(b) In the Kaipara District, that section of State Highway No. 12 commencing at the western boundary of Lot 1, DP 46242, Ruawai Township and proceeding in an easterly direction to the intersection with State Highway No. 1 at Brynderwny (Route Position 169/11.99 to Route Position 223/0.00); a distance of 41.75 kilometres.

(c) In the Whangarei District, that section of State Highway No. 15A commencing at the intersection of State Highway No. 1 and proceeding in a generally northerly direction to the intersection of Ralph Trimmer Drive (Route Position 0/0.00 to Route Position 0/8.53); a distance of 8.53 kilometres.

Dated at Wellington this 23rd day of December 2004.

Signed on behalf of Transit New Zealand by:

D. BATES, Acting Highway Control Manager.

200409

**C94C 8083379.1 Notice 1**

Cpy - 01/03, Pgs - 008, 24/02/09, 11:13



DocID: 313245673

**NOTICE NO: 8469**



**SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION**  
**STATE HIGHWAY NO 11 - FROM RP 14/3.33 - RP 14/15.57**  
**SECTION Paihia to Puketona Junction**

**RIGHT SIDE PROPERTIES**

Survey Date:

8 March, 2005

| Legal Description and Title of Land                                                      | CP No | Route Position | Registered Proprietor (Not For Publication)                      | Remarks                                                                                      |
|------------------------------------------------------------------------------------------|-------|----------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| LOT 7 DP 170051<br><del>CT NA103D/77</del>                                               | 173   | 14/8.037       | WATEA DEVELOPMENTS LIMITED                                       | Commercial access.                                                                           |
| LOT 6 DP 170051<br><del>CT NA103D/74</del>                                               | -     |                | FAR NORTH DISTRICT COUNCIL                                       | FNDC Frontage Strip. No Crossing Place required.                                             |
| LOT 1 DP 315236<br><del>CT 60078</del><br><del>CT 60078</del><br>CT 60078                | 174   | 14/8.502       | SUZETTE FLORIS WALKER<br>GRAEME CLIVE HENRY<br>JOHN HENRY WALKER | Residential access. Gains vehicle access from CP 174, LOT 2 DP 315236. ROW registered on CT. |
| LOT 2 DP 315236<br><del>CT 60079</del>                                                   | 174   | 14/8.502       | MARK ALEXANDER BEGMFIELD                                         | Residential access.                                                                          |
| LOT 5 DP 170051<br><del>CT NA103D/74</del>                                               | -     |                | FAR NORTH DISTRICT COUNCIL                                       | FNDC Frontage Strip. No Crossing Place required.                                             |
| LOT 1 DP 170051<br>CT NA103D/71<br><del>CT NA103D/71</del>                               | 176   | 14/8.838       | JACK PETER POUTSMA<br>KEITH FREDERICK ARDERN                     | Residential access.                                                                          |
| LOT 4 DP 170051<br>CT NA103D/74                                                          | -     |                | FAR NORTH DISTRICT COUNCIL                                       | FNDC Frontage Strip. No Crossing Place required.                                             |
| LOT 4 DP 199644<br>CT NA126B/631                                                         | -     |                | FAR NORTH DISTRICT COUNCIL                                       | FNDC Frontage Strip. No Crossing Place required.                                             |
| LOT 2 DP 199644<br>CT NA126B/629<br><del>CT NA126B/629</del>                             | 177   | 14/8.991       | GREGORY MAURICE ANTHONY CASEY<br>JEANNIE CHRISTINE CASEY         | Residential access.                                                                          |
| LOT 2 DP 203073<br><del>CT NA131A/333</del><br><del>CT NA131A/333</del><br>CT NA131A/333 | 177   | 14/8.991       | LEE-YUNG COSSAR<br>KOO CARROLL<br>ARLON JAMES CARROLL            | Residential access. Gains vehicle access from CP 177, LOT 2 DP 199644. ROW registered on CT. |

**SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION  
STATE HIGHWAY NO 11 - FROM RP 14/3.33 - RP 14/15.57  
SECTION Paihia to Puketona Junction**

**RIGHT SIDE PROPERTIES**

Survey Date:

8 March, 2005

| Legal Description and Title of Land                                                   | CP No | Route Position | Registered Proprietor (Not For Publication)                       | Remarks                                                                                                     |
|---------------------------------------------------------------------------------------|-------|----------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| LOT 5 DP 199644<br>CT NA126B/632                                                      | -     |                | FAR NORTH DISTRICT COUNCIL                                        | FNDC Frontage Strip. No Crossing Place required.                                                            |
| LOT 1 DP 203073<br><del>CT NA131A/332</del><br>CT NA131A/332                          | 178   | 14/9.134       | JANET MAUDE PUGH<br>GERALD EVAN PUGH                              | Commercial access.                                                                                          |
| LOT 6 DP 199644<br>CT NA126B/633                                                      | -     |                | FAR NORTH DISTRICT COUNCIL                                        | FNDC Frontage Strip. No Crossing Place required.                                                            |
| LOT 9 DP 150982<br><del>CT NA90A/270</del><br><del>CT NA90A/270</del><br>CT NA90A/270 | -     |                | FAR NORTH DISTRICT COUNCIL                                        | FNDC Frontage Strip. No Crossing Place required.                                                            |
| LOT 4 DP 150982<br><del>CT NA90A/270</del><br><del>CT NA90A/270</del><br>CT NA90A/270 | 179   | 14/9.316       | LINDSEY JOAN SAUNDERS<br>PUBLIC TRUST<br>CHRISTOPHER ROY SAUNDERS | Residential access.                                                                                         |
| LOT 3 DP 150982<br><del>CT NA90A/269</del><br>CT NA90A/269                            | 180   | 14/9.354       | WILLIAM THOMAS SCHULTZ<br>LESLEY CATHERINE SCHULTZ                | Residential access.                                                                                         |
| LOT 8 DP 150982<br><del>CT NA118D/946</del>                                           | -     |                | FAR NORTH DISTRICT COUNCIL                                        | FNDC Frontage Strip. No Crossing Place required.                                                            |
| LOT 2 DP 189143<br><del>CT NA118D/946</del><br>CT NA118D/946                          | 181   | 14/9.699       | NIEL GORDON WAKELING<br>KEVIN BARTON OSBORNE                      | Residential and commercial access.                                                                          |
| LOT 2 DP 348113<br><br>CT 197552<br><del>CT 197552</del>                              | 181   | 14/9.699       | FAY BERNADETTE BLANK<br>HARRY EDMUND BLANK                        | Residential and commercial access. Gains vehicle access from CP 181, LOT 2 DP 189143. ROW registered on CT. |
| LOT 1 DP 348113<br>CT 197551                                                          | 182   | 14/9.765       | JAMES TIMOTHY JEPSON                                              | Farm access.                                                                                                |

**SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION  
STATE HIGHWAY NO 11 - FROM RP 14/3.33 - RP 14/15.57  
SECTION Paihia to Puketona Junction**

**RIGHT SIDE PROPERTIES**

**Survey Date:**

**8 March, 2005**

| Legal Description and Title of Land                                                          | CP No | Route Position | Registered Proprietor (Not For Publication)                                        | Remarks                                                                                      |
|----------------------------------------------------------------------------------------------|-------|----------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| LOT 2 DP 175259<br>CT NA107D/477<br><del>CT NA107D/477</del>                                 | 183   | 14/9.862       | EVELYN ANNE MCCALL<br>RODERICK DAVID MCCALL                                        | Residential access.                                                                          |
| LOT 1 DP 175259<br><br><del>CT NA107D/476</del><br><del>CT NA107D/476</del><br>CT NA107D/476 | 183   | 14/9.862       | SPICERS TRUSTEE COMPANY (2005) LTD<br>GLENNIS DOREEN MORGAN<br>DAVID DONALD MORGAN | Residential access. Gains vehicle access from CP 183, LOT 2 DP 175259. ROW registered on CT. |
| LOT 5 DP 150982<br><br><br>                                                                  | 184   |                | FAR NORTH DISTRICT COUNCIL                                                         | Allocated access. Esplanade Reserve.                                                         |
| LOT 3 DP 130210<br><br><br>                                                                  | 186   |                | FAR NORTH DISTRICT COUNCIL                                                         | Allocated access. Esplanade Reserve.                                                         |
| LOT 4 DP 130210<br><br><br>                                                                  | -     |                | FAR NORTH DISTRICT COUNCIL                                                         | FNDC Frontage Strip. No Crossing Place required.                                             |
| LOT 1 DP 210462<br><br><del>CT NA138D/287</del><br>CT NA138D/287                             | -     |                | RUSSELL TREVOR MITCHELL<br>JANET MICHELLE MITCHELL                                 | Gains vehicle access off Lily Pond Lane. No Crossing Place required.                         |
| LOT 4 DP 146973<br><del>CT NA87C/541</del><br><del>CT NA87C/541</del>                        | 187   | 14/10.193      | ROSEMARY HEATHER SOWERBY<br>GRAHAM LESLIE SOWERBY                                  | Residential access.                                                                          |
| LOT 4 DP 146973<br><del>CT NA87C/541</del><br>CT NA87C/541                                   | 188   | 14/10.269      | ROSEMARY HEATHER SOWERBY<br>GRAHAM LESLIE SOWERBY                                  | Commercial access.                                                                           |
| LOT 3 DP 146973<br>CT NA87C/540<br><del>CT NA87C/540</del>                                   | 189   | 14/10.275      | ALEXANDER RAY JAMES CADENHEAD<br>NICOLA KATE CADENHEAD                             | Farm access.                                                                                 |

**SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION  
STATE HIGHWAY NO 11 - FROM RP 14/3.33 - RP 14/15.57  
SECTION Paihia to Puketona Junction**

**RIGHT SIDE PROPERTIES**

Survey Date:

8 March, 2005

| Legal Description and Title of Land                                           | CP No | Route Position | Registered Proprietor (Not For Publication)                                             | Remarks                                                                                                          |
|-------------------------------------------------------------------------------|-------|----------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| LOT 2 DP 348071<br><br>CT 197439<br><del>CT 197439</del>                      | 190   | 14/10.579      | VALERIE BLIGHT<br>WARWICK ALEXANDER BLIGHT                                              | Farm access. Gains vehicle access from CP 190, LOT 1 DP 348071. ROW registered on CT.                            |
| LOT 1 DP 348071<br><del>CT 197438</del><br><del>CT 197438</del>               | 190   | 14/10.579      | WARWICK ALEXANDER BLIGHT<br>VALERIE BLIGHT                                              | Residential access.                                                                                              |
| LOT 1 DP 348071<br><br><del>CT 197438</del><br>CT 197438                      | -     |                | WARWICK ALEXANDER BLIGHT<br>VALERIE BLIGHT                                              | Residential activity. Gains vehicle access from CP 191, LOT 2 DP 146973 No ROW on CT.                            |
| LOT 3 DP 161822<br><br><del>CT NA97C/325</del><br>CT NA97C/325                | 191   | 14/10.684      | PHILIP JAMES HORROCKS<br>ANNE BARTON-BARRY                                              | Residential access. Gains vehicle access from CP 191, LOT 2 DP 146973. No direct frontage. ROW registered on CT. |
| LOT 2 DP 146973<br>CT NA97B/772                                               | 191   | 14/10.684      | GLENDIA ANNE DAY                                                                        | Residential access.                                                                                              |
| <del>PT MBLK 9 PUKETUTU</del><br>CT NA18D/1371<br><del>CT NA18D/1371</del>    | 192   | 14/10.822      | PERE FARM LIMITED                                                                       | <del>Farm access.</del>                                                                                          |
| LOT 13 DP 161822<br>CT NA97C/332                                              | -     |                | FAR NORTH DISTRICT COUNCIL                                                              | FNDC Frontage Strip. No Crossing Place required.                                                                 |
| LOT 2 DP 161822<br>CT NA97C/324<br><del>CT NA97C/324</del>                    | -     |                | MAREE ELIZABETH STEWART<br>NEVILLE GORDON STEWART                                       | Access off Puketutu Dr. No Crossing Place required.                                                              |
| LOT 2 DP 174451<br><br><del>CT 43206</del><br><del>CT 43206</del><br>CT 43206 | -     |                | ROSANNA KAHAYON WAKLEY<br>SPICERS TRUSTEE COMPANY (BOI) LIMITED<br>RONALD CEDRIC WAKLEY | Access off Puketutu Dr. No Crossing Place required.                                                              |

Notes - As shown on Plan No 11/58/2  
- LAR 1223

Page 8 of 12

Landonline User ID:

LODGING FIRM: NZ Transport Agency

Address: P.O. Box 1459

Auckland

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: LAR 1223 Batch No. 7

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / SUD Number:

(LINZ Use only)

Priority Barcode/Date Stamp

(LINZ Use only)

C94C 8083379.1 Notice 1

Cpy - 03/03, Pgs - 008, 24/02/09, 11:13

Copies

(inc. original)

DocID: 313245673

Other (state)

Rejected Dealing Number:

Plan Number Pre-Allocated or to be Deposited:

| Priority Order | CT Ref:               | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | MULTITITLE FEES | NOTICES | ADVERTISING | NEW TITLES | OTHER | PRIORITY CAPTURE | FEES \$ GST INCLUSIVE |
|----------------|-----------------------|--------------------|------------------|-------------------------|-----------------|---------|-------------|------------|-------|------------------|-----------------------|
| 1              | See attached schedule | C94C               | -                | \$2.00                  | 22              | \$44.00 |             |            |       |                  | \$46.00               |
| 2              | CT NA103D/71          | C91                | CP176            | \$2.00                  |                 |         |             |            |       |                  | \$2.00                |
| 3              | CT NA131A/333         | C91                | CP177            | \$2.00                  |                 |         |             |            |       |                  | \$2.00                |
| 4              | CT NA126B/629         | C91                | CP177            | \$2.00                  |                 |         |             |            |       |                  | \$2.00                |
| 5              | CT NA131A/332         | C91                | CP178            | \$2.00                  |                 |         |             |            |       |                  | \$2.00                |
| 6              | CT NA90A/270          | C91                | CP179            | \$2.00                  |                 |         |             |            |       |                  | \$2.00                |

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice  
GST Registered Number 17-022-895  
LINZ Form P005

Original Signatures? -

Amortisations (LINZ use only)

Subtotal (for this page) -

Less Fees Paid on Dealing no:

Debit my Account for -

Cash/Cheque enclosed for -

NIL

LINZ Form P005

Version 1.8: September 2007

# PAGE TWO

Landonline User ID: \_\_\_\_\_

LOGGING FIRM: NZ Transport Agency

Dealing / SUD Number:  
(LINZ Use only)

Priority Barcode/Date Stamp  
(LINZ Use only)

Plan Number Pre-Allocated or to  
be Deposited: \_\_\_\_\_

Rejected Dealing Number: \_\_\_\_\_

Client Code / Ref: LAR 1223 Batch No. 7

| Priority Order | CT Ref:       | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | MULTI-TITLE FEES | NOTICES | ADVERTISING | NEW TITLES | OTHER | PRIORITY CAPTURE | FEES \$ GST INCLUSIVE |
|----------------|---------------|--------------------|------------------|-------------------------|------------------|---------|-------------|------------|-------|------------------|-----------------------|
| 7              | CT NA90A/269  | C91                | CP180            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 8              | CT NA118D/946 | C91                | CP181            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 9              | CT 197552     | C91                | CP181            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 10             | CT 197551     | C91                | CP182            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 11             | CT NA107D/476 | C91                | CP183            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 12             | CT NA107D/477 | C91                | CP183            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 13             | CT NA87C/541  | C91                | CP187            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice  
GST Registered Number 17-022-895  
LINZ Form P005

LINZ Form P005

Annotations (LINZ use only)

Subtotal (for this page) -

\$14.00

Less Fees Paid on Dealing no.:

~~\$14.00~~

Debit my Account for -

Cash/Cheque enclosed for -

NIL

Original Signatures? -

Version 1.8: September 2007

Landonline User ID:

LODGING FIRM: NZ Transport Agency

PAGE THREE

Dealing / SUD Number:  
(LINZ Use only)

Priority Barcode/Date Stamp  
(LINZ Use only)

Plan Number Pre-Allocated or to  
be Deposited:

Client Code / Ref: LAR 1223 Batch No. 7

Rejected Dealing Number:

| Priority Order | CT Ref:      | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | MULTI-TITLE FEES | NOTICES | ADVERTISING | NEW TITLES | OTHER | PRIORITY CAPTURE | FEES \$ GST INCLUSIVE |
|----------------|--------------|--------------------|------------------|-------------------------|------------------|---------|-------------|------------|-------|------------------|-----------------------|
| 14             | CT NA87C/541 | C91                | CP188            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 15             | CT NA87C/540 | C91                | CP189            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 16             | CT 197439    | C91                | CP190            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 17             | CT 197438    | C91                | CP190            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 18             | CT NA87C/325 | C91                | CP191            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |
| 19             | CT NA87B/772 | C91                | CP191            | \$2.00                  |                  |         |             |            |       |                  | \$2.00                |

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice  
GST Registered Number 17-022-895  
LINZ Form P005

LINZ Form P005

|                             |  |                               |         |
|-----------------------------|--|-------------------------------|---------|
| Annotations (LINZ use only) |  | Subtotal (for this page) -    |         |
| Original Signatures? -      |  | Less Fees Paid on Dealing no: | \$12.00 |
|                             |  | Debit my Account for -        | \$0.00  |
|                             |  | Cash/Cheque enclosed for -    | NIL     |

Version 1.8: September 2007

\$80.00

B063793.1 EC

Approved by the District Land Registrar, South Auckland No. 351560  
 Approved by the District Land Registrar, North Auckland, No. 4380/81  
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

~~XXXX~~ JOE MATTHEWS LIMITED a duly incorporated Company having  
 its Registered Office at Whangarei

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the 8th day of April 81 under No. 82583 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 82583

| Nature of Easement<br>(e.g., Right of Way, etc.) | Servient Tenement                           |                                                                             | Dominant Tenement<br>Lot No.(s) or other<br>Legal Description | Title<br>Reference |
|--------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------|--------------------|
|                                                  | Lot No.(s)<br>or other<br>Legal Description | Colour, or Other Means<br>of Identification, of Part<br>Subject to Easement |                                                               |                    |
| ✓ Sewage Disposal                                | Part OLC245                                 | Marked "A"                                                                  | Lot 1 DP82581<br>Lot 2 DP82581                                | 39A/851<br>39A/852 |
| ✓ Sewage Disposal                                | Section 1<br>Block VII<br>Kawakawa<br>S.D.  | Marked "B"                                                                  | Lot 1 DP82581<br>Lot 2 DP82581                                | 39A/851<br>39A/852 |
| ✓ Sewage Disposal                                | Part OLC245                                 | Marked "C"                                                                  | Lot 1 DP82581<br>Lot 2 DP82581                                | 39A/851<br>39A/852 |



State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

The full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenements and his tenants from time to time and at all times to drain discharge hold or convey and dispose of sewage or other waste material and fluids in pipes in any quantities along and across those parts of the servient tenements marked with the letters "A", "B", and "C" together with the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenements and his tenants for the purposes aforesaid:

- (a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement of or in substitution for all or any of those pipes.
- (b) Where no such line of pipes exists, to lay, place and maintain or to have laid, placed and maintained a line of pipes of a sufficient internal diameter and of a suitable material for the purpose under or over the surface of the land over which the easement is granted and along the line defined for the purpose on Deposited Plan No. 82583.
- (c) In order to construct or maintain the efficiency of any such pipe line, the full free uninterrupted and unrestricted right liberty and privilege for the registered proprietor of the dominant tenements, his tenants, servants, agents and workmen, (with any tools implements, machinery, vehicles or equipment of whatsoever nature necessary for the purpose) of entering upon such part of the servient tenements and by such route as is reasonable in the circumstances and to remain there for a reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining and renewing the pipe line or any part thereof and of opening up the soil of the land marked "A", "B", and "C" on Deposited Plan 82583 to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the said land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations on any of the land described in the schedule attached hereto is repaired.

~~2.x x Terms, conditions, covenants, or restrictions in respect of any of the above easements x x~~

Dated this 5<sup>th</sup> day of May, 1982

Signed by the above-named

JOE MATTHEWS LIMITED

By the affixing of its Common  
Seal



in the

Witness

Occurrence

Add

.....  
Director

.....  
Dire

= 1 Copy only =

## EASEMENT CERTIFICATE

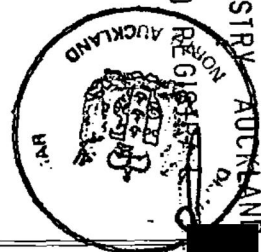
(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*[Signature]*  
[Redacted]

THOMSON WILSON FIDLER & HEENAN  
SOLICITORS  
WHANGAREI

T W & F.

23635



9.46 11.MAY82 B 063793.1  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY AUCKLAND  
ASST. LAND

2.T.O. copy





**NOTICE BY THE NZ TRANSPORT AGENCY AUTHORISING A CROSSING PLACE TO AND FROM  
A LIMITED ACCESS ROAD UNDER SECTION 91 GOVERNMENT ROADING POWERS ACT 1989**

**State Highway No. 11      Declared Section: PAIHIA TO PUKETONA JUNCTION**

**DESCRIPTION OF LAND ADJOINING LIMITED ACCESS ROAD:**

**LOT 2 DP 189143, CT NA118D/946 (the "Property")**

**Authorisation of Crossing Place**

1. Pursuant to Section 91 of the Government Roading Powers Act 1989 NZ Transport Agency authorises the crossing place marked No 181 on plan numbered 11/58/2 (*"the crossing place"*), at which crossing place vehicles may proceed to and from the Limited Access Road and from and to the property. A copy of the plan is available for inspection at the office of the NZ Transport Agency regional office in Auckland.
2. The crossing place shall be located on the road frontage 0.0m from the Southern boundary of the property.

**CONDITIONS**

3. The owner of the land specified above shall advise the Auckland Regional Manager, without delay if any of the following occur:
  - (i) A change in the nature, scale of use of the crossing place; or
  - (ii) A change in the legal description of the property; or
  - (iii) The owner has any concerns regarding the safety to users of this crossing place or the safety of users of the State highway or the efficiency of the State highway in the vicinity of this crossing place.
4. If, as a result of a change in the nature or scale of use of the crossing place or the property:
  - (i) NZ Transport Agency is satisfied that works to the crossing place are necessary to address safety or efficiency concerns relating to the crossing place or to the State highway adjacent to the crossing place (*"the required works"*); and
  - (ii) NZ Transport Agency notifies the owner in writing of the required works (*"the notice of required works"*); The owner shall, at his/her cost, carry out the required works to the satisfaction of the Regional Manager, NZ Transport Agency (Auckland), within the time specified in the notice of required works.

**Advice Notes**

- a) At the time of issue of this notice, the crossing place is used as access for vehicles associated with residential and commercial activity.
- b) If the crossing place was in existence at the time of the declaration of the State highway as a Limited Access Road, this notice does not confirm the acceptability of its safety or standard of design and construction for its current use. If the owner has any concerns in this regard, he/she should contact NZ Transport Agency.
- c) The NZ Transport Agency has standards for the design and construction of crossing places to State highways, and requires the owner to adopt those standards when making any changes to the use, location or design of the crossing place.
- d) A separate written permission from the Regional Manager in accordance with section 51 of the Government Roading Powers Act 1989, is required before any work may be done on the State highway, other than routine maintenance which is to be done by the owner of the property. This notice **does not** constitute that written permission.
- e) The owner's attention is drawn to the powers provided in section 91 of the Government Roading Powers Act 1989, to cancel the right to use a crossing place if the parcel of land has reasonably practicable legal access to some other road or has another authorised crossing place, and to cancel or vary conditions or impose further conditions, and to vary the location of the crossing place.
- f) Conditions 3 and 4 above have been included on this crossing place notice pursuant to s91(1)(a)(i) Government Roading Powers Act 1989 to enable the NZ Transport Agency to assess for itself whether any change in use of the crossing place, property, or occurrence of any other relevant incident raises safety or efficiency issues which require addressing.
- g) Circumstances in which the NZ Transport Agency would expect the landowner to advise the Regional Manager of concerns regarding the safety and efficiency of use of the crossing place, or State highway in the vicinity of the crossing place pursuant to sub-paragraph 3(ii) above include the occurrence of:
  - An accident which is directly or indirectly attributable to the use of the crossing place;
  - Any other incident (such as a near-accident) bringing into question the safety and efficiency of the crossing place or State highway in the vicinity of the crossing place.

Dated this 6th day of January 2009

SIGNED for and on behalf of NZ Transport Agency

ant to delegated authority

PID 4833031 ON 194

**C91 8083379.8 Notice ur**

Cpy - 01/01, Pgs - 001, 24/02/09, 11:14



DocID: 313245680

(Approved by the Registrar-General of Land, Wellington, No. 228594.2)

(Approved by the District Registrar, Auckland, No. 4203/74)

(New Zealand)

Under the Land Transfer Act, 1952

\$1  
B421471.8 (C) TE

35E84 11787 DTY \*\*\*\*\*\$1.00

NEW ZEALAND STAMP DUTY WRE

# Memorandum of Transfer

PAUL PATRICK LEAMY and EILEEN MARGARET LEAMY both of Mongatangi, Farmers

(hereinafter called "the Transferor")

being registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 5.2075 hectares

more or less being Lot 1 on Deposited Plan 82581 and being Part Old Land Claim No.245 being parts Block III and VII Kawakawa Survey District and being all of the land contained in Certificate of Title Volume 39A Folio 851 SUBJECT TO Fencing Covenant in Transfer A1516, Easements specifying easements shown on Plan 82583, Mortgages No.s B.076982.6, B.076982.7 and B.076982.8 (hereinafter called "the servient tenement")

AND WHEREAS ANTHONY JOHN FELL of Paihia, Farmer and ANDREA FELL his wife as tenants in common in equal shares (hereinafter called "the Transferee") are registered as proprietors of an estate in fee simple in all those parcels of land being :

1. <sup>5.6068</sup>~~XXXXX~~ hectares more or less being Lot 1 on Deposited Plan 105356 and being all of the land in Certificate of Title Volume 58A Folio 673 (North Auckland Registry) SUBJECT TO Mortgage No. B.316988.2 Easement Certificate No.
2. <sup>6.9989</sup>~~XXXXX~~ hectares more or less being Lot 2 on Deposited Plan 105356 and being all of the land in Certificate of Title Volume 58A Folio 674 (North Auckland Registry) SUBJECT TO Mortgage No. B.316988.2 Easement Certificate No.

- Deeds*
- 72326  
3. ~~XXXXXX~~ hectares more or less being Lot 3 on Deposited Plan 105356  
and being all of the land in Certificate of Title Volume 58A Folio 675  
(North Auckland Registry) SUBJECT TO Mortgage No. B.316988.2  
Easement Certificate No.  
Sewage Easement in Certificate No. B.063793.1  
(hereinafter referred to as "the Dominant Tenements")

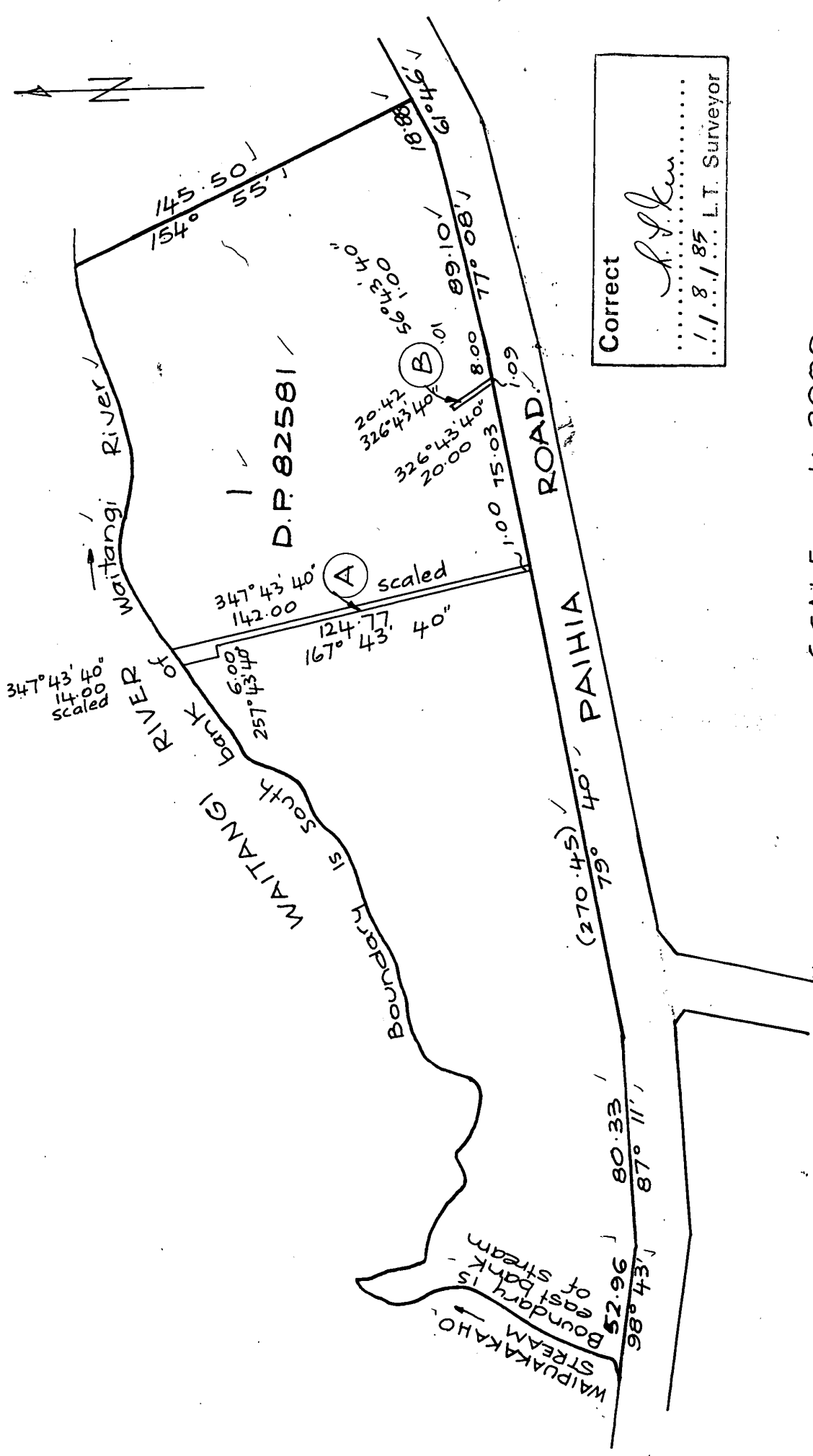
*Deeds*

AND WHEREAS In consideration of the sum of ONE DOLLAR (\$1.00) paid by the  
Transferee to the Transferor (the receipt whereof is hereby acknowledged) the  
Transferor DOTH HEREBY TRANSFER UNTO the Transferee and their successors in title  
of the Dominant Tenements TO THE INTENT that the easement hereby created shall  
be forever appurtenant to the Dominant Tenements the right to construct, keep and  
maintain a pump shed being comprised of a floor area of no more than 5 square metres  
and to install, keep and maintain a water pump within that pump shed upon that part  
of the servient tenement marked "A" on ~~the plan attached hereto~~ the plan attached hereto / for the purpose of  
drawing water from the Waitangi River TOGETHER WITH the further right to take and  
convey water therefrom and for such purpose to lay place and maintain a line of  
pipes in and under the servient tenement such pipes to be laid not less than six  
inches below the surface of the soil along that part of the servient tenement  
marked "A" on ~~the plan attached hereto~~ the plan attached hereto / AND TOGETHER WITH the further right to take  
and convey electricity from the transformer on the servient tenement and for that  
purpose to lay place and maintain electricity cable in and under the servient  
tenement such cable to be laid not less than six inches below the surface of the  
servient tenement and along those parts of the servient tenement marked "A" and "B"  
on ~~the plan attached hereto~~ the plan attached hereto / AND TOGETHER WITH the further right for the Transferee and  
their servants agents or workmen to enter upon the servient tenement for the purpose  
of constructing, inspecting, cleaning and repairing the pump shed and water pump  
and/or any machinery or equipment used by the transferee in connection therewith  
and opening up the soil and laying, inspecting, cleaning and repairing the said pipes  
and electricity cable and maintaining the same in good and satisfactory order  
PROVIDED HOWEVER that in constructing the pump shed, installing the water pump and in  
laying, placing and maintaining the line of water pipes and electricity cable and in  
opening up the soil and in inspecting cleaning and repairing same the Transferee will  
cause as little damage as possible to the surface of the servient tenement and will at  
the cost of the transferees restore the said surface as nearly as possible to its  
former condition or state.

*MCIVALL*

*Deeds*

*pwe*



Correct  
*H. J. Ken*  
 ...  
 .../ 8 / 85 L.T. Surveyor

SCALE 1: 2000





No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

  
Solicitor for the Transferee.

P P LEAMY and E M LEAMY

Transferor

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

  
SOLICITOR FOR THE TRANSFEE

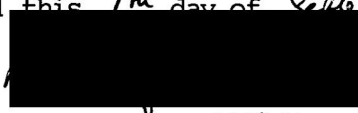
A J FELL and A FELL

Transferee

JOE MATTHEWS LIMITED HEREBY CONSENTS to the registration of the within easement as mortgagee but without prejudice to its rights and remedies pursuant to Mortgage No. B.076982.6.



BERNARD THOMAS JOSEPH LEAMY and PAUL PATRICK LEAMY HEREBY CONSENT to the registration of the within easement as mortgagees but without prejudice to its rights and remedies pursuant to Mortgage No. B.076982.7. Dated this 7th day of October 1984.

  
Bernard Leamy.   
The BANK OF NEW ZEALAND HEREBY CONSENTS to the registration of the within easement as mortgagee but without prejudice to its rights and remedies pursuant to Mortgage No. B.076982.8. Dated this day of 1984.

JOE MATTHEWS and JANET JEAN MATTHEWS

as mortgagees under Mortgage No. HEREBY CONSENT to the registration of the within easement but without prejudice to our rights and remedies pursuant to that mortgage. Dated this 29th day of March 1985.

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND  
Penrose Print—9501(S)

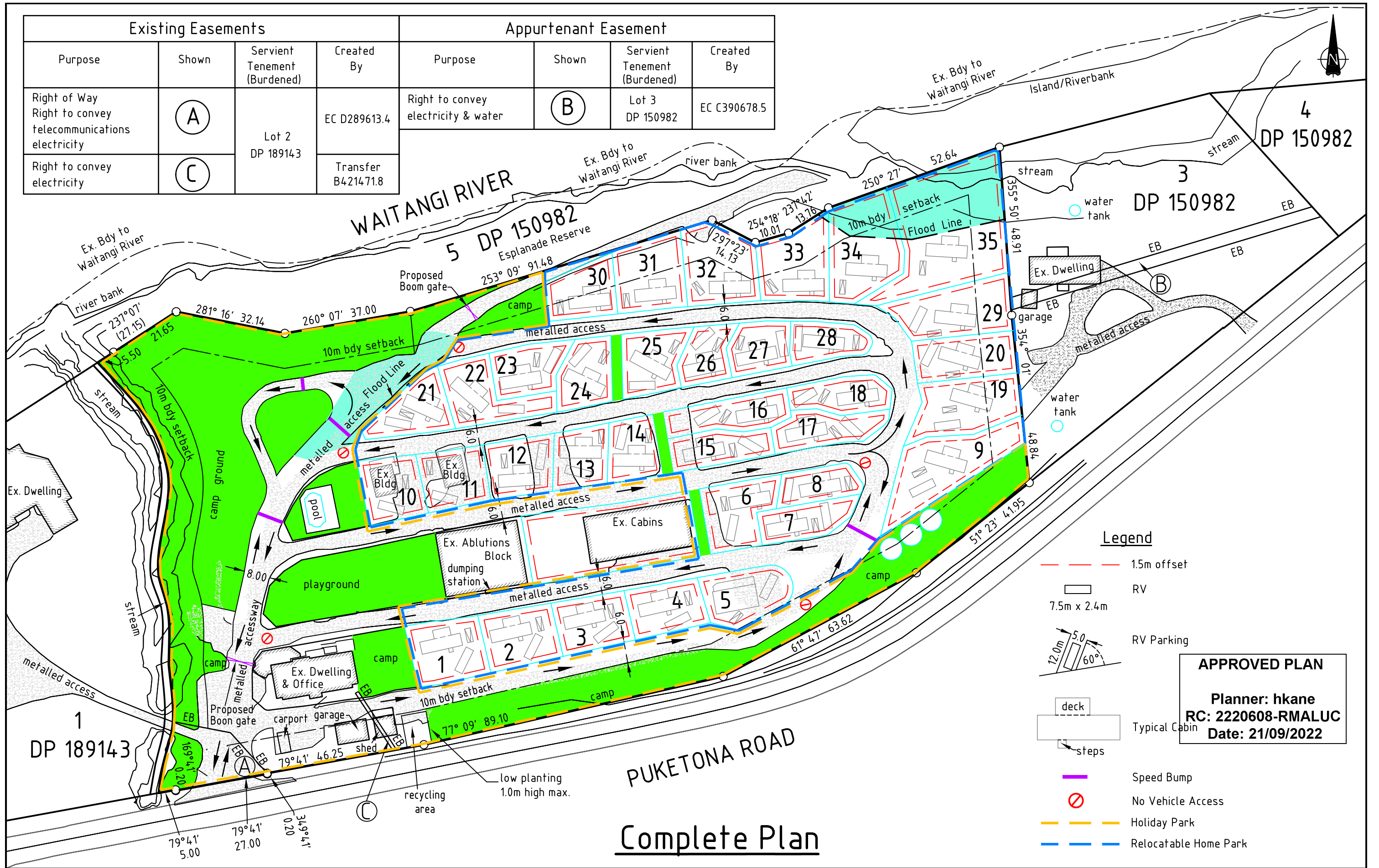
WALLACE SPENCER McBREARTY & DODDS  
SOLICITORS, PAIHIA

Particulars entered in the Registers set out in the Schedules herein at the day and hour endorsed below

Assistant Land Registrar  
of the District of

9.01 06 JUN 85 B 421471.8  
PARTICULARS ENTERED & REGISTERED  
LAND REGISTRY AUCKLAND  
ASST. LAND REGISTRAR  
584/673, 674, 675  
394/861

| Existing Easements                                                |       |                              |                    | Appurtenant Easement                |       |                              |              |
|-------------------------------------------------------------------|-------|------------------------------|--------------------|-------------------------------------|-------|------------------------------|--------------|
| Purpose                                                           | Shown | Servient Tenement (Burdened) | Created By         | Purpose                             | Shown | Servient Tenement (Burdened) | Created By   |
| Right of Way<br>Right to convey telecommunications<br>electricity | (A)   | Lot 2<br>DP 189143           | EC D289613.4       | Right to convey electricity & water | (B)   | Lot 3<br>DP 150982           | EC C390678.5 |
| Right to convey electricity                                       | (C)   |                              | Transfer B421471.8 |                                     |       |                              |              |



| revision details |            | date       | Survey Details   |                     | Notes                                                             | client                                                | Project                                                                               |  | file        |
|------------------|------------|------------|------------------|---------------------|-------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------|--|-------------|
| D                | New Design | 13/12/2021 | Datum            |                     | 1 Final areas and dimensions are subject to Land Transfer survey. | Traus Holdings Limited<br>678 Puketona Road<br>Haruru |  |  | 9039E       |
| 2                |            |            | Origin of Levels |                     | 2                                                                 |                                                       |                                                                                       |  | drawing no. |
| 3                |            |            | Coord Datum      |                     | 3                                                                 |                                                       |                                                                                       |  | 1 of 2      |
| 4                |            |            | Projection       |                     | 4                                                                 |                                                       |                                                                                       |  | revision    |
| 5                |            |            | Surveyor         |                     | 5                                                                 |                                                       |                                                                                       |  |             |
| 6                |            |            | Scale 1:1000(A3) | Date September 2021 | 6                                                                 |                                                       |                                                                                       |  |             |
| A3               |            |            | Source File      |                     |                                                                   |                                                       | Bay of Islands Holiday Park<br>Covenant Areas 1 - 35 on<br>Lot 2 DP 189143            |  |             |

# **BOI HOLIDAY PARK – 678 PUKETONA ROAD, HARURU STORMWATER MEMO**



**Tel: 09.401.6287  
info@vce.co.nz**

**Level 1  
62 Kerikeri Road  
Kerikeri 0230**

**www.vce.co.nz**

Project Reference: J16062  
14/08/2026

Far North District Council  
Private Bag 752  
Kaikohe 0440

Dear Council,

VISION Consulting Engineers was engaged to prepare a stormwater memo to accompany an amendment to the existing Resource Consent for the Bay of Island Holiday Park at 678 Puketona Road, Haruru.

Following the FNDC issuing Resource Consent 2220608-RMALUC, the client has revised the proposed development plan that includes reducing internal access way widths and revising the size of the proposed cabins from those presented in the Flood Risk & Stormwater Mitigation Report by ACH Consulting Engineers, reference 210658, dated 10 February 2022.

The purpose of this memo is to:

- Assess the total impermeable surface coverage based on the new layout (revised internal access way width and change to cabin roof areas).
- Compare the new proposed total impermeable surface coverage to those stated in the ACH Flood Risk Assessment and Stormwater Mitigation report dated 10/02/2022 submitted with the original Resource Consent application.
- Prepare a brief memo presenting the comparison.

This stormwater memo has been prepared based on the following information:

- ACH Consulting Engineers, Flood Risk & Stormwater Mitigation Report, reference 210658, dated 10 February 2022 (refer attached)
- BN Walker Impermeable area calculation plan, drawing No. 6382-400-12, Revision 4, dated 13/08/2026 (refer attached)

The impermeable surface areas stated in the ACH Flood Risk & Stormwater Mitigation Report and those presented on the BN Walkover Impermeable Area Calculation Plan are summarised in Tables 1 and 2 below.

**Table 1. Roof Area Summary**

|                                             | <b>Existing Roof Area (m<sup>2</sup>)</b> | <b>Proposed New Roof Area (m<sup>2</sup>)</b> | <b>Total Roof Area (m<sup>2</sup>)</b> |
|---------------------------------------------|-------------------------------------------|-----------------------------------------------|----------------------------------------|
| ACH Report                                  | 1,445                                     | 1,849                                         | 3,294                                  |
| BN Walker Impermeable Area Calculation Plan | 1,376                                     | 1,975                                         | 3,351                                  |

**Table 2. Total Impermeable Surface Area Summary**

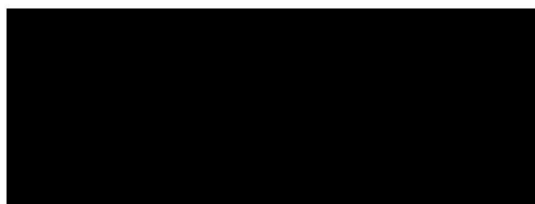
|                                             | <b>Proposed Roof Area (m<sup>2</sup>)</b> | <b>Proposed non-Roof Area (m<sup>2</sup>)</b> | <b>Proposed Total Impermeable surface area (m<sup>2</sup>)</b> |
|---------------------------------------------|-------------------------------------------|-----------------------------------------------|----------------------------------------------------------------|
| ACH Report                                  | 3,294                                     | 7,500                                         | 10,794                                                         |
| BN Walker Impermeable Area Calculation Plan | 3,351                                     | 7,375                                         | 10,726                                                         |

From Table 1 and 2 above, the proposed total roof area has increased by 57m<sup>2</sup>, however the total proposed impermeable surface area has decreased by 68m<sup>2</sup>.

As overall there is a net decrease in total impermeable surface area and only a minor increase to the total roof area proposed, it is anticipated that this can be accommodated during stormwater management detailed design for the proposed development.

If you have any queries in relation to the submission or require further assistance with this matter, please contact us.

Yours sincerely



Dan Simmonds  
Senior Engineer  
MIEAust CPEng, CMEngNZ



Jonathan Cousins  
Principal Hydrological Engineer  
MEng (Civil)

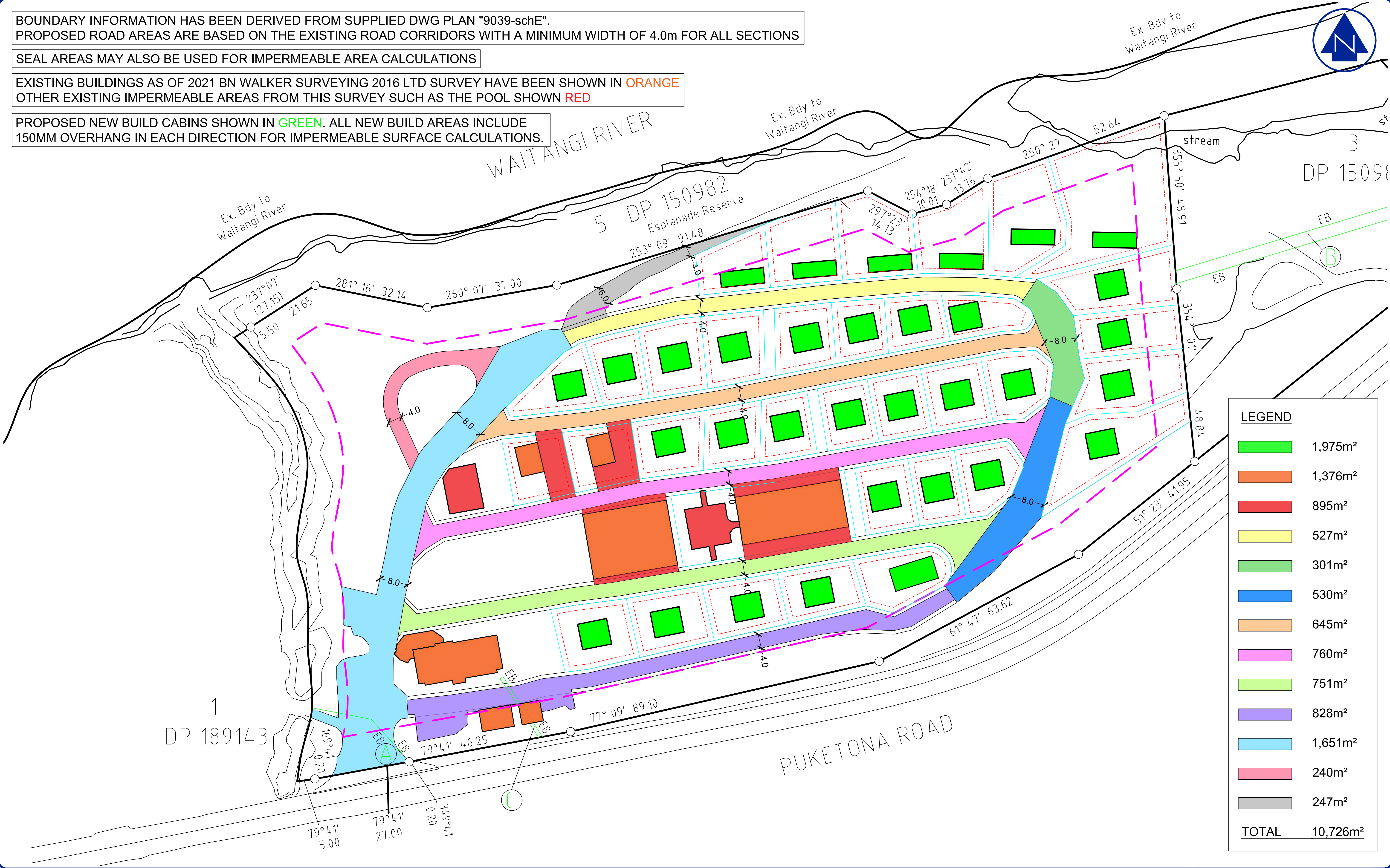


BOUNDARY INFORMATION HAS BEEN DERIVED FROM SUPPLIED DWG PLAN "9039-schE".  
PROPOSED ROAD AREAS ARE BASED ON THE EXISTING ROAD CORRIDORS WITH A MINIMUM WIDTH OF 4.0m FOR ALL SECTIONS

SEAL AREAS MAY ALSO BE USED FOR IMPERMEABLE AREA CALCULATIONS

EXISTING BUILDINGS AS OF 2021 BN WALKER SURVEYING 2016 LTD SURVEY HAVE BEEN SHOWN IN **ORANGE**  
OTHER EXISTING IMPERMEABLE AREAS FROM THIS SURVEY SUCH AS THE POOL SHOWN **RED**

PROPOSED NEW BUILD CABINS SHOWN IN **GREEN**. ALL NEW BUILD AREAS INCLUDE  
150MM OVERHANG IN EACH DIRECTION FOR IMPERMEABLE SURFACE CALCULATIONS.



| LEGEND       |                            |
|--------------|----------------------------|
| <div></div>  | 1,975m <sup>2</sup>        |
| <div></div>  | 1,376m <sup>2</sup>        |
| <div></div>  | 895m <sup>2</sup>          |
| <div></div>  | 527m <sup>2</sup>          |
| <div></div>  | 301m <sup>2</sup>          |
| <div></div>  | 530m <sup>2</sup>          |
| <div></div>  | 645m <sup>2</sup>          |
| <div></div>  | 760m <sup>2</sup>          |
| <div></div>  | 751m <sup>2</sup>          |
| <div></div>  | 828m <sup>2</sup>          |
| <div></div>  | 1,651m <sup>2</sup>        |
| <div></div>  | 240m <sup>2</sup>          |
| <div></div>  | 247m <sup>2</sup>          |
| <b>TOTAL</b> | <b>10,726m<sup>2</sup></b> |

|          |    |       |
|----------|----|-------|
| SURVEYED |    |       |
| CALC     |    |       |
| DRAWN    | SB | 08/25 |

|          |                            |         |          |
|----------|----------------------------|---------|----------|
| REVISION | CHANGES                    | CHECKED | DATE     |
| 0        | ORIGINAL ISSUE             | EC      | 28/08/25 |
| 1        | ROAD WIDTHS ADJUSTED       | EC      | 27/07/26 |
| 2        | IMPERMEABLE AREAS ADJUSTED | EC      | 31/07/26 |
| 3        | IMPERMEABLE AREAS ADJUSTED | EC      | 10/08/26 |
| 4        | IMPERMEABLE AREAS ADJUSTED | EC      | 13/08/26 |

|          |      |
|----------|------|
| APPROVED | DATE |
|          |      |

(1) COORDINATES AND BEARINGS ARE IN TERMS OF THE NEW ZEALAND GEODETIC 2000 DATUM BASED ON THE MT EDEN CIRCUIT. THIS DATUM HAS A SCALE FACTOR OF 0.99996(21). THIS TRANSVERSE MERCATOR PROJECTION HAS A FALSE VALUE OF 800000mN, 400000mE.

(2) THE ORIGIN OF COORDINATES FOR THIS PROJECT IS RM 18 SO 5748 LINZ CODE C2XA 975708.050mN 329002.634mE.

(3) LEVELS/HEIGHTS ARE IN TERMS OF THE LINZ DATUM "NEW ZEALAND VERTICAL LEVEL DATUM (NZVD) 2016".

(4) THE ORIGIN OF LEVELS FOR THIS PROJECT IS RM 18 SO 5748 LINZ CODE C2XA RL = 59.60m.

(5) TO OBTAIN GEODETIC PROJECTION DISTANCE (FOR DERIVING GEODETIC DATUM COORDINATES) MULTIPLY MEASURED DISTANCE BY 0.9999564.

(6) BACKGROUND INFORMATION SHOWN HAS BEEN OBTAINED FROM EXISTING HISTORICAL AS-BUILT, ARCHIVED & COUNCIL RECORDS. DATA MAY BE SUBJECT TO ERRORS OR OMISSIONS. THIS INFORMATION SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

(7) PLEASE ENSURE CONTRACTORS VERIFY ALL LOCATIONS OF EXISTING SERVICES BEFORE ANY WORKS BEGIN.

**BNWALKER**  
PROJECT & CONSTRUCTION SURVEYORS

CLIENT

LIFESTYLE HOLIDAY PARKS LTD

PROJECT

678 PUKETONA ROAD  
HARURU 0204

TITLE

IMPERMEABLE AREA CALCULATION PLAN

SCALE 1:500 (A1) 1:1000 (A3)

|             |        |          |
|-------------|--------|----------|
| DRAWING No  | SHEET  | REVISION |
| 6382-400-12 | 1 of 1 | 4        |

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# **Flood Risk Assessment & Stormwater Mitigation**

Traus Holdings Ltd  
678 Puketona Road  
Haruru

210658  
10 February 2022



## Traus Holdings Ltd

Flood Risk Assessment &

Stormwater Mitigation

678 Puketona Road

Haruru

### Document Status

| Rev # | Author                        |                                                                                     | Reviewer                           |                                                                                       |
|-------|-------------------------------|-------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
|       | Name                          | Signature                                                                           | Name                               | Signature                                                                             |
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## 1. Introduction

ACH Consulting Ltd has been engaged to provide engineering design of stormwater mitigation and disposal for the proposed redevelopment of the Bay of Islands Holiday Park. The redevelopment plan includes the construction of 31 standalone units. The development, as proposed, will result in 1,849 m<sup>2</sup> of new impermeable roof area. All existing accessways and parking are to remain unsealed. The property is subject to the rules set forth by the Far North District Council and Northland Regional Council Plans.

The Waitangi River forms the northern property boundary, and the western property boundary is delineated by an unnamed creek. The Waitangi River has a large catchment area and is subject to flooding. As such, a flood risk assessment is required in accordance with the NZ Building Code.

### 1.1 Scope

The following report provides an assessment of:

- The 1% AEP flood plain within the property;
- Risk to the proposed development;
- Attenuation of peak flows resulting from rainfall events up to and including the 10% AEP rainfall event;
- Relevant rules from the district and regional plans;
- Stormwater treatment and disposal; and
- Impacts of climate change.

### 1.2 Existing Site Description

The subject property is an irregularly shaped lot with an area of 3.0761 hectares, legally described as Lot 2 DP 189143. The property is zoned rural production land under the Far North Council District plan and currently operates as a campground. Peak occupancy of the campground is between mid-December and early February. The property contains 8,945 m<sup>2</sup> of existing impermeable areas as follows:

- 7,500 m<sup>2</sup> of unsealed vehicle manoeuvring areas;
- 550 m<sup>2</sup> ablution block/ kitchen/ laundry;
- 430 m<sup>2</sup> cabin block,
- two sheds with a total roof area of 110 m<sup>2</sup>;
- two 55 m<sup>2</sup> stand-alone cabins;
- and 245 m<sup>2</sup> building which serves as the camp office and caretakers' accommodation.

The remainder of the property contains temporary structures for recreation and campsites suitable for tents and RVs.



*Figure 1 Photo of the campsites.*

Ground contour within main part of the property falls towards the west at an average gradient of 3%. There is a small, prominent hill in the eastern third of the property. To the east of the hill the property falls at a 12 % gradient towards the east. To the north of the property lies the Waitangi River and to the west lies an unnamed creek. Adjacent to the Waitangi River the property falls at a 33% gradient down towards the river. A Far North District Council GIS plan has been included in Appendix A.



*Figure 2 Looking east through the campground with the Waitangi River adjacent to the northern boundary*



## 2. Proposed Development

The overall proposed development is to take place in four stages. The total development plans include the construction of 31 individual vacation units each with a roof area of 57 m<sup>2</sup>, plus an additional 82 m<sup>2</sup> unit (a total of 1,849 m<sup>2</sup> new roof area). All existing unsealed gravel manoeuvring areas will remain. The existing unsealed areas will have remedial works completed as part of stages one and two to ensure adequate widths are achieved. A development plan has been included in Appendix B.

## 3. Council Requirements

Regional and District Council requirements and a summary of how the requirements have been met, are included in Table 2 below.

*Table 1 Council requirements, summary, and status*

| STORMWATER                                |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Northland Regional Plan (Appeals Version) | Chapter                                                                                                                                                                                                                                          | Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Relevant Rule                             | C.6.4.2 Other stormwater discharges – The diversion and discharge of stormwater into water or onto or into land where it may enter water from an impervious area or by way of a stormwater collection system, is a permitted activity, provided: | permitted activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| C.6.4.2 (1)                               | The discharge or diversion is not from:<br>a) a public stormwater network, or<br>b) a high-risk industrial or trade premises,                                                                                                                    | The proposed discharge is not from a public stormwater network or from an industrial / trade site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| C.6.4.2 (2)                               | The diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% AEP or flooding of buildings on another property in a storm event of up to and including a 1% AEP.     | The volume increase in stormwater has been mitigated in such a way as to provide hydrologic neutrality for rainfall events up to and including the 10% AEP. The proposed development will collect stormwater runoff from all roof areas for reuse within the campground. No additional area of hardstand is being proposed. The stormwater mitigation measures reduce the total discharge from the site, resulting in a negligible effect on flooding or inundation of neighbouring properties. A minimum of 200 m <sup>3</sup> reuse will be used for storage and reuse for rainfall events up to the 10% AEP (see details in Section 5). |
| C.6.4.2 (6)                               | The diversion and discharge does not cause permanent scouring or erosion of the bed of a water body at the point of discharge                                                                                                                    | An energy dispersal device has been designed to prevent any scouring or erosion at the point of discharge (see details in Section 5)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C.6.4.2 (7)                               | The discharge does not contain more than 15 milligrams per litre of total petroleum hydrocarbons.                                                                                                                                                | All runoff from gravel accessways will be treated via a series of swales and a central raingarden providing filtration to remove any residual hydrocarbons that may have been deposited by vehicles (see details in Section 5).                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C.6.4.2 (8)                                           | <p>The diversion and discharge of stormwater runoff must not give rise to the following in any surface water or coastal water:</p> <ul style="list-style-type: none"> <li>(a) the production of conspicuous oil or grease films, scums, or foams, or floatable or suspended materials;</li> <li>(b) any conspicuous change in the colour or visual clarity;</li> <li>(c) any emission of objectionable odour;</li> <li>(d) the rendering of fresh water unsuitable for consumption by farm animals; or</li> <li>(e) the rendering of fresh water taken from a mapped priority drinking water abstraction point unsuitable for human consumption after existing treatment.</li> </ul> | <p>Runoff from unsealed gravel surfaces will discharge to a series of swales and a central raingarden, to provide treatment for trafficable impermeable areas. Other stormwater discharge will consist of controlled discharges from rainwater tanks. As such, it will not cause the production of conspicuous oil or grease films, scums, or foams, or floatable or suspended materials; any conspicuous change in the colour or visual clarity; any emission of objectionable odour; the rendering of fresh water unsuitable for consumption by farm animals; or any significant adverse effects on aquatic life.</p> |
| Far North District Council<br>Operative District Plan | <p><b>8.6.5.2.1 STORMWATER MANAGEMENT</b></p> <p>The maximum proportion of the gross site area covered by buildings and other impermeable surfaces is greater than 20%.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Discretionary Activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 11.1 (j)                                              | <p>Whether the development is designed in a way that avoids, remedies, or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The design for stormwater mitigation and treatment reduces the volume of water discharging from the site and provides treatment for the unsealed hardstand areas, mitigating adverse effects from the development as proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                       | <b>Flood Risk</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Relevant Rule                                         | <b>D.6.5 Flood hazard management – development within floodplains</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                       | <p>Development in flood hazard areas and continually or intermittently flowing rivers (including high-risk flood hazard areas) must not increase the risk of adverse effects from flood hazards on other property or another person's use of land or property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The flooding on the property occurs outside the area of the proposed development or any existing development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## 4. Flooding

### 4.1 Catchment Description

The Waitangi River catchment has an area in the order of 302 km<sup>2</sup> (30,200 hectares). Agricultural activity dominates 68% of the catchment and is located in the areas with less than 15° slope. Much of the steeper country is dominated by indigenous forests, representing 20% of the catchment. Another 8% of the catchment is covered in exotic plantation forests. The catchment has a mixture of hardbottom, and soft-bottom river reaches.

Northland Regional Council released new flood hazard mapping in November 2021. The flood hazard mapping shows that much of the campground is above the predicted flood plain. The calculated peak flow rate is  $>1000 \text{ m}^3/\text{sec}$  with a velocity of  $>6 \text{ m/sec}$  within the main channel. The proposed development and existing development area are completely unaffected by the flood plain associated with the Waitangi River along the northern boundary. Considering both the velocity and magnitude of flooding as well as the likelihood of large debris coming down from the forested areas permanent structures should remain outside the flood plain.

## 5. Stormwater Calculations

### 5.1 Rainfall Data

The stormwater calculations have been completed in accordance with the TP108 methodology, using the NIWA HIRDS V4 data which was modelled from 4 rainfall stations within 10 km of the subject site with data records ranging from 7 –30 years.

The most conservative climate change adjustments have been applied, using NIWA HIRDS V.4 Rainfall depths (mm): RCP8.5 for the period 2081-2100 which predicts between  $3.2^\circ\text{C}$  and  $5.4^\circ\text{C}$  increase in global average temperatures over the next 100 years. The NIWA HIRDS V4 with RCP8.5 for the period 2081-2100 yields a 24-hour rainfall depth of 212 mm for the 10% AEP, as such, an accurate and conservative approach has been taken towards the design.

### 5.2 Stormwater Treatment of Hardstand

Stormwater treatment will be provided for the existing  $7,500 \text{ m}^2$  of unsealed hardstand vehicle manoeuvring and parking areas. As such there will be no change to the existing hardstand area draining to the Waitangi River Catchment. However, 471 m of vegetated swales and a central raingarden will capture runoff from the gravelled areas to provide treatment and removal of TSS. The swales will collect runoff from the gravelled areas and convey it to a  $350 \text{ m}^2$  central rain garden located near the bottom of the site. The raingarden will then drain into a vegetated rocky apron prior to discharging to the Waitangi River. Driveway crossing for the sites will be facilitated via culverts that allow for a continuous swale to run down one side of each gravelled accessway.

In addition to treating the runoff, the raingarden will help reduce the peak flows from the site to below the current values. The rocky apron will help to dissipate the erosive energy of the runoff leaving the site. The low impact design approach has the additional benefit of providing additional amenity value through landscaping features. Preliminary plans have been included in Appendix B.

### 5.3 Stormwater Mitigation of Roof Areas

The proposed development increases peak flows and volume of stormwater runoff resulting from the 10% AEP rainfall event to  $115 \text{ m}^3$  and 16 litres/sec respectively. Detailed calculations have been included in Appendix C.

All stormwater runoff from the existing roof areas is currently unharvested and all water is taken from the Waitangi River. There is approximately  $100 \text{ m}^3$  of water storage currently on the site. It is proposed to increase the storage to  $300 \text{ m}^3$ . As part of the proposed development the roof water will be harvested for reuse, while water from the river will be used during dry periods, when the roof water storage has been depleted. Both roof water and river water will feed into the central filtration system rendering the water suitable for potable supply.

All roof areas will drain to the water supply reuse system. Eleven of the proposed units will discharge straight into the main water supply system. The remaining twenty one units will discharge to a 100 m<sup>3</sup> stormwater tank situated near the bottom of the site. The lower tank will have 25,000 litres of available detention with the orifice situated below the detention volume. The collected stormwater will be pumped up to the main water supply system. In the event the system is full, the lower tank will discharge into the raingarden drainage system via an 80 mm orifice and out into the Waitangi River via the engineered discharge apron.

## 6. Conclusion

The stormwater design for the proposed development meets the criteria outlined by the applicable sections of the Northland Regional Plan and the Far North District Plan. The mitigation and treatment measures, as proposed, render the proposed development hydrologically neutral.

- The existing area of hardstand remains unchanged and will discharge to swales and a central raingarden to provide treatment and peak flow mitigation.
- The proposed additional 1,849 m<sup>2</sup> of new roof area will be collected and discharge into the reuse tank system.
- Overflows from the reuse system will discharge to the central raingarden. The runoff from roof areas will be sufficiently mitigated to provide peak flow attenuation for rainfall events up to the 10% AEP event.
- A vegetated rock outfall will be designed to ensure stormwater discharge from the site does not result in scour or erosion of the banks of the Waitangi River or the receiving environment.
- The stormwater mitigation measures reduce the total discharge from the site and have a negligible effect on flooding or inundation of neighbouring properties. Additionally, mitigation measures provide for stream-bank protection.

Having given due consideration to the hazards resulting from flooding, the proposed development can be considered in respect to the following:

- The building footprints of the proposed development are completely outside the flood plain.

The accessways will not be flooded allowing for emergency egress to and from the site.

- The wastewater treatment area is located completely outside areas affected by flooding.
- The development is located outside the 1 % AEP floodplain, and as such, it will not increase adverse effects from flood hazards, or increase flood depths and velocities to other properties upstream or downstream of the site.

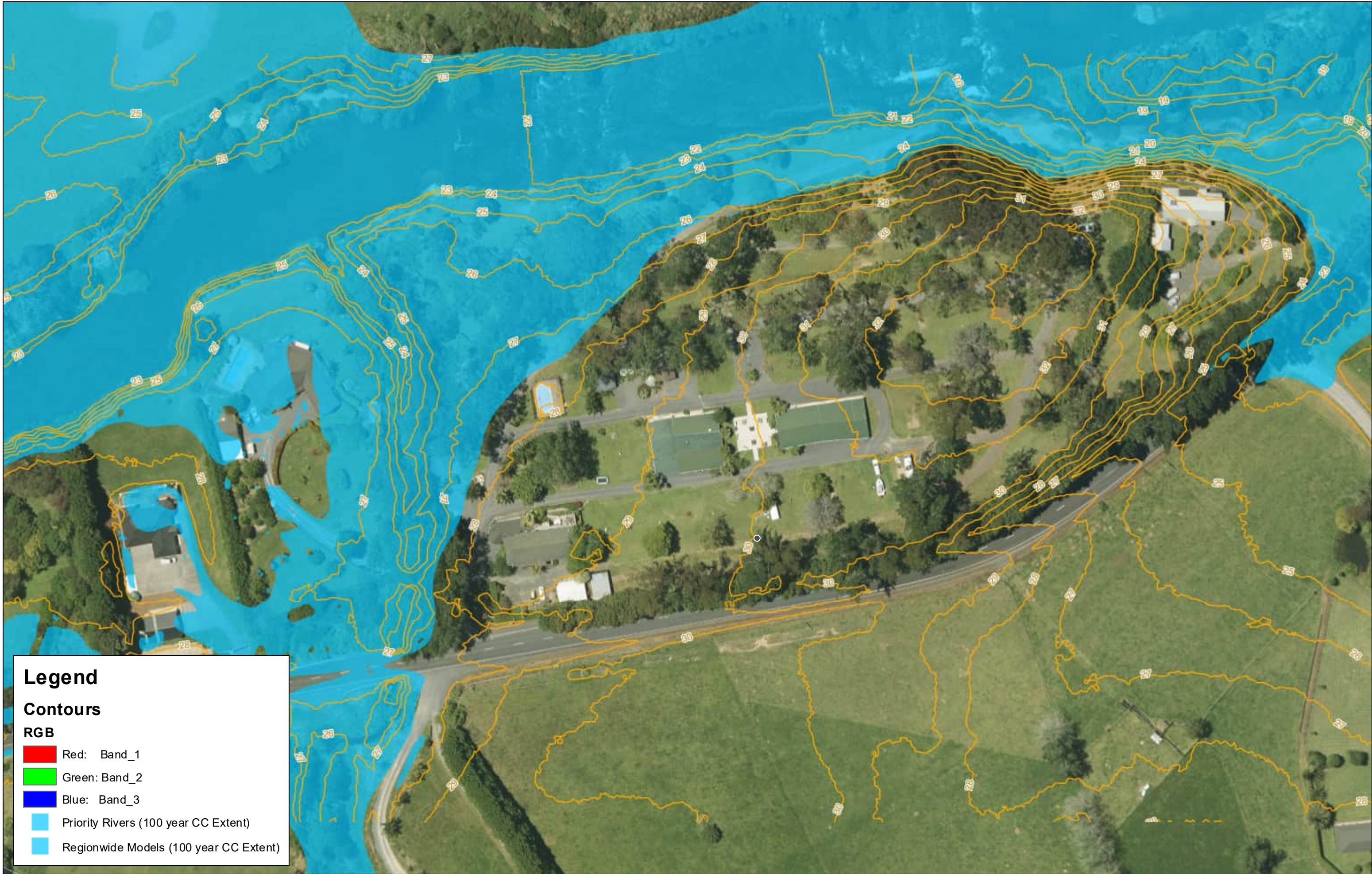
## Appendix A

### Council GIS











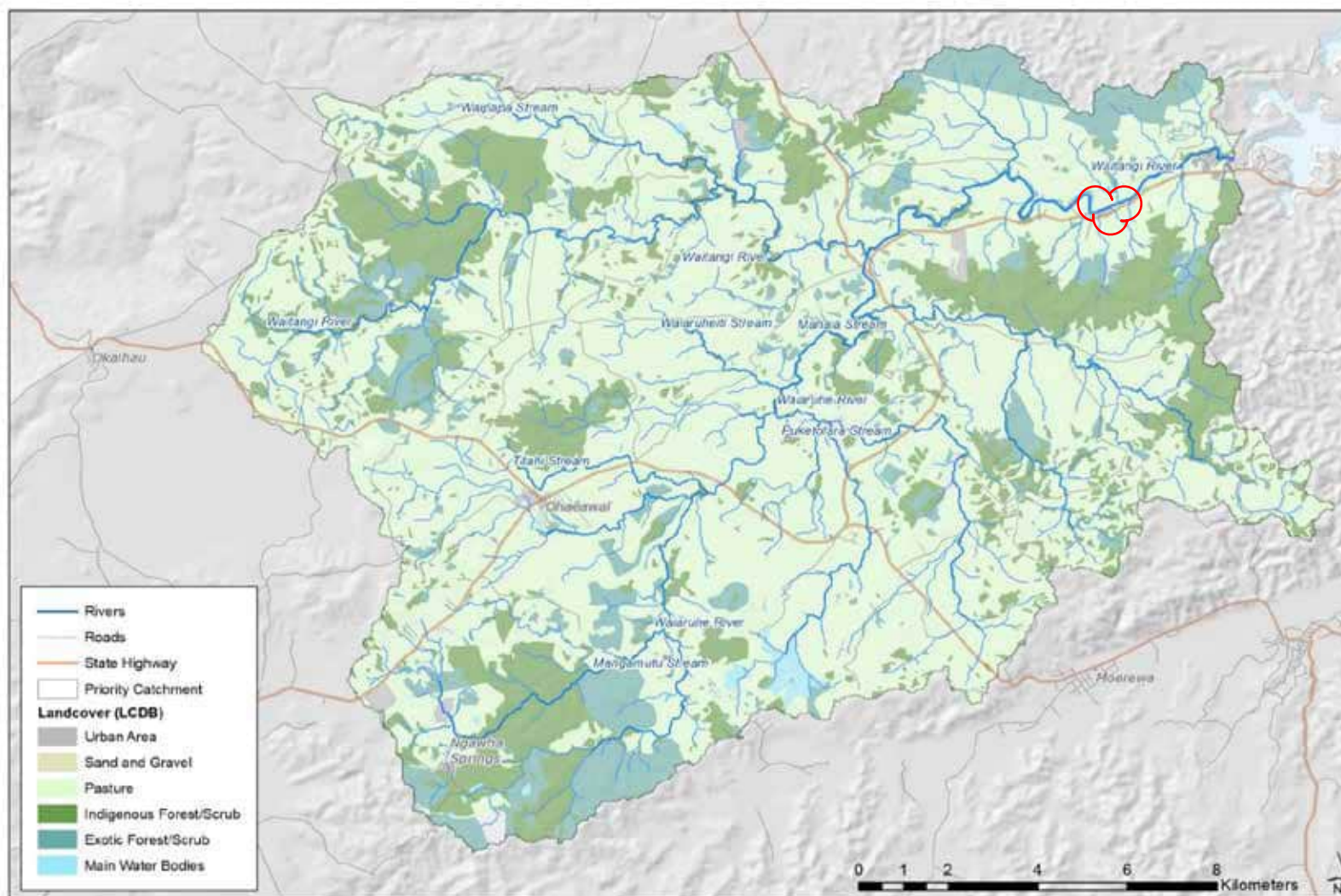


Figure 1: Waitangi catchment and land cover.

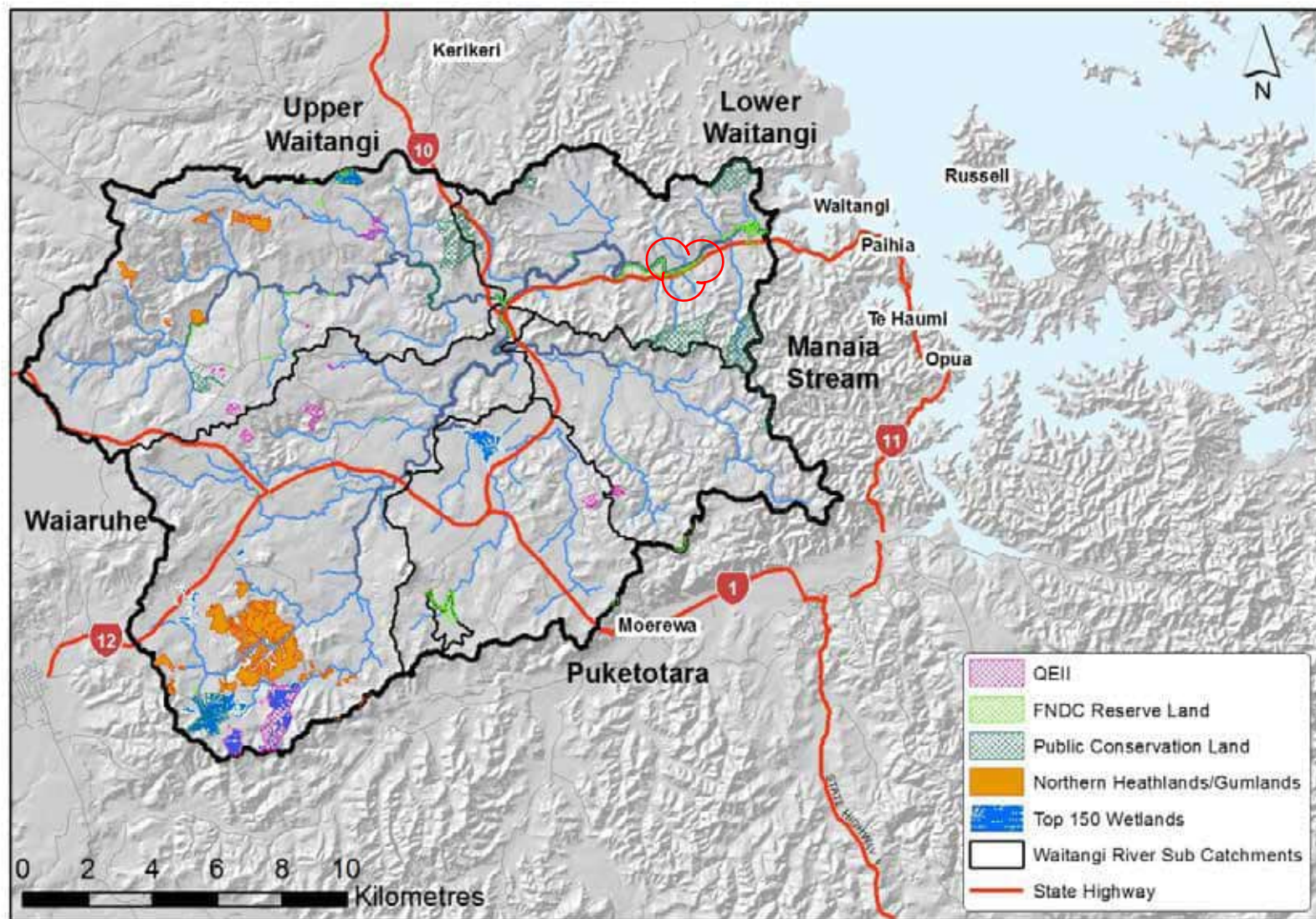


Figure 1: wetlands in Waitangi catchment.



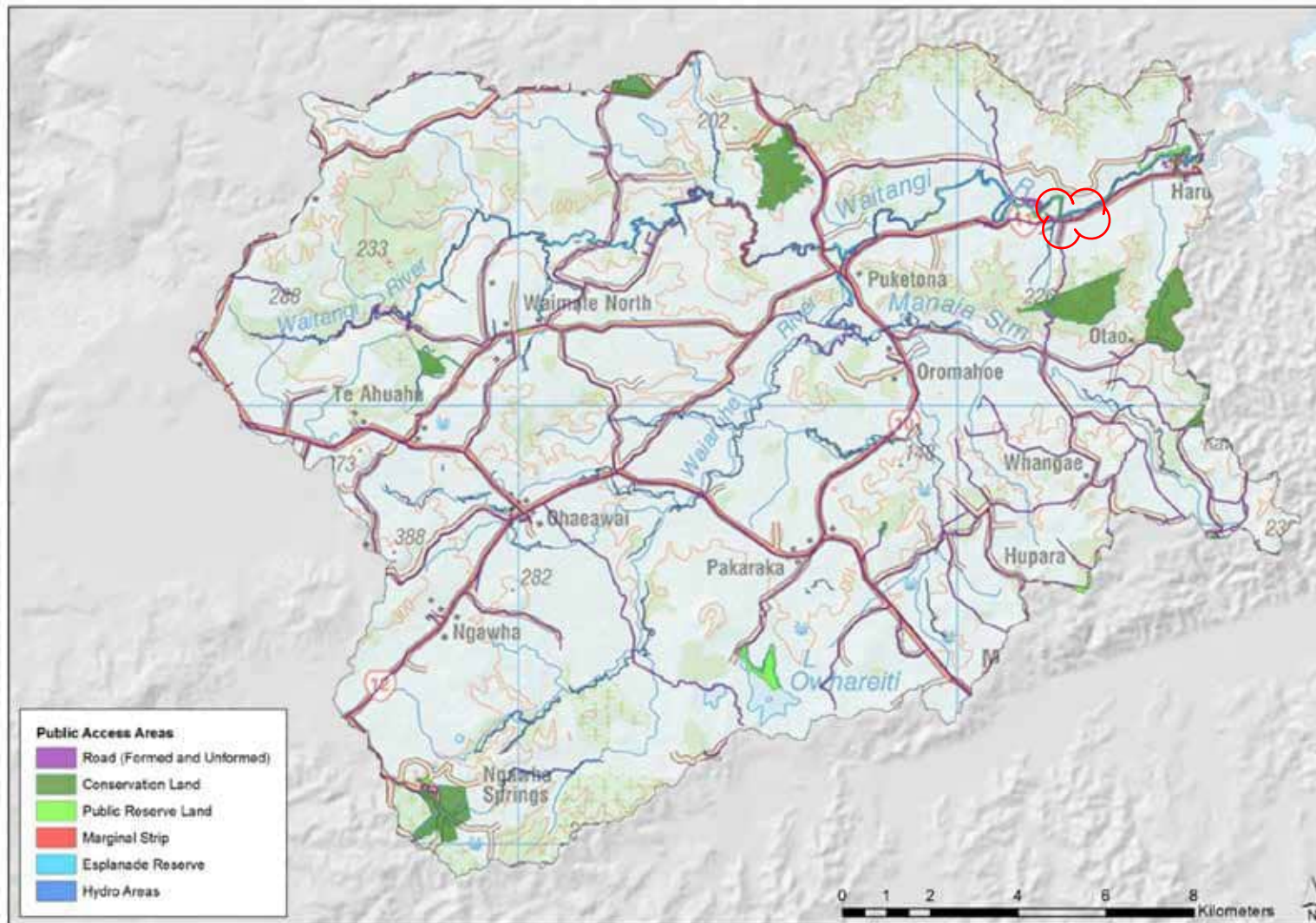


Figure 3: public reserves: conservation land, public reserve land, crown land, marginal strips, roads, and esplanade reserves.





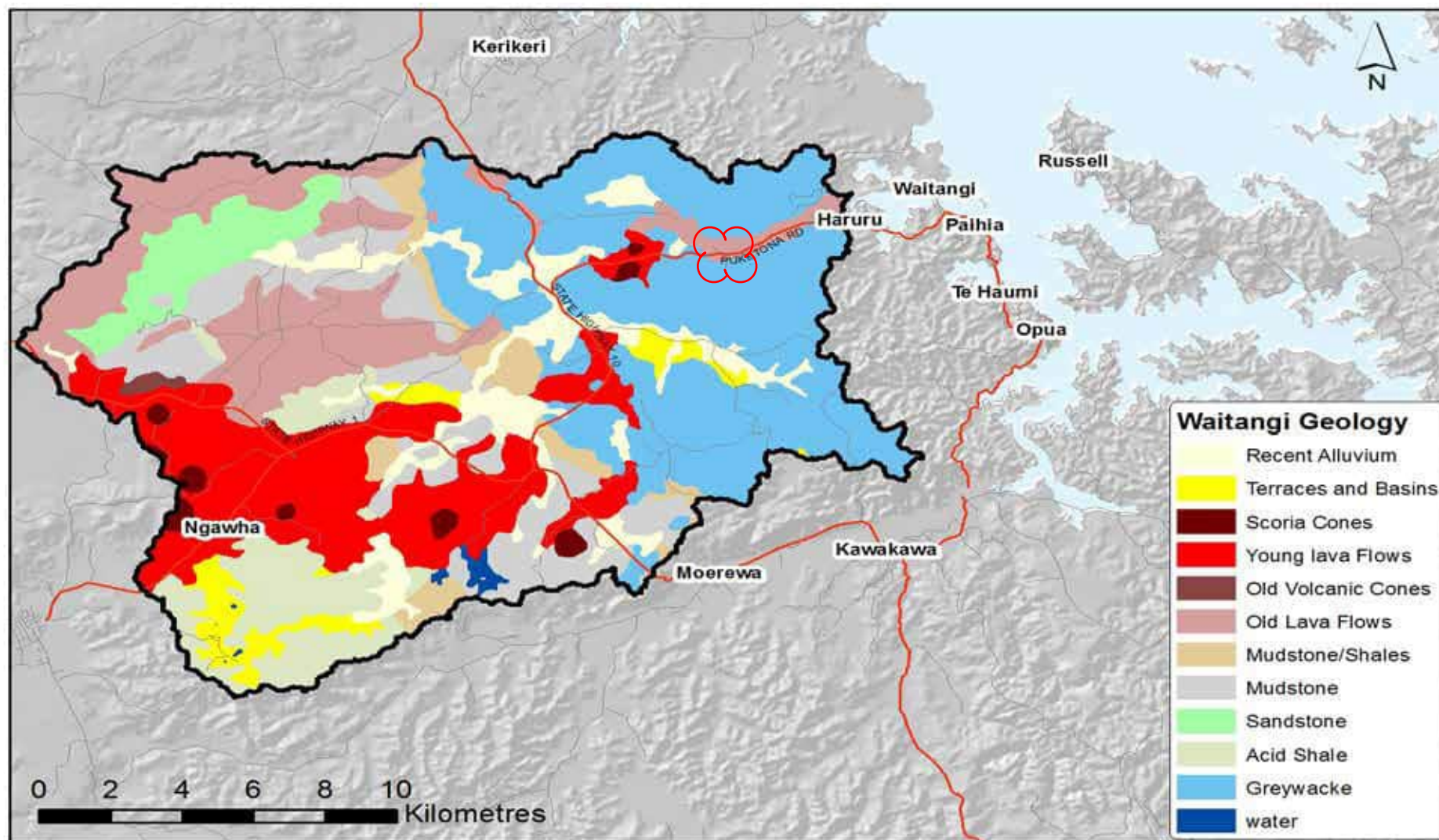


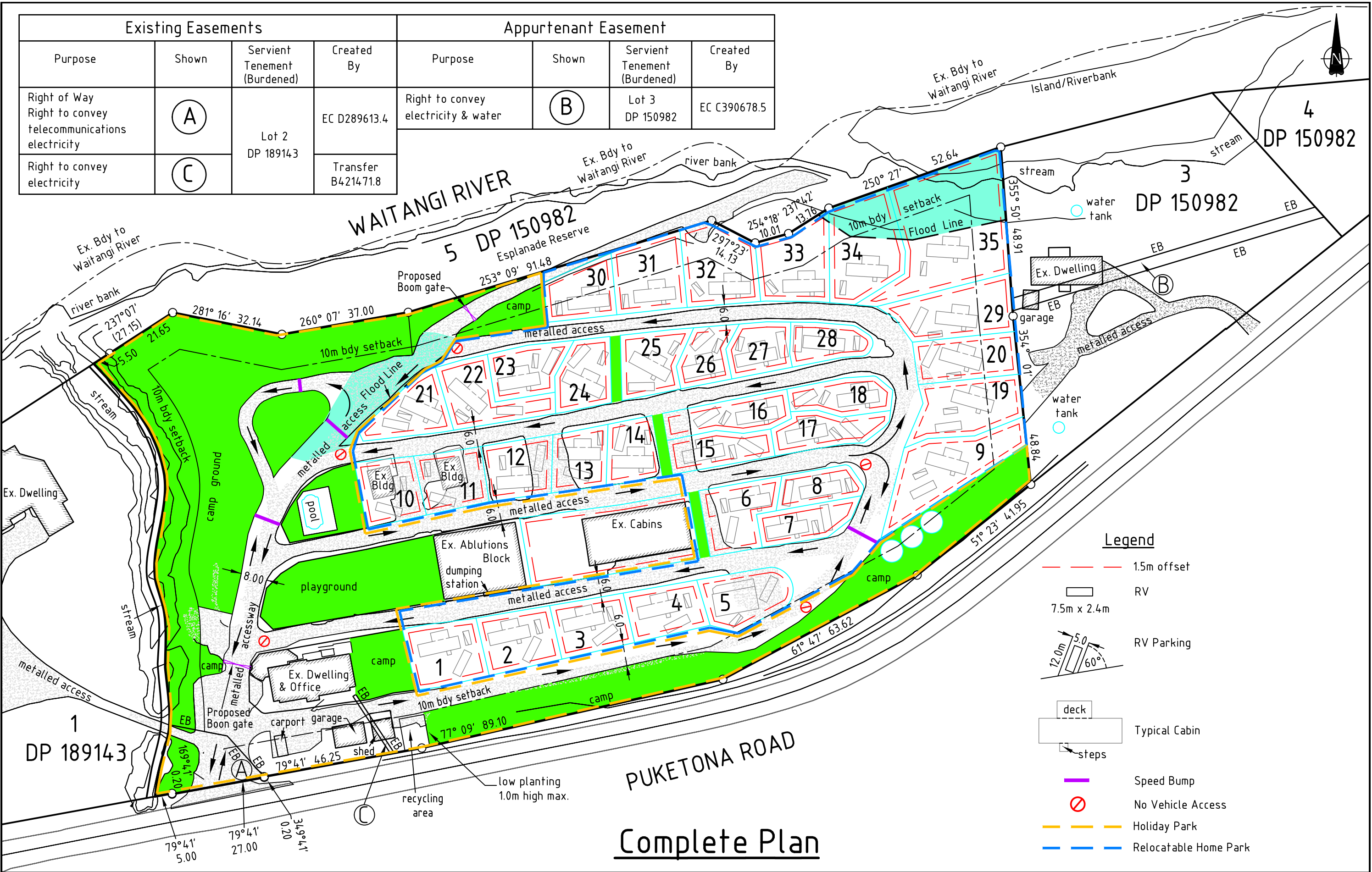
Figure 5: geology in the catchment.

## Appendix B

### Development Plan with Flood Mapping Preliminary Stormwater Layout



| Existing Easements                                                |       |                              |                    | Appurtenant Easement                |       |                              |              |
|-------------------------------------------------------------------|-------|------------------------------|--------------------|-------------------------------------|-------|------------------------------|--------------|
| Purpose                                                           | Shown | Servient Tenement (Burdened) | Created By         | Purpose                             | Shown | Servient Tenement (Burdened) | Created By   |
| Right of Way<br>Right to convey telecommunications<br>electricity | (A)   | Lot 2<br>DP 189143           | EC D289613.4       | Right to convey electricity & water | (B)   | Lot 3<br>DP 150982           | EC C390678.5 |
| Right to convey electricity                                       | (C)   |                              | Transfer B421471.8 |                                     |       |                              |              |



Complete Plan

| revision details |            | date       | Survey Details   |                     | Notes |                                                                 | client                                                | Project                                                                                                                  |  | file        |
|------------------|------------|------------|------------------|---------------------|-------|-----------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|-------------|
| D                | New Design | 13/12/2021 | Datum            |                     | 1     | Final areas and dimensions are subject to Land Transfer survey. | Traus Holdings Limited<br>678 Puketona Road<br>Haruru | <div> </div> <div>           Bay of Islands Holiday Park<br/>Covenant Areas 1 - 35 on<br/>Lot 2 DP 189143         </div> |  | 9039E       |
| 2                |            |            | Origin of Levels |                     | 2     |                                                                 |                                                       |                                                                                                                          |  | drawing no. |
| 3                |            |            | Coord Datum      |                     | 3     |                                                                 |                                                       |                                                                                                                          |  | 1 of 2      |
| 4                |            |            | Projection       |                     | 4     |                                                                 |                                                       |                                                                                                                          |  | revision    |
| 5                |            |            | Surveyor         |                     | 5     |                                                                 |                                                       |                                                                                                                          |  |             |
| 6                |            |            | Scale 1:1000(A3) | Date September 2021 | 6     |                                                                 |                                                       |                                                                                                                          |  |             |
| A3               |            |            | Source File      |                     |       |                                                                 |                                                       |                                                                                                                          |  |             |





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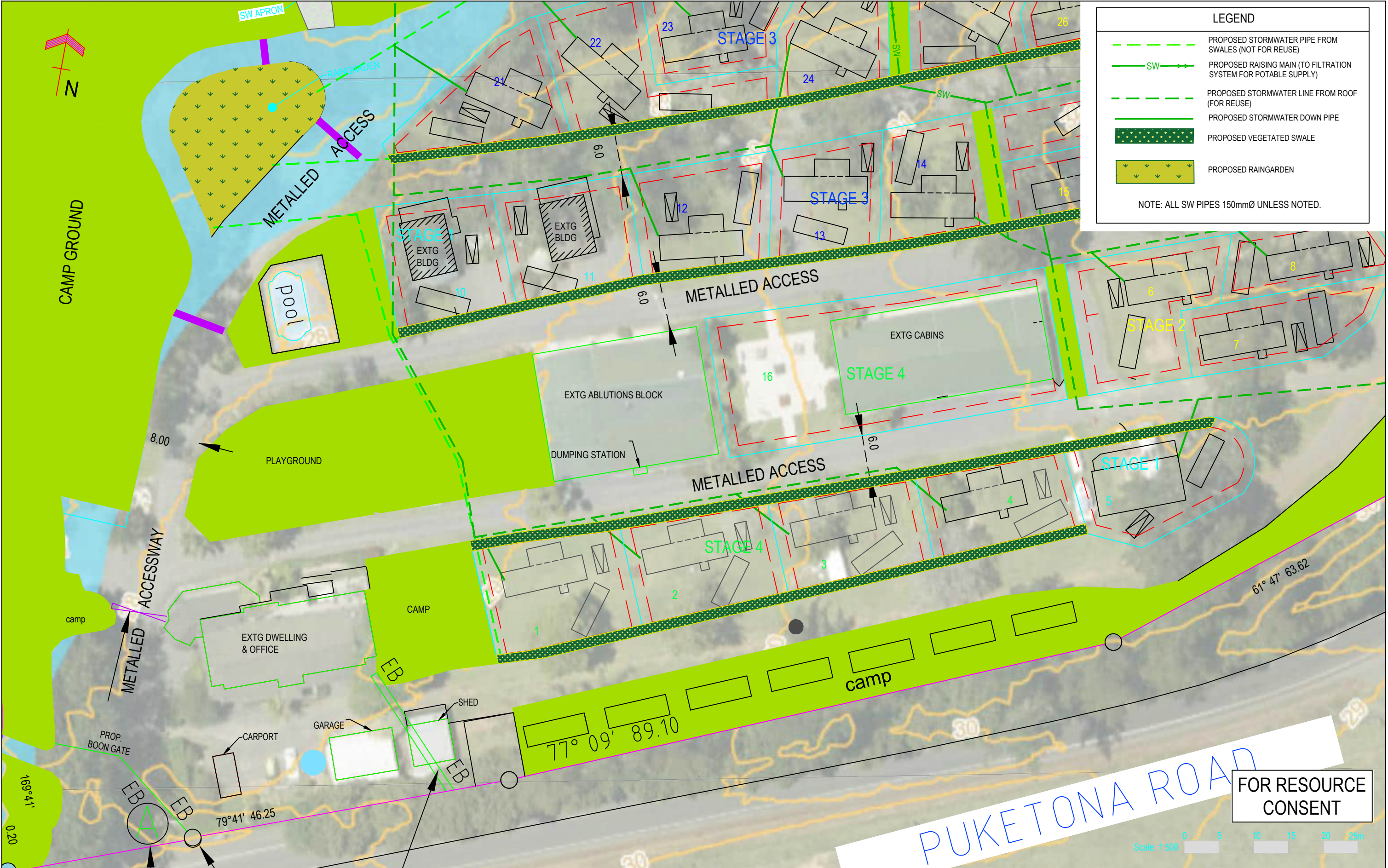
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| C     | 15.02.2022 | CHANGES IN LAYOUT FROM SURVEYOR | LN | Date:     | 10.02.2022 |
| B     | 12.01.2022 | RESOURCE CONSENT                | LN | Cad Ref:  |            |
| A     | 10.12.2021 | DRAFT                           | LN | Designed: | DES        |
| Issue | Date       | Issue Description               | By | Drawn:    | LN         |
|       |            |                                 |    | Checked:  |            |

|                                             |  |                       |  |
|---------------------------------------------|--|-----------------------|--|
| PROJECT                                     |  | DRAWING TITLE         |  |
| HOLIDAY PARK<br>678 PUKETONA ROAD<br>HARURU |  | STORMWATER & FLOODING |  |

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| ORIGINAL SIZE  | A3     | JOB No. | DWG No. | ISSUE |
| ORIGINAL SCALE | 1:1000 | 210658  | C01     | C     |





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| Issue | Date       | Issue Description               | By |
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| C     | 15.02.2022 | CHANGES IN LAYOUT FROM SURVEYOR | LN |
| B     | 12.01.2022 | RESOURCE CONSENT                | LN |
| A     | 10.12.2021 | DRAFT                           | LN |

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|-----------|------------|
| Date:     | 10.02.2022 |
| Cad Ref:  |            |
| Designed: | DES        |
| Drawn:    | LN         |
| Checked:  |            |

PROJECT  
HOLIDAY PARK  
678 PUKETONA ROAD  
HARURU

DRAWING TITLE  
STORMWATER & FLOODING

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|----------------|-------|---------|--------|---------|------|-------|---|
| ORIGINAL SIZE  | A3    | JOB No. | 210658 | DWG No. | C101 | ISSUE | C |
| ORIGINAL SCALE | 1:500 |         |        |         |      |       |   |



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| Issue | Date       | Issue Description               | By |
|-------|------------|---------------------------------|----|
| C     | 15.02.2022 | CHANGES IN LAYOUT FROM SURVEYOR | LN |
| B     | 12.01.2022 | RESOURCE CONSENT                | LN |
| A     | 10.12.2021 | DRAFT                           | LN |

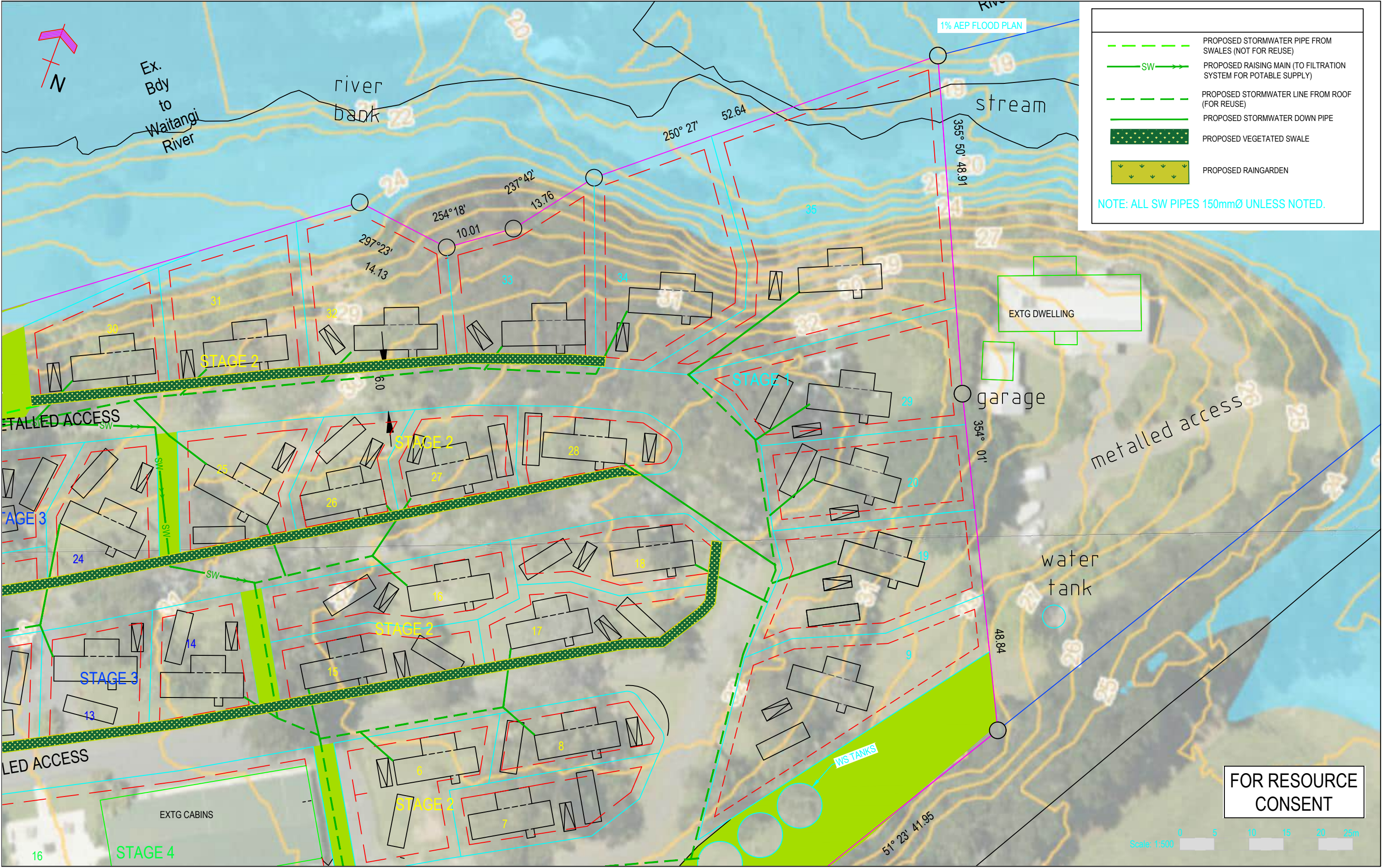
|           |            |
|-----------|------------|
| Date:     | 10.02.2022 |
| Cad Ref:  |            |
| Designed: | DES        |
| Drawn:    | LN         |
| Checked:  |            |

PROJECT  
HOLIDAY PARK  
678 PUKETONA ROAD  
HARURU

DRAWING TITLE  
STORMWATER & FLOODING

|                                                                                                                                                                                                                               |       |         |        |         |      |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|--------|---------|------|-------|
| Check all dimensions and levels on site before commencing construction.<br>This drawing and design remains the property of ACH Consulting Ltd and may not be reproduced without the written permission of ACH Consulting Ltd. |       |         |        |         |      |       |
| ORIGINAL SIZE                                                                                                                                                                                                                 | A3    | JOB No. | 210658 | DWG No. | C101 | ISSUE |
| ORIGINAL SCALE                                                                                                                                                                                                                | 1:500 |         |        |         |      | C     |





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| Issue | Date       | Issue Description               | By |
|-------|------------|---------------------------------|----|
| C     | 15.02.2022 | CHANGES IN LAYOUT FROM SURVEYOR | LN |
| B     | 12.01.2022 | RESOURCE CONSENT                | LN |
| A     | 10.12.2021 | DRAFT                           | LN |

|           |            |
|-----------|------------|
| Date:     | 10.02.2022 |
| Cad Ref:  |            |
| Designed: | DES        |
| Drawn:    | LN         |
| Checked:  |            |

PROJECT  
HOLIDAY PARK  
678 PUKETONA ROAD  
HARURU

DRAWING TITLE  
STORMWATER & FLOODING

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|                |       |         |         |       |
|----------------|-------|---------|---------|-------|
| ORIGINAL SIZE  | A3    | JOB No. | DWG No. | ISSUE |
| ORIGINAL SCALE | 1:500 | 210658  | C102    | C     |



## LEGEND

|                                                                                   |                                                            |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|
|  | 100mm DEEP ROCK CHECK DAM EVERY 15m WHERE SLOPE EXCEEDS 5% |
|  | COMPROSMIA ACEROSA (OR SIMILAR)                            |
|  | SEDGE                                                      |
|  | APODASMIA SIMILIS (OR SIMILAR)                             |

\* PLANTING SPECIES TO BE DETERMINED BY LANDSCAPE DESIGNER.



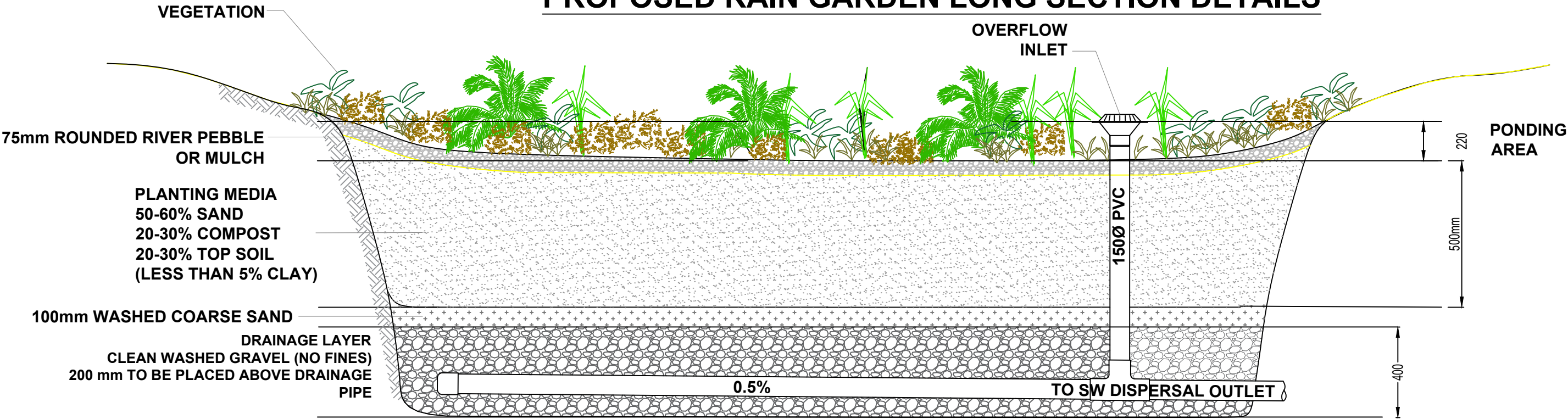
SWALE CHECK DAM DETAIL

---

NTS



PROPOSED RAIN GARDEN LONG SECTION DETAILS



|       |            |                   |    |
|-------|------------|-------------------|----|
|       |            |                   |    |
|       |            |                   |    |
|       |            |                   |    |
|       |            |                   |    |
| A     | 10.02.2022 | RESOURCE CONSENT  | LN |
| Issue | Date       | Issue Description | By |

|          |                                                                                       |
|----------|---------------------------------------------------------------------------------------|
| Date:    | 10.02.2022                                                                            |
| Cad Ref: |  |
| Designed | DES                                                                                   |
| Drawn    | LN                                                                                    |
| Checked  |                                                                                       |

PROJECT  
HOLIDAY PARK  
678 PUKETONA ROAD  
HARURU

DRAWING TITLE  
RAINGARDEN

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|                |     |         |         |       |
|----------------|-----|---------|---------|-------|
| ORIGINAL SIZE  | A3  | JOB No. | DWG No. | ISSUE |
| ORIGINAL SCALE | NTS | 210658  | C201    | A     |

## Appendix C

### Calculations



## Stormwater Runoff Calculation Worksheet - (Based on ARC TP 108)

### Section 1 - Runoff Curve Number (CN) & Initial Abstraction ( $I_a$ )

### Lower Cabin Roof Areas

RCP 8.5

| Soil Name & Classification        | Cover Type, treatment & Hydrologic Condition | Curve No. (CN) | Area (ha)     | Product of CN x Area |
|-----------------------------------|----------------------------------------------|----------------|---------------|----------------------|
| <b>For Undeveloped Situation:</b> |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.1197        | 8.86                 |
| Impervious                        | Existing Hardstand                           | 98             | 0.0000        | 0.00                 |
|                                   | Building                                     | 98             | 0.0000        | 0.00                 |
|                                   |                                              |                | 0.0000        | 0.00                 |
| <b>Undeveloped Total:</b>         |                                              |                | <b>0.1197</b> | <b>8.86</b>          |
| <b>Developed Situation</b>        |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.0000        | 0.00                 |
| Re-planting                       | Bush                                         | 70             | 0.0000        | 0.00                 |
| Impervious                        | Hardstand                                    | 98             | 0.0000        | 0.00                 |
|                                   | Building                                     | 98             | 0.1197        | 11.73                |
| <b>Developed Total:</b>           |                                              |                | <b>0.1197</b> | <b>11.73</b>         |

| Time of Concentration ( $t_c$ )                                            | Undeveloped  | Developed    |
|----------------------------------------------------------------------------|--------------|--------------|
| Channelisation Factor (C)                                                  | 0.8          | 0.8          |
| Catchment Length (km)                                                      | 0.250        | 0.250        |
| Catchment Slope ( $S_c$ ) (m/m)                                            | 0.03         | 0.03         |
| Runoff Factor = $CN/(200-CN)$                                              | 0.59         | 0.96         |
| $t_c = 0.14 \times C \times L^{0.66} (CN/200-CN)^{-0.55} \times S_c$ (hrs) | <b>0.172</b> | <b>0.131</b> |
| Time to Peak ( $t_p$ ) = $2/3 t_c$ (hrs)                                   | 0.115        | 0.088        |

|                                                                                     |       |       |
|-------------------------------------------------------------------------------------|-------|-------|
| $CN_{(Weighted)} = \text{Total Product} / \text{Total Area}$                        | 74.00 | 98.00 |
| Initial Abstraction $I_{a(Weighted)} = 5(\text{Pervious Area} / \text{Total Area})$ | 5.00  | 0.00  |

### Section 2 - Graphical Peak Flow Rate

| Catchment Data                                             | Undeveloped | Developed |
|------------------------------------------------------------|-------------|-----------|
| Catchment Area (A) (km <sup>2</sup> )                      | 0.001197    | 0.001197  |
| Runoff Curve Number (CN)                                   | 74.00       | 98.00     |
| Initial Abstraction $I_{a(Weighted)}$                      | 5.00        | 0.00      |
| Time of Concentration ( $t_c$ ) (hrs)                      | 0.172       | 0.170     |
| Depression Storage (S) = $(1000/CN - 10) \times 25.4$ (mm) | 89.24       | 5.18      |

| Average Recurrence Interval (ARI) (yrs)                                       | 10yr   |              | 20yr   |              | 100yr  |               |
|-------------------------------------------------------------------------------|--------|--------------|--------|--------------|--------|---------------|
| Situation                                                                     | Undev  | Dev          | Undev  | Dev          | Undev  | Dev           |
| 24 hour Rainfall Depth ( $P_{24}$ ) (mm)                                      | 212    | 212          | 245    | 245          | 327    | 327           |
| Runoff Index ( $c^*$ ) = $P_{24} - 2I_a / P_{24} - 2I_a + 2S$                 | 0.53   | 0.95         | 0.57   | 0.96         | 0.64   | 0.97          |
| Estimate Specific Flow Rate $q^*$                                             | 0.124  | 0.165        | 0.128  | 0.165        | 0.136  | 0.166         |
| Peak Flow Rate ( $q_p$ ) = $q^* \times A \times P_{24}$ (m <sup>3</sup> /sec) | 0.031  | 0.042        | 0.038  | 0.048        | 0.053  | 0.065         |
| Runoff Depth $D_{24} = (P_{24} - I_a)^2 / (P_{24} - I_a) + S$ (mm)            | 145    | 207          | 175    | 240          | 252    | 322           |
| Runoff Volume $V_{24} = 1000 \times D_{24} \times A$ (m <sup>3</sup> )        | 173.14 | 247.71       | 209.41 | 287.19       | 209.41 | 385.311       |
| <b>Δ runoff Volume (m<sup>3</sup>)</b>                                        |        | <b>74.57</b> |        | <b>77.78</b> |        | <b>175.90</b> |
| Δ runoff rate (L/sec)                                                         |        | 10.35        |        | 10.758       |        | 11.516        |

NIWA HIRDS V.4 Rainfall depths (mm) :  
RCP8.5 for the period 2081-2100 which predicts between  
3.2°C and 5.4°C increase in global average temperatures  
over the next 100 years.

## Stormwater Runoff Calculation Worksheet - (Based on ARC TP 108)

### Section 1 - Runoff Curve Number (CN) & Initial Abstraction ( $I_a$ )

### Upper Cabin Roof Areas

RCP 8.5

| Soil Name & Classification        | Cover Type, treatment & Hydrologic Condition | Curve No. (CN) | Area (ha)     | Product of CN x Area |
|-----------------------------------|----------------------------------------------|----------------|---------------|----------------------|
| <b>For Undeveloped Situation:</b> |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.0652        | 4.82                 |
| Impervious                        | Existing Hardstand                           | 98             | 0.0000        | 0.00                 |
|                                   | Building                                     | 98             | 0.0000        | 0.00                 |
|                                   |                                              |                | 0.0000        | 0.00                 |
| <b>Undeveloped Total:</b>         |                                              |                | <b>0.0652</b> | <b>4.82</b>          |
| <b>Developed Situation</b>        |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.0000        | 0.00                 |
| Re-planting                       | Bush                                         | 70             | 0.0000        | 0.00                 |
| Impervious                        | Hardstand                                    | 98             | 0.0000        | 0.00                 |
|                                   | Building                                     | 98             | 0.0652        | 6.39                 |
| <b>Developed Total:</b>           |                                              |                | <b>0.0652</b> | <b>6.39</b>          |

| Time of Concentration ( $t_c$ )                                            | Undeveloped  | Developed    |
|----------------------------------------------------------------------------|--------------|--------------|
| Channelisation Factor (C)                                                  | 0.8          | 0.8          |
| Catchment Length (km)                                                      | 0.250        | 0.250        |
| Catchment Slope ( $S_c$ ) (m/m)                                            | 0.03         | 0.03         |
| Runoff Factor = $CN/(200-CN)$                                              | 0.59         | 0.96         |
| $t_c = 0.14 \times C \times L^{0.66} (CN/200-CN)^{-0.55} \times S_c$ (hrs) | <b>0.172</b> | <b>0.131</b> |
| Time to Peak ( $t_p$ ) = $2/3 t_c$ (hrs)                                   | 0.115        | 0.088        |

|                                                                                     |       |       |
|-------------------------------------------------------------------------------------|-------|-------|
| $CN_{(Weighted)} = \text{Total Product} / \text{Total Area}$                        | 74.00 | 98.00 |
| Initial Abstraction $I_{a(Weighted)} = 5(\text{Pervious Area} / \text{Total Area})$ | 5.00  | 0.00  |

### Section 2 - Graphical Peak Flow Rate

| Catchment Data                                             | Undeveloped  | Developed    |
|------------------------------------------------------------|--------------|--------------|
| Catchment Area (A) (km <sup>2</sup> )                      | 0.000652     | 0.000652     |
| Runoff Curve Number (CN)                                   | 74.00        | 98.00        |
| Initial Abstraction $I_{a(Weighted)}$                      | 5.00         | 0.00         |
| Time of Concentration ( $t_c$ ) (hrs)                      | <b>0.172</b> | <b>0.170</b> |
| Depression Storage (S) = $(1000/CN - 10) \times 25.4$ (mm) | 89.24        | 5.18         |

| Average Recurrence Interval (ARI) (yrs)                                       | 10yr   |               | 20yr   |               | 100yr  |                |
|-------------------------------------------------------------------------------|--------|---------------|--------|---------------|--------|----------------|
| Situation                                                                     | Undev  | Dev           | Undev  | Dev           | Undev  | Dev            |
| 24 hour Rainfall Depth ( $P_{24}$ ) (mm)                                      | 212    | 212           | 245    | 245           | 327    | 327            |
| Runoff Index ( $c^*$ ) = $P_{24} - 2I_a / P_{24} - 2I_a + 2S$                 | 0.53   | 0.95          | 0.57   | 0.96          | 0.64   | 0.97           |
| Estimate Specific Flow Rate $q^*$                                             | 0.124  | 0.165         | 0.128  | 0.165         | 0.136  | 0.166          |
| Peak Flow Rate ( $q_p$ ) = $q^* \times A \times P_{24}$ (m <sup>3</sup> /sec) | 0.017  | 0.023         | 0.021  | 0.026         | 0.029  | 0.035          |
| Runoff Depth $D_{24} = (P_{24} - I_a)^2 / (P_{24} - I_a) + S$ (mm)            | 145    | 207           | 175    | 240           | 252    | 322            |
| Runoff Volume $V_{24} = 1000 \times D_{24} \times A$ (m <sup>3</sup> )        | 94.306 | 134.92        | 114.07 | 156.43        | 114.07 | 209.877        |
| <b><math>\Delta</math> runoff Volume (m<sup>3</sup>)</b>                      |        | <b>40.62</b>  |        | <b>42.37</b>  |        | <b>95.81</b>   |
| <b><math>\Delta</math> runoff rate (L/sec)</b>                                |        | <b>5.6377</b> |        | <b>5.8599</b> |        | <b>6.27268</b> |

NIWA HIRDS V.4 Rainfall depths (mm) :  
RCP8.5 for the period 2081-2100 which predicts between  
3.2°C and 5.4°C increase in global average temperatures  
over the next 100 years.

## Stormwater Runoff Calculation Worksheet - (Based on ARC TP 108)

### Section 1 - Runoff Curve Number (CN) & Initial Abstraction ( $I_a$ )

### All Cabin Roof Areas

RCP 8.5

| Soil Name & Classification        | Cover Type, treatment & Hydrologic Condition | Curve No. (CN) | Area (ha)     | Product of CN x Area |
|-----------------------------------|----------------------------------------------|----------------|---------------|----------------------|
| <b>For Undeveloped Situation:</b> |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.1849        | 13.68                |
| Impervious                        | Existing Hardstand                           | 98             | 0.0000        | 0.00                 |
|                                   | Building                                     | 98             | 0.0000        | 0.00                 |
|                                   |                                              |                | 0.0000        | 0.00                 |
| <b>Undeveloped Total:</b>         |                                              |                | <b>0.1849</b> | <b>13.68</b>         |
| <b>Developed Situation</b>        |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.0000        | 0.00                 |
| Re-planting                       | Bush                                         | 70             | 0.0000        | 0.00                 |
| Impervious                        | Hardstand                                    | 98             | 0.0000        | 0.00                 |
|                                   | Building                                     | 98             | 0.1849        | 18.12                |
| <b>Developed Total:</b>           |                                              |                | <b>0.1849</b> | <b>18.12</b>         |

| Time of Concentration ( $t_c$ )                                            | Undeveloped | Developed |
|----------------------------------------------------------------------------|-------------|-----------|
| Channelisation Factor (C)                                                  | 0.8         | 0.8       |
| Catchment Length (km)                                                      | 0.250       | 0.250     |
| Catchment Slope ( $S_c$ ) (m/m)                                            | 0.03        | 0.03      |
| Runoff Factor = $CN/(200-CN)$                                              | 0.59        | 0.96      |
| $t_c = 0.14 \times C \times L^{0.66} (CN/200-CN)^{-0.55} \times S_c$ (hrs) | 0.172       | 0.131     |
| Time to Peak ( $t_p$ ) = $2/3 t_c$ (hrs)                                   | 0.115       | 0.088     |

|                                                                                     |       |       |
|-------------------------------------------------------------------------------------|-------|-------|
| $CN_{(Weighted)} = \text{Total Product} / \text{Total Area}$                        | 74.00 | 98.00 |
| Initial Abstraction $I_{a(Weighted)} = 5(\text{Pervious Area} / \text{Total Area})$ | 5.00  | 0.00  |

### Section 2 - Graphical Peak Flow Rate

| Catchment Data                                             | Undeveloped | Developed |
|------------------------------------------------------------|-------------|-----------|
| Catchment Area (A) (km <sup>2</sup> )                      | 0.001849    | 0.001849  |
| Runoff Curve Number (CN)                                   | 74.00       | 98.00     |
| Initial Abstraction $I_{a(Weighted)}$                      | 5.00        | 0.00      |
| Time of Concentration ( $t_c$ ) (hrs)                      | 0.172       | 0.170     |
| Depression Storage (S) = $(1000/CN - 10) \times 25.4$ (mm) | 89.24       | 5.18      |

| Average Recurrence Interval (ARI) (yrs)                                       | 10yr   |               | 20yr   |               | 100yr  |               |
|-------------------------------------------------------------------------------|--------|---------------|--------|---------------|--------|---------------|
| Situation                                                                     | Undev  | Dev           | Undev  | Dev           | Undev  | Dev           |
| 24 hour Rainfall Depth ( $P_{24}$ ) (mm)                                      | 212    | 212           | 245    | 245           | 327    | 327           |
| Runoff Index ( $c^*$ ) = $P_{24} - 2I_a / P_{24} - 2I_a + 2S$                 | 0.53   | 0.95          | 0.57   | 0.96          | 0.64   | 0.97          |
| Estimate Specific Flow Rate $q^*$                                             | 0.124  | 0.165         | 0.128  | 0.165         | 0.136  | 0.166         |
| Peak Flow Rate ( $q_p$ ) = $q^* \times A \times P_{24}$ (m <sup>3</sup> /sec) | 0.049  | 0.065         | 0.058  | 0.075         | 0.082  | 0.100         |
| Runoff Depth $D_{24} = (P_{24} - I_a)^2 / (P_{24} - I_a) + S$ (mm)            | 145    | 207           | 175    | 240           | 252    | 322           |
| Runoff Volume $V_{24} = 1000 \times D_{24} \times A$ (m <sup>3</sup> )        | 267.44 | 382.63        | 323.48 | 443.62        | 323.48 | 595.188       |
| <b>Δ runoff Volume (m<sup>3</sup>)</b>                                        |        | <b>115.19</b> |        | <b>120.14</b> |        | <b>271.71</b> |
| Δ runoff rate (L/sec)                                                         |        | 15.988        |        | 16.618        |        | 17.7886       |

NIWA HIRDS V.4 Rainfall depths (mm) :  
RCP8.5 for the period 2081-2100 which predicts between  
3.2°C and 5.4°C increase in global average temperatures  
over the next 100 years.

### Lower Cabin Detention

v8.0

## Stormwater Detention Tank Design

 $Q = KCiA$ 

C = Run off coefficient\*

I = Intensity

A = Area

Grassed/vegetated surfaces, C = 0.35

Impervious surfaces (roofs/drives), C = 0.95

| Pre Development                            | Area        | C     | Description                              |
|--------------------------------------------|-------------|-------|------------------------------------------|
| Pre development Impermeable area           | 0           | 0.95  | House, Shed, Driveway                    |
| Pre development grass area                 | 1197        | 0.35  | Grass equivalent of area to be developed |
| <b>Total</b>                               | <b>1197</b> |       |                                          |
| 10%AEP rainfall intensity (10min duration) | 147.6       | mm/hr | (NIWA HIRDS DATA)                        |
| Limit flows to predevelopment Qpre         | 17.18       | l/s   |                                          |

| Post development                      | Area        | C    | Description                |
|---------------------------------------|-------------|------|----------------------------|
| Post Development Area to tank         | 1197        | 0.95 | Roof Catchment area        |
| Post Development Area not to tank (1) | 0           | 0.95 | Remaining Roof & Driveway  |
| Post Development Area not to tank (2) | 0           | 0.35 | Section                    |
| <b>Total</b>                          | <b>1197</b> |      |                            |
| Allow. max flows from tank Qmax       | 17.18       | l/s  | (Qpre - Qpost not to tank) |
| Limit Flows from tank to Qavg         | 11.17       | l/s  | (Qavg = 0.65Qmax)          |

### Tank Size Calculations

| Duration | 10%AEP Intensity<br>(i) mm/hr* (NIWA<br>HIRDs data) | Q 10%<br>Allowable flows<br>from tank (l/s) | Q10% post<br>development<br>(l/s) | Difference<br>(l/s) | Storage (l)         |
|----------|-----------------------------------------------------|---------------------------------------------|-----------------------------------|---------------------|---------------------|
| 10       | 147.60                                              | 11.17                                       | 46.62                             | 35.46               | 21275               |
| 20       | 104.40                                              | 11.17                                       | 32.98                             | 21.81               | 26175               |
| 30       | 85.40                                               | 11.17                                       | 26.98                             | 15.81               | 28459               |
| 60       | 60.50                                               | 11.17                                       | 19.11                             | 7.95                | 28604               |
| 120      | 42.05                                               | 11.17                                       | 13.28                             | 2.12                | 15246               |
| 360      | 22.33                                               | 11.17                                       | 7.05                              | -4.11               | 0                   |
| 720      | 14.33                                               | 11.17                                       | 4.53                              | -6.64               | 0                   |
| 1440     | 8.83                                                | 11.17                                       | 2.79                              | -8.37               | 0                   |
| 2880     | 5.23                                                | 11.17                                       | 1.65                              | -9.51               | 0                   |
| 4320     | 3.78                                                | 11.17                                       | 1.19                              | -9.97               | 0                   |
|          |                                                     |                                             |                                   | <b>Max Storage</b>  | <b>28604 litres</b> |

NIWA HIRDS V.4 Rainfall depths (mm) :  
RCP4.5 for the period 2081-2100 which predicts between 1.7°C and 3.2°C increase in global average temperatures over the next 100 years.

### Conclusion 10% AEP event

|                             |           |
|-----------------------------|-----------|
| Tank Diameter               | 6555 mm   |
| Detention Storage Head      | 848 mm    |
| Velocity at Orifice         | 2.5 m/s   |
| Stormwater Orifice diameter | 93 mm     |
| Q out                       | 17.18 l/s |

### Check for 1% AEP for tank above:

|                             |           |
|-----------------------------|-----------|
| Velocity at Orifice         | 3.1 m/s   |
| Stormwater Orifice diameter | 102 mm    |
| Qmax out                    | 25.63 l/s |

OK

### Upper Cabin Detention

v8.0

### Stormwater Detention Tank Design

 $Q = KCiA$ 

C = Run off coefficient\*

I = Intensity

A = Area

Grassed/vegetated surfaces, C = 0.35

Impervious surfaces (roofs/drives), C = 0.95

| Pre Development                            | Area       | C     | Description                              |
|--------------------------------------------|------------|-------|------------------------------------------|
| Pre development Impermeable area           | 0          | 0.95  | House, Shed, Driveway                    |
| Pre development grass area                 | 652        | 0.35  | Grass equivalent of area to be developed |
| <b>Total</b>                               | <b>652</b> |       |                                          |
| 10%AEP rainfall intensity (10min duration) | 147.6      | mm/hr | (NIWA HIRDS DATA)                        |
| Limit flows to predevelopment Qpre         | 9.36       | l/s   |                                          |

| Post development                      | Area       | C    | Description                |
|---------------------------------------|------------|------|----------------------------|
| Post Development Area to tank         | 652        | 0.95 | Roof Catchment area        |
| Post Development Area not to tank (1) | 0          | 0.95 | Remaining Roof & Driveway  |
| Post Development Area not to tank (2) | 0          | 0.35 | Section                    |
| <b>Total</b>                          | <b>652</b> |      |                            |
| Allow. max flows from tank Qmax       | 9.36       | l/s  | (Qpre - Qpost not to tank) |
| Limit Flows from tank to Qavg         | 6.08       | l/s  | (Qavg = 0.65Qmax)          |

### Tank Size Calculations

| Duration | 10%AEP Intensity<br>(i) mm/hr* (NIWA<br>HIRDs data) | Q 10%<br>Allowable flows<br>from tank (l/s) | Q10% post<br>development<br>(l/s) | Difference<br>(l/s) | Storage (l)         |
|----------|-----------------------------------------------------|---------------------------------------------|-----------------------------------|---------------------|---------------------|
| 10       | 147.60                                              | 6.08                                        | 25.40                             | 19.31               | 11588               |
| 20       | 104.40                                              | 6.08                                        | 17.96                             | 11.88               | 14257               |
| 30       | 85.40                                               | 6.08                                        | 14.69                             | 8.61                | 15502               |
| 60       | 60.50                                               | 6.08                                        | 10.41                             | 4.33                | 15580               |
| 120      | 42.05                                               | 6.08                                        | 7.23                              | 1.15                | 8305                |
| 360      | 22.33                                               | 6.08                                        | 3.84                              | -2.24               | 0                   |
| 720      | 14.33                                               | 6.08                                        | 2.47                              | -3.62               | 0                   |
| 1440     | 8.83                                                | 6.08                                        | 1.52                              | -4.56               | 0                   |
| 2880     | 5.23                                                | 6.08                                        | 0.90                              | -5.18               | 0                   |
| 4320     | 3.78                                                | 6.08                                        | 0.65                              | -5.43               | 0                   |
|          |                                                     |                                             |                                   | <b>Max Storage</b>  | <b>15580 litres</b> |

NIWA HIRDS V.4 Rainfall depths  
(mm) :  
RCP4.5 for the period 2081-2100  
which predicts between 1.7°C and  
3.2°C increase in global average  
temperatures over the next 100  
years.

### Conclusion 10% AEP event

|                             |          |
|-----------------------------|----------|
| Tank Diameter               | 6555 mm  |
| Detention Storage Head      | 462 mm   |
| Velocity at Orifice         | 1.9 m/s  |
| Stormwater Orifice diameter | 80 mm    |
| Q out                       | 9.36 l/s |

### Check for 1% AEP for tank above:

|                             |           |
|-----------------------------|-----------|
| Velocity at Orifice         | 2.3 m/s   |
| Stormwater Orifice diameter | 88 mm     |
| Qmax out                    | 13.96 l/s |

OK



## Stormwater Rain Garden Calculation Worksheet Treatment Only - (Based on GD01)

### Treatment Raingadens Required

|                                                                              |         |
|------------------------------------------------------------------------------|---------|
| Intensity - I (m/hr)                                                         | 0.01    |
| Catchment Area - A (m <sup>2</sup> )                                         | 7500.00 |
| Water Quality Flow - WQF (m <sup>3</sup> /hr) from Q=CIA                     | 71.25   |
| Infiltration Rate of Bioretention Media - $k_{media}$ (m/hr)                 | 0.50    |
| Area of Rain Garden - A (m <sup>2</sup> ) from $A = WQF / (0.5 * k_{media})$ | 285.00  |
| Check Rain Garden $\geq$ 2% Catchment Area                                   | 285.00  |
| Is Pre-treatment Required?                                                   | Yes     |

## Stormwater Runoff Calculation Worksheet - (Based on ARC TP 108)

### Section 1 - Runoff Curve Number (CN) & Initial Abstraction ( $I_a$ ) Existing & Proposed Hardstand

RCP 8.5

| Soil Name & Classification        | Cover Type, treatment & Hydrologic Condition | Curve No. (CN) | Area (ha)     | Product of CN x Area |
|-----------------------------------|----------------------------------------------|----------------|---------------|----------------------|
| <b>For Undeveloped Situation:</b> |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.0527        | 3.90                 |
| Impervious                        | Existing Hardstand                           | 98             | 0.7500        | 73.50                |
|                                   | Building                                     | 98             | 0.0000        | 0.00                 |
|                                   |                                              |                | 0.0000        | 0.00                 |
| <b>Undeveloped Total:</b>         |                                              |                | <b>0.8027</b> | <b>77.40</b>         |
| <b>Developed Situation</b>        |                                              |                |               |                      |
| Pervious                          | Grass                                        | 74             | 0.0000        | 0.00                 |
| Re-planting                       | Bush                                         | 70             | 0.0000        | 0.00                 |
| Impervious                        | Hardstand                                    | 98             | 0.8027        | 78.66                |
|                                   | Building                                     | 98             | 0.0000        | 0.00                 |
| <b>Developed Total:</b>           |                                              |                | <b>0.8027</b> | <b>78.66</b>         |

| Time of Concentration ( $t_c$ )                                            | Undeveloped  | Developed    |
|----------------------------------------------------------------------------|--------------|--------------|
| Channelisation Factor (C)                                                  | 0.8          | 0.8          |
| Catchment Length (km)                                                      | 0.250        | 0.250        |
| Catchment Slope ( $S_c$ ) (m/m)                                            | 0.03         | 0.03         |
| Runoff Factor = $CN/(200-CN)$                                              | 0.93         | 0.96         |
| $t_c = 0.14 \times C \times L^{0.66} (CN/200-CN)^{-0.55} \times S_c$ (hrs) | <b>0.134</b> | <b>0.131</b> |
| Time to Peak ( $t_p$ ) = $2/3 t_c$ (hrs)                                   | 0.089        | 0.088        |

|                                                                                     |       |       |
|-------------------------------------------------------------------------------------|-------|-------|
| $CN_{(Weighted)} = \text{Total Product} / \text{Total Area}$                        | 96.42 | 98.00 |
| Initial Abstraction $I_{a(Weighted)} = 5(\text{Pervious Area} / \text{Total Area})$ | 0.33  | 0.00  |

### Section 2 - Graphical Peak Flow Rate

| Catchment Data                                             | Undeveloped  | Developed    |
|------------------------------------------------------------|--------------|--------------|
| Catchment Area (A) (km <sup>2</sup> )                      | 0.008027     | 0.008027     |
| Runoff Curve Number (CN)                                   | 96.42        | 98.00        |
| Initial Abstraction $I_{a(Weighted)}$                      | 0.33         | 0.00         |
| Time of Concentration ( $t_c$ ) (hrs)                      | <b>0.170</b> | <b>0.170</b> |
| Depression Storage (S) = $(1000/CN - 10) \times 25.4$ (mm) | 9.42         | 5.18         |

| Average Recurrence Interval (ARI) (yrs)                                       | 10yr   |              | 20yr  |              | 100yr |               |
|-------------------------------------------------------------------------------|--------|--------------|-------|--------------|-------|---------------|
| Situation                                                                     | Undev  | Dev          | Undev | Dev          | Undev | Dev           |
| 24 hour Rainfall Depth ( $P_{24}$ ) (mm)                                      | 201    | 201          | 233   | 233          | 310   | 310           |
| Runoff Index ( $c^*$ ) = $P_{24} - 2I_a / P_{24} - 2I_a + 2S$                 | 0.91   | 0.95         | 0.93  | 0.96         | 0.94  | 0.97          |
| Estimate Specific Flow Rate $q^*$                                             | 0.162  | 0.165        | 0.163 | 0.165        | 0.164 | 0.166         |
| Peak Flow Rate ( $q_p$ ) = $q^* \times A \times P_{24}$ (m <sup>3</sup> /sec) | 0.261  | 0.265        | 0.304 | 0.309        | 0.408 | 0.412         |
| Runoff Depth $D_{24} = (P_{24} - I_a)^2 / (P_{24} - I_a) + S$ (mm)            | 192    | 196          | 224   | 228          | 301   | 305           |
| Runoff Volume $V_{24} = 1000 \times D_{24} \times A$ (m <sup>3</sup> )        | 1538.6 | 1572.9       | 1795  | 1829.6       | 1795  | 2447.44       |
| <b>Δ runoff Volume (m<sup>3</sup>)</b>                                        |        | <b>34.29</b> |       | <b>34.60</b> |       | <b>652.45</b> |
| Δ runoff rate (L/sec)                                                         |        | 4.5162       |       | 4.5579       |       | 4.62459       |

NIWA HIRDS V.4 Rainfall depths (mm) :  
RCP8.5 for the period 2081-2100 which predicts between  
3.2°C and 5.4°C increase in global average temperatures  
over the next 100 years.

## Stormwater Runoff Calculation Worksheet - (Based on ARC TP 108)

### Section 1 - Runoff Curve Number (CN) & Initial Abstraction (I<sub>a</sub>)

| Soil Name & Classification | Cover Type, treatment & Hydrologic Condition | Curve No. (CN) | Area (ha)  | Product of CN x Area |
|----------------------------|----------------------------------------------|----------------|------------|----------------------|
| Pervious                   | Grass                                        | 61             | 30200.0000 | 1842200.00           |
| Impervious                 | Existing Hardstand                           | 98             | 0.0000     | 0.00                 |
|                            |                                              |                |            | 0.00                 |
| Total:                     |                                              |                | 30200.0000 | 1842200.00           |

|                                                                                                  |        |
|--------------------------------------------------------------------------------------------------|--------|
| CN <sub>(Weighted)</sub> = Total Product/ Total Area                                             | 61.00  |
| Initial Abstraction I <sub>a(Weighted)</sub> = 5(Pervious Area/ Total Area)                      | 5.00   |
| Channelisation Factor (C)                                                                        | 1.0    |
| Catchment Length (km)                                                                            | 27.500 |
| Catchment Slope (S <sub>c</sub> ) (m/m)                                                          | 0.01   |
| Runoff Factor = CN/(200-CN)                                                                      | 0.44   |
| t <sub>c</sub> = 0.14 x C x L <sup>0.66</sup> (CN/200-CN) <sup>0.55</sup> x S <sub>c</sub> (hrs) | 7.813  |
| Time to Peak (t <sub>p</sub> ) = 2/3 t <sub>c</sub> (hrs)                                        | 5.209  |

### Section 2 - Graphical Peak Flow Rate

| Catchment Data                                      |            |
|-----------------------------------------------------|------------|
| Catchment Area (A) (km <sup>2</sup> )               | 302.000000 |
| Runoff Curve Number (CN)                            | 61.00      |
| Initial Abstraction I <sub>a(Weighted)</sub>        | 5.00       |
| Time of Concentration (t <sub>c</sub> ) (hrs)       | 7.813      |
| Depression Storage (S) = (1000/CN - 10) x 25.4 (mm) | 162.39     |

|                                                                                                                           |             |
|---------------------------------------------------------------------------------------------------------------------------|-------------|
| Average Recurrence Interval (ARI) (yrs)                                                                                   | 100 Yr      |
| Situation                                                                                                                 | Developed   |
| 24 hour Rainfall Depth (P <sub>24</sub> ) (mm)                                                                            | 327         |
| Runoff Index (c*) = P <sub>24</sub> -2I <sub>a</sub> / P <sub>24</sub> -2I <sub>a</sub> +2S                               | 0.49        |
| Estimate Specific Flow Rate q*                                                                                            | 0.025       |
| Peak Flow Rate (q <sub>p</sub> ) = q* x A x P <sub>24</sub> (m <sup>3</sup> /sec)                                         | 2468.850    |
| Runoff Depth D <sub>24</sub> = (P <sub>24</sub> -I <sub>a</sub> ) <sup>2</sup> /(P <sub>24</sub> -I <sub>a</sub> )+S (mm) | 214         |
| Runoff Volume V <sub>24</sub> = 1000 x D <sub>24</sub> x A (m <sup>3</sup> )                                              | 64642840.40 |

NIWA HIRDS V.4 Rainfall depths RCP4.5 for the period 2081-2100 predicts between 1.7°C and 3 increase in global average temp over the next 100 years.

### Current levels for 1% AEP

Trapezoidal Mannir

equation:  $Q = 1/n A x s^{1/2} x R^{2/3}$ 


|                             |                            |                             |            |
|-----------------------------|----------------------------|-----------------------------|------------|
| Flow Q (peak)               | 2468.850 m <sup>3</sup> /s |                             |            |
| s1                          | 3.50 :1 vertical           | mannings n                  | 0.0300     |
| s2                          | 1.85 :1 vertical           | fall over length of channel | 0.67       |
| Bottom Width of channel (L) | 35 m                       | length of channel           | 100.0      |
| Depth                       | 6.4 m                      | slope                       | 0.01       |
| Area (A)                    | 333.568 m <sup>2</sup>     | velocity                    | 7.6        |
| Wetted Perimeter (WP)       | 71.76 m                    | velocity head               | 2.94       |
| Hydraulic Radius (r)        | 4.65 m                     | Flow (Q)                    | 2,535.0534 |

OK

Signed

Date

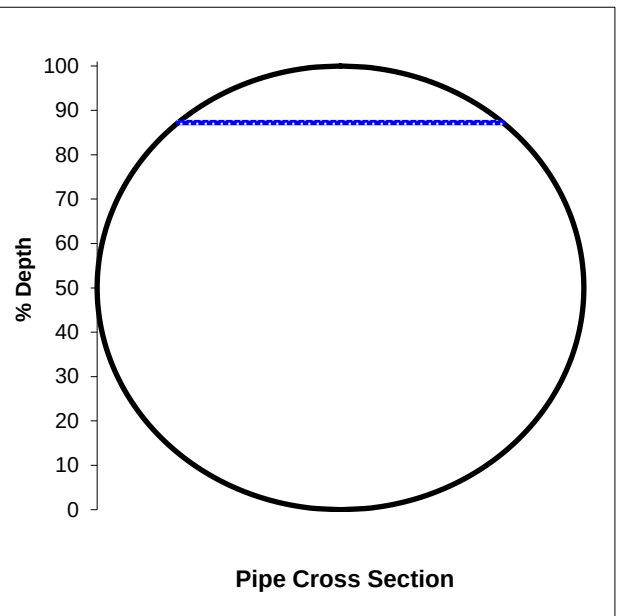
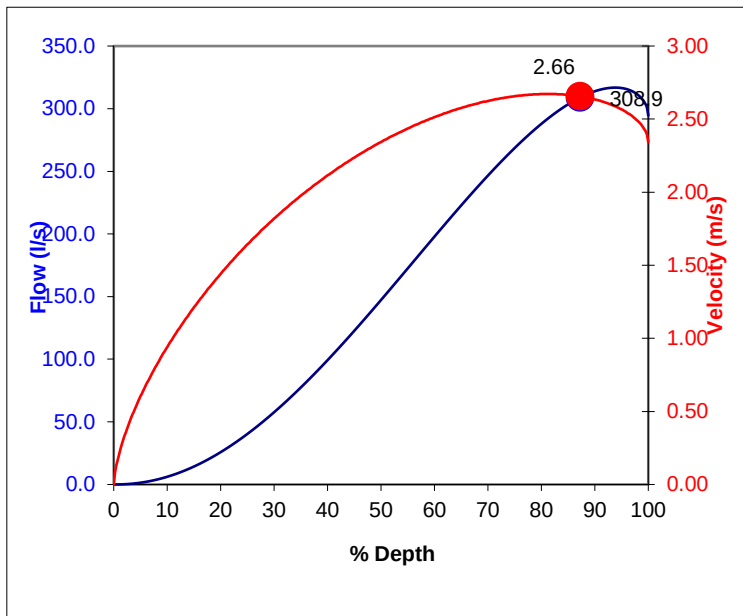
Signed

Date

### PIPE FLOW CAPACITY - MANNING'S FORMULA

|                         |                 |                 |         |
|-------------------------|-----------------|-----------------|---------|
| Flow Rate               | 309 l/s         | Upstream I.L.   | 31.86 m |
| Pipe Material:          | AC Pipe         | Downstream I.L. | 27.92 m |
| Pipe Internal Diameter: | 400 mm          | Pipe Length     | 70.5 m  |
| Pipe Slope:             | 2.00 % or 150.0 |                 |         |
| Colebrooke-White 'k':   | 1.5 mm          |                 |         |
| Mannings "n":           | 0.013 approx.   |                 |         |

| HYDRAULIC OUTPUT       |           |                  |                      |               |  |
|------------------------|-----------|------------------|----------------------|---------------|--|
| Flow Rate              | 309.0 l/s | Wetted Perimeter | 0.965 m              |               |  |
| Velocity               | 2.66 m/s  | Flow Area        | 0.116 m <sup>2</sup> |               |  |
| Flow Depth             | 349 mm    | Specific Energy  | 708 mm               |               |  |
| Flow Depth / Pipe Dia. | 87 %      | Froude Number    | 1.28                 |               |  |
| Pipe Flow at 100% Dpth | 295 l/s   | Not OK           | Flow Type            | Supercritical |  |



Velocity = Q/A  
2.46 m/sec

Mannings Formula

$$V = \frac{1}{n} R^{2/3} S^{1/2}$$



## Out Fall To WAITANGI RIVER

$$d_{50} = 0.25 \times D_o \times F_o$$

Where  $d_{50}$  = MEDIAN RIP RAP DIAMETER

$D_o$  = Pipe Diameter (m) = 0.4

$F_o$  = Froude number = 1.28

$$d_{50} = 0.25 \times 0.4 \times 1.28$$

$$= 0.128 \text{ m (RECOMEND 150-300 } \phi \text{ RIPRAP)}$$

## Apron Length

$$L_a = D_o (8 + 17 \times \log F_o)$$

$$L_a = 3.92 \text{ m MINIMUM (RECOMEND 8 m)}$$

## Apron Width

$$W_a \geq 3 D_o = 1.2 \text{ m (MINIMUM)}$$

$$\text{RECOMEND } 1.5 \text{ m} - 2 \text{ m}$$



4 September 2025

Lifestyle Holiday Parks Ltd  
PO Box 41513  
Mount Roskill  
Auckland 1440

**Reference Number:** EBC-2024-481/0  
**Property Address:** 678 Puketona Road, Haruru 0204  
**Property ID #** 3335083  
**Description:** Upgrade to wastewater and stormwater systems

Dear Sir/Madam,

### **Extension of Time**

Thank you for lodging a request for an extension of time with respect to the above building consent.

An extension of the timeframe for completing your project and applying for a Code Compliance Certificate has been approved and will remain valid until 18-Dec-2026.

FNDC records have been updated for future reference.

Should you have any further questions please do not hesitate to contact the building team on 0800 920 029 or 09 401 5200 or email [bsg@fndc.govt.nz](mailto:bsg@fndc.govt.nz)

Yours sincerely,



Pp  
Chris West  
Team Leader – Building Inspections / Building Control Officer  
**Delivery and Operations**

Emailed to: [eric@sellingnz.com](mailto:eric@sellingnz.com)

### Bay of Islands Holiday Park - Relocatable Cabins

[26 x 8m x 7m = 56m<sup>2</sup> + eaves of 150mm = 60.6m<sup>2</sup>] Relocatable Cabins to be located on:

**Stage 1:** Lots - 9, 19, 20 & 29 (Lots 10 & 11 are existing 55m<sup>2</sup> cabins)

**Stage 2:** Lots – 6, 7, 8 & 18

**Stage 3:** Lots - 1, 2, 3, 4, (Lot 5 is the existing cabin relocated from the western boundary at 82m<sup>2</sup> gross)

**Stage 4:** Lots – 15, 16 & 17

**Stage 5:** Lots – 25, 26, 27 & 28

**Stage 7:** Lots – 12, 13, 14, 21, 22, 23 & 24



## Bay of Islands Holiday Park - Relocatable Cabins

[6 x 12m x 4m = 48m<sup>2</sup> + eaves of 150mm = 49.2m<sup>2</sup>] Relocatable Cabins to be located on:

**Stage 6:** Lots 30, 31, 32, 33, 34 & 35





**Far North  
District Council**

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE DISTRICT PLAN  
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

**Resource Consent Number: 2220608-RMALUC**

**Pursuant to section 104B and D of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:**

Lifestyle Holiday Parks Limited

**The activity to which this decision relates:**

**To redevelop a holiday park breaching Scale of Activities, Stormwater Management, Setback from Boundaries, Traffic Intensity, Private Access, Signs, Residential Intensity, Setback from Rivers, and Building Coverage rules of the District Plan in the Rural Production Zone as a Non-Complying Activity.**

**Subject Site Details**

Address: 678 Puketona Road, Haruru 0204  
Legal Description: Lot 2 DP 189143  
Record of Title reference: NA-118D/946

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

1. The activity shall be carried out in general accordance with the following approved plans and attached to this consent with the Council's "Approved Stamp" affixed to it.
  - Proconsult, referenced Evoke – Cod Cottage, dated 8/03/2022,
  - Proconsult, referenced Proposed Site Layout, Proposed Site Areas, Proposed Stormwater Drainage Layout, Proposed Water Reticulation Layout, Proposed Fire Hydrant Locations, Proposed Wastewater Drainage Layout, Daylight Recession Plane Layout, Daylight Recession Plane Sections, Proposed Café Studio and Shop Level 1, Proposed Residence and Conference Level 2, and Proposed Res and Shop Elevations, dated 25/02/2022,
  - Brian Cowley Surveying Limited, referenced Covenant Areas 1 – 35 on Lot 2 DP 189143, dated September 2021.

**Prior to Construction**

2. Prior to construction commencement, the consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Engineering Standards.

The engineering plans are to be submitted to the Council's Development Engineer for approval.

Plans are to include but are not limited to:

- a. A detailed stormwater management report plans and drawings that are prepared by a Chartered Professional Engineer. The report shall follow the recommendations and design of the ACH Consulting Engineers Flood and Stormwater report dated 10/02/2022 and submitted with the application (2220608). The report shall provide details of all new connections to the existing stormwater network and details of outlet structures. Stormwater runoff rates from the new buildings and associated impermeable surface areas are to be restricted to those of pre-development levels for a 1% AEP storm event plus an allowance for climate change or the receiving stormwater infrastructure is to be upgraded to maximum probable development (MPD) + climate change (CC). Overland/secondary flow paths that can accommodate the 1% AEP storm event shall be provided and are to be unobstructed by new buildings, other structures, or landscaping.
- b. Detailed engineering designs, plans and drawings of all new vehicle crossings and parking areas in accordance with the requirements of the FNDC Engineering Standards are to be submitted for Council approval prior to works commencing.
- c. An Inspection & Test Plan (ITP) for approval. The ITP is to be submitted to the Council's Development Engineer for approval and be approved prior to any works being completed on the site. The ITP shall include (but is not limited to) wastewater, stormwater reticulation and trenching pump chamber and rain garden.

Note: this ITP will be processed in conjunction with the submitted engineering plans required by Condition "2(a)" and Council reserves the right to withhold ITP approval until engineering plans are approved as these documents are to be read in conjunction with each other.

- d. The consent holder shall submit a detailed geotechnical report, plans and drawings in accordance with FNDC Engineering Standards and NZS4404 - 2010 that are prepared by a Chartered Professional Engineer. Complete earthworks design drawings indicating, the upgrading of the access road and the formation of required parking on the sites, engineered fill specifications, cut contours and final level contours including proposed erosion and sediment control measures required to undertake the development of the site.
3. The consent holder shall ensure that all stormwater infrastructure designs are accompanied by a Producer Statement PS1. A Chartered Professional Engineer certifying the PS1 on design works shall ensure that the design is in accordance with FNDC Engineering Standards. A Chartered Professional Engineer shall determine and confirm the level of constructions monitoring (CM1-CM5) required to certify a PS4.
  4. The consent holder must create easements over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, accessway from road to house site etc.) and/or as directed by the Council's Development Engineer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows



(+20% allowance for climate change) and are to the satisfaction of the Council's Development Engineer or delegated representative. Once these easements have been created, the consent holder shall provide Council documentation that this has been undertaken.

NOTE: Overland flow paths assessments to be undertaken by a suitably qualified stormwater engineer and are to be certified by a Chartered Professional Engineer.

5. The consent holder prior to earthworks commencing is to establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the applicant is responsible for obtaining approval from the lot owner prior to commencing work.
6. The consent holder is to ensure that stormwater diversion and silt control measures are in place prior to the commencement of any earthworks to create cabin sites, accessways and services.

The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.

#### **During/Following Construction**

7. The consent holder shall ensure that all as-built information and test results (as required in condition (14) in accordance with the requirements of the FNDC Engineering Standards and NZS 4404:2010 submitted to Council on completion of the works
8. In conjunction with the construction of the activities on site, the consent holder shall ensure that a water collection system with sufficient supply for firefighting purposes is provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008
9. The consent holder shall ensure a Chartered Professional Engineer inspects earthworks compaction for any fill and backfill material. The consent holder shall provide suitable evidence by way of producer statement (PS4) for the observation of compacted fill.
10. The consent holder shall ensure that prior to any excavation commencing evidence that all consents (earthworks permits and / or resource consent) for the disposal of fill have been obtained for the receiving site is to be provided to Council's Resource Consents Monitoring Team.
11. The earthworks contractor shall provide the consent holder with a Construction Management Plan (CMP) and an Erosion and Sediment Control Plan (ESCP) for the approval of the Council. A copy of the approved SMP and ESCP shall be provided to the Far North District Council Development Engineer prior to any work on site.

*Note: The ESCP to be accordance with Auckland Council GD05 Erosion and Sediment Control guidelines.*

12. The consent holder shall comply with all provisions of such approved Construction Management Plan and Erosion and Sediment Control Plan as required by condition 11 of this consent (2220608).
13. The consent holder shall on completion of the bulk earthworks, cover all exposed surfaces with hay or mulch to suppress dust and minimise silt runoff, and within 6 months of completing the earthworks, re-establish grass or vegetation cover on all exposed cut surfaces.
14. The consent holder shall provide suitable evidence by way of as-built plans and/or producer statement from a Chartered Professional Engineer, to illustrate that the works permitted under this consent has been completed in accordance with the approved plans, to the satisfaction of Council.
15. The consent holder shall for the duration of the earthworks retain all existing vegetation cover down slope of the proposed earthworks to facilitate the filtering of silt from the stormwater runoff.
16. The consent holder shall engage a Chartered Professional Engineer to design and provide monitoring of all consented earthworks to be undertaken on the site. A Construction review certificate (PS4) shall be supplied to the Council Resource Consent Monitoring Officer or designate when works have been completed. The Council is to be advised in writing of the appointment of the monitoring engineer and notified when work is to commence, and when it has been completed.
17. Provide to the satisfaction of Council Resource Consents Engineer an Earthworks Completion Report containing as-built compaction and contour plans; and provide certification under Schedule 2(a) NZS4404 from a suitably qualified and experienced engineer. That, prior to commencing any physical site works, a construction/earthworks management plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:
  - a. The timing of construction and earthworks, including hours of work, key project and site management personnel.
  - b. The transportation of construction/earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
  - c. Excavation and earthworks, including retaining structures and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer.
  - d. Control of dust and noise on-site and any necessary avoidance or remedial measures.
  - e. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
  - f. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
  - g. Erosion and sediment control measures to be in place for the duration of the works.

## General

18. The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.
19. Within three months of the date of this consent, the consent holder shall provide, for the approval of the Council's Resource Consents Manager, or other duly delegated officer, a landscape/planting plan for the site boundary adjacent to the Waitangi River Esplanade Reserve, to be prepared by a suitably qualified and experienced person, which details the means of reducing the visual impact of the development on the subject site by way of suitable plantings and landscaping. The plan is to identify the species of plants to be used, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting. The approved landscaping/planting is to be implemented within 12 months of completion of development on Lots 30 - 35, and is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).
20. The consent holder shall ensure that the existing vegetation on the eastern, western and southern site boundaries are maintained for the duration of this consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1<sup>st</sup> May to 30<sup>th</sup> September).

## Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.
3. Resource Consent has also been provided from Northland Regional Council. The Consent Holder shall comply with the conditions of those consents as well as the condition of this consent.
4. The Consent Holder has applied for the site to be separated through the application of proportionate titles. This is not a process that is undertaken by the Far North District Council and the consent holder is advised that they shall be responsible for obtaining proportionate titles through a separate legal process.
5. An Earthworks Permit may be required to be obtained due to the amount or earthworks proposed on site. Should the consent holder exceed the permitted

thresholds outlined in the Operative and Proposed District Plans, further consent will be required.

6. The consent holder and future Lot owners are advised that any future development, and any earthworks undertaken as a result of the consent conditions need to be undertaken in accordance with the relevant permitted rules and standards of the Proposed District Plan which was notified on the 27th of July 2022.
7. Any debris deposited on the public road as a result of the earthworks, shall be removed by or at the expense of the consent holder.
8. The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the earthworks.
9. The consent holder is advised that the responsibility for providing power and telecommunication services to each site will remain the responsibility of the property owner.
10. Any infrastructure on site (including internal roading) is to remain under private ownership and shall not be vested in Council. Council will not assume the responsibility of any maintenance until such time as Council of its own volition decides to do so and the owner or occupier of the land will not request the Council to undertake such formation or maintenance.

### Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. District Plan Rules Affected:

| Rule # & Name                    | Non Compliance Aspect                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.6.5.1.1.11 SCALE OF ACTIVITIES | The conversion of 50 caravan sites into 33 relocatable cabin sites will breach the District Plan thresholds.                                              |
| 8.6.5.1.3 STORMWATER MANAGEMENT  | The proposed impermeable surfaces exceed District Plan thresholds.                                                                                        |
| 8.6.1.4 SETBACK FROM BOUNDARIES  | Existing and proposed structures are to be within the setback requirements.                                                                               |
| 15.1.6A.4.1 TRAFFIC INTENSITY    | The proposed activity will create two-way traffic movements of approximately 210 per day.                                                                 |
| 15.1.6C.1.1 PRIVATE ACCESS       | Access to be directly from State Highway 11, being a Limited Access Road                                                                                  |
| 8.6.5.4.1 RESIDENTIAL INTENSITY  | The proposed activity includes the establishment of 33 relocated homes onto proportionate titles, exceeding the permitted standards of the District Plan. |

|                                                |                                                                                                                 |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 12.7.6.1.1 SETBACK TO LAKES, RIVERS AND STREAM | The corner of the dwelling on proposed 'Lot' 30 is within the 30m setback requirements from the Waitangi River. |
| 8.6.5.1.2 SUNLIGHT                             | One of the proposed dwellings cannot comply with the sunlight requirements of the District Plan.                |

Adverse effects will be less than minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

a) Objectives:

8.3.2: It is considered that the subject site is no longer used for productive purposes and therefore, that the activity will no further compromise the life supporting capacity of soils.

8.6.3.2: The development is on a site which is currently being used for temporary camping activities. The activity will allow for the people and the wider community to provide for their wellbeing through the increase of more permanent accommodation on site and in the wider area.

8.6.3.6: It is considered that the activity is consistent with the existing activities on site and given the range of activities operation within the surrounding environment, it is considered that there will be no conflict with the surrounding land use.

12.7.3.5: The site is separated from the Waitangi River by an esplanade strip and visual effects will be mitigated through the implementation of vegetation as required by condition of consent.

15.1.3.1: Access is provided from State Highway 11 which is managed by Waka Kotahi. The activity involves less traffic movements than has previously been allowed for on site. Waka Kotahi have advised that they have no issues regarding this activity and the continued use of the existing access.

15.1.3.2: Each 'Lot' on site is able to provide for parking associated with each cabin. Sufficient parking is available across the site.

b) Policies:

8.6.4.7: It is considered that the activity is consistent with the existing activities on site and given the range of activities operation within the surrounding environment, it is considered that there will be no conflict with the surrounding land use.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

### 3. **Section 104D Assessment**

Pursuant to section 104D of the Resource Management Act 1991 if a proposal is Non-Complying then it must satisfy one or both of the subsections of 104D(1) before a decision can be granted under section 104B of this Act. If the application does not pass either test of the section 104D(1) then the application must be declined.



It is considered that the proposal is not contrary to the Objectives and Policies of the District Plan; and it has been concluded that the adverse effects will be less than minor, as demonstrated above.

4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

- a) Northland Regional Plan 2019,
- b) The Far North Proposed District Plan 2022,
- c) The Far North District Plan 2009,
- d) National Environmental Standards for Freshwater Regulations 2020

5. No other non – statutory documents were considered relevant in making this decision.

6. Other matters considered in relevant in making this decision:  
Precedent

Case Law has established that the precedent of granting resource consent is a relevant factor for a consent authority in considering whether to grant Non-Complying resource consent. A precedent effect is likely to arise in situation where consent is granted to a Non-Complying activity that lacks the evident unique, unusual or distinguished qualities that serve to take the application out the of the generality of cases or similar sites in the vicinity. In other words, if an activity is sufficiently unusual and sufficiently outside the run of foreseeable other proposals it avoids any precedent effect can be approved.

It is considered that granting this application will not set a precedence as the subject site is located in an area which is used for mixed purposes and not predominantly rural production activities. The site is unusual in that it is occupied by an existing lawfully established camp ground which already has a number of cabins on it. It is therefore considered that this activity is consistent with what is already existing on site, as well as activities within the immediate and close existing environment.

7. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

8. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

### **Approval**

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



**Pat Killalea, Principal Planner**

**Date: 21<sup>st</sup> September 2022**

**Right of Objection**

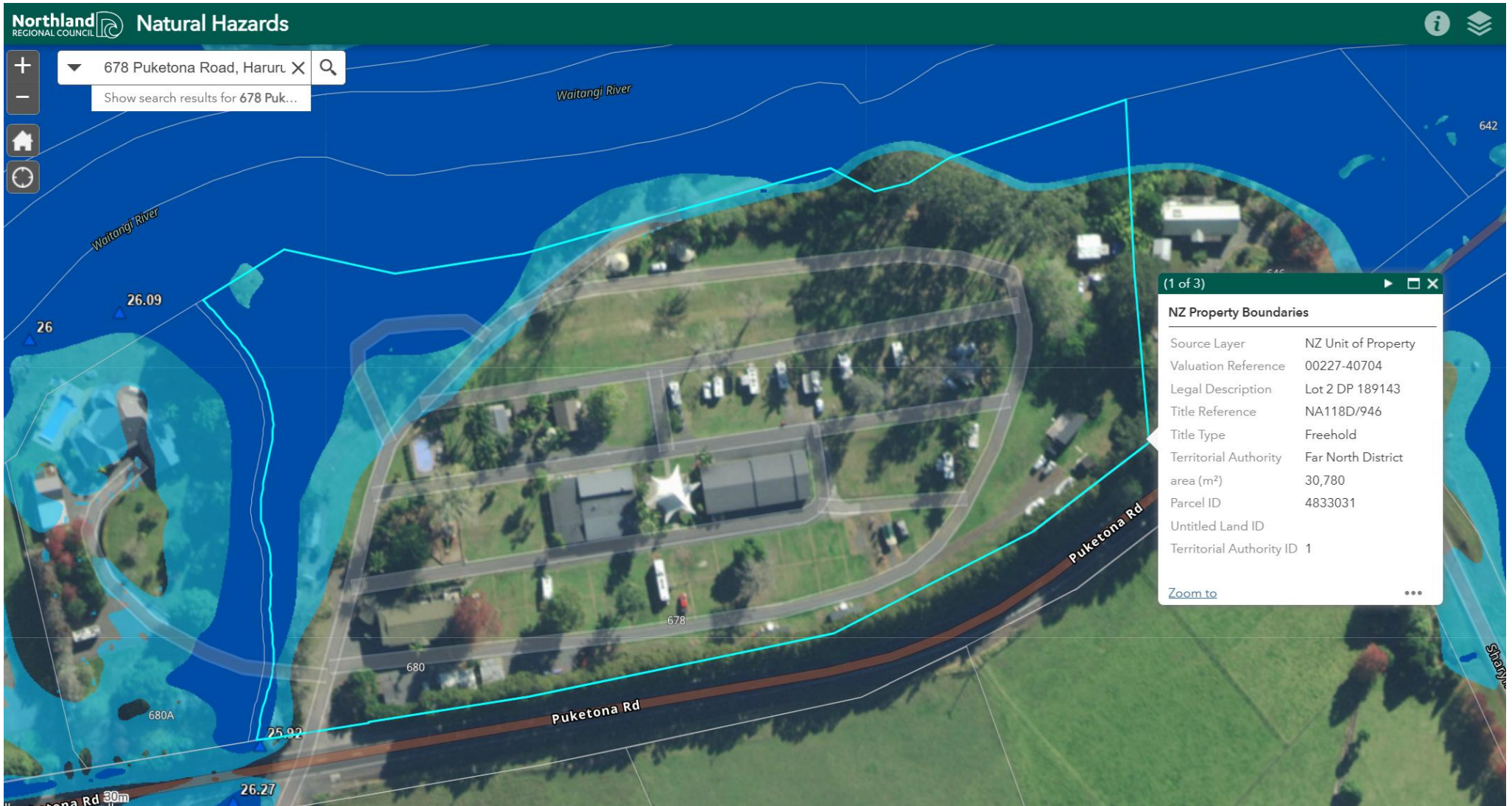
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

**Lapsing of Consent**

Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.



River Flood Hazard Zone – Priority Rivers 10-year Extent

River Flood Hazard Zone – Priority Rivers 100-year Extent

**IN THE MATTER**

of the Resource Management Act 1991  
(**Act**)

**AND**

**IN THE MATTER**

of an objection under section 357A(1)(g)  
of the Act by **LIFESTYLE HOLIDAY  
PARKS LIMITED** to conditions imposed  
on a resource consent (2220608-  
RMALUC)

**HEARING**

The objection by Lifestyle Holiday Parks Limited (**Objector**) under section 357A(1)(g) of the Act against certain conditions imposed by the Far North District Council (**Council**) on resource consent 2220608-RMALUC (**Consent**) was heard by Independent Hearing Commissioner Kitt Littlejohn in accordance with the Act by Teams meeting on 2 October 2023.

**Present**

***Hearing Commissioner:***

Kitt Littlejohn

***Objector:***

Michael Savage – Counsel  
Colin Hardacre – Planner  
Della Bennet - Ecologist  
Eric Chase/Russell Alexander – Objector representatives

***Far North District Council:***

Hannah Kane – Intermediate Resource Planner – Resource Consents  
Trish Routley – Manager Resource Consents  
Didi Paraone – Senior RMA Support Officer

**Hearing Process**

This objection was heard by way of Teams meeting on 2 October 2023, commencing at 10.00am.

Prior to the hearing a copy of the Notice of Objection (dated 12 October 2022), the application and decision documents relating to the Consent, a s 42A report on the Objection (prepared by Ms Kane and dated 26 September 2023), and a report by Wildlands dated September 2023 (supplied by the Objector's agent) were all provided to me and reviewed.

The following procedure was adopted at the hearing.

- Mr Savage made submissions in support of the Objection and called on Mr Hardacre, Ms Bennet, Mr Chase and Mr Alexander to comment on the issues and respond to questions.
- Ms Kane summarised her s 42A report and responded to questions.
- Mr Savage replied to various matters raised and answered further questions.

The hearing was adjourned at 11.30am, with the Objector given leave to file a final condition proposal.

### **DECISION**

**A: The objection is upheld in part and otherwise dismissed.**

### **REASONS**

#### **Introduction**

1. Resource Consent 2220608-RMALUC (**Consent**) was granted on 21 September 2022 to Lifestyle Holiday Parks Limited (**Applicant**) to redevelop an existing holiday park, (known as the 'Bay of Islands Holiday Park') at 678 Puketona Road, Haruru (**Holiday Park**). In summary, the Consent authorised the following activities to take place at the Holiday Park:
  - Conversion of 50 caravan sites into 33 relocatable home cabin sites (to be created through proportional titling).
  - Constricting purpose build single level cabins and associated car parking spaces.
  - Removal of two existing relocatable cabins located in flood susceptible areas.
  - Installation of fencing.
  - Upgrade the existing access.
  - Upgrade the existing ablution block.
  - Installation of water storage tanks.
  - Construction of stormwater detention and retention.
  - Construction of additional communal facilities.
  - Alterations to existing buildings on the site.
  - Conversion of the managers residence.
  - Removal of dangerous trees on the site.

2. The Consent was issued subject to a number of conditions. By notice dated 12 October 2022, the Applicant objected to conditions 1, 4, 7 and 18 of the consent. The conditions challenged were as follows:

Condition 1:

*The activity shall be carried out in general accordance with the following approved plans and attached to this consent with the Council's "Approved Stamp" affixed to it.*

- *Proconsult, referenced Evoke – Cod Cottage, dated 8/03/2022,*
- *Proconsult, referenced Proposed Site Layout, Proposed Site Areas, Proposed Stormwater Drainage Layout, Proposed Water Reticulation Layout, Proposed Fire Hydrant Locations, Proposed Wastewater Drainage Layout, Daylight Recession Plane Layout, Daylight Recession Plane Sections, Proposed Café Studio and Shop Level 1, Proposed Residence and Conference Level 2, and Proposed Res and Shop Elevations, dated 25/02/2022,*
- *Brian Cowley Surveying Limited, referenced Covenant Areas 1 – 35 on Lot 2 DP 189143, dated September 2021.*

Condition 4:

*The consent holder must create easements over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, accessway from road to house site etc.) and/or as directed by the Council's Development Engineer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to the satisfaction of the Council's Development Engineer or delegated representative. Once these easements have been created, the consent holder shall provide Council documentation that this has been undertaken.*

*NOTE: Overland flow paths assessments to be undertaken by a suitably qualified stormwater engineer and are to be certified by a Chartered Professional Engineer.*

Condition 7:

*The consent holder shall ensure that all as-built information and test results (as required in condition (14) in accordance with the requirements of the FNDC Engineering Standards and NZS 4404:2010 submitted to Council on completion of the works.*

Condition 18:

*The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.*

3. The notice of objection raised the following concerns with these conditions:



Condition 1 - on the basis that some application documents have been referenced, but not the whole of the application. The Applicant considered that it was a matter of good practice to reference the entire document in this condition, and that the condition should be amended to require the activity to be undertaken “*generally in accordance with*” the application and further information as submitted.

Condition 4 - on the basis that the conditions were uncertain and unnecessary, particularly given the requirements of conditions 2 and 3. The required infrastructure is on private land and therefore has no effect on public infrastructure. In addition, it was noted that the parties to any easements were unclear and even if established, would serve no legitimate effects purpose. Deletion of condition 4 was sought.

Condition 7 - on the basis that the purpose of the condition was not clear, particularly given condition 14 requires the Applicant to provide as built plans and/or a producer statement from a Chartered Professional Engineer. Deletion of condition 7 was sought.

Condition 18 - on the basis that a ban on occupiers and visitors having pets was considered unreasonable and unwarranted. The objection noted that the site has operated as a campground for decades, with visitors being allowed to bring their pets to site, and there has been no issue historically with the control of pets, and no recorded impact on Kiwi. Concern was raised that banning pets would deter people from using the site and impact the viability of the facility. Reference was also made to a survey of most of the residents in the surrounding area which established that a significant number of properties have pets permanently on site, with no problem with Kiwi being identified. The objection requested that the condition be deleted or amended to allow pets on site as long as proper control is maintained.

### **Statutory considerations**

4. Consistent with all appeal processes under the RMA, an objection hearing is *de novo* and there is no presumption in favour of the Council officer’s delegated decision that is the subject of the objection.
5. In considering an objection to consent conditions the decision maker may dismiss or uphold the objection in whole or in part (s 357D, RMA).
6. As this objection concerns the appropriateness of specific conditions, the following statutory considerations are relevant:
  - a) The application was not for a controlled or restricted discretionary activity, so the scope of any conditions is not limited to those matters of control or those to which discretion is restricted;
  - b) Under s 108, a resource consent may be granted on any condition that the consent authority considers appropriate, including any condition of a kind referred to in s 108(2). A subdivision consent may be granted on any condition referred to in s 220 (s 108(2)(f), RMA);

- c) The discretion under s 108 is not unlimited, and there are well understood constraints on the exercise of that discretion (e.g., the *Newbury* principles).

### Issues for hearing

7. In her s 42A report for the hearing, Ms Kane summarised Council's position on the objection, confirming that, in its view, condition 1 was adequate and did not need amendment, that conditions 4 and 7 were accepted as unnecessary and could be deleted, and that condition 18 should remain.
8. At the commencement of the hearing, Mr Savage for the Applicant indicated that it did not intend to pursue its objection to the drafting of condition 1, but that it remained unhappy with condition 18.
9. The focus of the hearing therefore was condition 18. Moreover, by the close of the hearing the Applicant's position had moved from 'delete or amend' the condition, to only 'amend'. Helpfully, after a short adjournment its consultant planner, Colin Hardacre, produced a revised condition 18 representing the Applicant's proposed replacement condition, which took into account its specialist ecological advice and the matters discussed at the hearing.
10. Accordingly, the issue for determination is which of the proposed versions of condition 18 is the most appropriate, considering the evidence and the applicable policy framework.

### Discussion

11. In support of its objection to condition 18, the Applicant engaged Wildlands Consultants Limited to advise it on the appropriateness of the condition by reference to known kiwi populations in the area of the Holiday Park, and depending on that assessment, to advise it on possible strategies to address any potential risks of dog impacts on kiwi. The Wildlands report, prepared by ecologist Della Bennet and reviewed by lead senior ecologist William Shaw, included a desktop analysis of kiwi data relevant to the area, summarised a site visit undertaken by Ms Bennet and included the results of a pet ownership survey of the surrounding area and observed:

*Based on assessment of the Department of Conservation's 'Bay of Islands kiwi distribution map' and the Far North Maps Species Distribution database (ArcGIS Web Application), the Holiday Park is situated at the eastern end of a 'high density' kiwi area (Figure 1). The Holiday Park is surrounded by open farmland in rolling hill country with forested areas on hilltops and in the upper reaches of some of the valleys. Small property holdings are located along the main Puketona Road, either singularly or in small residential clusters. The Waitangi River and Puketona Road provide significant boundaries to kiwi movement from one side of the valley to the other side. If Northland brown kiwi were to move through the immediate area in search of new territory, individual birds would need to leave the forested regions, move through open farmland and negotiate one of these boundaries (Waitangi River or Puketona Road) before gaining access to the Holiday Park property. Furthermore, if a Northland brown kiwi was in search of new territory, the kiwi would spend time in other areas where other domestic pets roam free. This would provide an additional risk to the kiwi before finding suitable habitat or even reaching the Holiday Park.*

12. Notably, the Holiday Park itself is not a known kiwi area, but it is close to one and notwithstanding the natural barriers (and other risks) facing kiwi looking to journey to

the Holiday Park site, there is a small risk that dogs bought to the Holiday Park might escape from the park or their owner's control, cross the Waitangi River and come into contact with kiwi. The Wildlands report's proposal to manage this risk was to endorse the Holiday Park's existing 'Pet Policy' and its proposed measures to contain dogs bought to the site, albeit with some suggested amendments.

13. The measures considered by Ms Bennet were set out in the Wildlands report as follows:

#### Pet Policy

...travelling with a dog is a privilege and:

- While at 'Bay of Islands Holiday Park' dogs must be kept on leads at all times when allowed outside on the holiday park site.
- Dogs are not to be left alone on the premises.
- Dogs are not to be locked in vehicles.
- No aggressive dogs of any kind.

#### Dog control measures

- Dog-proof fencing of the Holiday Park's southern, eastern and western boundaries except for the northern boundary, which adjoins the Waitangi River.
- Prevent kiwi from entering the Holiday Park through the front driveway access by installing targeted lighting
- Provide an enclosed exercise yard for dogs.
- Offer quarterly dog aversion training in collaboration with Save the Kiwi. This opportunity would be marketed throughout the Bay of Islands area.
- Ensure that all pets must either be on a leash when walking around the Holiday Park or kept inside or enclosed in a pen when on-site.
- The Holiday Park would sell dog collars and leashes at their store.

14. The Wildlands report was prepared in September 2023 and provided to Ms Kane to consider prior to the hearing in October 2023. Notwithstanding the report, Ms Kane remained unmoved in her view that Council's proposed condition was appropriate. In her s 42A report she criticised the Wildlands report for being based on inadequate research and for endorsing otherwise ineffective measures to prevent potential interactions between dogs escaping from the Holiday Park and kiwi. These criticisms are stated as being made by "Council", presumably via Ms Kane. There is no evidence that the criticisms were informed by any specialist ecological advice.
15. Ms Bennet attended the hearing and answered questions. In answers, she noted that: the Waitangi River is a major barrier for both kiwi and dogs, especially small, 'lap' dogs (which were likely to be the majority of dogs bought to the site); that her proposed fence height of 2.4 - 2.5m was likely excessive and did not need to be partially buried into the ground; that the location is naturally difficult for kiwi to get to; and that the proposed entry driveway lighting of 40lux was good for kiwi and could be acceptably located. Ms Bennet also advised that brown kiwi were now listed as 'At

Risk/Vulnerable' (rather than 'Threatened') on the national threat classification list, reflecting the outcome of community conservation efforts leading to increases in the population of kiwi nationally.

16. In terms of the relevant planning framework, Ms Kane drew attention to Policy 4.7.1 of the Northland Regional Policy Statement, but focused on provisions in Chapter 12 of the Far North District Plan. Mr Hardacre agreed that these were the relevant provisions to inform an assessment of the appropriateness of condition 18. The provisions are:

*Policy 12.2.4.10: In order to protect areas of significant indigenous fauna:*

- (a) that dogs (excluding working dogs), cats, possums, rats, mustelids and other pest species are not introduced into areas with populations of kiwi, dotterel and brown teal;*
- (b) in areas where dogs, cats, possums, rats, mustelids and other pest species are having adverse effects on indigenous fauna their removal is promoted.*

*Policy 12.2.4.11: That when considering resource consent applications in areas identified as known high density kiwi habitat, the Council may impose conditions, in order to protect kiwi and their habitat.*

*Method: 12.2.5.7 Council retains the discretion to impose conditions on subdivision or land use consents within areas of confirmed high density kiwi habitat regarding the keeping of dogs and cats.*

17. It was accepted that the policy approach is focussed on the imposition of conditions to protect kiwi, rather than directing a prohibition on dogs being bought onto sites within known kiwi areas.

## **Findings**

18. While Ms Kane's blanket restriction on dogs to manage all risk of threats to kiwi from Holiday Park dogs is a logical approach to the issue, I find it to be unreasonable in the circumstances of this site. Overall, I prefer the Applicant's proposed revised condition 18 over the Council's imposed condition 18. It is supported by expert assessment and advice and appropriately responds to the policy direction for protection of kiwi. The circumstances of the Holiday Park site, its location within a catchment that is already home to dogs, and the natural barriers to both dog and kiwi 'migration' to or from the site, are also relevant features that lend this proposal to a more nuanced, site-specific solution. The Applicant's proposed revised conditions are important in this regard, as they represent a comprehensive approach to manage the risk of dogs 'escaping' the site.

## **Decision**

19. After reviewing the Consent, notice of objection, hearing report and hearing submissions and evidence from the Objector and the Council, I:
- a) dismiss the objection with respect to condition 1;
  - b) uphold the objection with respect to conditions 4, 7 and 18, with conditions 4 and 7 to be deleted from the Consent, and condition 18 replaced with the wording set out in Appendix 1.

20. I record that I have edited the wording of the revised condition proposed by Mr Hardacre to ensure it is clear and enforceable.

Commissioner:



Date:

23 January 2024

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## APPENDIX 1

Replace condition 18 of 2220608- RMALUC with the following:

### Condition 18

- A. The site is identified as being within a kiwi high density zone. On all lots, no occupier of, or visitor to the site, shall keep or introduce to the site any cats or mustelids.
- B. With respect to dogs, all dogs on site must always be on a leash or otherwise under the effective control of their owner, unless they are securely within the Dog Exercise Yard.
- C. Within six months of the commencement of this consent, the consent holder shall complete the following:
  - 1. Erect on the site (and subsequently maintain) a fully enclosed Dog Exercise Yard with fencing to a height of no less than 2.5m constructed from galvanised mesh, with either 25 mm x 25 mm or 50 mm x 50 mm hole size and a minimum 2 mm wire diameter. The Dog Exercise Yard must be fitted with appropriate self-closing gates or similar security gated system. Erected on the fencing in prominent locations advising that dogs within the Dog Exercise Yard must be supervised at all times.
  - 2. Erect (and subsequently maintain) a dog-proof perimeter fencing up to a height of no less than 1.0m along the Holiday Park's southern, eastern and western boundaries except for the northern boundary which adjoins the Esplanade Reserve and the Waitangi River (and excluding any easement access areas to 680 Puketona Road). The fencing may include a new fence or an addition of a small chicken wire type mesh attached to the existing fence, or a combination thereof.
  - 3. Install (and subsequently maintain) targeted lighting at the front driveway access to prevent Kiwi entering the Holiday Park (as recommended by the Wildlands Consultants Ltd "Assessment of Measures Proposed to Protect Kiwi at the "Pet Friendly Bay Of Islands Holiday Park, Paihia" contract report number 6848, dated September 2023).
- D. The Bay of Islands Holiday Park "Pet Policy" shall be implemented on an ongoing basis by the consent holder. As a minimum, the policy must include the following requirements to be followed by visitors to the site: All dogs on site must always be on a leash or otherwise under the effective control of their owner, unless they are securely within the Dog Exercise Yard. Dogs are not to be left alone at any time. Dogs must be appropriately housed at night within the cabin, caravan, motor vehicle, or tent, or within a dog cage (but not locked in vehicles). No aggressive dogs of any kind.

The "Pet Policy" must be displayed in the administrative office at all times and made available for all dog owners using the Holiday Park.
- E. The consent holder must offer quarterly Kiwi Aversion training for dog owners in collaboration with Save the Kiwi (Northland) or a similar approved dog aversion training organization.



- F. The consent holder must advise the Council, in writing, of the number of dogs and their length of stay on a quarterly/three monthly basis and immediately advise the Department of Conservation Northland and Council if a Kiwi is discovered at the Holiday Park.

Advice Note: The purpose of this condition is to ensure the protection of any Kiwi entering the Holiday Park and the appropriate control and management of dogs within the Holiday Park.

Ref: 21471  
24 July, 2026

Hardacre Planning Ltd  
P.O. Box 87-127  
Meadowbank  
AUCKLAND 1172

Attention: Colin Hardacre

Dear Colin

***PROPOSED VEHICLE ACCESS MODIFICATIONS, 678 PUKETONA ROAD, HARURU  
RC: 2220608-RMALUC  
TRAFFIC ENGINEERING ASSESSMENT – SECTION 127 APPLICATION***

As requested, we have considered the traffic engineering implications of retaining the existing vehicle access widths within the site located at 678 Puketona Road.

## **1. INTRODUCTION**

Resource Consent 2220608 was granted in September 2022 to replace 55 caravan sites with 35 cabins on the site at 678 Puketona Road in Haruru. The proposal included widening all internal vehicle accesses to a minimum width of 6.0 metres, with each cabin to be provided with one car parking space and one RV parking space.

The current proposal retains the 35 cabins and provides room on each lot for a single car parking space, while retaining existing internal vehicle accesses with a minimum width of 4.0 metres. The key traffic engineering issue is therefore whether the 4.0 metre one-way access widths can operate safely and efficiently despite not meeting the Far North District Council Operative District Plan (ODP) access-width standard.

By way of a summary of the findings of this assessment; the one-way circulation arrangement, localised widening for turning movements and vehicle-tracking assessment support a conclusion that the traffic effects of the non-compliance will be less than minor.

We note that the existing vehicle crossing to Puketona Road (State Highway 11) remains unchanged as previously consented.

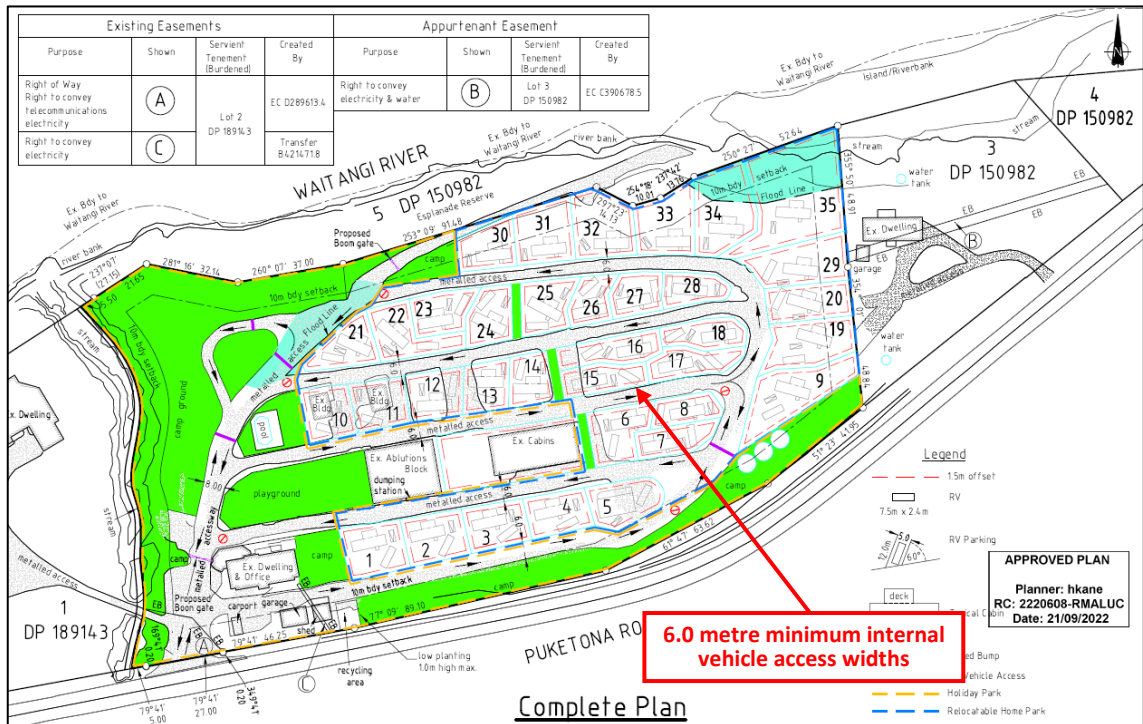
## **2. INTERNAL VEHICLE ACCESS DESIGN**

The existing vehicle access to Puketona Road will remain unchanged from that consented previously.

The consented internal access arrangements with 6 metre wide driveways are shown in Figure 1. The proposal seeks to provide 4 metre access driveways in the west-east / east-

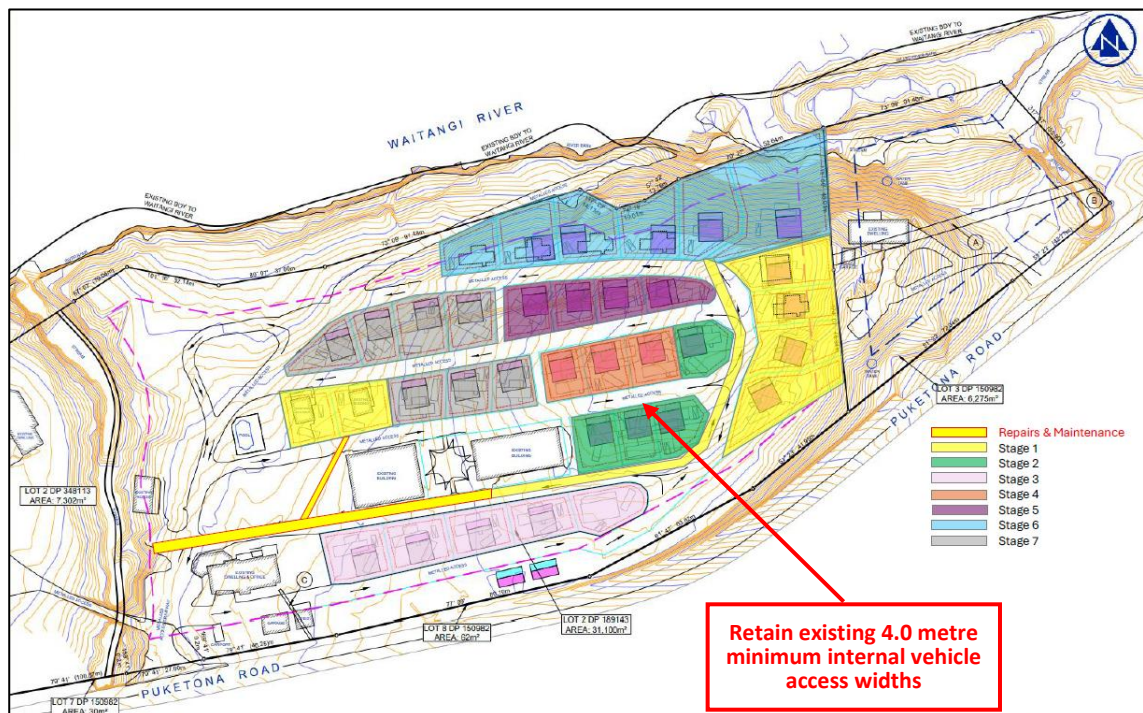
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Tel: (09) 817 2500  
Fax: (09) 817 2504  
[www.trafficplanning.co.nz](http://www.trafficplanning.co.nz)

west directions, supported by additional width at the ends of those aisles to cater for turning movements as shown in Figure 2.



Source: Brian Cowley Surveying Limited

Figure 1 – Consented Vehicle Access Arrangements



Source: BN Walker

Figure 2 – Proposed Vehicle Access Arrangements

The internal access driveway is used for circulation through the site and for vehicle manoeuvring to and from the individual lots. The size of the lots, combined with the width of the driveway, is sufficient to achieve compliance with the required car parking space and manoeuvring dimensions in the Far North District Plan, subject to appropriate placement of the parking pad within each lot.

Vehicle-tracking analysis for a Medium Rigid Truck and a B99 car is included in Attachment 1. That analysis confirms that the revised internal arrangement can accommodate the relevant design vehicles within the proposed one-way circulation aisles, including movements through the 4.0 metre sections and widened turning area.

### 3. FAR NORTH DISTRICT PLAN – OPERATIVE IN PART (ODP)

Table 1 provides an assessment of the proposal against the relevant rules from the Far North District Council Operative District Plan (ODP).

Table 1 – Far North District Plan Rules Assessment

| Development Standard                                          | Requirement/Details                                                                                                                                                    | Comment                                                                                                                                                   |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15.1.6B.1.1<br>On-Site Car Parking Spaces                     | Defines the number of parking spaces required for new developments.                                                                                                    | As of 19 December 2025, all minimum car parking requirements were removed from the ODP – <b>no requirement</b>                                            |
| 15.1.6B.1.5<br>Car Parking Space Standards                    | Defines the size and layout requirements for new parking spaces.                                                                                                       | Details of car parking areas are currently unknown, but are anticipated to comply with the relevant standards – <b>does not form part of this consent</b> |
| 15.1.6B.1.4<br>Accessible Car Parking Spaces                  | Defines the number and dimensions of accessible parking spaces required for new developments.                                                                          | <b>No change from consented</b>                                                                                                                           |
| 15.1.6C.1.1.b<br>Private Access Widths                        | Defines the minimum access widths.<br>Rural production (5-8 HE):<br><ul style="list-style-type: none"> <li>7.5m legal width</li> <li>5.0m carriageway width</li> </ul> | The existing private accesses serving the site have a minimum width of 4.0 metres – <b>does not comply</b>                                                |
| 15.1.6C.1.1.b<br>Private Access Gradients                     | Defines the minimum access gradients.<br>Rural production (5-8 HE):<br><ul style="list-style-type: none"> <li>1 in 4 sealed</li> <li>1 in 5 unsealed</li> </ul>        | The existing private accesses have gradients no steeper than 1 in 5 (20%) – <b>complies</b>                                                               |
| 15.1.6C.1.1.c<br>Number of Dwellings Served by Private Access | Defines the number of sites permitted to be served by a private access, being 8 household equivalents.                                                                 | <b>No change from consented</b>                                                                                                                           |

| Development Standard                                     | Requirement/Details                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                  |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15.1.6C.1.1.d<br>Public Road Provision                   | Defines when a public road should be provided as part of subdivision.                                                                                                                                                                                                      | <b>No change from consented</b>                                                                                                                                                                          |
| 15.1.6C.1.1.e<br>Private Accessway Location              | Defines the suitable locations for private access.                                                                                                                                                                                                                         | <b>No change from consented</b>                                                                                                                                                                          |
| 15.1.6C.1.3<br>Passing Bays on Private Accessways        | Defines the requirements for passing bay dimensions and spacing: <ul style="list-style-type: none"> <li>• 15m long and 5.5m wide</li> <li>• Spacings not exceeding 100m</li> <li>• Passing bay at vehicle crossing.</li> </ul>                                             | The existing private accesses will have a minimum two-way width of 5.5 metres within the site and minimum one-way widths of 4.0 metres – <b>does not apply</b>                                           |
| 15.1.6C.1.4<br>Access Over Footpaths                     | Defines the number and width of vehicle crossings where formed across a footpath.                                                                                                                                                                                          | <b>No change from consented</b>                                                                                                                                                                          |
| 15.1.6C.1.5<br>Vehicle Crossing Standards in Rural Zones | Defines the structural and surfacing requirements for vehicle crossings.                                                                                                                                                                                                   | <b>No change from consented</b>                                                                                                                                                                          |
| 15.1.6C.1.7<br>General Access Standards                  | Defines access requirements with respect to vehicle circulation and on-site manoeuvring: <ul style="list-style-type: none"> <li>• No reversing from site where more than 4 parking spaces</li> <li>• All bends and corners to be designed for Heavy Rigid Truck</li> </ul> | Movement to and from the public road network will be in a forward direction for all vehicles – <b>complies</b><br><br>The existing internal roading is suitable for Heavy Rigid Trucks – <b>complies</b> |

Appendix 3D indicates the requirements for the size and location of parking spaces and these are shown in Table 2.

As noted earlier, the size of the lots, combined with the width of the driveway, is sufficient to achieve compliance with the required car parking space and manoeuvring dimensions in the Far North District Plan, subject to appropriate placement of the parking pad within each lot.

Table 2 – Far North District Plan Car Parking Dimensions

| Parking Angle                       | Width of Parking Space | Kerb Overhang | Depth of Parking Space | Manoeuvring Spaces | Total Depth One Row | Total Depth Two Rows |
|-------------------------------------|------------------------|---------------|------------------------|--------------------|---------------------|----------------------|
| 90°<br>Regular Users <sup>(1)</sup> | 2.4 <sup>(2)</sup>     | 1.0           | 4.9                    | 7.1                | 12.9                | 16.9                 |
|                                     | 2.5                    | 1.0           | 4.9                    | 6.7                | 11.6                | 16.5                 |
|                                     | 2.6                    | 1.0           | 4.9                    | 6.3                | 11.2                | 16.1                 |
|                                     | 2.7                    | 1.0           | 4.9                    | 5.9                | 10.8                | 15.7                 |
|                                     | ≥2.75                  | 1.0           | 4.9                    | 5.9                | 10.8                | 15.7                 |
| 90°<br>Casual Users <sup>(1)</sup>  | 2.5                    | 1.0           | 4.9                    | 8.1                | 13.0                | 17.9                 |
|                                     | 2.6                    | 1.0           | 4.9                    | 7.1                | 12.0                | 16.9                 |
|                                     | 2.7                    | 1.0           | 4.9                    | 6.7                | 11.6                | 16.5                 |
|                                     | ≥2.75                  | 1.0           | 4.9                    | 6.6                | 11.6                | 16.4                 |
|                                     | 2.4 <sup>(2)</sup>     | 1.0           | 5.2                    | 6.5                | 11.7                | 16.9                 |
| 75°                                 | 2.5                    | 1.0           | 5.2                    | 6.0                | 11.2                | 16.4                 |
|                                     | 2.6                    | 1.0           | 5.2                    | 5.7                | 10.9                | 16.1                 |
|                                     | 2.7                    | 1.0           | 5.2                    | 5.0                | 10.2                | 15.4                 |
|                                     | ≥2.75                  | 1.0           | 5.2                    | 4.3                | 9.5                 | 14.7                 |
|                                     | 2.4 <sup>(2)</sup>     | 1.0           | 5.2                    | 4.6                | 9.8                 | 15.0                 |
| 60°                                 | 2.5                    | 1.0           | 5.2                    | 4.1                | 9.3                 | 14.5                 |
|                                     | 2.6                    | 1.0           | 5.2                    | 3.5                | 8.7                 | 13.9                 |
|                                     | 2.7                    | 1.0           | 5.2                    | 3.3                | 8.5                 | 13.7                 |
|                                     | ≥2.75                  | 1.0           | 5.2                    | 3.2                | 8.4                 | 13.6                 |
|                                     | 2.4 <sup>(2)</sup>     | 0.8           | 4.9                    | 2.9                | 7.8                 | 12.7                 |
| 45°                                 | 2.5                    | 0.8           | 4.9                    | 2.7                | 7.6                 | 12.5                 |
|                                     | 2.6                    | 0.8           | 4.9                    | 2.5                | 7.4                 | 12.3                 |
|                                     | 2.7                    | 0.8           | 4.9                    | 2.4                | 7.3                 | 12.2                 |
|                                     | ≥2.7                   | 0.8           | 4.9                    | 2.3                | 7.2                 | 12.1                 |
|                                     | 2.4 <sup>(2)</sup>     | 0.6           | 4.0                    | 2.4                | 6.4                 | 10.4                 |
| 30°                                 | 2.5                    | 0.6           | 4.0                    | 2.4                | 6.4                 | 10.4                 |
|                                     | 2.6                    | 0.6           | 4.0                    | 2.4                | 6.4                 | 10.4                 |
|                                     | 2.7                    | 0.6           | 4.0                    | 2.3                | 6.3                 | 10.3                 |
|                                     | ≥2.75                  | 0.6           | 4.0                    | 2.3                | 6.3                 | 10.3                 |
|                                     | 2.4 <sup>(2)</sup>     | 0.4           | 2.5                    | 3.6                | 6.1                 | 8.6                  |
| Parallel                            | 6.1                    | 0.4           | 2.5                    | 3.3                | 5.8                 | 8.3                  |
|                                     | 6.3                    | 0.4           | 2.5                    | 3.0                | 5.5                 | 8.0                  |

#### 4. OPERATIVE PLAN ASSESSMENT CRITERIA

##### 4.1 Property Access

Standard 15.1.6C.4.1 of the ODP sets out assessment criteria for sites infringing the standards for property access. The infringement for this proposal relates to the following:

- The width of the private vehicle accesses having a minimum one-way width of 4.0 metres.

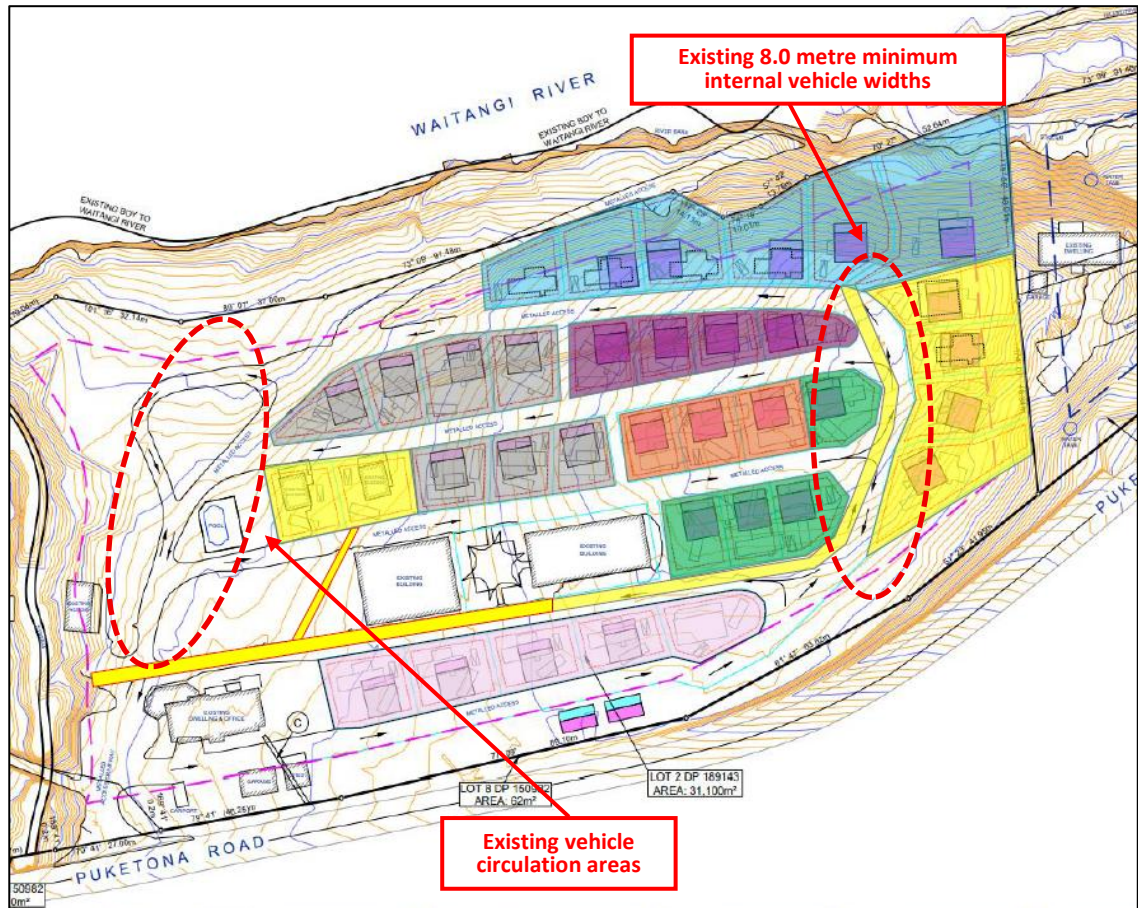
The assessment criteria are:

- Adequacy of sight distances available at the access location.*
- Any current traffic safety or congestion problems in the area.*
- Any foreseeable future changes in traffic patterns in the area.*
- Possible measures or restrictions on vehicle movements in and out of the access.*
- The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.*



- (f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.*
- (g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.*
- (h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:*
  - a. the visual impact of hard surfaces and vehicles on the natural character;*
  - b. the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur;*
  - c. possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road;*
  - d. the vehicle speed limit on Kerikeri Road at the additional access point and the potential vehicle conflicts that could occur.*
- (i) The provisions of the roading hierarchy, and any development plans of the roading network.*
- (j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.*
- (k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.*
- (l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).*
- (m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.*

The existing internal vehicle accesses will be maintained to service the site, including a number of one-way vehicle access routes with a minimum width of 4.0 metres. Wider driveway areas are provided in the locations identified in Figure 3.



Source: BN Walker

Figure 3 – Additional Width Areas for Turning

An indication of the current one-way driveways is shown in Figure 4 and Figure 5.



Figure 4 – Current One-way Driveway Arrangement – Image 1





Figure 5 – Current One-way Driveway Arrangement – Image 2

The one-way vehicle circulation aisles mean that there is no requirement to cater for opposing two-way traffic flow within the 4.0 metre sections. The proposed widths are therefore appropriate for the intended operation, with the wider areas shown in Figure 3 providing additional manoeuvring width at the identified turning locations.

Overall, because the proposed one-way arrangement is supported by localised widening and vehicle-tracking analysis for the relevant design vehicles, the effect of the access-width non-compliance is considered to be less than minor.

## 5. CONCLUSIONS

Based on the analyses described in this assessment, the following conclusions can be made in respect of the proposed changes to the internal vehicle access arrangements for the development at 678 Puketona Road in Haruru:

- The proposed internal vehicle access arrangement can accommodate the relevant design vehicles, including movements through the 4.0 metre one-way sections and widened turning areas.
- There is sufficient space available to provide individual lot car parking to an appropriate design dimension, subject to appropriate placement of the parking pad within each lot.

Overall, it is considered that the traffic engineering effects of retaining the existing internal vehicle access widths, including the 4.0 metre one-way sections, will be less than minor.

Prepared by:



Bryce Hall

**Director**

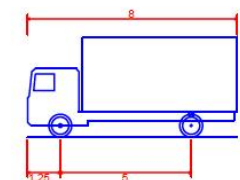
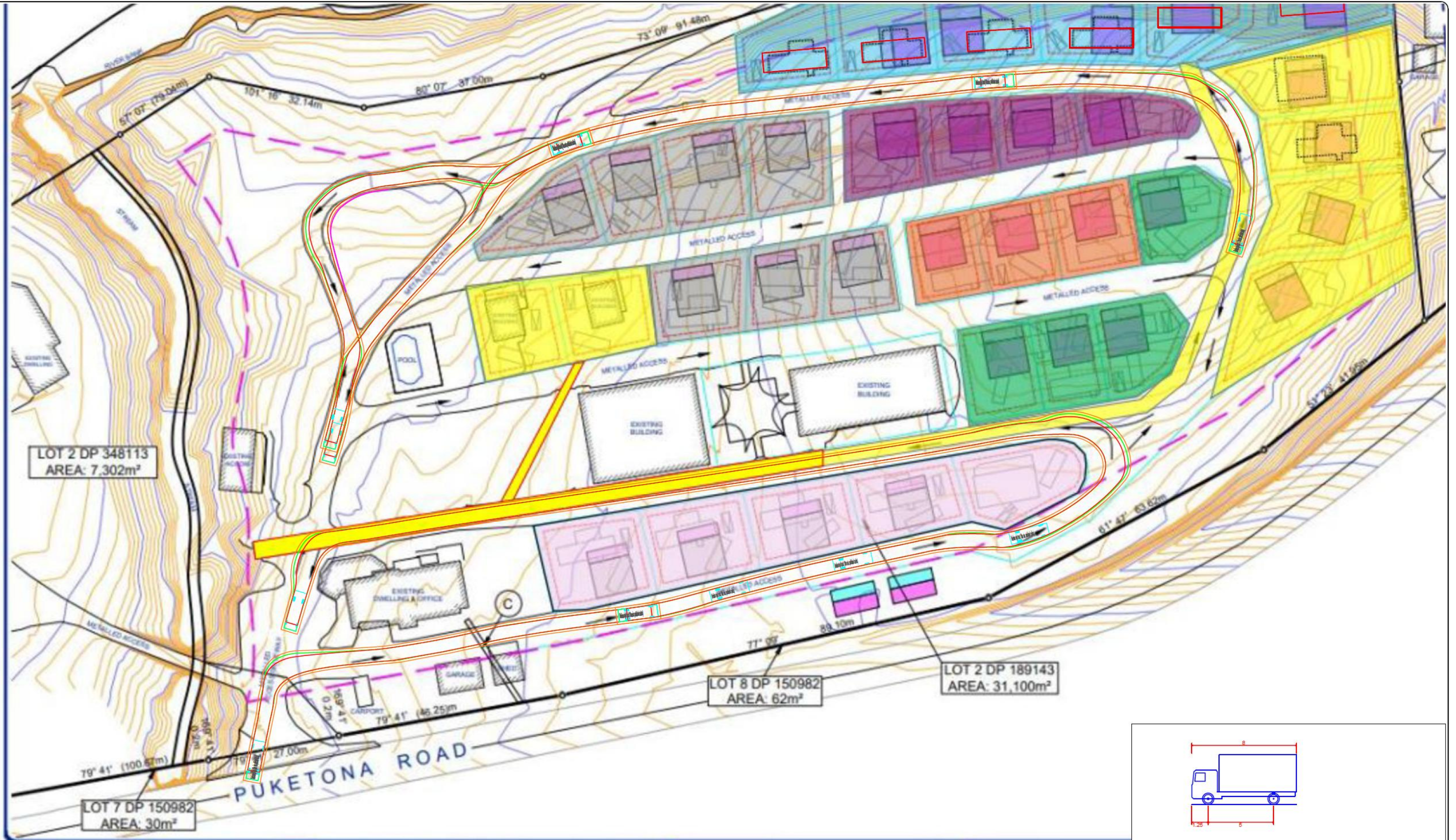
*bryce@trafficplanning.co.nz*

## **ATTACHMENT 1**

### **Vehicle Tracking Analysis**



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Medium rigid truck (10m min. published radius)  
Overall Length 8.000m  
Overall Width 2.500m  
Overall Body Height 3.800m  
Min Body Ground Clearance 0.427m  
Track Width 2.500m  
Lock-to-lock time 6.00s  
Wall to Wall Turning Radius 10.000m

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|        |                                                |         |
|--------|------------------------------------------------|---------|
| CLIENT | Medium rigid truck (10m min. published radius) | 8.000m  |
|        | Overall Length                                 | 2.500m  |
|        | Overall Width                                  | 3.900m  |
|        | Overall Body Height                            | 0.427m  |
|        | Min Body Ground Clearance                      | 2.500m  |
|        | Track Width                                    | 6.00s   |
|        | Lock-to-lock time                              | 10.000m |

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Project Title 678 Puketona Road, Hururu  
Sheet Title Vehicle Tracking - Medium Rigid Truck (500mm Clearance)

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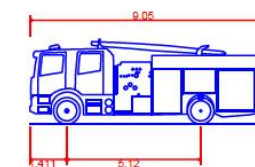


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|                              |        |
|------------------------------|--------|
| AT - Fire - STD Pumper       |        |
| Overall Length               | 9.050m |
| Overall Width                | 2.550m |
| Overall Body Height          | 3.246m |
| Min Body Ground Clearance    | 0.274m |
| Track Width                  | 2.550m |
| Lock-to-lock time            | 6.00s  |
| Max Steering Angle (Virtual) | 49.70° |

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Drawn IY

Approved BH

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Date 24.07.26

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Sheet Title Vehicle Tracking - Fire - STD Pumper (500mm Clearance)

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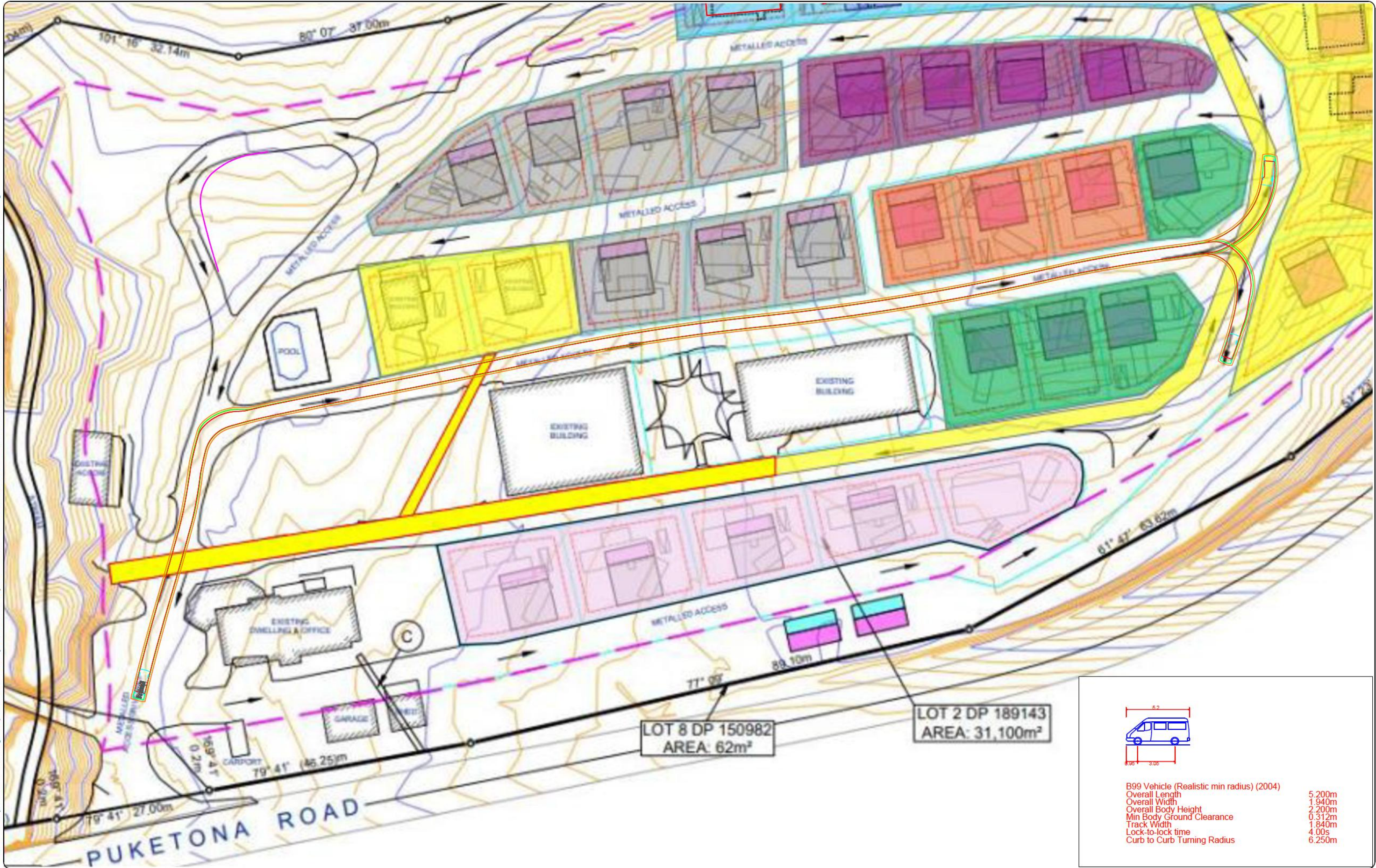
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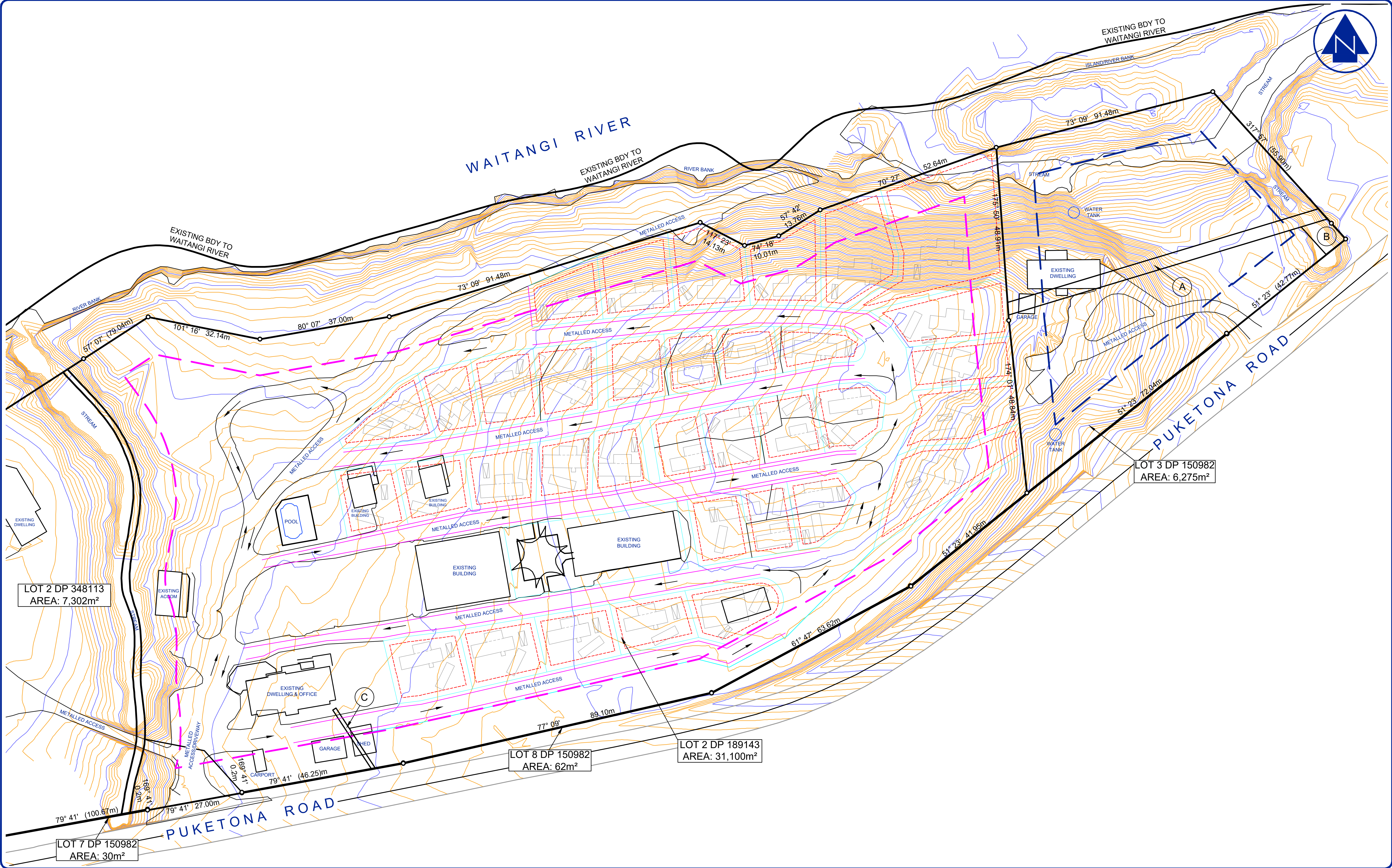
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Vehicle Tracking - B99 Vehicle (300mm Clearance)

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| 2        | ADDITIONAL INFORMATION ADDED | EC      | 24/04/26 |      |
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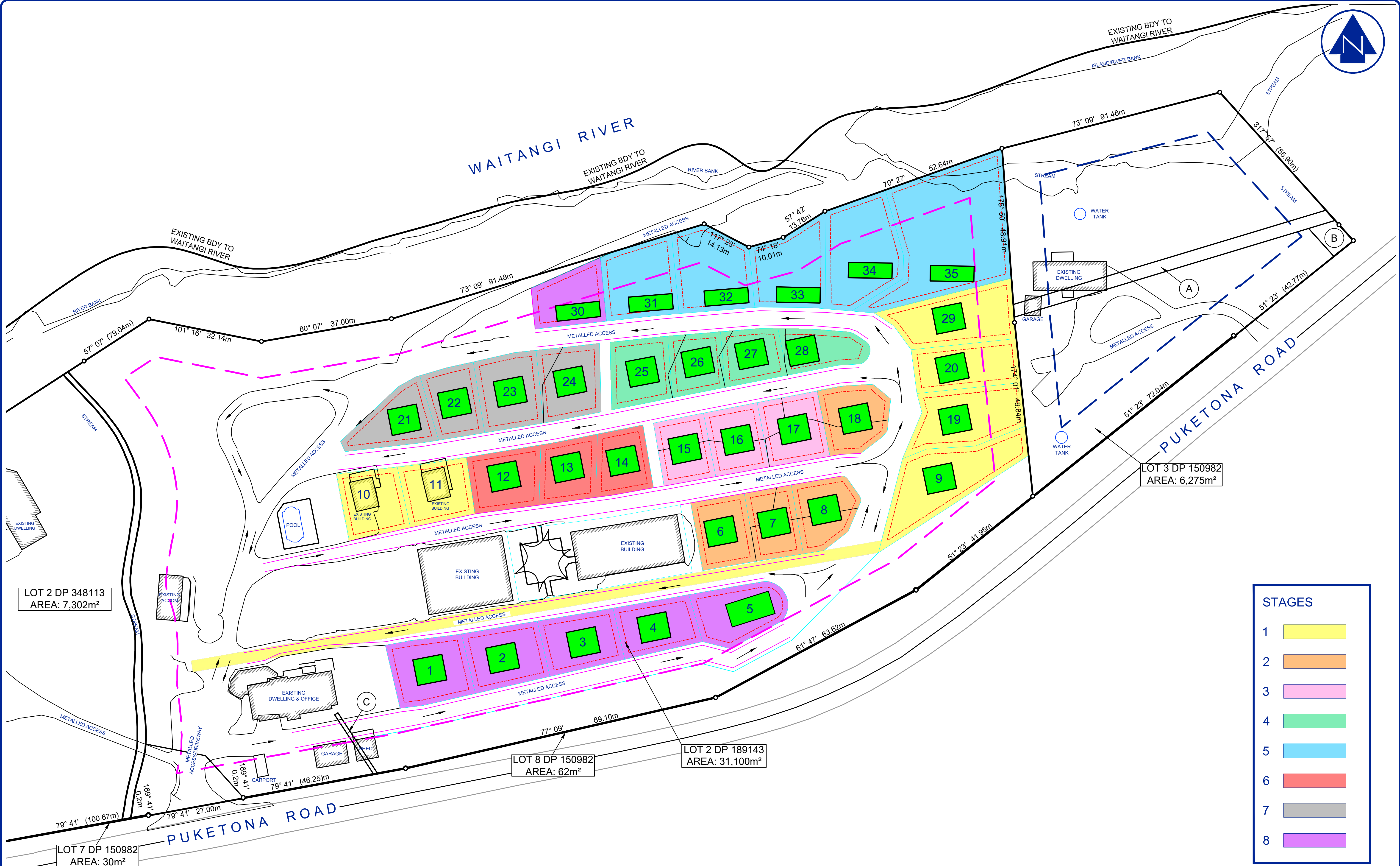
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HARURU 0204**

TITLE  
**EXISTING SITE LAYOUT PLAN**

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CLIENT

TRAUS HOLDINGS LTD

PROJECT

678 PUKETONA ROAD  
HARURU 0204

TITLE

PROPOSED SITE LAYOUT PLAN

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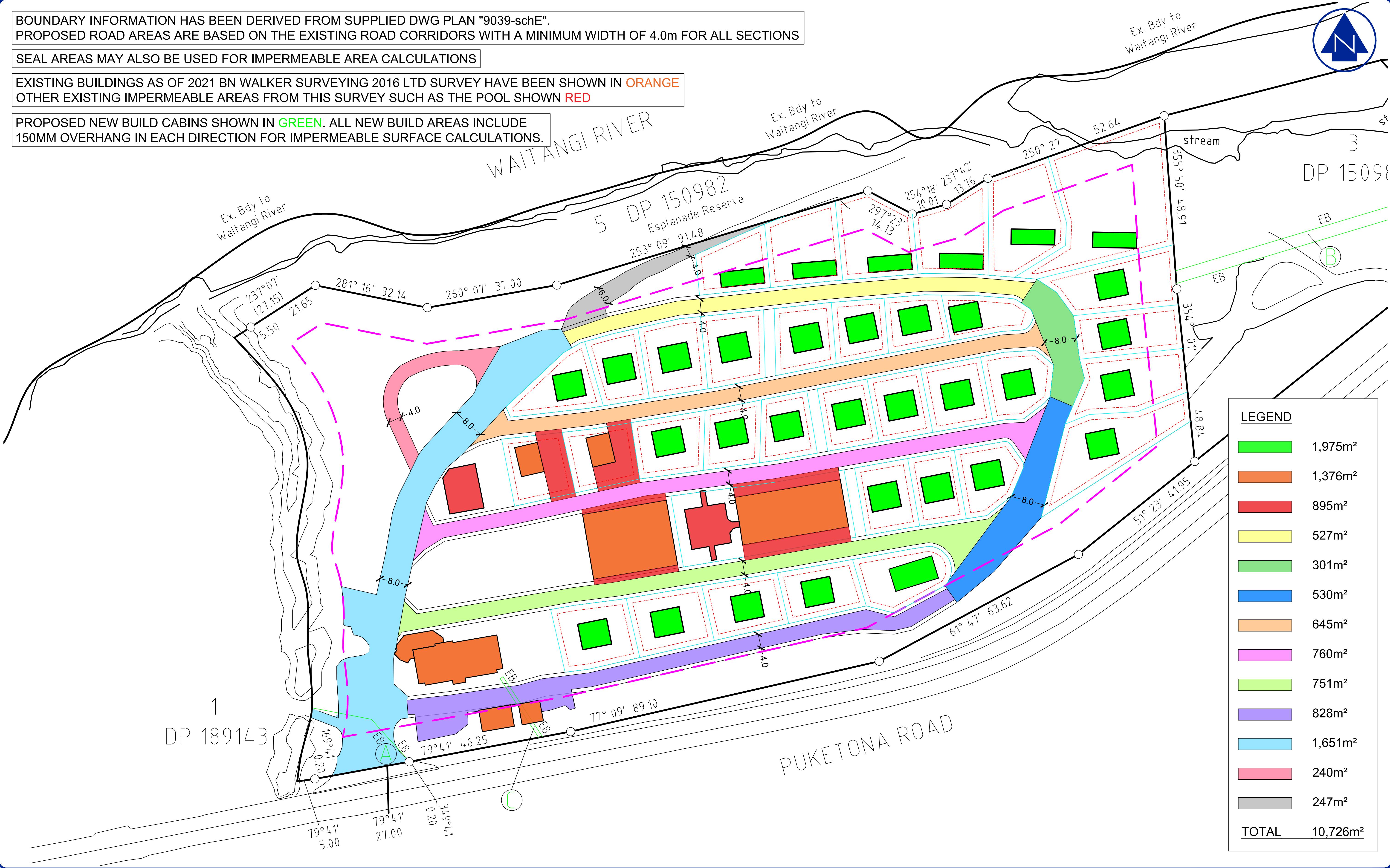


BOUNDARY INFORMATION HAS BEEN DERIVED FROM SUPPLIED DWG PLAN "9039-schE".  
PROPOSED ROAD AREAS ARE BASED ON THE EXISTING ROAD CORRIDORS WITH A MINIMUM WIDTH OF 4.0m FOR ALL SECTIONS

SEAL AREAS MAY ALSO BE USED FOR IMPERMEABLE AREA CALCULATIONS

EXISTING BUILDINGS AS OF 2021 BN WALKER SURVEYING 2016 LTD SURVEY HAVE BEEN SHOWN IN **ORANGE**  
OTHER EXISTING IMPERMEABLE AREAS FROM THIS SURVEY SUCH AS THE POOL SHOWN **RED**

PROPOSED NEW BUILD CABINS SHOWN IN **GREEN**. ALL NEW BUILD AREAS INCLUDE  
150MM OVERHANG IN EACH DIRECTION FOR IMPERMEABLE SURFACE CALCULATIONS.



|          |                            |       |          |         |          |
|----------|----------------------------|-------|----------|---------|----------|
| SURVEYED |                            |       | APPROVED |         | DATE     |
| CALC     |                            |       |          |         |          |
| DRAWN    | SB                         | 08/25 |          |         |          |
|          |                            |       |          |         |          |
| REVISION |                            |       | CHANGES  | CHECKED | DATE     |
| 0        | ORIGINAL ISSUE             |       |          | EC      | 28/08/25 |
| 1        | ROAD WIDTHS ADJUSTED       |       |          | EC      | 27/07/26 |
| 2        | IMPERMEABLE AREAS ADJUSTED |       |          | EC      | 31/07/26 |
| 3        | IMPERMEABLE AREAS ADJUSTED |       |          | EC      | 10/08/26 |
| 4        | IMPERMEABLE AREAS ADJUSTED |       |          | EC      | 13/08/26 |

(1) COORDINATES AND BEARINGS ARE IN TERMS OF THE NEW ZEALAND GEODETIC 2000 DATUM BASED ON THE MT EDEN CIRCUIT. THIS DATUM HAS A SCALE FACTOR OF 0.99996(21). THIS TRANSVERSE MERCATOR PROJECTION HAS A FALSE VALUE OF 800000mN, 400000mE.

(2) THE ORIGIN OF COORDINATES FOR THIS PROJECT IS RM 18 SO 5748 LINZ CODE C2XA 975708.050mN 329002.634mE.

(3) LEVELS/HEIGHTS ARE IN TERMS OF THE LINZ DATUM "NEW ZEALAND VERTICAL LEVEL DATUM (NZVD) 2016".

(4) THE ORIGIN OF LEVELS FOR THIS PROJECT IS RM 18 SO 5748 LINZ CODE C2XA RL = 59.60m.

(5) TO OBTAIN GEODETIC PROJECTION DISTANCE (FOR DERIVING GEODETIC DATUM COORDINATES) MULTIPLY MEASURED DISTANCE BY 0.9999564.

(6) BACKGROUND INFORMATION SHOWN HAS BEEN OBTAINED FROM EXISTING HISTORICAL AS-BUILT, ARCHIVED & COUNCIL RECORDS. DATA MAY BE SUBJECT TO ERRORS OR OMISSIONS. THIS INFORMATION SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

(7) PLEASE ENSURE CONTRACTORS VERIFY ALL LOCATIONS OF EXISTING SERVICES BEFORE ANY WORKS BEGIN.

**BNWALKER**  
PROJECT & CONSTRUCTION SURVEYORS

CLIENT



LIFESTYLE HOLIDAY  
PARKS LTD

PROJECT

678 PUKETONA ROAD  
HARURU 0204

TITLE

IMPERMEABLE AREA  
CALCULATION PLAN

SCALE 1:500 (A1) 1:1000 (A3)

DRAWING No 6382-400-12 SHEET 1 of 1 REVISION 4

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**PROJECT**  
 Resource Consent Screen Planting  
 for Lots 30-35  
 Bay of Islands Holiday Park  
 678 Puketona Road  
 Haruru

**DRAWING**  
 Buffer Planting Plan 1/3

**DRAWN:** PG      **DATE:** 06 Aug 2024

**SHEET:** LA 01      **SCALE:** As Shown

| REVISIONS |     |       |
|-----------|-----|-------|
| DATE      | REV | NOTES |





3.0m-wide buffer of native revegetation planting to follow boundary of Lots 30-34 then follow the existing pedestrian access path along Lot 35. Total area for planting is 400m<sup>2</sup>. Area to be prepared for planting and mulched with either coir/jute or bark.

Existing Trees Identified on Site

- Cabbage Tree
- Ponga
- Pohutukawa
- Red Matipo
- Totara
- Kanuka

Proposed Planting

- Tānekaha
- Puriri
- Totara
- Native Mix Buffer Planting



**PROJECT**  
Resource Consent Screen Planting  
for Lots 30-35  
Bay of Islands Holiday Park  
678 Puketona Road  
Haruru

**DRAWING**  
Buffer Planting Plan 2/3

**DRAWN:** PG      **DATE:** 06 Aug 2024

**SHEET:** LA 02      **SCALE:** As Shown

**REVISIONS**  
DATE    REV    NOTES

121 PHILLIP ROAD, ARDMORE, AUCKLAND 2576    T: 09 294 8332  
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Notes: Refer to site masterplan on sheet LA01.  
Refer to soft landscaping information on sheet LA03.



Buffer Planting Specifications

1. PREPARATION:

Prior to works commencing the Main Contractor will ensure the following:

- Any site works and engineering works to be completed.
- Ensure the proposed area for planting is clear of obstructions and any embankments have been stabilised.
- All builder's debris and contaminated materials to be removed off site.
- Any necessary drainage to be in place.
- Any services or ducting runs to be in place and all locations for existing and new services to be clearly identified and protected throughout the landscaping works.
- Existing pest/weed species to be removed or mulched to ground then sprayed with 'KEN-UP 500 FLEXI' glyphosate or similar non-residual herbicide for use near aquatic areas (use spot spraying application to eliminate overspray).
- Woody weed stems/stumps to be treated with herbicide paste avoid regrowth.
- Any embankment area within the planting area that has a gradient over 30% to have coir/ jute matting laid and pinned into the slope before planting occurs.

2. SOIL WORK:

- Planting to have a minimum depth of 300mm layer of suitable, free-draining planting medium to plant into.
- If on-site topsoil is not to sufficient depth or quality allow to import premium quality screened topsoil to make up levels as required.
- All planting areas to also attain an additional 50mm compost worked into the topsoil at time of planting.

3. PLANTING SPECIMENS & PRACTICE:

- Read in conjunction with the Planting Detail.
- Planting to take place during the appropriate season (May - September) to ensure plants establish well before spring/summer.
- All plant material to be of a high standard and planted as per best known horticultural practices.
- Planting to be sourced locally where possible.
- If coir/jute matting has had to be laid (refer to Item 1 above) then allow to carefully cross cut holes within the matting to allow planting to occur through the matting and into the ground beneath.
- Planting to include 12 month slow release fertilizer applied at manufacturer's recommended rates.
- Thoroughly water all garden areas at time of planting and before the mulch layer is placed.

4. MULCHING:

- Unless already covered by coir/jute matting then all planted areas to receive 100mm depth selected screened bark/ woodchip mulch.
- Mulch to be laid after planting and watering.

5. EDGING:

- If required allow 100x50 H4 in-ground timber edge to perimeter of planting areas, i.e. to separate the mulched planting area from adjacent grassed lawns unless a pre-existing edge is already in place.

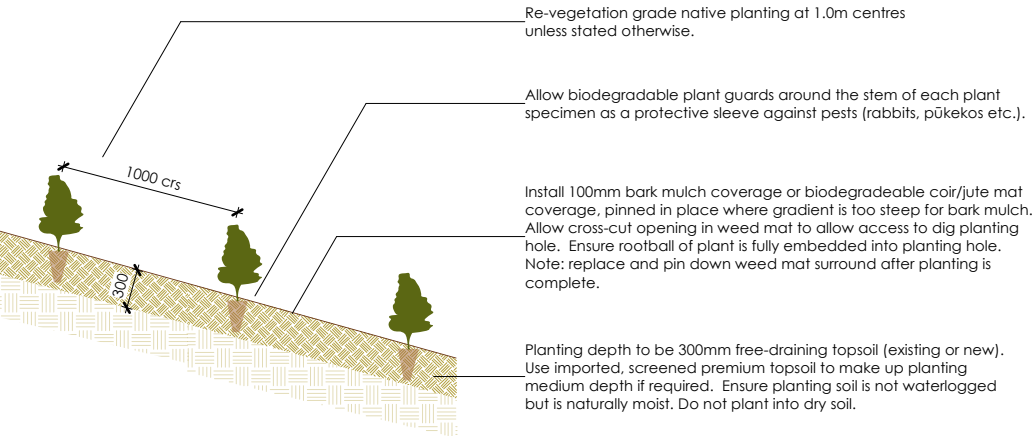
Plant Schedule

| Code | Qty | Botanical Name              | Common Name  | Planting Size | General Information                                                  |
|------|-----|-----------------------------|--------------|---------------|----------------------------------------------------------------------|
| PhTr | 12  | Phyllocladus trichomanoides | Tānekaha     | Pb 18         | Centres as shown. Native tree, mature height 15.0m & spread 5.0m.    |
| PoTo | 6   | Podocarpus totara           | Totara       | Pb 18         | Centres as shown. Native tree, mature height 15.0m & spread 8.0m.    |
| ViLu | 6   | Vitex lucens                | Puriri tree  | Pb 18         | Centres as shown. Native tree, mature height 20.0m & spread 15.0m.   |
| ArSe | 54  | Aristotelia serrata         | Makomako     | 1 L           | 1000mm centres. Native shrub, mature height 1.5m & spread 1.0m.      |
| CoAu | 16  | Cordyline australis         | Cabbage tree | 1 L           | 1000mm centres. Native tree, mature height 8.0m & spread 2.0m.       |
| CoRb | 54  | Coprosma robusta            | Karamu       | 1 L           | 1000mm centres. Native shrub, mature height 4.0m & spread 2.0m.      |
| Koro | 54  | Hebe stricta                | Koromiko     | 1 L           | 1000mm centres. Native shrub, mature height 2.5m & spread 1.5m.      |
| LeSc | 54  | Leptospermum scoparium      | Manuka       | 1 L           | 1000mm centres. Small native tree, mature height 5.0m & spread 3.0m. |
| MyAu | 54  | Myrsine australis           | Red Matipou  | 1 L           | 1000mm centres. Native shrub, mature height 4.0m & spread 2.0m.      |
| PhTn | 54  | Phormium tenax              | Harakeke     | 1 L           | 1000mm centres. Native shrub, mature height 1.2m & spread 1.2m.      |
| PiTe | 16  | Pittosporum tenuifolium     | Kohuhu       | 1 L           | 1000mm centres. Small native tree, mature height 5.0m & spread 2.5m. |

Plant Images



Planting Detail



Planting Detail: Native Revegetation Planting

Notes: Refer to site masterplan on sheet LA01.  
Refer to planting plan on sheet LA02.



PROJECT

Resource Consent Screen Planting  
for Lots 30-35  
Bay of Islands Holiday Park  
678 Puketona Road  
Haruru

DRAWING

Buffer Planting Plan 3/3

|               |       |               |             |
|---------------|-------|---------------|-------------|
| <b>DRAWN:</b> | PG    | <b>DATE:</b>  | 06 Aug 2024 |
| <b>SHEET:</b> | LA 03 | <b>SCALE:</b> | As Shown    |

| REVISIONS | DATE | REV | NOTES |
|-----------|------|-----|-------|
|-----------|------|-----|-------|