Land Use Resource Consent

Rachel Heemi

65 Victoria Valley Road, Kaitaia

12 November 2026

Attention: Nick Williamson & Swetha Maharaj - Team Leaders Resource Consents

The Applicant is seeking land use resource consent to utilise an existing community hall located at 65 Victoria Valley Road, Kaitaia, to accommodate a privately run secondary school. The existing hall will be leased during school term hours in the first year of operation and will remain available for use by the community during weekends and school holidays.

The site is zoned as Rural Production under the Proposed District Plan – Appeals Version (PDP-AV) as well as the Operative District Plan (ODP). The proposed use of the community hall as a school (educational facility) has been assessed as a **Restricted Discretionary Activity** within the PDP-AV and a **Discretionary Activity** within the ODP.

The Applicant was unaware that resource consent would be required and given the property has been through all assessments with the Ministry of Education (MOE) and has been deemed suitable for use to deliver lessons, there is a matter of urgency to have the resource consent processed to ensure that provisional registration is obtained to enable students to be formally enrolled. The Applicant has been corresponding with FNDC Senior Resource Planner – Whitney Peat. Given the urgency of the application, it is requested that the application is assigned to Whitney Peat to ensure the application is processed in a timely manner.

If you require further information, please do not hesitate to contact me.

Regards	Reviewed by
Regards,	Reviewed by:
	
Alex Billot	Rochelle Jacobs
Resource Planner	Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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6. **Onsite Wastewater System Service Invoice –** *Ahipara Septic*
7. **Written Approval –** *Lot 2 DP 572711*
8. **Relevant objectives and policies –** *NPD Ltd*

Assessment of Environment Effects Report

1. Description of the Proposed Activity

Land Use

1.1. The Applicant is seeking land use resource consent to utilise an existing community hall located at 65 Victoria Valley Road, Kaitaia, to accommodate a privately run secondary school. The existing hall will be leased during school term hours in the first year of operation and will remain available for use by the community during weekends and school holidays. A maximum of 20 students and 3 staff will be provided for during year 1 with the roll expected to grow by 20 students a year. For the purposes of this consent a cap of 60 students will be imposed. This will give the school 3 years to assess the premises and the success of the venture. If successful and higher numbers are needed an updated consent can be sought.

1.2. Given the urgency of this application, if the cap of 60 students is of any concern, the applicant is happy to run with an interim consent covering just the first year of operation or a review clause. The school will be provisionally registered in early 2027, with the full registration assessment happening around 12 months after the school has begun operating.



Figure 1: Existing Community Hall which will be utilised for the Private School.

1.3. As mentioned, the Applicant is in the final stages of assessment with the Ministry of Education (MOE) and the Educational Review Office (ERO) for Provisional Registration as a private school. MOE have determined that the site is suitable to deliver lessons. The Applicant was unaware that resource consent was required and to ensure that enrolments for the 2027 year can commence, it is now a matter of urgency to obtain resource consent to ensure Provisional Registration.

1.4. The site is zoned as Rural Production under the Proposed District Plan – Appeals Version (PDP-AV) as well as the Operative District Plan (ODP). The proposed use of the community hall as a school (educational facility) has been assessed as a **Restricted Discretionary Activity** within the PDP-AV given it will result in an Educational Facility within the existing community hall and exceed the permitted number of students and a **Discretionary Activity** within the ODP for scale of activities.

1.5. Attached to this application is a Building Compliance Report (**Appendix 3**), Traffic Management Plan which was required to install the required signs and includes the parking areas at the hall, accessible parking and proposed drop-off/pick-up zone (**Appendix 4**),Plan Set with the existing floor plan and elevations (**Appendix 5**) and a Service Invoice for the Septic System (**Appendix 6**). Given the building and the existing onsite servicing is existing, there are no proposed changes to these items. Parking is existing and is considered adequate for the proposed use.

2. Description of the Site and Surrounding Environment

2.1. The application site is located at 65 Victoria Valley Road, Kaitaia, approximately 16 kilometres south of Kaitaia town centre. The site is relatively flat with the existing Community Hall building located within the southwestern corner of the site. The building maintains a hall area of approximately 146m^2 with additional kitchen preparation area, storage and toilet facilities. The property has a large parking area making access to the building easy and safe. The building has its own potable water supply via a collection tank and onsite wastewater storage tank and soakage field.

2.2. The northern portion of the site is open area. The site is relatively small, with an area of 4065m^2. The site is bounded by a larger 82 hectare productive allotment on the northern, western and eastern boundaries, with Victoria Valley Road along the southern boundary. The

owners of the surrounding productive lot (Lot 2 DP 572711) have provided written approval to the proposal which is attached within **Appendix 7**.

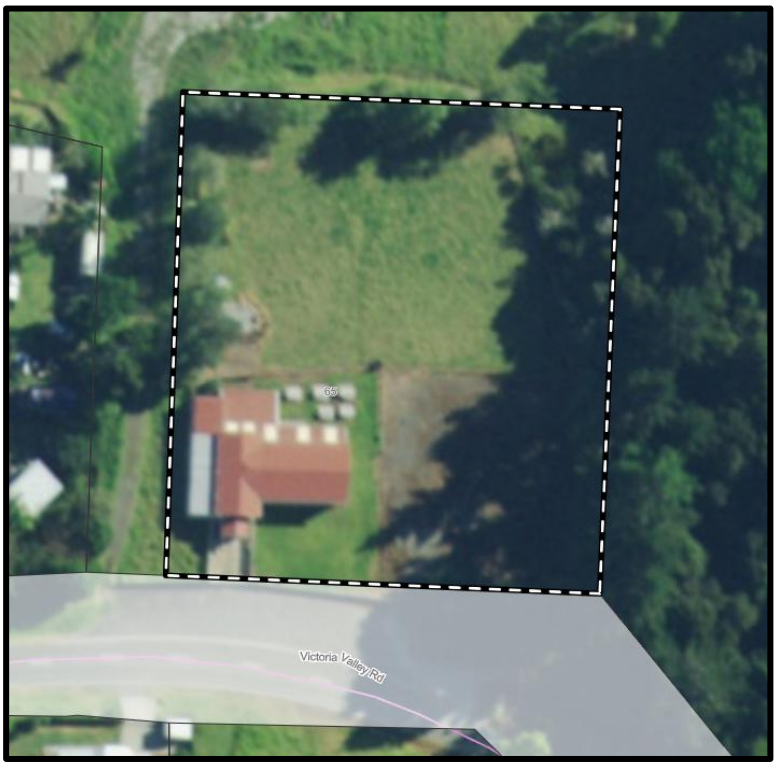


Figure 2: Aerial image of the subject site.



Figure 3: Aerial image of the site and surrounding environment.



Figure 4: Image of Community Hall, with existing access and parking provisions.

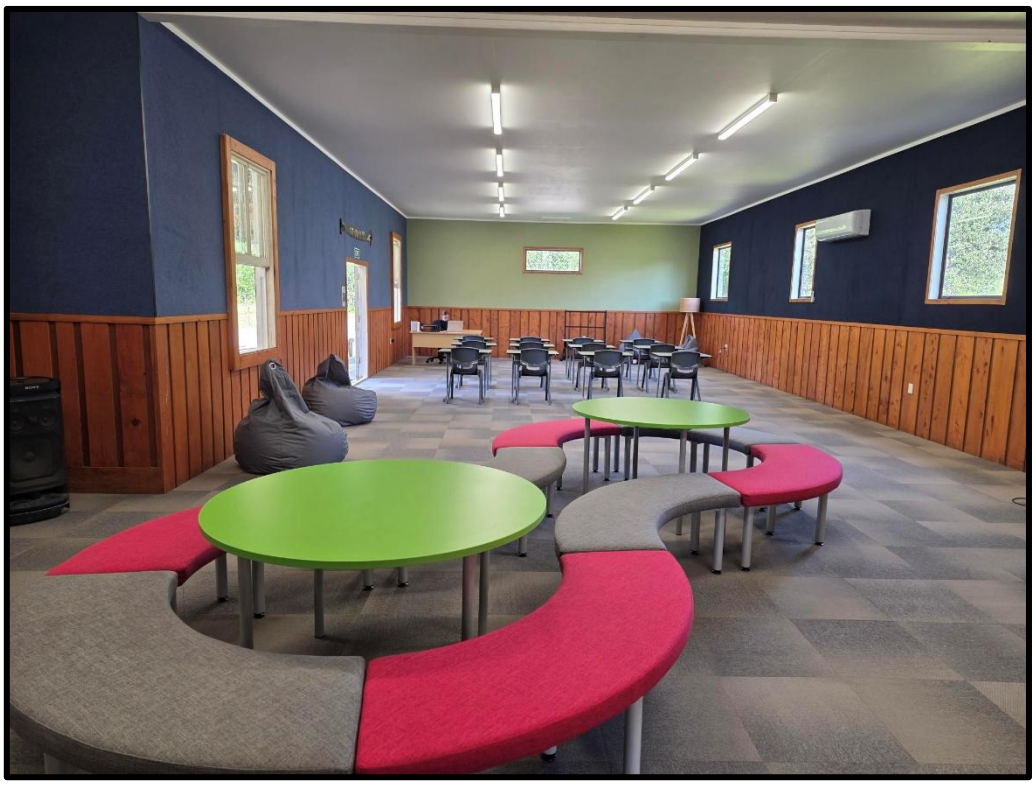


Figure 5: Image of internal layout proposed for the school use.

2.3. To provide some context into the history of the Community Hall, the Applicant has advised that it was originally built as a school, with approval from the Education Department, in 1880. The school moved to a new building around 1920 when the roll grew too large. After that, it is understood that the building was used as a Nondenominational Church and then a Community Hall. It was assumed that the property was owned by the FNDC, similar to most other Community sites, however it was discovered recently that the site was in private ownership and legally part of the Applicants Great Grandmother's Estate. The Title now sits with the

Applicant's Mother and Uncle. The Applicant and her whanau have put a lot of time and resources into giving new life to the building and ensuring it is fit for purpose.



Figure 6: The original school in the early 1900's.

2.4. The Building Compliance and Safety Report has provided some history into the building which stated that the building was damaged by a fire in 1976-77. A building permit was sought to remediate the damage in 1977 and rebuilt to its former state. A toilet block was added in 1981 and an addition of 88m2 in 1990. All works were permitted through FNDC. In 2003, the additional roof was built over the deck on the northern side. It is noted that this was the last time any new building work was carried out in the building. The Building Compliance and Safety Report has determined that the building and onsite servicing is fit for purpose, with only minor recommendations made.

2.5. The site is not within an area where reticulated wastewater, water and stormwater services are available. These services are provided for onsite and will remain unchanged.

2.6. The site is not shown to contain any areas of PNA, high or outstanding natural character. The site is not within an area where kiwi are noted as being present. The site is not located within the Coastal Environment under the Regional Policy Statement Maps (RPSN).

2.7. The site is not shown to be susceptible to natural hazards. The site is not identified as a HAIL site.

2.8. There are no archaeological sites recorded on the site under the FNDC Maps. There are no proposed earthworks as part of this application given the existing building and services will be utilised. As such, it is considered that the proposed activity will not have any adverse effects on historical sites.

2.9. The site has soils of LUC 3w1 (light green shade), 2w1 (dark green shade) and 6e3 (yellow shade). Soils of LUC 2 & 3 are considered to be highly versatile under the RPS and as such highly productive land under the National Policy Statement for Highly Productive Land (NPS-HPL). The proposed activity will not change the use of the site given built development and servicing is existing on the site. An assessment of the NPS-HPL will be provided and detailed further in this application.

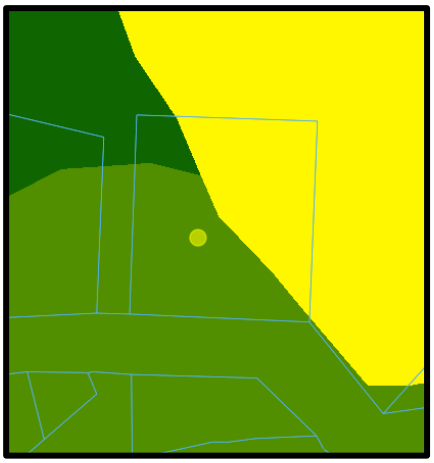


Figure 7: LUC soils maps.

2.10. The site is not shown to be within or adjoin a Statutory Acknowledgement Area. The Applicant has advised that before Provisional Registration was applied for, the Applicant consulted with the local Mangataiore hapu regarding the proposal, to which they were supportive of. We welcome Council to send the application to local hapu through this resource consent process.

Title

2.11. The site is held within Record of Title NA625/70 which is dated 19th May 1931. The site has a legal area of 4065m^2 and is legally described as Part Allotment 66 Parish of Kaiaka and Defined on Deposited Plan 23625. There are no consent notices or easements registered on the title.

3. Reasons for Consent

3.1. The property is situated within the Far North District which is subject to the Operative Far North District Plan and the Proposed District Plan. These planning documents have been prepared and are currently administered under the Resource Management Act 1991 (RMA). While the RMA remains the operative legislation for resource consent processing, the resource management system is undergoing reform through the introduction of the Planning Act 2026 and the Natural Environment Act 2026, which are intended to replace the RMA. As part of these reforms, the Planning Act 2026 has introduced additional out-of-scope matters into

section 104(1A) of the RMA. These provisions require consent authorities to disregard specified matters when assessing district land use consent applications.

3.2. In particular, matters such as the effects on trade competition, retail distribution, project demand or financial viability, the type of residents who may occupy a development, and views from private property are no longer relevant considerations. For residential development, additional matters including glazing area, balconies, outdoor living space, internal layout, residential unit size, and landscaped area size (except where relevant to permeability) are also outside the scope of assessment.

3.3. Accordingly, this Assessment of Environmental Effects focuses on those matters that remain within the statutory scope of consideration and does not rely on, or seek an assessment of, matters that are now expressly excluded under section 104(1A). While some works have been undertaken to review the District Plans to reflect these legislative changes a full comprehensive review has not yet been undertaken. As such the following rules and policy assessment below identifies those provisions that, in the opinion of Northland Planning and Development 2020 Limited, relate wholly or partly to matters that are now outside the scope of consideration under section 104(1A). This assessment is provided to assist the consent authority in determining the relevance and weight that should be given to individual objectives, policies and rules when assessing the application.

Proposed District Plan

3.4. An assessment of the relevant rules and standards which have current legal effect has been undertaken below. All applications for resource consent that are being processed on the date the decisions are released require a full assessment of the standards, rules, objectives and policies of the PDP to enable the continued processing of the application.

3.5. Given that the PDP-AV now has legal effect, more weighting is applied to the standards, objectives and policies of the PDP-AV compared to the ODP. As mentioned, some provisions of the PDP-AV which are applicable to the site are under appeal and therefore do not hold as much weighting as those provisions which are not under appeal.

3.6. Under the PDP-AV mapping system, the site is zoned as Rural Production (RPZ). The RPZ is under appeal in its entirety, such that assessment of the underlying ODP Rural Production

Zoning will also form part of this application. The site is not subject to any overlays within the PDP-AV.

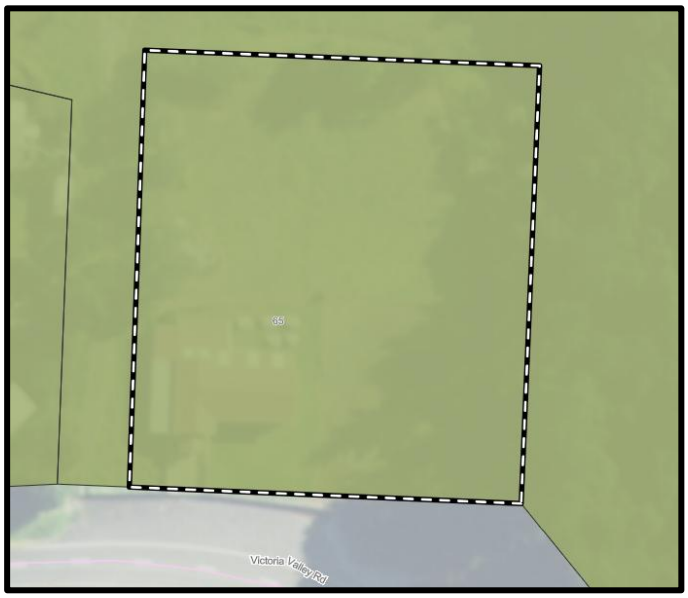


Figure 8: PDP-AV zoning.

3.7. An assessment against PDP rules is set out in **Table 1** below.

TABLE 1 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT		
Plan Reference	**Rule**	**Performance of Proposal**
<u>Area Specific Matters</u> Rural Production zone		
RPROZ-R1	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures	**Not applicable.** There will be no external changes to the existing building onsite.
RPROZ-R2	Impermeable surface coverage	**Existing Use Rights** There will be no changes to the impermeable surface coverage on the site.

RPROZ-R6	Educational Facility	**Restricted Discretionary** **PER-1** The educational facility is within a residential unit, accessory building or minor residential unit. *Comment – proposal cannot comply as the educational facility will be held within an existing community hall.* *Consent required.* **PER-2** Hours of operation are between; 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays. *Comment – hours of operation will be within this. Proposal complies.* **PER-3** The number of students attending at one time does not exceed four, excluding those who reside onsite. *Comment – proposal cannot comply as the maximum number of students will be 60 by Year 3.* *Consent required.* Consent is required as a Restricted Discretionary Activity with the matters of discretion listed and will be detailed further in this application.
RPROZ-R3 – RPROZ-R5 and RPROZ-R7 – RPROZ-R41	**Not Applicable.**	
<u>District Wide Matters</u> Transport		
TRAN-R1	Parking	**Permitted.**

		PER-1 Proposal complies as parking, access and manoeuvring is not located over footpaths. **PER-2** Not applicable as no stacked parking proposed. **PER-3** Parking spaces will be permanently marked. **PER-4** PER-4 refers to TRAN-S1, which requires compliance with TRAN-Table-1, Table 2, Table 3, Table 4, Table 5 and Table 6. **TRAN - Table 1 – Minimum number of bicycle parking spaces** In terms of bicycle parking provided for within TRAN-Table 1, one long stay is required for employees and 3 short stay for students are required. These will be provided for. As per TRAN-S1 Clauses 7 & 8, the short stay bicycle parking space will be clearly visible and signposted, be located within 30m of public entrances and consist of a stand that is securely attached to an immovable object such as the ground or a wall. In terms of the long stay bicycle parking space, this will be undercover and secure from theft. **TRAN-Table 2 - Minimum number of accessible car parking spaces** 1 accessible parking space is required as per TRAN-Table 2 & 3. This will be marked or delineated. **TRAN-Table 3 - Theoretical parking demand factors**

		The theoretical parking demand for a secondary school is 2 per classroom plus 1 loading bay for pick up/drop off as per TRAN-Table 3. There will only be one classroom for the 60 students and as such, 2 parking spaces are required. These are required to be marked or delineated, which will be provided for within the existing fenced off parking area. **TRAN-Table 4 - Minimum on-site loading bay requirements** The GFA is less than 200m2 and as such, no loading space is required. **TRAN-Table 5 - End of trip facility requirements** There is no requirement for less than 10 full-time employees. **TRAN-Table 6 - Parking and manoeuvring dimensions** This table will be complied with, if not already provided for on the site.
TRAN-R2	New or altered vehicle crossings and access, including private accessways (excluding access from a State Highway or Limited Access Road)	**Permitted.** **PER-1** Not applicable – no private accessways are proposed. **PER-2** Not applicable. Proposal does not include access for 9 or more allotments. **PER-3** **The vehicle crossing is not off a road classified arterial as shown on the Transport Network Hierarchy layer.**

		Proposal complies as Victoria Valley Road is not classified as arterial. Victoria Valley Road is classified as 'access'. **PER-4** **Any vehicle crossings that are no longer required must be reinstated to match the existing footpath and kerbing, or the shoulder and berm are reinstated where there is no footpath or kerbing, with all works to be undertaken as per any required traffic management plan and corridor access request.** There are no vehicle crossings which would become redundant. **PER-5** Not applicable as no private accessways are proposed. **PER-6** **Vehicle crossings and private accessways shall be designed and constructed in accordance with TRAN-Table 11 – Sealing requirements for vehicle crossings and private accessways.** No upgrading of the vehicle crossing has been determined to be required. **PER-7** **The vehicle crossing, access, or private accessway complies with standards:** **TRAN-S2 Requirements for vehicle crossings; and** **TRAN-S3 Requirements for passing bays.** In terms of TRAN-S2, the number of vehicle crossings is existing and will remain unchanged. No new vehicle crossings are proposed.

		In terms of TRAN-S3, no passing bays are considered to be required. The proposal is assessed as compliant**.**
TRAN-R3 – TRAN-R8	**Not Applicable.**	
TRAN-R9	Trip Generation	**Permitted.** The proposed use of the building will be for an educational facility. The GFA of the building will not be increased. The threshold provided by TRAN-Table 12 is 60 students as a Permitted Activity. The maximum number of students will be 60 by Year 3 and as such, complies. It is noted that the building will also be utilised for community events, however these will occur outside of school hours such that the two activities will not occur at the same time. It is noted that TRAN-R9 is subject to appeal. The relevant appeal is ENV-2026-AKL-000147 lodged by Foodstuffs North Island Limited. The appeal queries the GFA trip generation for supermarkets. The appeal does not relate to trip generation produced by secondary schools. As such, it is considered that the appeal is not relevant to the proposed activity and therefore, the PDP-AV rule in relation to trip generation for secondary schools prevails over the corresponding ODP rule. As such, no assessment of the corresponding ODP rule is warranted in this instance.
TRAN-R10 – TRAN-R14	**Not applicable.**	

Proposed District Plan Activity Status

3.8. From the assessment above, there are no applicable rules which have been considered outside the scope under the new transitional provisions introduced under the amendments to section 104(1A) of the RMA.

3.9. The activity has been assessed as requiring resource consent as a **Restricted Discretionary** Activity under the PDP-AV given the educational facility will be located within an existing community hall and exceed the permitted number of students. The matters of discretion will be detailed further in this application.

Operative District Plan (ODP)

3.10. The site is zoned 'Rural Production' (RPZ) under the Operative Far North District Plan (ODP). There are no resource layers that apply to the site.

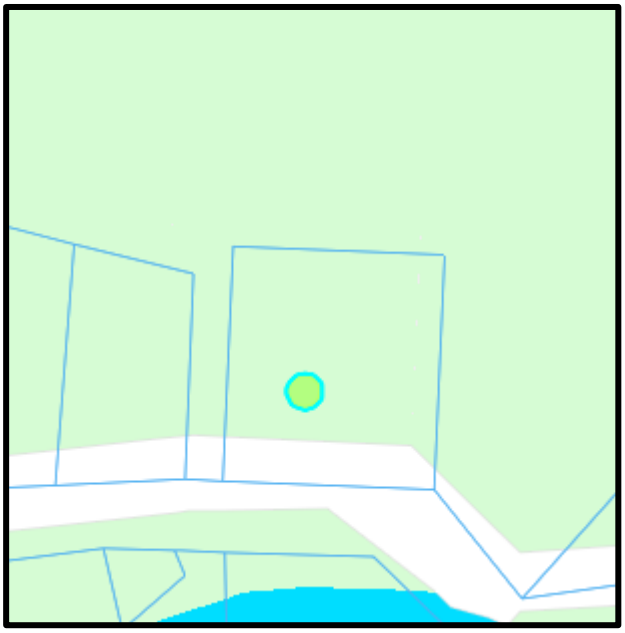


Figure 9: ODP Zone Maps.

3.11. The proposed activity is assessed against the following RPZ rules set out in **Table 2** below and the District-wide rules in **Table 3**.

TABLE 2 - ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:
PERFORMANCE STANDARDS

Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	**RESIDENTIAL INTENSITY**	**Not applicable.** No residential activity is proposed.
8.6.5.1.2	**SUNLIGHT**	**Existing use rights.** No change to the existing building is proposed.
8.6.5.1.3	**STORMWATER MANAGEMENT**	**Existing use rights.** No change to impermeable surface coverage is proposed.
8.6.5.1.4	**SETBACK FROM BOUNDARIES**	**Existing use rights.** No change to the existing building is proposed.
8.6.5.1.5	**TRANSPORTATION**	**Not applicable.** Corresponding PDP-AV rules prevail.
8.6.5.1.6	**KEEPING OF ANIMALS**	**Not applicable.**
8.6.5.1.7	**NOISE**	**Permitted.** Noise levels are anticipated to comply.
8.6.5.1.8	**BUILDING HEIGHT**	**Existing use rights.** No change to the existing building is proposed.
8.6.5.1.9	**HELICOPTER LANDING AREA**	**Not applicable.**
8.6.5.1.10	**BUILDING COVERAGE**	**Existing use rights.** No change to building coverage is proposed.
8.6.5.1.11	**SCALE OF ACTIVITIES**	**Discretionary.** While the number of people enabled to be on site at the community hall is already in exceedance of the threshold (4 persons), the activity is changing in nature from a community hall to a school. As a conservative approach it is determined that existing use rights cannot be applied and as a result

		consent is sought under this standard. The school is proposed to have 60 students by Year 3 and three staff members.
8.6.5.1.12	**TEMPORARY EVENTS**	**Not applicable.**

TABLE 3 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN DISTRICT-WIDE RULES:		
Plan Reference	**Rule**	**Performance of Proposal**
12.1	**LANDSCAPE AND NATURAL FEATURES**	**Not applicable** The site is not within any mapped outstanding landscape or natural feature.
12.2	**INDIGENOUS FLORA AND FAUNA**	**Not applicable** The activity does not result in any indigenous vegetation clearance.
12.3	**SOILS AND MINERALS**	**Not applicable.** PDP-AV prevails. No rules applicable.
12.4	**NATURAL HAZARDS**	**Not applicable.** PDP-AV prevails. No rules applicable.
12.5	**HERITAGE**	**Not applicable.**
12.7	**LAKES, RIVERS, WETLANDS AND THE COASTLINE**	**Permitted.** No new buildings or impermeable surfaces are proposed.
12.8	**HAZARDOUS SUBSTANCES**	**Not applicable**
12.9	**RENEWABLE ENERGY AND ENERGY EFFICIENCY**	**Not applicable**

Operative District Plan Activity Status

3.12. Overall, the proposed activity is a **Discretionary** activity under the ODP Rural Production Zone given that the application exceeds the permitted number of people per site at any one time.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

3.13. The site is not a recorded HAIL site and has no known history of HAIL activity. The proposal is considered Permitted in terms of this NES.

3.14. No other NES are considered applicable to the proposed activity.

4. Statutory Assessment

Section 104C of the Resource Management Act 1991 (RMA)

4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulation.

4.2. The proposal requires a Restricted Discretionary land use consent under the PDP-AV given that the proposed Educational Facility will exceed the permitted number of students at any one time and is located within an existing Community Hall, rather than a residential unit. The Council has reserved its discretion to the following matters within the PDP-AV:

a. *the character and appearance of the building(s)*
b. *the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites;*
c. *whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;*
d. *ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic;*
e. *servicing requirements and any constraints of the site;*
f. *whether the location of the building(s) and educational facility activity could create reverse sensitivity effects on adjacent and surrounding primary production activities;*
g. *whether the layout of the development maintains the existing rural character of the surrounding area;*
h. *any lighting or noise effects*

i. the frequency of the use, hours and days of operation and the number of people it can cater for;

j. any natural hazard affecting the site or surrounding area; and

k. the extent to which the loss of highly productive land is minimised.

4.3. The criteria highlighted in blue above is considered to fall under the out of scope matters within Section 104(1A), such that they will not be considered as part of this application. This relates to visual dominance effects as viewed from private property. Effects in relation to privacy may still need to be considered.

Section 104B of the Resource Management Act 1991 (RMA)

4.4. Section 104B governs the determination of applications for a Discretionary Activity. A consent authority may grant or refuse consent and impose conditions under section 108. This relates to the consent sought under the ODP in relation to the effects of having an increased number of people, above the permitted threshold, within the site at any one time.

Section 104(1) of the RMA

4.5. The application proposal is subject to the matters set out in Section 104.

4.6. Section 104(1) of the RMA states that when considering an application for resource consent –

"the consent authority must, subject to Part II, have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

4.7. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed secondary school will utilise and existing Community Hall building, with all traffic, access and parking areas being existing such that there will be no physical changes to the site. The Community Hall will be utilised during the week in school hours such that it can continue to be utilised for other purposes outside of these hours. The use of the existing Community Hall is considered to result in a superior outcome rather than developing an undeveloped site with buildings, servicing and access areas to support the functioning of the proposed school. The proposed use will not alter the functioning or existing use of the site, given that the existing use can continue outside of normal school hours.

4.8. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. There are no national standards or regulations that are directly relevant to the proposed activity. An assessment of the relevant NPS will be undertaken further in this application. It is considered that the proposed activity can be adequately managed within the planning framework of the PDP-AV and ODP.

4.9. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters that are relevant to the assessment of this application.

4.10. In accordance with Section 104(6), adequate information is provided to determine this application. This includes associated activities that are assessed to be permitted by the ODP and PDP-AV.

Assessment of Effects on the Environment

4.11. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the consented use of the existing Community Hall building to provide for a secondary school. This will support the surrounding community by providing additional school services in the area, whilst utilising an existing building, servicing, access and parking.

4.12. Potential adverse effects on the environment that go beyond the threshold of effects permitted which are the effects of the increased number of people on site at any one time.

Educational Facility and Scale of Activities

4.13. As detailed, the proposal will see the existing Community Hall, which is located on privately owned land, be utilised as an Education Facility run during school term hours on Monday – Friday. The use of the Hall will remain available after school, during weekends and school holidays, for the community. A maximum of 20 students and 3 staff are proposed within the first year, with the roll expected to grow by 20 students a year. For the purposes of this consent a cap of 60 students will be imposed.

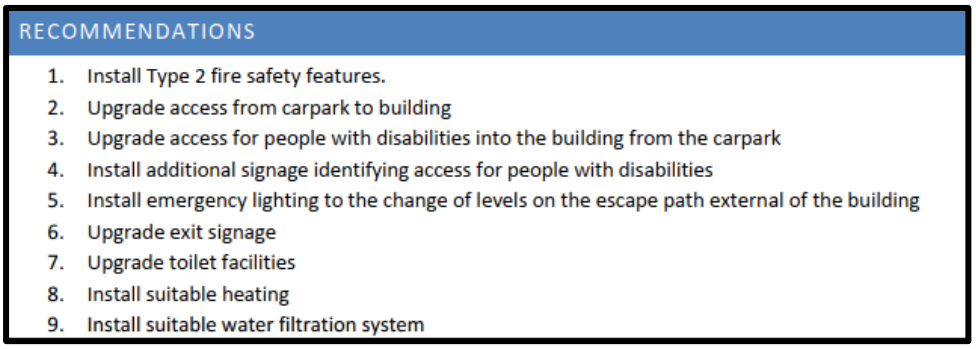
4.14. Both the PDP-AV RPROZ-R6 - Education Facility as well as ODP Rule 11.1 in relation to Scale of Activities, have set assessment criteria when it comes to assessing an application for a proposed activity which infringes the permitted number of people per site at any one time. Both assessment criteria discuss the following matters:

- Character, appearance and location of the building;
- The ability of the roading network and additional traffic;
- Servicing requirements;
- Reverse sensitivity effects;
- Maintaining existing rural character;
- Lighting and noise effects;
- Hours and days of operation and how many people can be catered for;
- Natural hazards; and
- Loss of highly productive land.

4.15. As detailed earlier in this application, to provide some context into the history of the Community Hall, the Applicant has advised that it was originally built as a school, with approval from the Education Department, in 1880. The school moved to a new building around 1920 when the roll grew too large. After that, it is understood that the building was used as a Nondenominational Church and then a Community Hall. The proposed use of the building will not alter the character and appearance of the building nor the location. Outdoor areas will remain unchanged as well as the existing servicing.

4.16. A Building Compliance and Safety Report has been prepared by Northland Building Compliance Ltd (see **Appendix 3**), which assessed the suitability and compliance of the existing building for the proposed use as a school/educational facility. The current occupancy load as a community

hall was detailed to be 133 people. It is noted that the proposed occupant load is stated as 67 people which is to account for potential role increases in the coming years. It is noted that at this point in time, a cap of 60 students and 3 staff are being considered as part of this application. Please refer to the Building Compliance and Safety Report for further detail. It is noted that the building was found to be suitable for the proposed use as well as the existing servicing within the site, which includes the existing onsite wastewater system, stormwater attenuation & potable water. The following upgrades have been proposed and accepted by the client to ensure the building remains fit for purpose:



RECOMMENDATIONS

1. Install Type 2 fire safety features.
2. Upgrade access from carpark to building
3. Upgrade access for people with disabilities into the building from the carpark
4. Install additional signage identifying access for people with disabilities
5. Install emergency lighting to the change of levels on the escape path external of the building
6. Upgrade exit signage
7. Upgrade toilet facilities
8. Install suitable heating
9. Install suitable water filtration system

Figure 10: Recommended upgrades within the Building Compliance and Safety Report.

4.17. In terms of effects on the existing roading network, these are considered to be less than minor. The parking area is existing on the site. Access from Victoria Valley Road is existing and will remain unchanged. As per the TMP attached within **Appendix 4** student pick-up and drop-off will occur within the sealed portion between the school fence and road carriageway (see *Figure 11* below). Fenced off street parking will be provided for within the existing metalled parking area of the site. Accessible parking will be provided for near the gated pedestrian access to the building.



Figure 12: Aerial image annotated by client as part of TMP, showing location of parking areas.



Figure 11: Sealed pick-up/drop-off area.



Figure 14: Accessible parking to be provided at front of school near pedestrian gate.



Figure 13: Off-street parking to east of building.

4.18. Victoria Valley Road is classified as an 'Access Road' such that traffic numbers are considered to be low. The proposed use will see an increase in traffic during dop-off and pick-up times which are estimated to be 8am-9am and 2pm-3pm on weekdays. Given the use of the hall has an existing occupancy of 133 people, it is considered that the proposed traffic movements will be easily absorbed into the existing roading network and will not create any additional effects. Victoria Valley Road where it adjoins the site is sealed, as is shown in *Figure 11* above, with good sight distances.

4.19. Written approval has been obtained by the adjoining allotment Lot 2 DP 572711, such that effects of the activity on this allotment can be discounted to a degree. Lot 2 DP 572711 surrounds the subject site on the northern, western and eastern boundaries as is shown in *Figure 15* below. This provides a physical buffer between the subject site and other allotments in the area.

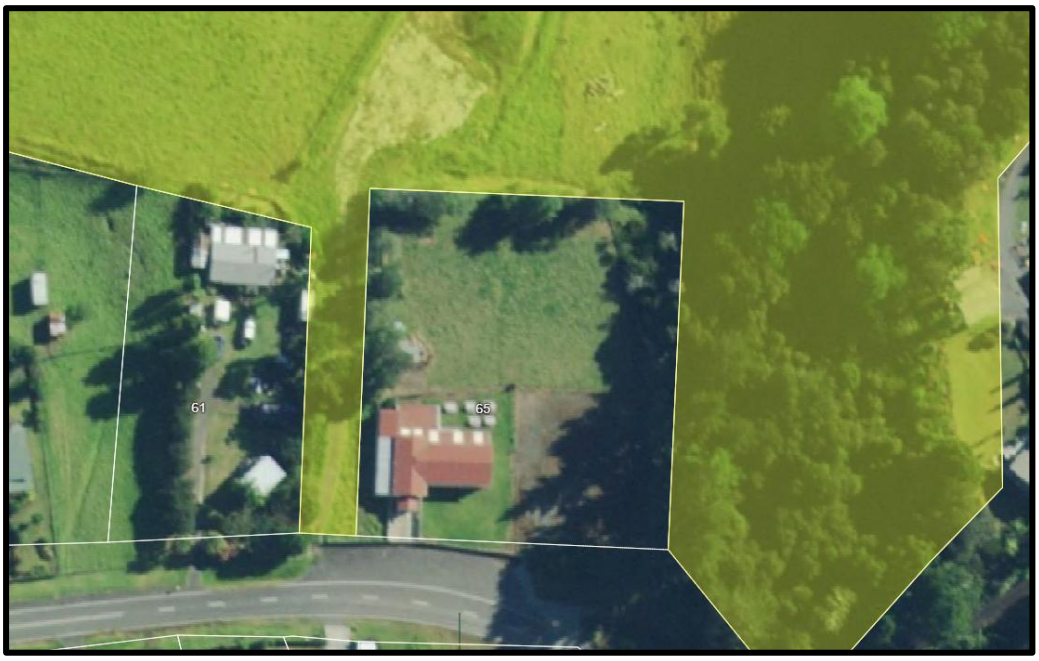


Figure 15: Lot 2 DP 572711 parcel highlighted in yellow, adjoining the subject site on northern, western and eastern boundaries.



Figure 16: Portion of Lot 2 DP 572711 which physically separates the subject site and other allotments to the west.

4.20. In terms of reverse sensitivity effects and effects on the wider environment, these are considered to be less than minor given the existing use of the site as a Community Hall. Given the Community Hall can occupy in excess of the 63 people which are proposed over the three year period, it is considered that the number of people proposed will not create any additional effects compared to what already exists on the property and by the existing use of the Hall. Noise effects generated are considered to be no more than what is present when the Hall is in use. Although the proposed activity will see a more frequent and consistent use of the Hall during the week. The only noise effects considered would be generated by the students outside during morning tea, lunchtime and afternoon tea. This noise will be temporary and will only last for less than an hour at a time. The age of the students being accommodated i.e. Year 9 – 13 do not have a need for a playground so most noise generation will be children talking which is similar to the noise generated when the hall is being used by the community for day events. Given the similarities it is considered that the proposed use by students will create less than minor effects. Noise generated during school lessons is considered to be less than minor given that students are generally quiet during these times, focusing on schoolwork as well as being indoors within the Hall building. Lighting is not considered applicable given that the proposed use will occur during daytime hours.

4.21. The site is not shown to be susceptible to natural hazards and given no additional impermeable surfaces are proposed, stormwater will continue to be managed via the existing methods on site.

4.22. As detailed earlier in this assessment, the site is shown to partially contain highly productive land. Regarding LUC 3 land, recent amendments to the NPS-HPL have altered how the national direction is to be applied. Clause 3.5(7)(b)(iii) exempts resource consents for activities on LUC 3 land where the activity applied for is not rural lifestyle and where the consent has been lodged at or after the commencement date of the NPS-HPL. To provide context, the only portion of the site which is classified as LUC 2 soils is within the northwestern portion of the site (dark green shade, see *Figure 17* below), which will remain as open space and as such, the use of this portion of the site will remain unchanged, the existing community hall building and parking is located on LUC 3 and 6 land. Based on this new provision and the fact that the building is existing as well as all servicing and parking, which will remain unchanged, the proposed discretionary activity application that is for educational use of the existing building on the site, which is not for a rural lifestyle purpose is now exempt from consideration under

the NPS-HPL. As such, it is considered that there is no loss of highly productive land, given all built development and servicing within the site is existing and will remain unchanged.

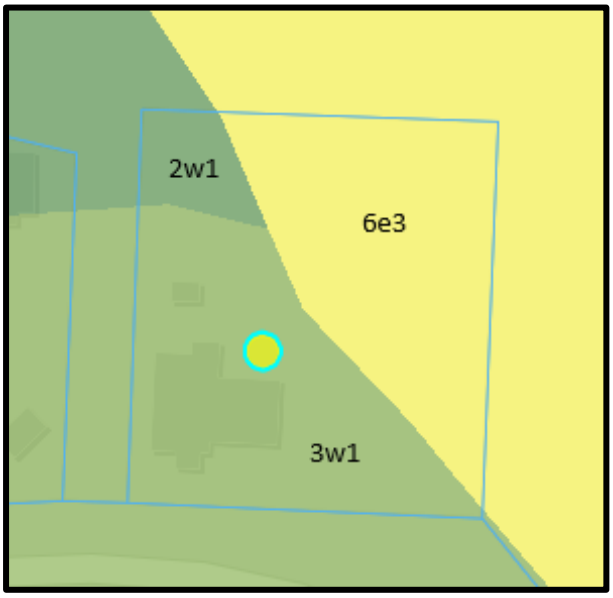


Figure 18: LUC Maps.



Figure 17: Northwestern portion of site which is classified as 2w1 soils.

4.23. Overall, given the existing use of the site and building as a Community Hall, the proposed use of the Hall as an Educational Facility to support a maximum of 60 students and 3 staff is not considered to create any effects that would be more than minor. The building, servicing, parking and access have been found to be fit for the intended purpose with only minor upgrades required for the accessible parking. The use of the Hall for community purposes shows that noise, traffic and parking can be adequately absorbed into the existing environment with less than minor effects created. Written approval has been obtained by the adjoining allotment such that effects on this allotment are discounted to a degree. Effects on the wider environment are considered to be no more than minor given the daytime hours the Hall will be used as well as the fact that the site is already used for community gatherings with substantially more numbers than what is proposed. Noise effects will be temporary and are not considered to create more than minor effects. Character of the rural environment will be maintained as there will be no physical change to the existing built development on the site. Overall, the proposed use of the Community Hall as an Educational Facility is considered to result in a superior outcome given all buildings, servicing, access and parking are existing, eliminating the need to develop a vacant site.

Relevant Statutory Provisions

4.24. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Relevant statutory documents include:

- National Policy Statement for Highly Productive Land
- Regional Policy Statement for Northland
- Proposed Far North District Plan – Appeals Version
- Operative Far North District Plan

National Policy Statement for Highly Productive Land (amended 2025)

4.25. As per the Land Guide to Implementation for the National Policy Statement for Highly Productive Land (NPS-HPL), consent authorities are required to consider all relevant matters when deciding Discretionary land use consent applications. The application site is zoned rural production and is mapped as LUC 2, 3 & 6 type land derived from the 'Land Use Capability classification in the New Zealand Land Resource Inventory'. Clause 3.5 (7) of the NPS-HPL states that until such time as the regional policy statement for Northland contains operative maps of highly productive land, LUC 1, 2 and 3 land is subject to the objectives and policies of the NPS-HPL.

4.26. Regarding LUC 3 land, recent amendments to the NPS-HPL have altered how the national direction is to be applied. Clause 3.5(7)(b)(iii) exempts resource consents for activities on LUC 3 land where the activity applied for is not rural lifestyle and where the consent has been lodged at or after the commencement date of the NPS-HPL.

4.27. As detailed earlier, based on this new provision and the fact that the building is existing as well as all servicing and parking, which will remain unchanged, the proposed discretionary activity application that is for educational use of the existing building on the site, which is not for a rural lifestyle purpose is now exempt from consideration under the NPS-HPL. As such, it is considered that there is no loss of highly productive land, given all built development and servicing within the site is existing and will remain unchanged. The use of the small portion of LUC 2 land within the site will remain unchanged.

Regional Policy Statement for Northland (2016 - updated 2018)

4.28. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions' resource management issues. The RPS sets out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed activity is located outside of any outstanding landscape and areas of high natural character and will not affect any regionally significant area of indigenous vegetation or fauna habitat. Regional policy 5.1.1(f) relates to the protection of highly versatile soils and applies at time of subdivision. The proposed activity is not a subdivision. The proposed activity is not contrary to any RPS objective or policy and can be determined in the context of the ODP and PDP objectives and policies.

Proposed Far North District Plan – Appeals Version

4.29. The proposed activity results in a Restricted Discretionary Activity under the PDP-AV Rural Production zone, given the number of people on the site at any one time exceeds the permitted number as well as the Educational Facility being located within an existing Community Hall rather than a Residential Unit. The relevant objectives and policies are those within the Rural Production Zone. As detailed throughout this assessment, it is considered that the proposed activity will not have adverse effects on the Rural Environment. Given the proposal results in a Restricted Discretionary Activity, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 8**.

Operative Far North District Plan

4.30. The proposed activity is broadly subject to the RPZ ODP objectives and policies. The RPZ applies to land that contains most of the Far North's inland rural environment. The RPZ is where rural production is intended to be the predominant activity. It is typically a 'low density' residential environment with significant distances between dwellings and other buildings. Non-productive activities are scattered throughout the zone. The existing environment that surrounds the site is a mix of rural-residential and productive activity, with the use of the site being for a

Community Hall. Consent is sought under the ODP as a Discretionary Activity given that the permitted number of people within the site is exceeded by the proposal.

4.31. The ODP RPZ context statement describes the zone as *'predominantly a working productive rural zone'.* The zone standards enable a continuation of a wide range of existing and future activities that are compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring natural and physical resources are managed sustainably. The emphasis on reverse sensitivity is toward protecting productive rural activities that depend on rural production land and have limited options for where they can be located.

4.32. The relevant Rural Environment and RPZ objectives and policies are set out in **Appendix 8** and commented on in the paragraphs below.

4.33. Within the Rural Environment, the ODP Objective 8.3.1 and Policy 8.4.1 enables activities that contribute to the sustainable management of natural and physical resources. This broad objective gives effect to section 5 of the RMA. The appropriateness of a proposed activity locating in the rural environment is based on whether the life-supporting capacity of natural and physical resources such as air, water, soil and ecosystems is safe-guarded and areas of significant indigenous vegetation and fauna habitats are protected (Objective 8.3.2 and Policy 8.4.2). Sustainable management of the rural environment and protection and enhancement of rural amenity values is prioritised (Objective 8.3.7, 8.3.10, Policy 8.4.1, 8.4.2, 8.4.4).

4.34. The proposed activity will see the existing Community Hall utilised for Educational Purposes during the week, accommodating a maximum of 60 students and 3 staff over the three year period. The proposed activity is considered to be appropriately located given it can utilise existing buildings, servicing, access and parking, reducing demand on the surrounding environment. The site is currently utilised for the purposes of a Community Hall and as such is not utilised for any production activity. The proposed activity will make efficient use of existing infrastructure and will not adversely affect any significant areas of vegetation or fauna habitat.

4.35. The existing character and amenity of the site and surrounding environment will be maintained. Given the existing use of the site, potential effects on the local rural environment are considered to be less than minor. Written approval from the immediately adjoining landowners has been obtained. The proposed activity's location in an existing developed area of rural-residential land is considered to be an appropriate location for the Educational Facility.

4.36. Whilst there is no direct functional need to locate in the rural environment, it does make efficient use of existing buildings, infrastructure and access that is currently surplus to the community during the weekdays. The use of the site as an Educational Facility will not affect the productive use of land in this location or the ongoing life-supporting capacity of existing soil.

4.37. It is noted that given the stage the PDP-AV is at, greater weighting is applied to the objectives and policies of the PDP-AV compared to the ODP. As appeals are addressed, those remaining matters in the ODP will fall away. Given the proposed activity is a Restricted Discretionary Activity within the PDP-AV and the proposed activity is considered consistent with the intent of the RPZ given the activity is small scale, located within a mixed use environment and will not have any adverse impact of the productive capacity of land within the site or on adjoining properties, it is considered that the proposed activity is consistent with the relevant objectives and policies of the ODP.

5. Notification Assessment

5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications.

Section 95A – Public Notification Assessment

5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

Step 2: If not required by step 1, public notification in certain circumstances

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not solely for a boundary activity.

Step 3: If not precluded by step 2, public notification required in certain circumstances

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

S95D(c)	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority must disregard any effect on a person who has given written approval to the relevant application

5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The proposal is not considered to create adverse effects as detailed within this application.

5.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. No rule or national environmental standard permits activities with the above-mentioned effects.

5.9. The land use activity is a discretionary activity under the ODP and a Restricted Discretionary Activity under the PDP-AV.

5.10. Potential adverse effects that extend beyond the site boundary and the immediately adjacent properties are assessed to be less than minor and would not be of a wider public interest to the extent that public notification is warranted.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

5.11. This consideration has been removed under s104(1A).

Section 95B – Limited Notification Assessment

5.12. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

Step 1: Certain affected groups and affected persons must be notified

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

5.13. The proposed activity would not affect any protected customary rights groups or marine title groups. The site does not adjoin a Statutory Acknowledgement Area.

5.14. Overall, it is considered that there are no affected persons given the nature of the proposed activity.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land.

5.15. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.16. The land use component does not involve a boundary activity. The proposed activity is a Restricted Discretionary Activity under the PDP-AV and a Discretionary Activity under the ODP arising from the number of students and staff proposed within the site at any one time.

5.17. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.18. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard.

5.19. For the purpose of determining if a person is affected by a proposed activity, Section 95(3) states that a person is not affected in relation to an application if the person has given written approval.

5.20. The landowners of the adjoining allotment, Lot 2 DP 572711, have provided their written approval to the proposed activity which is contained within **Appendix 7**.



Figure 19: Aerial image of site and surrounding properties.

5.21. In terms of effects on other persons, these have been assessed as less than minor. The use of the site is for a Community Hall, where the community can gather in numbers which substantially exceed the proposed school numbers. Noise effects are considered to be temporary, limited to when the students are outside of the building during lunchtime breaks. These noise effects are not considered to exceed the noise already in existence on the site during community gatherings. Given the noise will occur during daytime hours, it is considered that effects will be no more than minor on properties in the surrounding environment.

5.22. Traffic effects have been assessed as less than minor given the existing use of the site and the fact access and parking are adequately provided for within the site.

5.23. As such, effects on adjoining property owners are considered to be less than minor. On that basis, it is considered that there are no persons who are affected by the proposed activity.

5.24. The Applicant requests that the application be processed on a non-notified basis.

6. Part 2 Assessment

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal is considered to retain the existing use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and maintain the character of the site and surrounding environment in keeping with the intent of the RPZ.

6.3. Section 6 of the Act contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment. The site does not contain any areas of PNA or outstanding landscapes or high natural character. The site is not known to contain any historic heritage nor be of significance to Māori. The activity is not considered to exacerbate natural hazards as detailed within this assessment. It is therefore considered that the proposal is consistent with Section 6 of the Act.

6.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area.

6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.

6.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

7.1. The Applicant is seeking land use resource consent to utilise an existing community hall located at 65 Victoria Valley Road, Kaitaia, to accommodate a privately run secondary school. A maximum of 20 students and 3 staff will be provided for during year 1 with the roll expected to grow by 20 students a year. For the purposes of this consent a cap of 60 students will be imposed.

7.2. An assessment of potential adverse effects on the environment concludes that the effects of the proposal will be no more than minor. The proposal will not be out of character in the environment. To the extent possible, the proposal has been designed to comply with the permitted standards of both the ODP and the PDP-AV.

7.3. The relevant provisions of the ODP and PDP apply with greater weight given to the PDP-AV at this point in time. As the appeals are resolved, further weighting will be applied to those PDP-AV provisions, with the ODP provisions falling away. The proposed activity is consistent with the overall intent of the PDP-AV RPZ.

7.4. It is considered appropriate to grant the application on a non-notified basis.

8. Limitations

8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals,

without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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 Form 9). 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 Covnsent representative to discuss this application prior to lodgement?

☑ **Yes** ☐ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**
☐ **Fast Track Land Use***
☐ **Subdivision**
☐ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
☐ **Discharge**
☐ **Change of Consent Notice (s.221(3))**
☐ **Extension of time (s.125)**
☐ **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: Rachel Heemi

Email: [redacted]

Phone number:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ◯ **Yes** ✔ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s: Northland Planning & Development 2020 Ltd c/- Rochelle Jacobs

Email: [redacted]

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: Robyn Audrey Kimber and Colin McKenzie White

Property address/ location: 65 Victoria Valley Road
Kaitaia

Postcode

8. Application site details

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

Name/s: Rachel Heemi

Site address/ location: 65 Victoria Valley Road
Kaitaia
Postcode

Legal description: See Title **Val Number:** 00037-15800

Certificate of title: NA625/70

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

Please contact Applicant to arrange site visit.

9. Description of the proposal

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

Proposal to utilise an existing Community Hall building as an Education Facility.
Land use consent is sought within the PDP-AV Rural Production zone as a Restricted Discretionary Activity and the
ODP as a Discretionary Activity.

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

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

Your AEE is attached to this application ✔ **Yes**

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)** Rachel Heemi

Email: [redacted]

Phone number:

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

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

15. Billing details continued...

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) Rachel Leigh Heemi

Signature: [redacted] Date 12-Nov-2026

(signature of bill payer)

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full) Rachel Leigh Heemi

Signature [redacted] Date 12-Nov-2026

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

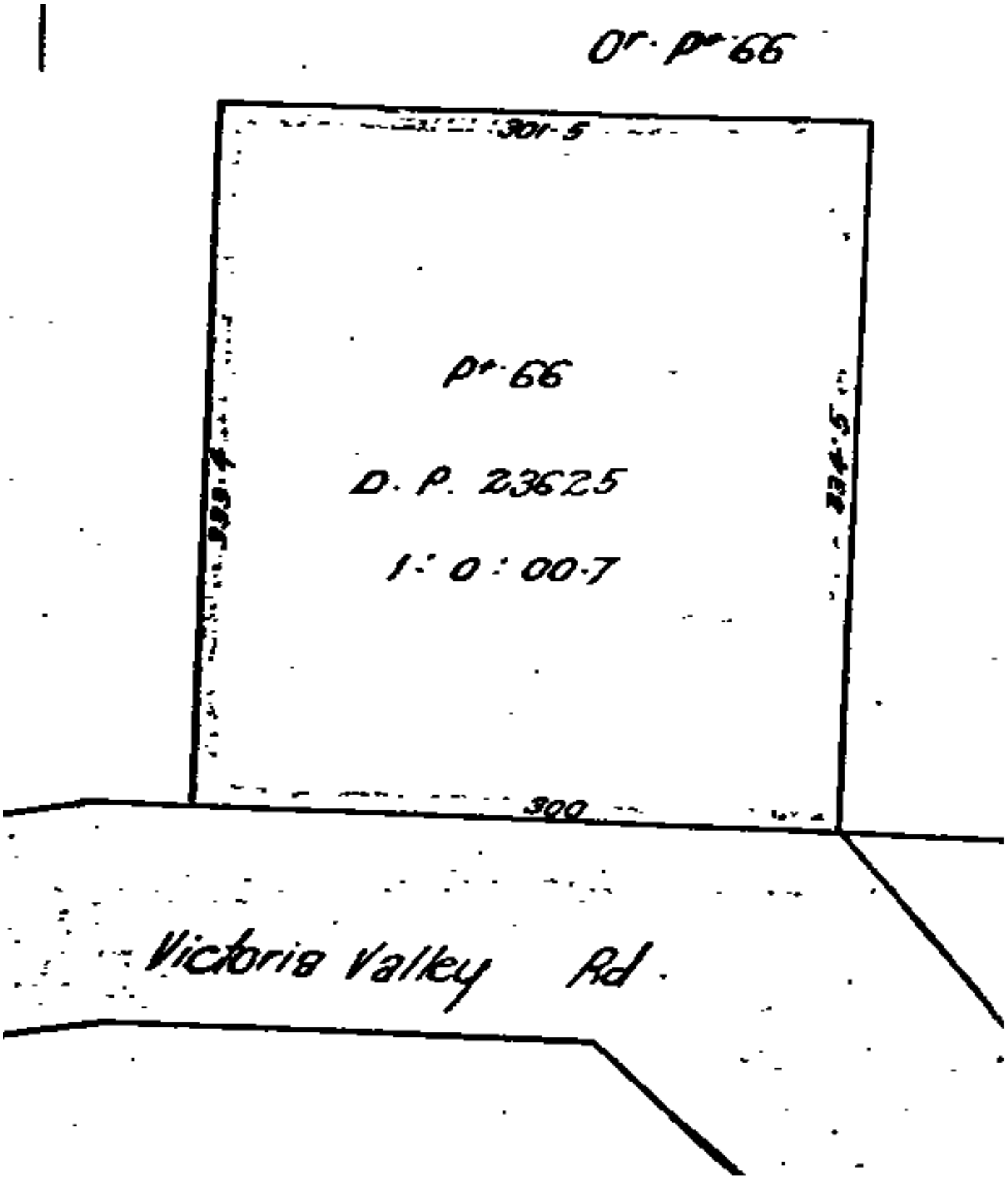
Identifier	**NA625/70**
Land Registration District	**North Auckland**
Date Issued	19 May 1931

Prior References
NA27/155

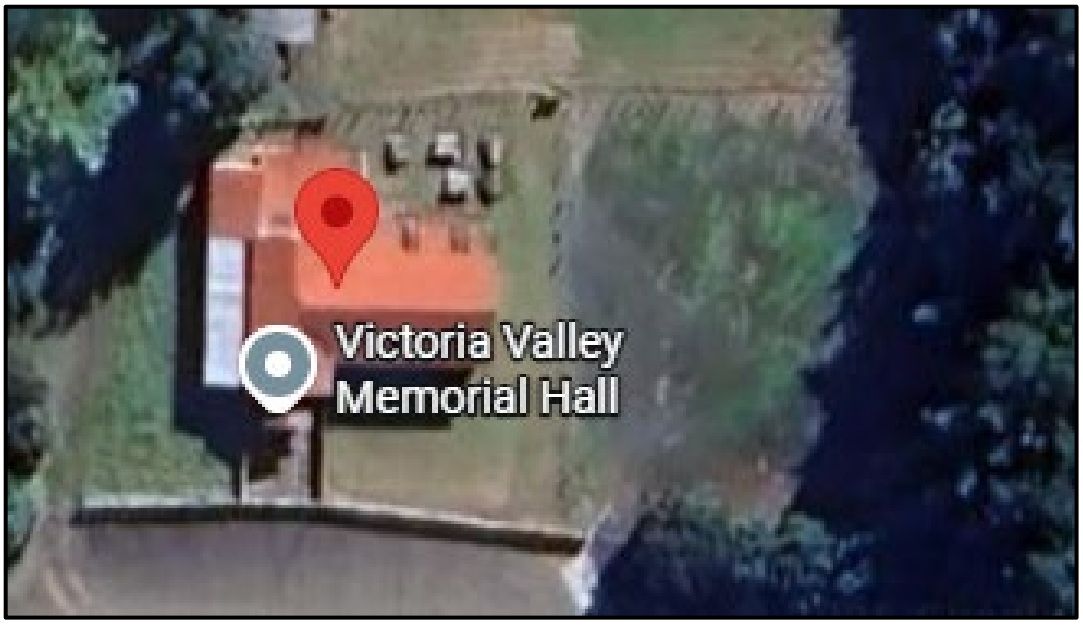
Estate	Fee Simple
Area	4065 square metres more or less
Legal Description	Part Allotment 66 Parish of Kaiaka and Defined On Deposited Plan 23625

Registered Owners
Colin McKenzie White and Robyn Audrey Kimber as Administrators

Interests
Fencing Agreement in Transfer 247253 - 19.5.1931


Or. Pt 66
301·5
Pt 66
D. P. 23625
1·0·00·7
334·5
300
Victoria Valley Rd

NORTHLAND
BUILDING COMPLIANCE LTD



BUILDING COMPLIANCE & SAFETY REPORT

PROPERTY ADDRESS: 65 VICTORIA VALLEY ROAD
LEGAL DESCRIPTION: PART 66 DP23625
CLIENT: RACHEL HEEMI
COUNCIL: FAR NORTH DISTRICT COUNCIL
REPORT NUMBER: KTA005
DATE PREPARED: 23-07-2026
PREPARED BY: RICK POOLE

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EXECUTIVE SUMMARY

This report assesses the suitability and compliance of the existing building for its proposed use as a school/educational facility.

Building Description

- Building name: Victoria Valley Memorial Hall
- Address: 64 Victoria Valley Road , Kaitaia
- Year constructed: Circa 1879
- Number of levels: Single Story
- Current use: Community Hall
- Proposed use: School
- Gross floor area: 216m2
- Construction type: Timber frames, timber floor
- Occupant load: Current occupancy load as a community hall, 133 people
- Proposed occupant load, 67 people

SUMMARY OF FINDINGS

Item	**Status**
Change of Use Assessment	Compliant – No change of use considered under *Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005*
Fire Safety Compliance	Compliant in its current state
Accessibility Compliance	Minor modifications required to update the building would be recommended
Structural Compliance	Compliant
Building Warrant of Fitness	The building does not contain any specified systems required to be maintained on a Compliance Schedule
Overall Suitability	Suitable with minor upgrades

INTRODUCTION

INSTRUCTION

Northland Building Compliance Ltd have been engaged by the owners of the proposed school to provide a report in relation to the compliance of the existing building to support their application for provisional registration as a private school to the Ministry of Education. This report will cover the compliance of the existing buildings, electrical installations, fire protection, sewerage and drainage installations. Northland Building Compliance has experience in assessing compliance across all the above aspects of the building's features.

PURPOSE OF REPORT

The purpose of this report is to:

- Assess compliance of the existing building.
- Identify proposed upgrades required for school use.
- Evaluate change-of-use requirements.
- Identify life safety risks.
- Assist with regulatory approvals.

LIMITATIONS

This report is limited to the information provided by the applicant from the information that the Far North District Council has on file. A site inspection was performed to confirm the as-built perspective of the building and its surrounding grounds.

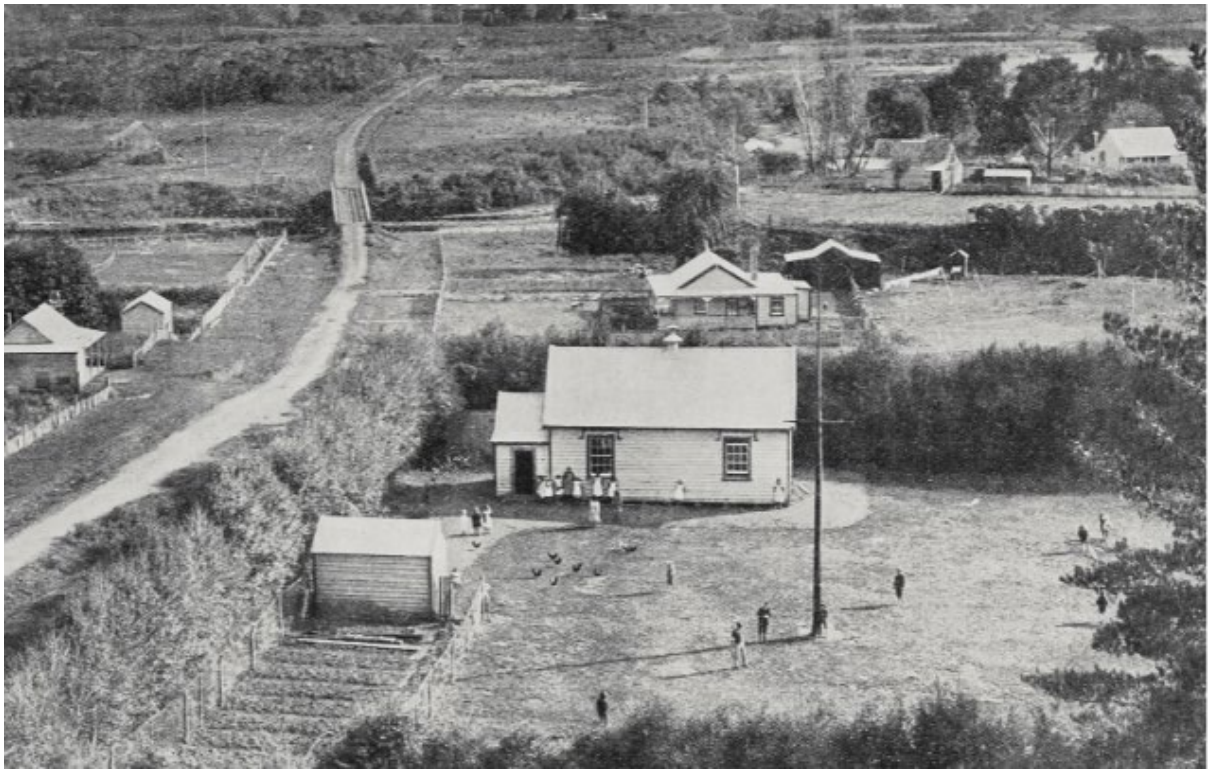
BUILDING DESCRIPTION

The building is situated on Victoria Valley Road, approximately 16 km south of the Kaitaia town centre, 23km north of Mangamuka, 27km west of Taipa and 28km east of Ahipara. The building is timber framed and clad and is currently used as a memorial hall in the Victoria Valley District. The building was originally established as a school in the late 1880's. The building is in use today by the community as a public hall. It maintains a hall area of approximately 146 m2 with additional kitchen preparation area, storage and toilet facilities. The property has a large parking area off the road making access to the building easy and safe. The building has its own potable water supply via a collection tank and onsite wastewater storage tank and soakage field.

The building was damaged by a fire in 1976-77. A building permit was sought to remediate the damage in 1977 and rebuilt to its former state. In 1981 there was addition of a toilet block to the building and in 1990 an addition of 88m2 added on the eastern side of the building. All works were permitted through the Far North District Council. In 2003, an additional roof was built over the deck on the northern elevation. This was the last time any additional work was carried out on the building.

Refer to Appendix A – Existing Floor Plan

Refer to Appendix B – Site Photos



The original school, early 1900's – Source: Auckland Libraries

BUILDING INFORMATION

Item	Description
Building Name	Victoria Valley School-1880-1973 Victoria Valley Memorial Hall 1973 to present day
Address	65 Victoria Valley Road, Kaitaia
Year Constructed	1878-1880
Number of Floors	Single level
Floor Area	Total area 216sq meters
Current Occupancy Classification	Crowd Large (Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005
Proposed Occupancy Classification	Crowd Large (Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005

Construction Type	Timber framed and clad building
Seismic Rating	The building is not classed as an earthquake prone building as is not registered on the Far North District Councils EPB Register

SITE DESCRIPTION

The building is situated approximately 140 m from the Victoria River on Victoria Valley Road. The site is level and set slightly back from the road frontage. The total site area is 4065 sq meters in area. The site is outside any flood zones mapped on the Far North District Council Hazard Maps



FNDC Map - Source: FNDC Hazard Maps

PARKING

The site is serviced by a large, sealed onsite carpark making access easy and safe onto the site. The site also has temporary parking off the road verge in front of the building.



PLAY AREAS & OPEN SPACES

The site has ample open space where a sports ground can be established. The site is fenced and secure from the road frontage.

SITE BOUNDARIES

The property has boundaries to the road on the south side, bush to the east boundary which is part of the rural farmland to the north boundary and an access way that leads to the farm block to the north on the west boundary.

NEIGHBOURING PROPERTIES

The title only has one neighbour bordering the school site.

REGULATORY FRAMEWORK

Applicable Legislation

- Building Act 2004
- Building Regulations 1992
- New Zealand Building Code
- Health and Safety at Work Act 2015
- Fire and Emergency New Zealand requirements
- Local Authority Requirements

RELEVANT NZ BUILDING CODE CLAUSES

B1 STRUCTURE

The building is constructed using timber framing with a timber subfloor foundation. The original main hall was partially rebuilt in 1977 after a fire. This was recorded under a Building Permit BP8103625 and would have been built using the NZS1900 Model Building Bylaw alongside specific structural and design standards like NZS 4203:1976 for loading.

Refer to Appendix C – Building Permit BP8103625

A building permit was issued in 1981 for the addition of an ablution block.

Refer to Appendix D – Building Permit BP02010

An addition to the hall was completed under Building Permit BP025305 in 1990. This also would have been constructed under the NZS1900 Building Bylaw standard. The NZ Building Act of 1991 did not come into force until January 1993. The building in its current state is well maintained and does not show any signs of any structural failure. It continues to perform and meets its requirements under the current Building Code.

Refer to Appendix E – Building Permit BP025305

A Code of Compliance was issued for an extension over the terraced area in 2003.

Refer to Appendix F – BC-2003-786-0

B2 DURABILITY

The building in its current state is continuing to perform and meet its durability requirements under the current Building Code. The only work that currently sits under the B2 requirements of the building code is the

work carried out under the 2003 building consent. Any previous work under the Building Act 1991 did not have a specific defined minimum life service.

The cladding meets its requirements and deflects moisture from entering the building envelope. The roof is deflecting moisture from entering the building with no visible signs of roof leaks. All other areas of the building are easily replaceable and appear to be in a satisfactory serviceable working order

C1-C6 PROTECTION FROM FIRE

As the building has not had any new alterations since 2003 there and there has been no requirement to upgrade the buildings means of escape from fire or access for people with disabilities as required under Section 112 of the NZ Building Act 2004, therefore the building sits compliant under the NZS1900 Standards.

In its current state, the building complies with requirements under NZS1900 and has not been required to upgrade to the newer regulations. There is no requirement to upgrade the building just because the building code has changed unless the building is altered or the building owner nominates to upgrade it. The following outlines how the building complies with today's regulations and what the applicant is proposing.

- Risk Group is CA
- Building is considered a single fire cell – no requirement for fire cell separation. Building Complies.
- Required Fire Safey features. Minimum Type 2. Currently the building does not have a fire alarm installed. The applicant proposes to install this feature prior to commencing operations.
- The building currently has 3 exits from the building. The minimum requirement for the occupancy and risk group is 2. The building complies with minimum number of escape routes.
- Escape Route widths. Minimum 850mm. Building complies.
- Doors widths on escape routes including final exits: requires minimum 760mm. Building Complies
- Length of Escape Routes Dead End and Open Paths with no alarm allowable is 20m. Actual is 7.0m. Building Complies.
- Total Open Path allowable with no system is 50m. Actual is 35m. Building Complies.
- Open path separation is greater than 8.0m Building Complies.
- Doors on Escape Paths. Existing door widths comply. Existing doors opening in direction of Travel. Building Complies.
- Control of internal fire and smoke spread. Not applicable to this assessment. Building Complies.
- Firecell construction. The building is a single fire cell therefore does not require additional fire rating. Building Complies.
- Internal surface finishes. Maximum permitted group number is 3. Existing internal surfaces are complaints. Building Complies.
- Control of external fire spread. Unless property protection features change in an alteration, the building only needs to continue to comply with external spread of fire requirements to the same extent it did prior to the alterations. Building Complies.
- Fire and Emergency New Zealand vehicular access. There is sufficient access for FENZ vehicles to access the site. Building Complies.

In summary, the building currently complies under the current Building Code with the exception of a fire alarm system that owner is nominating to install. Once installed, under Section 75 of the Fire and Emergency New Zealand Act 2017 the building will be classed as a relevant building. Therefore, the building will be required to have an approved evacuation scheme. Under Section 77 of the Fire and Emergency Act 2017, the owner of a relevant building must apply to FENZ for an approved evacuation scheme.

D1 ACCESS ROUTES

The building has current access from the road frontage to the front entrance of the building suitable for people with disabilities. The carpark onsite does not have suitable pathways access for people with disabilities. This is another aspect that the applicant will install as part of an upgrade. This will include designated carpark signage and accessible signage identifying access into the building.

E1 SURFACE WATER

The current site is well drained with no visible signs of water pooling. Stormwater is captured and piped to a onsite water tank and used for the potable water supply

E2 EXTERNAL MOISTURE

The current building is clad with timber weatherboards and corrugated iron to the roof area. There are no visible signs of moisture damage to the interior linings on the walls and ceilings.

E3 INTERNAL MOISTURE

The bathrooms are all fitted with suitable opening windows providing natural ventilation for the bathrooms.

The floors are covered with suitable vinyl to prevent moisture damage in the bathrooms and kitchen.

F1 HAZARDOUS AGENTS ON SITE

Not Applicable.

F2 HAZARDOUS BUILDING MATERIALS

There are no hazardous materials that present any issues at this time.

F3 HAZARDOUS SUBSTANCES AND PROCESSES

Not Applicable.

F4 SAFETY FROM FALLING

There are no areas where a fall from 1.0m or more can occur, so this is not applicable at this time.

F5 CONSTRUCTION AND DEMOLITION HAZARDS

Not Applicable.

F6 VISIBILITY IN ESCAPE ROUTES

Currently there is no requirement to install emergency lighting due to no escape paths over 20m. There will be a change of level outside where emergency lighting is required when the upgrade takes place.

F7 WARNING SYSTEMS

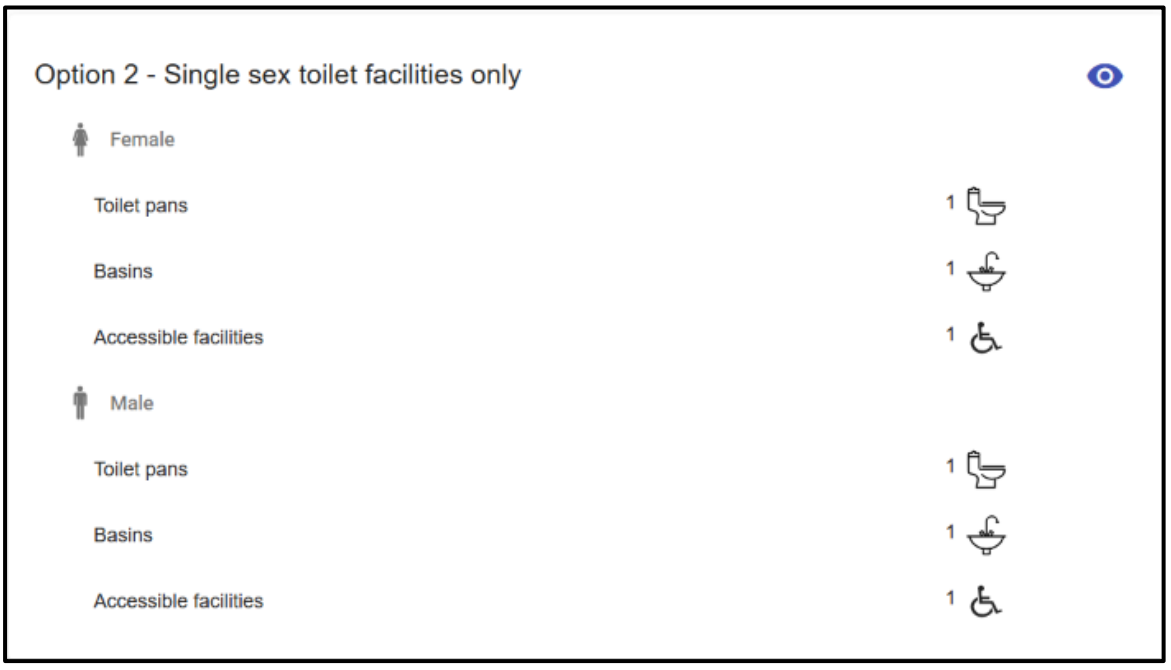
Currently the building does not have any warning systems installed. The applicant is nominating to install a system as required by the fire safety system

F8 SIGNS

The exits are identified with exit signs and appear in a serviceable condition. These would be replaced as part of an upgrade.

G1-G15 SERVICES AND FACILITIES

G1- Building has sufficient sanitary fixtures. This has been determined by using MBIEW toilet calculator and a occupancy number of 64 students. The building currently has a pan for each male and female toilet, accessible toilet facilities and a separate men's urinal. It is proposed to upgrade these to more modern fixtures prior to operations commencing.



G2 LAUNDERING

Not Applicable.

G3 FOOD PREPARATION

The existing kitchen has suitable prep areas and easy clean surfaces.

G4 VENTILATION

The building has sufficient opening windows to provide natural ventilation of the building in both hall spaces and bathroom spaces using the 5% method.

G5 INTERIOR ENVIRONMENT

Building has existing accessible spaces and facilities as required under G5.

G6 AIRBORNE AND IMPACT SOUND

Not Applicable.

G7 NATURAL LIGHT

The building has sufficient windows to provide awareness of the outside to the occupants inside the building

G8 ARTIFICIAL LIGHT

Building has sufficient artificial lighting

G9 ELECTRICITY

An electrical safety certificate has been issued after the electrical system was checked for compliance by a registered electrician.

Refer to Appendix G – Electrical COC

G10 PIPED SERVICES

Not Applicable.

G11 GAS AS AN ENERGY SOURCE

Not Applicable.

G12 WATER SUPPLIES

The building is currently supplied by potable water from captured water from the roof and stored in a water tank. It is recommended that a suitable filtration system be installed as extra protection.

G13 FOUL WATER

The site currently has a primary wastewater system installed. The system currently would cater for a maximum occupancy of 130 people. With a lower occupancy it is assumed the system will cope with a more constant loading. The system appears to be in a serviceable condition with no visible signs of breakout. The applicant will continue to maintain the system under the current Far North District Council bylaws

G14 INDUSTRIAL LIQUID WASTE

Not Applicable.

G15 SOLID WASTE

Not Applicable.

H1 ENERGY EFFICIENCY

The building is not required to be upgraded in relation to H1 insulation. The applicant is nominating to install sufficient heat pumps to maintain a better ambient temperature for the students.

CHANGE OF USE ASSESSMENT

Existing Use: Crowd Large - Occupancy over 100 with cooking facilities

CL (Crowd Large)	enclosed spaces (with or without kitchens or cooking facilities) where more than 100 people gather for participating in activities, but also enclosed spaces with kitchens or cooking facilities and where 100 or fewer people gather for participating in activities

Proposed Use: Remains as Crowd Large

Describe: Secondary School tuition

- Age groups Year 9-13
- Student numbers 10-20
- Staff numbers 3
- Hours of operation Monday to Friday 8.30-3.30

CHANGE OF USE REQUIREMENTS

Under the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, the building is not required to go through a change of use to be used for education.

CONCLUSION

The building in its current state largely complies with the building code of today. Considering the building has not had any alterations or additions carried out to it since 1990, the building is performing as it should under today's standards. With the nominated upgrades the applicant is planning to make the building in my opinion is well with safety range to use as a school.

HEALTH & SAFETY ASSESSMENT

ASBESTOS

No asbestos materials were observed in this assessment

LEAD PAINT

Any new paints used on the building have been lead free

HAZARDOUS SUBSTANCES

No hazardous substances identified onsite, the introduction of any hazardous substances should be managed through a Hazardous Substances Register forming part of the operating Site Specific Safety Plan.

CHILD SAFETY CONSIDERATIONS

- Secure boundaries. The site is well fenced already with addition safety barriers proposed to limit access to the road
- Playground safety. No playground is established at this stage. A suitable site will be decided upon at a later date.
- Traffic management. New traffic management signs will be required to identify that the school is ahead.

BUILDING WARRANT OF FITNESS (BWOF)

Currently the building does not have any specified system installed requiring recording on a compliance schedule. Therefore, a BWOF is not required for compliance with its current occupancy levels.

RECOMMENDATIONS

1. Install Type 2 fire safety features.
2. Upgrade access from carpark to building
3. Upgrade access for people with disabilities into the building from the carpark
4. Install additional signage identifying access for people with disabilities
5. Install emergency lighting to the change of levels on the escape path external of the building
6. Upgrade exit signage
7. Upgrade toilet facilities
8. Install suitable heating
9. Install suitable water filtration system

CONCLUSIONS

OVERALL COMPLIANCE OPINION

The building has been observed as functional in its current state and suitable for use as a school with the recommended remedial works.

COMPLIANCE STATEMENT

Based on the information available and the assessments undertaken, the building is considered:

☐ Suitable for educational use without modification.

✓ Suitable for educational use subject to minor recommended upgrades.

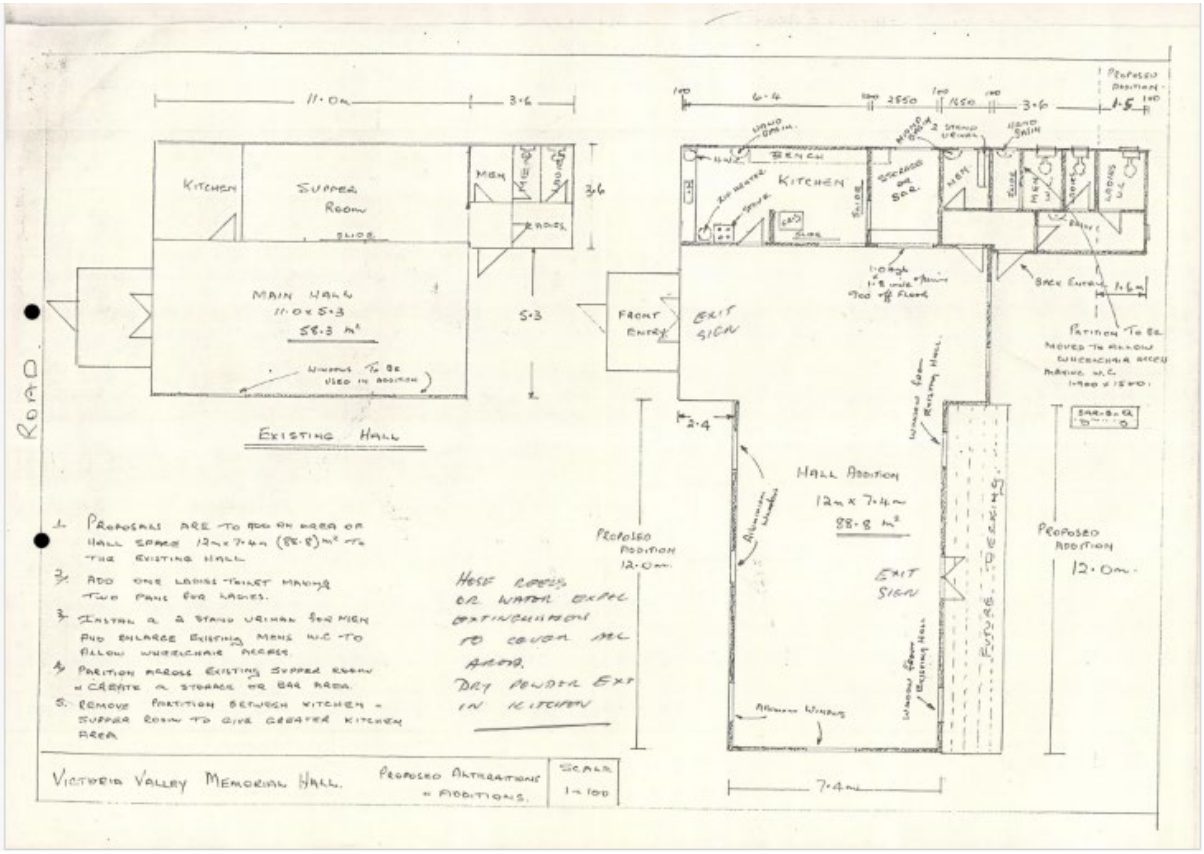
☐ Not suitable for educational use without substantial remediation works.



Rick Poole

Northland Building Compliance Limited

APPENDIX A – EXISTING FLOOR PLAN



APPENDIX B – SITE PHOTOS







APPENDIX C – BUILDING PERMIT BP8103625

ORIGINAL

BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

H103625

1. LOCATION AND OWNERSHIP

Local Authority: MANGONUI COUNTY CNCL Date: 30/9/77

Number on Valuation Roll: 6/150 Receipt No.

Lot: D.P.: PT. 23625 Section: BLK. VIII Block:

Site of Building: S.D. TAKAHUE

Street:

Township or Rural District:

Riding: VICTORIA VALLEY

OFFICE USE ONLY

Received from J. McDONALD

for Building Permit Fee, etc. $ — 50

Building Research Levy $

the sum of (Total) $ — 50

Authorised Officer J.E.P.

30/9/1977

8095

Owner—Name: UNDENOMINATIONAL CHURCH. — MEM. HALL

Full Address: R.D.1. KAITAIA

Builder—Name: DES WHITE

Full Address: R.D.4 KAITAIA.

2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex ☐

Repairs, alterations or extensions to an existing building ☒

Conversion ☐

Demolition ☐

3. VALUE AND AREA OF BUILDING

Est. value of building work $ 200 — .00

Est. value of plumbing and drainage if not included in permit $

If valued at more than $20,000 state:

Est. commencement date Mth. 19

Est. completion date Mth. 19

Building registration No.

Total floor area (sq ft)

(Sq. metres)

4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

REPAIRS TO ROOF OF HALL FOLLOWING FIRE DAMAGE.

Special Conditions:

BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.C./MP/01 J. McDonald

Issuing Officer. 30/9/77

BUILDING COMPLIANCE
PROFESSIONAL ADVICE
QUALITY ASSURANCE

APPENDIX D – BUILDING PERMIT BP02010

MANGONUI COUNTY COUNCIL - BUILDING PERMIT APPLICATION - 1/4/80

Fees Building 30== Rec. No. 469 151.1% Permit No. 022010
B.R.A. Levy 5== Rec. No. 470 Date Issued 15/1/81
P. & D. Fee 32== Rec. No. 471
Other ____ Rec. No. ____ VALUATION NO. 6/150
TOTAL $67==

Nature of Building Tailed Block Addition Riding Victoria Valley
Owner's Name (in Full) Victoria Valley Hall Committee.
Residential Address RD1 Kaitaia
Legal Description of Property : Lot Pt D.P. 23425 Section ____
Block VIII S.D. Takahue Road or Street Pena Valley Rd

Estimated value of completed building (including materials and labour whether paid for or not)

Building 2,880==
Plumbing & Drainage 2,150==
Total Value $5,030==

Name and Address of Builder :
Des White
RD1 Kaitaia

Total Area 12 m² (Basement ____ Upper Floors ____)

BASIC INFORMATION RELATIVE TO THE ISSUE OF BUILDING PERMITS IN THE MANGONUI COUNTY :
All construction will be to N.Z.S.S. 1900 and Amendments including N.Z.S. 3604. Any building with a floor area greater than 7 square metres requires a permit. Water tanks of 5000 gal. capacity or less are excluded unless designed as a terrace or deck, or placed under or into ground.

Dwelling permits require approval by the Health Inspector regarding availability of sewerage connection, or approval of septic soakage on each individual site. Quote soak test reference number on Plumbing and Drainage application form which must be completed by the Registered Tradesmen or firm doing the work. Failure to complete this requirement will delay issue of the Building Permit.

Permits will not be issued for garage/shed only, on residential sections that do not have an existing dwelling, unless a bond of $ 3,000 is deposited with Council that a dwelling will be built on the section within two years of the issue of the Building Permit for the garage.

Permits will not be issued for "Shell only" dwellings, unless all partitioning, insulation, electrical wiring and full household plumbing and drainage is installed at the time of erection and before even temporary occupation.

All construction must be to 50/metre second wind loading and all glazing shall be to 1100 D.W.P., Insulation to N.Z.S. 4218 P.

Plans for structures requiring specific design, such as walls retaining 1.2 m or greater. Pole frame houses, water tanks of greater than 5000 gal. capacity, free standing blockwalls etc., must be accompanied by a copy of the engineering calculations.

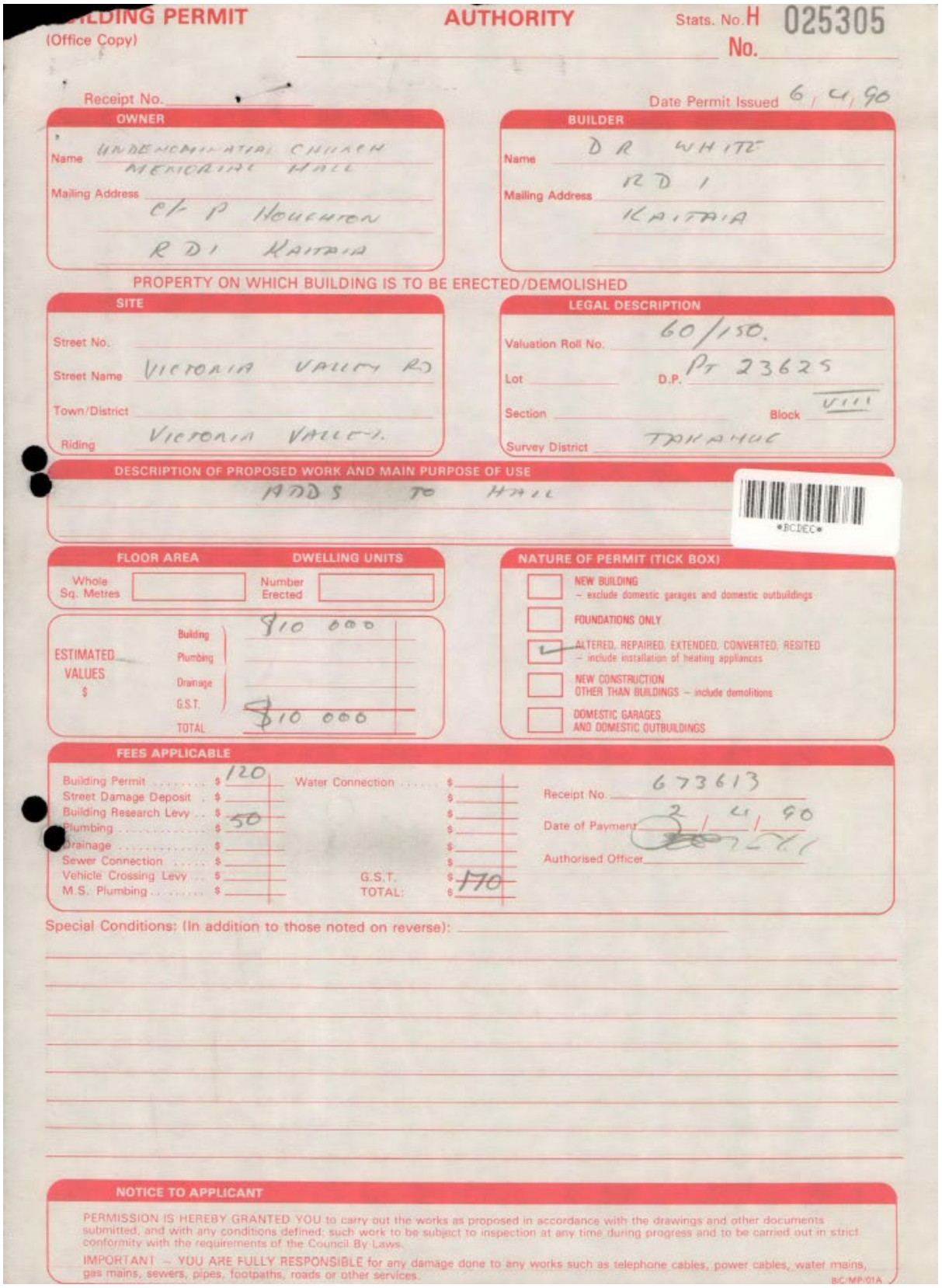
The installation of a solid fuel heater or stove requires a Permit in order to satisfy insurance requirements. Installation of a wet back must be done by a registered Plumber or Gasfitter.

Certain areas of the County have unstable soil conditions, and Council may require investigation and report by a competent Soils Engineer regarding slope stability, and/or soil bearing capacity.

BCDEC

BUILDING COMPLIANCE
PROFESSIONAL ADVICE
QUALITY ASSURANCE

APPENDIX E – BUILDING PERMIT BP025305



...LDING PERMIT AUTHORITY Stats. No. H 025305

(Office Copy) No.

Receipt No. Date Permit Issued 6/4/90

OWNER

Name UNDENOMINATIAL CHURCH MEMORIAL HALL

Mailing Address C/- P HOUGHTON

RD1 KAITAIA

BUILDER

Name D R WHITE

Mailing Address RD 1

KAITAIA

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name VICTORIA VALLEY RD

Town/District

Riding VICTORIA VALLEY

LEGAL DESCRIPTION

Valuation Roll No. 60/150.

Lot D.P. PT 23625

Section Block VIII

Survey District TAKAHUE

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ADDS TO HALL

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building $10 000

Plumbing

Drainage

G.S.T.

TOTAL $10 000

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [x] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 120	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ 50		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$ 170

Receipt No. 673613

Date of Payment 3/4/90

Authorised Officer

Special Conditions: (In addition to those noted on reverse):

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT – YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BC/MP/01A

APPENDIX F – CODE OF COMPLIANCE - BC-2003-786-0

CODE COMPLIANCE CERTIFICATE
UNDER SECTION 43(3) BUILDING ACT 1991

APPLICABLE TO BUILDING CONSENT NUMBER
ABA 20030786

Applicant: UNDENOMINATIONAL CHURCH

SITE LOCATION:

Address: VICTORIA VALLEY ROAD, KAITAIA/NORTHERN 500
Legal Description: PT DP 23625 BLK VIII TAKAHUE SD
Valuation No: 00037 15800

PROJECT DESCRIPTION:

Description of Work: ROOF OVER TERRACE AREA

Intended Life: Indefinite, but not less than 50 years

THIS IS

[x] A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

[ ] An interim Code Compliance Certificate in respect of part only, as specified in the attached particulars, of the building work under the above Building Consent.

[ ] This certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR AND ON BEHALF OF THE COUNCIL

Name: [illegible]

Position: E.S.O

Date: 05/02/2003

APPENDIX G – ELECTRICAL COC

ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE

Reference/Certificate ID No: Victoria Valley Hall

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the specified system of electrical supply.

Location Details: Victoria Valley Hall

Contact Details: (Name and address) R hemi

Name of Electrical worker: Craig Messenger **Registration/Practising licence number:** E263581

Organisation/company: Messenger Electrical Limited

Phone and email: 027 306 2066

Name of person(s) supervised:

CoC

Type of work: ☐ Additions ☐ Alterations ☐ New work

The prescribed electrical work is: ☑ Low risk ☐ General ☐ High risk (Specify):

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ AdditionalStandards:

Description of Work: (including date/s of work and type of supply system)

visual inspection of hall meter box, distribution board and sub circuits all ok
visual inspection of earthing system all ok
visual inspection of power and light fittings all ok
all compliant at time of installation

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☐ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☑ Contains fittings that are safe to connect to a power supply
- ☐ Relies on a supplier Declaration of Conformity[1]
- ☐ Relies on a manufacturer's instructions[1]
- ☐ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Electronic/Other reference:

Test Results	
Polarity (Independent earth):	correct
Insulation resistance:	>500MΩ
Earth Continuity:	Ω
Bonding:	Ω
Fault Loop Impedance	Ω
Other (specify):	RCD

Certifier's signature: Craig Messenger **Date:** 24.7.2026

1 Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Craig Messenger **Registration/Practising licence number:** E263581

Certifier's signature: Craig Messenger **Certificate Issue Date:** 24.7.2026 **Connection Date:** 24.7.2026

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

VER 04/06/14

Works Access Permit

Registration Number: **E1203174**

Utility Reference: **N/A**

1. Details of Proposed Work

Activity: Other (Specify Detail)
Address: 42 Victoria Valley Road, Kaitaia, Te Hiku Community, 0481
Location in road: Berm
WAP valid period: 19 October 2026 to 21 October 2027

2. The Parties

Far North District Council being a body corporate in accordance with the Local Government Act 2002 ('the Corridor Manager;')

JK & RL Enterprises Ltd being an approved Utility Operator in accordance with Government Roading Powers Act 1989 submitting a request for access in accordance with that act;

SAFETRAK NORTHLAND LIMITED being the agent of the Utility Operator submitting this request on behalf of the Utility Operator and in accordance with the Utility Operator's statutory rights ('the Applicant').

3. Attachments

Attachment 1 being the Schedule of Reasonable Conditions.

Attachment 2 being plan TMP showing the agreed service location.

4. Background

(a) The Utility Operator wishes to carry out the works stated on CAR Number E1203174 and thereafter maintain the utility services established in the corridor;

(b) The Corridor Manager is required to provide a written consent in accordance with its governing legislation and to provide a schedule of reasonable conditions, if required, by the utility legislation under which the request for access has been made; and

(c) In accordance with the Code: Utilities' Access to the Transport Corridors and on behalf of the Corridor Manager, I give my written consent for access to the corridor at the agreed location and attach my schedule of reasonable conditions:

(d) In the case of State highways this Works Access Permit serves as the approvals required under sections 51 and 78 of the Government Roading Powers Act.

Signed **Date** 19/10/2026

Cath Beaumont acting pursuant to delegated authority.

FOR Corridor Manager APPROVAL USE ONLY

Time Spent Processing:

☐	Approved Contractor	☐	Route Plan Submitted	☑	TMP Submitted	☐	Stockpiling Arrangements

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Cath Beaumont
Far North District Council
19 October 2026

CONDITIONS

General Conditions

1. The Utility Operator must:

(a) carry out all Work in Transport Corridors in accordance with the Code and KiwiRail's Specifications for Working in Railway Corridors;

(b) undertake all Works in compliance with the Acts of Parliament and mandated codes of practice that relate to their industry and the type of Work described within the plans and methodology submitted;

(c) install assets more or less in the location shown on the attached plans, and agree the exact location and position with the Road Corridor Manager before Work commences;

(d) locate any Utility Structures in the Road Corridor in the agreed position shown on the drawings and clear of the Carriageway, Road Corridor furniture and kerbs, drains, manholes, etc. Utility Structures agreed to be within the trafficable part of the Road are to be flush with the surface and designed to withstand full heavy Traffic loading (NZTA's HN-HO-72 Traffic Loading);

(e) provide a full description of the construction methodology, reinstatement, resurfacing and compaction and agree this with the Road Corridor Manager prior to Work commencing;

(f) make the Works available at all times for inspection by any person representing the Road Corridor Manager;

(g) if requested, pay the reasonable costs of the Road Corridor Manager in connection with the processing of this notice and for the monitoring and auditing of the Works; (See NZ Transport Agency Cost Structure under Clause 23)

(h) keep a full copy of the Works Access Permit/ Permit to Enter and Reasonable Conditions on the Work Site at all times during the Works;

(i) undertake remedial action on non-conforming Work within the timeframe set by the Road Corridor Manager, where reasonable and practicable;

(j) gain all the necessary consents, approvals and permits from the relevant statutory and regulatory authorities at its own cost;

(k) keep plans of the installed Work and make them available to the Railway Corridor Manager (in all cases) and Road Corridor Manager (on request);

(l) compensate the Road Corridor Manager for any damage or costs incurred to the Road Corridor due to the Work or for costs resulting from the removal of abandoned installations, Utility Structures, components and equipment that belong to the Utility Operator;

(m) repair all Road Corridor assets damaged as a result of the Works, should the Road Corridor Manager determine these are necessary prior to the end of the Warranty period;

(n) restore to their original condition any surface or Utility Structure that was damaged or removed as a result of the Works;

(o) control the surface water channels so as to cause minimal interference to existing flows;

(p) fully restore the surface water channels at the completion of the Works;

(q) notify the Road Corridor Manager of any maintenance Work it proposes to undertake within the two-year Warranty period;

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(r) have in place an approved TMP for Roads and Motorways at least two days prior to Work commencing on the Work Site;

(s) provide the Road Corridor Manager with two Working Days' notice before commencement of Work on the Work Site;

(t) ensure that the Work is carried out under the control of a warranted supervisor as required by the Code of Practice for Temporary Traffic Management and ensure that there are sufficient people on site specifically to control the flow of Traffic through the site in accordance with the TMP;

(u) comply with instructions from an officer of the NZ Police Traffic Safety Branch or a duly authorised agent of the Road Corridor Manager in respect of Traffic management and safety;

(v) complete Works in the Road Corridor in one continuous operation (suspension of Works over five continuous days requires the prior written permission of the Road Corridor Manager);

(w) protect and maintain all Road Corridor signs, markers, signals, barriers and associated marking and replace them to the appropriate industry standard where they have been damaged by the Works;

(x) complete and submit a Works Completion Notice form when the Works are complete; and

(y) stop Work as necessary to meet the requirements of section 42 of the Heritage New Zealand Pouhere Taonga Act 2014.

2. Work must not take place on or near a State highway during and one day either side of a public holiday or public holiday weekend.

3. Where otherwise required due to Traffic volumes or specific residential or Central Business District requirements, the hours of Work must be as specified in the Local Conditions and Special Conditions.

4. The Warranty period starts from the date the Road Corridor Manager has given signed acceptance that the Work is complete or otherwise as provided in Section 4.7.1.7 of the Code.

5. Unless the Works stated in the WAP have started on the Work Site, the agreement relating to the Works will only remain valid for six months from the date of approval on the Works Access Permit.

6. The Road Corridor Manager must manage all applications relating to Road Corridor access in accordance with the timeframes and processes in the Code.

7. The Corridor Manager may:

(a) assess the suitability of any action proposed by the Utility Operator during the Warranty period and impose Reasonable Conditions that will maintain the integrity of the Road assets;

(b) arrange for remedial Work to be done and recover the costs incurred from the Utility Operator, if the Utility Operator fails to take action within the agreed timeframe; and

(c) instruct the Utility Operator to stop Work and leave the Work Site (having made the site safe) if the Works are not complying with the relevant Reasonable Conditions including any plans, relevant conditions or specifications contained in the Code, or permission requirements.

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8. In granting this WAP, no vested right is created.

9. This WAP is not transferable without the written permission of the Road Corridor Manager.

Local Conditions

10. **Communication:** An appropriate consultation and communication strategy shall be employed by the Utility Operator in accordance with section 5.3.1.2(d) of the Code, it should include written communication, signage, letter drops and or social media. Works that effects access and or will generate excessive noise levels between the hours of 10pm and 6:30am shall be planned to limit the impact.

11. **Works Access Permits (WAP):** The WAP issued herein applies to the local road network only. All other consents and approvals must be obtained by the applicant prior to commencing work.

12. **MORATORIUM DATES 2026/2027**
No work is to be carried out on a public holiday unless permission has been granted by the RCA (Road Corridor Manager FNDC) cath.beaumont@fndc.govt.nz
Labour Day: 3pm Friday 23rd October 2026 to 11.59pm Monday 26th October 2026.
Christmas and New Year: 3pm Friday 18th December 2026 to 11.59pm Sunday 3rd January 2027
Northland Anniversary - 3pm Friday 29th January to 11.59pm Monday 1st February 2027
Waitangi Day - 3pm Friday 5th February to 11.59pm Monday 8th February 2027 (observed Monday 8th)
Easter - Friday 26th March - Monday 29th March
Anzac Day - Sunday 25th April (Observed Monday 26th)
Kings Birthday - Monday 7th June
Matariki - Friday 25th June
Labour Day - Monday 25th October

13. All Works within the Road Reserve shall be carried out in compliance with:Far North District Council's Environmental Engineering StandardsFar North District Council's District Plan National Code of Practice for Utilities Access to the Transport CorridorAny City and Regional Council Resource Consent Conditions related to the worksAny Acts of Parliament, health and safety requirements and mandated codes of practice that relate to the industry and type of work described within the plans and methodology submitted.<

Special Conditions

14. **Stop/Go Manual Traffic Control:** The STMS must actiely monitor traffic queues to enure: Delays do not exceed 5 minutes.Tail back of queue is not hidden by horizontal / vertical bends for approaching vehicles.Queuing traffic does not extend beyond the T1 A Working Man signage - If this is likely, further out placement of additional warning signs is required, along with positive traffic management measures such as cone delineation to create side friction.Traffic queues do not form over rail crossing or into signalised intersection.<

15. **Shoulder Closure:** Plant and machinery being kept clear of live traffic lanes and parked to ensure sight lines for turning traffic is not restricted.

16. **Public Notification:** The applicant/contractor shall liaise with all parties affected by the work activity including, but not limited to residents, businesses, schools, buses and emergency services. A letter drop and/or door knocking 3-5 days prior to work commencing should advise of the planned activity, duration and details of a contact person for enquiries.

17. **Council Assets:** The applicant must take steps to protect the footpath and surrounding public assets from the activity. Damage or contamination shall be remedied to council

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satisfaction.

18. **Exclusion of liability:** Council officials and its employees shall accept no liability, nor shall a cause of action exist against it, for any loss or damage resulting from the holding of this event.

19. **Property Access:** Site management shall provide continued access for adjacent properties during the activity.

20. **Pedestrian Access:** Footpath occupation to be maintained for safe access of pedestrians including pre-school and school children, push chairs, mobility scooters, zimmer frames and any other active modes of transport.
Diversion to shoulder; Should both the footpath and berm be unavailable a pedestrian diversion into the carriageway must be erected. Existing pram crossings or driveways should be used where possible, alternatively kerb ramps must be used which can assist mobility vehicles and pushchairs.

21. **CONDITIONS OF APPROVAL**
Far North District Council reserves the right to amend conditions at any time.
Far North District Council reserves the right to revoke and/or amend the traffic management set up should this cause public disruption or present a safety issue to various modes of transport.
Far North District Council reserves the right to revoke the occupation of the road reserve should the applicant not comply with the conditions of approval and/or Code of Practice for Temporary Traffic Management
Should the activity of works differ from what has been submitted within the Traffic Management Plan prior approval MUST be obtained by the Corridor Manager/TMC(s). Contact the Corridor Manager on your Works Access Permit for approval.

22. **RISK ASSESSMENT:** Under the the **Health and Safety at Work Act 2015** persons conducting business or undertaking (PCBU) must identify the hazards, assess the risk for each hazard and how often that risk is likely to occur and take reasonably practicable actions to eliminate risks to health and safety. If the hazard cannot be eliminated **YOU** must minimise the risk so far as reasonably practicable using the hierarchy of controls to manage the risks. Refer to Section 2.0 Risk management - Worksafe Good Practice Guide "Keeping healthy and safe while working on the road or roadside".

23. **Temporary Traffic Management and Work Site Competencies**
Under the Health and Safety at Work (General Risk and Workplace Management) Regulations 2016 (The GRWM Regulations), a person conducting a business or undertaking (PCBU) must ensure, so far as reasonably practicable, the information, training, instruction and supervision provided to workers is suitable and adequate.

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TTM Planning Record

Date and time:	19th October 2026
Meeting location:	Microsoft Outlook
Stakeholders consulted:	
Client (Contracting PCBU):	Ministry of Education
Contractor (Lead PCBU):	J&R Builders – Rachel Heemi
Transport Authority Organisations:	FNDC – Cath Beaumont
Subcontractor PCBU(s):	Safetrak Northland LTD – Marcelle Petera
Other stakeholders:	-
Stakeholders not present:	
Apologies:	-
Absent:	-



Understand the Work Activity

Planned Work Description

J&R Builders are planning to undergo Kura/School signage installation along Victoria Valley Road, Kaitaia
Kura/School signage non-gated are located at RP's 0.429 and 0.804

Kura will officially be opening Term 1 of 2027
As stated in the attachment below, accessibility parking, student pick up/drop off & fenced street parking area will be as per the diagram

STMS to install a 2-way Stop/Go alternating flow via mobile operations as per the attached diagrams
STMS to consider MTC placement due to one-lane bridge present within site, MTC should be placed prior to bridge to allow for traffic flow and cater to weight restrictions

Operating Hours			
Work start date:	21/10/2026	**Start time:**	0700
Work end date:	21/10/2027	**Finish time:**	1700
Work duration:	-	**Proposed working days:**	Weekdays

Understand the Environment

Road name(s)	**Road Classification**	**TAO**	**Start RP**	**End RP**	**Posted Speed**	**AADT**	**%HMV**
Victoria Valley Road	Access	FNDC	0.429	0.804	100	110	10

Geometry (of work area)			
Road width:	**Number of lanes:**	**Shoulder width (sealed):**	**Shoulder width (unsealed):**
4.6m – 5m	2	0m	< 1m

Other Road Features					
Controlled parking	☐	-	**Public transport**	☒	Likely, school bus route
Traffic signals	☐	-	**Rail corridor**	☐	-
Uncontrolled intersections	☐	-	**Over-dimension route**	☐	-
One-lane bridge present, sealed to unsealed carriageway					
Vulnerable Road users					
Pedestrians	☐	-	**School &/or childcare**	☐	-
Cyclists	☐	-	**Aged care/mobility**	☐	-
Bus route	☐	-	**Other**	☐	-
-					

TTM Resourcing

1x STMS, 4x TTM worker, 2x TMV

Public Notification Plan

Not required

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Delay Calculations

Delays are not expected

Risk Subject	Hazard Source and Method of Conflict	Initial Risk Rating	Modifiers	Control Consideration	Residual Risk Rating
Road workers & road users	A member of public vehicle enters the working space, hitting workers on foot	**Extreme 20**	Speed, volume, separation between subjects	STMS to install an alternating flow Stop/Go lane closure with MTC using Estop traffic signals as per the attached diagrams L1 signs non-gated with a 30km/h TSL	Medium 6
	A motor vehicle using the road strikes workers on foot installing/removing static TTM equipment	**Extreme 20**	Speed, volume, separation between subjects, presence	STMS to install/remove site via mobile operation as per attached diagrams Shadow pilot at appropriate distance behind signtruck	Medium 8
	A TTM worker operating MTC is struck by a motor vehicle causing serious injury or death	Very High 15	Separation between subjects	TTM worker to operate Estop traffic signals at a safe location out of the line of fire of motor vehicles If MTC defers to Stop/Go paddles, ensure TTM workers have an escape route	Medium 6
	Estop traffic signals malfunction, causing road user confusion, breaching of site and/or colliding with traffic	High 12	Number & presence	2x Stop/Go paddles to be on board TM signtruck before yard departure. If malfunction occurs, STMS to install paddles and replace the correct signs (refer to TMDs)	Medium 6
	Limited visibility due to horizontal and/or vertical curves/bends Compromised visibility for both worker and road users Vehicle strikes worker Driver takes evasive action resulting in accident	High 12	Sign visibility distance	STMS to complete an on-site risk assessment on the optimal placement and usage of TTM considering, but not limited to, the following: *Road geometry, Road condition, Operating/Posted speed, Traffic volumes, Common traffic types-Heavy or light vehicles, Weather, Public TTM compliance* Sign spacing/placement can be increased or adjusted, but not radically changed, to accommodate the road conditions	Low 4
	Work Zone entry/exit points, vehicles within closure pulling in/out and striking road user	Medium 6	-	Site drivers to be in RT contact with TM staff to stop traffic when pulling in/out	Very Low 2
Road workers	Working in exclusion zones Worker getting hit by traffic	Medium 6	Separation between subjects	Stop/Stop if plant/equipment/workers are within exclusion zones Use a spotter to advise workers on foot of approaching vehicles	Very Low 2
	Plant movement within closure Plant vs people, plant vs plant	High 12	Number & presence	Do not stand in operators blind spots Make eye/RT contact with operators before approaching	Very Low 2
Road users	Residents/driveways-disruption to access/egress	Low 3	Number & presence	Spotters to provide direction to vehicles entering and exiting driveways	Very Low 2
	Emergency Service(s) (Fire and Emergency, Police, Ambulance)-speeding up unaware of works, travelling at speed through site	Medium 6	Speed and presence	Emergency services to be given priority through site TTM workers to notify each other and workers onsite of any emergency services coming through site via RT communication	Low 3
	VRU – Bus route Potential for delay, missed connections	Low 3	Presence, volume & number	School bus route likely, buses should be given priority through the stop/go operations Bus stops not affected	Very Low 2

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Risk Assessment Rating Reference Chart		Potential Consequence Level				
		Marginal	**Minor**	**Moderate**	**Major**	**Severe**
Potential Likelihood Level	**Almost Certain** expected to occur in most circumstances	Medium 5	High 10	Very High 15	**Extreme 20**	**Extreme 25**
	Likely probably occur in most circumstances	Medium 4	Medium 8	High 12	Very High 16	**Extreme 20**
	Possible expected to occur at some time	Low 3	Medium 6	Medium 9	High 12	Very High 15
	Unlikely could occur at some time	Very Low 2	Low 4	Medium 6	Medium 8	High 10
	Rare may occur in exceptional circumstances	Very Low 1	Very Low 2	Low 3	Medium 4	Medium 5

Marginal	Minor	Moderate	Major	Severe
• No injury/minor first aid treatment only • Consequences that can be dealt with by routine operation	• Minor damage to property • First aid/precautionary medical attention only • Person likely to immediately resume normal duties	• Moderate damage to property • Multiple injuries • Person unable to resume normal duties in the short-medium term	• Major damage to property • Hospitalisation with potential to result in permanent impairment	• EXTENSIVE damage to property • Fatality

Site Rating Chart		Overall Risk Rating of Site with Controls in Place				
		Marginal	**Minor**	**Moderate**	**Major**	**Severe**
Site Complexity	**Basic**	C1-R1	C1-R2	C1-R3	C1-R4	**Not Allowed**
	Simple	C2-R1	C2-R2	C2-R3	C2-R4	**Not Allowed**
	Involved	C3-R1	C3-R2	C3-R3	C3-R4	**Not Allowed**
	Complex	C4-R1	C4-R2	C4-R3	C4-R4	**Not Allowed**

Designated Rating	C2-R2

Colour Table	Ideal area, STMS not required	Potential for bad outcome, STMS required	Caution advised, experienced STMS required	Consider further controls and/or simplify design, proficient STMS required	**Not Allowed**

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Work Activity & TTM Site(s)

Planned Work Description

J&R Builders are planning to undergo Kura/School signage installation along Victoria Valley Road, Kaitaia
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Kura will officially be opening Term 1 of 2027
As stated in the attachment below, accessibility parking, student pick up/drop off & fenced street parking area will be as per the diagram

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STMS to consider MTC placement due to one-lane bridge present within site, MTC should be placed prior to bridge to allow for traffic flow and cater to weight restrictions

TTM Site/Layout Details

STK-M1	• Mobile operation for the installation and removal of static TTM equipment		
STK-S4	• Alternating Flow – eStop traffic signals		
STK-S4.1	• Alternating Flow - paddles		
Layout 1	• Kura/School Signage		
TTM start date:	21/10/2026	**TTM start time:**	0630
TTM end date:	21/10/2027	**TTM end time:**	1730

Controls Summary

Install advanced warning and TSL for road user
Isolate work area with delineation
Monitor site and consider/risk asses any changes that may need to be made, document any changes on the on-site record
Stop/Stop if access to exclusion zones is necessary
If you don't need to be somewhere, stay out of it

Installation, Maintenance & Removal TMDs

Installation, maintenance and removal diagrams may be used in conjunction with any stages, phases or operations

Diagram reference	Title/Description	Number of sheets
STK-M1	Mobile operation for the installation and removal of static TTM equipment	1

General Layout Diagrams

Diagram reference	Title/Description	Number of sheets
STK-S4	Alternating Flow – eStop traffic signals	1
STK-S4.1	Alternating Flow – paddles	1
Layout 1	Kura/School Signage	1

Installation Methodology

Site will be set up as per attached mobile diagram
Signs should be erected by travelling around the road network in a clockwise direction taking in each side road as they are passed. In this way all turns in and out will be to the left which is easier and safer:

1. The first sign erected must be the advance warning sign.
2. Remaining signs and equipment are placed in order from the advance warning sign until the works end sign is reached. The signtruck will then turn around to complete the other side of the road. This process is continued until the sign network is complete.
3. Tapers and centreline delineation devices must only be placed once all signs have been installed.
4. Before any works begin within the closure a drive through check of the worksite must be made in all directions including all side roads. This check must confirm that the worksite is:
   - Safe
   - To the minimum standard shown in the TMP and that:
     - The restriction to traffic flow is reasonable
     - The signs and delineation devices give clear messages to road users
     - The signs and delineation devices are securely erected and will remain in their correct position under the expected traffic volumes and weather conditions.

REVIEWED BY
CAR E1203174
Cath Beaumont
Far North District Council
19 October 2026

Removal Methodology

Site removal will be as per attached mobile diagram
Once all work activity is finished, plant and machinery to be cleared prior to temporary traffic management (TTM) removal commencing
Delineation will be removed via a mobile operation
Following this signage and remaining edge line delineation will be removed in a clockwise 'loop' fashion via a mobile operation
A full site check will be conducted prior to site departure..

On-Site Monitoring & Assurance

STMS to carry out site checks at least every 2 hours and all checks are to be documented in the onsite risk assessment. If weather conditions are extreme (i.e. high winds), STMS may carry out more frequent checks to ensure the TTM site remains per the approved TMDs and is safe for the public and working contractor.

Contingency Controls

- Extend closure times in case of plant or machinery breakdown, notify Safetrak TTM Supervisor of time extension
- Revert to MTC with paddle if Estop lights/sensor fail or are otherwise unavailable, adjust TTM signage to reflect this change
- Consider opening lane(s) to alleviate congestion during times of high traffic volume when running alternating flow
- Operational team to complete on site risk assessment.
    - Add controls as deemed necessary whilst analysing any residual risk that doing so may incur.
        - *Considerations*
            - Advanced warning signage
            - Level 1 signs gated or non-gated

If works cannot be completed safely under the guide of this TMP, STMS is to pause works and escalate to Safetrak TTM Supervisor.

REVIEWED BY
CAR E1203174
Cath Beaumont
Far North District Council

19 October 2026

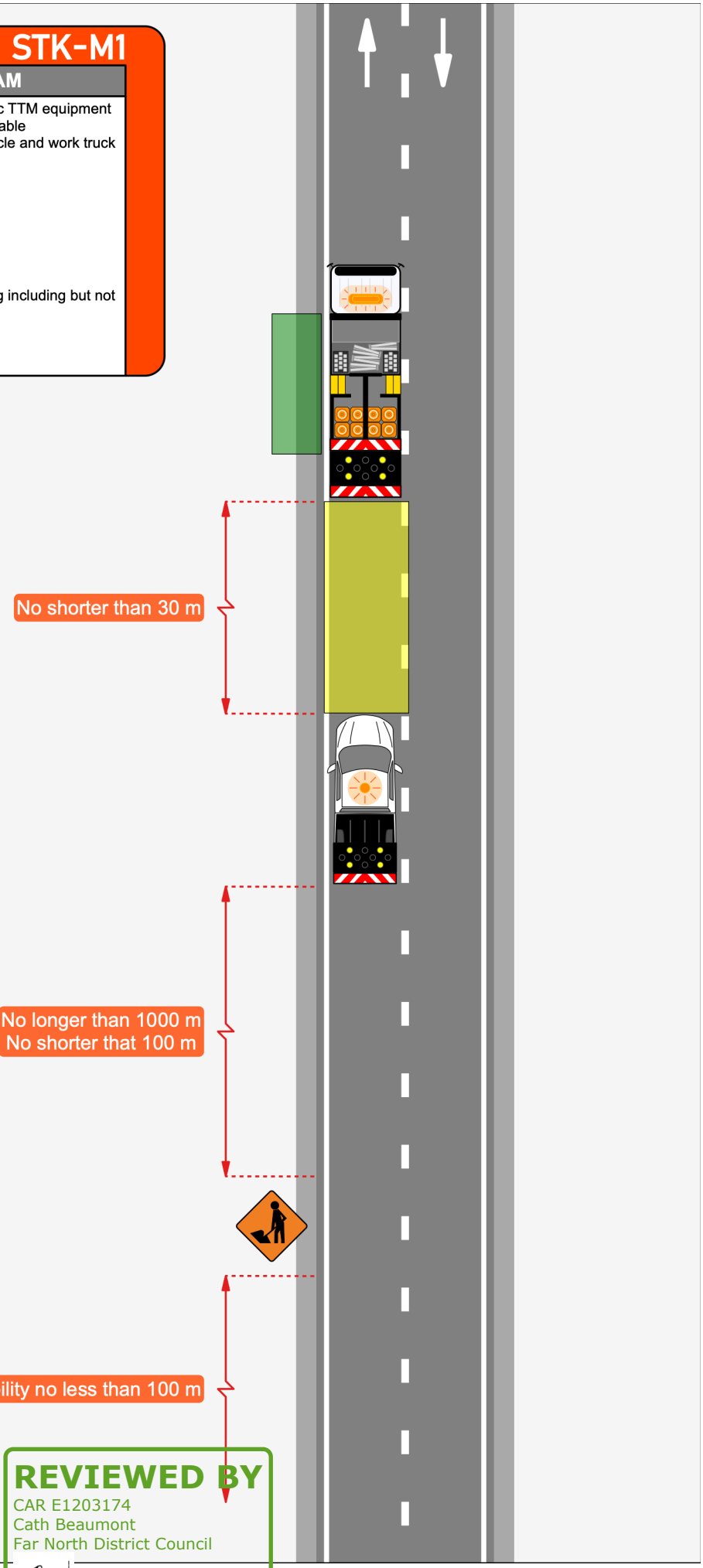
STK-M1

MOBILE OPERATION DIAGRAM

- Mobile operation for the installation and removal of static TTM equipment
- A tail pilot vehicle can replace the static T1A sign if available
- STMS to decide optimal distance between shadow vehicle and work truck taking into account:
  - Road geometry
  - Road condition
  - Operating/Posted speed
  - Traffic volumes
  - Common traffic types (Heavy or light vehicles)
  - Weather
  - Public TTM compliance
- The Exclusion Zone is to be completely clear of anything including but not limited to:
  - TTM equipment
  - Vehicles and Plant/Machinery
  - People

Legend

- Exclusion Zone
- Working Space



NOT DRAWN TO SCALE

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CAR E1203174
Cath Beaumont
Far North District Council
19 October 2026

SAFETRAK NORTHLAND

STK-S4

STATIC OPERATION DIAGRAM

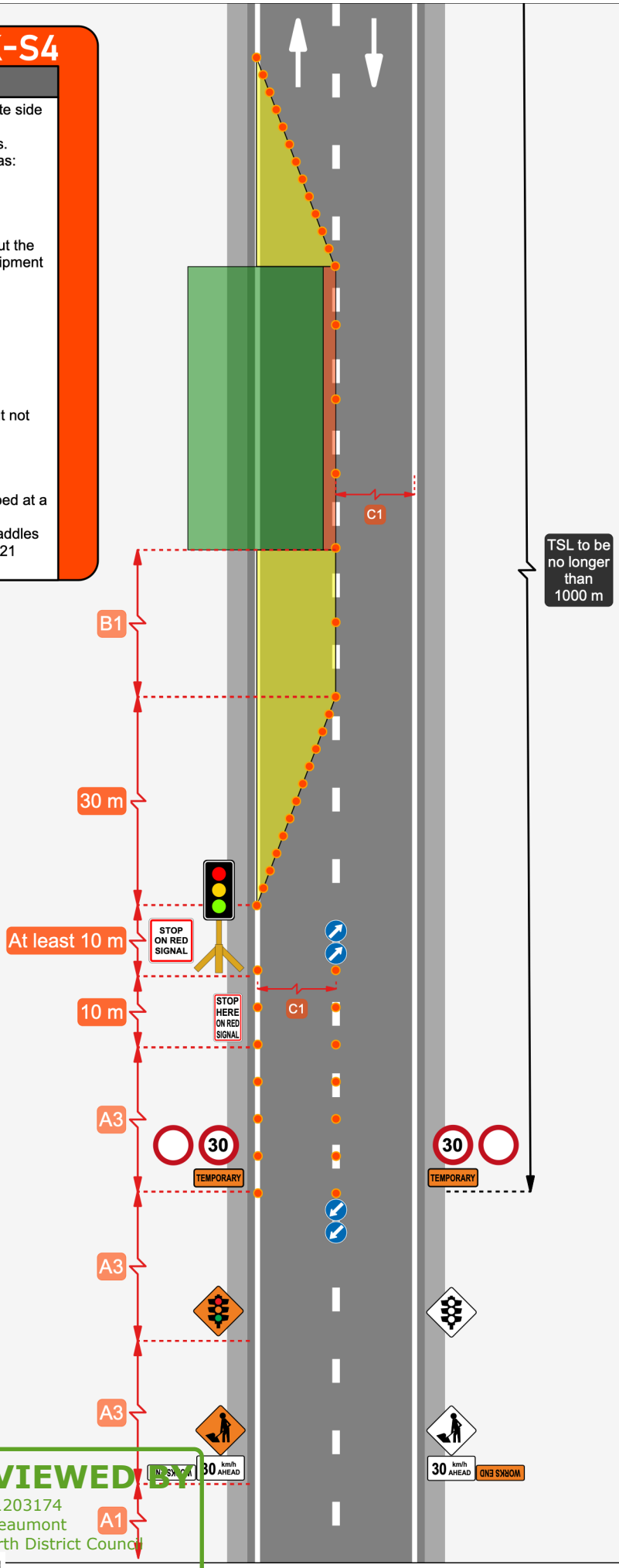
- TTM equipment spacing and placement to be replicated for opposite side of site as well as any adjoining side roads.
- At least 5 cones at 5 metre spacings for the traffic signal thresholds.
- STMS to consider Extra TTM controls that can be deployed, such as:
  - Gating signs
  - Tightening lane widths
  - Decreasing cone spacing along the working space
  - Extending threshold cones to TSL
- Best use distances are referenced with the provided layout table but the STMS can decide optimal distances not explicitly listed for TTM equipment taking into account:
  - Road geometry
  - Road condition
  - Operating/Posted speed
  - Traffic volumes
  - Common traffic types (Heavy or light vehicles)
  - Weather
  - Public TTM compliance
- All Exclusion Zones to be completely clear of anything including but not limited to:
  - TTM equipment
  - Vehicles and Plant/Machinery
  - People
- Exclusion Zones may be entered if oncoming traffic is clearly stopped at a traffic light but must be exited again to resume traffic flow.
- If traffic lights are unavailable (malfunction or otherwise) stop/go paddles can be deployed. The TA1 sign must be replaced with a TA2 and TA21 supplementary sign.

Layout Distance Table

PERMANENT SPEED LIMIT OR OPERATING SPEED (KM/H) WHERE MEASURED									
	TRAFFIC SIGNS	≤30	40	50	60	70	80	90	100
A1	*Sign visibility distance in metres*	30	40	50	60	70	80	90	100
A2	*Warning distance in metres*	60	80	100	120	140	160	180	200
A3	*Sign spacing in metres*	30	40	50	60	70	80	90	100
	EXCLUSION ZONES	≤30	40	50	60	70	80	90	100
B1	*Longitudinal in metres*	30	40	50	60	70	80	90	100
B2	*Lateral in metres*	1	1	1	1.5	1.5	1.5	2	2
	LANES	≤30	40	50	60	70	80	90	100
C1	*Temporary lane width in metres*	2.75	2.75	3	3	3.5	3.5	3.5	3.5
C2	*Delineation spacing in metres*	10							
C3	*Clear sight distance in metres*	90	120	150	180	210	240	270	300
	TAPERS	≤30	40	50	60	70	80	90	100
D1	*Length in metres*	30	40	50	60	70	80	90	100
D2	*Delineation spacing in metres (tapers)*	2.5	2.5	2.5	5	5	5	10	10

Legend

- Cones
- Exclusion Zone
- Lateral Exclusion Zone
- Suggested Sign
- Working Space



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REVIEWED BY
CAR E1203174
Cath Beaumont
Far North District Council
19 October 2026

STK-S4.1

STATIC OPERATION DIAGRAM (ALTERNATE)

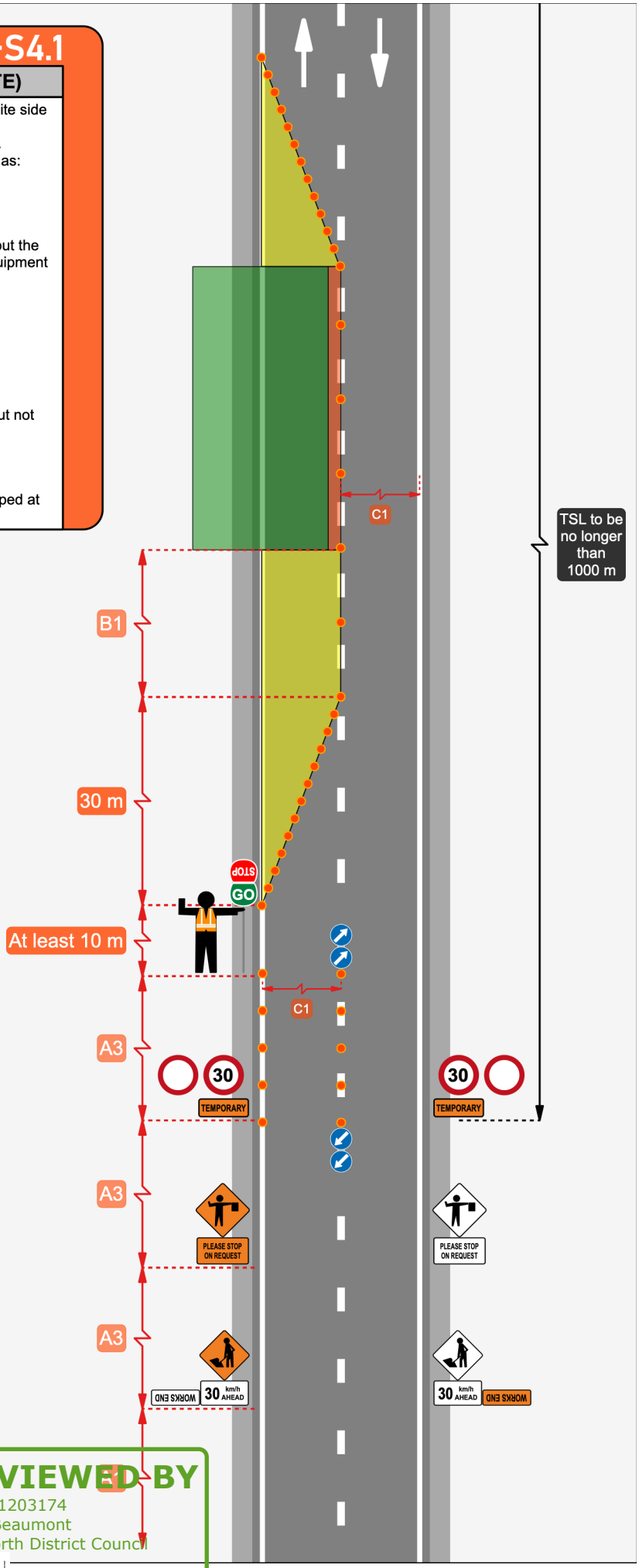
- TTM equipment spacing and placement to be replicated for opposite side of site as well as any adjoining side roads.
- At least 5 cones at 5 metre spacings for the traffic stop thresholds.
- STMS to consider Extra TTM controls that can be deployed, such as:
  - Gating signs
  - Tightening lane widths
  - Decreasing cone spacing along the working space
  - Extending threshold cones to TSL
- Best use distances are referenced with the provided layout table but the STMS can decide optimal distances not explicitly listed for TTM equipment taking into account:
  - Road geometry
  - Road condition
  - Operating/Posted speed
  - Traffic volumes
  - Common traffic types (Heavy or light vehicles)
  - Weather
  - Public TTM compliance
- All Exclusion Zones to be completely clear of anything including but not limited to:
  - TTM equipment
  - Vehicles and Plant/Machinery
  - People
- Exclusion Zones may be entered if oncoming traffic is clearly stopped at the threshold but must be exited again to resume traffic flow.

Layout Distance Table

PERMANENT SPEED LIMIT OR OPERATING SPEED (KM/H) WHERE MEASURED									
	TRAFFIC SIGNS	<30	40	50	60	70	80	90	100
A1	*Sign visibility distance in metres*	30	40	50	60	70	80	90	100
A2	*Warning distance in metres*	60	80	100	120	140	160	180	200
A3	*Sign spacing in metres*	30	40	50	60	70	80	90	100
	EXCLUSION ZONES	<30	40	50	60	70	80	90	100
B1	*Longitudinal in metres*	30	40	50	60	70	80	90	100
B2	*Lateral in metres*	1	1	1	1.5	1.5	1.5	2	2
	LANES	<30	40	50	60	70	80	90	100
C1	*Temporary lane width in metres*	2.75	2.75	3	3	3.5	3.5	3.5	3.5
C2	*Delineation spacing in metres*	10							
C3	*Clear sight distance in metres*	90	120	150	180	210	240	270	300
	TAPERS	<30	40	50	60	70	80	90	100
D1	*Length in metres*	30	40	50	60	70	80	90	100
D2	*Delineation spacing in metres (tapers)*	2.5	2.5	2.5	5	5	5	10	10

Legend

- Cones
- Exclusion Zone
- Lateral Exclusion Zone
- Suggested Sign
- Working Space



NOT DRAWN TO SCALE

REVIEWED BY
CAR E1203174
Cath Beaumont
Far North District Council
19 October 2026





REVIEWED BY
CAR L1203174
Cath Beaumont
Far North District Council
19 October 2026

Location details & Road Characteristics

Road Name	Sub-Region/Suburb	Start RP	End RP	Posted Speed	Road Characteristic Affected
Victoria Valley Road	Kaitaia	0.064	1.169	100	Traffic lanes, one-lane bridge

Temporary Speed Limits (TSL)

Authority of Temporary Speed Limits (TSL) are in terms of Section 7 of the Land Transport Rule: Setting of Speed Limits 2024

	TSL Details	Times (from/to)	Dates (from/to)	TMD Reference
Attended Periods	A temporary maximum speed limit of **30km/h** is hereby fixed for motor vehicles travelling over the length of **805m** situated between **0.214** and **1.019** on **Victoria Valley Road**	0700 To 1700	21/10/2026 To 21/10/2027	STK-S4 STK-S4.1

Controls Requiring Authorisation

Authority to make alterations to parking	*Will controlled street parking be affected?*	Yes ☐ No ☒
Authority to relocate bus stop(s)	*Will bus stop(s) be obstructed by the work?*	Yes ☐ No ☒
	Have we consulted with relevant Regional Transport Operator(s)?	Yes ☐ No ☒
Authority to work at permanent traffic signal location(s)	*Will permanent traffic signals be affected?*	Yes ☐ No ☒
Authority to use temporary traffic signal device(s)	*Make/model/description:*	Arrow emergency systems Estop traffic signals
	Control plan/configuration:	2x Estop signals used
Authority to close road(s)	*Full closure of the carriageway is required?*	Yes ☐ No ☒
	Partial closure of the carriageway is required?	Yes ☐ No ☒

Road Safety Hardware

Temporary Barrier System(s)	Not required

Review – Primary Road Controlling Authority

By stamping this document, I have reviewed this TMP and authorise the use of traffic signs to deliver safe and effective TTM on the basis that:

1. The TTM design accurately represents the activity, the location and the road environment.
2. This TMP identifies the reasonably foreseeable risks and reasonably practicable controls for the TTM system.
3. It is the Contractor's duty to ensure that risks associated with the activity on site are, so far as reasonably practicable, eliminated or if not, minimised.

I also authorise this request to:

1. Install temporary speed limit(s).
2. Use traffic management controls to deliver a fit for purpose TTM system.

Any errors in the information in this document are the responsibility of the Contractor.

Review – Other Road Controlling Authority

By stamping this document, I have reviewed this TMP and authorise the use of traffic signs to deliver safe and effective TTM on the basis that:

4. The TTM design accurately represents the activity, the location and the road environment.
5. This TMP identifies the reasonably foreseeable risks and reasonably practicable controls for the TTM system.
6. It is the Contractor's duty to ensure that risks associated with the activity on site are, so far as reasonably practicable, eliminated or if not, minimised.

I also authorise this request to:

3. Install temporary speed limit(s).
4. Use traffic management controls to deliver a fit for purpose TTM system.

Any errors in the information in this document are the responsibility of the Contractor.

Name	Email	Phone
Cath Beaumont	cath.beaumont@fndc.govt.nz	0272135672

REGULATORY APPROVAL
CAR E1203174
Cath Beaumont
Far North District Council
19 October 2026

TTM Designer		
The TTM controls meet the objectives of the scope of work and the design brief		
Name	**Email**	**Phone**
Marcelle Petera	marcelle@safetraknorthland.co.nz	02102755698
Organisation & Role	**Signature**	**Date**
Safetrak Northland LTD – TMP Planner		19/10/2026

Activity Manager		
The TTM controls meet the needs of the work staging and take all reasonably practical care to manage the TTM related risk		
Name	**Email**	**Phone**
Rachel Heemi	rachel@jandrbuildersco.nz	02108153911
Organisation & Role	**Signature**	**Date**
J&R Builders – Contract Manager	R . H	19/10/2026

Design Verification		
Name	**Email**	**Phone**
Pene Subritzky	pene.subritzky@safetraknorthland.co.nz	021805410
Organisation & Role	**Signature**	**Date**
Safetrak Northland LTD – TTM Supervisor		19/10/2026

REGULATORY APPROVAL
CAR E1203174
Cath Beaumont
Far North District Council

19 October 2026

Notes:

PLANS ARE SUBJECT TO COUNCIL APPROVAL AND LIABILITY FOR EXTRA MATERIALS, LABOUR, ENGINEERING, RESOURCE PLANNING AND OTHER COSTS RELATED TO THIS PROJECT WILL NOT BE ACCEPTED. E&OE.
CONTRACTOR TO VERIFY ALL DIMENSIONS, DISTANCES TO BOUNDARIES AND HEIGHT INTRUSION LINES BEFORE COMMENCING WORK. DO NOT SCALE DIMENSION LINES. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

LEGAL DISCRIPTION

LOT NO :

DP NO:

DRAWINGS FOR VICTORIA VALLEY MEMORIAL HALL COMMITTEE

SITE : VICTORIA VALLEY ROAD

VICTORIA VALLEY .

ROPOSED ROOF OVER EXISTING TERRACE AREA

All stormwater from roof, driveways & watertank overflow to be disposed of to Council requirements

Far North District Council
NOTIFIABLE INSPECTIONS

Site Inspection	✓	
Footing/Foundation		
Slab		
Bond beam		
Sub-floor		
Framing		
Exposed Rafter Strapping		
Pre-line		
Sheet Bracing		
Other (specify)		
Final Inspection	✓	

These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.

APPROVED PIM/BC 20030786
Date ..... 27/11/02 .....
Signed .....
FARNORTH DISTRICT COUNCIL

THE DRAFTING OFFICE
tel.09.408 4023. fax . 09. 408 4023.
State Highway 1. Victoria Valley. R.D.1.Kaitaia. Northland.
A J Gilleepie (Tony) Mob.025.6133.081. E.mail.vicval97@xtra.co.nz

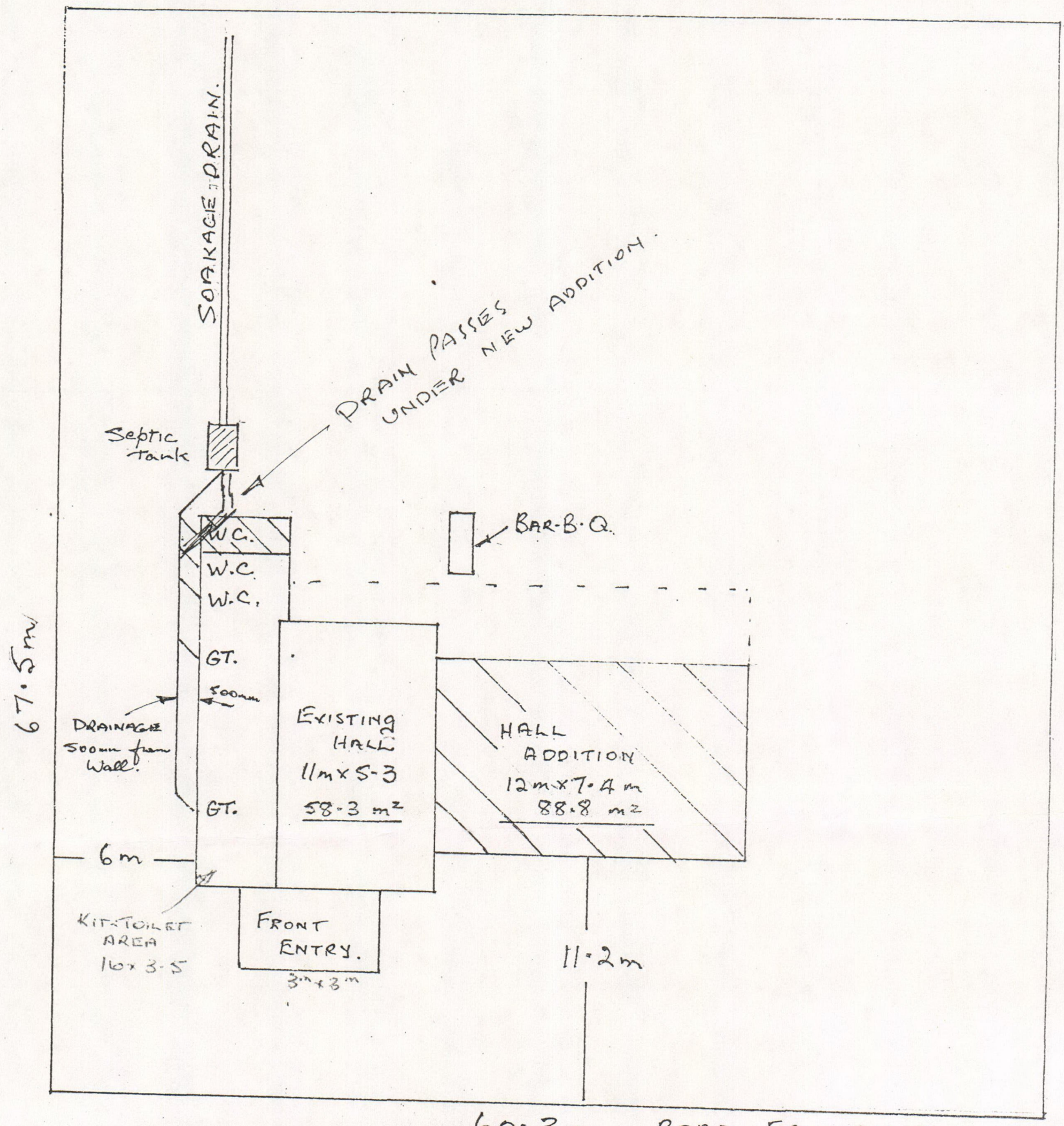
Proposed : ROOF OVER EXISTING TERRACE AREA AT VICTORIA VALLEY MEMORIAL HALL

LOT
D P NO

Drawn AJG
NOV 02

PROPOSED ADDITIONS VICTORIA VALLEY MEMORIAL HALL.

NOT TO SCALE.



SITE PLAN. (NOT TO SCALE)

SEATING IN HALL 3/4/91 80 (chairs, forms + fixed seats)
ON DECK ~~APPROX~~ 20.

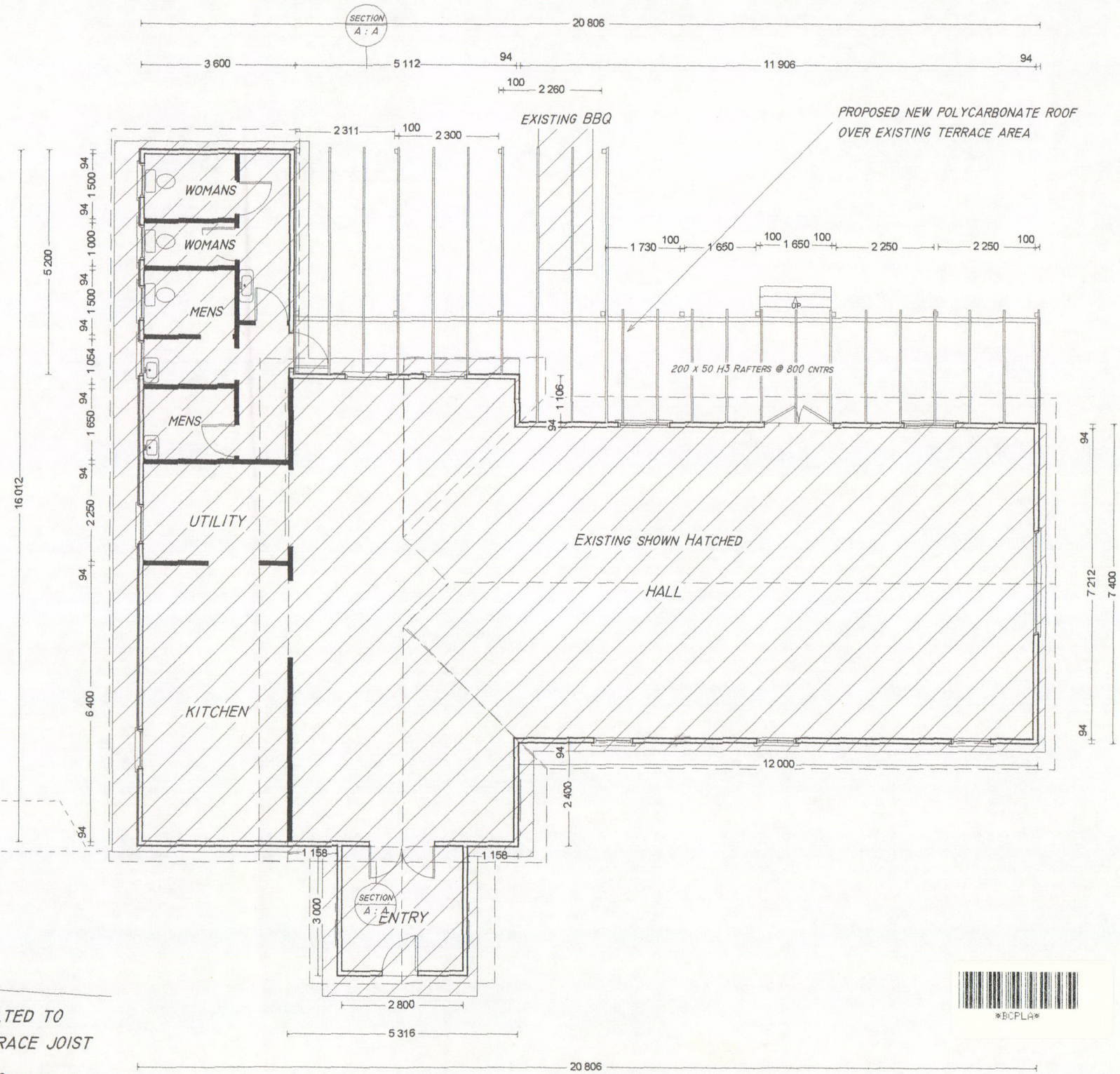
KIT TOILET AREA 16m x 3.6 = ~~56~~ 56 m².

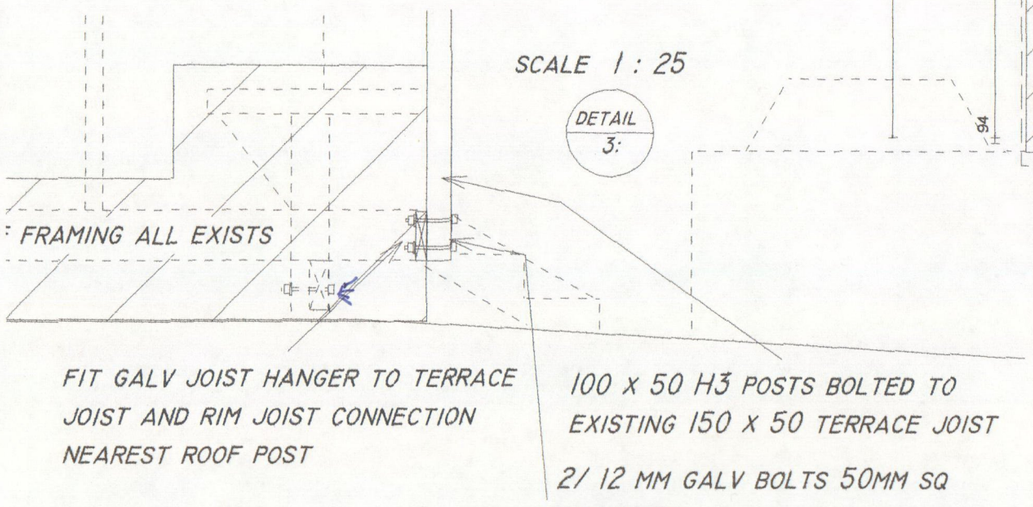
HALL AREA 147 m².

FRONT ENTRY PORCH 9 m².

Notes:

PLANS ARE SUBJECT TO COUNCIL APPROVAL AND LIABILITY FOR EXTRA MATERIALS,LABOUR,ENGINEERING,RESOURCE PLANNING AND OTHER COSTS RELATED TO THIS PROJECT WILL NOT BE ACCEPTED. E&OE.
CONTRACTOR TO VERIFY ALL DIMENSIONS,DISTANCES TO BOUNDARIES AND HEIGHT INTRUSION LINES BEFORE COMMENCING WORK. DO NOT SCALE DIMENSION LINES. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.





THE DRAFTING OFFICE
tel.09.408 4023. fax . 09. 408 4023.
State Highway 1. Victoria Valley. R.D.1.Kaitaia. Northland.
A J Gilleeple (Tony) Mob.025.6133.081. E.mail.vicval97@xtra.co.nz

Proposed : ROOF OVER EXISTING TERRACE AREA AT VICTORIA VALLEY MEMORIAL HALL

LOT
D.P.NO

Drawn AJG
NOV 02

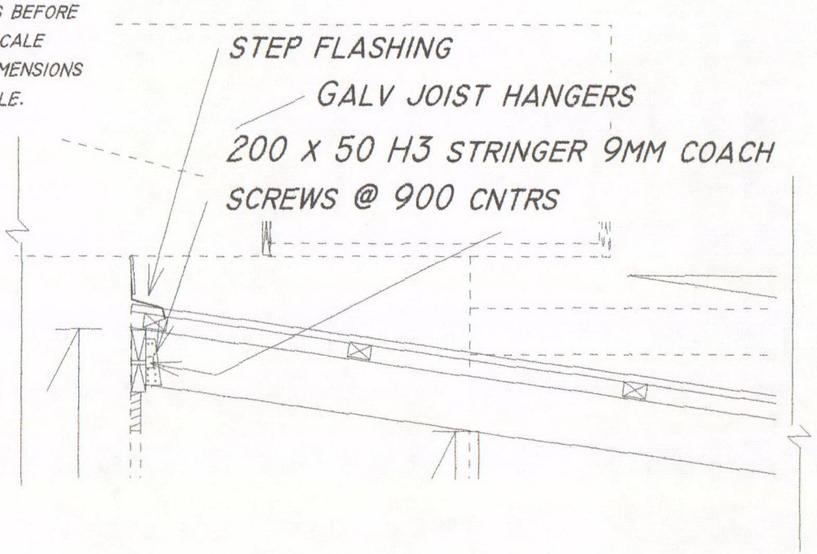
BCPLA

Notes:

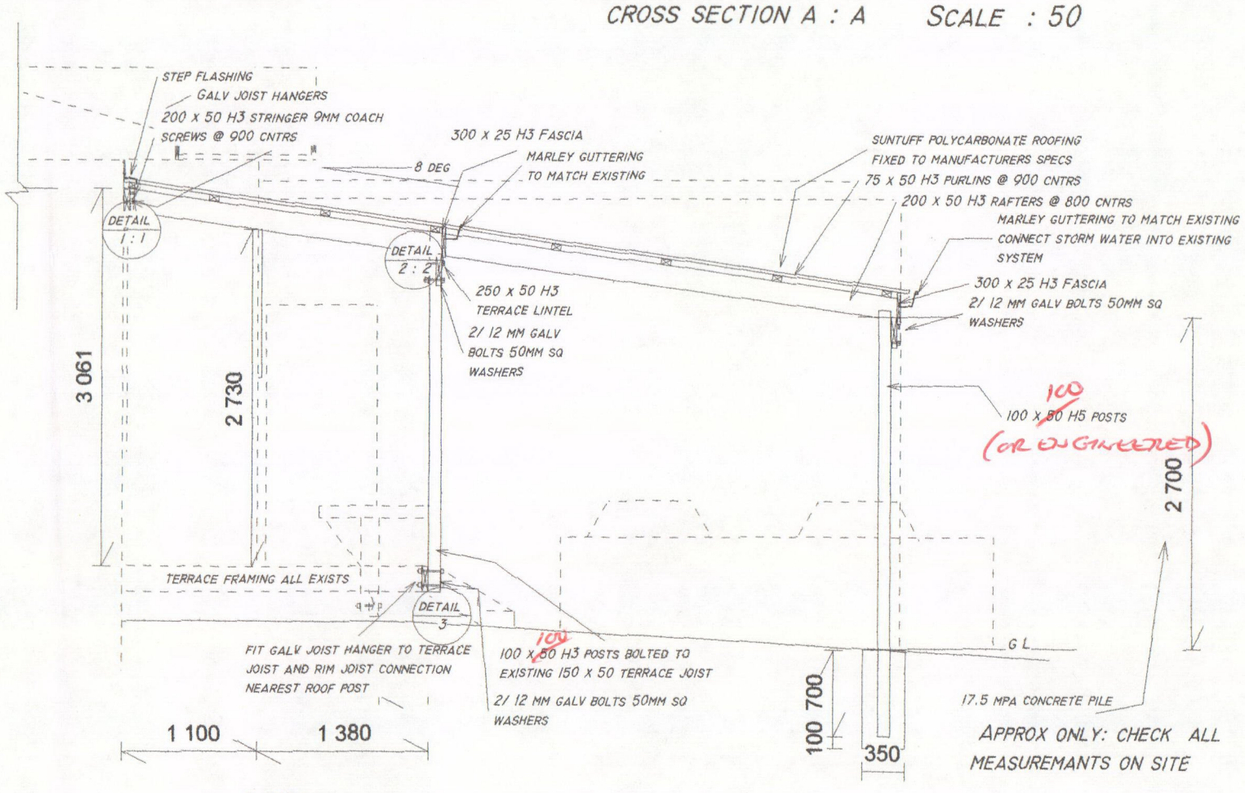
PLANS ARE SUBJECT TO COUNCIL APPROVAL AND LIABILITY FOR EXTRA MATERIALS, LABOUR, ENGINEERING, RESOURCE PLANNING AND OTHER COSTS RELATED TO THIS PROJECT WILL NOT BE ACCEPTED. E&OE.
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DETAIL 1 : 1

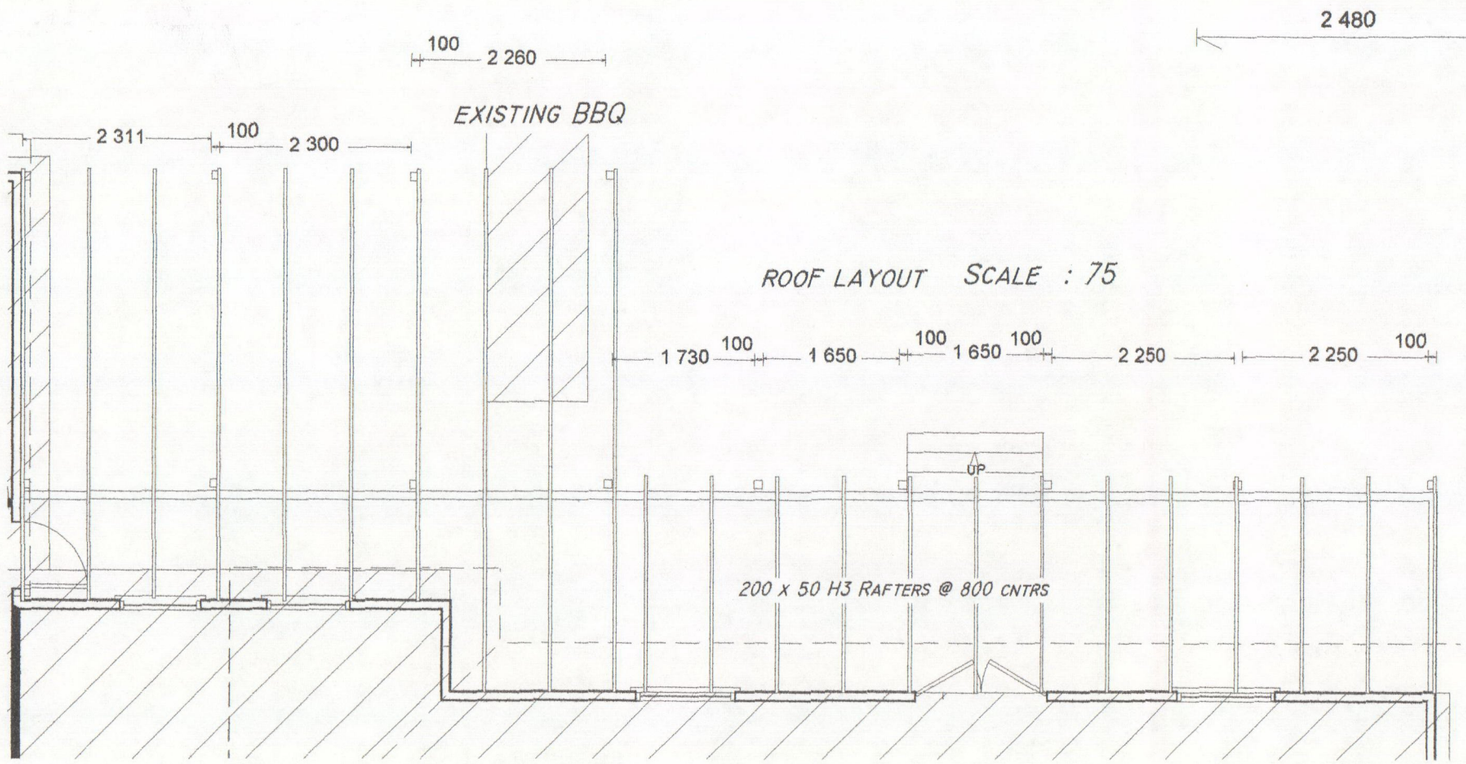
SCALE : 20



CROSS SECTION A : A SCALE : 50

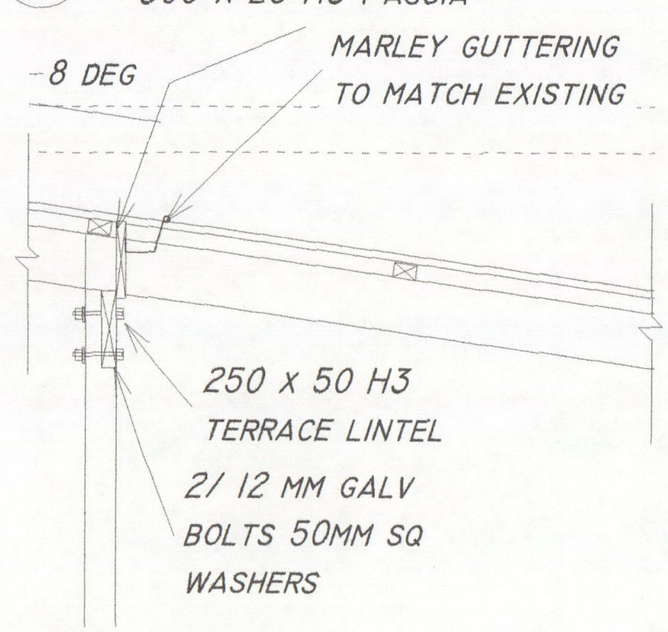


APPROX ONLY: CHECK ALL MEASUREMANTS ON SITE



DETAIL 2 : 2

SCALE : 20



THE DRAFTING OFFICE
tel.09.408 4023. fax . 09. 408 4023.
State Highway 1. Victoria Valley. R.D.1.Kaitaia. Northland.
A J Gillespie (Tony) Mob.025.6133.081. E.mail.vicval97@xtra.co.nz

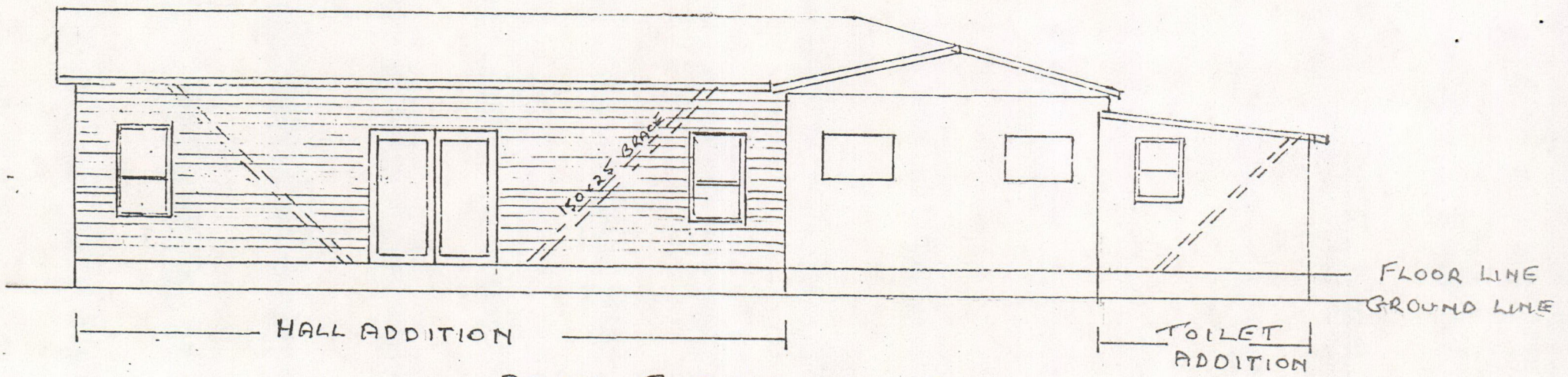
Proposed : ROOF OVER EXISTING TERRACE AREA AT VICTORIA VALLEY MEMORIAL HALL

LOT
D P NO

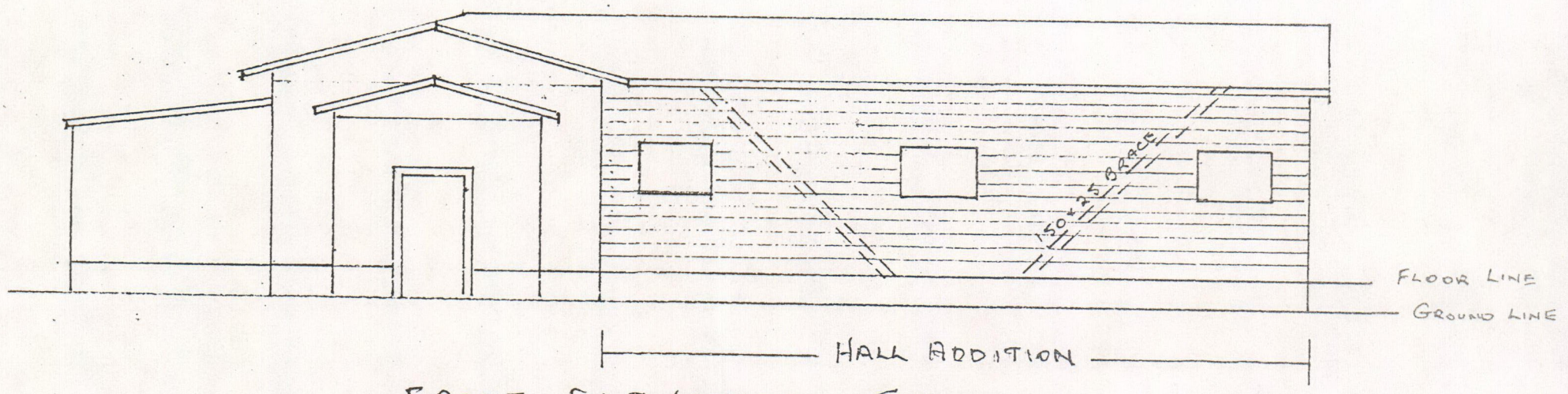
Drawn AJG
NOV 02

PROPOSED ADDITIONS VICTORIA VALLEY MEMORIAL HALL

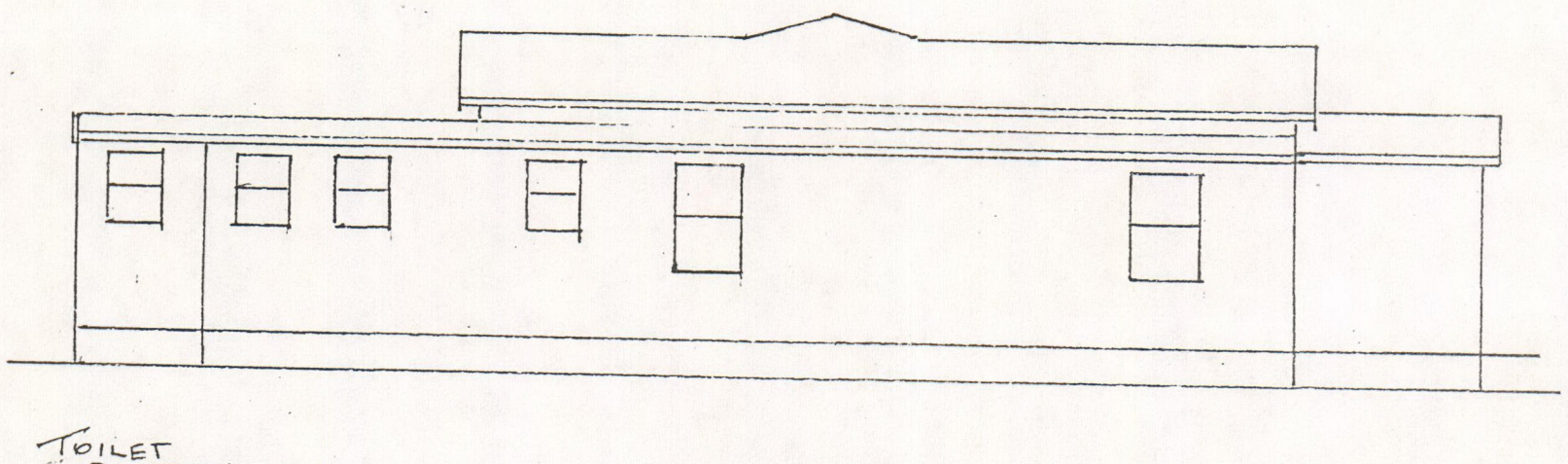
SCALE 1-100

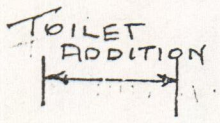


BACK ELEVATION SCALE 1-100

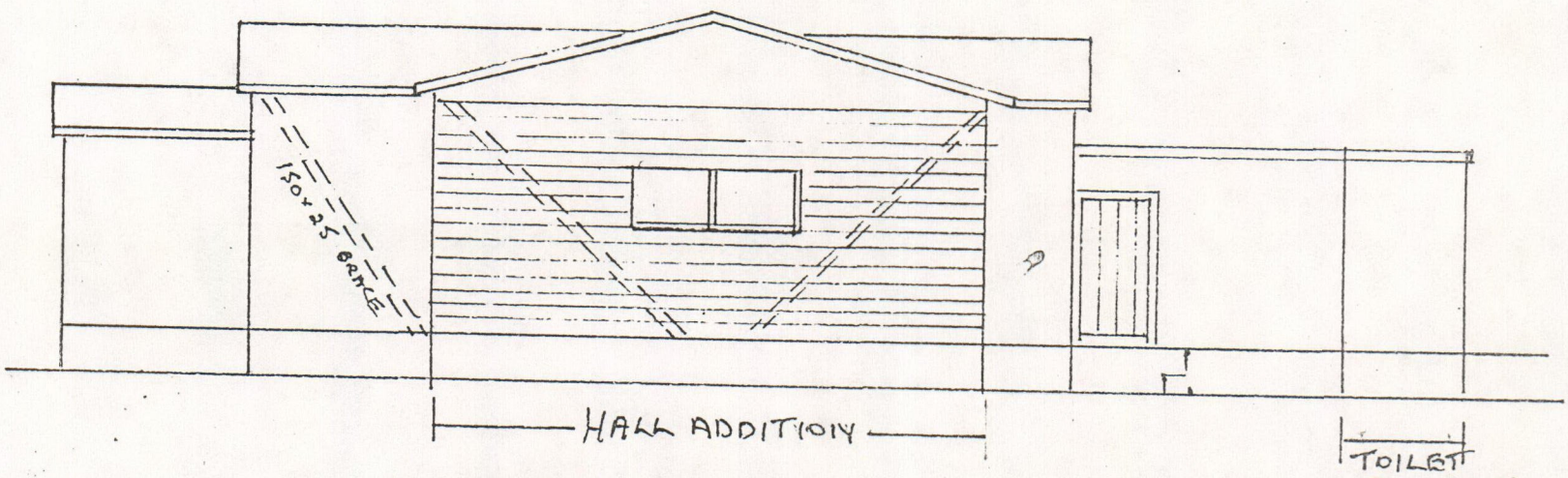


FRONT ELEVATION SCALE 1-100





LEFT ELEVATION. SCALE 1-100



RIGHT ELEVATION SCALE 1-10C

Ahipara Septic

7612 State Highway 1 RD 1, Kaitaia 0481
Phone: 02041643765
ahiparaseptic@gmail.com
www.ahiparaseptic.co.nz
GST Reg No: 133872671

Tax invoice

Purchase order no	Invoice number	Issue date	Due date
SEP-24SEP2026	INV-4241	01/10/2026	15/10/2026

Bill to

Victoria Valley Education Limited
65 Victoria Valley Road
Kaitaia 0481
New Zealand

Ship to

Victoria Valley Education Limited
65 Victoria Valley Road
Kaitaia 0481
New Zealand

Item ID	Description	UoM	Qty	Unit price ($) *including GST*	GST	Amount ($) *including GST*
SEPTIC	Septic Tank Service at: Victoria Valley Hall 65 Victoria Valley Road, Kaitaia Service Date: 24SEP2026 Notes: septic tank at rear of building by side gate - vent 6 feet away; moderate amount of sludge indicating tank needs more frequent maintenance	Load	1	770.00	S15	770.00

Notes

WINZ Supplier# CUR002272028

Our Kiwibank account Information:
Account name: C & K ENTERPRISES (2021) LIMITED
Account number: 38-9023-0107186-01
Please make sure to include your quote number in the reference field when using internet banking.

Payment is due by the Due Date at the top of the invoice.

****

PAYMENT TERMS:
Overdue accounts will be charged 3% interest per month plus recovery costs. After 90 days all overdue accounts will be sent to Baycorp for collection and the account for your address will not be eligible for future septic service unless we receive payment up front.

****

Septic tank jobs are estimated to be no more than 4 hours and up to 6000L per load. Unplanned complications will be billed at the rate of $276/hr plus GST.

GST	$100.43
Total Amount *(inc. GST)*	$770.00
Total paid	$0.00
Balance due	**$770.00**

How to pay

Due date: 15/10/2026

Bank deposit via EFT

Bank	KIWIBANK
Name	C&K ENTERPRISES (2021) LIMITED
AC#	38-9023-0107186-01
Ref#	INV-4241

Notes:

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LEGAL DISCRIPTION

LOT NO :

DP NO:

R.K.

C.K.

DRAWINGS FOR VICTORIA VALLEY MEMORIAL HALL COMMITTEE

SITE : VICTORIA VALLEY ROAD

VICTORIA VALLEY .

ROPOSED ROOF OVER EXISTING TERRACE AREA

All stormwater from roof, driveways & watertank overflow to be disposed of to Council requirements

Far North District Council
NOTIFIABLE INSPECTIONS

Site Inspection	✓	
Footing/Foundation		
Slab		
Bond beam		
Sub-floor		
Framing		
Exposed Rafter Strapping		
Pre-line		
Sheet Bracing		
Other (specify)		
Final Inspection	✓	

These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.

APPROVED PIM/BC 20030786
Date 27/11/02
Signed
FARNORTH DISTRICT COUNCIL

THE DRAFTING OFFICE
tel.09.408 4023. fax . 09. 408 4023.
State Highway 1. Victoria Valley. R.D.1.Kaitaia. Northland.
A J Gilleepie (Tony) Mob.025.6133.081. E.mail.vicval97@xtra.co.nz

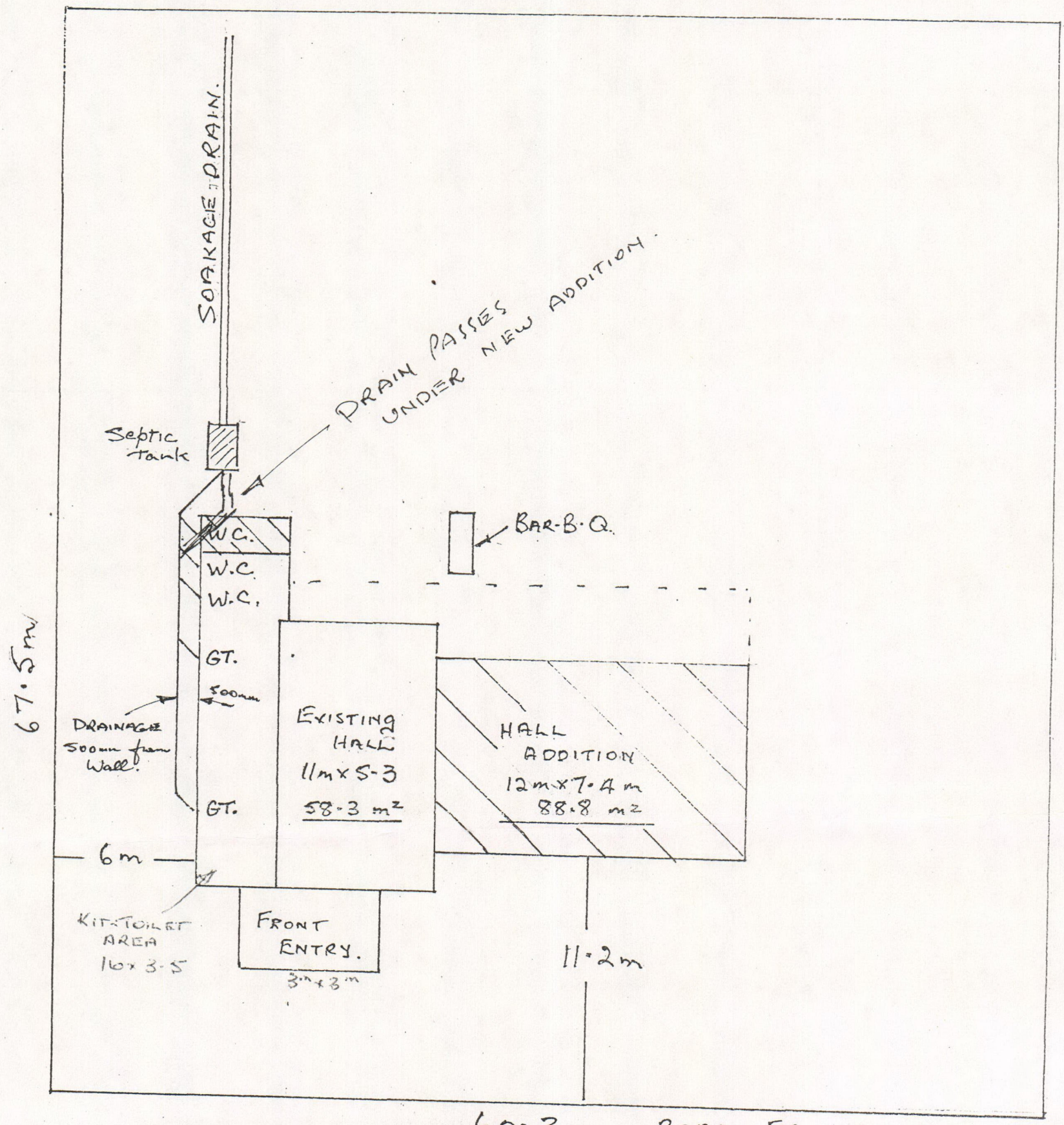
Proposed : ROOF OVER EXISTING TERRACE AREA AT VICTORIA VALLEY MEMORIAL HALL

LOT
D P NO

Drawn AJG
NOV 02

PROPOSED ADDITIONS VICTORIA VALLEY MEMORIAL HALL.

NOT TO SCALE.



SITE PLAN. (NOT TO SCALE)

R.K.
C.K.

SEATING IN HALL 3/4/91 80 (chairs, forms + fixed seats.)
ON DECK approx 20.

KIT TOILET AREA 16m x 3.6 = ~~57~~ 56 m².

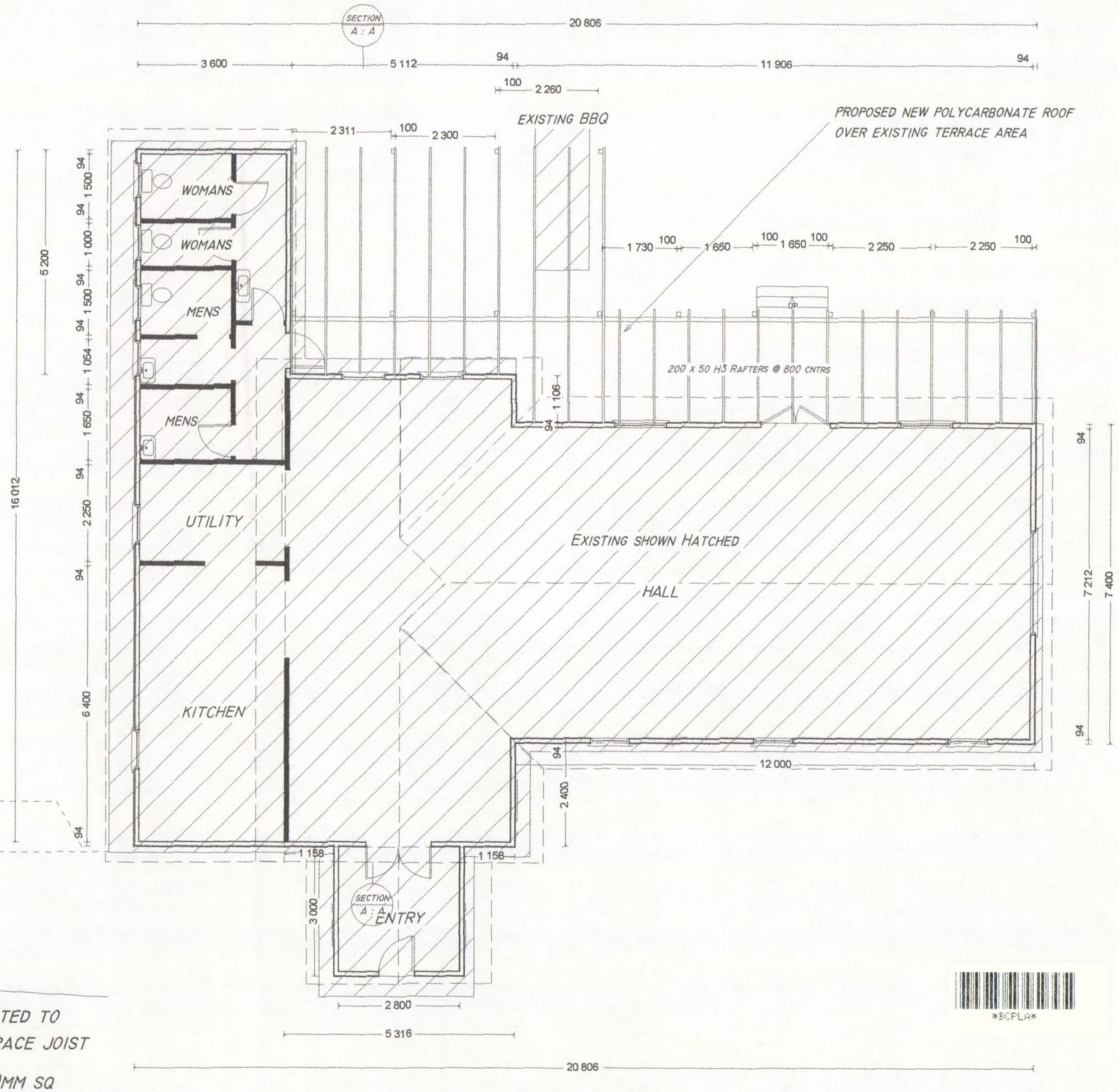
HALL AREA 147 m².

FRONT ENTRY PORCH 9 m².

Notes:

PLANS ARE SUBJECT TO COUNCIL APPROVAL AND LIABILITY FOR EXTRA MATERIALS, LABOUR, ENGINEERING, RESOURCE PLANNING AND OTHER COSTS RELATED TO THIS PROJECT WILL NOT BE ACCEPTED. E&OE.
CONTRACTOR TO VERIFY ALL DIMENSIONS, DISTANCES TO BOUNDARIES AND HEIGHT INTRUSION LINES BEFORE COMMENCING WORK. DO NOT SCALE DIMENSION LINES. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

R.K.
C.L.



SCALE 1 : 25

DETAIL 3:

FRAMING ALL EXISTS

FIT GALV JOIST HANGER TO TERRACE JOIST AND RIM JOIST CONNECTION NEAREST ROOF POST

100 x 50 H3 POSTS BOLTED TO EXISTING 150 x 50 TERRACE JOIST

2/ 12 MM GALV BOLTS 50MM SQ WASHERS

BCPLA

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LOT
D.P.NO

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NOV 02

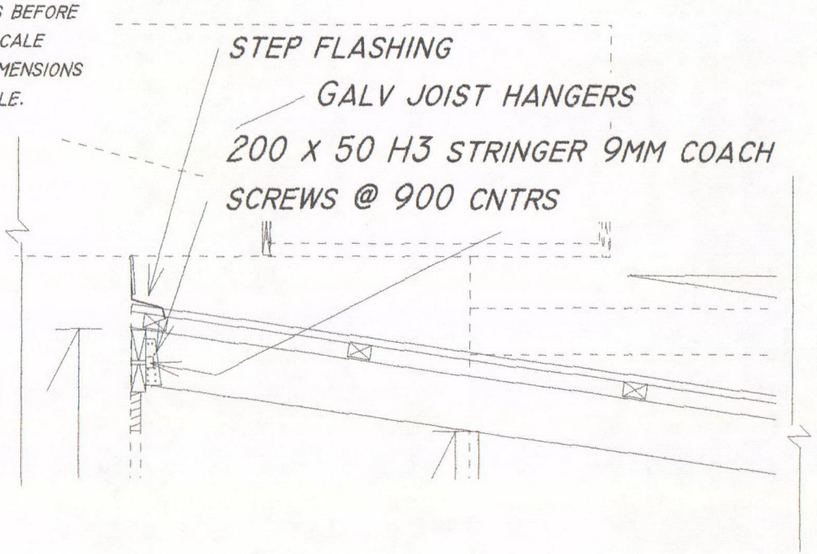
Notes:

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CONTRACTOR TO VERIFY ALL DIMENSIONS, DISTANCES TO BOUNDARIES AND HEIGHT INTRUSION LINES BEFORE COMMENCING WORK. DO NOT SCALE DIMENSION LINES. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

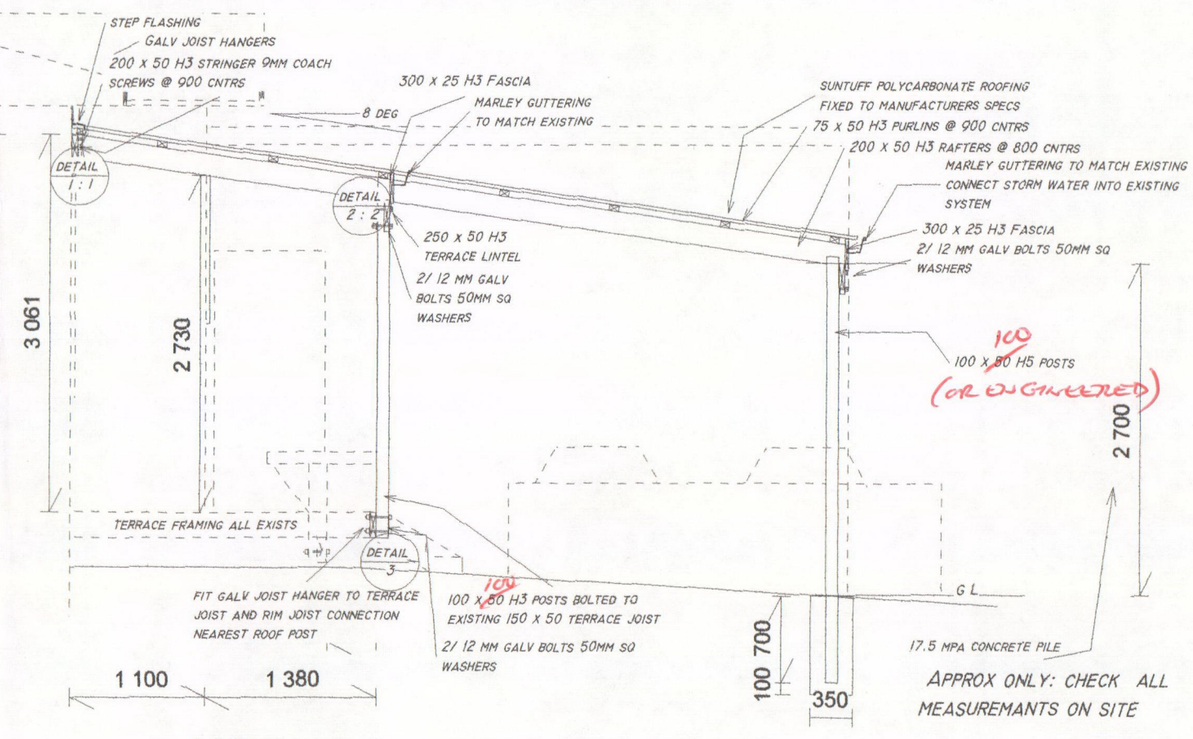
R.K.
C.K.

DETAIL 1 : 1

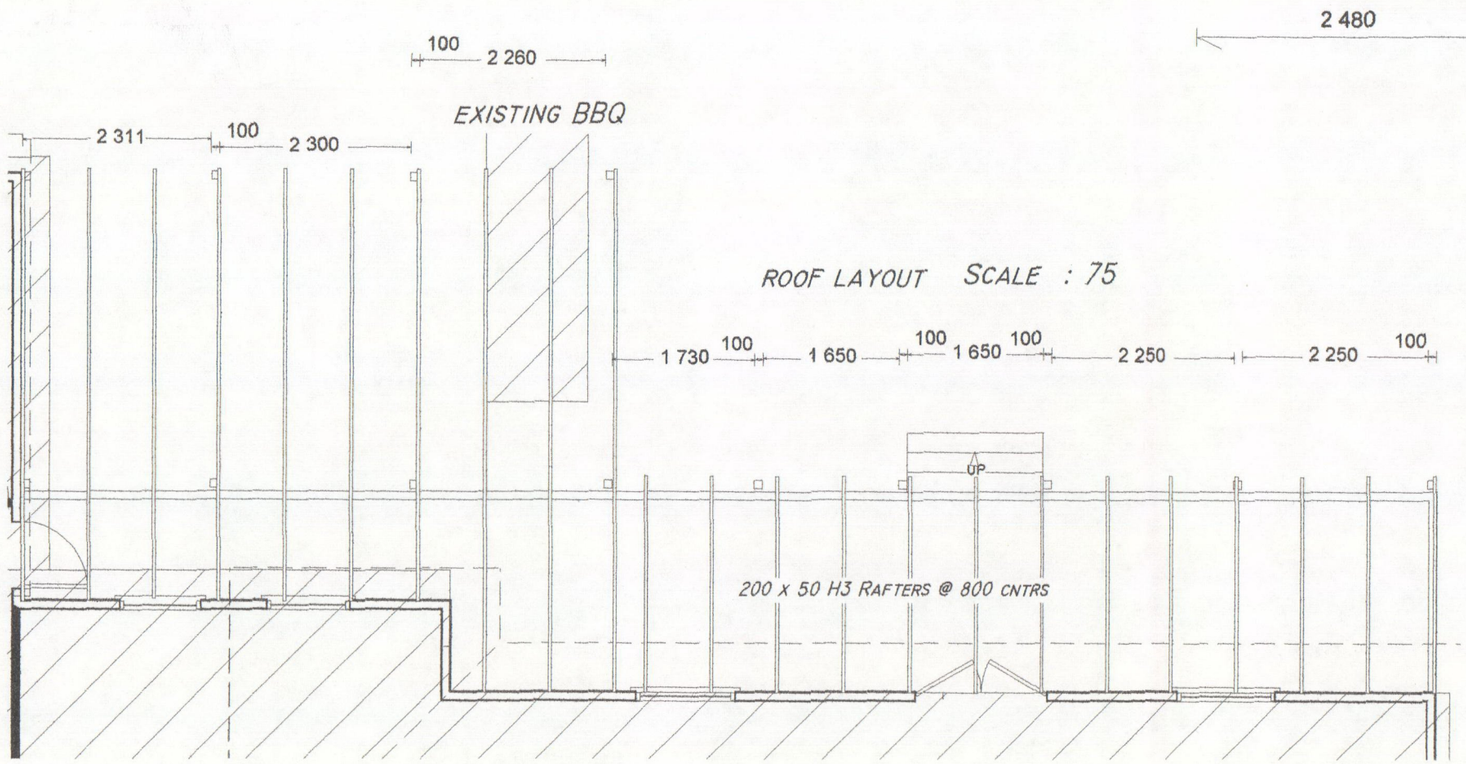
SCALE : 20



CROSS SECTION A : A SCALE : 50

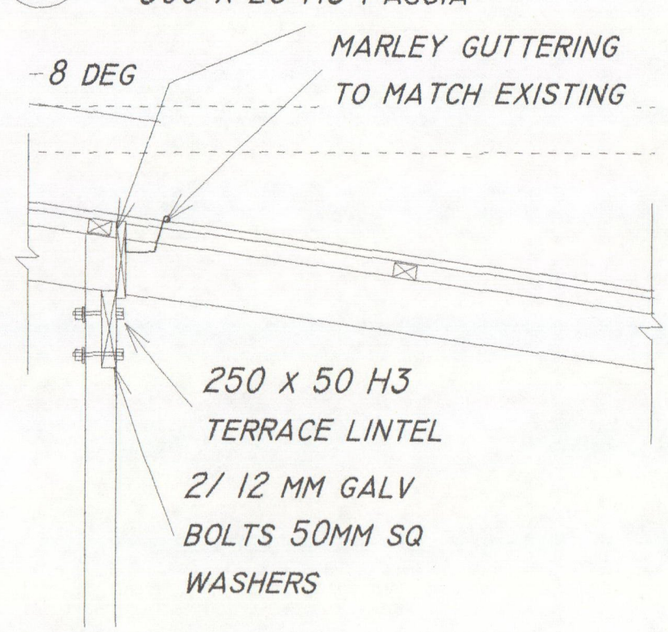


APPROX ONLY: CHECK ALL MEASUREMANTS ON SITE



DETAIL 2 : 2

SCALE : 20



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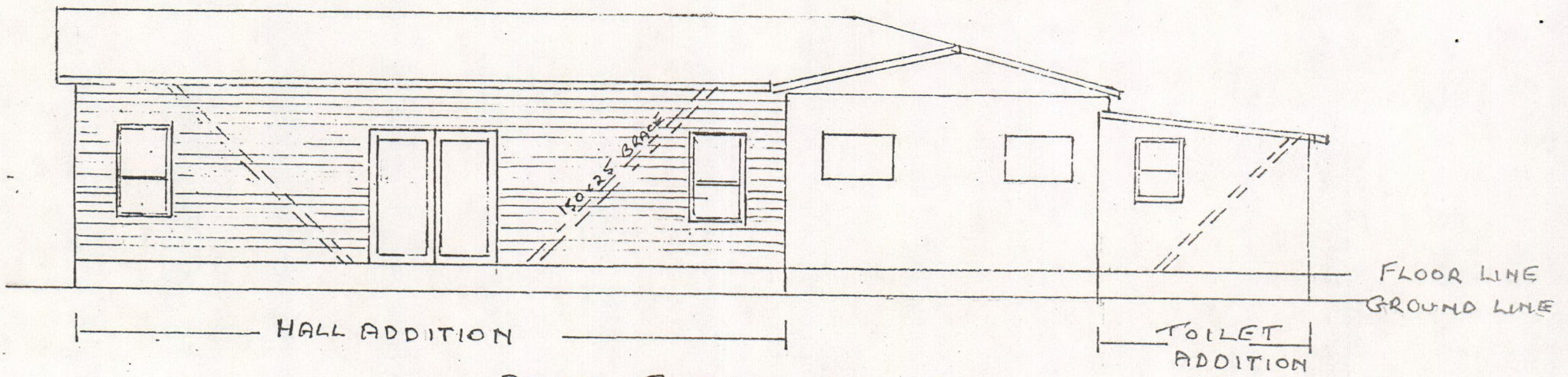
Proposed : ROOF OVER EXISTING TERRACE AREA AT VICTORIA VALLEY MEMORIAL HALL

LOT
D P NO

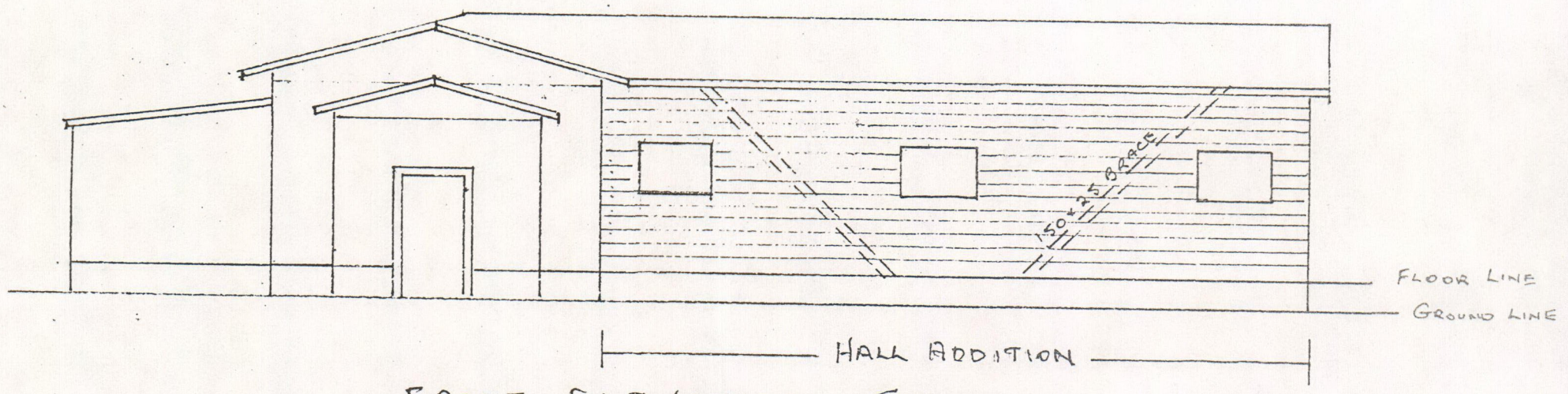
Drawn AJG
NOV 02

PROPOSED ADDITIONS VICTORIA VALLEY MEMORIAL HALL

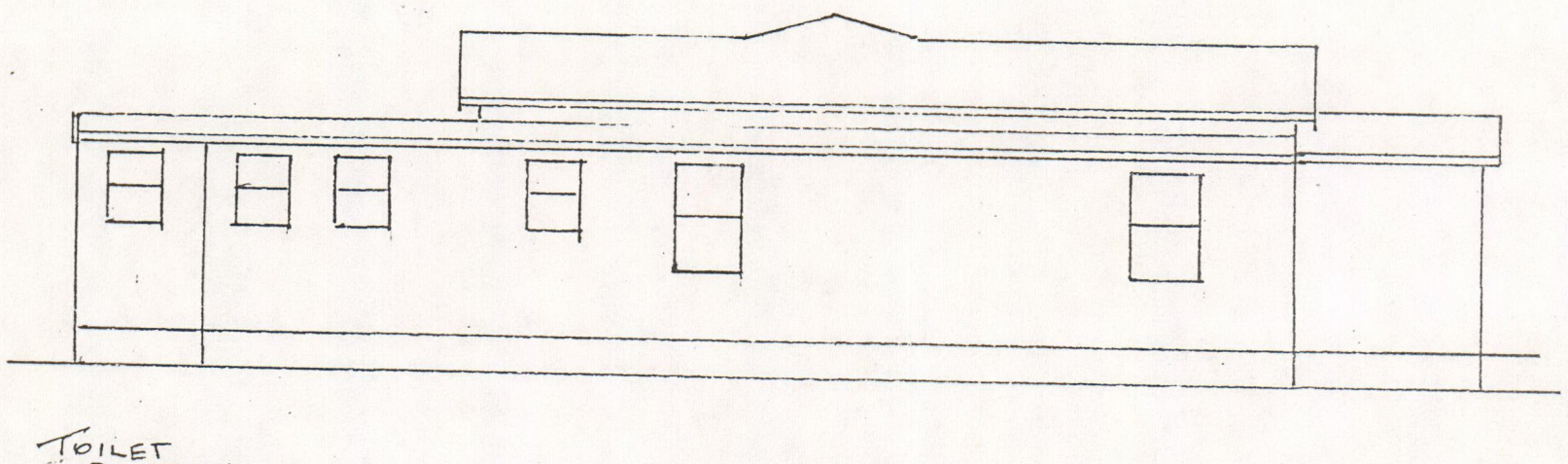
SCALE 1-100



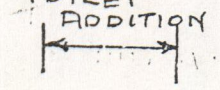
BACK ELEVATION SCALE 1-100



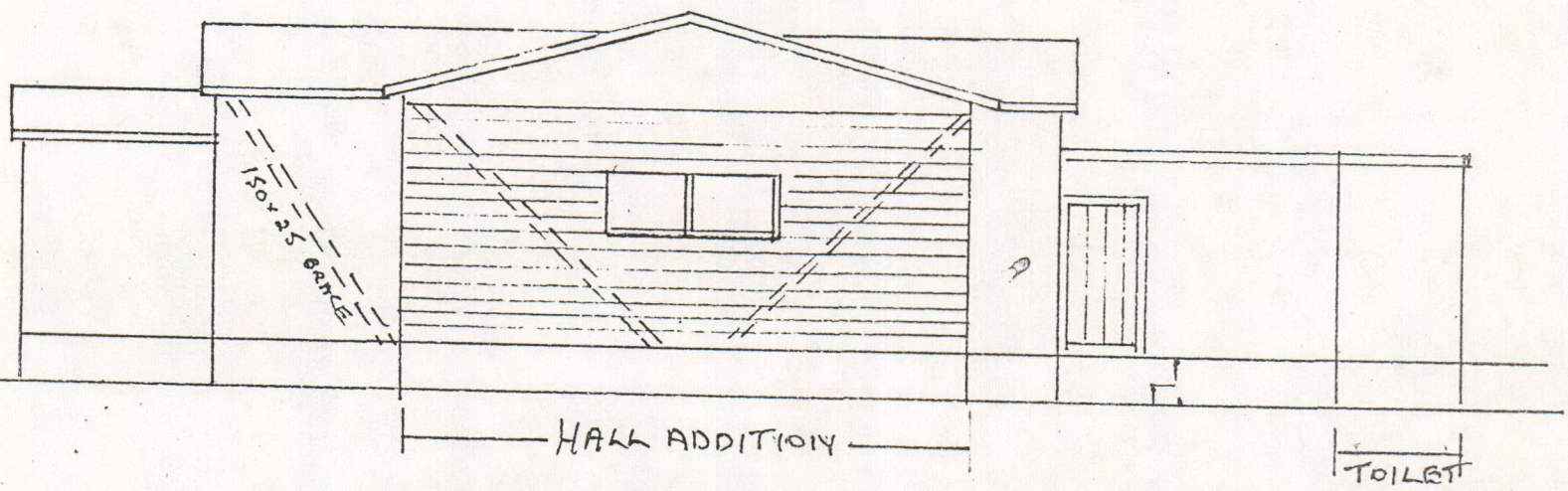
FRONT ELEVATION SCALE 1-100



R.K.
C.K.



LEFT ELEVATION. SCALE 1-100



RIGHT ELEVATION SCALE 1-10C

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Rachel Heemi
Address of proposed activity:	65 Victoria Valley Road, Kaitaia
Legal description:	Pt Allotment 66 Parish of Kaiaka and Defined on Deposited Plan 23625
Description of the proposal (including why you need resource consent):	Proposal to utilise an existing Community Hall to accomodate a privately run secondary school. The site is zoned as Rural Production under the PDP-AV and ODP. Consent is sought as a Restricted Discretionary Activity under the PDP-AV and a Discretionary Activity udner the ODP.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Plan Set - Attached 2. Building Compliance & Safety Report - 23/7/26 3. 4. 5. 6.

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Christopher Kenneth Kimber and Robyn Audrey Kimber
Address of affected property including legal description	Lot 2 DP 572711 69 Victoria Valley Road, Kaitaia
Contact Phone Number/s and email address	Daytime: 0212163594 email: robynkimber69@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	B.K.	Date	12 NOV 2026
Signature	C. Kimber	Date	12 Nov. 2026
Signature		Date	
Signature		Date	

Part 3 – Rural Production Zone	
Objectives	
RRPOZ-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, lawfully established existing activities and other compatible activities that have a functional need to be in a rural environment.*
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-O4	*The rural character and amenity values associated with a rural working environment are maintained*
Policies	
RPROZ-P1	*Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*
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, small-scale educational facilities and home businesses; and* *c. enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised.*
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, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.*
RPROZ-P4	*Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which includes:* *a. a predominance of primary production activities;* *b. low density development with generally low site coverage of buildings or structures;* *c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and* *d. a diverse range of rural environments, rural character and amenity values throughout the district.*
RPROZ-P5	*Avoid land use that:* *a. is incompatible with the purpose, character and amenity values 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 availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses;* d. *would exacerbate natural hazards; and* e. *cannot provide appropriate on-site infrastructure.*
RPROZ-P6	*Avoid subdivision that:* a. *results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;* b. *cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;* c. *fragments land into parcel sizes that are no longer able to support farming or forestry activities, taking into account:* i. *the type of farming or forestry proposed; and* ii. *whether smaller land parcels can support the proposed farming or forestry activity due to the presence of highly productive land.* d. *provides for rural lifestyle living unless there is an environmental benefit, or is around an existing residential unit.*
RPROZ-P7	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:* a. *whether the proposal will increase production potential in the zone;* b. *whether the activity relies on the productive nature of the soil;* c. *consistency with the scale and character of the rural environment;* d. *location, scale and design of buildings or structures;* e. *for subdivision or non-primary production activities:*

	i. scale and compatibility with rural activities; ii. potential reverse sensitivity *effects* on *primary production* activities and existing *infrastructure*; iii. the potential for loss of *highly productive land*, land sterilisation or fragmentation f. at zone interfaces and the rail designation *boundary*: i. any *setbacks*, fencing, screening or *landscaping* required to address potential conflicts; ii. the extent to which adverse *effects* on adjoining or surrounding *sites* are mitigated and internalised within the *site* as far as practicable; g. the capacity of the *site* to cater for on-site *infrastructure* associated with the proposed activity, including whether the *site* has access to a *water* source such as an irrigation network supply, dam or *aquifer*; h. the adequacy of roading *infrastructure* to service the proposed activity; i. Any adverse *effects* on *historic heritage* and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by *tangata whenua*, with regard to the matters set out in *Policy TW-P6.*

OPERATIVE DISTRICT PLAN – RURAL ENVIRONMENT OBJECTIVES AND POLICIES

OBJECTIVES	
8.3.1	*To promote the sustainable management of natural and physical resources of the rural environment.*
8.3.2	*To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
8.3.3	*To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
8.3.4	*To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna*
8.3.5	*To protect outstanding natural features and landscapes.*
8.3.6	*To avoid actual and potential conflicts between land use activities in the rural environment.*
8.3.7	*To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
8.3.8	*To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*
8.3.9	*To enable rural production activities to be undertaken in the rural environment.*

8.3.10	*To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*
POLICIES	
8.4.1	*That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.*
8.4.2	*That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.*
8.4.3	*That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.*
8.4.4	*That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.*
8.4.5	*That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).*
8.4.6	*That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.*

8.4.7	*That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.*
8.4.8	*That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.*

OPERATIVE DISTRICT PLAN – RURAL PRODUCTION ZONE - OBJECTIVES AND POLICIES

OBJECTIVES	
8.6.3.1	*To promote the sustainable management of natural and physical resources in the Rural Production Zone.*
8.6.3.2	*To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*
8.6.3.3	*To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*
8.6.3.4	*To promote the protection of significant natural values of the Rural Production Zone.*
8.6.3.5	*To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

8.6.3.6	*To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*
8.6.3.7	*To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources*
8.6.3.8	*To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*
8.6.3.9	*To enable rural production activities to be undertaken in the zone.*
POLICIES	
8.6.4.1	*That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*
8.6.4.2	*That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated*
8.6.4.3	*That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged*
8.6.4.4	*That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone*

8.6.4.5	*That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.*
8.6.4.6	*That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.*
8.6.4.7	*That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities..*
8.6.4.8	*That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities*
8.6.4.9	*That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.*