

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☐ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☐ Land Use | ☐ Discharge |
| ☐ Fast Track Land Use* | ☐ Change of Consent Notice (s.221(3)) |
| ☐ Subdivision | ☐ Extension of time (s.125) |
| ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| ☐ Other (please specify) _____ | |

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Wakelins Station Limited

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Reyburn and Bryant

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Lynda Jeanne Lynn, Mack Tabolt Lynn and Emma Jane Yates

**Property Address/
Location:**

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

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)

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.

☐ Yes ☐ No

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

(more than one circle can be ticked):

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

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

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

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

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

- | | |
|---|---|
| ☐ Subdividing land | ☐ Disturbing, removing or sampling soil |
| ☐ Changing the use of a piece of land | ☐ Removing or replacing a fuel storage system |

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Waklins Station Limited

Email:

Phone number:

Postal address:

(or alternative method of service under section 268 of the act)

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Mack Lynn

Signature:

(signature of bill payer)

Date 26-May-2026

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Sharon Ndlovu

Signature:

[Redacted Signature]

Date 25 August 2026

Electronic means

Checklist (please tick if information is provided)

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

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

Land use consent application

WAKELINS STATION LIMITED

35 Tui Glen Road, Haruru

A topographic map with contour lines and a grid, serving as a background for the bottom section of the page.

**reyburn
&bryant**

PLANNERS • SURVEYORS

Land use consent application

WAKELINS STATION LIMITED

35 Tui Glen Road, Haruru

Report prepared for:	Wakelin's Station Limited
Author	Sharon Ndlovu, <i>Planner</i>
Reviewed by:	Joseph Henehan, <i>Associate</i>
Consent Authority:	Far North District Council
Report reference:	18827
Report Status:	Final
Date:	August 2026

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Reyburn and Bryant

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FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

1. **Wakelins Station Limited** (the applicant) applies for land use consent to operate a wedding venue at 35 Tui Glen Road, Haruru.
2. The location of the proposed activity is 35 Tui Glen Road, Haruru.
3. The legal description of the site is Lot 2 DP 598292. The title reference RT 1162416.
4. The applicant is the owner of the site.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents or statutory approvals are needed for the proposal to which this application relates that are not being applied for as part of this application.
7. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

-
9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
10. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of person authorised to sign on behalf of applicant

Sharon Ndlovu

20 August 2026

Date

Address for service:

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

sharon@reyburnandbryant.co.nz

Contact person:

Sharon Ndlovu

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2. Records of title and associated memorials
3. Rule assessment
4. Marshall Day Acoustics
5. RS Eng Wastewater report

6. Site layout and access plan

ABBREVIATIONS

AEE	Assessment of Environmental Effects
FNDC	Far North District Council
FNDP	Far North District Plan
GFA	Ground Floor Area
HAIL	Hazardous Activities and Industries List
MDA	Marshall Day Acoustics
NES-CS	National Environmental Standard – Contaminated Soils
NRC	Northland Regional Council
NPS-HPL	National Policy Statement for Highly Productive Land
OFNDP	Operative Far North District Plan
PDP-AV	Proposed District Plan – Appeals Version
RS Eng	RS Engineering
RPZ	Rural Production Zone
RMA	Resource Management Act, 1991
SAS	Spooner Architectural Solutions
TIF	Traffic Intensity Factor

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Wakelins Station Limited (the applicants) in support of an application to operate a wedding venue at 35 Tui Glen Road, Haruru.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

This report also includes an analysis of the relevant provisions of the Far North District Plan (FNDP), Proposed District Plan – Appeals Version (PDP-AV)¹, National Policy Statement for Natural Hazards (NPS-NH), National Policy Statement for Highly Productive Land (NPS-HPL) and National Environment Standards for Contaminated Soils (NES-CS), which are pertinent to the assessment and decision required under Section 104 of the RMA.

1.2 Proposal summary

The application seeks land use consent to convert an existing farm building on a large rural holding into a small-scale wedding venue.

The site is zoned Rural Production (RPZ) under both the Operative Far North District Plan (OFNDP) and the PDP-AV. The total area of the site is approximately 299.9ha. The primary use of the land as a working farm will continue, and no productive land will be removed from use.

The proposal involves the adaptive reuse of an existing farm shed/barn and an associated ancillary farm building. No new buildings are proposed. The venue

¹ The PDP-AV now has legal effect as of 12th of August. The proposal requires resource consent under both the OFNDP and PDP-AV. An assessment of the relevant rules, objectives and policies is provided in Section 4 and 5 of this report.

will accommodate a maximum of 80 guests per event and will operate on an occasional basis within the hours of 7:00am to 10:00pm.

Figure 1 below illustrates the proposed wedding venue after the conversion. The full set of architectural plans prepared by Spooner Architectural Solutions (SAS) is provided in **Appendix 1**.

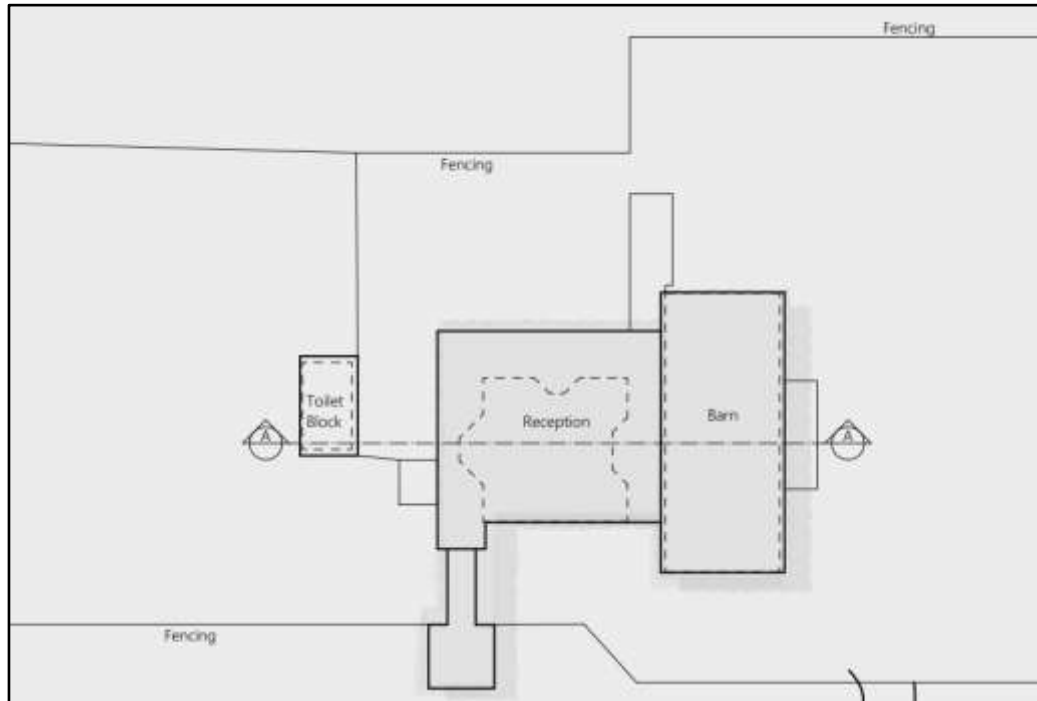


Figure 1: Architectural plans of the wedding venue (Source: Spooner Architectural).

The land use is a **discretionary activity** due to anticipated traffic generation under the FNDP Traffic Intensity Factor (TIF) exceeding 200 daily one-way vehicle movements. No other rule infringements are proposed under OFNDP.

The land use is a **discretionary activity** due to the existing barn exceeding the minimum 40m² GFA threshold and the proposed operating hours extending until 10:00pm rather than the permitted 8:00pm.

1.3 Site history

The existing “Goatshed” is a former demonstration woolshed that was historically used by government organisations to showcase New Zealand farming practices to visitors.

An earlier concept for the site included conversion of the building for use as a wine-tasting and wedding venue. The supporting wastewater and noise assessments were prepared on that basis. Since that time, the proposal has been refined to provide for a wedding venue only.

Notwithstanding this refinement, the conclusions of the technical assessments remain applicable. The wedding venue component represents the primary source of noise, wastewater generation, and traffic movements. The proposed activity is of reduced scope relative to the earlier concept and does not result in any increase in assessed effect.

1.4 Property details

Applicant	Wakelins Station Limited
Landowners	Lynda Jeanne Lynn, Mack Tabolt Lynn and Emma Jane Yates
Site location	35 Tui Glen Road Haruru
Legal descriptions and records of title	Lot 2 DP 598292 (RT 1162416)
Site area	299.935ha
District Plan	Far North District Plan
Operative District Plan Zone	Rural Production Zone
Proposed District Plan Zone	Rural Production Zone
Proposed District Plan overlays	River Flood Hazard Zone (10, 50, 100 years)

Table 1: Property Details.

1.5 Relevant title memorials

Lot 2 DP 598292 is held in single record of title, RT 1162416. This title is subject to one Notice, two Consent Notices and three Easement Instrument memorials.

Notices

- 9099166.1

Notice pursuant to Section 195(2) Climate Change Response Act 2002 for forest land. It has no relevance to this application.

Consent Notices

- **8070861.3**

The consent notice requires lots (1-16 and 18-10) to install and maintain advanced wastewater treatment systems. The notice prohibits the keeping of cats, dogs, or mustelids, and restricts the removal of native bush without Council consent.

Additionally, each property must comply with the Wakelin Riverfront Estate Management Plan. This includes building approvals, flora and fauna management, and specific construction access requirements.

- **13081190.3**

The site has been identified as a kiwi present zone. All pets (dogs and cats) must be kept inside or restrained at night. It has no relevance to this application.

Easement Instrument

- **8070861.10**

Easement area marked "A" on Lot 19 provides rights of way in favour of Lot 35. It has no relevance to this application.

- **8070861.17**

Land covenant on DP411622 which restricts land disturbance and new development. The covenant requires protection and maintenance of native vegetation and land stability. It has no relevance to this application.

- **12254620.3**

Lot 1 provides rights of way (and associated servicing easements) to Lot 2. This marked as 'A' and 'B' on DP 56487.

The site is also subject to eight Acts:

1. Subject to Part IV A Conservation Act 1987
2. Subject to Section 261 Coal Mines Act 1979
3. Subject to Section 27B State-Owned Enterprises Act 1986
4. Subject to Section 3 Geothermal Energy Act 1953
5. Subject to Section 3 Petroleum Act 1937
6. Subject to Section 5 Coal Mines Act 1979
7. Subject to Section 8 Atomic Energy Act 1945
8. Subject to Sections 6 and 8 Mining Act 1971

These acts have no relevance to this application.

The titles and associated memorials are attached in **Appendix 2**.

1.6 Resource Consents sought

The various rules under which consent is triggered are set out below:

OFNDP

Chapter 15 'Transportation'

- 15.1.6A.5.1 'Traffic Intensity' – **Discretionary**. According to the FNDP TIF, the proposed wedding venue is anticipated to generate traffic exceeding the 200 daily one-way vehicle movement threshold applicable in the RPZ.

PDP-AV

Rural Production Chapter

- RPROZ-R5 'Home Business' – **Discretionary**. The wedding venue will operate as a home business from the applicants' property, where they reside.

Transport Chapter

- TRAN-R5 'Trip Generation' – **Restricted Discretionary**. The wedding venue will exceed the threshold of 200m² ground floor area (GFA) permitted for a commercial activity under the TRAN-Table 11 – Trip generation

A full rule assessment is attached in **Appendix 3**.

1.7 Over approvals required

No other approvals are required to give effect to the proposal.

1.8 Processing requests

Prior to the release of any decision for this application, please forward the draft conditions to the agent for review and comment.

2. THE SITES AND SURROUNDING ENVIRONMENT

2.1 The sites

Location

The sites are located on 35 Tui Glen Road, Haruru. The sites are shown in **Figure 2** below.



Figure 2. Location map (Source: GRIP).

Built development

The site contains a large barn, an existing residential unit, water tanks, and an ancillary shed. The site also includes a woolshed and associated barn that are proposed to be converted for use as a wedding venue. Existing development on the site is shown in **Figure 3**.



Figure 3: Existing buildings (Source: GRIP)

Access

The site has two access points. The first serves the existing barn and residential unit, and the other serving the proposed wedding venue. The access points are shown in **Figures 4 and 5** below.



Figure 4: The shared access (Source: Google Earth).



Figure 5: The access to the proposed venue (Source: Google Streetview).

Topography

The site comprises gently undulating rural land. From the western portion of the site, the land rises and falls with a series of shallow ridgelines and gullies. Toward the central part of the site, the land generally slopes gently from west to east and includes areas of broader, relatively level terrain. Along the eastern boundary, the land slopes downward from west to east, with a defined gully, before continuing to fall toward lower elevations.

Ground cover and vegetation

The site is predominantly covered in grassland typical of rural farmland. Patches of established vegetation, including trees and shrubs, are present within the gullies across the site. Vegetation is shown above in **Figure 2**.

Flood Hazards

Northland Regional Council (NRC) and the PDP-AV maps identify parts of the site as being subject to river flood hazard overlays associated with 10, 50, and 100 year events. These overlays are confined to the western portion of the site along the northern boundary. No flood hazard overlays affect the eastern portion of the site.

The flood hazard areas are located well away from existing buildings and access arrangements, and no development is proposed within the identified flood prone areas. The overlays are shown below in **Figure 6**.



Figure 6: River Flooding Hazard Overlay (Source: NRC Maps).

Soil composition

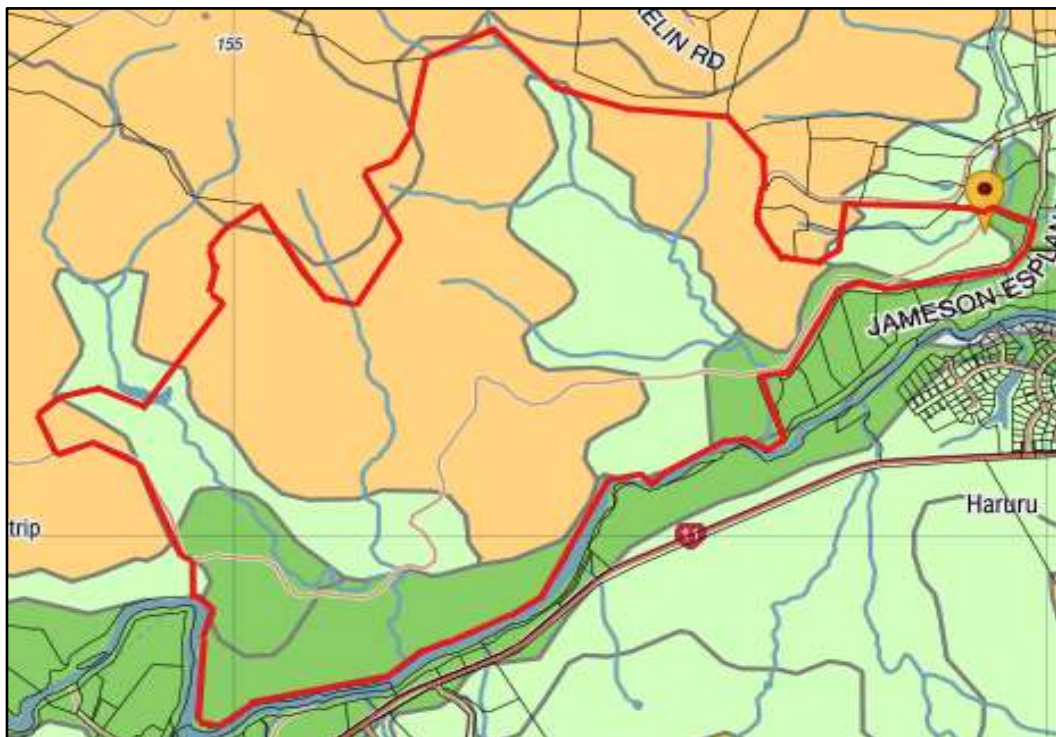


Figure 7: Land use capability (Source: Ourenvironment).

Under the Land Use Classification (LUC) system, the site is classified as containing a mixture of Class 3, 4 and 6 soils. The Class 3 soils in southern low-lying parts of the site are considered 'highly productive land' under the NPS-HPL, but only where rural lifestyle land uses are proposed. The LUC map is shown in **Figure 7** above.

Archaeological sites

There are no archaeological sites present on the site, as shown in **Figure 8** Below.



Figure 8: Archaeological sites (Source: Archsite)

2.2 Surrounding environment

The site is located within the RPZ in the small rural-residential settlement of Haruru in the Bay of Islands. It is predominantly surrounded by other large RPZ lots, with a smaller number of rural residential properties located in the wider area.

Paihia is located approximately 4km to the west of the site. Haruru Falls is 2km to the north, and the Waitangi Treaty Grounds approximately 7km to the east from the site. The surrounding pattern of development is illustrated in **Figure 9** below.

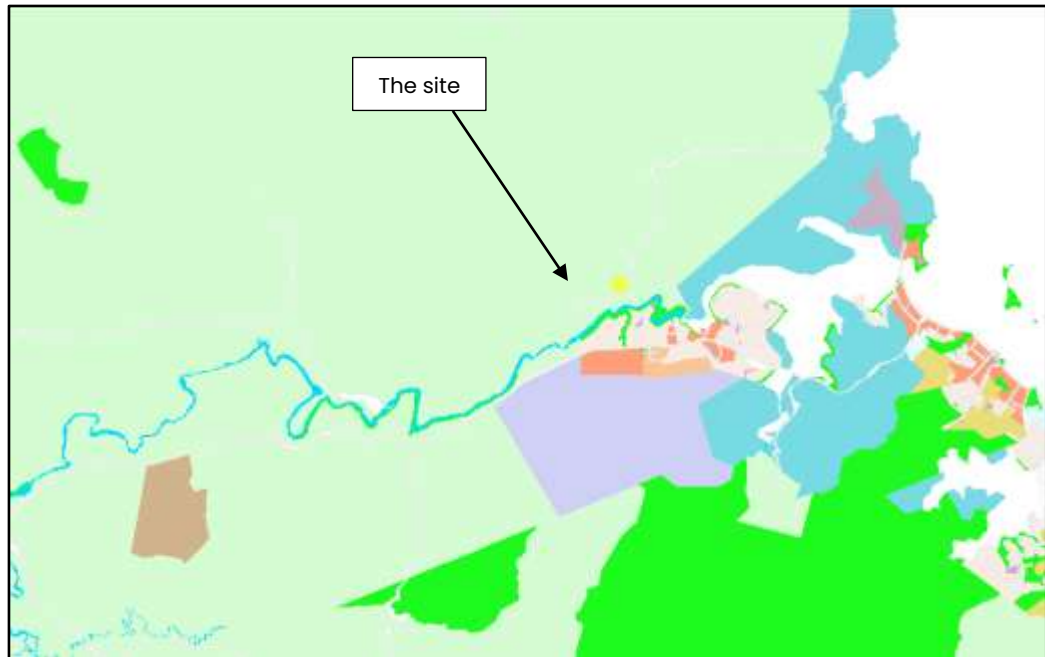


Figure 9: Development in the surrounding environment (Source: FNDP Maps).

3. THE PROPOSAL

3.1 General

The proposal is to operate a small-scale wedding venue within existing farm buildings on the site.

The venue will operate on an occasional basis and accommodate a maximum of 80 guests per event, between the hours of 7:00am and 10:00pm.

Farming activities will continue across the remainder of the site, and the primary rural production use of the land will be retained.

3.2 Event frequency

Event frequency is expected to vary throughout the year, with demand anticipated to be greatest during the spring and summer months. At peak demand, the venue is expected to host no more than one to two weddings per week. The venue will operate on a pre-booked basis only, with event organisers responsible for coordinating guest arrivals and departures and ensuring that all activities occur within the approved operating hours.

3.3 Proposed venue

The existing woolshed comprises two structures: a slightly elevated western building of approximately 86m² and an eastern building of approximately 125m² located at a slightly lower elevation. The two structures are connected by stairs and decking. **Figure 10** shows the existing buildings identified as the reception area and barn.



Figure 10: Existing woolsheds (Source: Marshall Day Acoustic).

The proposed venue will utilise these two existing farm buildings, which will function together to accommodate wedding activities. The existing open structure will be retained for use as the reception area. No changes to the external building footprint are proposed, as shown in the SAS plans in **Appendix 1**. The proposed internal layout is shown below in **Figure 11**.

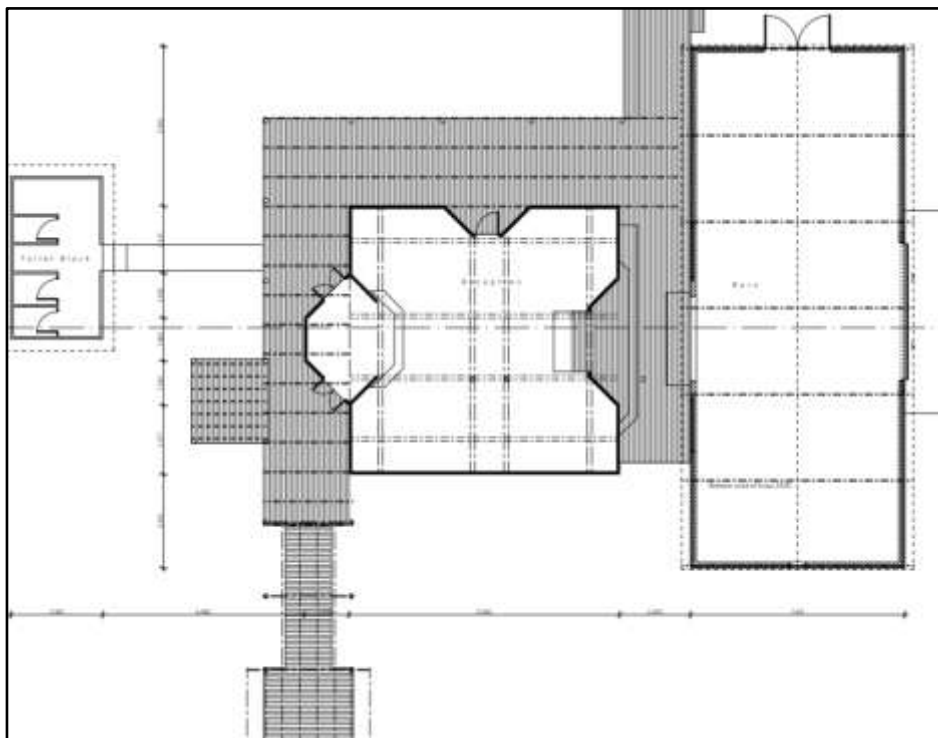


Figure 11: Architectural Plans (Source: Spooner Architectural Solutions).

3.4 Noise

Marshall Day Acoustics (MDA) prepared a site-specific noise assessment to assess the potential noise effects associated with the proposed wedding venue. The assessment was originally prepared in support of a broader proposal that included both wine-tasting and wedding activities. However, the conclusions remain applicable as the wedding venue represents the primary source of noise generation.

The assessment found that wedding functions (which may include amplified music from live bands or DJs) would result in noise levels of up to 55 dB LAeq at the boundaries of the nearest dwellings under worst-case operating conditions. These levels comply with the applicable daytime noise limits under both the Operative and Proposed District Plans. Amplified music associated with wedding events will be managed to ensure compliance. The venue will operate only between 7:00am and 10:00pm, with event activities managed to ensure that all guests have departed the site by 10 pm.

MDA have made the following recommendations:

1. *Noise shall not exceed the following rating noise levels at the notional boundary of any consented dwelling existing at the time consent is granted (on any other site not owned by the consent holder):*
 - 55 dB LAeq between 7am and 10pm
 - 40 dB LAeq and 55 dB LZeq at 63 Hz and 70 dB LAFmax between 10pm and 7am
2. *Noise shall be measured in accordance with NZS 6801:2008 "Acoustics – Measurement of Environmental Sound" and assessed in accordance with NZS 6802:2008 "Acoustics – Environmental Noise" except that no additional special audible characteristics correction shall be applied to any low frequency noise limits.*
3. *An operational noise management plan shall be implemented by the consent holder that includes the following measures:*

- *Owners and residents of dwellings within 500 metres of the woolshed shall be contacted prior to the consent becoming effective. Contact details of the consent holder's on-site manager must be provided to all parties contacted. All parties contacted shall be encouraged to contact the on-site manager to discuss any recommendations for improvement that they may have regarding noise.*
- *Specific measures that will be implemented on site for reducing noise as far as practicable*
- *Guest management measures.*
- *Complaints management and response methods, including register of any complaints.*

The above recommendations are expected to be included as conditions of consent.

The MDA noise assessment is provided in **Appendix 4**.

3.5 Servicing

RS Engineering (RS Eng) prepared a site-specific wastewater assessment to assess the capacity of the existing on-site wastewater system. The assessment confirms that the current system does not have sufficient capacity to service the proposed venue at full occupancy.

In the initial stage of operation, temporary portable toilet facilities will be provided to service events. An upgrade to the on-site wastewater system is proposed at a later stage, in accordance with an engineered design, to accommodate the venue when required. The RS Eng wastewater report is provided in **Appendix 5**.

No on-site potable water supply is proposed as part of the initial operation (catering will be utilised instead).

The proposed servicing arrangements have been developed having regard to the anticipated frequency of events, which is expected to be greatest during the

spring and summer months and generally limited to no more than one to two weddings per week at peak demand

As there is no increase in impermeable surfaces, stormwater will continue to be managed on-site as it currently is.

3.6 Parking and access

No general guest parking is proposed on-site, as guests are expected to predominantly arrive by shared transport, including buses, minibuses and car-pooling. Limited on-site parking will be provided to accommodate staff, catering vehicles and the wedding party. The

Event booking information and guest communications will clearly advise that general guest parking is not available on-site. Event organisers will be responsible for coordinating guest transport arrangements, including buses, minibuses and car-pooling where appropriate. Any unauthorised vehicles arriving on-site will be directed to leave by venue staff and guests will be encouraged to utilise pre-arranged shared transport options.

The proposed access and parking arrangement are shown on the site layout and access plan attached in **Appendix 6** and in **Figure 12** below.



Figure 12: Site layout and access (Source: Reyburn and Bryant).

Vehicles entering the site will utilise the existing vehicle crossing at the southern end of Tui Glen Road (see **Figure 4**). A designated drop-off and pick-up area will be provided adjacent to the venue for buses and minibuses transporting guests to and from events. Following passenger drop-off, vehicles will depart and return for guest collection at the conclusion of the event. The exiting access is capable of accommodating the types of vehicles anticipated to service the venue, including buses, minibuses, catering vehicles and portable toilet servicing vehicles.

In order to ensure that guests and transport providers are aware of the above arrangements, a traffic management plan (TMP) will be prepared following approval of this consent. This will be complied with on an ongoing basis. Conditions of consent are expected requiring the preparation of this TMP and compliance with it in perpetuity.

Under the OFNDP, traffic generated by commercial activities is assessed at a rate of 10 movements per 100m² of Gross Business Area (GBA). Based on a total

GBA of approximately 6,085m², the proposal is anticipated to generate 609 one-way vehicle movements per day. Under the PDP-AV, the proposal requires consent under TRAN-R5, as the wedding venue exceeds the permitted threshold of 200m² GFA for commercial activities. The venue will utilise the existing access from Tui Glen Road and no new vehicle crossing is proposed.

However, this represents a conservative assessment based on prescriptive calculations only. Given the proposed transport arrangements and the absence of general guest parking on-site, actual traffic movements associated with the venue are expected to be significantly lower than those derived under the TIF and comfortably below the District Plan permitted threshold of 200 one-way vehicle movements per day.

3.7 Electricity and telecommunications

The site has existing electricity and telecommunications connections, which will be retained. No upgrades or additional infrastructure are proposed.

3.8 Lighting

Lighting associated with the wedding venue will comprise existing building-mounted lighting and temporary festoon lighting used during events. This lighting will assist guests moving between the venue, vehicles and designated pick-up areas, with no new lighting poles or extensive outdoor lighting infrastructure proposed.

3.9 Proposed conditions

1. The activity shall be undertaken in general accordance with the information and plans submitted with the application entitled “Land use consent application, Wakelins Station Limited, 35 Tui Glen Road, Haruru”, prepared by Reyburn and Bryant Limited, dated July 2026.
2. The wedding venue shall accommodate a maximum of 80 guests per event, excluding venue staff, caterers, contractors, entertainers and transport operators.

3. Wedding venue activities, including ceremonies, receptions and associated event activities, shall occur only between 7:00am and 10:00pm on any day.
4. All amplified music and entertainment shall cease no later than 10:00pm.
5. Noise shall not exceed the following rating noise levels at the notional boundary of any consented dwelling existing at the time consent is granted (on any other site not owned by the consent holder):
 - 55 dB LAeq between 7am and 10pm
 - 40 dB LAeq and 55 dB LZeq at 63 Hz and 70 dB LAFmax between 10pm and 7am
6. Noise shall be measured in accordance with NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental Noise” except that no additional special audible characteristics correction shall be applied to any low frequency noise limits.
7. An operational noise management plan shall be implemented by the consent holder that includes the following measures:
 - Owners and residents of dwellings within 500 metres of the woolshed shall be contacted prior to the consent becoming effective. Contact details of the consent holder’s on-site manager must be provided to all parties contacted. All parties contacted shall be encouraged to contact the on-site manager to discuss any recommendations for improvement that they may have regarding noise.
 - Specific measures that will be implemented on site for reducing noise as far as practicable
 - Guest management measures.
 - Complaints management and response methods, including register of any complaints.

8. Prior to the commencement of the activity, a Traffic Management Plan shall be prepared and implemented. The Traffic Management Plan shall include, as a minimum:
 - a. Details of the approved vehicle access arrangements;
 - b. Internal circulation and manoeuvring arrangements;
 - c. The location of guest drop-off and pick-up areas;
 - d. Parking areas for staff, service vehicles and the wedding party;
 - e. Procedures for managing guest arrivals and departures;
 - f. Procedures for managing buses and minibuses;
 - g. Procedures for ensuring emergency vehicle access is maintained at all times;
 - h. Contact details for the person responsible for implementing the Traffic Management Plan
9. The wedding venue shall operate in accordance with the approved Traffic Management Plan at all times.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect. This is commonly referred to as the permitted baseline.

In this instance, the permitted baseline is directly relevant to this application. The wedding venue activity itself is otherwise permitted under the Operative District Plan, and consent is required only because the proposal is calculated to exceed the permitted traffic intensity threshold of 200 one-way vehicle movements per day. Under the TIF, traffic for commercial activities is calculated at a rate of 10 movements per 100m² of Gross Business Area (GBA). Taking into account the accessways, building floor area, and associated outdoor areas, the total GBA is approximately 6,085m², which equates to 609 one-way vehicle movements per day.

Under the PDP-AV, the proposal requires consent as a restricted discretionary activity for home business activity and exceeds the permitted threshold of 200m² GFA for commercial activities under TRAN-Table 11.

Accordingly, the assessment below focuses on the effects associated with the proposal's exceedance of the OFNDP traffic intensity threshold and the relevant matters arising from the PDP-AV home business and transport provisions.

4.3 Traffic effects

Under the OFNDP, for the purposes of activity status determination, a conservative worst-case traffic generation of approximately 609 daily one-way

vehicle movements has been assumed. This exceeds the permitted traffic intensity threshold of 200 daily one-way vehicle movements applicable within the RPZ.

Under the PDP-AV, the proposal requires consent under TRAN-R5, as the wedding venue exceeds the permitted threshold of 200m² GFA for commercial activities under TRAN-Table 11. The proposal has therefore been assessed having regard to the relevant transport provisions of the PDP-AV.

Both the OFNDP and PDP-AV assessments represent an upper-bound scenario based on all guests arriving and departing in private vehicles. Wedding events are time-limited, with arrivals and departures occurring within defined periods rather than generating continuous traffic throughout the day. The venue will operate on an occasional basis only, with a maximum of one event occurring at any given time.

The proposal will utilise an existing formed access and does not require any new vehicle crossings. The access is capable of accommodating the anticipated vehicle types associated with the venue, including minibuses, catering vehicles and servicing vehicles. Guest arrivals and departures will be managed through organised transport arrangements and a designated drop-off and pick-up area adjacent to the venue. Actual traffic generation is expected to be significantly lower than the TIF and GFA assessment, as guests are anticipated to stay in off-site accommodation and arrive via shared transport arrangements.

Given the absence of general guest parking, traffic movements will be concentrated around arrival and departure periods. This will reduce the potential for effects on adjoining roads and neighbouring properties.

Accordingly, any traffic effects are considered to be less than minor under both District Plans.

4.4 Rural character and amenity effects

Under the OFNDP, the wedding venue itself is a permitted activity within the RPZ, with consent required only due to the exceedance of the permitted traffic intensity threshold.

Under the PDP-AV, the proposal requires resource consent for a home business activity. Notwithstanding the differing activity status under each plan, the proposal will not result in any loss of productive land or a change to the overall rural character of the site.

The proposed wedding venue utilises existing farm buildings. It does not involve the construction of new buildings or an expansion of the existing built footprint. As a result, there will be no change to the scale, form, or visual appearance of development on the site. The venue will operate on an occasional basis and is contained within an established rural setting that already accommodates farming-related activities, vehicle movements and rural noise.

Any amenity effects associated with traffic, guest activity and noise will be less than minor in both District Plans.

4.5 Noise effects

MDA (**Appendix 5**) prepared a site-specific noise assessment to evaluate the potential noise effects associated with the venue. The assessment included on-site testing to replicate noise generated by a live band operating within the venue at full capacity, with up to 80 people present.

The assessment confirms that the highest predicted noise level at the nearest site boundary would be approximately 55 dB LAeq under worst-case operating conditions. The venue will operate only between the hours of 7:00am and 10:00pm.

Within the OFNDP, daytime noise limits within the RPZ are 65 dB LAeq. The assessed noise levels are well within this standard. Under the PDP-AV, daytime noise limits are reduced to 55 dB LAeq, and the assessment confirms that the proposal would remain compliant.

Noise associated with vehicle movements, including arrivals and departures, is predicted to be up to 29 dB LAeq at its highest. This is negligible in the context of existing rural background noise levels.

While noise associated with wedding events may be audible at neighbouring properties during functions, the Marshall Day Acoustics assessment confirms that noise levels will remain within the applicable with both the ODP and PDP-AV standards. Events may continue until 10:00pm, the acoustic assessment confirms that the proposal will remain compliant with the applicable noise limits during all operating hours under the PDP-AV.

Given the occasional nature of events, their limited duration, and the proposed 10:00pm finish time, any resulting effects are not expected to unreasonably interfere with the use and enjoyment of surrounding properties.

Having regard to the above, and subject to compliance with the conditions of consent proposed in section 3.4 of this report, the associated noise effects are considered to be less than minor.

4.6 Servicing effects

RS Eng prepared a site-specific wastewater assessment (**Appendix 4**). The report confirms that the existing on-site wastewater system does not have sufficient capacity to service the proposed venue at full occupancy.

In the initial stage of operation, temporary portable toilet facilities will be provided to service events. This approach avoids reliance on the existing on-site wastewater system during periods of increased occupancy. It will also ensure that wastewater effects are appropriately managed during occasional event use. An upgrade to the on-site wastewater system is proposed at a later stage. It will be in accordance with an engineered design, to accommodate the venue should ongoing or more frequent operation be sought.

The proposed servicing arrangements have been developed having regard to the anticipated frequency of events, which is expected to be greatest during the spring and summer months and generally limited to no more than one to two

weddings per week at peak demand. The use of temporary portable toilet facilities is considered appropriate for this level of activity until a permanent wastewater upgrade is undertaken.

No on-site potable water supply is proposed as part of the initial operation. No additional stormwater management is required as the proposal does not involve an increase in impervious surface area.

With this staged approach, servicing can be appropriately managed and are expected to comply with the relevant servicing requirements of both the OFNDP and PDP-AV. Accordingly, the servicing effects associated with the proposal will be less than minor.

4.7 Cultural effects

The FNDP and PDP-AV maps show no recorded sites of cultural significance located on the lot, and the proposal does not involve earthworks or land disturbance. Accordingly, the proposal is not anticipated to result in any adverse cultural effects.

4.8 Natural hazard effects

NRC mapping and the PDP-AV identify parts of the site as being subject to river flood hazard overlays associated with 10, 50, and 100 year events. These hazard areas are confined to the western portion of the site along the northern boundary. The overlay is located well away from existing buildings and access arrangements.

The proposal utilises existing buildings only and does not involve new development or works within flood-prone areas. As such, any natural hazard effects associated with the proposal are negligible.

4.9 Lighting effects

Lighting associated with the wedding venue will be limited to existing building lighting and temporary festoon lighting used during events, including to assist guests moving between the venue, vehicles and designated pick-up areas.

Given the limited scale and nature of the proposed lighting, any light spill beyond the site boundaries is expected to be minimal.

Lighting will be associated with occasional events only and will cease following the conclusion of those events. The proposal is expected to comply with the relevant lighting standards of both the OFNDP and PDP-AV. The lighting will not adversely affect the amenity values of neighbouring properties or the wider rural environment.

Accordingly, any lighting effects are considered to be less than minor.

4.10 Adverse effects conclusion

Overall, the adverse effects associated with this proposal will be less than minor relative to the permitted baseline.

5. PLANNING ASSESSMENT

5.1 Overview

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering resource consent applications.

For this application, the relevant documents that require consideration are the OFNDP, PDP-AV, NPS-NH, and NES-CS. An assessment in the context of these documents is provided below.

An assessment of Part 2 matters under the RMA is also provided for completeness.

5.2 Weighting

The proposal requires consent as a **discretionary** activity under the OFNDP and as a **discretionary** activity under the PDP-AV. The appeals period has concluded, and greater weight is afforded to the PDP.

As the activity status of the application is the same under the two plans, the relevant assessment matters, objectives and policies require consideration of broadly similar issues. An assessment of the proposal against the relevant PDP-AV provisions is provided below in section 4 and 5. Overall, the PDP-AV does not materially alter the planning conclusions reached under the OFNDP. The proposal remains consistent with the purpose and outcomes anticipated for the RPZ, and the identified infringements have been assessed as resulting in less than minor adverse effects.

5.3 OFNDP objectives and policies assessment

Context

The objectives and policies of the OFNDP are zone specific. There are also other provisions that relate to district wide matters. Given the nature of this

application, the assessment considers the objectives and policies in the Rural Environment Chapter (Chapter 8), and the Transportation Chapter (Chapter 15).

Assessment

Rural Environment – Chapter 8

Enable farming and other rural production activities to continue as the dominant land use. Compatible activities that support rural communities may also be provided for. Such activities must not undermine productive use, rural character, or amenity values, nor create reverse sensitivity effects.

Objective 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.

Objective 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.

Objective 8.6.3.9 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

The proposal enables the efficient reuse of existing farm buildings for an occasional wedding venue while retaining farming as the dominant land use across the 299.9ha site. The venue has a functional need to be located in a rural environment where large land areas, rural character, and separation from sensitive activities are integral to its operation.

The proposal will not compromise the ongoing operation of farming on the site or in the surrounding RPZ.

Policy 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.

Policy 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.

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

Policy 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.

Policy 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.

The wedding venue utilises existing farm buildings and does not remove productive land. This ensures that farming and rural production remain the dominant land use. Potential off-site effects, including noise, traffic, and servicing, are appropriately managed. The venue will be controlled hours of operation, existing access arrangements, and upgraded on-site infrastructure.

The proposal avoids conflicting land use effects and avoids reverse sensitivity effects. The venue enables the continued operation of lawfully established farming activities on the site and within the surrounding rural environment.

Transportation – Chapter 15

The Transportation Chapter seeks to manage the effects of traffic generated by activities by ensuring safe and efficient access. It also aims to minimise adverse effects on amenity and public safety and encourages the effective use of sustainable transport options where practicable.

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

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

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

In this case, traffic is proposed to be managed via a one-way access arrangement. No general guest parking will be provided on-site, as guests are expected to predominantly arrive via shared transport arrangements from off-site accommodation.

Given the occasional nature of events and the rural location of the site, the proposal promotes safe and efficient traffic circulation. This is achieved without compromising amenity or public safety.

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

Policy 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.

Limited on-site parking will be provided only for staff, catering vehicles, and the wedding party. Given the occasional nature of events and the rural location of the site, traffic movements will be accommodated without adverse effects on amenity or the surrounding road network.

Conclusion

The assessment provided above confirms that the proposed land use is consistent with the policy direction of the OFNDP.

5.4 PDP–AV objectives and policies assessment

Assessment

Rural Production Chapter

The PDP–AV Rural Production Zone is intended to protect rural land for primary production activities while maintaining the character and amenity of the working rural environment. The zone also provides for activities that support primary production or have a functional need to locate in a rural setting, including tourism and visitor-based activities. These activities are anticipated where they do not undermine rural productivity, character, amenity values, or the ongoing operation of primary production activities.

The zone therefore anticipates that rural land can accommodate a range of complementary activities, provided primary production remains the dominant land use and adverse effects are appropriately managed.

RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.

The proposal will retain the site's primary use for rural production. Farming will continue across the majority of the 299.9ha of land and with no loss of productive capacity.

The wedding venue is a compatible activity that has a functional need to locate in a rural environment and utilises existing farm buildings without introducing urban-scale development. The reuse of existing buildings and the absence of new built form help to maintain the rural working character of the area. In addition, the occasional nature of events ensures that the amenity of the area is preserved. Accordingly, the proposal is consistent with RPROZ-O1, RPROZ-O2 and RPROZ-O4.

RPROZ-O3 Land use and subdivision in the Rural Production zone:

- a. protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
- c. does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;
- d. does not exacerbate any natural hazards; and
- e. is able to be serviced by on-site infrastructure.

RPROZ-P2 Ensure the Rural Production zone provides for activities that require a rural location by:

- a. enabling primary production activities as the predominant land use;
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P5 Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;

- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

The proposal achieves this by locating the wedding venue within existing farm buildings and managing all associated activities within the site. The business will be run as a home occupation, as the site contains an existing dwelling that is occupied by the applicants. This ensures that the activity is compatible with the purpose, character and amenity of the Rural Production zone.

In terms of “functional need” wedding venues are typically located in rural localities due to the need for privacy during events and also to minimise effects (such as noise and amenity) on neighbours. The proposed activity is ideally placed in this regard, and as such, has a functional need to be located in the RPROZ.

The use of existing buildings avoids land fragmentation and changes to the rural landscape. On-site servicing and parking ensure effects are contained and do not extend beyond the site.

The scale and operation of the venue do not constrain or compromise ongoing farming activities. The proposal does not introduce land use patterns that would conflict with the productive function or amenity of the RPZ.

Transport Chapter

TRAN-O4 Parking, loading and access provisions support the needs of land use and subdivision activities, and ensure safe and efficient operation for users.

TRAN-O5 The safe and efficient movement of vehicular, cycle and pedestrian traffic that also meets the needs of persons with a disability or limited mobility.

The proposal will utilise existing access arrangements and a one-way circulation system to provide safe and efficient vehicle movements to and from the site. Limited on-site parking will be provided for staff, catering vehicles and the wedding party, while guests are expected to predominantly arrive via shared

transport arrangements, including buses, minibuses and car-pooling. Appropriately worded conditions requiring preparation and ongoing compliance with a TMP are expected to be included in the decision.

As a result, the parking, loading and access arrangements will appropriately support the operation of the wedding venue while maintaining the safe and efficient movement of traffic within the RPZ. Accordingly, the proposal is consistent with TRAN-O4 and TRAN-O5.

TRAN-P3 Manage the design, location and supply of parking to:

- a. achieve the safe, efficient and effective operation of the transport network;
- b. support the operational and functional requirements of activities;
- c. appropriately manage character and amenity effects on the local environment, including on the streetscape;
- d. minimise the impact of large parking areas on the stormwater network by encouraging low impact design;
- e. provide sufficient parking for persons with a disability or limited mobility; and
- f. comply with any relevant Parking Management Plans.

TRAN-P6 Provide flexibility for a reduction in on-site parking where it can be demonstrated that:

- a. there are no adverse effects on public parking or the transport network; or
- b. there is a lower parking demand; or
- c. alternative modes of transport are provided for, if appropriate; or
- d. the reduction will protect cultural or heritage values.

No general guest parking will be provided, as guests are expected to predominantly arrive via shared transport from off-site accommodation. This approach reflects the occasional nature of events and results in a lower on-site parking demand.

Limited parking will be provided only for staff, catering vehicles and the wedding party. Vehicle movements are accommodated via the existing access arrangements and proposed one-way circulation system. The proposal does not anticipate adverse effects on public parking, the surrounding transport

network, or the character and amenity of the RPZ. Accordingly, the proposal is consistent with TRAN-P3 and TRAN-P6.

TRAN-P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the type and level of traffic anticipated;
- b. the location of high traffic generating activities and their relationship to existing roads and their status under the National Transport Network classification system, and adjacent properties;
- c. low impact design principles, including green spaces;
- d. safety requirements and improvements;
- e. the management of stormwater;
- f. any natural hazards;
- g. any cumulative effects arising from lawfully established activities in the surrounding environment;
- h. current and future connectivity including pathways and parking, and open space networks;
- i. any traffic assessment prepared by a suitably qualified and experienced transport professional;
- j. impacts on any State Highway or Limited Access Road; and
- k. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Vehicle movements will be accommodated via the existing access arrangements and proposed one-way circulation system, with no anticipated adverse effects on the surrounding road network or rural amenity. The proposal does not involve additional impervious surfaces, is not affected by identified natural hazards. The access is appropriately located within an established rural setting. Accordingly, the proposal is consistent with TRAN-P8.

Noise Chapter

NOISE-O1 Activities generate noise effects that are compatible with the role, function and character of each zone and do not compromise community health, safety and wellbeing.

NOISE-P1 Uphold the character and amenity of each zone by controlling the types of activities and noise levels that are permitted in each zone.

NOISE-P3 Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment by having regard to:

- a. type, scale and location of the activity in relation to any noise sensitive activities;
- b. hours of operation and duration of activity;
- c. the temporary or permanent nature of any adverse effects; and
- d. the ability to internalise and/or minimise any conflict with adjacent activities.

The MDA noise assessment confirms that the proposal will comply with the PDP-AV noise standards. The assessment predicts a maximum noise level of approximately 55 dB LAeq at the nearest noise sensitive activity under worst-case operating conditions, which complies with the daytime limit of 55 dB LAeq.

As a result, noise effects generated by the proposed wedding venue will remain appropriate to the character and amenity of the RRPZ and the wider rural environment of Haruru. The activity is limited to occasional events occurring between 7:00am and 10:00pm, with noise levels demonstrated to comply with the PDP-AV standards at nearby noise sensitive activities. This will ensure the proposal does not compromise the health, safety and wellbeing of neighbouring landowners. The proposal therefore consistent with NOISE-O1, NOISE-P1 and NOISE-P3 under the PDP-AV.

Light Chapter

LIGHT-O1- Artificial outdoor lighting is designed and located to:

- a. minimise adverse effects;
- b. be compatible with the characteristics and qualities of the surrounding environment; and
- c. protect the amenity values of light sensitive areas.

LIGHT-O2 - Artificial lighting is enabled while ensuring adverse effects do not compromise the health, safety and wellbeing of people and communities, including the transport network.

LIGHT-P1 - Provide for the use of artificial lighting that:

- a. allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces;
- b. maintains the character and amenity values of the zone and surrounding area; and

- c. does not compromise the social, cultural, environmental, and economic wellbeing or health and safety of people and communities, including the transport network.

LIGHT-P2 Control the intensity, location, and direction of outdoor lighting to:

- a. ensure artificial lighting avoids conflict with existing light sensitive areas, other established uses, and the transport network;
- b. internalises light spill within the site, and minimises light spill at the site boundary;
- c. avoid adverse effects on views of the night sky and intrinsically dark landscapes; and
- d. manage adverse effects on the health, safety, and wellbeing of people and communities in the surrounding area, unless it is for critical health and safety reasons.

The proposal does not involve the installation of new lighting poles or extensive outdoor lighting infrastructure. Lighting associated with the wedding venue will be limited to existing lighting from the buildings and temporary festoon lighting associated with events.

Given the limited scale and nature of the proposed lighting, the proposal is able to comply with the PDP-AV lighting standards. Any light spill beyond the site boundaries is expected to be minimal and consistent with the amenity values of the RPZ and the wider rural environment of Haruru. As a result, the proposal will maintain the character of the surrounding environment and will not adversely affect neighbouring properties or the transport network. Accordingly, the proposal is consistent with LIGHT-O1, LIGHT-O2, LIGHT-P1 and LIGHT-P2.

Conclusion

The assessment provided above confirms the proposal is not contrary to the policy direction of the PDP-AV.

5.5 National Environmental Standard – Soil Contamination 2011

Pursuant to section 104(1)(b)(i) of the RMA, the following considers the proposal in the context of the NES-CS.

Based on a review of the NRC 'selected land use sites' database and historical photographs, there is no evidence to suggest that the 'piece of land' has ever accommodated an activity on the Hazardous Activities and Industries List (HAIL).



Figure 13: Sites of HAIL (Source: NRC).



Figure 14: 2004 image of site (Source: Google Earth History).

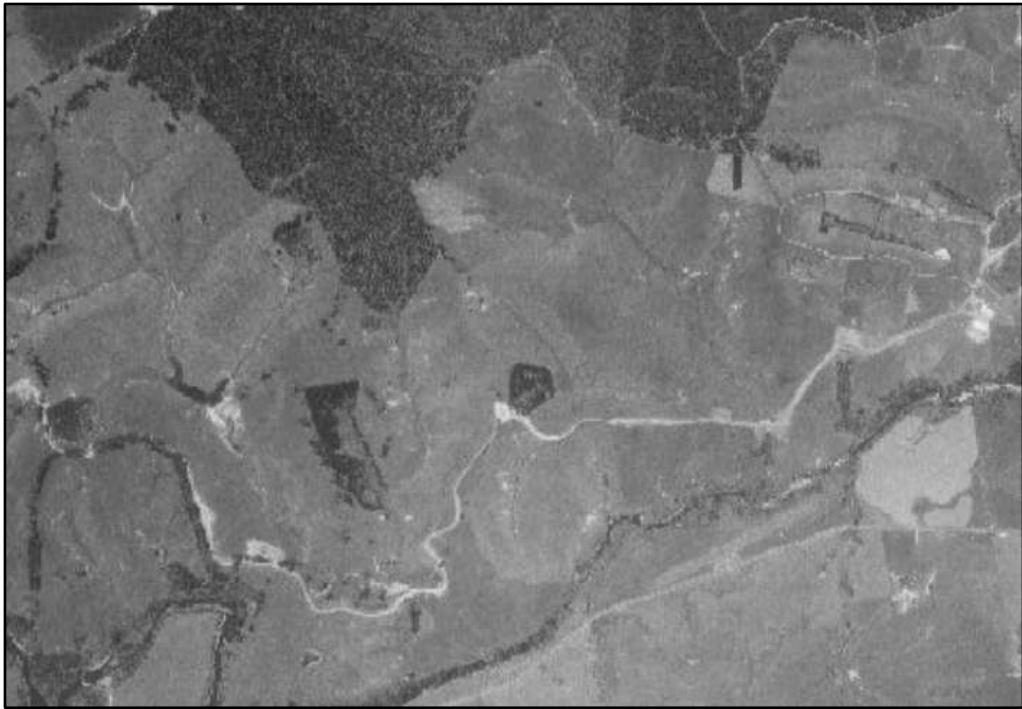


Figure 15: 1980 image of the site (Source: Retrolens)

Having regard to the above, the NES-CS is not relevant to this application.

5.6 National Policy Statement for Natural Hazards

Pursuant to section 104(b)(iii) of the RMA, the following assesses the proposal in the context of the NPS-NH, which came into effect on 15 January 2026. The objective of the NPS-NH is to manage natural hazard risk to people and property using a risk based and proportionate approach, informed by the likelihood and consequences of hazard events and the best available information.

While parts of the site are subject to a river flood hazard overlay, these areas are confined to the western portion of the site along the northern boundary. They are well separated from existing farm buildings and access arrangements. The proposed wedding venue utilises existing buildings only and does not involve development within flood-prone areas.

Accordingly, the proposal does not increase exposure to natural hazard risk and is consistent with the objective and policies.

5.7 Part 2 Assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.² None of these apply to the relevant FNDP provisions and an assessment under Part 2 of the RMA is not required. However, for completeness, the proposal accords with the purpose of the RMA for the following reasons:

1. The proposal has no impact on natural and physical resources.
2. The proposal is consistent with the existing amenity values and character associated with the sites and surrounding environment.
3. The proposal will not increase the risk associated with natural hazards.
4. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

² *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

6. NOTIFICATION

Public Notification

The notification requirements under section 95A of the RMA have been considered. Public notification is not required as the applicant has not requested notification. The proposal does not trigger mandatory notification under section 95C, and it does not involve the exchange of recreation reserve land.

Notification is not precluded by the District Plan, and the proposal is not a controlled or boundary activity. The assessment confirms that any adverse effects on the environment will be less than minor, and there are no special circumstances.

Having regard to the above, the proposal can proceed without public notification.

Limited Notification

The requirements for limited notification under section 95B of the RMA have been considered in accordance with sections 95E to 95G. There are no affected protected customary rights groups or customary marine title groups, and the site is not subject to a statutory acknowledgement. No rules in the District Plan preclude limited notification, and the application is not for a controlled activity.

As outlined in Section 5 of this report, the proposal formalises an existing land use arrangement. It retains established access and servicing, and results in effects that are less than minor. Accordingly, there are no identifiable adversely affected parties.

Having regard to the above, the proposal can proceed without limited notification.

Notification conclusion

The application can proceed on a **non-notified** basis.

7. CONCLUSION

The proposal seeks land use consent to operate a small-scale wedding venue within existing farm buildings at 35 Tui Glen Road, Haruru. The site is located within the RPZ, and farming activities will continue to operate across the majority of the site, with no loss of productive land.

The environmental effects associated with the proposal have been assessed in Section 4 of this report and have been determined to be less than minor. Consequently, appropriate regard has been given to s104(1)(a) of the RMA.

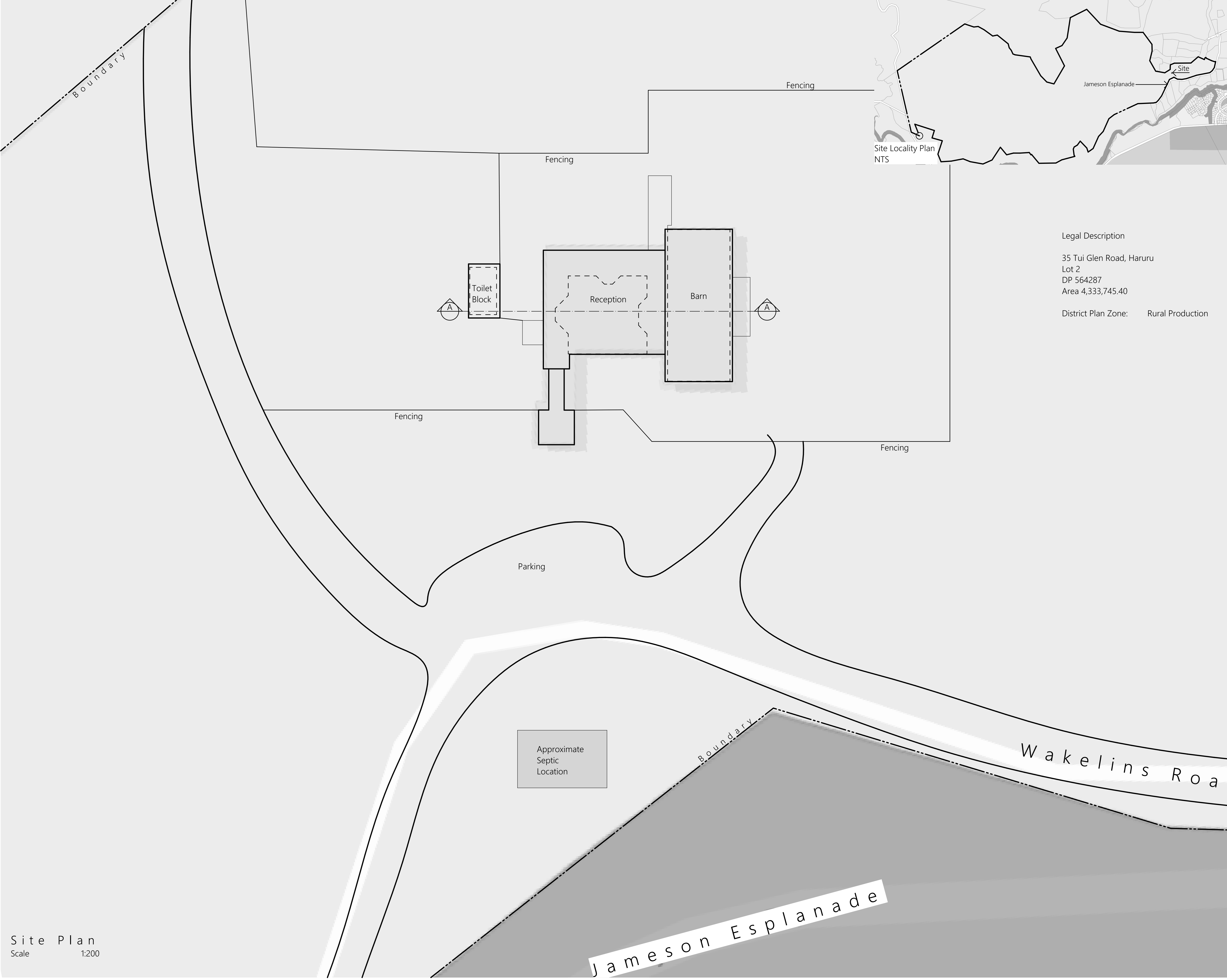
Section 5 of this report considers the proposal in the context of the relevant planning documents. Section 5.2 confirms that the proposal is consistent with the objectives and policies of the relevant chapters from the OFNDP, while Section 5.3 confirms that the proposal is consistent with the objectives and policies of the PDP-AV. Section 5.4 confirms that the NES-CS is not relevant to this application, and Section 5.5 confirms that the proposal aligns with the policy intent of the NPS-NH. Accordingly, appropriate regard has been given to Sections 104(1)(b)(i), (iii), and (vi) of the RMA.

While recourse to Part 2 is not required, Section 5.6 of this report confirms that the proposal does not compromise the purpose or principles of the RMA.

Having regard to the relevant matters in Sections 104(1) and 104C of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

SPOONER ARCHITECTURAL SOLUTIONS PLANS



Site Locality Plan
NTS

Legal Description

35 Tui Glen Road, Haruru
Lot 2
DP 564287
Area 4,333,745.40

District Plan Zone: Rural Production

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 (Amndmt May 2006), and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

N

A As Builts	23-08-23
REVISIONS	
DRAWING	
SITE PLAN	

JOB
EXISTING BUILDINGS 35 TUI GLEN ROAD HARURU

Spooner
architecturalsolutions

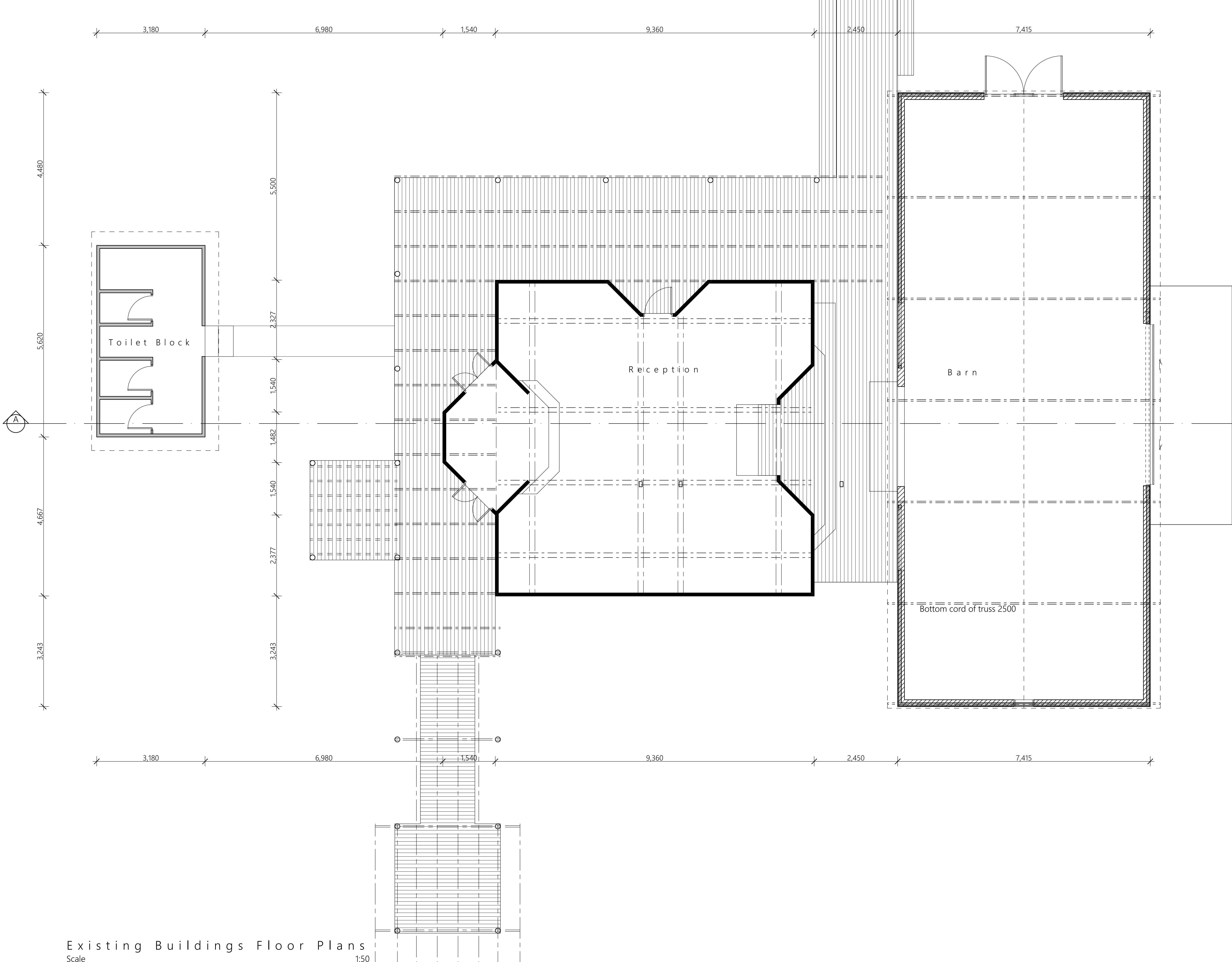
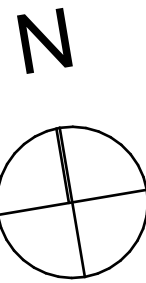
PO Box 10 KERIKERI 0245
e: paul@spoonersolutions.co.nz m: 027 289 1221
p: (09) 407 3107

Spooner Architectural Services Ltd.

SCALE	SHEET No.
1:200 @ A1	AB01

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 (Amdmt May 2006), and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.



Existing Buildings Floor Plans
Scale 1:50

A As Builts 23-08-23	
REVISIONS	
DRAWING	
Existing Floor Plan	
JOB	
EXISTING BUILDINGS	
35 TUI GLEN ROAD	
HARURU	

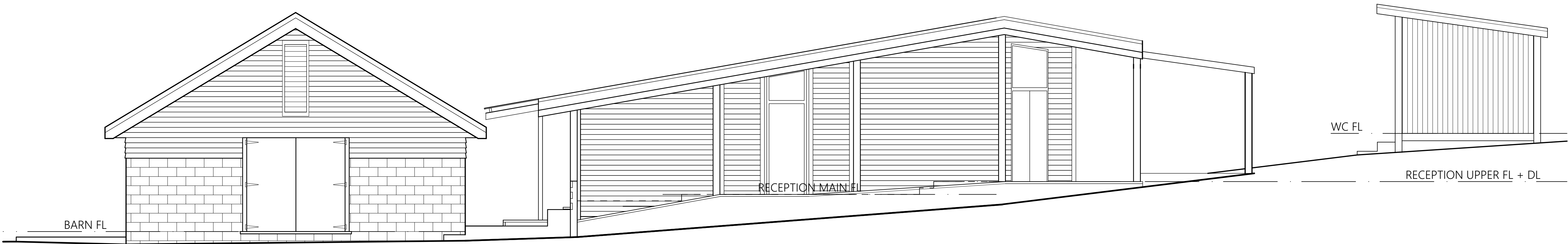

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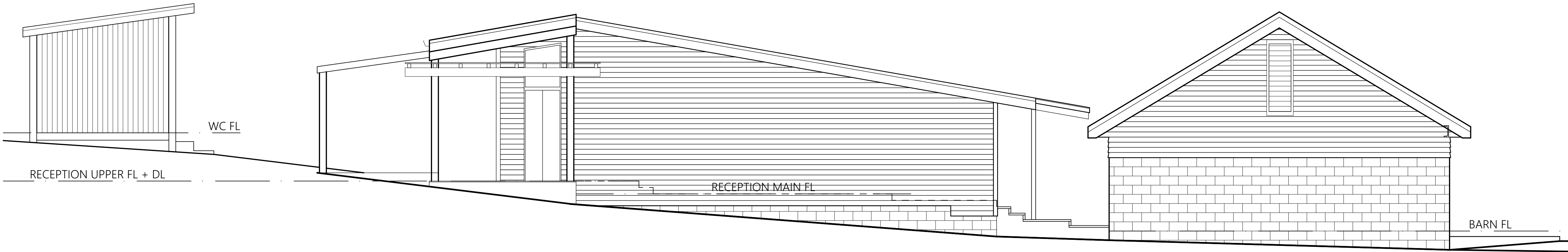
SCALE	SHEET No.
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Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
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NZS 3604 (Amdmt May 2006), and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.



Existing North Elevation
1:50 Scale



Existing South Elevation
1:50 Scale

A As Built	23-08-23
REVISIONS	
DRAWING	
Existing North/South Elevations	
JOB	
EXISTING BUILDINGS	
35 TUI GLEN ROAD	
HARURU	

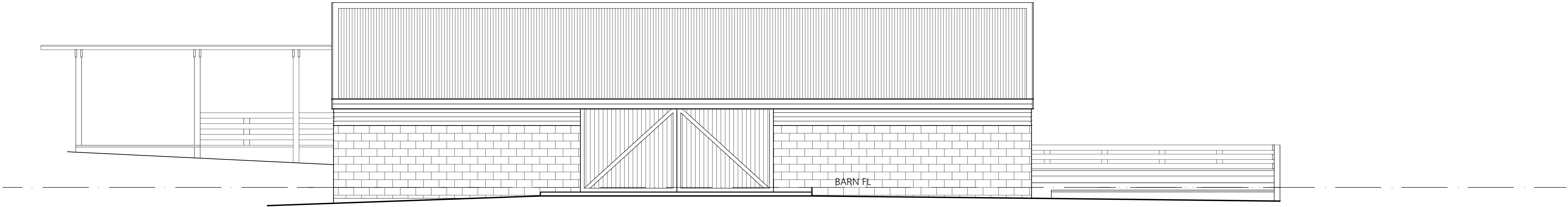

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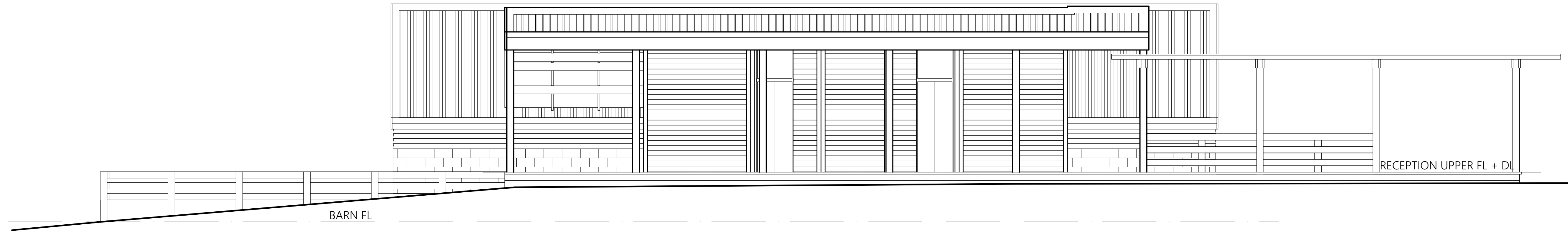
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1:50 @ A1	AB03

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 (Amdmt May 2006), and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.



Existing East Elevation
Scale 1:50



Existing West Elevation
Scale 1:50

A As Built	23-08-23
REVISIONS	
DRAWING	
Exiting East/West Elevations	
JOB	
EXISTING BUILDINGS 35 TUI GLEN ROAD HARURU	

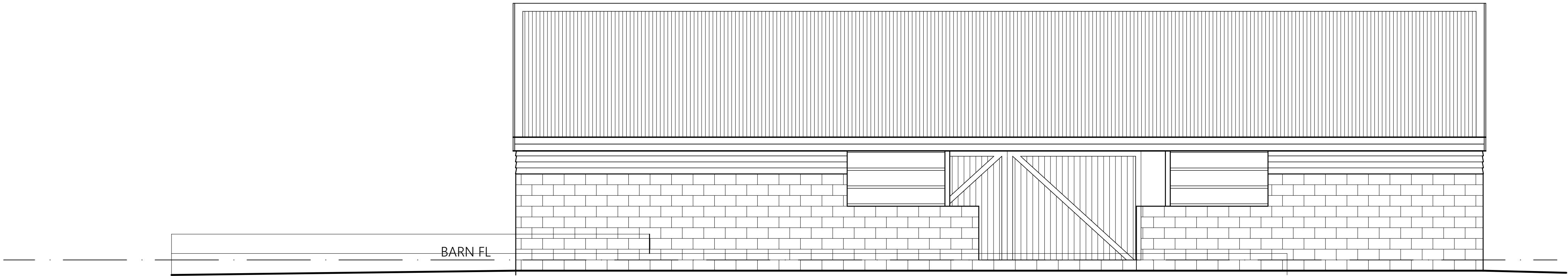

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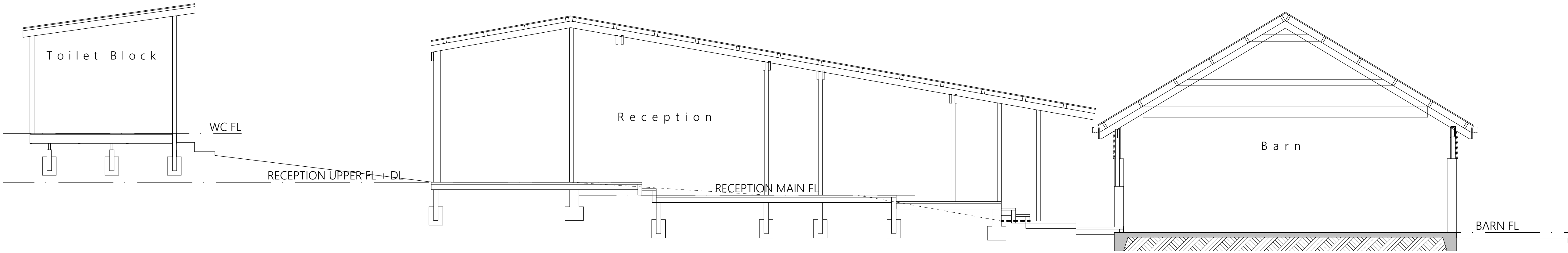
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1:50 @ A1	AB04

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 (Amdmt May 2006), and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.



Existing Barn West Elevation
Scale 1:50



Existing Section A - A
Scale 1:50

A As Built	23-08-23
REVISIONS	
DRAWING	
Barn Elevation / Section A - A	
JOB	
EXISTING BUILDINGS 35 TUI GLEN ROAD HARURU	


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SCALE 1:50 @ A1	SHEET No. AB05
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APPENDIX 2

RECORDS OF TITLE AND ASSOCIATED MEMORIALS



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1162416**
Land Registration District **North Auckland**
Date Issued 25 September 2024

Prior References

1005226 443228

Estate Fee Simple
Area 300.0000 hectares more or less
Legal Description Lot 2 Deposited Plan 598292

Registered Owners

Lynda Jeanne Lynn, Emma Jane Yates and Mack Tabolt Lynn

Interests

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Petroleum Act 1937

Subject to Section 261 Coal Mines Act 1979

Subject to Section 5 Coal Mines Act 1979

Subject to Section 3 Geothermal Energy Act 1953

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Sections 6 and 8 Mining Act 1971

7874335.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.7.2008 at 9:00 am (affects part formerly Lot 4 DP 336682)

8070861.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.5.2009 at 2:49 pm (affects part formerly Lot 2 DP 564287)

Appurtenant to part formerly Lot 2 DP 564287 herein is a right of way created by Easement Instrument 8070861.10 - 6.5.2009 at 2:49 pm

Land Covenant in Easement Instrument 8070861.17 - 6.5.2009 at 2:49 pm (affects part formerly Lot 2 DP 564287)

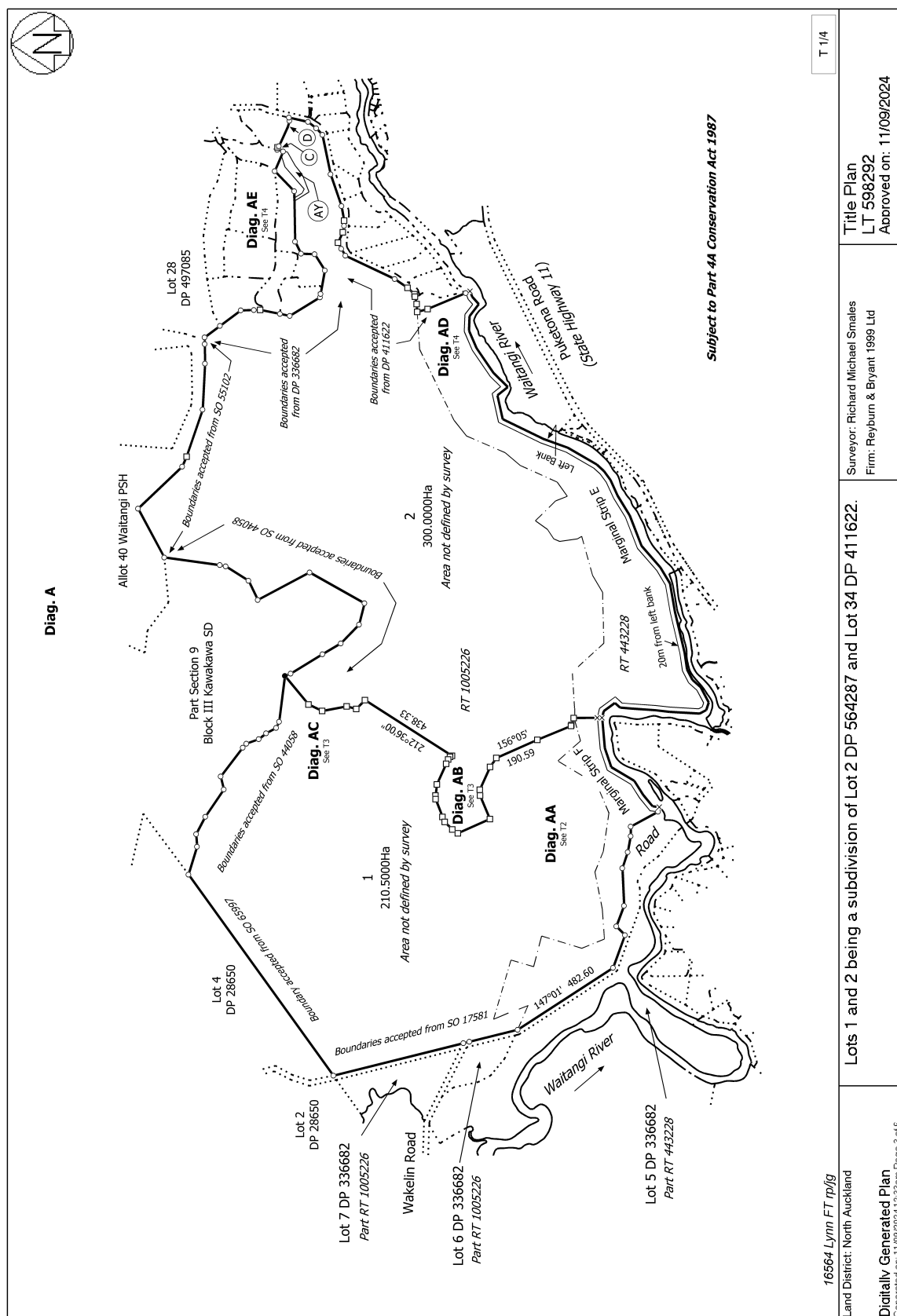
9099166.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 21.6.2012 at 11:06 am (affects part formerly Lot 2 DP 564287)

11126789.4 Mortgage to Bank of New Zealand - 9.7.2018 at 8:46 am

Appurtenant to part formerly Lot 2 DP 564287 herein is a right of way and a right to convey electricity, telecommunications and water created by Easement Instrument 12254620.3 - 8.10.2021 at 3:50 pm

The easements created by Easement Instrument 12254620.3 are subject to Section 243 (a) Resource Management Act 1991

13081190.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.9.2024 at 11:56 am



View Instrument Details



Instrument No 12254620.3
Status Registered
Date & Time Lodged 08 October 2021 15:50
Lodged By Wolfgramm, Karis Morgan
Instrument Type Easement Instrument



Affected Records of Title	Land District
1005225	North Auckland
1005226	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

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

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

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

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

I certify that the Mortgagee under Mortgage 11126789.4 has consented to this transaction and I hold that consent ☒

Signature

Signed by Cheyenne Narayan Kumar as Grantor Representative on 08/10/2021 03:41 PM

Grantee Certifications

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

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

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

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

Signature

Signed by Cheyenne Narayan Kumar as Grantee Representative on 08/10/2021 03:41 PM

*** End of Report ***

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

EMMA JANE YATES, LYNDIA JEANNE LYNN and MACK TALBOT LYNN

Grantee

EMMA JANE YATES, LYNDIA JEANNE LYNN and MACK TALBOT LYNN

Grant of Easement or *Profit à prendre*

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

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way Right to convey electricity and telecommunications Right to convey water	Marked "A" and "B" on DP 564287	Lot 1 DP 564287 (RT: 1005225)	Lot 2 DP 564287 (RT: 1005226)

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

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

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

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

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

~~[the provisions set out in Annexure Schedule—]~~



View Instrument Details

Instrument No	13081190.3
Status	Registered
Lodged By	McMinn, Tania
Date & Time Lodged	25 Sep 2024 11:56
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1162415	North Auckland
1162416	North Auckland

Annexure Schedule	Contains 1 Pages
--------------------------	------------------

Signature

Signed by Chloe Rose Davenport as Territorial Authority Representative on 25/09/2024 10:50 AM

*** End of Report ***



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CREATING GREAT PLACES
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Private Bag 752, Kaitiaki 0440, New Zealand

ask.ars@fndc.govt.nz

0800 920 029

fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2230264-RMASUB

Being the Subdivision of Lots 5-7 DP 336682 Lot 2 DP 564287 Lot 34 DP 411622
North Auckland Registry

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

SCHEDULE

Lots 1 & 2 DP 598292 AND Lots 5, 6 & 7 DP 336682

- (i). The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied by at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 17th day of September 2024

View Instrument Details



Instrument No 9099166.1
Status Registered
Date & Time Lodged 21 June 2012 11:06
Lodged By Carey, Richard Anthony
Instrument Type Climate Change Response Act 2002 - Notice of status under s195(2)



Toitū Te Whenua
Land Information
New Zealand

Affected Computer Registers	Land District
103831	Gisborne
107087	Wellington
107656	Gisborne
118576	Canterbury
121045	Gisborne
127032	Wellington
138919	Otago
17286	Gisborne
17468	Westland
178687	South Auckland
187642	Wellington
187647	Canterbury
191126	Westland
191850	Marlborough
191851	Marlborough
191852	Marlborough
20698	Wellington
213164	Wellington
218549	Canterbury
223332	Wellington
233769	Marlborough
249858	South Auckland
249860	South Auckland
252212	Wellington
255767	Gisborne
258756	South Auckland
262831	Southland
263990	Nelson
263991	Nelson
268093	Wellington
28620	Wellington
288043	Southland
307708	Canterbury
319526	Canterbury
326504	South Auckland
327256	Taranaki
333023	Wellington
333032	South Auckland
333033	South Auckland
351253	South Auckland
358280	Wellington

Affected Computer Registers	Land District
362203	Hawkes Bay
37295	Gisborne
373778	Hawkes Bay
378223	South Auckland
384226	Otago
411177	Wellington
413495	Gisborne
414327	Marlborough
430436	Otago
432254	South Auckland
433371	Wellington
442960	Wellington
443229	North Auckland
445922	Marlborough
449671	South Auckland
449673	South Auckland
454527	Otago
455763	South Auckland
455768	South Auckland
458987	Wellington
471653	Marlborough
471701	South Auckland
480387	Wellington
488518	Wellington
488519	Wellington
488520	Wellington
488521	Wellington
488522	Wellington
492036	South Auckland
495858	South Auckland
495859	South Auckland
49629	Hawkes Bay
499513	South Auckland
499514	South Auckland
504463	South Auckland
504464	South Auckland
504467	South Auckland
504468	South Auckland
504469	South Auckland
507108	South Auckland
511216	South Auckland
511217	South Auckland
511218	South Auckland
511220	South Auckland
511222	South Auckland

Affected Computer Registers	Land District
511232	South Auckland
511233	South Auckland
514565	South Auckland
546238	South Auckland
546239	South Auckland
553266	Hawkes Bay
565895	North Auckland
565896	North Auckland
565897	North Auckland
579681	Hawkes Bay
579682	Hawkes Bay
579683	Hawkes Bay
93562	South Auckland

Annexure Schedule: Contains 4 Pages.

Signature

Signed by Dong-On Lee as Crown Representative on 21/06/2012 10:32 AM

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

Ministry for Primary Industries
Manatū Ahu Matua



Notice of status of forest land

Section 195, Climate Change Response Act 2002

To the Registrar-General of Land

The following land/Part of the following land is pre-1990 forest land under the Climate Change Response Act 2002

Description of land

Legal Description	District Council	Title
Part Lot 10 DPS 11436	WAIKATO REGION	93562
Lot 2 DP 6254	GISBORNE REGION	103831
Pt Lot 7 DP 4804	GISBORNE REGION	103831
Lot 1 DP 326353	WELLINGTON REGION	107087
Lot 1 DP 326462	HAWKE'S BAY REGION	107656
Rural Section 26927	CANTERBURY REGION	118576
Pt Lot 1 DP 3312	GISBORNE REGION	121045
Lot 14 DP 330933	MANAWATU-WANGANUI REGION	127032
Lot 1 DP 22080	OTAGO REGION	138919
Lot 2 DP 333941	OTAGO REGION	138919
Lot 4 DP 2396	GISBORNE REGION	17286
Rural Section 4585	WEST COAST REGION	17468
Lot 19 DP 330282	WAIKATO REGION	176687
Lot 3 DP 345804	WELLINGTON REGION	187642
Pt Sec 13 Whareama DISTRICT	WELLINGTON REGION	187642
Pt Sec 9 Whareama DISTRICT	WELLINGTON REGION	187642
Sec 10 Whareama DISTRICT	WELLINGTON REGION	187642
Lot 1 DP 345805	CANTERBURY REGION	187647
Lot 2 DP 346525	WEST COAST REGION	191126
Lot 2 DP 346758	MARLBOROUGH REGION	191850
Lot 4 DP 346758	MARLBOROUGH REGION	191851
Lot 5 DP 346758	MARLBOROUGH REGION	191852
Lot 4 DP 305048	WELLINGTON REGION	20698
Pt Lot 3 DP 33845	WELLINGTON REGION	213164
Lot 2 DP 353458	CANTERBURY REGION	218549
Lot 3 DP 19811	CANTERBURY REGION	218549

Pt Lot 1 DP 959	WELLINGTON REGION	223332
Sec 1 SO 30371	WELLINGTON REGION	223332
Lot 1 DP 357517	MARLBOROUGH REGION	233769
Lot 2 DP 10502	MARLBOROUGH REGION	233769
Lot 5 DP 361429	BAY OF PLENTY REGION	249858
Lot 12 DP 361429	BAY OF PLENTY REGION	249860
Lot 6 DP 361897	MANAWATU-WANGANUI REGION	252212
Lot 6 DP 362697	GISBORNE REGION	255767
Lot 18 DP 363632	BAY OF PLENTY REGION	258756
Lot 7 Blk V DP 427	SOUTHLAND REGION	262831
Lot 1 DP 361999	MARLBOROUGH REGION	263990
Lot 2 DP 361999	MARLBOROUGH REGION	263991
Lot 1 DP 88514	WELLINGTON REGION	268093
Lot 1 DP 452768	HAWKE'S BAY REGION	579681
Lot 2 DP 452768	HAWKE'S BAY REGION	579682
Lot 3 DP 452768	HAWKE'S BAY REGION	579683
Pt Sec 8 Blk XV Makuri SD	MANAWATU-WANGANUI REGION	28620
Pt Lot 58 DP 134	SOUTHLAND REGION	288043
Pt Lot 4 DP 3949	CANTERBURY REGION	307708
Pt Rural Section 19384	CANTERBURY REGION	319526
Rural Section 18263	CANTERBURY REGION	319526
Lot 16 DP 381509	BAY OF PLENTY REGION	326504
Lot 2 DP 381708	TARANAKI REGION	327256
Lot 1 DP 383323	MANAWATU-WANGANUI REGION	333023
Lot 3 DP 383323	MANAWATU-WANGANUI REGION	333023
Lot 1 DP 53978	MANAWATU-WANGANUI REGION	333023
Lot 4 DP 383445	WAIKATO REGION	333032
Lot 5 DP 383445	WAIKATO REGION	333033
Lot 5 DP 387766	WAIKATO REGION	351253
Lot 1 DP 389548	WELLINGTON REGION	358280
Lot 1 DP 442791	HAWKE'S BAY REGION	553266
Lot 2 DP 390274	MANAWATU-WANGANUI REGION	362203
Lot 1 DP 309511	GISBORNE REGION	37295
Lot 1 DP 25103	MANAWATU-WANGANUI REGION	373778
Lot 2 DP 25103	MANAWATU-WANGANUI REGION	373778
Lot 3 DP 394614	BAY OF PLENTY REGION	378223
Lot 1 DP 386321	NORTHLAND REGION	565896
Lot 1 DP 447745	NORTHLAND REGION	565895
Lot 3 DP 447745	NORTHLAND REGION	565897
Lot 2 DP 396356	OTAGO REGION	384226
Sec 1 SO 376542	OTAGO REGION	384226
Sec 1 SO 392616	WELLINGTON REGION	411177
Lot 1 DP 371887	GISBORNE REGION	413495
Lot 2 DP 403979	GISBORNE REGION	413495
Lot 4 DP 371887	GISBORNE REGION	413495
Lot 1 DP 404137	MARLBOROUGH REGION	414327
Sec 5 SO 23487	OTAGO REGION	430436
Lot 4 DP 399187	WAIKATO REGION	432254
Lot 2 DP 409116	MANAWATU-WANGANUI REGION	433371
Lot 1 DP 411551	WELLINGTON REGION	442960
Lot 35 DP 411622	NORTHLAND REGION	443229
Lot 2 DP 412383	MARLBOROUGH REGION	445922
Lot 1 DP 413316	WAIKATO REGION	449671
Lot 1 DP 411958	WAIKATO REGION	449673
Lot 3 DP 413316	WAIKATO REGION	449673

Lot 6 DP 413316	WAIKATO REGION	449673
Pt Sec 114 Blk V Otepopo SD	OTAGO REGION	454527
Lot 2 DP 409652	WAIKATO REGION	455763
Lot 5 DP 409652	WAIKATO REGION	455763
Lot 9 DP 409652	WAIKATO REGION	455763
Pt Lot 14 DPS 11436	WAIKATO REGION	455768
Pt Lot 3 DP 21101	WAIKATO REGION	455768
Sec 2 Blk II Mangahao SD	MANAWATU-WANGANUI REGION	458987
Pt Sec 4 Blk XII Avon SD	MARLBOROUGH REGION	471653
Lot 1 DP 391182	WAIKATO REGION	471701
Lot 2 DP 418676	WAIKATO REGION	471701
Lot 1 DP 421065	WELLINGTON REGION	480387
Lot 2 DP 422636	WELLINGTON REGION	488518
Lot 3 DP 422636	WELLINGTON REGION	488519
Lot 4 DP 422636	WELLINGTON REGION	488520
Lot 5 DP 422636	WELLINGTON REGION	488521
Lot 6 DP 422636	WELLINGTON REGION	488522
Lot 1 DP 337718	WAIKATO REGION	492036
Lot 1 DP 423711	WAIKATO REGION	492036
Lot 1 DPS 57597	WAIKATO REGION	492036
Lot 1 DP 421673	WAIKATO REGION	495858
Lot 3 DP 421673	WAIKATO REGION	495858
Lot 6 DPS 11436	WAIKATO REGION	495858
Lot 2 DP 421673	WAIKATO REGION	495859
Lot 2 DP 312610	MANAWATU-WANGANUI REGION	49629
Lot 4 DP 425239	WAIKATO REGION	499513
Lot 9 DP 425239	WAIKATO REGION	499514
Lot 1 DP 426538	WAIKATO REGION	504463
Lot 16 DP 421248	WAIKATO REGION	504464
Lot 1 DP 440053	WAIKATO REGION	546238
Lot 3 DP 407148 and Lot 2 DP 440053	WAIKATO REGION	546239
Lot 2 DP 435654	WAIKATO REGION	504467
Lot 3 DP 435654	WAIKATO REGION	504468
Lot 4 DP 435654	WAIKATO REGION	504469
Lot 26 DP 421248	WAIKATO REGION	507108
Lot 27 DP 421248	WAIKATO REGION	507108
Lot 8 DP 407148	WAIKATO REGION	507108
Lot 1 DP 428181	WAIKATO REGION	511216
Lot 2 DP 428181	WAIKATO REGION	511217
Lot 3 DP 428181	WAIKATO REGION	511217
Lot 5 DP 428181	WAIKATO REGION	511217
Lot 6 DP 425239	WAIKATO REGION	511217
Lot 6 DP 428181	WAIKATO REGION	511217
Lot 7 DP 425239	WAIKATO REGION	511217
Lot 2 DP 425239	WAIKATO REGION	511218
Lot 3 DP 425239	WAIKATO REGION	511218
Lot 4 DP 428181	WAIKATO REGION	511218
Lot 5 DP 425239	WAIKATO REGION	511218
Lot 8 DP 425239	WAIKATO REGION	511218
Lot 7 DP 428181	WAIKATO REGION	511220
Lot 4 DP 411958	WAIKATO REGION	511222
Lot 1 DP 428183	WAIKATO REGION	511232
Lot 2 DP 428183	WAIKATO REGION	511232

Lot 3 DP 428183
Lot 2 DP 429193

WAIKATO REGION
WAIKATO REGION

511233
514565

Date: 08 June 2012

Signed:



Simon Petrie
Assistant Manager ETS

Director General
Ministry for Primary Industries

ETS-2012-06-08-B

View Instrument Details



Instrument No 8070861.17
Status Registered
Date & Time Lodged 06 May 2009 14:49
Lodged By McGregor, Jamie Louise
Instrument Type Easement Instrument



Affected Computer Registers	Land District
443203	North Auckland
443204	North Auckland
443205	North Auckland
443206	North Auckland
443208	North Auckland
443210	North Auckland
443211	North Auckland
443212	North Auckland
443213	North Auckland
443214	North Auckland
443215	North Auckland
443216	North Auckland
443217	North Auckland
443218	North Auckland
443219	North Auckland
443220	North Auckland
443223	North Auckland
443224	North Auckland
443225	North Auckland
443226	North Auckland
443227	North Auckland
443229	North Auckland

Annexure Schedule: Contains 5 Pages.

Grantor Certifications

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

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

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

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

Signature

Signed by Jamie Louise McGregor as Grantor Representative on 06/05/2009 12:02 PM

Grantee Certifications

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

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

Grantee Certifications

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

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

Signature

Signed by Jacqueline Margaret Liddell as Grantee Representative on 06/05/2009 12:25 PM

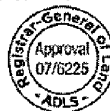
***** End of Report *****

Approved by Registrar-General of Land under No. 2007/6225

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

ROGER GEORGE LOW, LINDA MARY LOW and MALCOLM KEITH MCBAIN in relation to the land in Certificate of Title 443229 (continued on Annexure Schedule)

Grantee

Surname(s) must be underlined or in CAPITALS.

LANDCORP ESTATES LIMITED in relation to the land in Certificates of Title 443203-443206, 443208, 443210-443220, 443223-443227 (inclusive) (continued on Annexure Schedule)

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this _____ day of _____

Attestation

Signature [common seal] of Grantor	Signed in my presence by the Grantor _____ <i>Signature of witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed)</i> Witness name Occupation Address
	Signed in my presence by the Grantee _____ <i>Signature of witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed)</i> Witness name Occupation Address
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2007/6225

Annexure Schedule 1

Easement instrument

Dated

Page

1

of

4

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenant		Lots 5-8, 10, 12-16, 18-23, 26-30 & 35 DP 411622 (CTs 443203-443206, 443208, 443210-443220, 443223-443227 & 443229)	Lots 5-8, 10, 12-16, 18-23, 26-30 & 35 DP 411622 (CTs 443203-443206, 443208, 443210-443220, 443223-443227 & 443229)

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

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

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

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

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 2]~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2]~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule
 Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Grantee:

ROGER GEORGE LOW, LINDA MARY LOW and MALCOLM KEITH MCBAIN in relation to the land in Certificate of Title 443229

Continuation of Grantor:

LANDCORP ESTATES LIMITED in relation to the land in Certificates of Title 443203-443206, 443208, 443210-443220, 443223-443227 (inclusive)

ANNEXURE SCHEDULE 2**1.0 DEFINITIONS AND INTERPRETATION****1.1** In this covenant unless the context otherwise requires:

"**Conservation Area**" means the areas marked AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, BB, AZ, BL, BI, BJ, AX, BK, AV, AW, BH, BF, BG, BM, BC, BE, BD, AY, & BA on Deposited Plan 411622.

"**Land**" means and includes Lots 5-8, 10, 12-16, 18-23, 26-30 & 35 (inclusive) on Deposited Plan 411622 being all of the land in the Certificates of Title 443203-443206, 443208, 443210-443220, 443223-443227 (inclusive) and part of the land in Certificate of Title 443229 (North Auckland Registry).

"**Local Authority**" means Far North District Council or the local authority for the time being having jurisdiction over the Land and includes any other local or territorial authority that has jurisdiction over the Land and any employee and agent of a Local Authority.

"**Lot**" means one of the lots enumerated in the definition of Land.

"**Lots**" means all of the lots enumerated in the definition of Land.

"**Owner**" means the registered proprietor for the time being of a Lot.

"**Owners**" means all of the registered proprietors for the time being of the Lots.

~~If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.~~

Approved by Registrar-General of Land under No. 2002/5032

Annexure ScheduleInsert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 3 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

In this Easement Instrument:

- (a) Where the context permits the singular includes the plural and vice versa;
- (b) References to clauses are to clauses in this Easement Instrument;
- (c) Obligations and covenants to be complied with by more than one person shall bind those persons jointly and severally.

2.0 CONSERVATION COVENANTS**2.1** Each Owner covenants and agrees with the Owners that:

2.1.1 The Owner will manage the Conservation Area to protect and enhance the natural character of the Conservation Area, and to protect the landscape amenity of the Conservation Area, and for that purpose an owner will not, and will ensure that no other person will:

- (a) materially alter the actual appearance or condition of the landform;
- (b) fell, remove, trim, burn, prune or take any trees, bush or flora;
- (c) introduce any substance injurious to plant life;
- (d) introduce any trees, shrubs or plants or the seeds of any trees, shrubs or plants other than local native trees, shrubs, and plants;
- (e) mark, paint, blast or remove soil, rock or stone or disturb the ground in any other way;
- (f) store, dump, pile or place or allow to accumulate any rubbish or other waste material;
- (g) allow any livestock.
- (h) construct, erect or allow to be erected any new building or permit to be erected or displayed, any sign, hoarding or notice; and
- (i) take any action to do anything to cause deterioration to the natural flow or supply of any water course or resource;

in, to or on the Conservation Area.

2.1.2 The Owner will take all reasonable steps to:

- (a) control the introduction and spread of noxious plants and weeds;

~~If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.~~

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

-Dated-

Page 4 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

- (b) promptly repair any damage to native flora by replanting and reseedling using local indigenous species;
- (c) prevent erosion as far as practicable; and
- (d) continue to comply with the Wild Animal Control Act 1973 and Biosecurity Act 1993, and the Owner may approve the safe use of firearms, traps or poison by any person or persons for the eradication of pest animals in the Conservation Areas.

2.2 Nothing in clauses 2.1.1 and 2.1.2 will prevent the Owner from and an Owner may:

- 2.2.1 Trim or prune any trees, bush or flora in the Conservation Area to protect the reasonable expected views and sunlight to a Lot or any adjoining Lot or the health and safety of any person;
- 2.2.2 Create and maintain pathways and walkways through the Conservation Area, provided that no trees with a trunk diameter of over 100mm are damaged or felled, and the pathways are constructed using manual methods;
- 2.2.3 Maintain and repair any easement in the Conservation Area in accordance with the terms and conditions of the grant of the that easement

Provided that an Owner will not commence any work that is permitted by this clause without first obtaining the written approval of the Local Authority to the specification of that work including where appropriate specification for the reinstatement of any trees, shrubs or flora and the Owner covenants with the Owners to carry out the work in accordance with such specifications.

2.3 Each Owner covenants with the Owners that the Owner will permit the Local Authority to at all reasonable times inspect a Lot to determine that the provisions of this clause 2.0 are being met by an Owner. An Owner will promptly remedy or comply with any reasonable directions that the Local Authority may give by notice in writing to an Owner in respect of a Lot or the breach or non observance of any of the covenants of this clause 2.0.

~~If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.~~

View Instrument Details



Instrument No 8070861.10
Status Registered
Date & Time Lodged 06 May 2009 14:49
Lodged By McGregor, Jamie Louise
Instrument Type Easement Instrument



Affected Computer Registers Land District

443216	North Auckland
443229	North Auckland

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

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

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

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

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

Signature

Signed by Jacqueline Margaret Liddell as Grantor Representative on 08/04/2009 10:47 AM

Grantee Certifications

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

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

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

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

Signature

Signed by Jamie Louise McGregor as Grantee Representative on 06/05/2009 11:27 AM

*** End of Report ***

Approved by Registrar-General of Land under No. 2007/6225

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

LANDCORP ESTATES LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

ROGER GEORGE LOW, LINDA MARY LOW and MALCOLM KEITH MCBAIN

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this _____ day of _____

Attestation

	Signed in my presence by the Grantor _____ <i>Signature of witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed)</i> Witness name Occupation Address
	Signature [common seal] of Grantor
	Signed in my presence by the Grantee _____ <i>Signature of witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed)</i> Witness name Occupation Address
	Signature [common seal] of Grantee

~~Certified correct for the purposes of the Land Transfer Act 1952.~~

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

ANNEXURE SCHEDULE 2

THE following rights, powers, terms, conditions, covenants and restrictions in respect of the easements are in addition to those set out in the Fourth Schedule to the Land Transfer Regulations 2002 and in the Fifth Schedule to the Property Law Act 2007.

Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Fifth Schedule to the Property Law Act 2007, the provisions of the said Fifth Schedule will prevail.

Where there is a conflict between the provisions of the said Fourth Schedule and/or the said Fifth Schedule, and the modifications in this Easement Instrument, the modifications will prevail.

Repairs and Maintenance

The right of way will be inspected, maintained, repaired and replaced as is necessary to keep the right of way in good order and condition.

Subdivision

If any of the dominant land or the servient land is subdivided, then the registered proprietor(s) of any new lot(s) which has the use of the easement facility will bear the costs of maintenance and repair equally with the other registered proprietors who are entitled to use of the easement facility.

~~If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.~~

View Instrument Details



Instrument No	8070861.3
Status	Registered
Date & Time Lodged	06 May 2009 14:49
Lodged By	McGregor, Jamie Louise
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
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150110	North Auckland
--------	----------------

150111	North Auckland
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Annexure Schedule: Contains 2 Pages.

Signature

Signed by Jacqueline Margaret Liddell as Territorial Authority Representative on 08/04/2009 10:21 AM

*** End of Report ***



Private Bag 752, Memorial Ave
Kaitiaki 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2051030
the Subdivision of Lots 4 & 6 DP 336682
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of Lots 1 to 16 inclusive & 18 to 30 inclusive & 35 DP 411622.

SCHEDULE

Lots 1-16 & 18-30 DP 411622

- i. Each lifestyle lot will require an advanced secondary treatment system (e.g. recirculating sand filter or textile filter) to provide satisfactory treatment of wastewater disposal to comply with the following:
 - The maximum dose rate for treated effluent is to be 21/M²/day.
 - The disposal beds are to consist of a minimum of 250mm of topsoil over undisturbed subsoil.
 - The disposal beds are to be planted to enhance evapotranspiration and are to be fenced to prevent grazing by animals.
 - Maintain a minimum separation distance of 3m between any building and the wastewater treatment and disposal field.
 - The treatment disposal system is to incorporate a minimum 24 hour emergency storage volume.
 - The ongoing operation of the system is to be covered by a maintenance agreement undertaken by the system supplier or their authorised agent.

Lots 5 -8, 12 – 16, 18 – 23, 26 – 30 & 35 DP 411622

- ii. The landowners and occupiers shall not without the prior written consent of Council and then in strict compliance with any conditions imposed by Council, cut down, damage or destroy any native bush in the areas identified on the attached survey plan. The landowners and occupiers shall not be in breach of this prohibition if any such vegetation shall die of natural causes not attributable to any act or default by or on behalf of the landowners/occupiers or for which the landowner/occupier is responsible.

Lots 1 – 16, 18 – 30 DP 411622

- iii. The keeping of domestic cats, dogs or mustelids on each lot shall be prohibited including those of contractors and visitors.

Lots 1 – 16, 18 – 30 DP 411622

- iv. That each property is subject to conditions specified within the approved Management Plan for the Wakelin Riverfront Estate and shall include the following areas:
- Development - building design, materials, location, landscaping including access purposes, all to be signed off by the Residents Association prior to lodgement of the Building Consent application to Council.
 - Flora and fauna management including pest and weed eradication.
 - All fencing requirements including maintenance for properties adjoining Esplanade Reserves. All future maintenance costs are to be met by the Lot owner.
 - All contractors and associated vehicles are to access the property from Haruru Falls Road during any construction activities.

SIGNED:



Mr M A McDonald

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER

DATED at Kerikeri this 12th day of March 2009.



Far North
District Council

CC 7874335.1 Compensa

Cpy - 01/03, Pgs - 002, 10/07/08, 10:54



DocID: 313148437

To: The District Land Registrar, Auckland.

COMPENSATION CERTIFICATE

Under Section 19 of the Public Works Act 1981

This Certificate is forwarded to you to be deposited in your Registry, and a Memorial thereof registered against the Title of the land described hereunder and contained within CT identifier 150110.

[A] **DESCRIPTION OF THE LAND AFFECTED BY THIS CERTIFICATE**

Lots 4-5 Deposited Plan 336682 North Auckland Land District.

[B] **BRIEF PARTICULARS OF THE AGREEMENT**

1. **COMPENSATION** Nil.

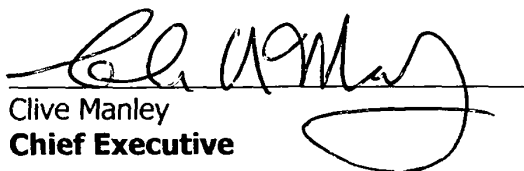
[C] **PARTIES** the **Far North District Council** (*Council*) and **Landcorp Estates Ltd** (*called the Owner*).

[D] **DOCUMENT INSPECTION**

The Agreement and Plan related thereto, may be inspected in the Kaikohe Offices of The Far North District Council during the hours of 8.00am to 4.30pm, and may be identified by the File Reference 1088.

DATED AT KAIKOHE this 9 day of JULY, 2008 .

Signed for and on behalf of the **FAR NORTH DISTRICT COUNCIL** by:


Clive Manley
Chief Executive



Landonline User ID:

LODGING FIRM: Far North District Council

Address: Memorial Avenue

P B 752

Kaikōhe

Uplifting Box Number:

ASSOCIATED FIRM: D. Harding 09) 405 2750

Client Code / Ref: Waitangi Pipeline

REVIEW

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Cable Sheets (#)

Survey Report

Dealing / AUD Number:
(LINZ Use only)

Priority (unprocessed Stamp
(LINZ use only)

CC 7874335.1 Compense

Copy - 02/03, Pgs - 002, 10/07/08, 10/54

Copies

(inc. original)

DocID: 313148437

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	MULTI-TITLE FEES	NOTICES	ADVERTISING	OTHER	RE SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	150110	CC	Far North District Council							
2										
3										
4										
5										
6										

Land Information New Zealand Lodgement Form

Amendments (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17 022 095

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures?

Subtotal (for this page)	
Total for this dealing	\$0.00
Less Fees paid on Dealing #	
Cash/Cheque enclosed for	\$0.00

APPENDIX 3

RULE ASSESSMENT

Operative District Plan Provisions

Chapter 8.6 Rural Production Zone		
Rule	Status	Comment
8.6.5.1 Permitted Activities		
8.6.5.1.1 – Residential Intensity	N/A	Not proposed.
8.6.5.1.2 – Sunlight	Permitted	Existing farm buildings.
8.6.5.1.4 – Setback From Boundaries	Permitted	Existing farm buildings.
8.6.5.1.6 – Keeping of Animals	N/A	Not proposed. The buildings will not be used to keep animals.
8.6.5.1.7 – Noise (a) All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone: 0700 to 2200 hours 65 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax	Permitted	Noise generated by the wedding venue is proposed to be limited to operating hours between 0700 and 2200 hours. A site-specific noise assessment confirms that the maximum predicted noise level associated with the venue is up to 55 dB LAeq, which is below the permitted daytime noise standard of 65 dBA L10. No operation is proposed during the night-time period.
8.6.5.1.8 – Building Height	Permitted	Existing farm buildings.
8.6.5.2 Controlled Activities		
8.6.5.2.2 – 8.6.5.2.5	N/A	Not proposed
Overall Status	Permitted	

Chapter 15 Transportation		
Rule	Status	Comment
15.1.6A Traffic		
15.1.6A.5.1 – Traffic Intensity	Discretionary	The proposed wedding venue is anticipated to generate approximately 600 daily one-way vehicle movements. In the Rural Production Zone, traffic generation exceeding 200 daily one-way movements triggers discretionary activity status under Tables 15.1.6A.1 and Rule 15.1.6A.5.1.
15.1.6B Parking		
15.1.6B.1.1 – Onsite car parking spaces	Permitted	It is proposed to have onsite parking for the venue.
15.1.6B.1.4 – 15.1.6B.1.6	Permitted	The onsite parking will be constructed in accordance with the FNDP and Council Engineering Standards, including provision for accessible parking spaces and loading areas where required.
15.1.6C Access		
15.1.6C.1 – Development Bonus	Permitted	The internal farm access complies with the standards.
Overall Status	Discretionary	

Proposed District Plan – Appeals Version

Rural Production Zone (RPROZ)		
Rule	Status	Comment
RPROZ-R1 – New buildings or structures, and extensions or alterations to existing buildings or structures	Permitted	The buildings will accommodate a permitted activity and comply with RPROZ-S1 – S7 as detailed below.
RPROZ-R2 – Impermeable surface coverage	Permitted	The total impermeable surfaces will be less than 15% of the site.
RPROZ-R3 – R4	N/A	Not proposed.
RPROZ-R5 – Home Business activity	Discretionary	The wedding venue will exceed the 40m ² GFA and will end at 10 pm.
RPROZ-R6 – R37	N/A	Not proposed.
RPROZ-S1 – S7	N/A	Existing farm building being converted into venue and complies with standards.
Overall Status	Discretionary	

Noise		
Rule	Status	Comment
Noise-R2 – New buildings, alterations and/or additions to an existing building for a noise sensitive activity	Permitted	The venue is a relatively open structure. The expected noise will comply with council's noise limit without upgrading insulation. It is proposed that these functions would cease by 10pm.
Noise-R3 – R10	N/A	Not proposed.
Noise-S1 Rural Production Zone – Maximum noise levels a. 7.00am to 10.00pm – 55 dB LAeq (15min);	Permitted	Noise generated by the wedding venue is proposed to be limited to operating hours between 7.00am and 10.00pm hours. A site-specific noise assessment confirms that the maximum predicted noise level associated with the venue is up to 55 dB LAeq. No operation is proposed during the night-time.
Noise-S2 – S6	N/A	Not proposed.
Overall Status	Permitted	

Transport		
Rule	Status	Comment
TRAN-R1 – Parking	Permitted	No general guest parking is proposed on site. However, there will be limited on-site parking provided only for staff, catering vehicles, and the wedding party. The future parking spaces will comply with the PFNDP.
TRAN-R2 – Vehicle crossings and access, including private accessways	Permitted	The existing vehicle crossing complies.
TRAN-R5 – Trip Generation	Restricted Discretionary	The wedding venue will exceed the threshold of 200m ² GFA permitted for a commercial activity under the TRAN-Table 11 – Trip generation
TRAN-S1 – Requirements for Parking	Permitted	Future parking spaces will comply with the PFNDP.
TRAN-S2 – Requirements for vehicle crossings	Permitted	The existing vehicle crossing complies.
TRAN-S3 – Requirements for passing bays	Permitted	The existing passing bay complies.
Overall Status	Restricted Discretionary	

Light		
Rule	Status	Comment
LIGHT-R1 – Emission of artificial light	Permitted	The venue will use the existing lighting in the exiting bar and festoon lights.
LIGHT-S1 – Maximum level of light spill	Permitted	The venues lighting will comply with standard.
Overall Status	Permitted	

APPENDIX 4

MARSHALL DAY ACOUSTICS NOISE ASSESSMENT



MARSHALL DAY
Acoustics



THE GOATSHED – TASTING AND FUNCTIONS
ENVIRONMENTAL NOISE ASSESSMENT

Rp 001 20230642 | 16 Feb 2024



Project: **THE GOATSHED**
ACOUSTIC ASSESSMENT

Prepared for: **Jake Dromgool and Mack Lynn**
Tui Glen Road
Haruru

Attention: **Jake Dromgool and Mack Lynn**

Report No.: **Report No. 001 20230642A**

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Approved	-	-	16 Feb 2024	Anna Reyes	Peter Ibbotson

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APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B PROPOSED PLANS

1.0 SUMMARY

Marshall Day Acoustics has been engaged to assess potential noise emissions from the proposed 42 Islands Tasting Room at 35 Tui Glen Road, Haruru, Far North District. The premises are proposed to be in an existing “Goatshed” which was previously a demonstration woolshed used by government organisations to demonstrate New Zealand farming methods to tourists.

The proposal is to operate the venue as a wine tasting destination. The tasting room would sell wine grown locally within the Bay of Islands. This activity is expected to involve groups of visitors travelling to the site during the daytime, sampling and purchasing wines, eating food (typically platters or “finger food”), and departing the site again. In addition, it is proposed to hold functions within the premises, such as weddings. As the Goatshed is a relatively open structure and it would not be economical to improve a high level of sound insulation, it is proposed that these functions would cease by 10pm.

The proposed tasting room is envisaged to cater for up to 80 guests, though typically the site would cater for a small groups, perhaps arriving by van or coach. The tasting room aspect of the application is intended to operate for the purpose of showcasing wines for purchase and is not intended to operate as a “bar” or “bistro” or as a function centre for private hire. The tasting room would operate during the prescribed daytime period only. It would only have background music and would not involve amplified music for dancing purposes.

Weddings and other functions may involve amplified music, often through the use of a live wedding band. As part of this assessment, the wedding band has played on site to enable noise measurements to be obtained in the area surrounding the site. This approach has provided a high level of confidence to the noise assessment.

The site is zoned *Rural Production* in the operative District Plan. Activities operating during the daytime are required to comply with noise levels of 65 dB L_{A10} between 0700 and 2200 hours at the site boundary. We have recommended alternative noise limits to regulate noise from this activity.

Our calculations show that tasting room operation can readily comply with the daytime noise limit (65 dB L_{A10}) at the adjacent residential sites without any further noise mitigation. It is expected that noise levels from wine tasting guest activity would often be below the typical background and ambient noise level in the area, though could still potentially be audible at times.

Bands playing during functions and other function activity can also readily comply with the daytime noise limits. It is recommended that functions cease by 10pm, unless written approval can be obtained from the adjacent neighbours for a number of functions to occur later in the night-time period.

Provided functions cease by 10pm, the activity is expected to comply with the District Plan noise rules and we expect the noise effects will be acceptable.

Although compliance would occur at all times, as with all licenced establishments in rural/ residential areas, it is recommended to manage patron noise to ensure that periods of overly enthusiastic behaviour or unneighbourly noise levels are avoided throughout the day. Subject to careful management, noise emissions would be reasonable and consistent with the existing ambient acoustic environment in Haruru.

2.0 PROPOSED OPERATION

It is proposed to operate a wine tasting room and provide for functions in an existing woolshed. The site location is at 35 Tui Glen Road, Haruru (Lot 2 DP 564287). The site and floor plans are shown in Appendix B. The site and surrounds are illustrated in Figure 1, overleaf.

The woolshed is currently a group of two structures: a slightly elevated western structure (around 86m²) and an eastern structure (125m²) which is at a slightly lower elevation. These buildings are linked by stairs and decking.

It is proposed to primarily utilise the eastern structure and adjacent grounds for wine tastings. The western structure would likely be used as the reception and dancing area for functions (with the eastern building also used for function related activity)¹.

Figure 1: Buildings



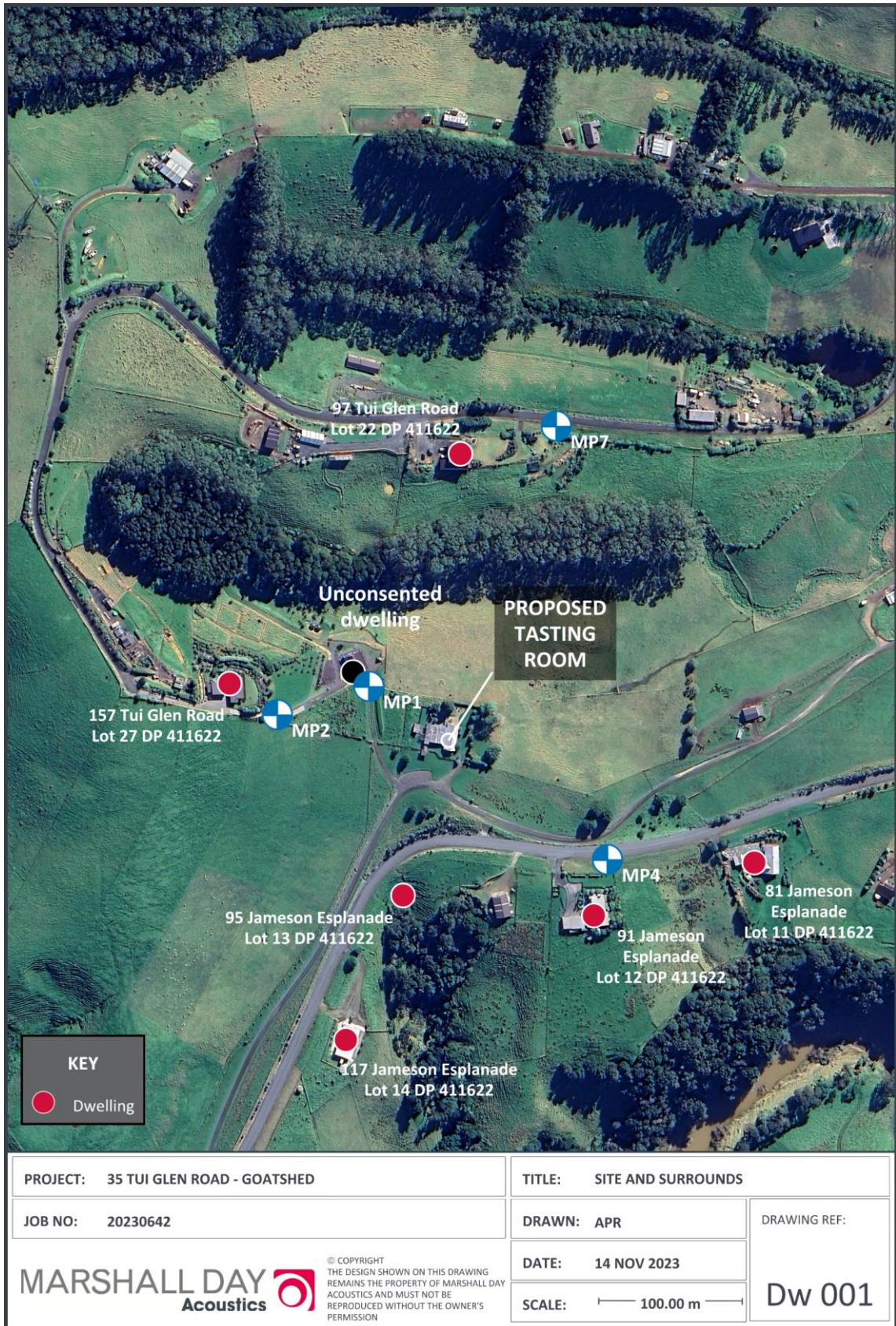
The tasting room would sell wine grown locally in the Bay of Islands. The tasting operation is unlikely to involve more than 80 guests at a time (and typically much fewer). The activity is intended to operate for the purpose of showcasing wines for purchase. Music during tastings will typically be at background levels, and any live performances will be at “listening levels”. It is not proposed to hold significant amplified music “concerts” as part of the tasting room operation. The tasting room would operate only during the District Plan prescribed daytime, typically in daylight hours and mostly between 11am and 6pm. It would only play background or amplified music from within the building and not outside. It is not proposed to have dancing music after 10pm to avoid the potential for noise limits to be breached.

Functions are proposed on site as a separate activity to the tasting room. Functions may involve wedding receptions and may involve a band or DJ. It is expected that typically one “resident” covers band would often be used as part of the function. Functions would likely involve meals, dancing and speeches. It is proposed to end all functions by 10pm to mitigate the impact on the surrounding neighbourhood.

This noise assessment considers noise from site operation as well as traffic movements.

¹ Activity will not be limited to specific buildings, however this is the intention of the applicant.

Figure 2: Site and surroundings



3.0 DISTRICT PLAN NOISE STANDARDS

3.1 Operative District Plan

The application site and all adjacent sites are zoned *Rural Production* in the operative District Plan.

Rule 8.6.5.1.7 is the applicable noise rule for the *Rural Production* zone.

All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone:

0700 to 2200 hours	65 dBA L_{10}
2200 to 0700 hours	45 dBA L_{10} and 70 dBA L_{max}

Exemptions: ...The noise limits shall also not apply to activities periodically required by normal farming and plantation forestry activities and the use of aircraft, provided that the activity shall comply with the requirements of s.16 of the Act.

Noise Measurement and Assessment:

Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound". The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

3.2 Proposed District Plan

The application site would be zoned *Rural Production* under the proposed District Plan. The proposed District Plan does not yet have legal effect, however a consideration of the proposed noise limits is useful as an indication of the type of amenity that could be expected in this zone in the future.

Noise rules for the *Rural Production* zone in the Proposed District Plan are set out in NOISE-S1. These limits are:

Noise generated by any activity shall not exceed the following limits within the notional boundary of any noise sensitive activity in the Rural Production, Rural Lifestyle or Māori Purpose zones:

7.00 am to 10.00 pm - 55 dB $L_{Aeq(15min)}$
10.00 pm to 7.00 am - 40 dB $L_{Aeq(15min)}$
10.00 pm to 7.00 am - 70 dB L_{AFmax}

The proposed plan states that:

Noise levels must be measured in accordance with NZS 6801:2008: Acoustics Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008: Acoustics Environmental Noise except where expressed otherwise.

3.3 Special Audible Character and Averaging

NZS6802 makes provision for sounds of special audible characteristics. The 1991 standard states that where special audible characteristics are present, the performance standard (i.e. the District Plan noise limit) should be reduced by 5 decibels. The 2008 version of the standard applies an upward adjustment to the assessed noise level which has been used in this assessment. Both standards achieve the same outcome (making compliance 5 dBA more stringent) but achieve this in different ways.

Noise from most activities on site would not require a special audible characteristics correction. However amplified music occurring with a significant bass component would require a special audible characteristics correction.

The standard also makes provision for “averaging” or “duration corrected” over the day period. The standard allows for noise measurements performed during the daytime to be “averaged” by up to 5 dB. No such provision is to be applied at night.

3.4 Resource Management Act

Regardless of the zone noise limits, under the provisions of the RMA there is a duty to adopt the best practicable option to ensure that noise (including vibration) from any development does not exceed a reasonable level. Specifically, Sections 16 and 17 reference noise effects.

Section 16 states that *“every occupier of land (including any premises and any coastal marine area), and every person carrying out an activity in, on, or under a water body or the coastal marine area, shall adopt the best practicable option to ensure that the emission of noise from that land or water does not exceed a reasonable level”*.

4.0 DISCUSSION OF DISTRICT PLAN NOISE STANDARDS

The Operative Far North District Plan noise standards are different from noise limits that apply in most *Rural* zones throughout New Zealand. The daytime noise limit of **65 dB L_{A10}** applies at the site boundary which is unusual. The Proposed District Plan would reduce the noise limit to **55 dB L_{Aeq}** and apply it at the notional boundary of any noise sensitive activity. This is more in line with typical approaches throughout other districts in New Zealand.

The night-time noise limit of **45 dB L_{A10}** in the Far North District *Rural Production* zone is more in line with typically adopted national and international guidelines for environmental noise (noting that modern noise limits are typically expressed in terms of L_{Aeq} rather than L_{A10}). However in this case it is noted that the site boundary is relatively close to the operation, which makes the noise limit fairly restrictive. The Proposed District Plan reduces the noise limit to **40 dB L_{Aeq}** and applies it at the notional boundary of any noise sensitive activity. Based on the location of the site and notional boundaries of the surrounding area, these noise limits may provide for a similar level of amenity.

Whilst the site will typically generate little noise emission, it is expected that occasional activities, such as evening functions (with music ending before 10pm), could generate appreciable noise. These functions may occur within the woolshed (which is relatively open). At this stage It is not proposed to have function music playing after 10pm to avoid breaching the District Plan noise standard and to avoid the potential for sleep disturbance.

As the Far North District Plan *Rural Production* noise limits are not well suited to avoiding noise effects from site activity operation, we consider that the best way to ensure the environmental noise levels are reasonable is through a set of conditions which sets out suitable noise limits for the operation. We recommended that these noise limits more stringent than the District Plan noise limits to ensure that the majority of non-rural activity results in little impact on the amenity of the area.

The following noise limits are recommended for this specific site:

1. Noise shall not exceed the following rating noise levels at the notional boundary of any consented dwelling existing at the time consent is granted (on any other site not owned by the consent holder):
 - 55 dB L_{Aeq} between 7am and 10pm
 - 40 dB L_{Aeq} and 55 dB L_{Zeq} at 63 Hz and 70 dB L_{AFmax} between 10pm and 7am

Noise shall be measured in accordance with *NZS 6801:2008 "Acoustics – Measurement of Environmental Sound"* and assessed in accordance with *NZS 6802:2008 "Acoustics - Environmental Noise"* except that no additional special audible characteristics correction shall be applied to any low frequency noise limits.

3. An operational noise management plan shall be implemented by the consent holder that includes the following measures:
 - Owners and residents of dwellings within 500 metres of the woolshed shall be contacted prior to the consent becoming effective. Contact details of the consent holder's on-site manager must be provided to all parties contacted. All parties contacted shall be encouraged to contact the on-site manager to discuss any recommendations for improvement that they may have regarding noise.
 - Specific measures that will be implemented on site for reducing noise as far as practicable
 - Guest management measures.
 - Complaints management and response methods, including register of any complaints

5.0 AMBIENT NOISE LEVELS

Site measurements were carried out on 20 September 2023 between 8:40pm and 10:20pm.

Ambient noise levels were measured during this time, in accordance with the relevant standards, at the nearest dwellings located surrounding the subject site. The measurement locations are considered representative of ambient noise levels at the subject site and at surrounding sites, generally. The measurement position is indicated on Figure 1.

Weather at the time of measurement was fine and clear with light winds of typically less than 1m/s . Conditions were within the allowable parameters for measuring outdoor noise.

The measurement taken during the site visit is reported in Table 1.

Table 1: Measured Noise Levels

Measurement Position and Location	Measured Noise Levels (dB)				Noise Sources and Comments
	LA10	LAeq	LA90	LAFmax	
Background noise levels (band not playing)					
MP1 – Beside unconsented shed (50m)	42	41	39	46	Distant traffic noise on state highway
MP2 – Beside western dwelling on top of the hill (135m)	41	41	40	41	Distant traffic noise on state highway
MP4 – Southeast of shed (140m)	39	37	36	40	Sheep traffic and possible noise from distant waterfall
MP7 – North of shed, across gully and uphill (230m)	33	31	30	35	Distant traffic noise, few other noise sources

Measurement Position and Location	Measured Noise Levels (dB)				Noise Sources and Comments
	L _{A10}	L _{Aeq}	L _{A90}	L _{AFmax}	
Measurements with Live band playing inside woolshed					
MP1	53	51	45	58	Back doors closed, good signal to noise level over background
MP2	48	46	43	52	Back doors closed, acceptable signal to noise level, but some contribution from background traffic noise.
MP4	48	45	40	52	Back doors closed, acceptable signal to noise level
MP7	41	38	34	45	Back doors closed, acceptable signal to noise level

Notes to Table 1:

- (1) Refer to Figure 1 for the location of the measurement position.
- (2) Dominant noise source(s) underlined.
- (3) It is understood that the rear doors will be closed during performances to avoid patrons walking through the band stage area.

Daytime / evening noise levels measured at this location are similar to what would be expected for a rural area in proximity to a state highway. Ambient noise levels are likely to vary seasonally (i.e. with and without influence from insects such as crickets), and with wind direction and but are expected to typically be 30 to 45 dB L_{Aeq} at most times due to the presence of traffic noise in the environment. Background noise levels are typically expected to be similar to the level of ambient noise as noise from the state highway is relatively constant.

6.0 CALCULATIONS OF NOISE EMISSIONS

We have calculated noise from two operational scenarios:

1. Tasting room activity
2. Functions such as weddings

6.1 Propagation Methodology

We predicted noise emission from the proposed activities using the SoundPLAN environmental noise modelling software. SoundPLAN utilises the ISO 9613-2:1996 "*Acoustics - Attenuation of sound during propagation outdoors - Part 2: General method of calculation*" algorithm which considers a range of frequency dependent attenuation factors, including sound source spreading, atmospheric absorption, ground effect and acoustic screening.

6.2 Modelling and Operational Assumptions

6.2.1 Wine tastings

To calculate noise levels from the proposed wine tasting area within and outside the eastern building, we utilised measurements that we have carried out at restaurants and function centres throughout New Zealand. These measurements have included outdoor dining areas as well as typical

dining noise levels within cafes and bars. Theoretical calculations of noise from groups of people conversing have also been referenced².

For the tasting room, we allowed for 80 visitors outdoors or indoors. This is conservative, given that the total number of visitors on site is expected to be lower than 80.

6.2.2 Functions and Weddings

To calculate noise from functions, measurements were taken of a live band performing in the western building. These have been used for modelling amplified music indoors for the scenario of parties/functions (with an allowance for increased noise levels due to the number of patron dancing in this space). For the reception building, we allowed for similar numbers of people outdoors (on the north and west deck) and indoors with doors open. We have assumed around 50 patrons will be outside at any one time. We used the following data in our calculations:

Table 1: Octave Band Noise Level Source Data

Source detail	Sound Power / Pressure Level							A
	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1000	2000	4000	
Scenario 1: Tasting Room								
Outdoor area (sound power level)								
- Around 80 visitors dining in seated groups of 3 to 4								
- “Civil dining/tasting” with around 1 of 3 visitors talking with “normal raised” voices ³ . No belligerent or overly-enthusiastic behaviour	80	82	83	90	88	84	77	92 dB L _{WA}
- No loud outdoor music (indoor background music only)								
Indoor dining								
- Around 80 visitors with groups seated at small tables or standing and talking enthusiastically	67	66	67	75	74	69	61	79 dB L _{Aeq}
- some background music inside								
Scenario 2: Functions and Weddings								
Live band								
- Inside the western reception building	96	96	95	90	90	86	85	95 dB L _{Aeq}
- around 50 to 80 patrons dancing								

² E.g. *Prediction of Noise from Small to Medium Sized Crowds* M.J Haynes, J.C Taylor, R.H Rumble and D.J Mee, Paper Number 133, Proceedings of ACOUSTICS 2011, 2-4 November 2011, AAS Conference Gold Coast, Australia

³ "normal raised voice" in this context means the individual talks with a sound power level of 78 dB L_{WA}. This is a higher level of vocal effort than "normal voice", but a lower level of vocal effort than a "loud" or "shouted" voice.

Source detail	Sound Power / Pressure Level							A
	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1000	2000	4000	
Scenario 1: Tasting Room								
Outdoor area (sound power level)								
- Around 50 patrons in seated or standing groups of 3 to 4	83	85	86	93	91	87	80	95 dB L _{WA}
- “Raised” voices ⁴ with 1 in 3 patrons talking								
Eastern building								
- Around 50 to 100 patrons in eastern building talking after dinner talking at typical dining levels	67	66	67	75	74	69	61	79 dB L _{Aeq}

In addition to the use of the above noise levels in our calculations, noise emissions from the tasting room and reception building have been calculated based on the following assumptions.

- The site layout will be as shown in Appendix B of this report.
- For the wine tasting area we have allowed for a busy summer day (e.g. Christmas holiday period) with the venue conservatively in operation for 7 hours of the 15-hour daytime period. A duration correction of 3 dB has been applied to tastings in accordance with NZS6802.
- For the function centre, we have allowed for the loudest period to be after dinner and for the band to play for two to three hours. A duration correction of 5 dB has been applied to functions in accordance with NZS6802.
- A “special audible characteristics” correction has not been applied to wine tastings. Where visitors are dining in a typical “civil fashion” and low frequency “bass” noise emission from inside is controlled to ensure it enables normal conversation inside and is not intrusive at the adjacent dwellings, special audible characteristics would not be present and therefore the adjustment would not be appropriate.
- A “special audible characteristics” correction has been applied to music from the venue as it is likely that noise from this activity will be heard as modulating bass noise.
- During the daytime, all doors and windows between the outdoor area and the tasting area would be open at all times. It is assumed the western door to the function room will be closed during band performances.

⁴ “raised” voices in this context means the individual talks with a sound power level of 83 dB L_{WA} on average. This does not allow for protracted periods of “very loud” or “shouted” voices.

6.3 Calculation Results Summary

Calculated noise levels, taking into consideration and daytime duration adjustments, are summarised in Table 2.

Table 2: Calculated Noise Levels

Ref	Dwelling / Receiver	Distance (from outdoor area to receiver)	Daytime rating noise level dB L _{Aeq}	
			Functions	Tasting Room
Dwellings / notional boundaries				
A	Dwelling to the west 157 Tui Glen Road –Consented Building	150m	46	36
B	Dwelling to the southeast 95 Jameson Esplanade Lot 13 DP 411622	110m	49	37
C	Dwellings to the north 97 Tui Glen Road Lot 22 DP 411622	160m	41	35
D	Dwelling to the southeast (further east) 81 Jameson Esplanade Lot 11 DP 411622	210m	44	34
F	Unconsented shed dwelling 157 Tui Glen Lot 27 DP 411622	60m	55	49

The above noise levels are also depicted on a contour map in Figures 2 and 3.

Figure 3: Wine tasting in eastern building



Figure 4: Scenario 2: Function Activity



6.4 Operational Noise - Calculation Result Summary

As shown in Table 2 and the associated figures:

- Tasting and function activity would readily comply with the daytime District Plan noise limit (65 dB L_{A10}) at the nearby boundaries without any additional noise barriers or screens in place.
- Tasting and function activity would readily comply with the proposed daytime noise rule of 55 dB L_{Aeq} at the notional boundary of any existing consented dwelling. Noise levels are expected to typically comply with the proposed noise limit with a margin of at least 6 decibels during the daytime.
- Noise levels from tasting activity is likely to be below the existing daytime ambient noise level at most adjacent dwellings.
- Noise from functions may be above the existing evening ambient and background noise levels and noise from this activity will be audible in the neighbourhood when functions occur. However given the generally low noise levels, the ready compliance with the District Plan noise rules (and the proposed consent noise limit of 55 dB L_{Aeq}) and the proposed function end time of 10pm, noise levels from functions in this location is considered to be reasonable and acceptable.

7.0 VEHICLE MOVEMENTS

Parking spaces for up to 100 vehicles are shown on the drawing in Appendix B. Both of these parking areas are accessible through the applicant's farm, via the turn off at Tui Glen Road. During a function, parking would be on both the northern and southern side of the woolshed. It is expected that these vehicles would arrive and depart via the internal farm access roads. Night-time departure would occur after 10pm.

It is expected that tastings may regularly involve a single coach or mini-van visiting the site. These vans would visit during the daytime only. As with functions, it is expected that these vehicles would use the internal farm access roads to arrive and depart the site. Noise from these few vehicle movements over the daytime is likely to be negligible in comparison to existing ambient and background noise levels

We have calculated traffic noise levels that would be received at dwellings near the site during a function. We used a sound power level of 86 dB $L_{WA,eq}$ for vehicles completing an arrival or departure movement at around 30kph. We calculated noise levels from the site on the basis of up to 100 vehicles per hour. Traffic noise levels are as set out in Table 3.

Table 3: Calculated Noise Levels – Traffic during functions

Dwelling ref	Dwelling / Receiver	Distance (from vehicle movements)	Night-time rating noise level dB L_{Aeq}
A	Dwelling to the west 157 Tui Glen Road –Consented Building	130m	26
B	Dwelling to the southeast 95 Jameson Esplanade Lot 13 DP 411622	40m	29
C	Dwellings to the north 97 Tui Glen Road Lot 22 DP 411622	140m	21
D	Dwelling to the southeast (further east) 81 Jameson Esplanade Lot 11 DP 411622	50m	29
F	<i>Unconsented shed dwelling</i> 157 Tui Glen Lot 27 DP 411622	60m	26

The above table shows that traffic noise levels would readily comply with the recommended daytime and night-time noise limits at the adjacent dwelling notional boundaries during functions. Noise levels from cars departing are likely to be below the level of ambient and background noise from distant traffic.

8.0 NOISE MANAGEMENT

Noise management of proposed tasting room visitors and function room will be an important factor in ensuring noise levels remain reasonable and well below the proposed consent noise limit. Noise from people can vary significantly depending on a range of factors, and it is important for the risk factors to be identified and avoided. The following should form part of the design and noise management plan for the operation.

- The risk of increased noise levels will increase with the following use of the space:
 - o large groups (that are known to each other) visiting the site as part of an organised tour
 - o groups of inebriated, exhilarated or overly exuberant patrons as part of a function
- Management will need to remain vigilant to ensure the use of the space is kept to the use currently proposed and does not change during operation. This will require the following measures:
 - o the tasting area (and especially the outdoor spaces) will need to be operated as a tasting and dining area associated with the tasting of wines on the property.
 - o visitors (especially large groups) seeking to use the tasting area as a “tavern” should be directed to other more suitable premises
 - o during functions, staff will need to pre-empt unneighbourly behaviour occurring and respond authoritatively in the event it does happen. Behaviour should be managed as part of good host responsibility. Visitors behaving in a non-neighbourly fashion should promptly be asked to leave. Patron noise management is not always easy to enforce, and a high level of staff vigilance is always required for venues serving alcohol in residential-rural environments.

Any noise management plan would need to identify the above management measures along with other standard bar noise management measures (avoiding bottle disposal after hours, etc.).

9.0 CONCLUSIONS

Marshall Day Acoustics has been engaged to assess potential noise emissions from the proposed Tui Glen Goatshed Wine Tasting and Function Room.

Function activities are only proposed to occur until 10pm at night under this consent (function guests will depart the site soon after 10pm). Tasting room activity is proposed to predominantly be a daylight hours activity for the purpose of showcasing wines.

A set of consent conditions have been recommended. The proposed noise limits for this site are 55 dB L_{Aeq} between 7am and 10pm and 40 dB L_{Aeq} (and 55 dB L_{Zeq} at 63 Hz) between 10pm and 7am.

Calculations show that operation can comply with the recommended daytime noise limit (55 dB L_{Aeq}) at the adjacent notional and site boundaries during functions and wine tasting activity.

Noise levels from tasting activity is likely to be below the existing daytime ambient noise level at most adjacent dwellings. Noise from functions may be above the existing evening ambient and background noise levels and noise from this activity will be audible in the neighbourhood when functions occur. However given the generally low noise levels, the ready compliance with the District Plan noise rules (and the proposed consent noise limit of 55 dB L_{Aeq}) and the proposed function end time of 10pm, noise levels from functions in this location is considered to be reasonable and acceptable. Nevertheless, patron noise management measures are recommended

Noise from vehicle departures will comply with the recommended daytime and night-time noise limits.

Overall, we consider that with appropriate management the tasting room can be operated in compliance with the relevant District Plan noise limits and that the effects on the existing ambient environment and residential amenity can be managed.

10.0 RECOMMENDED CONSENT CONDITIONS

1. Noise shall not exceed the following rating noise levels at the notional boundary of any consented dwelling existing at the time consent is granted (on any other site not owned by the consent holder):
 - 55 dB L_{Aeq} between 7am and 10pm
 - 40 dB L_{Aeq} and 55 dB L_{Zeq} at 63 Hz and 70 dB L_{AFmax} between 10pm and 7am
2. Noise shall be measured in accordance with *NZS 6801:2008 "Acoustics – Measurement of Environmental Sound"* and assessed in accordance with *NZS 6802:2008 "Acoustics - Environmental Noise"* except that no additional special audible characteristics correction shall be applied to any low frequency noise limits.
3. An operational noise management plan shall be implemented by the consent holder that includes the following measures:
 - Owners and residents of dwellings within 500 metres of the woolshed shall be contacted prior to the consent becoming effective. Contact details of the consent holder's on-site manager must be provided to all parties contacted. All parties contacted shall be encouraged to contact the on-site manager to discuss any recommendations for improvement that they may have regarding noise.
 - Specific measures that will be implemented on site for reducing noise as far as practicable
 - Guest management measures.
 - Complaints management and response methods, including register of any complaints

APPENDIX A GLOSSARY OF TERMINOLOGY

Noise	A sound that is unwanted by, or distracting to, the receiver.
Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
Special Audible Characteristics	Distinctive characteristics of a sound which are likely to subjectively cause adverse community response at lower levels than a sound without such characteristics. Examples are tonality (e.g. a hum or a whine) and impulsiveness (e.g. bangs or thumps).
SPL or L_p	<u>Sound Pressure Level</u> A logarithmic ratio of a sound pressure measured at distance, relative to the threshold of hearing (20 μ Pa RMS) and expressed in decibels.
dB	<u>Decibel</u> The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu\text{Pa}$ i.e. $\text{dB} = 20 \times \log(P/P_r)$
dBA	The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear.
A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
$L_{A10}(t)$	The A-weighted noise level equalled or exceeded for 10% of the measurement period. This is commonly referred to as the average maximum noise level. The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
L_{A90}	The A-weighted sound level exceeded for 90 % of the measurement period, measured in dB. Commonly referred to as the background noise level.
L_{Aeq}	The equivalent continuous A-weighted sound level. Commonly referred to as the average sound level and is measured in dB.
L_{AFmax}	The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.

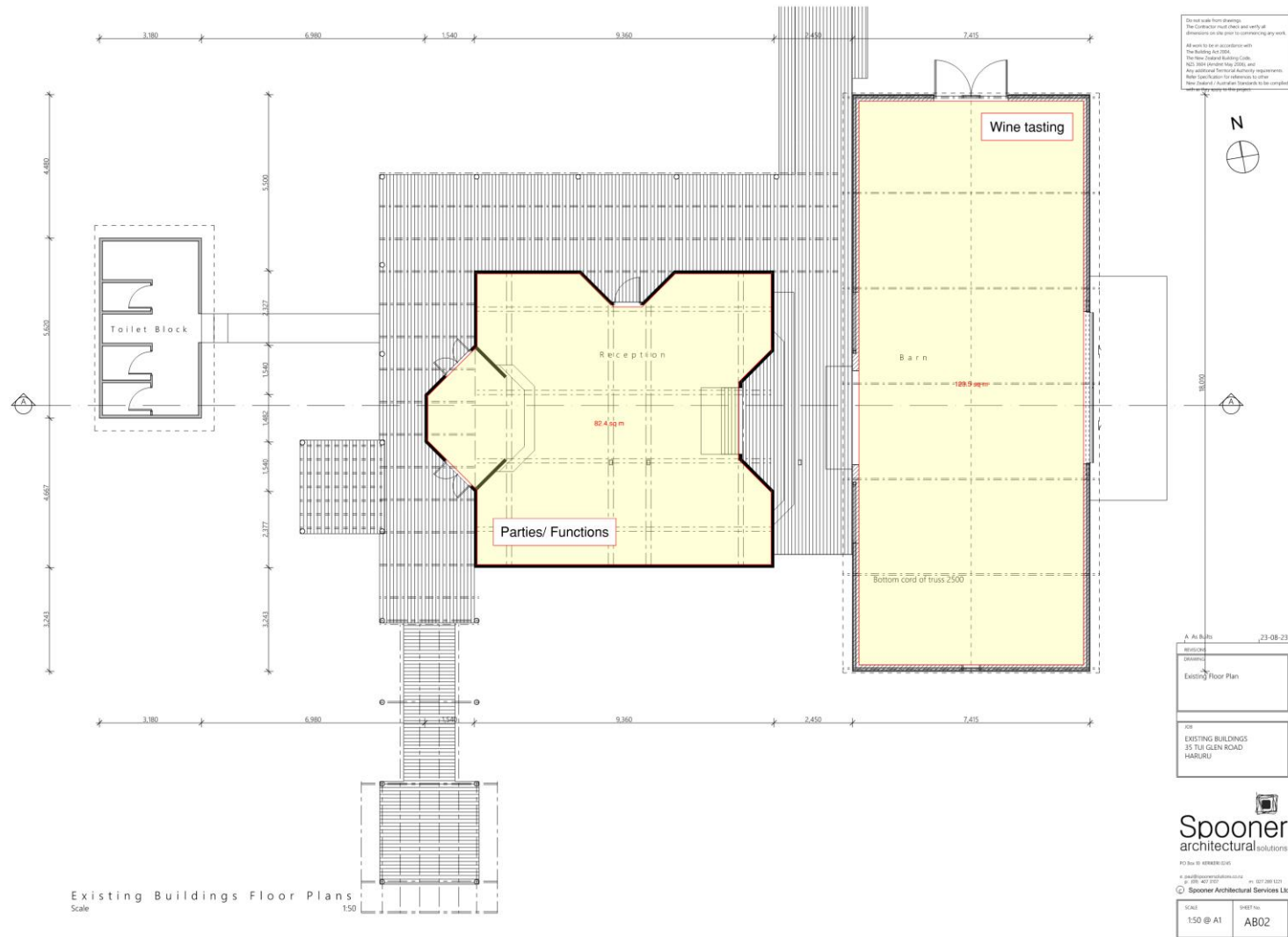


Figure 6: Vineyard Layout Plan



APPENDIX 5

RS ENG WASTEWATER REPORT



WASTEWATER REPORT

35 Tui Glen Road

Haruru

(Lot 2 DP 564287)

WASTEWATER REPORT

35 Tui Glen Road

Haruru

(Lot 2 DP 564287)

Report prepared for: Jake Dromgool and Mack Lynn

Report reference: 18939

Date: 20 February 2024

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
20/02/024	1	Building Consent Issue	S Scott	C Hay	M Jacobson



association of
consulting and
engineering

Contents

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3.0	Desk Study	2
3.1	Referenced/Reviewed Documents	2
3.2	Site Geology	2
3.3	Aerial Photography	2
4.0	Field Investigation	2
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6.0	On-site Wastewater Disposal	3
6.1	Site Evaluation	3
6.2	Design	3
6.3	Northland Regional Council Discharge Compliance	4
7.0	Conclusions	4
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Appendices

A	Drawings
B	Subsurface Investigations
C	On-site Wastewater Disposal Details

File: 18939
20 February 2024
Revision: 1

WASTEWATER REPORT

35 Tui Glen Road, Haruru

(Lot 2 DP 564287)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Jake Dromgool and Mack Lynn to undertake assessment and detail the design of an on-site wastewater disposal system.

The client proposes to covert the existing farm building into a wine tasting and events venue. This report includes assessment and design of the wastewater disposal system to support this application.

2.0 Site Description

This 443.5ha property extends to Tui Glen Road, Jameson Esplanade and Wakelin Road. The property is generally farmland with sheds and the venue situated in the eastern portion of the property. The venue consists of a toilet block, reception building and shed area connected by timber decking.



*Figure 1: Lot 6-7 Deposited Plan 336682 and Lot 2 DP 56487
(yellow marker of venue location)*

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, which has been described as follows: *“Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite.”*

3.3 Aerial Photography

Review of Google Earth imagery observed the toilet block had been installed by 2018 and construction/modifications in the assessed wastewater disposal area were observed in 2019 aerial imagery.

4.0 Field Investigation

Technicians from this office visited the property on 30 November 2023 to undertake a walkover inspection, and one hand auger.

The hand auger was dug to a maximum depth of 1.5m below ground level (BGL). Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below;

- Topsoil was encountered to 0.3mBGL
- Residual soils of the Waipapa Group consisted of very stiff silts and clayey silts to the tested depth of 1.5m BGL.
- Groundwater was not encountered during the investigation. Due to the elevation of the site and permeability of the underlying greywacke rock mass, static groundwater is not expected within 3.0mBGL.

6.0 On-site Wastewater Disposal

6.1 Site Evaluation

A walkover inspection and the use of a gum spare was completed within the approximate wastewater disposal area. The septic tank was located, however the extents of soakage field could not be determined. After discussion with the owners, it is understood that the tank and field was installed after 2016, not being consented with no as-builts available. Google earth imagery observed construction of the expected disposal field by 2019 imagery, with a soakage trench expected to be less than 15m long. No distribution box was encountered during the walkover, and it is expected that only a singular trench exists. A new design and assessment have been completed as part of a Building Consent application below.

The land available for effluent disposal is gently sloped (less than 10°) and linear planar. Subsoil investigations have assessed the soil as Category 5 as per AS/NZS1547.

6.2 Design

There are currently three toilets and hand basins on-site, discharging to the on-site disposal system, no other connections are made to the disposal system. The client has discussed that the venue will be used for wine tasting averaging groups of 20 people per 2-hour slots, expected mainly on the weekend for approx. 60 visitors. Additionally, the venue could potentially hold up to 150 people for a wedding or large event expected to take place between 3pm-10pm likely on a weekend also. At this stage the design is proposed to service the wine tasting for one day and a wedding/large event on a following day. It is unlikely that two large events would take place in succession, and if the weekend is filled with wine tastings only, the design is also expected to account for this.

The design loading rate from GD06 for public toilets is 10-20L/person/day. For the visitors of wine tastings, it is considered reasonable to allow 7L/person/day and 10L/person/day for wedding/larger events given the short timeframe of these events and that disposal is only required for toilets, no kitchens, showers etc.

Due to the potential of flows being intermittent during seasonal fluctuation of visitors, a primary treatment system loading to Evapo Transpiration beds (ETS beds) is recommended. Should the existing septic tank be used, an outlet filter should be installed and drainlayer shall ensure the tank is in good condition.

Table 1: Daily & Total Flows

Weekend Visitors	Day Visitors	Daily Flows (L)
Wine-tasting	60	420
Wedding/large event	150	1500
Total	1920 Litres	

Table 1: Wastewater Disposal Calculations

Total Flow	1920	L/Day
Soakage Rate (DIR)	8	L/m ² /day
Slope Reduction Factor	0	%
Disposal Area Required	240	m ²

It is proposed to construct eight, 20m long by 1.5m wide ETS beds via a distribution box. It is recommended that a flow meter is installed in the system to ensure that expected flows are not exceeded, and re-assessment of the system's capacity and performance shall be undertaken if this is the case. It should also be considered that any alterations or additional connections to the disposal system will require further assessment.

6.3 Northland Regional Council Discharge Compliance

Table 3 below demonstrates compliance with the Northland Regional Council's New Regional Plan.

Table 2: NRC Permitted Discharge Compliance

Feature	Proposed Regional Plan	Available
Identified Stormwater Flow Path	5m	>5m
River, Lake, Pond, Stream, Dam or Wetland	15m	>15m
Existing Water Supply Bore	20m	>20m
Property Boundary	1.5m	>1.5m
Groundwater	1.2m	>1.2m
Floodplain Exclusion	5% AEP	>5% AEP
Reserve area	30%	>30%

7.0 Conclusions

It is the conclusion of RS Eng Ltd that the wastewater disposal design is in accordance with AS/NZS1547 and Northland Regional Council's New Regional Plan.

8.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to undertake a wastewater disposal design, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Prepared by:



Sarah Scott

Technician

NZDE(Civil)

Reviewed by:



Codie Hay

Technician

Approved by:



Matthew Jacobson

Director

NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

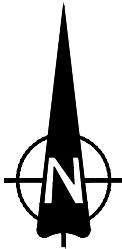
RS Eng Ltd

Appendix A

Drawings



- NOTES:**
- All services should be located on-site prior to commencement of works.
 - All works to comply with all relevant local authority by-laws and council regulations where applicable.
 - Contractors to confirm all dimensions on site prior to commencing any work.
 - Do not scale off drawings.
 - These drawings are to be read in conjunction with specifications - plans take precedence.
 - If any part of these documents are unclear, please contact RSEng Ltd.
 - This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.



KEY

 Hand Auger Location

Contours are shown at 2.0m crs.
Contours are derived from LiDAR (2018)
and are shown at NZVD2016.



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

Title
WASTEWATER MANAGEMENT

Client
MACK & JAKE

Location
**35 Tui Glen
Hururu**

Date	Rev	Notes
05/12/2023	A	First Issue

Scale	Original	Rev
1:500	A3	A
Drawn	Approved	File #
SS	MJ	18939

Sheet
1

Appendix B

Subsurface Investigations



HOLE NO.:
HA1

CLIENT:	Jake Dromgool & Lynn Mack
PROJECT:	Geotechnical investigations

JOB NO.:
18939

SITE LOCATION: 35 Tui Glen Road, Haruru
CO-ORDINATES: 1694369mE, 6095873mN

ELEVATION: 65m

Naipapa Gr

Groundwater Not Encountered

PHOTO(S)



REMARKS

WATER

-  Standing Water Level
 Out flow
 In flow

INVESTIGATION TYPE

- ☒ Hand Auger
☐ Test Pit

Appendix C

On-site Wastewater Disposal Details

Wastewater Management Installation Details (Primary Treatment System)

- Use 4,500-litre septic tank, outlet effluent filter required. The outlet filter must screen the effluent to less than 3.5mm. This will reduce the risk of suspended solids carryover into the soakage field.
- Performance of exiting tank to be confirmed by drainlayer.
- Septic tank should be positioned so that access for de-sludging is not restricted. Access and inspection openings to have watertight extensions fitted to ground level.
- Septic tanks shall comply with AS/NZS 1546.1:2012.
- ETS bed finishing detail will give a garden appearance. Planting is essential as the clay soils on the property can be limiting for soakage alone over the wetter periods of the year. Shallow rooting plants are to be planted in the topsoil mound to perform transpiration. These should be planted at 1 - 2 plants/m². Suitable plant species should be established within 2 weeks of construction of the beds. A plant list is attached in the appendices.

Use 8x 20m long x 1.5m wide Evapo-Transpiration Seepage (ETS) Bed. See appended detail.

- Pipe to have a 90° elbow at end to a vent or inspection cap.
- Beds to be laid parallel with contour.
- Pipe work to be level throughout the bed. This will avoid ponding and utilize the entire transpiration/soakage capability of the bed. Each perforated pipe to be equally loaded from a distribution chamber. All work to be done in accordance with the New Zealand Building Code.
- Disposal area to be protected from stock and vehicles.
- Refer to “How to look after your septic tank” (published by the Northland Regional Council) when protecting the disposal area.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 6/3 litre water closets, aerator tap fittings.

Suitable Plant Species for Evapo – Transpiration Systems

(Source: NRC *“Looking after your household Sewerage System”*)

Native Shrubs and Trees

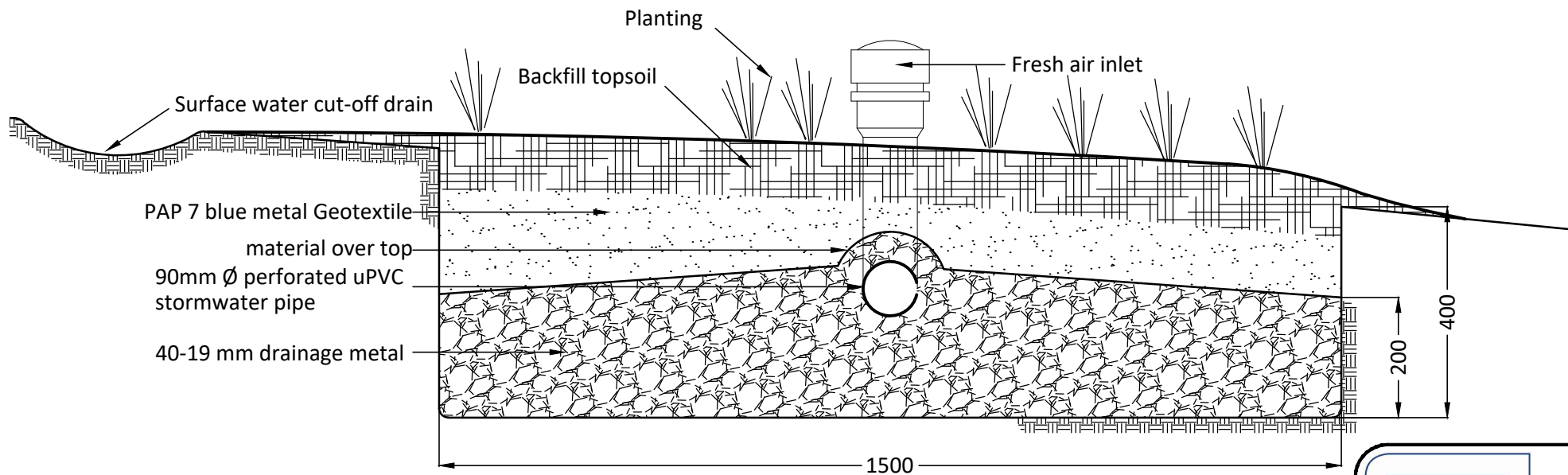
- Coprosma
- Hebe
- Manuka
- Weeping Mapou
- Flax (Fast)
- Pokaka (slow)
- Cabbage Tree (fast)
- Rangiora (fast)
- Lacebark (fast)
- Ribbonwood (fast)
- Poataniwha
- Heketara
- Poataniweta
- Kohuhu (fast)

Grasses

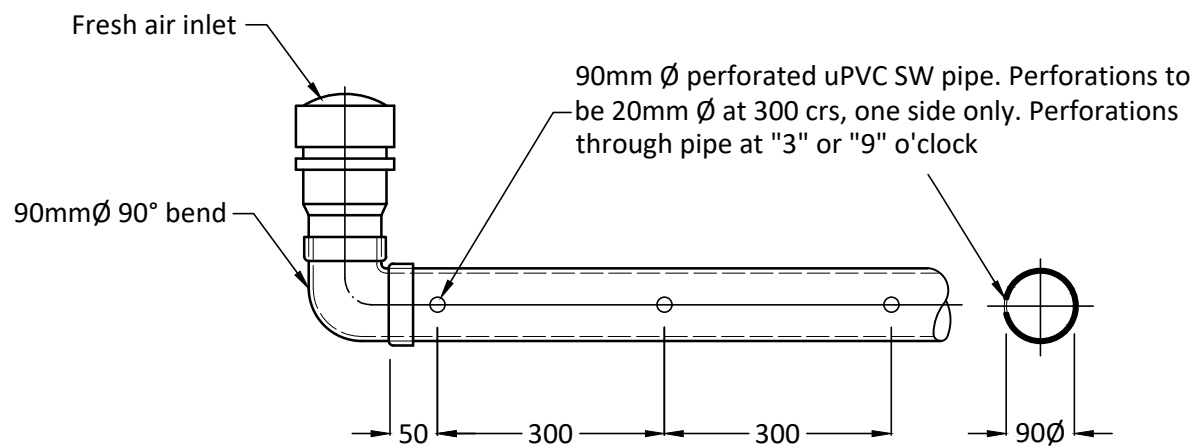
- Jointed Twig Sedge
- Longwood Tussock
- Pukio
- Toetoe (native species)
- Umbrella Sedge
- Oioi
- Hooksedge

Introduced Species

- Canna Lilies
- Taro
- Aralia
- Fuschia
- Philodendrons
- Begonias



Evaporation Transpiration Bed Detail

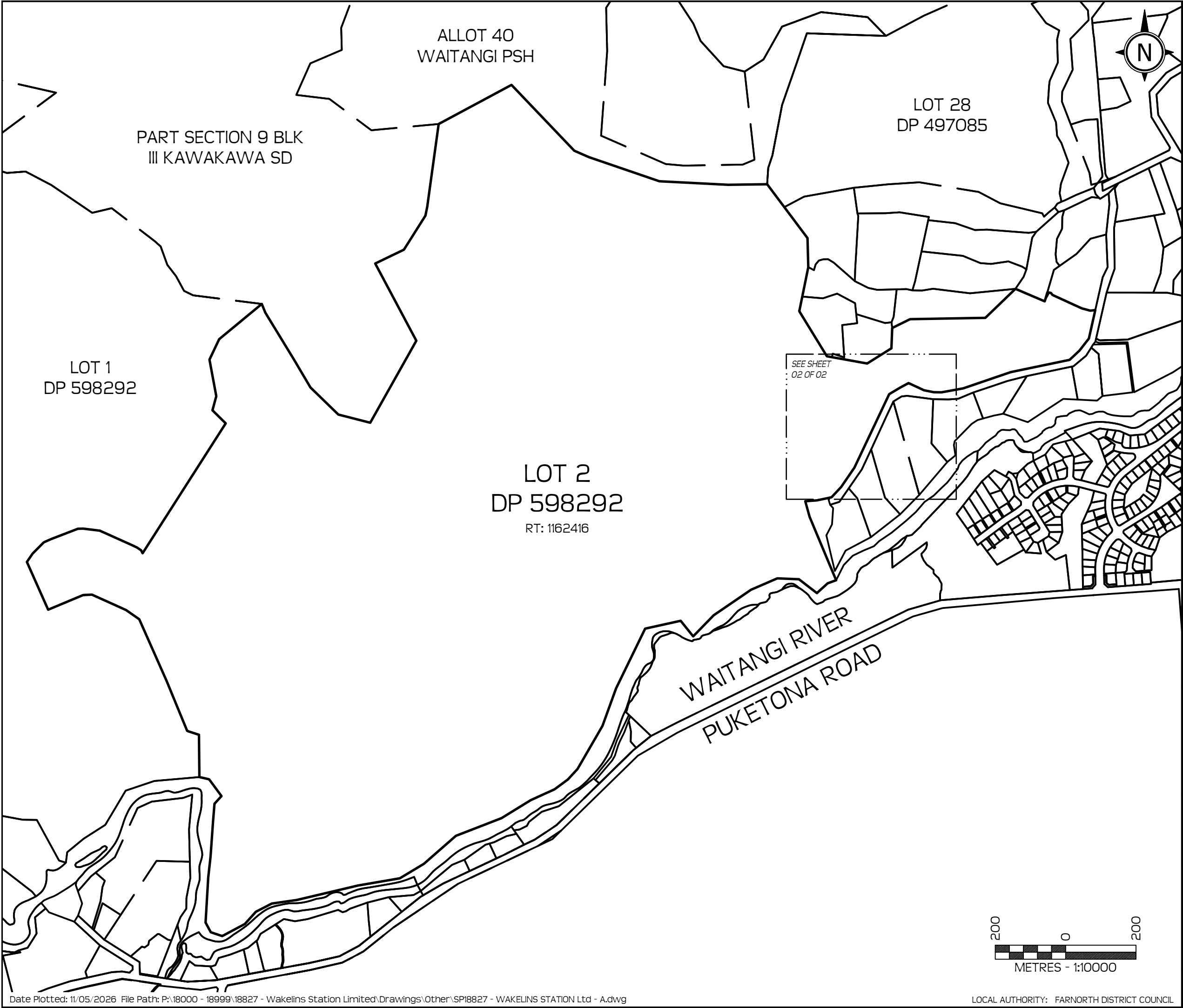


Distribution Pipe Detail

		RS Eng Ltd 09 438 3273 office@REng.co.nz 2 Seaview Road, Whangarei 0110									
Title 1.5m ETS STANDARD DETAIL											
Client											
Location											
<table border="1"> <tr> <td>2018</td> <td>A</td> <td colspan="2">Original Issue</td> </tr> <tr> <td>Date</td> <td>Rev</td> <td colspan="2">Notes</td> </tr> </table>				2018	A	Original Issue		Date	Rev	Notes	
2018	A	Original Issue									
Date	Rev	Notes									
Scale 1:10		Original A4									
Drawn by GT		Rev 1									
Approved by		File									

APPENDIX 6

SCHEME PLAN



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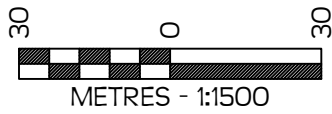
CLIENT

WAKELINS STATION Ltd
35 TUI GLEN ROAD, HARURU

TITLE

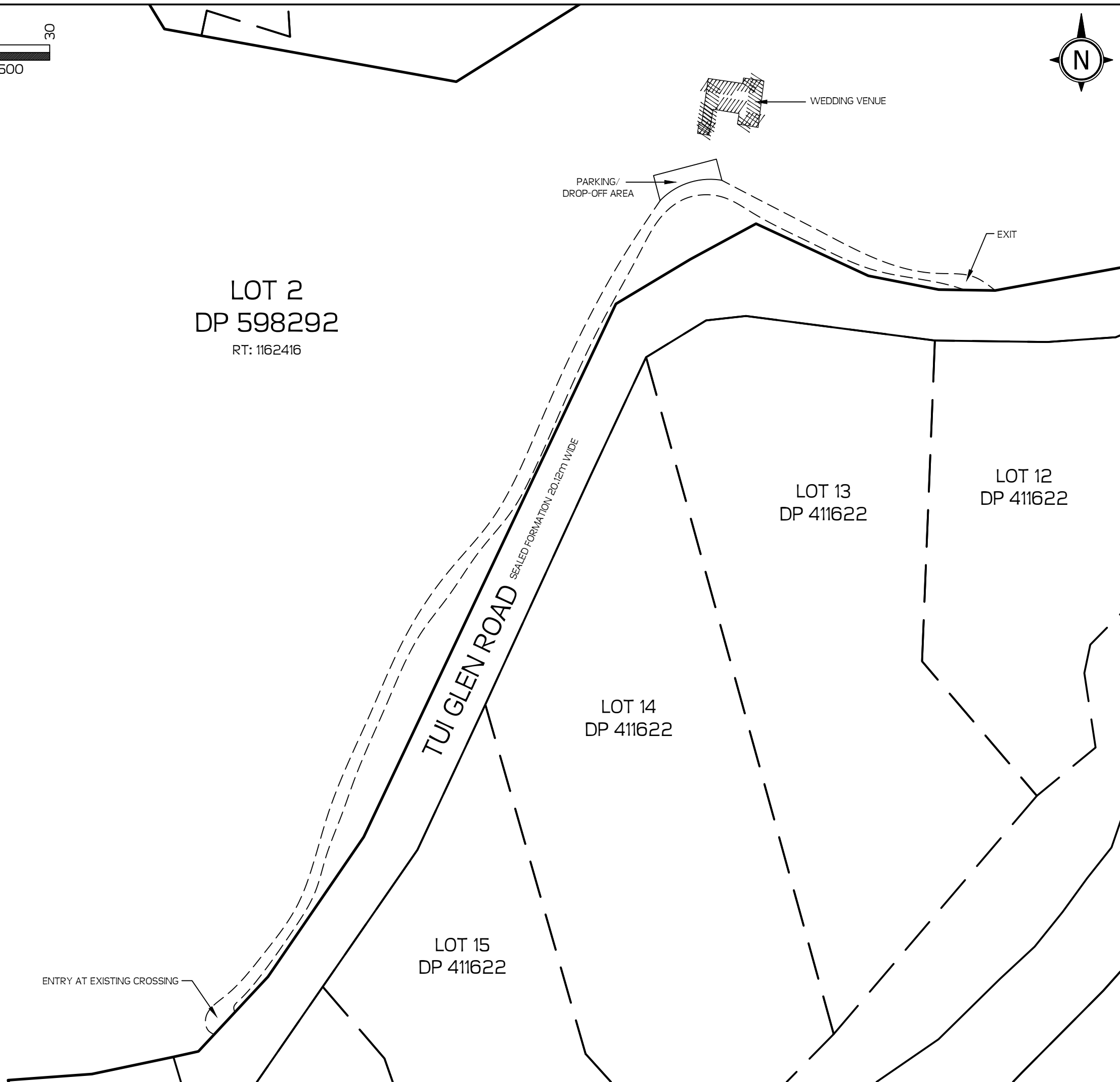
SITE PLAN OF
LOT 2 DP 563287

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		REV	A



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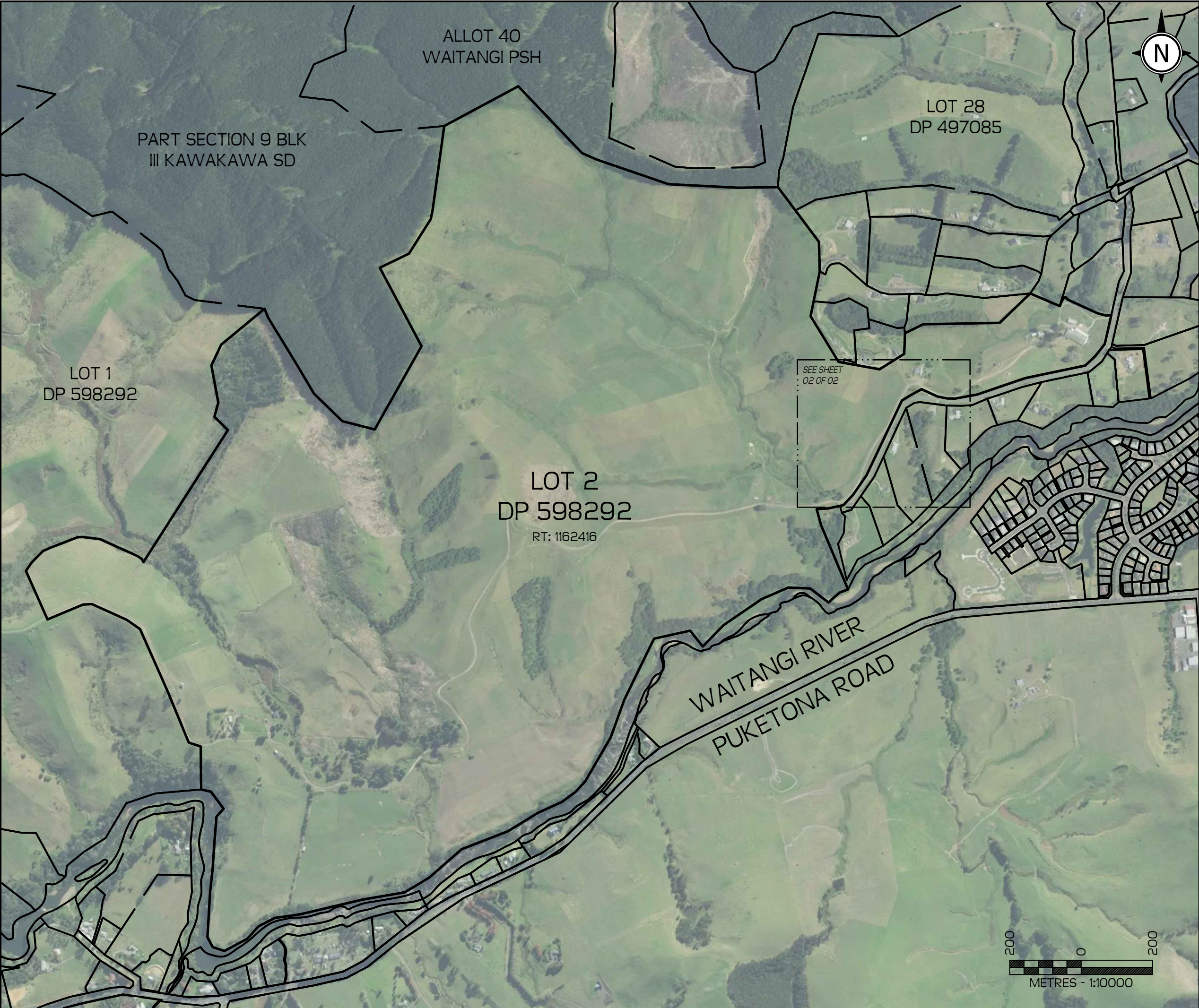
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35 TUI GLEN ROAD, HARURU

TITLE

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