

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

* *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:

Ngati Hine Health Trust

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Cato Bolam Consultants Ltd (Cameron Brown)

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Ngati Hine Health Trust Board

**Property Address/
Location:**

Postcode _____

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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.

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.

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

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

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

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

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

- Subdividing land
- 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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Ngati Hine Health Trust Board c/- Kelly Haora

Email:

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.

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)

Kelly Haora

Signature:

(signature of bill payer)

Date 27-Mar-2025

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Aneta Jelavich

Signature:

[Redacted Signature]

Date 26-Mar-2025

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and 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.



Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa

Resource Consent Application
He Ara Hiki Mauri Wellness Centre

PLANNERS | SURVEYORS | ENGINEERS | ARCHITECTS | ENVIRONMENTAL

catobolam.co.nz

Document Record

Client Ngāti Hine Health Trust
Site Address 7045 State Highway 1, Pakaraka, Moerewa
Job Number 48373
Document Resource Consent Application
Document No 48373-RP-PLN-PL01

Issue and Status

Date of Issue 26/03/2025
Status For Resource Consent



Author Cameron W Browne - Senior Planner



Reviewer Kaaren Joubert - Planning Manager



Approved for Issue Simon Reiher - Director

Originating Office

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APPENDICES

APPENDIX A - RECORD OF TITLE - LINZ - 14 FEBRUARY 2025

APPENDIX B - ARCHITECTURAL PLAN - CATO BOLAM - 27 FEBRUARY 2025

APPENDIX C - HE ARA HIKI MAURI WELLNESS CENTRE MANAGEMENT PLAN - NGĀTI HINE HEALTH TRUST - DECEMBER 2024

APPENDIX D - ON-SITE WASTEWATER DISPOSAL REPORT - CHESTER CONSULTANTS LTD - 14 MARCH 2025

APPENDIX E - TRANSPORT ASSESSMENT - TRAFFIC ENGINEERING & MANAGEMENT LTD - 7 MARCH 2025

APPENDIX F - CONCEPT DEVELOPMENT MEETING MINUTES - FAR NORTH DISTRICT COUNCIL - 24 FEBRUARY 2025

1.0 PROPERTY / APPLICATION DETAILS

Site Name	7045 State Highway 1, Pakaraka, Moerewa
Appellation	Lot 2 DP 530414
Titles	862496
Property Area	11.392 ha
Territorial Authority	Far North District

1.1. ODP Planning Notations

Zones	Rural Production Zone
Precincts	Pouerua Heritage Precinct
Designations	NZTA1

1.2. PDP Planning Notations

Zones	Rural Production Zone
Overlays	Pouerua Heritage Area

2.0 INTRODUCTION AND EXECUTIVE SUMMARY

2.1. Purpose of this AEE

This Assessment of Environmental Effects (“AEE”) relates to an application to establish a community facility, being a change of use of the existing site with additions and alterations to the existing building. The AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 (“RMA”). The AEE canvasses all relevant aspects for consideration and is structured so that relevant parts of it can be highlighted for the purposes of specialist review.

Care has been taken to produce a comprehensive AEE that is considered to cover relevant aspects for consideration. The AEE is structured so that relevant parts of it can be highlighted for the purposes of specialist review. It is acknowledged a Council planner will produce a s42A report on this application, however that report need not repeat AEE content that can be simply adopted. In that respect reference is made to the following parts of s42A RMA.

- (1A) *The report does not need to repeat material from an assessment of environmental effects provided by the applicant.*
- (1B) *Instead, the report may—*
- (a) *adopt the whole assessment; or*
 - (b) *adopt any part of the assessment by referring to the part adopted.*

2.2. Summary of the Proposal

The Ngāti Hine Health Trust (the "**Applicant**") seeks to establish the He Ara Hiki Mauri Wellness Centre within the existing rural site and homestead at 7045 State Highway 1, Pakaraka, Moerewa (the "**Site**"). The proposal involves converting an existing residential building into a transitional facility supporting whānau experiencing mental health and addiction challenges. The site is located in the Rural Production Zone ("**RPZ**") under the Far North District Plan ("**FNDP**") and requires resource consent as the zoning does not provide for this land use as a permitted activity, along with use of an existing vehicle crossing to State Highway 1 ("**SH1**").

3.0 THE SITE, THE LOCALITY AND THE PROPOSAL

3.1. Site and Locality

3.1.1. Site Description

The Site, legally described as Lot 2 DP 530414 in the record of title (see **Appendix A**), is 11.39ha in area and approximately shield-shaped, with the upper side being the 169m frontage to SH1, on the section of road between Pakaraka and Ōhaeawai. The side boundaries of the Site are bounded by the driveway of the adjoining sites to the west/southwest and the driveway serving the subject Site to the east, which also serves the adjoining site to the south. The lowest point on the Site is beside SH1, gently rising towards the south and becoming steeper behind the existing dwelling to the highest point of the Site at the southeastern corner. There is a wetland at the northern end of the Site by SH1, though most of the Site is covered in pasture grass with a few stands of mature trees along boundaries, between paddocks, and around the existing dwelling for privacy.

The existing building on the Site is a large homestead-type residential dwelling constructed in 1997, which includes nine bedrooms, a family/dining room, two lounges, two kitchens, two bathrooms, three separate toilets, a laundry, and two garages. The entire building is single storey, though there is a loft space above the garage with dormer windows protruding from the roof. South of the existing dwelling and driveway area, there are also two existing sheds, with the southern shed also having a carport on its western side. The Site is currently rated as being a single unit lifestyle block under the Far North District Council ("**FNDC**") database.



Figure 1. Aerial image of locality. Source: GIS

The site has an existing vehicle crossing on SH1 with a 400-metre-long metalled driveway. The driveway splits approximately 220 metres into the site, providing access to two other dwellings, one in addition to the dwelling on the subject Site. The access point is a gazetted crossing (reference number 84) with unrestricted sightlines exceeding Waka Kotahi/New Zealand Transport Agency's ("NZTA") Planning and Policy Manual ("PPM") Diagram A 'Accessway Sight Lines' requirements. Available sight distances have been measured at 400 metres to the north-west and 600 metres to the south-east.

3.1.2. Locality Description

The immediate surrounding area is characterised by rural lifestyle living blocks generally ranging from 2 to 5 hectares in size to the north along SH1, and large rural production sections between 70 and 200 hectares to the south. The rural area is predominantly pastoral grass for stock fattening and stands of mature trees delineating site boundaries, though there are areas of indigenous forest to the north and regenerating native bush to the southeast.

Nearby to the south is Pouerua (Pakaraka Mountain)¹, a well-preserved scoria volcanic cone with a deeply breached crater, prominently rising 135 meters above the surrounding landscape. It is surrounded by Northland's best-preserved lava flow field, featuring scoria mounds, tumuli, and lava-dammed lakes. The vicinity of Pouerua is of significant geological and cultural importance, with Pouerua being one of the largest pā and stone field prehistoric sites remaining in New Zealand and intertwined with the mana of Ngāpuhi, and the site of historic engagements of Māori and Pakeha in war and peace.

¹Outstanding Natural Feature #441 in the Proposed District Plan

As mentioned, the Site is accessed from SH1 to the north, being a state highway primary collector with an estimated annual average daily traffic volume of 3,821 vehicles and a posted speed limit of 100 km/h. The settlement of Pakaraka is 2.5km or two (2) minutes' drive to the east, while Ōhaeawai is four (4) minutes' drive or 5.2km west of the Site, with the nearest towns being Moerewa 9.2km southeast, Kaikohe 15km to the southwest via SH12, and Kerikeri 20km to the north via SH10.

3.2. The Proposal

3.2.1. Overview

The proposal is to establish the He Ara Hiki Mauri Wellness Centre (the "**Centre**") in the existing building on the Site, being a rural-based rehabilitation centre with programs to promote recovery and independence for up to 12 residents experiencing mental health and addiction challenges. The applicant will use the Centre to provide transitional support for residents who will stay between 8 and 12 weeks, providing private and semi-private bedrooms with shared living spaces, staff facilities, and therapeutic activity areas. The architectural and Site plans for the proposed activity are provided in **Appendix B**.

The Centre involves rural-based rehabilitation programs to promote recovery and independence, where residents will engage in farming-related activities, including gardening, lawn maintenance, and basic farm work, which will provide structure, skill development, and therapeutic benefits. For clarity, the proposal is not intended to be a healthcare facility, with health and addiction rehabilitation activities undertaken being off-site. The applicant has provided their management plan for the Centre in **Appendix C**, explaining the programme and intent of the facility.

Establishing the Centre requires minor modifications to the existing building and access way, the latter involving passing bays along the driveway at intervals of no more than 100 metres. Otherwise, there are no new buildings or earthworks proposed, and the large area of the Site ensures sufficient parking and manoeuvring for all vehicles anticipated to visit the Site.

3.2.2. Access and Servicing

The Centre will use the existing wastewater disposal system on the Site, which has been assessed by a suitably qualified professional as sufficient for the anticipated requirements of the Centre, and the assessment report has been provided in **Appendix D**. The existing vehicle crossing to SH1 will be retained and used for the proposed Centre, though with the existing left-turn tapers on the road being resealed to provide an improved trafficable path and ensure compliance with NZTA's PPM Diagram D 'Special Use Access' Standard. New passing bays will be added to the existing driveway within the Site, and a traffic report confirming the suitability of these works has been provided in **Appendix E**.

3.3. Legal and Consenting Background Matters

3.3.1. Record of Title

The record of title is included in **Appendix A** and also includes the gazetted 'Notice declaring state highway limited access road' for SH1.

The interests on the title include:

- Subject to Section 8 Coal Mines Amendment Act 1950;

- 922969.1 Gazette Notice (10.1.1980 page 26) declaring the adjoining State Highway No. 1 (Awanui-Bluff) to be a limited access road;
- Subject to rights to convey electricity and water supply created by Easement Instrument 6733525.3–31.1.2006; and
- Subject to a right of way over part marked A on DP 530414 created by Easement Instrument 7584112.3–19.10.2007, providing access to Lot 1 DP 357211 to the southeast and Lot 2 DP 449832 to the east/south and southwest.

There are no encumbrances on the title that are contrary to this proposal.

3.3.2. Previous Consents

The existing dwelling was granted building consent in 1998, with a further building consent granted in February 2001 for an extension to southern end of the building. Besides historic subdivision consents, there are no resource consents pertaining to the Site.

3.3.3. Pre-Application Advice

A Concept Development Meeting was held on 14 February 2025, with the applicant seeking Far North District Council (“**FNDC**”) comments regarding the definition of the proposed activity, the consent matters, and effects to be remedied and mitigated. A record of this meeting has been provided in **Appendix F**.

Key points from the discussion included:

- FNDC acknowledged the importance of the wellness centre in providing community support services and recognized the programme’s alignment with social well-being objectives.
- The main planning concern related to compliance with the Rural Production Zone rules, particularly the occupancy limits outlined in Rule 8.6.5.1.11(ii).
- FNDC confirmed that traffic safety on SH1 was a key consideration, but acknowledged that the existing access arrangement, along with proposed passing bays and minor resealing, would likely be sufficient.
- The need for clear operational management strategies, particularly around noise, wastewater management, and engagement with the surrounding rural community, was emphasised.
- FNDC advised that while the application is discretionary, the demonstrated functional need for a rural location and the low-intensity nature of the proposal would support a positive planning outcome.

4.0 CONSULTATION

Informal consultation with neighbours has been undertaken but no written approvals have been sought. Additionally, the applicant has notified Waka Kotahi/NZTA regarding the proposed Centre and use of the vehicle crossing to SH1, though no formal approval has been obtained.

5.0 REASONS FOR THE APPLICATION

5.1. Reasons for the Application

5.1.1. Overview

This application is made under the rules the Operative Far North District Plan 2009 (the "OFNDP"), and any National Environmental Standards that apply.

5.1.2. Relevant Zone and Overlay Provisions

The site is zoned Rural Production and partially subject to the Pouerua Precinct, being a small part of the Site along the eastern boundary where the existing driveway is located. **Figure 2** below illustrates the planning map with the surrounding area being predominantly Rural Production zone, with the relevant heritage overlays indicating nearby historic homesteads and the Pouerua Precinct.

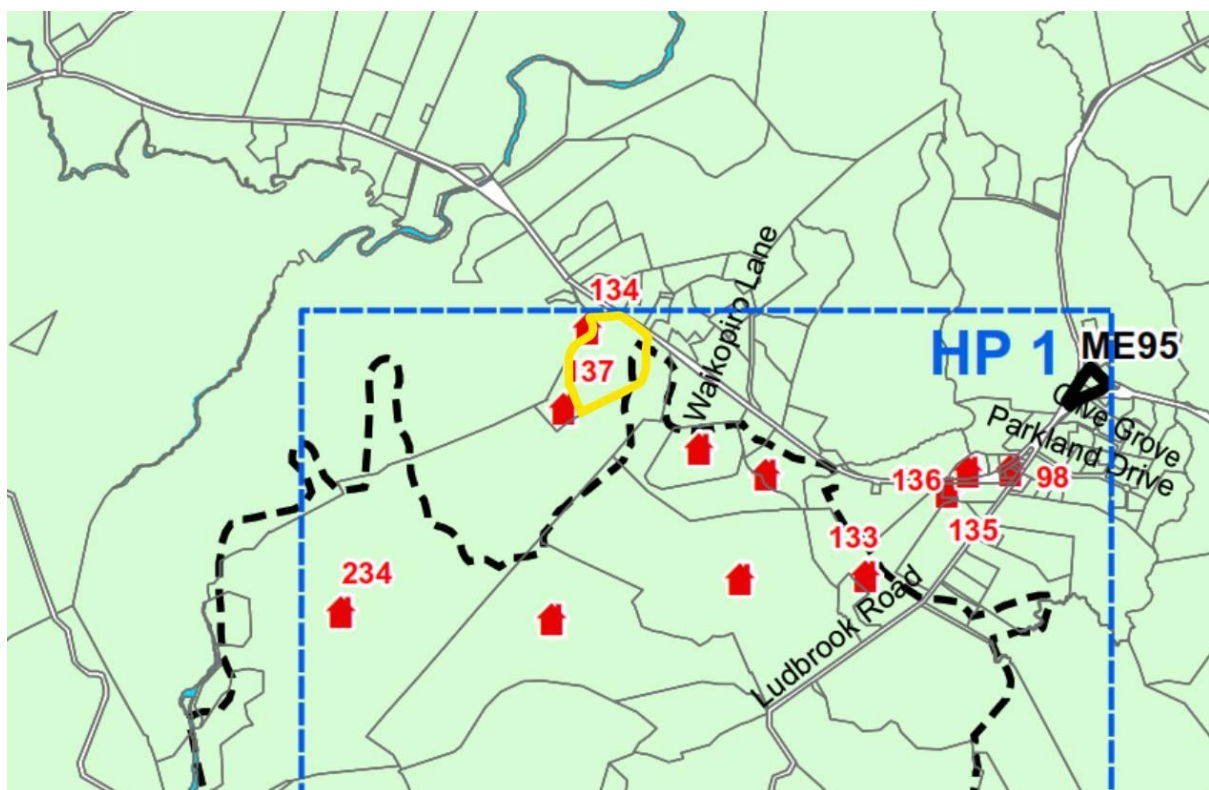


Figure 2. Planning map with subject site outlined in yellow (Sourced from FNDP zone map #35)

5.1.3. Summary of the Resource Consent Requirements

Land-use Consent (Section 9 of the RMA)

Part 2 Environment Provisions - Chapter 8: Rural Environment

Section 6: Rural Production Zone

- Consent is sought under Rule 8.6.5.4.4 Scale of Activities as a **discretionary activity**, as the proposal involves a non-rural activity with a total number of people engaged at one period of time in the proposed Centre, including both residents and employees, exceeding 11 persons under Rule 8.6.5.1.11(ii) Scale of Activities. This limit of 11 persons is determined by the

11.39ha Site area at 1 person per hectare of site, with the proposed Centre involving 8–12 residents being on Site at any one time, and an additional 2-4 staff plus visitors.

5.1.4. Proposed Far North District Plan

The proposed Far North District Plan (the "PFNDP") was notified in 2022 and is currently undergoing hearings regarding the submissions received. Council received a timeframe extension approval on the hearings proceedings from the Minister for the Environment under clause 10A of Schedule 1 of the RMA, and decisions on submissions must be notified by 27 May 2026. Therefore, rules do not have immediate legal effect unless protecting matters listed in s86B(3). However, PDP objectives and policies do have legal effect. Until Council produces their decisions on submissions, the OFNDP will have greater weight in the consideration of applications.

The Site is zoned Rural Production under the PFNDP and is subject to the Pouerua Heritage Area, and a small section along the eastern boundary is within the Outstanding Natural Feature overlay for Pouerua (Pakaraka Mountain, Reference: 91).

Land-use Consent (Section 9 of the RMA)

Part 2 Environment Provisions - Chapter 8: Rural Environment

Section 6: Rural Production Zone

- Under Rule RPROZ-R26 of the PDP, the proposed Centre requires consent for a Community facility in the Rural Production Zone, also being a **discretionary activity**.

5.2. Overall Status of the Application

Overall, the status of the application is considered to be a **Discretionary Activity**.

6.0 STATUTORY ASSESSMENT

6.1. Part 2

When considering an application for a discretionary activity the Council as consent authority must have regard to Part 2 of the RMA ("Purposes and Principles" – sections 5 to 8), and sections 104, 104B and 108 of the RMA. The Court in *Davidson*² has determined that a Part 2 analysis may not be required where there is confidence that the relevant planning provisions in the AUP give effect to Part 2. That is considered to be the case here.

This is a proposal that raises no area of uncertainty that may require further analysis under Part 2. No further Part 2 analysis is considered necessary, noting in particular that there are no section 6 or section 8 issues raised by the application and the detailed assessment conducted in **Part 6.0, Section 104 Assessment** of this AEE confirms the application is fully consistent with Sections 5 and 7.

²*RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52*

6.2. Section 104(1)

Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the District Plans Assessment Criteria, Objectives and Policies are considered to be the prime statutory considerations relevant to an assessment of this application. Effects (including positive and potential adverse effects) and policy considerations are assessed in **Part 6.0, Section 104 Assessment** of this AEE.

6.3. Relevant Statutory Documents - Section 104(1)(b)

6.3.1. National Environmental Standards and National Policy Statements - Section 104(1)(b)(i) and (iii)

NPS Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (the “**NPS-IB**”) is not relevant to this application as no indigenous biodiversity is being affected as part of this proposal.

NPS Highly Productive Land

The National Policy Statement for Highly Productive Land (the “**NPS-HPL**”) is about ensuring the availability of New Zealand’s most favourable soils for food and fibre production, now and for future generations.

In this case, the Site contains LUC 4 and LUC 6 soils, which are not considered highly productive, nor are there proposed earthworks and building works that will diminish the productive capacity of the land. Overall, it is considered that the proposed Centre will have no long terms effects on land-based primary production relying on highly productive land.

NPS Freshwater Management

The National Policy Statement for Freshwater Management (the “**NPS-FM**”) is relevant to the proposal as the proposal involves permitted discharge of stormwater and wastewater to land, which may then discharge to water as the ultimate receiving environment. These discharges will be undertaken in accordance with best practice and adverse effects have been assessed as less than minor. It is therefore considered the proposal is consistent with the NPS objectives.

NES Freshwater

The National Environmental Standards for Freshwater Regulations 2020 (the “**NES-F**”) is not relevant to the proposal as there are no streams or wetlands on the Site, nor are there relevant consent triggers in this NPS which are relevant to the proposal.

6.3.2. Other National Instruments

The New Zealand Coastal Policy Statement (“**NZCPS**”) is not applicable to this application.

There are no other National Environmental Standards, National Policy Statements or other regulations that are considered relevant to this application.

Regional Policy Statement - Section 104(1)(b)(v)

The Northland Regional Policy Statement (“RPS”) sets out strategic direction for managing the use, development and protection of the natural and physical resources of the region. The strategic objectives and policies provide a framework to achieve the integrated, consistent and co-ordinated management of the Region’s resources.

The relevant provisions of the RPS have been considered. It is concluded the proposal is consistent with the RPS because the proposal involves a variation to subdivision scheme plan while still achieving the environmental restoration and enhancement, so there will be no additional effects on natural and physical resources arising from the variation to consent conditions.

6.4. Other Matters - Section 104(1)(c)

Section 104(1)(c) relates to any other matters considered relevant and reasonably necessary to determine the application. There are no other relevant matters considered relevant to this application.

6.5. Section 104(2) - Permitted Baseline

Sections 95 and 104 of the RMA provide the council with the discretion to consider the adverse effects of a proposal against those of a permitted activity and to disregard an adverse effect of the activity on the environment if the OFNDP (or a National Environmental Standard) permits an activity with that effect. This comparative baseline is known as the ‘Permitted Baseline’.

While discretionary activities do not normally consider a permitted baseline, it is noted that farming activities are generally permitted in the Rural Production zone, with limited allowance for other small-scale activities that may or may not be ancillary to rural production at a maximum of 1 person per 1 hectare of net site area. Given the Site is over 11 hectares, this means that an activity involving 11 persons excluding the usual residents of the site, could be a permitted activity. This is considered the relevant permitted baseline as the discretionary activity status of the proposed Centre is due to the exceedance of this permitted activity limit.

6.6. Section 104(3) - Trade Competition and Affected Party Approvals

There are no trade competition or effects of trade competition issues relevant to this proposal.

No written approvals have been obtained for this proposal.

7.0 SECTION 104 ASSESSMENT

This part of the AEE assesses the proposal under Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the AUP Assessment Criteria, Objectives and Policies. As there is a significant degree of cross-over between policy and effects those matters are addressed together, as appropriate. However, for clarity purposes, it is important to note that the assessments of effects do not rely on plan policy beyond the permitted baseline.

7.1. Positive Effects

The proposal provides significant positive effects, including:

- The repurposing of an existing homestead and agricultural land is considered an efficient use of these resources, which minimises environmental impacts while preserving the Site’s rural character in an area of known historic, cultural, and landscape values.
- The proposed Centre offers community benefits in terms of supporting whānau in transition from rehabilitation to independent living, offering structured programmes that aid in recovery and reintegration into society. This has significant social and economic benefits in terms of reducing societal costs associated with homelessness and untreated mental health conditions.
- The proposal will provide enhanced wellbeing through rural activities by engaging residents in farm-based activities, which provides therapeutic benefits, skill development, and a sense of purpose, promoting long-term recovery outcomes. This will also provide social and cultural benefits to the community.

7.2. Adverse Effects

7.2.1. Rural Character and Amenity

Since no significant construction or earthworks required to establish the proposed Centre, the proposal can be treated as a change in activity on the Site rather than a new development. The proposal involves up to 20 persons (patients and staff) being on site at a time, therefore the nature, scale, and intensity of the proposal are to be assessed against the purpose of the Rural Production Zone and the amenity expectations of the area.

A core aspect of the proposed Centre is using activities such as gardening, land maintenance, and small-scale farming as a therapeutic tool as part of the rehabilitation programme. This establishes a *functional need* to be located on rural land in accordance with OFNDP Objective 8.6.3.8 and PFNDP Objective RPROZ-O2, as this would not be feasible in an urban area, with the proposal utilising an existing dwelling and spacious rural site in a manner that is similar to the existing activity. Though the soils on Site are not considered elite, the proposed Centre involving small-scale farming ensures that the Site will continue to have a productive rural function, consistent with the zone’s productive intent under Objective 8.3.2 and Policy 8.6.4.5 of the OFNDP and RPROZ-O1 of the PFNDP, with the soil production capacity not compromised but enhanced by the proposal. In accordance with PFNDP Policy RPROZ-P5, while the proposal is not strictly a rural land use, it does have a functional need to be in a rural area, and will not preclude productive capacity.

The proposed activity is compatible with the surrounding land uses as it is not a medical facility, being functionally more similar to an accommodation activity given that it involves sleeping quarters and periodic stays. Because the centre will support individuals at the latter stages of their rehabilitation journey, the peaceful rural environment plays an essential role in the process, with the existing rural character and amenity providing opportunities for reflection, personal growth, and gradual reintegration into independent living. This means that the proposal relies on the ongoing maintenance and enhancement of rural character and amenity values in accordance with OFNDP Objective 8.6.3.3 and PFNDP Objective RPROZ-O4.

It is anticipated that the hours with the highest staff numbers are between 8am and 8pm each day, where they will be overseeing the gardening and small-scale rural activities throughout the day, along with some excursions periodically taking residents off-site for other activities. The proposed Centre

will occupy an existing dwelling that is already set well back from Site boundaries and is distant from the closest neighbours, and will operate similarly to a rural lifestyle lot, with small-scale farming activities surrounding an established residential building. Since there will be no discernible visual changes to the existing Site, the proposed Centre be visually inconspicuous and avoid will appearing as a non-rural activity, and will not have adverse impact on the historically and naturally significant landscape in accordance with OFNDP Objective 8.6.3.4.

There are no aspects of the proposal that would generate any significant adverse light, noise, traffic, or other nuisance effects in accordance with OFNDP Objective 8.3.7 and PFNDP Policy RPROZ-P3. Overall, the proposed Centre would be similar to other rural sites nearby in terms of effects, and the proposed activities will be at a scale and intensity commensurate with rural character and amenity expectations under OFNDP Objective 8.3.10 and OFNDP Policy 8.6.4.4, and there are no anticipated reverse sensitivity conflicts between the proposal and other rural land uses as per OFNDP Objective 8.6.3.6 and OFNDP Policy 8.6.4.9.

Integrating agricultural activities as a core element of the proposed activity will enable the efficient use of rural land for community well-being, ensuring that the proposal maintains the productive resource of the zone consistent with OFNDP Objective 8.6.3.2. As a community facility, the Centre will serve people from the wider region. The presence of staff and residents from the local and broader community reinforces the centre's social value while integrating it into the surrounding rural setting. The proposal ensures that the facility coexists harmoniously with the area's existing rural activities, making efficient use of available land and resources, such as occupying the established dwelling, in alignment with Policies OFNDP 8.6.4.1 and 8.6.4.5.

7.2.2. Natural Values and Heritage

The site's proximity to Pouērua means the proposed activity must protect its visual and ecological integrity, noting that the volcanic cone is approximately 1.6km to the south, and the surrounding lava fields extend up to the existing driveway at the eastern boundary of the Site. The proposal recognises the historic heritage values of the surrounding area in accordance with Objective 12.5.2.7, with very limited physical works proposed, and the intent to establish a community-focused facility that is compatible with the character and values of the surrounding area. Noting also that the Centre will be managed by an iwi-based organisation promoting community wellbeing, the proposal is considered to meet Objective 12.5.3.2 in protecting wāhi tapu and sites of spiritual, cultural, or historical significance to Māori.

The proposed Centre will occupy an existing residential building and only require minor internal alterations, ensuring that the external appearance of the existing structures remains unchanged. No new buildings or significant external modifications are proposed, which helps maintain the rural character and visual consistency with the surrounding landscape in accordance with OFNDP Objective 8.6.3.4.

The proposal avoids significant earthworks in alignment with Policy 8.6.4.3, as no civil works are proposed beyond the addition of passing bays along the existing driveway. These passing bays will effectively be widening of sections of the existing metalled track, which will not require significant earthworks or civil works, therefore not causing unnecessary damage, destruction or modification of archaeological sites in accordance with OFNDP Objective 12.5.2.8.

The Site is already used for farming, and the proposed Centre will continue this land use, with small-scale agricultural activities integrated into the rehabilitation programme, which means the site will not appear visually distinct from the surrounding rural environment. This ensures that the proposal remains in harmony with the natural and productive landscape of the area, supporting the intent of the Rural Production Zone and maintaining the natural values and heritage significance of the surrounding landscape in accordance with OFNDP Policy 12.5.4.8.

7.2.3. Traffic and Access

The proposal will generate more traffic movements than the existing dwelling due to the number of staff required for the Centre and the transport of patients. Given the Site obtains access through a shared driveway to SH1, the applicant has provided a transport assessment in **Appendix E** to determine the actual and potential effects the proposal may have on the shared driveway and the state highway. There is ample garaging and driveway space within the Site to handle the anticipated number of vehicles for staff, visitors, and patient transfer within the Site in accordance with OFNDP Objectives 15.1.3.3 and 15.1.3.4.

Traffic generation for the proposal, including vehicle directions on SH1, have been estimated on Page 3 of the transport assessment in **Appendix E** as per OFNDP Policy 15.1.4.1, being an estimated 12–20 movements per day. Including the other two sites with access through the Site, the existing driveway and vehicle crossing will see 16-32 daily movements. The existing driveway has been assessed as safe for the proposed vehicle trip numbers in the transport assessment as the alignment, width, and surface condition of the road ensure that vehicles can safely access and exit the site without creating undue risk.

In accordance with OFNDP Policy 15.1.4.6, the applicant has consulted with Waka Kotahi/NZTA to determine the suitability of Proposal using the existing access to SH1. The section of SH1 in front of the Site has good visibility, with clear sightlines in both directions being over 400m to the west and 600m to the east, and the highway alignment in front of the Site is straight and flat, reducing the risk of unexpected conflicts between vehicles. No significant safety issues have been identified in the vicinity of the site. The anticipated vehicle trip generation will not impact the highway's function or safety as the total daily vehicle movements, including staff, residents, deliveries, and visitors, will be relatively low and comparable to those of other rural or small-scale rural activities nearby.

The existing vehicle crossing has been assessed as safe and functional for the proposed Centre, with the transport assessment recommending resealing of access tapers on SH1 to improve safety. Given this low volume and the current volume of traffic on SH1, the adverse effects on the road network and safety are expected to be less than minor. The proposed access arrangement meets safety requirements. Upgrades include passing bays and resealing of access tapers to improve safety. Traffic volumes remain within acceptable limits for SH1.

In terms of safety and efficiency of the driveway on Site, the other two users of the driveway will not be adversely affected as the additional vehicle trips associated with the wellness centre will be spread throughout the day, avoiding peak traffic times, and passing bays to be installed along the driveway to further mitigate any potential congestion or accessibility issues.

7.2.4. Wastewater and Water Supply

An assessment of the existing wastewater system was undertaken to confirm this meets the requirements of the proposed Centre, along with the permitted activity standards. This report has been provided as **Appendix D** with this application.

The proposed Centre will continue to use the existing water supply system, which includes two 30,000-litre water tanks and one 25,000-litre tank, providing a total storage capacity of 85,000 litres. The roof catchment area is 600m², which is sufficient for the needs of the proposed Centre. The existing wastewater system will be retained, consisting of a 4,500-litre septic tank and a trench disposal system with only minor upgrades required, involving an additional reserve disposal area that does not require invasive earthworks. The estimated daily wastewater generation for the proposed facility is 2,760 litres per day, and the assessment report provided confirms that the existing system can accommodate this increase, provided that pump-out frequency is increased to every 12 months.

The wastewater discharge is managed under Northland Regional Council's Proposed Regional Plan, where on-site wastewater discharge is a permitted activity under Rule C.6.1.1. The proposal meets the permitted activity criteria, including having a maximum daily design flow below 3m³, appropriate setbacks, and a 100% reserve disposal area. No additional regional wastewater consent is required.

7.2.5. Mana Whenua

Cultural Effects

There are no known or identified cultural values identified on the sites that would be affected by the proposal as:

- there are no earthworks or building works proposed that will affect the existing landform or nearby freshwater resources;
- the site is not within a statutory acknowledgement area;
- though the Site is within an area of important cultural and historical significance, the proposed Centre will be somewhat distant from the protected Pouērua landscape, which is near the eastern boundary of the Site, and the Pouērua volcanic cone itself being 1.6km south of the proposed Centre; and
- The applicant is an iwi organisation that intends to promote cultural and community wellbeing through the proposal.

7.3. Adjoining Sites

With regard to the surrounding environment context, **Figure 3** below identifies adjoining sites. Those sites represent the only parties that are considered to be potentially adversely affected by this proposal. It is noted that the RMA definition of "environment" includes people and communities and this part of the s104 assessment includes effects on those parties.

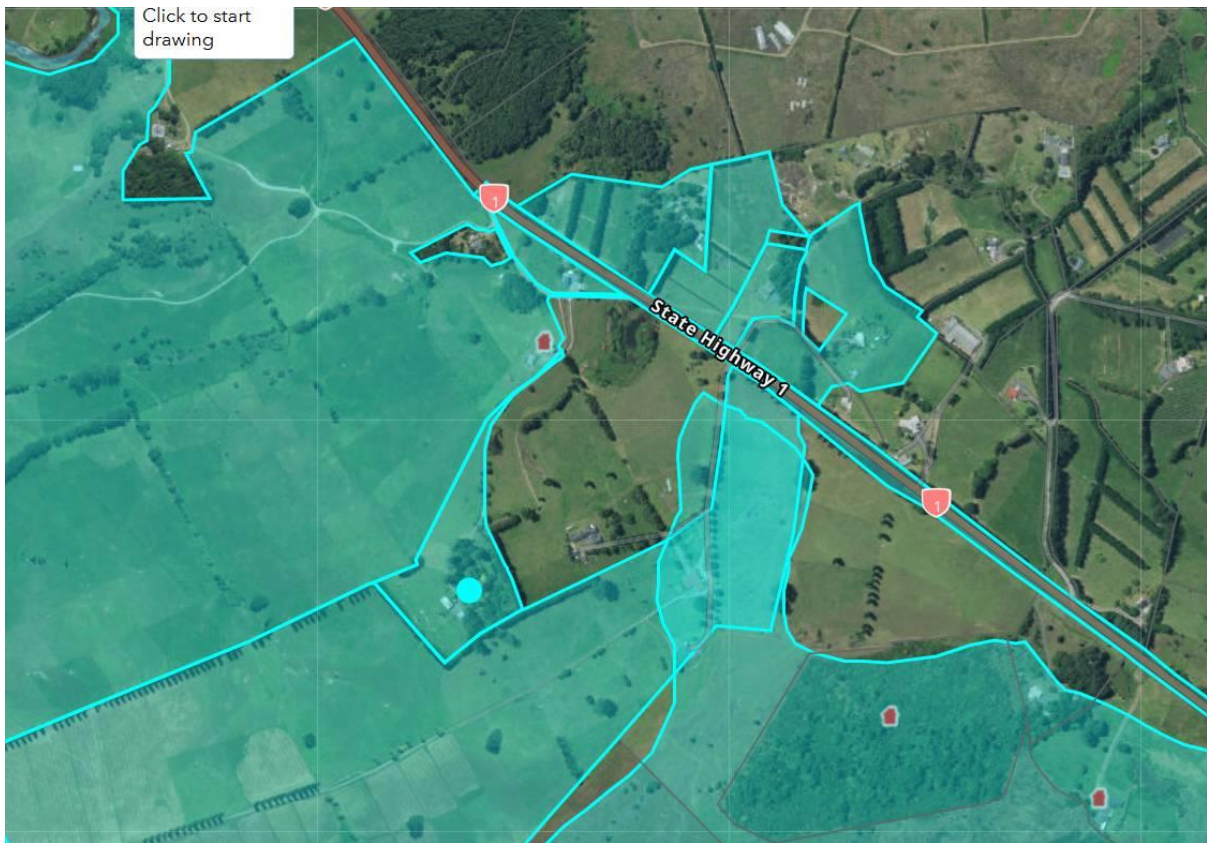


Figure 3. Map showing adjoining sites highlighted in blue

Potential adverse effects on neighbouring persons are summarised as follows (in clockwise order from the west):

- **7063 State Highway 1, Pakaraka (Lot 3 DP 168970)** is 3.35ha in area and adjoins to the west of the Site. This property contains a dwelling and accessory buildings to its west, being screened from the Site by tall trees along the boundary and a dense cluster of ornamental trees on their site so that these persons will not be subject to adverse visual or privacy effects from the proposed Centre. These persons obtain vehicle access from a crossing to SH1 over 175m northwest of the crossing to be used by the proposed Centre, which is enough distance to mitigate potential adverse traffic safety effects. Given that there are no anticipated light, noise, or other nuisance generated by the proposed activity, nor any noticeable external changes to the existing structures, the overall adverse effects on these persons will be less than minor.
- **Lot 2 DP 370102** is an unaddressed 227.7ha site located directly northwest west of the Site across the private way. Being a large rural site, these persons will be largely unaffected by the proposed Centre in terms of potential adverse privacy or nuisance effects. These persons obtain vehicle access from a crossing to SH1 over 175m northwest of the crossing to be used by the proposed Centre, which is enough distance to mitigate potential adverse traffic safety effects. Overall, these persons will not be adversely affected by the proposed Centre.
- **7067 State Highway 1, Pakaraka (Lot 3 DP 329363)** is a 0.8ha rural lot adjoining north of the Site, with a dwelling over 360m north of the existing dwelling on the subject Site. Given the intervening stands of mature trees at various locations between these buildings across that

distance, there will be no adverse privacy or adverse visual effects on these persons, particularly since there will be no visible changes to the existing dwelling as part of the proposal. These persons obtain vehicle access from a crossing to SH1 over 175m northwest of the crossing to be used by the proposed Centre, which is enough distance to mitigate potential adverse traffic safety effects. Overall, the adverse effects on these persons will be less than minor.

- **7062 State Highway 1 (Lot 1 DP 186930), 7048 State Highway 1, and 7062A State Highway 1, Pakaraka (Lots 1 and 2 DP 488140)** are rural lots each being between 1 and 3ha in area located north of the subject Site across the highway. The persons at 7062 SH1 have a vehicle crossing 160m northwest of the existing vehicle crossing on the subject Site and, the persons at 7062A and 7048 SH1 share a vehicle crossing almost across from the Site at just 30m away. Potential adverse traffic and safety effects on these persons will be mitigated by the additional seal on SH1 for vehicle tapers, which allow greater space and safety for turning vehicles using the crossing on the subject Site, though the overall traffic volume will be low and unlikely to raise significant safety concerns. Being on the other side of SH1, these persons are all well separated from the building where the proposed Centre will be established, with all buildings on their sites being over 400m away. Given this separation distance, these persons will not be sensitive to potential adverse privacy or nuisance effects, and the overall adverse effects on these persons will be less than minor.
- **7046C State Highway 1 (Lot 1 DP 409889), Umutakiura 2 Block, 7046A, B, and D State Highway 1, Pakaraka (Lots 1-3 DP 559838)** are rural lots each being between 0.35ha and 4ha in area, with the exception of Umutakiura 2 Block, being a Māori Reservation lot of 0.12ha in area. These persons are all located north of the subject Site across SH1 and share a driveway and vehicle crossing directly opposite to the existing vehicle crossing on the subject Site. Potential adverse traffic and safety effects on these persons will be mitigated by the additional seal on SH1 for vehicle tapers, which allow greater space and safety for turning vehicles using the crossing on the subject Site, though the overall traffic volume will be low and unlikely to raise significant safety concerns. Being on the other side of SH1, these persons are all well separated from the building where the proposed Centre will be established, with all buildings on their sites being over 400m away. Given this separation distance, these persons will not be sensitive to potential adverse privacy or nuisance effects, and the overall adverse effects on these persons will be less than minor.
- **Lot 2 DP 449832 and Lot 1 DP 357211** are 173ha and 21ha in area respectively, being large rural lots located to the southeast of the subject Site and obtain access through the driveway and vehicle crossing on the subject Site. The nearest building to the existing dwelling where the Centre will be established is the farm shed on Lot 2 DP 449832 being 135m to the southeast, while the closest dwelling is approximately 190m to the south. There is mature vegetation between these buildings and the proposed Centre, mostly ornamental trees along the driveway on the subject Site, which will mitigate any potential adverse privacy effects, nuisances, and visual effects. Noting that these persons will share a driveway and access with the proposed centre, the existing driveway has been assessed as safe for both current and proposed vehicle trip numbers generated by the Centre and these persons, and the proposal

includes new passing bays to be installed at appropriate intervals to allow vehicles to safely pass one another. Therefore, adverse effects on these persons will be less than minor.

Overall, having regard to the above analysis, it is considered that any adverse effects on neighbouring properties are less than minor.

7.4. Conclusion

In conclusion, having regard to s104(1)(a) of the RMA, with the mitigation offered as per the assessment provide in this Part of the AEE and in the supporting specialist reports, any potential adverse effects associated with the proposal are assessed as being less than minor.

Having regard to s104(1)(b)(vi) of the RMA, it is considered this proposal is fully consistent with the relevant AUP objectives, policies and assessment criteria.

8.0 NOTIFICATION ASSESSMENT

8.1. Public Notification Assessment (s95A)

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant is not requesting that the application be publicly notified (s95A(3)(a));
- there will be no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

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

The application is not precluded from notification because:

- The application is not for a proposal that is subject to a rule or national environmental standard that precludes public notification ((s95A(5)(a)).
- The application is not only for a resource consent for a controlled activity and/or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity, but no other, activities ((s95A(5)(b)).

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

Public notification is not required under this step because:

- The application is not for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification ((s95A(8)(a)).

- As outlined in the Section 104 Assessment within this AEE, the adverse effects associated with the overall proposal are assessed as being less than minor ((s95A(8)(b)).

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

In this instance, there are no special circumstances. There is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

It is therefore considered that this application can be processed **without public notification**.

8.2. Limited Notification Assessment (s95B)

Step 1: certain affected protected customary rights groups must be notified.

Under step 1, limited notification is not considered to be required with the following points being relevant:

- There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).
- The site is not in a statutory acknowledgement area (s95B(3)(a)).

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

The application is not precluded from limited notification as:

- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)).
- The application is not for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land) ((s95B(6)(b)).

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

An assessment of potentially affected parties is given in the assessment with respect to Adjoining Sites under Section 104 Assessment of this AEE. As has been detailed, adverse effects will be limited to

those discussed, and all have been assessed as having an overall less than minor adverse effect (s95B(8)). Therefore, under section 95E, there are no party that is assessed as being an affected party (s95B(3)(b)).

Step 4: limited notification in special circumstances.

It is considered that there are no special circumstances and nothing exceptional or unusual about the application that suggests that limited notification should occur.

It is therefore considered that this application can be processed **without limited notification**.

9.0 CONDITIONS SUMMARY

It is expected that there will be “standard” conditions of consent as generally imposed by Council.

10.0 LAPSING OF CONSENT

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

11.0 CONCLUSION

The proposed He Ara Hiki Mauri Wellness Centre will provide essential support services to whānau experiencing mental health and addiction challenges while maintaining the integrity of the rural environment. The inclusion of rural-based rehabilitation activities strengthens the justification for locating the facility within the Rural Production Zone. The development is consistent with the sustainable management objectives of the Resource Management Act 1991 and the relevant provisions of both the operative and proposed Far North District Plan.

The actual and potential effects likely to result from the proposal have been considered in accordance with section 104(1)(a) of the RMA, as set out in the Section 104 Assessment of this AEE. It has been concluded that any actual or potential effects on the surrounding environment will be less than minor. The proposal has also been assessed in the Section 104 Assessment of this AEE to be consistent with the relevant objectives and policies of the AUP in accordance with section 104(1)(b) of the RMA.

To conclude, it is considered that the proposed development is consistent with the purpose and principles of the RMA and the expectations of the FNDP, and consent may be granted under s104B.

12.0 LIMITATIONS

This AEE has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Cato Bolam Consultants Limited.

No responsibility is accepted by Cato Bolam Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this AEE in any other context or for any other purposes.

This AEE is for the use by the client only and should not be used or relied upon by any other person or entity or for any other projects.

Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa
Resource Consent Application



Appendix A: Record of Title

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL



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




R.W. Muir
Registrar-General
of Land

Identifier 862496
Land Registration District North Auckland
Date Issued 23 August 2019

Prior References
338128

Estate Fee Simple
Area 11.3990 hectares more or less
Legal Description Lot 2 Deposited Plan 530414

Registered Owners
Ngati Hine Health Trust Board

Interests

Subject to Section 8 Coal Mines Amendment Act 1950

Appurtenant to part formerly Lot 2 and 3 DP 64166 is a right of way created by Transfer 287705.1 - 30.8.1974 at 9:04 am
The easements created by Transfer 287705.1 are subject to Section 37 (1) (a) Counties Amendment Act 1961
922969.1 Gazette Notice (10.1.1980 page 26) declaring the adjoining State Highway No. 1 (Awanui-Bluff) to be a limited access road - 8.9.1980 at 10.53 am

Appurtenant hereto is a right to convey water created by Transfer B422794.2 - 10.6.1985 at 2:15 pm

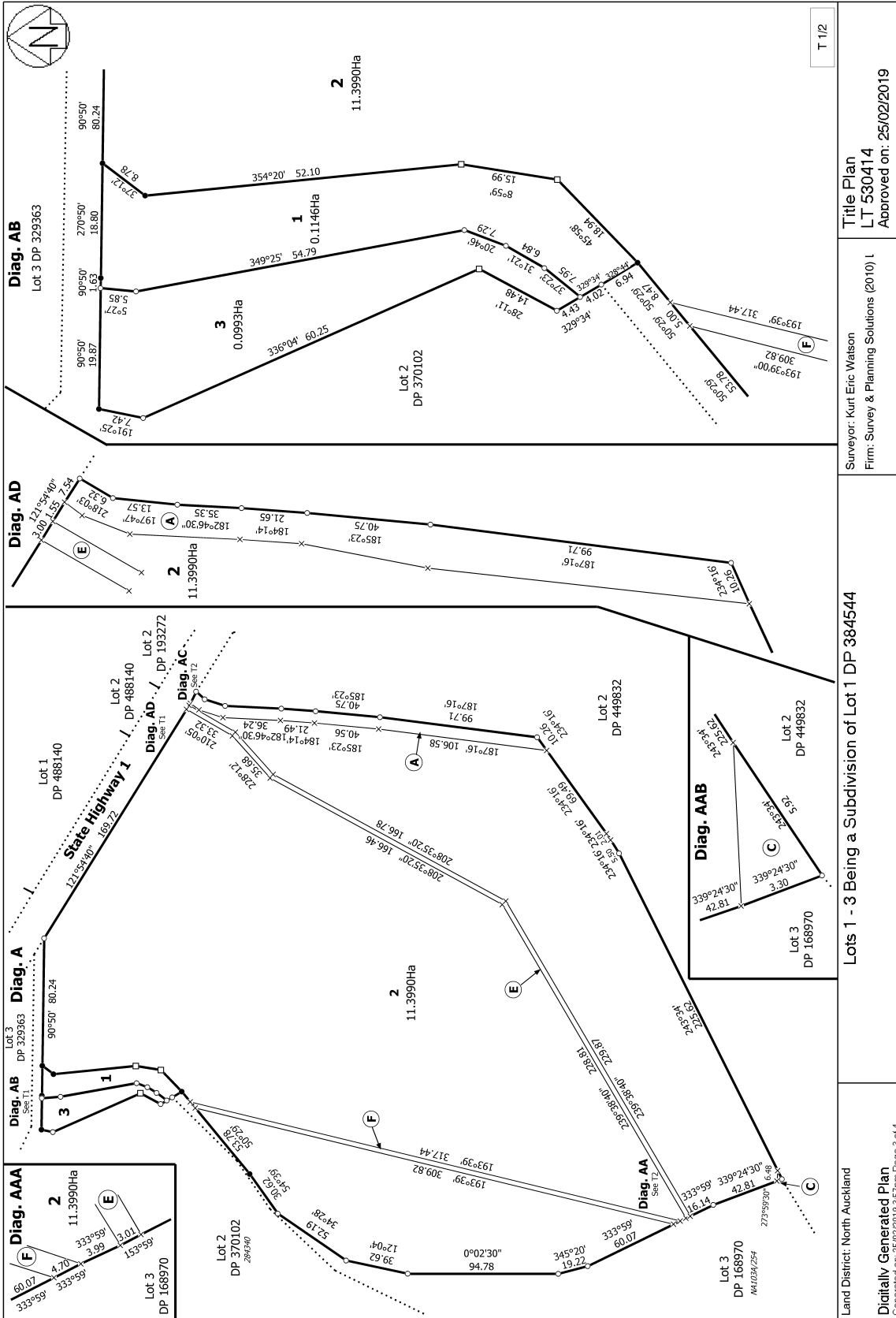
Subject to an electricity right over parts marked F on DP 530414 and telecommunications right over part marked E on DP 530414 and to a water supply right over part marked C on DP 530414 specified in Easement Certificate C923794.4 - 22.11.1995 at 10.39 am

The easements specified in Easement Certificate C923794.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to convey water created by Transfer C955471.3 - 16.2.1996 at 12.51 pm

Appurtenant hereto are rights to convey electricity and water created by Easement Instrument 6733525.3 - 31.1.2006 at 9:00 am

The easements created by Easement Instrument 6733525.3 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a water supply right created by Easement Instrument 7584112.3 - 19.10.2007 at 9:00 am

The easements created by Easement Instrument 7584112.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way over part marked A on DP 530414 created by Easement Instrument 7584112.3 - 19.10.2007 at 9:00 am



T 1/2

Surveyor: Kurt Eric Watson
 Firm: Survey & Planning Solutions (2010) L

Title Plan
 LT 530414
 Approved on: 25/02/2019

Lots 1 - 3 Being a Subdivision of Lot 1 DP 384544

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 25/02/2019 3:57pm Page 3 of 4

922969.1GN

NOTICE DECLARING STATE HIGHWAY
LIMITED ACCESS ROAD

IN THE MATTER of the Public Works
Act 1928 and its Amendment Act 1963
AND NZ Gazette Notice 1980 No.1
page 26

The District Land Registrar
NORTH AUCKLAND REGISTRY

STATEMENT IN RESPECT OF LIMITED ACCESS ROAD

I, Alexander William Aitken, District Commissioner of Works and Development at Auckland, annex hereto a copy of declaration, schedule and plans in respect of State Highway No. 1 (Awanui to Bluff), pursuant to the requirements of paragraph (c) sub-section (10) of section 4 of the Public Works Amendment Act 1963.

Extract from N.Z. Gazette, 10 January 1980, No. 1, p. 26

*National Roads Board—Declaring State Highway to be a
Limited Access Road*

It is notified that the National Roads Board, by resolution dated 12 December 1979 and pursuant to section 4 of the Public Works Amendment Act 1963, hereby declares that part of State Highway No. 1 (Awanui-Bluff) from its junction SH12 at Ohacawai to its junction with SH10 at Pakaraka, as more particularly shown on sheets 1 to 3 of plan LA11/8/1 and accompanying schedule held in the office of the Resident Engineer, Ministry of Works and Development, Whangarei, and there available for public inspection, to be a limited access road.

Dated at Wellington this 21st day of December 1979.

F. J. TOURELL, Secretary.

(72/1/1/5)

Dated at Auckland this *2nd* day of *September* 1980



A W Aitken
District Commissioner of Works

S.H.1 R.D.1 R.S.88

LIMITED ACCESS ROAD DECLARATION

OHAEBAWAI TO PAKARAKA

R.P.88/0.0 TO R.P.88/7.60

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 1 of 14 sheets

State Highway No. <u>1</u> ; LEFT HAND SIDE (NORTH)			
From: HAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. *	
	START OF LIMITED ACCESS ROAD R.S. 88 R.P. 0.0		
	STATE HIGHWAY NO. 12 - FORMED (South West Side)		
Ni1	No requirement for Access Point	-	Lot 5 D.P. 26440 Road Reserve
Ni1	No existing entrance to State Highway - legal access to other portion of State Highway is practical	-	Lot 4 D.P. 26440 Pt C.T. 687/234
Ni1	No existing entrance to State Highway - access point allocated	1	Lot 9 D.R.O. W.25 CT 44C/1011 Ltd
1	Vehicle Access	2	Lot 8 D.R.O. W.25 CT 44C/1010 Ltd
1	Commercial - Service Station	3	Part Lot 7 D.R.O. W.25 Pt CT 44/1010 Ltd
1	Vehicle Access	4	Part Lot 7 and Lot 30 D.R.O. W.25 C.T. 1862/86 Ltd

* As shown on Plan N^o LA 11/8/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet .. 2. of 14. sheets

State Highway No. 1 ; LEFT HAND SIDE (NORTH)			
From; OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
Nil	No existing entrance to State Highway - access point allocated	5	Lot 2 D.P. 78045 C.T. 34B/311
Nil	No existing entrance to State Highway - access point allocated	6	Lot 1 D.P. 78045 C.T. 34B/310
1	Vehicle Access	7	Lot 5 D.R.O. W.25 C.T. 500/303 Ltd - Subject to Right-of-Way appurtenant to Lot 32 D.R.O. W.25
Nil	No existing entrance to State Highway - access point allocated within Right-of-Way	8	Lot 32 D.R.O. W.25 C.T. 500/305 Ltd - subject to Right-of-Way over Lot 5 D.R.O. W.25
1	Vehicle Access	9	Section 10 Town of Ohaeawai Block IX Kawakawa Survey District C.T. 24D/127
1	Vehicle Access	10	Lot 3 + 34 D.R.O. W.25 Pt C.T. 500/302 Ltd
1	Vehicle Access	11	Lot 2 + 35 D.R.O. W.25 Pt C.T. 500/301 Ltd

* As shown on Plan No LA 11/8/1 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 3 of 14 sheets

State Highway No. 1 ; LEFT HAND SIDE (NORTH)			
From; OHAEAWAI			
To; PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
Nil	No existing entrance to State Highway - access point allocated	12	Lot 1 + 36 D.R.O. W.25 Pt C.T. 500/301 Ltd
1	Vehicle Access	13	Lot 1 D.P. 76504 C.T. 32D/673
Nil	No existing entrance to State Highway - access point allocated	14	Lot 2 D.P. 76504 C.T. 32D/674
5	Farm Gate Vehicle Access Farm Gate Farm Gate Farm Gate	15 16 17 18 19	Part Subdivision 4 Old Land Claim No. 5 C.T. 35D/542
3	Vehicle Access Farm Gate Farm Gate	20 21 22	Part Old Land Claim No. 47 C.T. 500/216 Ltd
TITAHU STREAM			
Nil	No existing entrance to State Highway - legal access to Old Bay Road is practical	-	Part Old Land Claim No. 54 Part C.T. 19C/483 Ltd
OLD BAY ROAD - Formed			
Nil	No existing entrance to State Highway - legal access to Old Bay Road is practical	-	Part Old Land Claim No. 54 Pt C.T. 19C/483 Ltd

* As shown on Plan No LA 11/5/1 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 4 of 16 sheets

State Highway No. <u>1</u> ; LEFT HAND SIDE (NORTH).			
From: OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: <u>17.8.78</u>		LAND IN NORTH.....	
		AUCKLAND..... LAND	
No.	Description	MWD Ref.*	REGISTRATION DIST.
1	Farm Gate	23	Part Old Land Claim No. 54 C.T. 19C/482 Ltd - subject to land to be taken for Road S.038755
Nil	No existing entrance to State Highway - no requirement for access point	-	Part Old Land Claim No. 54 Gazette 1963 p. 1810
Nil	No independent entrance to State Highway - practical access available over adjoining land in same ownership	-	Part Section 1 Block IX Kawakawa Survey District Pt C.T. 1011/191
3	Vehicle Access Vehicle Access Farm Gate - these entrances give practical access to adjoining land in same ownership Sec 1 + 2 C.T.1011/191	24 25 26	Sections 17 and 18 Block IX Kawakawa Survey District C.T. 17D/1348
2	Vehicle Access Vehicle Access - these entrances give practical access to adjoining land Sec 3 C.T.821/180	27 28	Stopped Road Gazette 1964 p. 521

* As shown on Plan No LA 11/8/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 5 of 14 sheets

State Highway No. <u>1</u> ; <u>LEFT HAND SIDE (NORTH)</u>			
From: <u>OHAEAWAI</u>			
To: <u>PAKARAKA</u>			
GAZETTE INFORMATION			
Access Details at: <u>17.8.78</u>			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
2	Farm Gate Vehicle Access	29 30	Sections 15 and 4 Block IX Kawakawa Survey District C.T. 35A/1499 - subject to land to be taken for Road S.O. 38757
1	Vehicle Access	31	Part Lot 1 D.P. 29313 C.T. 731/34
	PUBLIC ROAD - Not Formed (Road to be Closed, S.O. 38757 AND S.O.42227)		
1	Farm Gate	32	Part Lot 1 D.P. 19808 C.T. 40C/281
Nil	No existing entrance to State Highway - access not practical. If required practical access is available from Public Road or adjoining land in same occupation	-	Part Lot 2 D.P. 19808 Gazette 1960 p. 1303
	WAIARUHE RIVER		
3	Double Farm Gates Vehicle Access - also gives practical access to adjoining land in same occupation) Lot 2 DP 29313 Farm Gate) CT 731/35	33 34 35	Part Old Land Claim No. 54 Gazette 1960 p. 1303

* As shown on Plan No LA 11/3/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet ..6.. of ..14 sheets

State Highway No. ..1... LEFT HAND SIDE (NORTH)			
From: OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION (not for publication)			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Farm Gate	36	Part Old Land Claims No.'s 54 and 58 C.T.533/276 Ltd
4	Farm Gate Farm Gate Farm Gate Vehicle Access Also provides access to Maori Burial ground at Maori Land Court discretion	37 38 39 40	Lot 1 D P 79532 C.T.368/749
1	Farm Gate	41	Lot 6 D P 79532 C.T.368/754
1	Double Farm Gates	42	Lot 2 D P 79632 C.T.368/750
2	Vehicle Access Farm Gate	43 44	Lot 3 DP 79532 C.T.368/751 - Subject to Right-of-Way over Part Lot 5 D.P.79532

* As shown on Plan No LA.....11/8/1... deposited in the office of
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet ..7.. of ..14 sheets

State Highway No. <u>1</u> ; <u>LEFT HAND SIDE (NORTH)</u>			
From; <u>OHAEA WAI</u>			
To: <u>PAKARAKA</u>			
GAZETTE INFORMATION			
Access Details at: <u>17.8.78</u>			LAND IN NORTH...
			AUCKLAND... LAND
			REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Double Farm Gates	45	Lot 5 D.P. 79532 C.T. 36B/753 - Subject to Right-of-Way appurtenant to Lots 3 and 4 D.P. 79532
Nil	No existing entrance to State Highway - access available by legal Right-of-Way over adjoining land		Lot 4 D.P. 79532 C.T. 36B/752 - subject to Right-of-Way over Part Lot 5 D.P. 79532
Nil	No existing entrance to State Highway - Access point allocated	45A	Part Section 3 Block X Kawakawa Survey District C.T. 1044/191
1	Vehicle Access - also gives practical access to adjoining land in same ownership, Sec 3 CT 1044/191	46	Section 10 Block X Kawakawa Survey District C.T. 1961/85
KAHUTOTO STREAM			
Nil	No existing entrance to State Highway - no access point allocated	-	Part Lot 19 D.P. 3641 Gazette 1960 p. 1303
Nil	No existing entrance to State Highway - access point allocated	47	Stopped Road Gazette 1960 p. 1337

* As shown on Plan No LA 11/8/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet ... 8 of ... 14 sheets

State Highway No. 1; LEFT-HAND-SIDE (NORTH)			
From; OHAEAWAI			
To; PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
1	Farm Gate	50	Part Lot 19A D.P. 3641 C.T. 498/61
2	Vehicle Access Vehicle Access	48 49	Part Lot 19A D.P. 15155 C.T. 347/50
1	Vehicle Access	51	Part Old Land Claim No. 54 C.T. 533/273 Ltd
1	Farm Gate	52	Part Lot 20 D.P. 3641 C.T. 189/183
Nil	No existing entrance to State Highway - access point not practical	-	Part Lot 7 D.P. 3564 Pt C.T. 445/42
1	Taranaki Gate	53	Part Lot 20 D.P. 3641 Pt C.T. 447/92
Nil	No existing entrance to State Highway - access point not practical	-	Part Lots 1 and 2 D.P. 3564 Pt C.T. 1165/67
1	Vehicle Access	54	Part Lot 10 D.P. 3641 C.T. 190/300
LIMITED ACCESS ROAD ENDS			
R.S. 88 R.P. 7.60			

* As shown on Plan No LA 11/8/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 9 of 14 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
	START OF LIMITED ACCESS ROAD R.S. 88 R.P. 0.0		
	STATE HIGHWAY NO. 12 - Formed		
Nil	No existing entrance to State Highway - legal access to Hobson Street is practical	-	Part Lot 1 D.R.O. W.30 Gazette 1977 p. 2695
	HOBSON STREET - Formed		
Nil	No existing entrance to State Highway - legal access to Hobson Street is practical	-	Lot 1 D.R.O. W30 C.T. 500/274 Ltd
Nil	No existing entrance to State Highway - access point allocated	55	Lot 2 D.P. 19035 C.T. 1B/828
1	Farm Gate	56	Lot 3 D.R.O. W.30 C.T. 888/234 Ltd
1	Vehicle Access	57	Part Old Land Claim No. 55 C.T. 507/184 Ltd
2	Vehicle Access Vehicle Access	58 59	Part Old Land Claim No. 55 Gazette 1957 p. 1242

* As shown on Plan No LA 11/8/1 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 10 of 14 sheets

State Highway No. 1; RIGHT HAND SIDE (SOUTH)			
From; OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No defined entrance to State Highway - access point allocated	60	Section 5 Block IX Kawakawa Survey District C.T. 1111/106
1	Vehicle Access	61	Lot 7 D.P. 54028 C.T. 70/1450 78/625
1	Vehicle Access	62	Lot 8 D.P. 54028 C.T. 20/1440 78/625
Nil	No existing entrance to State Highway - legal access to Public Road and Tennyson Street is practical	-	Part Lot 2 D.P. 27734 C.T. 7C/489
PUBLIC ROAD - Not Formed			
5	Farm Gate Vehicle Access Farm Gate Farm Gate Farm Gate Access also to Maori Reserve, Pikoi Block at Maori Land Court discretion	63 64 65 66 67	Lot 3 D.P. 27734 Pt C.T. 703/316 - subject to land to be taken for Road S.O. 38755
TITAHI STREAM			

* As shown on Plan No LA 11/8/1 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 11 of 14 sheets

State Highway No. 1 ; .. RIGHT HAND SIDE (SOUTH)			
From; OHAEAWAI			
To; PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.79			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Farm Gate	68	Lot 1 D.P. 63104 C.T. 19C/481 Ltd
1	Vehicle Access - gives practical access to adjoining land Access also to Maori Reserve at Maori Land Court discretion	69	Parts Old Land Claim No. 54 Gazette 1963, p. 1810
4	Vehicle Access Farm Gate Farm Gate Farm Gate	70 71 72 73	Section 19 Block IX Kawakawa Survey District C.T. 35A/1498
2	Vehicle Access Vehicle Access	74 75	Section 8 Block IX Kawakawa Survey District C.T. 1918/98
1	Farm Gate	76	Part Lot 1 D.P. 19808 C.T. 40C/280
Nil	No existing entrance to State Highway - access not practical. Practical access available over adjoining land in same ownership	-	Part Lot 2 D.P. 19808 Pt C.T. 1362/49
WAIARUHE RIVER			
3	Vehicle Access Farm Gate Farm Gate	77 78 79	Part Lot 1 D.P. 40157 Pt C.T. 1362/49

* As shown on Plan No LA 11/8/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet .. 12 of .. 14 sheets

State Highway No. <u>1</u> ; ..RIGHT..HAND..SIDE..(SOUTH)..			
From; OHAEA WAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: <u>17.8.78</u>			LAND IN ..NORTH..
			..AUCKLAND..LAND
			REGISTRATION DIST.
No.	Description	MWD Ref. #	
2	Vehicle Access Vehicle Access	80 81	Lot 1 D.P. 64166 C.T. 29A/1322 - Subject to Right-of-Way appurtenant to Part of the land in C.T. 29A/1321 adjoining
Nil	No independent entrance to State Highway - practical access available by legal Right-of-Way over adjoining land	-	Lot 3 D.P. 64166 C.T. 29A/1321 (Part Balance) - subject to Right-of-Way over Lot 1 D.P. 64166
7	Farm Gate Farm Gate Vehicle Access Farm Gate Farm Gate Farm Gate Farm Gate Access also to Umutakiura Block at Maori Land Court's discretion	82 83 84 85 86 87 88	Parts Lot 8 and 19 D.P. 3641 and Sections 6, 7, 8 and Parts 9, Block X Kawakawa Survey District C.T. 29A/1321 (Part Balance) - Subject to Right-of-Way over Lot 1 D.P. 64166
1	Vehicle Access	89	Lot 1 D.P. 49853 C.T. 2D/1109

* As shown on Plan No LA 11/871 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 13 of 14 sheets

State Highway No. 1; RIGHT HAND SIDE (SOUTH)			
From: OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at:		17.8.78	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
1	Farm Gate	90	Part Old Land Claim No. 54 Pt C.T. 533/277 Ltd
2	Double Gates to Church Double Farm Gates	91 92	Part Old Land Claim No. 54 C.T. 533/274 Ltd
PUBLIC ROAD - Part Formed			
Nil	No existing entrance to State Highway - legal access to Public Road is practical. Public Road formation traverses property to connect with State Highway	-	Part Lot 20 D.P. 3641 Gazette 1954 p. 1000
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Part Lot 7 D.P. 3564 Pt C.T. 445/42
1	Vehicle Access	93	Part Lot 6 D.P. 3564 C.T. 169/16
Nil	No existing entrance to State Highway - legal access to Ludbrooks Road is practical	-	Part Lot 5 D.P. 3654 C.T. 150/157
Nil	No existing entrance to State Highway - legal access to Ludbrooks Road is practical	-	Part Lot 4 D.P. 3564 C.T. 162/38

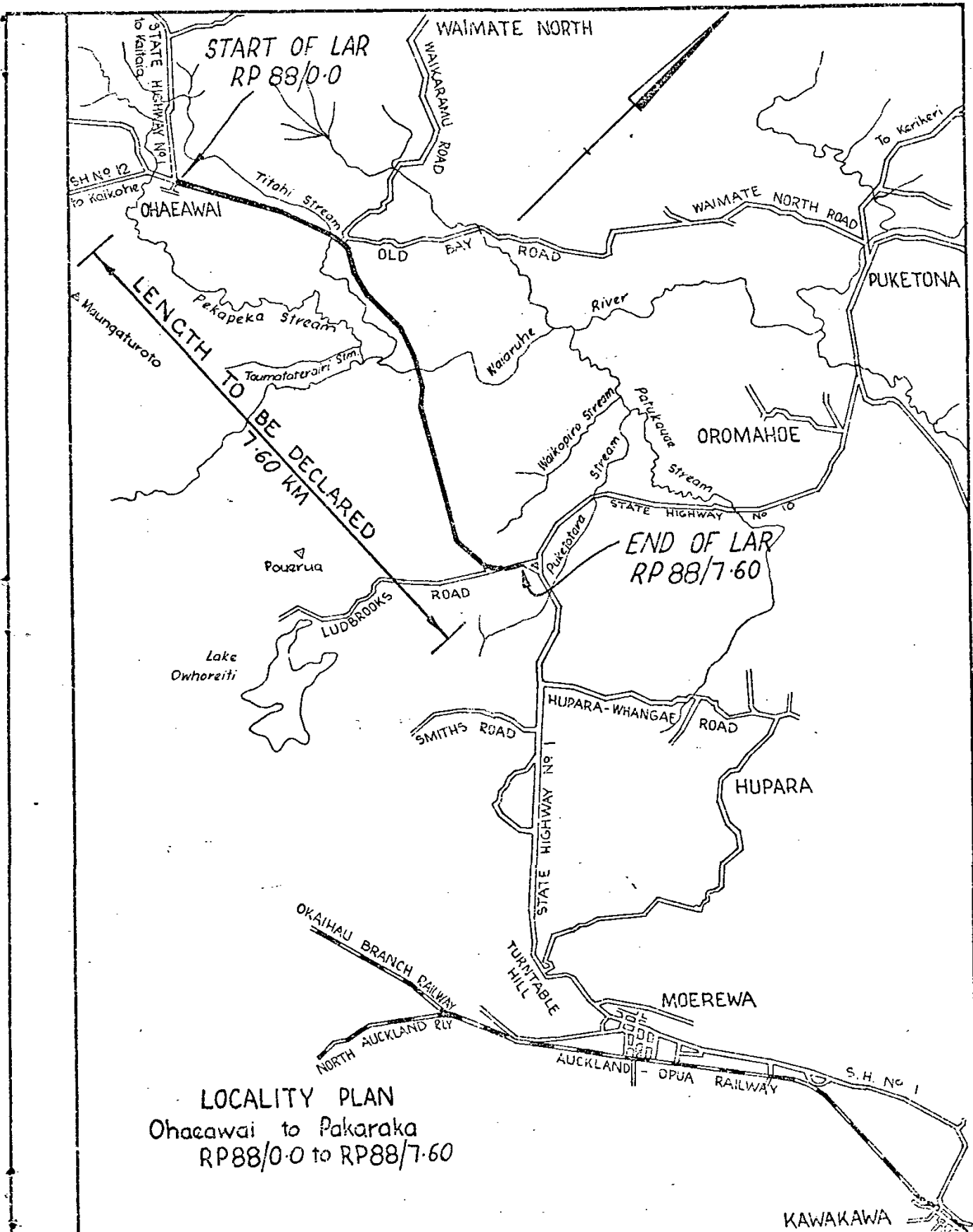
* As shown on Plan No LA 11/5/1 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet .. 14 of .. 14 sheets

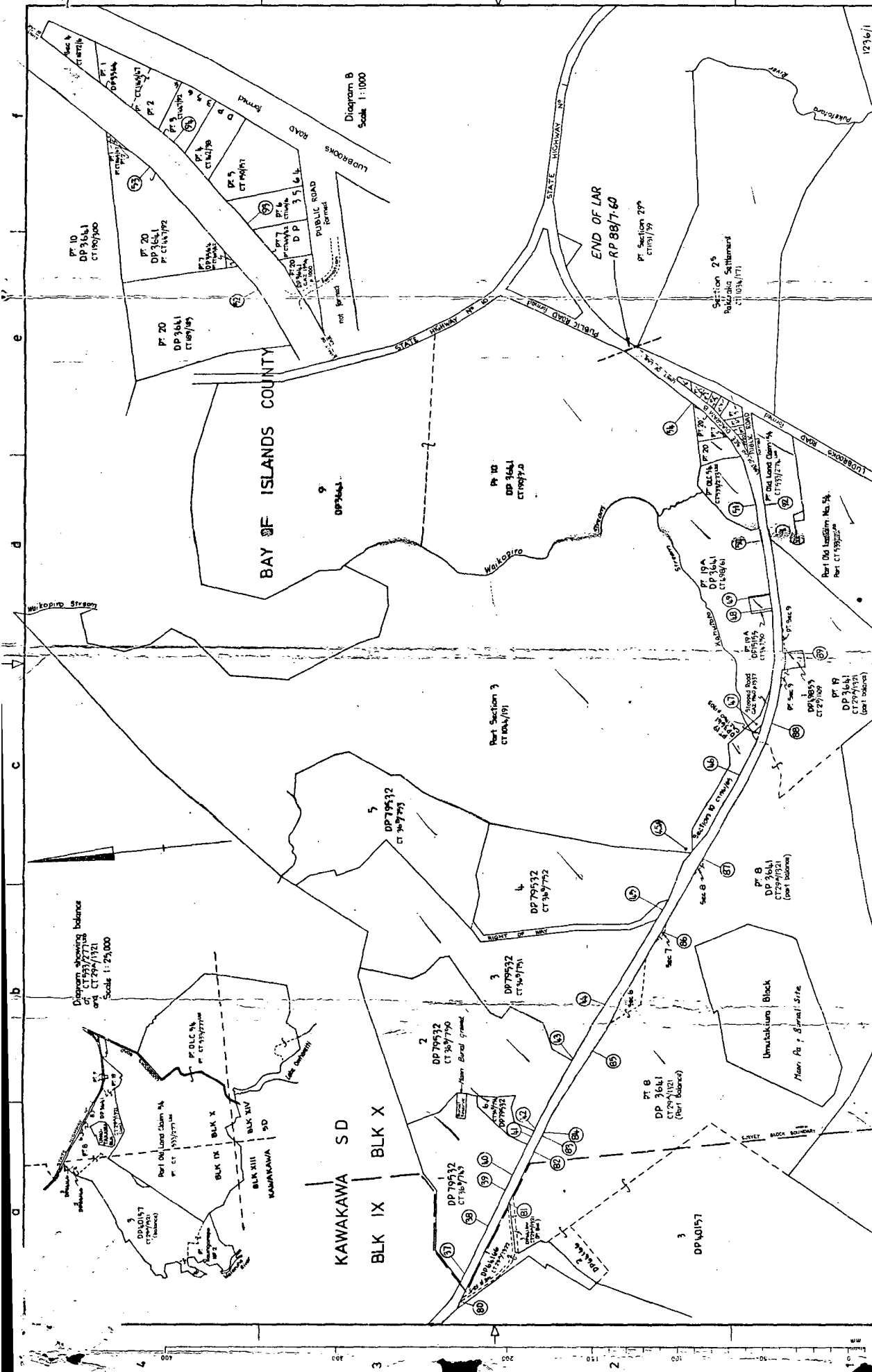
State Highway No. <u>1</u> ; RIGHT HAND SIDE (SOUTH)...			
From; OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at:		17.8.78	*LAND IN NORTH
NO.	Description	MWD Ref. *	AUCKLAND LAND REGISTRATION DIST.
1	Taranaki Gate	94	Part Lot 3 D.P. 3564 Pt C.T. 447/92
Nil	No existing entrance to State Highway - legal access to Ludbrooks Road is practical	-	Part Lots 1 and 2; D.P. 3564 Pt C.T. 1165/67
Nil	No existing entrance to State Highway - legal access to Ludbrooks Road is practical	-	Section 4 Block X Kawakawa Survey District C.T. 1872/6
LUDBROOKS ROAD - Formed			
Nil	No existing entrance to State Highway - legal access to Ludbrooks Road is practical	-	Section 2 ^S Pakaraka Settlement C.T. 1034/171
LIMITED ACCESS ROAD ENDS			
R.S. 88 R.P. 7.60			

* As shown on Plan No LA 11/8/1 deposited in the office of
at Wellington.



LOCALITY PLAN
 Ohaeawai to Pakaraka
 RP88/0.0 to RP88/7.60

HARRISON AND GRIERSON AND PARTNERS CONSULTING ENGINEERS REGISTERED SURVEYORS TOWN PLANNERS	LIMITED ACCESS ROAD DECLARATION SH1 RDI RS88	SCALE: 1: 63,360
		DRAWING No. 1236/1



ORIGINAL SCALE	1:4,000	FILE	1236/1
GAZETTED LAR	10/1/80	JOB	3
LA	11/8/1	SECTION	3

RS 88	RD1	SH1
LIMITED ACCESS ROAD DECLARATION		
PAEAWAI to PAKARAKA		
RP 0/0	to	RP 88/7/60

Ministry of Works and Development	CIVIL ENGINEERING	AUCKLAND
NC McLEOD Commissioner		

APPROVED	7/10/78
BY	7/10/78

AMENDMENTS	BY	APPC. DATE
LEGAL OR FILING No		

W 482-A1 ORIGINAL SIZE
 JAN 1977
 UNLESS INDICATED OTHERWISE

Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa
Resource Consent Application



Appendix B: Architectural Plan

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

Ngati Hine Health Trust

For RESOURCE CONSENT

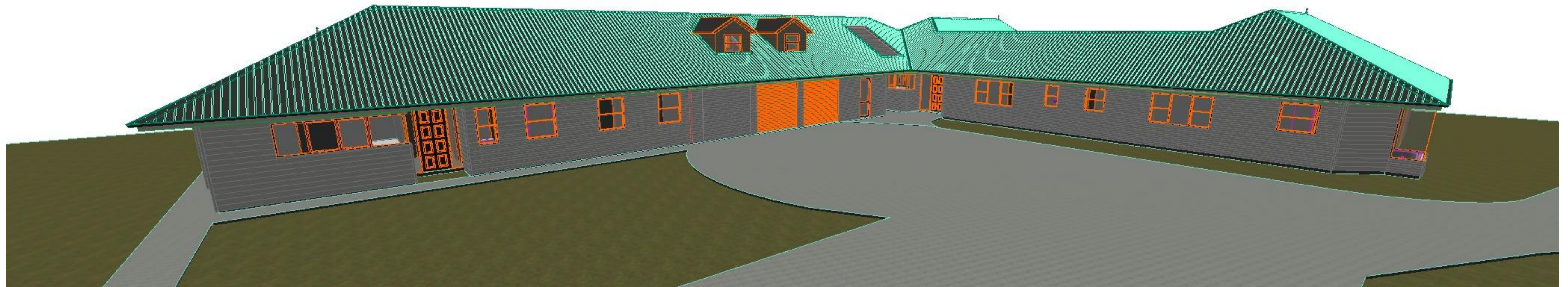
Layout Rev Sheet Name

RC0 General
RC000 A Cover

RC1 Site
RC101 A Site & Townplanning

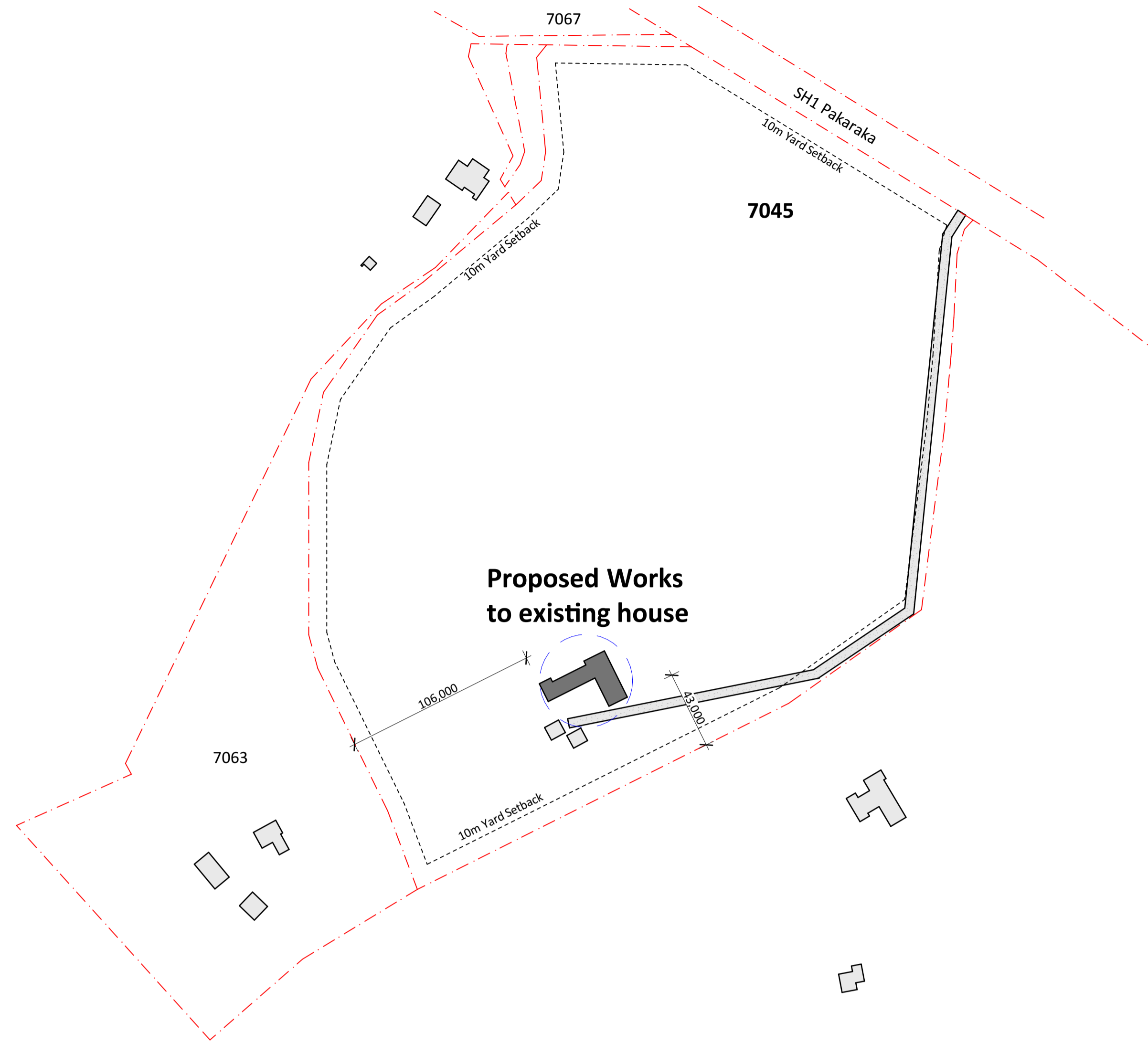
RC2 Plans
RC201 A Existing/ Demolition Floor Plans
RC202 B Proposed Floor Plans
RC203 A Roof Plan

RC3 Elevations
RC301 A Elevations





1 Location Plan
#LayID / Scale NTS



2 Site Plan
#LayID / Scale 1:2000

SITE DESCRIPTION	
7045 State Highway 1 Pakaraka Kaikohe	
Lot 2 DP 530414	
SITE AREA:	113990 m ²
CT:	862496
ZONING:	Rural Production
WIND ZONE:	Extra High
EXPOSURE ZONE:	B
EARTHQUAKE ZONE:	1

NOTES	
Levels are in terms of Land and Survey Datum	
Total area 113990 (more or less)	
This plan has been prepared for the purposes of obtaining a RESOURCE CONSENT only. All areas and measurements are subject to Far North District Council and Land Information New Zealand approval	

SITE AREA CALCULATIONS			
Site	= 113990 m ² (gross)		
ALLOWABLE			
	m ²	%	
Coverage	13,678	12	
Impermeable	22,798	20	
PROPOSED			
	m ²	%	Comply?
Coverage	760	0.7	Y
Impermeable	1,518	1.4	Y



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PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Ngati Hine Health Trust
7045 State Highway 1, Pakaraka
Kaikohe

Site & Townplanning

RESOURCE CONSENT

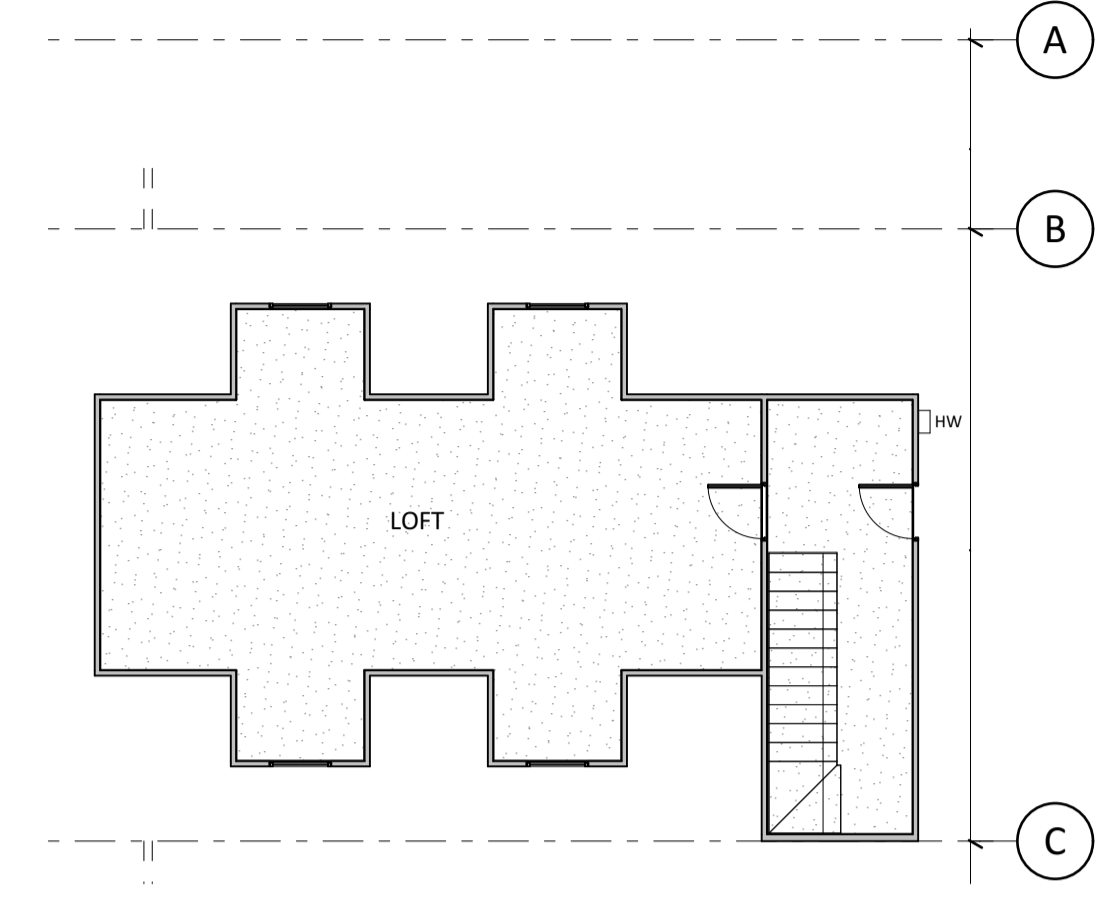
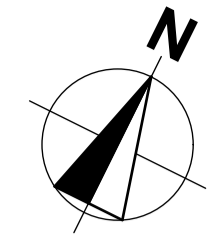
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A	RC Issue		27/02/2025

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DRAWING NO.	REVISION	
48373-DR-RC101	A	

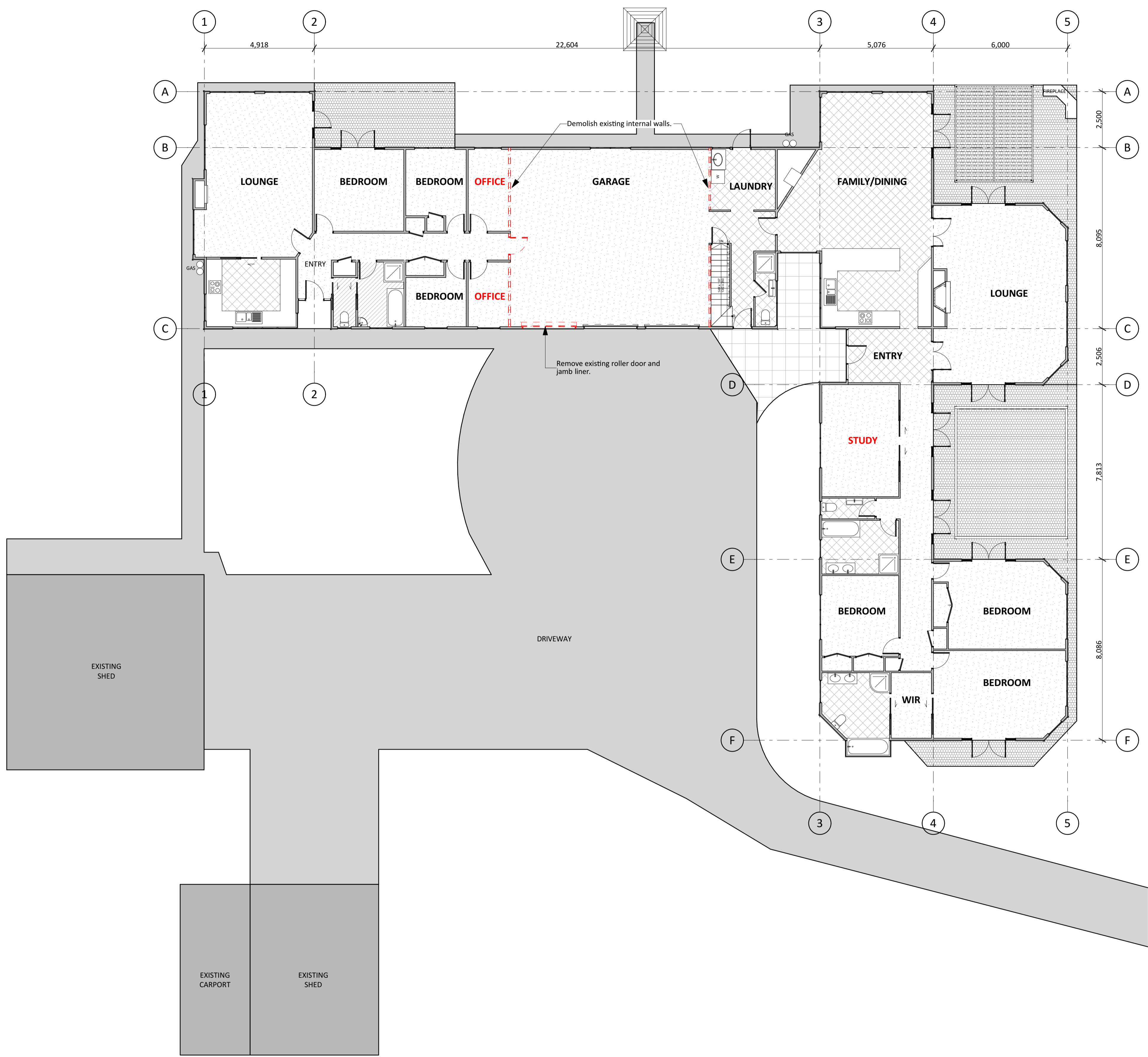
Notes:
- Plan drawn from file info. Check ALL dimensions on site.

Floor Finishes Key:

	Tile
	Vinyl
	Carpet



2 Existing First Floor Plan
Scale 1:100



1 Existing Ground Floor Plan
Scale 1:100



Ngati Hine Health Trust
7045 State Highway 1, Pakaraka
Kaikohe

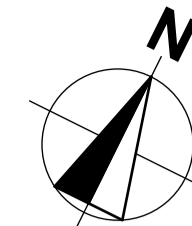
Existing/ Demolition Floor Plans

RESOURCE CONSENT

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DATE	ORIGINAL SCALE	ORIGINAL SIZE
27/02/2025	1:100	A1

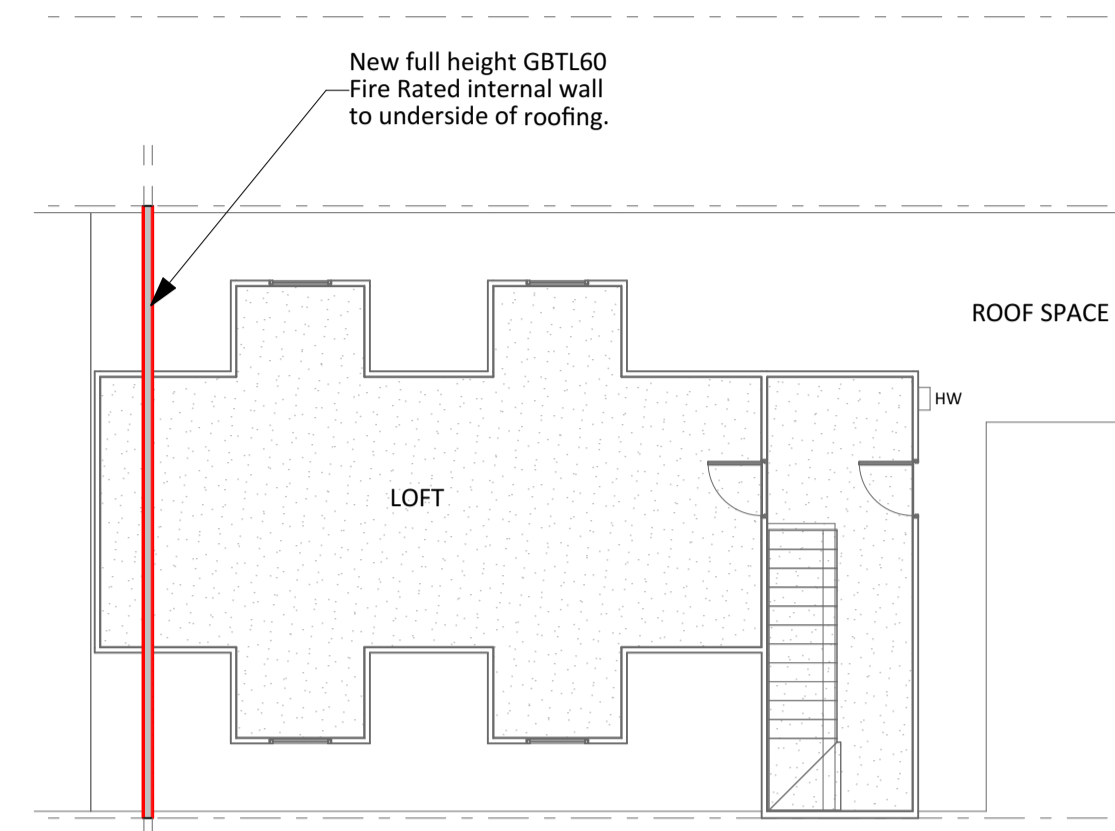
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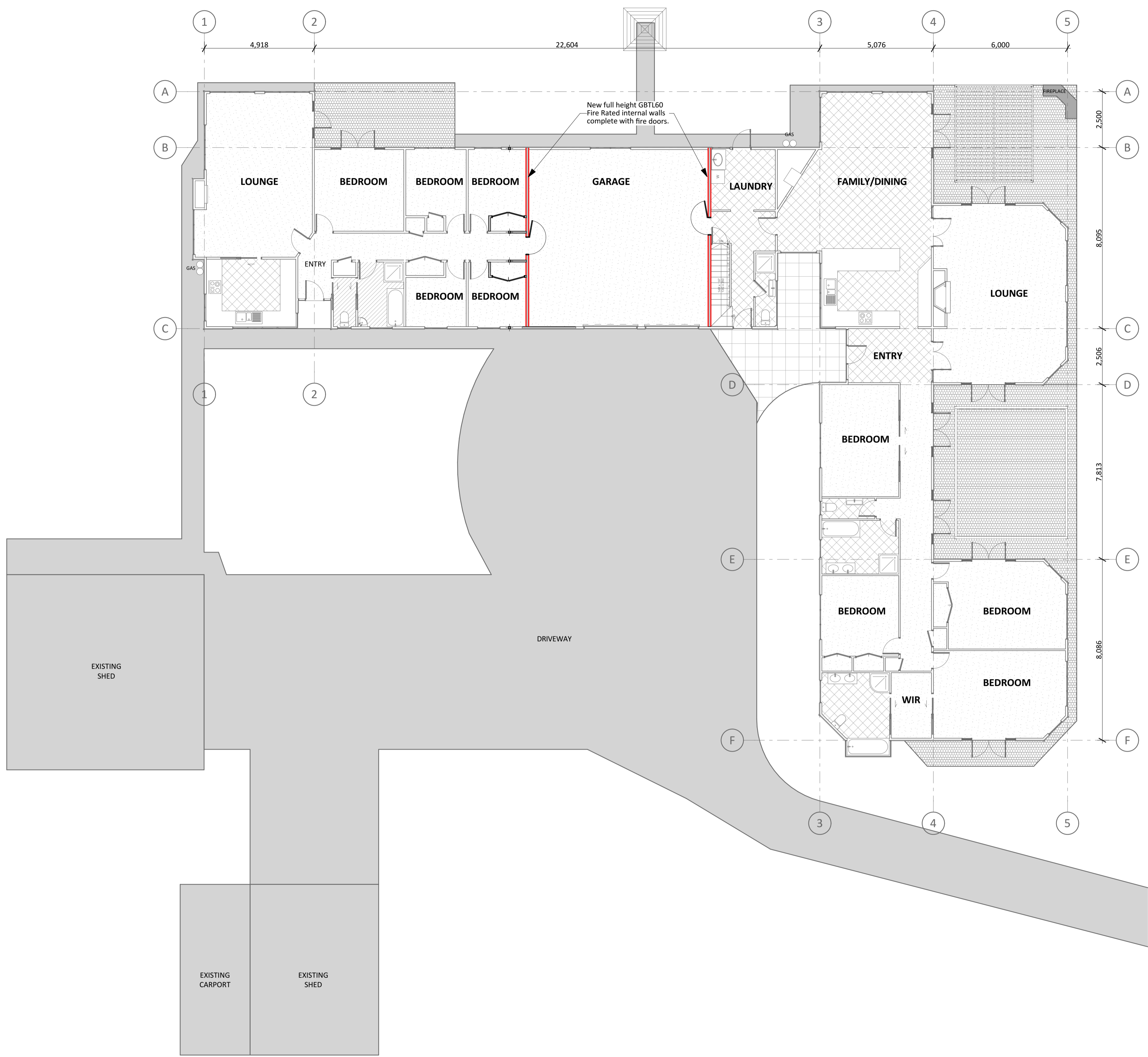
Notes:
 - Plan drawn from file info. Check ALL dimensions on site.

Floor Finishes Key:

	Tile
	Vinyl
	Carpet



3 Proposed First Floor
 Scale 1:100



2 Proposed Ground Floor
 Scale 1:100



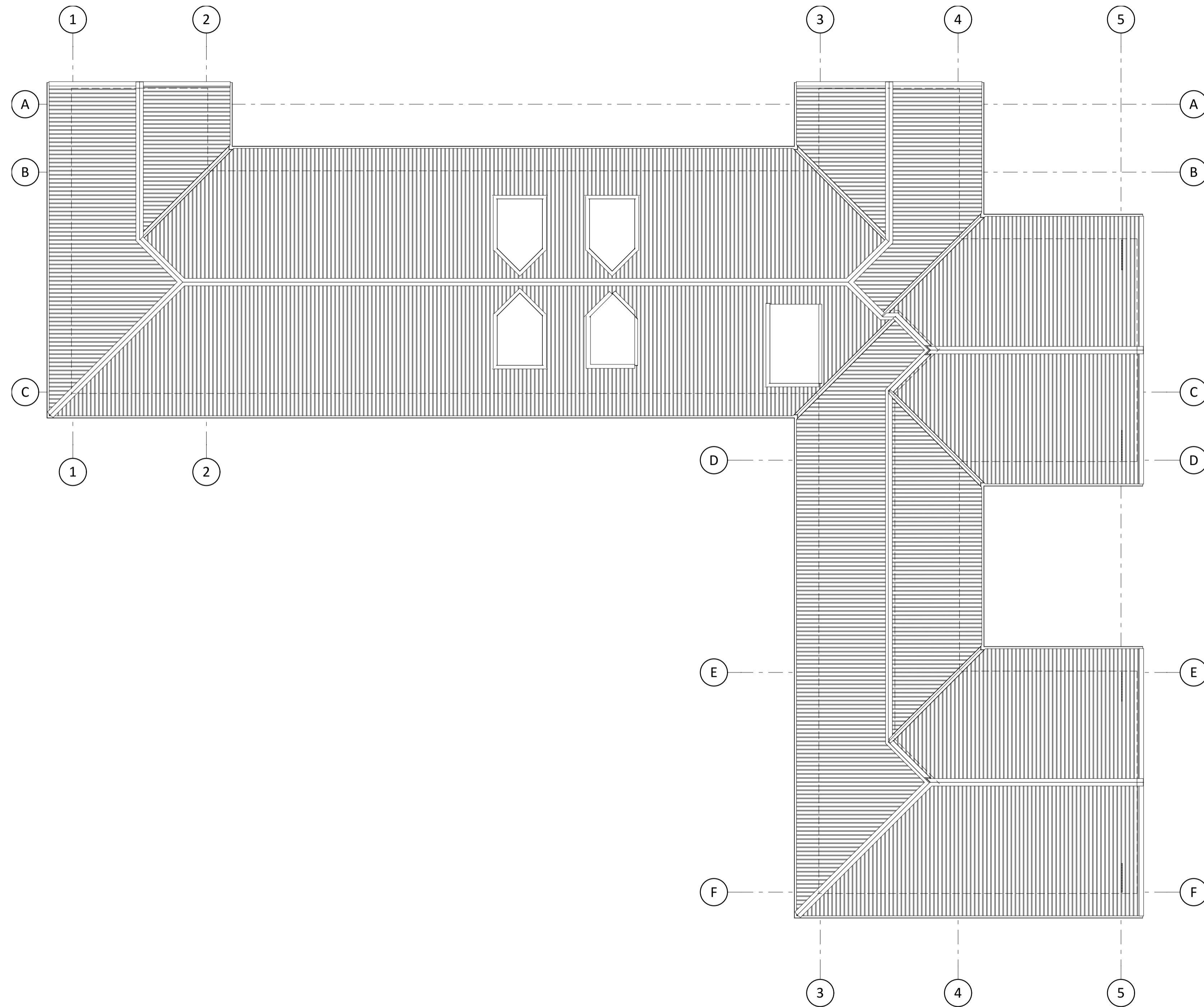
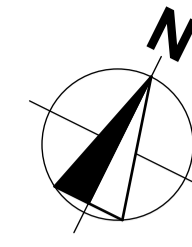
Ngati Hine Health Trust
 7045 State Highway 1, Pakaraka
 Kaikohe

Proposed Floor Plans

RESOURCE CONSENT

No	Description	Modified by	Date
A	First Issue		25/11/2024
B	RC Issue		27/02/2025

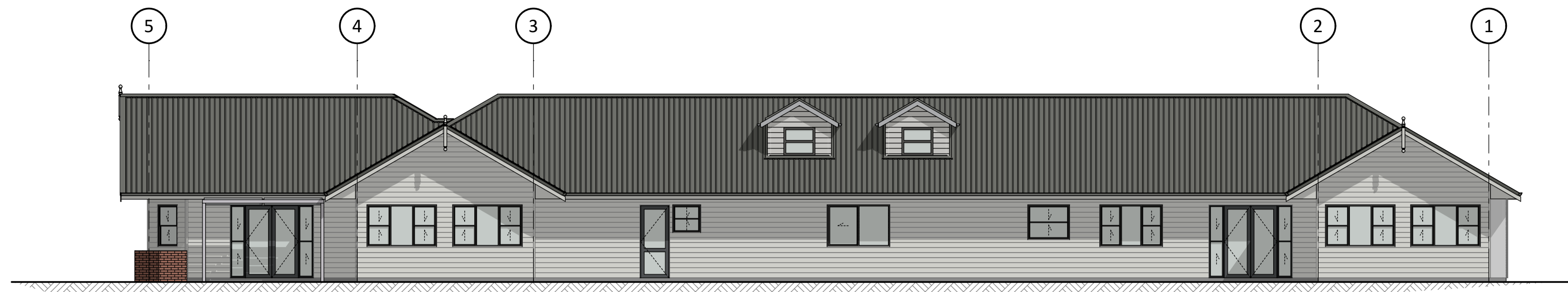
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DRAWING NO.	48373-DR-RC202	REVISION



1 Roof
Scale 1:100

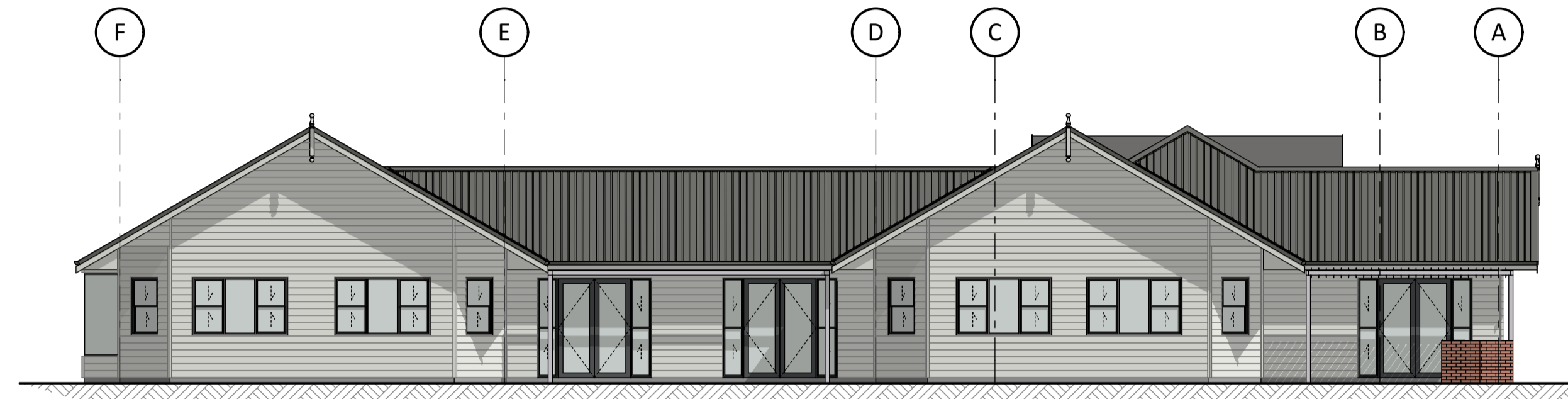
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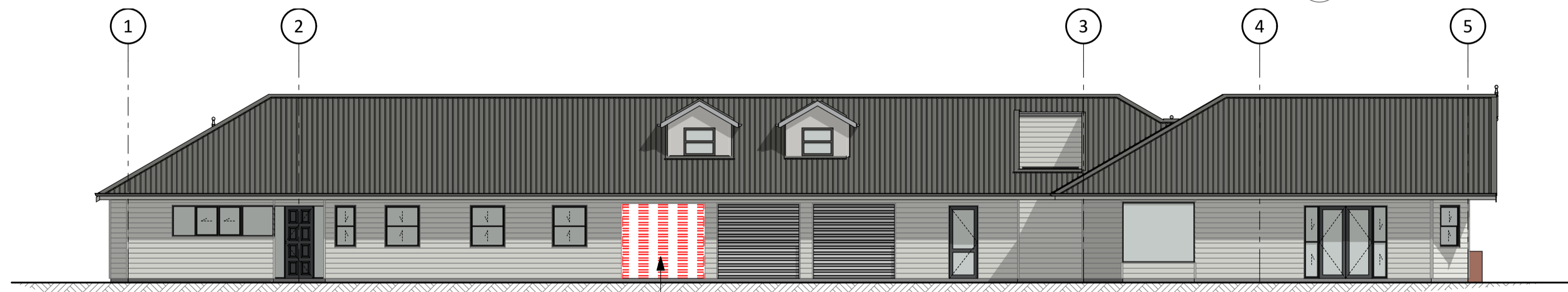


N North Elevation
Scale 1:100

12m maximum Building Height



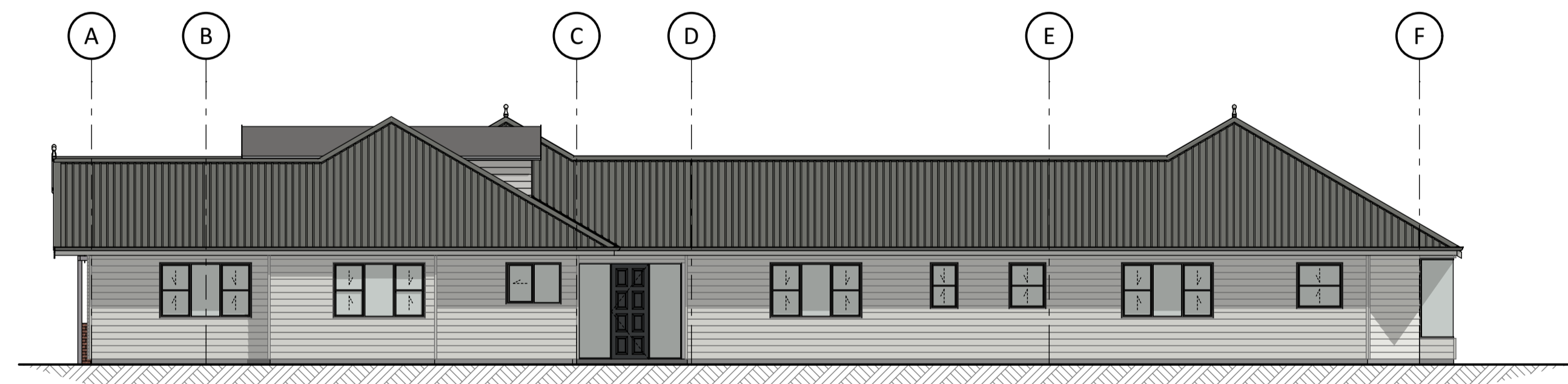
E East Elevation
Scale 1:100



Remove existing roller door and jamb liner.

S Demolition South Elevation
Scale 1:100

12m maximum Building Height



W West Elevation
Scale 1:100



New concrete nib and infill wall with bevel back weatherboards to match existing.

S Proposed South Elevation
Scale 1:100

No	Description	Modified by	Date
A	RC Issue		27/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
27/02/2025	1:100	A1
DRAWING NO.	48373-DR-RC301	REVISION A

Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa
Resource Consent Application

**Appendix C: He Ara Hiki Mauri Wellness Centre
Management Plan**



PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

He Ara Hiki Mauri Wellness Centre Management Plan

Introduction:

He Ara Hiki Mauri is a Homelessness initiative to support whanau who are experiencing Mental Health and Addiction issues. The facility at Pakaraka will be a 8 to 12 Bed at full capacity programme for whanau to support them to be rent ready and working towards addressing their own recovery. We will organise programmes that leverage off the Rural farming environment to support their recovery while we get them ready to rent properties in the surrounding areas. It will be an opportunity to do food sovereignty via gardening, lawn maintenance and basic farm work.

Programme length:

The programme length will be generally between 8 to 12 weeks. Focusing on the Rural activities we will be carrying out learning programmes both on and off site to assist them to refocus on their next steps.

Building on Existing Programmes:

It is worth identifying that this is an extension programme of NHHT existing services, Te Hurihanga, Waitangi based rehabilitation facility and our Housing First Services which focus on getting whanau into the right rental environment. Whanau will come to He Ara Hiki Mauri from existing programmes. The primary need for whanau will be working towards being rent ready and continuing their recovery journey.

Community Programme:

He Ara Hiki Mauri promotes healing through a multidimensional approach that emphasises therapy, education, values, and skills development. The therapeutic focus extends beyond substance use patterns to address the underlying issues and promote personal growth and Whānau Ora.

- Key principles of the therapeutic community include:
- Wairua and mauri ora: Nurturing spiritual and life essence well-being.
- Safe, mana-enhancing environment: Providing a space for whānau to process emotions, understand their challenges, and work towards solutions.
- Comprehensive support: Addressing the social, psychological, and behavioral dimensions linked to substance use.
- Whānau-focused interactions: Emphasising tuakana-teina (peer mentorship) relationships and community engagement to drive change and personal development.
- The programme recognises that healing is a collaborative process. It leverages the collective support of tangata, whānau, kaimahi, and external community partners, enabling a transition from stabilisation to recovery-focused outcomes.

The opportunity to be on the land and to carry out basic farming activities are a key part of the Healing.

Whanau who are in He Ara Hiki Mauri will be transported too and from programmes that are not farm based. This fosters a sense of community for those who are in the programme. It is envisioned that whanau who come to this property have already carried out our existing rehabilitation programme and are now getting ready for transition back to their own property in the area.

Staffing Structure:

We will have a differing level of staff intervention at He Ara Hiki Mauri depending on those who will be in the programme. We would expect to have 24 hour staff presence on the site. The home will run as per the normal running of a family rural residential programme. While at times we may have a number of teams on site, this will still primarily be a home environment for whanau. The busiest time of day will be during business hours for staff programmes and interventions, however if this is not farm or rural focused, it will be off site.

Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa
Resource Consent Application



Appendix D: On-Site Wastewater Disposal Report

PLANNERS
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ENVIRONMENTAL



On-Site Wastewater Disposal Report

 7045 State Highway 1, Pakaraka
Change of use

Prepared For:
Ngāti Hine Health Trust

Job No.: 15875
Rev: 0

Date: 14 March 2025

CHESTER

Revision History

Revision No	Description/comments	Prepared By	Date
0	First Issue	S Siva	13/03/2025

Document Control

Action	Name	Signed	Date
Prepared by	S Siva Civil Engineer		13/03/2025
Reviewed by	N Jull Civil Engineer		14/03/2025

Distribution

Business/company	Attention	Role
Cato Bolam	David Michel	Senior Architectural Technician



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1 Introduction

Chester Consultants Ltd has been engaged by Ngāti Hine Health Trust to provide an On-Site Wastewater Disposal Report and comment on Potable Water Supply with respect to the proposed conversion of the existing residential and detached dwellings into a communal facility (Wellness Centre) at 7045 State Highway 1, Pakaraka.

This report has been prepared solely for the benefit of this specific project, and Far North District Council (FNDC). Chester Consultants Ltd accepts no liability for inaccuracies in third party information used as part of this report. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

This report is based on development data provided by the client, and data obtained from Far North District Council and Northland Regional Council maps current to the site at the time of this document's production. Should alterations be made which impact upon the development not otherwise authorised by this report then the design / comments / recommendations contained within this report may no longer be valid.

In the event of the above, the property owner should immediately notify Chester Consultants Ltd to enable the impact to be assessed and, if required, the design and or recommendations shall be amended accordingly and as necessary.

2 Existing Site Description

The development site is located at 7045 State Highway 1, Pakaraka and is legally described as Lot 2 DP 530414. The total site area is 11.4 ha. The site can be accessed off State Highway 1 via an existing right-of-way access from the southeastern corner of the property.

The site is zoned as 'Rural Production' under both the Operative Far North District Plan 2009 and Coastal Environment overlay under the Proposed Far North District Plan.



Figure 1: Existing site aerial image (FNDC GIS Maps 06/03/2025)



3 Proposal

A conversion of use is proposed for the site, involving the transformation of the existing residential dwelling and detached dwellings into a communal facility (Wellness Centre). Figure 2 below is a snip of the proposed change of use Architectural site plan.

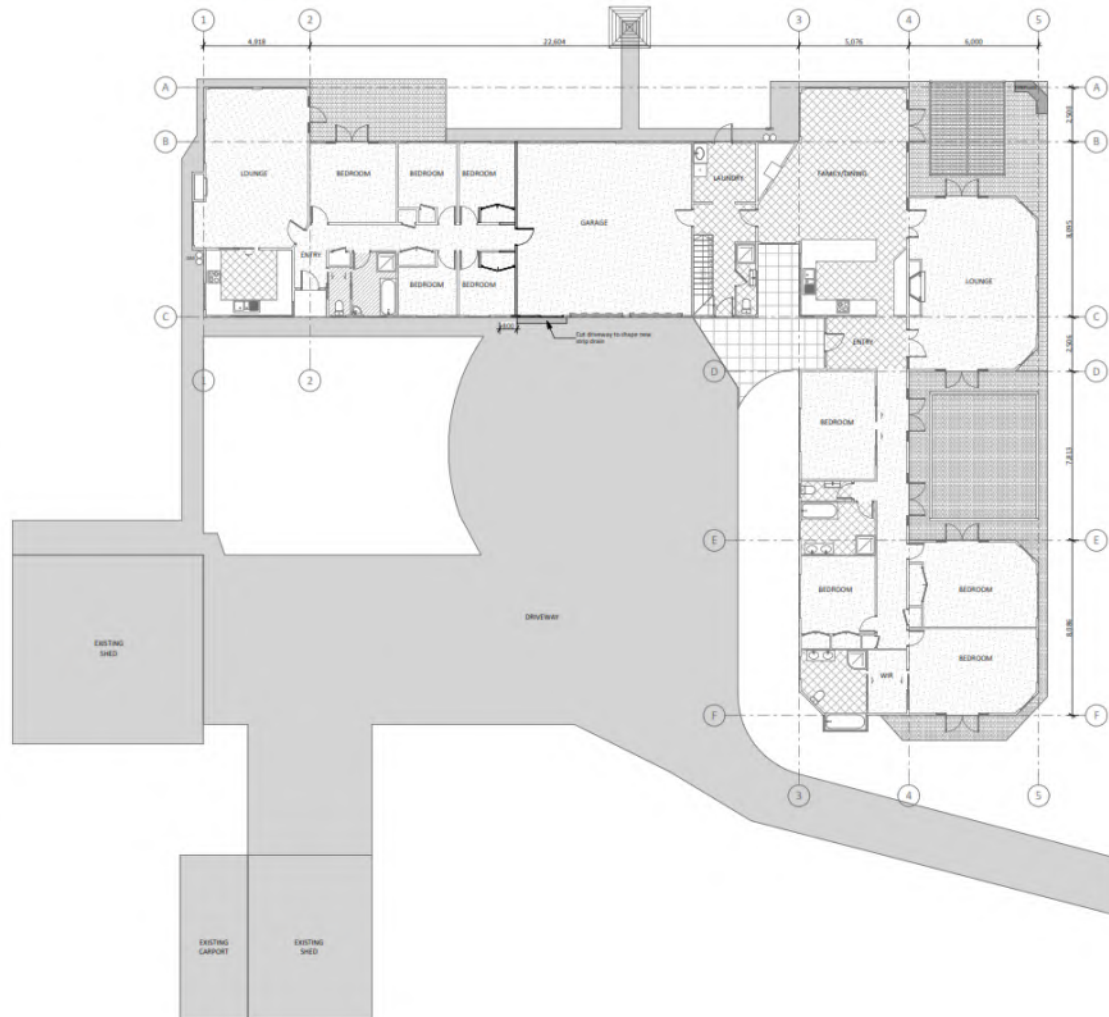


Figure 2: Proposed Floor Plan (Cato Bolam 48373-DR-RC202, date 22/01/2025)

This report is intended to accommodate a Resource Consent application and will report on the following:

- Water Supply
- Wastewater

This report is intended to be read in conjunction with the accompanying Chester drawing in Appendix A.



4 Water Supply

The site is currently equipped with two 30,000-litre water tanks and one 25,000-litre tank, providing a total storage capacity of 85,000 litres. The roof catchment is 600m².

Table 1 below has been extracted from the Auckland Region Countryside Living Toolbox and provides recommended potable water supply volumes for rural residential dwellings based on number of bedrooms vs roof area. The total facility design occupancy is 15 people (comprising 12 residents and 3 staff). Based on Table 6.1 'Occupancy Allowances' of TP58 we consider this equivalent to two 4-bedroom dwellings. Based on the table below, two 4-bedroom dwellings with 300m² of roof catchment each would require 70m³ (35 x 2) of water storage. Based on this, the existing 85m³ of storage provides adequate supply for the anticipated water usage.

Table 1: Countryside Living Toolbox Rainwater Tank Supply

Roof Catchment (m ²)	Bedrooms				
	1	2	3	4	5
100	20m ³	50m ³			
120	15m ³	35m ³	75m ³		
140	10m ³	30m ³	60m ³		
160		20m ³	50m ³		
180			45m ³	75m ³	
200			35m ³	65m ³	
220			30m ³	55m ³	90m ³
240			30m ³	50m ³	80m ³
260				45m ³	70m ³
280				40m ³	65m ³
300				35m ³	60m ³

We note that the following are not legislative requirements in relation to this proposal, but we recommend them as a minimum for any rural drinking water supply:

- Use roofing materials and paints that are suitable for roof-collection systems, e.g. lead-free paints and roof flashings.
- Use plastic pipes and guttering.
- Consider the use of meshing, guttering guards, first flush diverters and other preventative measures to reduce leaves / debris and pathogens entering the supply.
- Install self-cleaning water storage tanks, or put in place a programme to undertake frequent tank clearing (at least annual);
- Ensure tanks have secure lids, and that all vents / openings are mesh screened to prevent access by small animals and mosquitoes.
- Ensure storage tanks are suitable, i.e. light in colour and of impervious material, and are located in a shaded area.
- Carry out ongoing maintenance of the roof and gutters, storage tank and treatment system.
- Regularly sample the water supply to determine microbiological quality.

In addition, a water filtration system would be beneficial for this facility if not already in place.



5 Wastewater

This section of the report sets our assessment of the wastewater situation at the site. It includes:

- A summary of the site and soil condition assessment to confirm the appropriate soil category for on-site wastewater disposal.
- A summary of the existing wastewater treatment and disposal system on site and ‘reverse engineer’ calculation/estimate of the existing (pre-development) wastewater design flow.
- Estimation of the proposed (post-development) wastewater design flow and recommendations.
- Engineers’ assessment against the relevant NRC activity criteria for on-site wastewater discharge.

The main purpose of this assessment is to inform as to whether the proposal falls within the NRC rule C.6.1.1 *Existing on-site domestic type wastewater discharge – permitted activity* criteria and therefore whether any additional consenting is required. It also aims to identify any maintenance work or upgrades that may be beneficial to maintain compliance.

5.1 Surface Evaluation

A desktop study of the site has been conducted, incorporating a review of available data from the Far North District Council GIS, Northland Regional Council GIS (including Natural Hazards maps), and NIWA New Zealand River Maps. Additionally, a site inspection and walkover survey were undertaken on 12 March 2025 to assess existing site conditions.

5.2 Subsoil Investigation

According to the NRC Soils Factsheet Viewer, 64.15% of the site is covered by Aponga Clay (AP) soil, which includes both the property and the wastewater treatment area. The remaining portion of the site consists of Ōhaeawai Silt Loam.

To assess the subsurface conditions in more detail, a hand auger borehole was drilled on 12 March 2025, at the location indicated on our Site Plan. This investigation confirms that the soil composition in the area is predominantly Aponga Clay (AP). Additionally, water was not present within the 1.2-meter deep borehole, suggesting that the water table is located well below this depth. This information further enhances our understanding of the subsurface conditions for the planning of the wastewater treatment system.



Figure 3: Soil Type Detail (NRC Soils Factsheet Viewer 13.03.2025)



Based on our investigation the appropriate soil category in accordance with ASNZS1547:2012 is that shown in Table 2 below.

Table 2: Selected Soil Category as per ASNZS 1547:2012

Selected Soil Category	Soil Description
4	Clay loams

5.3 Pre-Development Scenario

Below is an estimation of the pre-development wastewater generation from the sites existing use and a summary of the existing wastewater treatment system.

Facility:	Residential Dwelling
No of Bedrooms:	4
Occupancy:	6 (Table 6.1, TP58)
Flow Allowance:	180L/person/day (Table H3, AS/NZS 1547:2012)
Total Flow:	1080 L/day
Sludge (All waste) Accumulation Rate:	80L/person/year
Sludge accumulation volume over 5 years:	2400L
Required Septic tank size:	1080L+2400L = 3480L

The site currently operates an on-site primary wastewater disposal system, consisting of a 4,500-litre single-compartment septic tank equipped with a domestic Biotube effluent filter (FT 0444) at the outlet. Based on the above calculations, the septic tank has sufficient capacity to handle the flow from the house in accordance with the current standards.

The treated effluent is currently discharged through a trench system located to the northeast of the existing dwelling, with dimensions of 800mm in depth, 400mm in width, and 45m in length. Based on current standards and a design loading rate of 8mm/day, calculations indicate that the existing system can accommodate 576L/day, which appears to be below the expected flow requirements.

However, the trench system, constructed in 1998 on a 10% slope, appears to have been designed with the understanding that any excess effluent would naturally disperse down the slope and be absorbed into the topsoil, given that the property boundary is more than 150m away. Additionally, feedback from residents suggests that the system has been operating effectively without any noticeable blockages or ponding in the trench area. These observations indicate that, despite the calculated limitations, the system is functioning in practice.

5.4 Post-Development Scenario

The following sets out the design flow volume for the post-development scenario and recommendations for wastewater disposal based on TP58 & NZS1547:2012.

Facility:	Rest home/ Hospital (Table 6.2, TP58)
Occupancy:	12 Residents & 3 Staffs
Design Flow Allowance Per Resident:	220L/person/day (Table 6.2, TP58)
Design Flow Allowance Per Staff:	40L/person/day (Table 6.2, TP58)
Design Flow:	2640 L/day + 120 L/day = 2760 L/day
Sludge (All waste) Accumulation Rate:	80L/person/year
Sludge accumulation volume over a year:	1200L
Minimum Septic tank size:	1200L+2760L = 3960L
Sludge Pump Out/ Maintenance Frequency:	12 Months (Clause 7.2.4, TP58)



5.4.1 Primary Treatment Septic Tank

Due to an increase in the number of occupants and a change in the property's use, the daily wastewater flow has increased by an additional 1,680L/day. Based on the above assessment, the existing septic tank is capable of managing this increased load, provided that the pump-out frequency is maintained at 12-month intervals.

5.4.2 Disposal System

Based on our site visit and understanding of the existing trench's current performance we believe that the current disposal setup i.e. the trench, coupled with the large liner divergent down slope area is suitable to be maintained for the post-development scenario subject to on-going monitoring.

Should offensive or objectional odour, or obvious surface discharge be observed from the trench we recommend the following contingency options:

Option 1: Extension of the Existing Trench System

If required, the trench system could be extended by an additional 171 meters in accordance with current standards to enhance its capacity.

Option 2: Low-Pressure Effluent Distribution (LPED) Irrigation System

As an alternative, replacing the current trench system with an LPED irrigation system would require a minimum disposal area of 920m², as specified in AS/NZS 1547:2012.

Additionally, as the wastewater system provides only primary treatment, therefore it is necessary to maintain a 100% reserve area. This is currently available at the site.

5.5 Planning Assessment

Table 3 sets out our assessment against section C.6.1.3 (Existing on-site domestic type wastewater discharge) which is a permitted activity of the Proposed Regional Plan for Northland Appeals Version, March 2022.

Table 3: Proposed Regional Plan for Northland Appeals Version - Permitted Activity Assessment

Rule C.6.1.1:	Assessment/Comment
1. <i>the discharge volume does not exceed:</i> a. <i>three cubic metres per day, averaged over the month of greatest discharge, and</i> b. <i>six cubic metres per day over any 24-hour period</i>	The maximum daily design flow volume is 2.76m ³ /d which is less than 3 cubic meters.
2. <i>the following reserve disposal areas are available at all times:</i> a. <i>one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or</i> b. <i>thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment</i>	The wastewater receives primary treatment, and a 100% reserve area is available.
3. <i>the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and</i>	Noted.



<p>4. <i>wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and</i></p>	<p>The existing system is a trench disposal system as such 50mm cover provided.</p>
<p>5. <i>the discharge does not contaminate any groundwater water supply or surface water, and</i></p>	<p>Appropriate setbacks are achieved by the disposal area.</p>
<p>6. <i>there is no surface runoff or ponding of wastewater, and</i></p>	<p>Because of the subsurface trench application and the large liner divergent down slope area of the dispersal field, surface run-off or ponding is unlikely. There are improvement options and plenty of reserve area available should any occur.</p>
<p>7. <i>there is no offensive or objectionable odour beyond the property boundary.</i></p>	<p>Located >120m from the boundary</p>



6 Summary

6.1 Water Supply

In our opinion, the existing water supply tanks at the development site provide sufficient water for the proposed activity.

6.2 Wastewater

In our opinion the existing on-site wastewater disposal system is suitable to be maintained as is for the proposed activity / change of building use, providing on-going maintenance and monitoring of the system is continued.

The wastewater discharge volume from the proposed activity is still within the NRC rule C.6.1.1 *Existing on-site domestic type wastewater discharge – permitted activity* criteria and the existing septic system has capacity for the additional demand.

7 Limitations

- This assessment contains the professional opinion of Chester Consultants as to the matters set out herein, in light of the information available to it during the preparation, using its professional judgement and acting in accordance with the standard of care and skill normally exercised by professional engineers providing similar services in similar circumstances. No other express or implied warranty is made as to the professional advice contained in this report.
- We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Chester Consultants at the request of Ngāti Hine Health Trust and is exclusively for its client use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Chester Consultants Ltd. The assessment will not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.
- The assessment is also based on information that has been provided to Chester Consultants Ltd from other sources or by other parties. The assessment has been prepared strictly on the basis that the information that has been provided is accurate, completed, and adequate. To the extent that any information is inaccurate, incomplete, or inadequate, Chester Consultants Ltd takes no responsibility and disclaims all liability whatsoever for any loss or damage that results from any conclusions based on information that has been provided to Chester Consultants Ltd.



8 Appendices

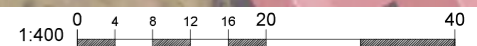
Appendix A – Site Plan





C:\Users\SivatharsanSivashanm\Chester_Consultants\Central Library - 15875 - He Ara Hiki Maun Wellness Centre\3.0 Design\3.2 Civil\3.2.1 ACADDWG Layouts\15875-C-DWG-100.dwg 31/7/2025 8:48 am LAST SAVED BY: SIVATHARSANSIVASHANM

DRAWING NOTE: DRAWING SET TO BE DISTRIBUTED AND READ IN ITS ENTIRETY. REFER TO DRAWING C001 FOR DRAWING SCHEDULE. REFER TO DRAWING C002 FOR NOTES, LEGENDS, AND ABBREVIATIONS UNLESS OTHERWISE NOTED.



REV	DATE	AMENDMENTS	BY
0	13/03/25	ISSUE FOR RESOURCE CONSENT	SS

DRAFTER: S SIVA
 DESIGNER: S SIVA
 CHECKER: N JULL
 DATE: 14/03/2025

JOB: CIVIL DESIGN - WASTEWATER & WATER
 CLIENT: NGĀTI HINE HEALTH TRUST
 ADDRESS: 7045 STATE HIGHWAY 1, PAKARAKA
 DRAWING: SITE PLAN

DRAWING: C100 REV: 0
 SCALE: 1:400 @ A1
 PROJECT: 15875
 ISSUE: CONSENT

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Appendix B – Subsoil Investigation and Site Photos



Figure 1: Subsoil Investigation Near the Existing Trench



Figure 2: Existing Water Tanks





Figure 3: Existing Conventional Trench



Figure 4: Existing Conventional Trench



Appendix C – Septic Tank and Disposal Design Record From 1998



15 January 1998

36732

The Drainage Inspector
Far North District Council
Private Bag 752
KAIKOHE



Dear Sir

**L & M GRAY
NEW HOUSE AT PAKARAKA : LOT 1 DP 168970
SEWERAGE SYSTEM**

A new residence is proposed for the above client located in a rural environment on a 189ha farm. The house site is on an elevated knoll surrounded by farm pastures generally on slopes of less than 10 degrees. The nearest house is more than 150m distant and there are no water-courses in the immediate vicinity.

The soils in the vicinity vary significantly from rock to bouldery clay loams to clay. We suspect that the soakage area is on the Aponga Clays with a thick depth of overlying topsoil (300-500mm).

We have attached hereto Appendix E of TP58 with the relevant sections completed.

It is our opinion that this site is entirely adequate for a system comprising a conventional septic tank followed by shallow soakage.

Due to the very extensive land areas available, we recommend an initial trench of 800mm depth, 400mm width and 45m long located on the easy slopes north east of the house. This can be extended if it proves to be inadequate. Stormwater from the house should be diverted away from this soakage field.

We recommend the use of a 4500l single compartment septic tank incorporating a domestic Biotube Effluent Filter (FT 0444) at the outlet.

Yours faithfully

FRASER THOMAS LIMITED

R J TOPLIS
RJT:nm/1501R.732

Copy to L Gray

FAXED

FRASER THOMAS LIMITED
WILLIAMS ROAD, PAIHIA
P.O. BOX 154, PAIHIA
NORTHLAND NEW ZEALAND
PHONE & FAX: 0-9-402 7838

3.0 SITE ASSESSMENT3.1 Topography

Slope: Ground Cover:

* 10 degrees Grass

Geology: Complex Area. Probably Apanga Clay
over muddy Limestone.

Drainage Patterns: (sketch details attached)

No pattern. Smooth top of hillside.

Available Clearance: (sketch details attached)

400m

Boundaries Well away Wells, Bores 300m distant

Waterways NIL Embankments NIL

Stands of trees, shrubs NIL Buildings New home

Other (specify) Another house + 200m

Another farm shed + 150m

3.2 Site Stability:Is expert evaluation necessary? (delete one) ~~YES~~ / NO

If NO, why not? Easy slopes. Stable soils.

If YES, attached stability report and give details here of:

Author: Designation:

Company/Agency: Date of Report:

3.3 Drainage Controls:

Depth of seasonal watertable: WINTER | SUMMER

Surface gets puggy Very deep

Need for groundwater cut off drains? NIL

Need for surface water collector drains? NIL

3.4 Climate:Annual rainfall: mm Annual Potential : mm
Evapo-transpiration

General comment: (rainfall intensities, seasonal variation, etc)

3.5 <u>Intended Water Supply Source:</u>			
Rainwater (roof collection):	YES	Bore/Well:	Supplementary
Public supply:			for non-drinking
3.6 <u>Local Experience (existing on-site systems):</u>			
Number of systems in locality:	None within 2 km		
Performance:	% Satisfactory	% Failed	% Problems evident
Reasons: for satisfactory performance			
for problems			
for failures (give type/nature of failure)			
3.7 <u>Availability of Reserve/Buffer Areas:</u> Ample			
Reserve area available for extensions*:	1000 % of design area.		
Buffer area*:	(between site development and on-site disposal design and reserve areas)		
% of total site area (*Show details on sketch plan).			
4.0 <u>SUBSOIL INVESTIGATION</u>			
4.1 <u>Soil Profile Determination:</u> Observation			
Method:	Test Pit	Borehole	
Other (specify)	Local advice		
	Topsoil 300 - 500 mm. over clay		
Reporting: (attach detailed soil report as appropriate, Ref.)			
4.2 <u>Percolation Testing:</u>			
Carried out: (delete one) YES / NO	NO		
If YES, specify method:			
Test results: (attach detailed report as appropriate, Ref.)			

4.3 Estimated Soil Category

Soil Category	Description	Tick One
1	Gravel, coarse sand; rapid draining	<input type="checkbox"/>
2	Coarse to medium sand; free draining	<input type="checkbox"/>
3	Medium-fine and loamy sand; good drainage	<input type="checkbox"/>
4	Sandy loam, loam and silt loam; moderate drainage	<input type="checkbox"/>
5	Sandy clay-loam, clay-loam and silty clay-loam; moderate to slow drainage	<input checked="" type="checkbox"/>
6	Sandy clay, non-swelling clay and silty clay; slowly draining	<input type="checkbox"/>
7	Swelling clay, grey clay, hardpan; poorly or non-draining	<input type="checkbox"/>

Reasons for placing in Stated Category:

Topsoil will provide good percolation.
Overall excellent in summer. In winter,
subsoil poor.

5.0 GENERAL COMMENTS5.1 Need for Groundwater Quality Protection:

NIL

5.2 Type of Disposal System considered best suited to Site(s):

Shallow soakage trenches.

5.3 Minimum Disposal area Recommended for the Site 600 m² (comprising disposal field, space between and surrounding the disposal field elements, and the reserve area).5.4 Design Considerations:

Any specific environmental constraints?

No.

Any specific public health constraints?

NO

5.5 Other Comment:

Available suitable land makes
any option feasible and provides ample area
for expansion.

Signature:

Date:

R. K. Singh
15.1.98

Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa
Resource Consent Application



Appendix E: Transport Assessment

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

He Ara Hiki Mauri
C/- Catobolam Consultants
cameronb@catobolam.co.nz
09 2639020

Ref: 251054
7th March 2025

Attention: Cameron Browne

Transport Assessment of a Proposed Wellness Centre at 7045 SH1, Pakaraka

As requested, we have undertaken a transport assessment of a proposed wellness centre at 7045 State Highway 1 (SH1) in Pakaraka, Northland.

An existing large house/homestead on the site is to be converted into a 12 bed facility to accommodate clients who reside onsite during their programmed stay of 8 to 12 weeks. At least 1 staff member stays overnight, and during the day a second staff member typically is onsite to assist clients undertake farmwork duties on the surrounding farmland and take them on excursions using 1 or 2 vans.

No changes are proposed to the existing access, which consists of a vehicle crossing on SH1 and a 400 metre long 'metalled' driveway. The driveway splits 220 metres into the site to access other existing dwellings on the site. Currently there are 3 dwellings served by the access, one of which is to be converted into the wellness centre.

With SH1 being a Limited Access Road (LAR), the vehicle crossing has a gazetted crossing point reference number 84, refer to this gazette attached.

SH1 is identified as a state highway primary collector in the New Zealand Transport Agency's (NZTA's) One Network Road Classification database (ONRC) and this database estimates the annual average daily traffic volume for the section in the vicinity to be 3,821 vehicles.

This traffic volume is to be expected for a state highway that has a primary collector function, and from a capacity perspective the single lane provided in each direction can accommodate this level of traffic with significant spare capacity. With significant spare capacity there are large gaps in the traffic flow, including at peak times.

The sign posted speed limit is 100km/hr and based on the straight and flat alignment of SH1 the 85th percentile speed of traffic is expected to be close to 100km/hr.

The following Figure 1 is an aerial photo that identifies the site and its access on SH1.



Figure 1: Aerial Photo of the Site

The site's vehicle crossing has unrestricted sightlines along SH1 that exceed NZTA's Planning and Policy Manual (PPM) Diagram A 'Accessway Sight Lines', which for a 100km/hr speed limit is 282 metres (Council's engineering standard for a 100km/hr regional arterial is 305 metres). Refer to Diagram A attached for reference.

The following Figure 2 and 3 photos show the views in both directions from the vehicle crossing and they confirm sight distances exceed the above standards. The available sight distances have been measured to be 400 metres to the north/west and 600 metres to the south/east.



Figure 2: View to the North/West



Figure 3: View to the South/East

As shown in the Figure 2 and 3 photos above, SH1 has one traffic lane in each direction and the lanes are separated by a white centreline and yellow no-passing lane.

Edge lines and rumble markers demarcate road shoulders that vary in width between 0-1 metres. Swale drainage is provided on both sides. The site's vehicle crossing has tapered sealed shoulders for left turns, and these tapers compare to NZTA's PPM Diagram D 'Special Use Access' design, refer to this design attached, which details 1:10 tapers to a 2.5 metre width.

The existing vehicle crossing with its Diagram D left turn tapers and unrestricted visibility together with large gaps in the SH1 traffic flow is able to accommodate the proposed wellness centre's traffic safely. This is achieved because site traffic is able to diverge from and merge with SH1 without disrupting traffic flow. It is recommended that the left turn tapers are resealed to provide an easier trafficable path for drivers.

Further confidence that the existing site access with resealed tapers can safely accommodate site traffic is provided through analysing the wellness centre's traffic movements. The traffic movements are sufficiently low volume and the direction of travel is predominantly left turn-in and right turn-out (from/to Moerewa), therefore the more sensitive right turn-in movement is rare and infrequent resulting in the Diagram D shoulder widening for a right turn-in not being warranted.

The typical daily traffic movements for the site's vehicle crossing can be quantified as follows:

- 8AM, shift change, 2 staff vehicles arrive from the south/east and 1 staff vehicle departs to the south/east. **(3 traffic movements)**
- 10AM, 2 vans arrive from the south/east and 2 vans depart to the south/east for an excursion. **(4 traffic movements, but not daily)**
- 12PM, 1 delivery car or van arrives from the south/east and then departs to the south/east. **(2 traffic movements)**
- 3PM, 2 vans arrive from the south/east and 2 vans depart to the south/east from an excursion. **(4 traffic movements, but not daily)**
- 6PM, 2 cars arrive from the south/east and 2 cars depart shortly thereafter to the south/east for family visits. **(4 traffic movements)**

- 8PM, shift change, 1 staff vehicle arrives from the south/east and 2 staff vehicles depart to the south/east. **(3 traffic movements)**
- Additional traffic associated with 2 existing dwellings that are to remain have been reported to consist of 1-2 departures per house in the morning and 1-2 arrivals in the evening, plus 0-1 departures and arrivals per house through the day. **(4-12 daily traffic movements)**

Based on the above traffic movements, the site's access is expected to accommodate between 16 to 32 daily traffic movements.

This level of traffic movement aligns with NZTA's PPM Table App5B/4 'Accessway Types' for a Diagram C design, refer to this table attached for reference. The existing vehicle crossing satisfies this design.

There is also a vehicle crossing serving 3 dwellings located opposite the site's vehicle crossing on SH1. The minimal amount of traffic generated at this vehicle crossing can be accommodated without conflicting with site traffic. This is also the case when a motorist turning right into the vehicle crossing opposite is delayed since the site's 1 in 10 left turn taper allows site traffic to pass the delayed motorist and enter.

To confirm there are no localised roading or operational issues along SH1, a search of NZTA's crash analysis system over the last five year period has been undertaken.

A non-injury accident was recorded 120 metres to the south/east of the site's vehicle crossing that involved cows loose on SH1. A second accident was recorded 200 metres to the north of the site's vehicle crossing, which was a fatal accident involving a car losing control and colliding with a tree. These accidents do not indicate any roading or operational issues of concern with the site's access or the proposed traffic movements.

District Plan Transport & Engineering Standards

The site's vehicle crossing is sealed to the boundary at a level grade which satisfies Council's engineering standards (Version 0.6 dated May 2023).

According to Council's standards a Type 1 vehicle crossing is warranted, and the existing vehicle crossing satisfies this standard.

No gate is proposed and the area of the vehicle crossing is sufficiently large to accommodate simultaneous two -way traffic movement thus avoiding queue back issues, which is noted in the standards as an issue to avoid.

The existing driveway is formed as a single lane with a 'metalled' surface and there are no significant gradients. To comply with Council's passing bay standards it is proposed to install passing bays that are separated by no more than 100 metres.

The site's large area ensures that onsite parking and manoeuvring is not an issue as the large area can comfortably accommodate parking and manoeuvring for all site traffic ensuring that all departures occur in a forwards direction.

Overall, the proposed wellness centre has been assessed from a transport engineering perspective and the proposal achieves an acceptable level of safety with less than minor impact to SH1 traffic.

We trust this assessment is sufficiently detailed, if anything further is required do not hesitate to contact us.

Yours faithfully

TRAFFIC ENGINEERING & MANAGEMENT LTD



Eric Hebner
Senior Associate
Engineering NZ Chartered Member
021446954
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Enclosed:

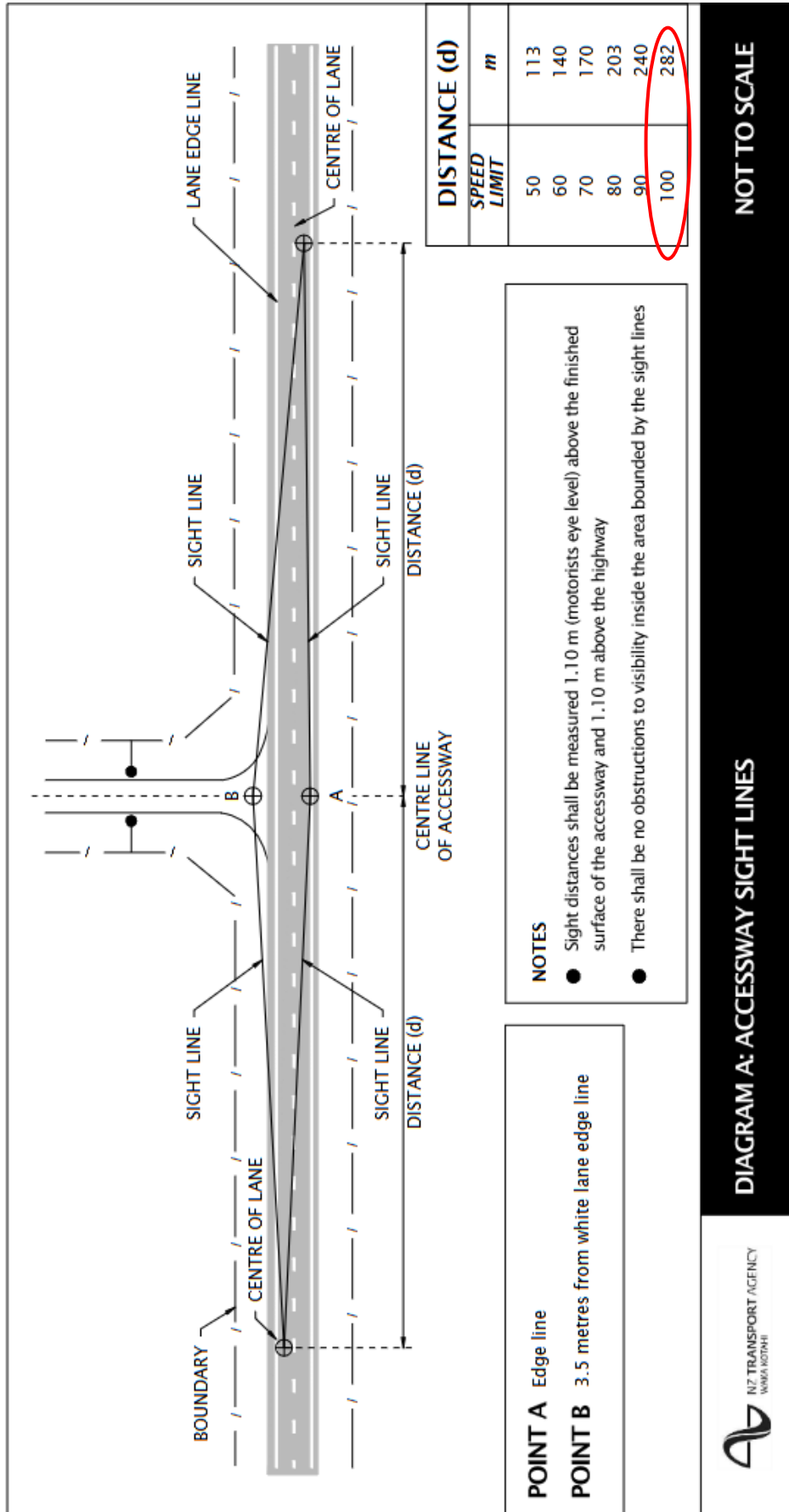
- Gazetted crossing point number
- NZTA PPM Diagram A 'Accessway Sight Lines'
- NZTA PPM Diagram D 'Special Use Access'
- NZTA PPM Table App5B/4 'Accessway Types'

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet .. 12 of .. 14 sheets

State Highway No. 1...; ..RIGHT..HAND..SIDE..(SOUTH)..			
From; OHAEAWAI			
To: PAKARAKA			
GAZETTE INFORMATION			
Access Details at: 17.8.78			LAND IN ..NORTH.. ..AUCKLAND..LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
2	Vehicle Access Vehicle Access	80 81	Lot 1 D.P. 64166 C.T. 29A/1322 - Subject to Right-of-Way appurtenant to Part of the land in C.T. 29A/1321 adjoining
Nil	No independent entrance to State Highway - practical access available by legal Right-of-Way over adjoining land	-	Lot 3 D.P. 64166 C.T. 29A/1321 (Part Balance) - subject to Right-of-Way over Lot 1 D.P. 64166
7	Farm Gate Farm Gate Vehicle Access Farm Gate Farm Gate Farm Gate Farm Gate Access also to Umutakiura Block at Maori Land Court's discretion	82 83 84 85 86 87 88	Parts Lot 8 and 19 D.P. 3641 and Sections 6, 7, 8 and Parts 9, Block X Kawakawa Survey District C.T. 29A/1321 (Part Balance) - Subject to Right-of-Way over Lot 1 D.P. 64166
1	Vehicle Access	89	Lot 1 D.P. 49853 C.T. 2D/1109

* As shown on Plan No LA 11/8/1... deposited in the office of
at Wellington.



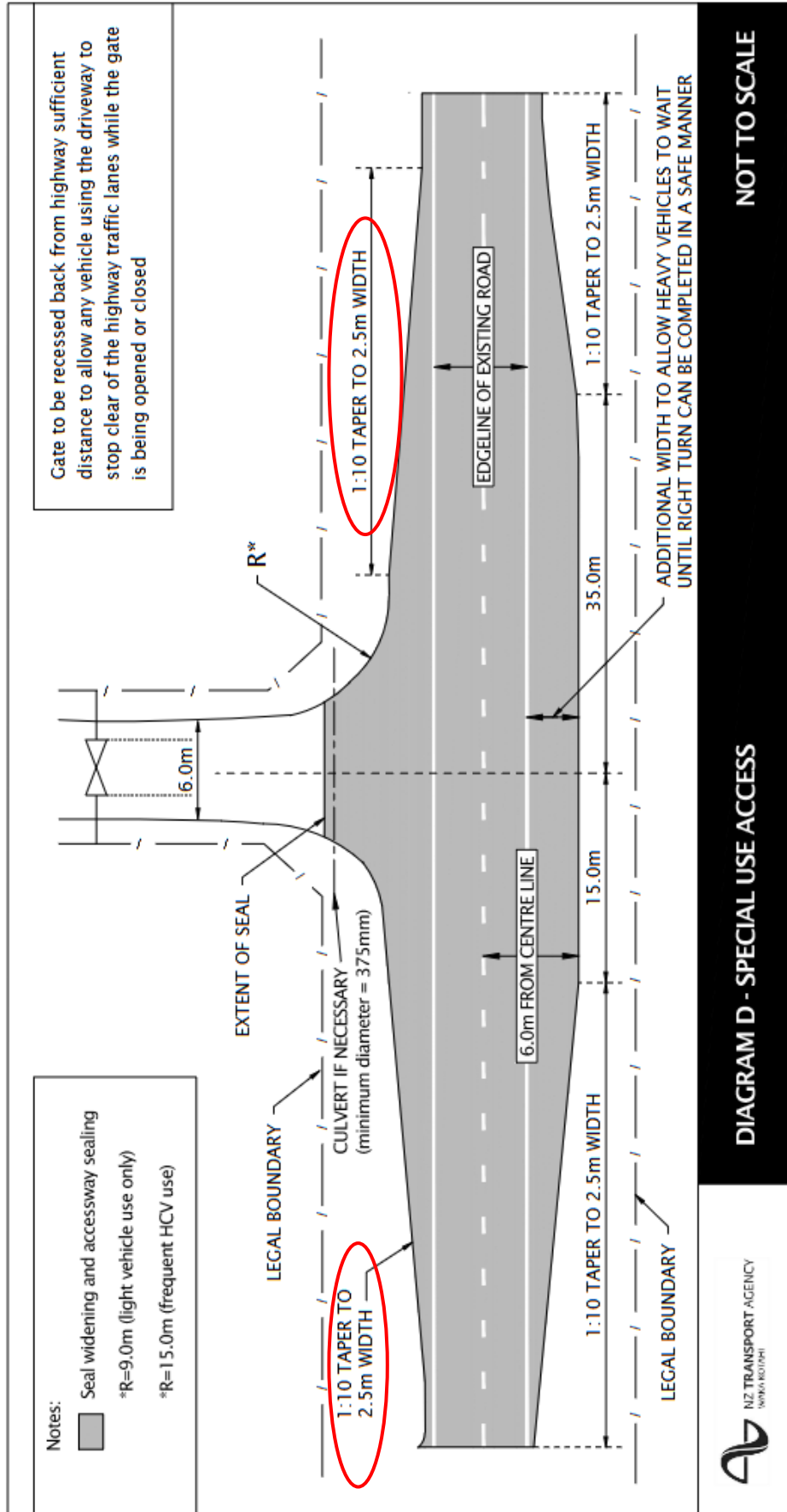


Table App5B/4 – Accessway types

Type of traffic using accessway (more than one slow, heavy or long vehicle movements per week?)	Volume of traffic using accessway (ecm/day ⁵)	Volume of traffic using state highway (vpd)	Accessway type
No	1-30	< 10,000	Diagram and Perspective C
		>=10,000	Diagram and Perspective D
	31-100	< 10,000	Diagram and Perspective D
		>=10,000	Diagram and Perspective E
Yes	1-30	All	Diagram and Perspective D
	31-100	All	Diagram and Perspective E

Ngāti Hine Health Trust
7045 State Highway 1, Pakaraka, Moerewa
Resource Consent Application



Appendix F: Concept Development Meeting Minutes

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

Resource Consent - Concept Development Meeting Minutes

Reference:	CDM-2025-80
Applicant	Ngāti Hine Health Trust
Site address:	7045 State Highway 1, Pakaraka (Lot 2 DP 530414)
Date:	14 February 2025
Duration of Meeting:	0.5 hours

1. Meeting Attendees

Council:

- Liz Searle Senior Resource Planner
- Ishan Koshatwar Resource Consents Engineer

Apologies – Elizabeth Stacey, Team Leader Transportation Capital Works and Renewals

Applicant:

- | | | |
|------------------|-------------------------|-------------------------------|
| • Duncan Stuart | Ngāti Hine Health Trust | Development/Programme Manager |
| • Cameron Browne | Cato Bolam | Senior Planner |
| | Kaaren Joubert | Planner |
| | Rowan Murray | Architect |
| • Kelly Haora | Scope | Projects Project Manager |

2. Proposal and Documents Submitted for CDM

To discuss a proposal for a small farm-based rehabilitation centre, with discussion focusing on the effects on the Rural Production zone and the requirements for assessing traffic/access onto State Highway 1.

The application is supported by a ground plan of internal alterations proposed to an existing building and a management plan (He Ara Hiki Mauri Wellness Centre Management Plan). Refer to attachments 1 and 2. The building layout includes nine bedrooms, a family/dining room, two lounges, two kitchens, two bathrooms (no toilet), three separate toilets, a laundry and a large garage.

The management plan briefly describes the activity - up to 12 beds supporting whanau experiencing mental health and addiction issues, focusing upon creating a home environment engaging residents in rural based activities (i.e. food sovereignty via gardening, lawn maintenance and basic farm work), with health and addiction rehabilitation activities undertaken offsite, 8-12 week duration, 24 hour staff on site.

3. Detail of Proposal – as outlined by the applicant at the meeting

Ngāti Hine Health Trust (Ngāti Hine) seek to establish a facility providing temporary rehabilitation for whanau who have addiction issues and want to transition back into normal housing. Place for Ngāti Hine to identify who those people are, to treat their issues and then transition them into more secure housing. Ngāti Hine have a number of places (social housing units) where people can also be referred to. So, it's about identifying those people that have those issues and requirements, housing them in this facility where they'll have programmes in place to treat them, and then moving them into permanent housing and providing a broad range of wrap around services, such as budgeting, and health and well-being.

District Plan assessment

Given that it's a rehabilitation centre for mental health and addiction issues, technically the proposal has been assessed as a discretionary activity in the Rural Production zone - being a community facility under the definition of 'Healthcare activity'¹. Having said this, Ngāti Hine wants to put forward a functional need case for locating the activity in the Rural Production zone.

Currently, the site includes an existing building, being a large homestead type property. Ngāti Hine seeks to have about 8-12 people in rehabilitation at the facility at a time.

Part of the focus/mission is a land based activity, with farm activities being part of the rehabilitation centre. The rural environment is somewhere quiet and conducive to the type of work Ngāti Hine is doing. In terms of consents, the activity has been assessed as a discretionary community facility under Rule 26 of the Proposed Far North District Plan (PDP) relating to the Rural Production zone². This means the assessment is open to basically all effects, and objectives and policies relative to the area. It is also noted that the site is within a protected landscape area although no earthworks are proposed.

¹ There is no definition of healthcare activity in the Operative Far North District Plan (ODP). The PDP includes the following definition, although currently this definition has no effect, – *means the use of land and/or buildings for providing physical or mental health or welfare services, including:*

- a. *medical practitioners;*
- b. *hauora services*
- c. *dentists and dental technicians;*
- d. *opticians;*
- e. *physiotherapists;*
- f. *medical social workers and counsellors;*
- g. *midwives;*
- h. *paramedical practitioners;*
- i. *alternative therapists;*
- j. *providers of health and wellbeing services;*
- k. *diagnostic laboratories; and*
- l. *accessory offices;*

but excluding hospitals.

² Currently RPROZ-R26 has no effect, with the rules in the Rural Production zone of the ODP applying instead.

RPROZ-R26	Community facility
Rural Production zone	Activity status: Discretionary
	Activity status where compliance not achieved: Not applicable

The applicant considers the proposal is for a change of use type of resource consent. It will be a transitional activity, i.e. the initial treatment is undertaken elsewhere, they've gone through that the treatment process, and this is the next stage so to speak.

While it's not actually like a healthcare facility, i.e. it's not fully staffed with doctors, it has still been assessed by Ngāti Hine as broadly falling under the healthcare activity definition for community facility. So broadly it's a community facility. More specifically, it falls under healthcare, in that rehabilitation and how other services fit under that category. So, for physical and mental health and welfare services, it is regarded as an appropriate definition which makes the activity discretionary. Given the functional need to be in a rural production or in a rural area, and given the existing use as a kind of homestead/large family home, the effects are generally going to be less than minor.

4. Discussion –

Council

From listening to above and reading the information provided, Council queried if the proposal was a rehabilitation activity as the rehabilitation component seemed to be taking place off site. Is it a rehabilitation facility or a group of people similar to travellers' accommodation? What activity does it more closely fall within. This will impact upon how Council assesses the activity.

In terms of the PDP, the objectives and policies of that plan are a lot stronger, emphasising that activities should be associated with rural production activities themselves. So, from what has been described, it will be a tricky proposal for Council to determine how to assess it. Would the applicant consider that it would be more closely associated with a group of people living together, like a larger household unit, or is it the rehabilitation activity itself.

Applicant

The applicant considered travellers accommodation because the scale and the nature effects are probably quite similar. But in terms of considering the objectives and policies, this doesn't provide a functional need to be in the rural area. Whether you're a motel or a community facility for the rural area, if you're not farming or selling tractors, the objections and policies are largely treating you the same way.

The key point of difference is probably that traveller's accommodation is usually defined as a place where people stay for a tariff and in this case, there isn't that same transactional use. The stewardship is slightly different in terms of how you manage the place. The management plan indicates that people are off site for much of the day and if they are on site, they're engaged in farming works.

The applicant is interested in how Council receives the idea that there is a functional need for being in a rural area which will lessen the objectives and policies criticism of a non-rural activity being in a rural area.

Council

This is what Council is considering, is this more of a training facility for rural based activity as opposed to a rehabilitation activity.

Applicant

It's not like a full medical facility where you have chemical storage and doctors, and such activities. But again, under the district plan definitions here, healthcare activity provides for physical and mental health or welfare services. Ngāti Hine think this ticks two out of those three boxes rather than the one that immediately comes to mind as to how all the services are covered. It provides for alternative therapists, and health and well-being services. So, it is regarded as more closely fitting that definition than a place where you pay a tariff to stay. The definition is regarded as slightly less important when the objectives and policies treat both in about the same regard.

Council

So, in terms of the rehabilitation services, what is actually going to be there on site and available for the clients who are staying. Is it a support person who will be there if people need it, is it active group sessions or is the focus on the rural activity and working on the land. That's the question raised, and if it's the latter then obviously that's going to fit better within the plan (focusing on the objectives and policies of the PDP in particular).

Applicant

The plan is to utilise the rural activities to create a purpose for the people who recovered or are in recovery. In layman's terms, they've gone through the treatment off-site and they're coming back for a purpose, like a mini-job, to create a sense of getting back into everyday life, avoiding distractions to go back into the horrible world of addiction.

There will be people that come in and support residents as they go through the healing process. So, it is more a communal facility to help mend, but not a treatment facility and they're utilising the rural aspect to teach life skills and continue that process.

Council

Is a large part of it basically opening up employment opportunities and training on the land.

Applicant

Agree

Council

If so, it's aligning better with the district plan.

Can see the merits of it and how it will fit within the district plan but can also see matters where people could say it's not closely associated with.

Applicant

So is the emphasis about the functional need for being in a rural area.

If the treatment plan involves working on the land, doing a bit of farming activities, it's not a medical facility with beds etc, it's a place that people stay and finish the recovery while doing farming activities, which means you need to be in a rural area – the applicant considers it aligns very well with the existing activity, the objectives and policies, and what the rural zone is trying to achieve.

Council

Liz Searle would accept that, if the proposal is presented as such. Any application lodged would definitely need to include more detail than currently provided.

Applicant

The application will be lodged in week commencing 3 March.

Council

Decisions on the PDP are some time away at the moment and so there is a weighting exercise.

Applicant

The applicant has undertaken a dual assessment under both the ODP and PDP. Ultimately consent will be sought under the ODP rather than the proposed.

Council

There are rules in the PDP relating to a heritage overlay applying to the site. There is a rule basically requiring consent to be able to do anything, and Council has introduced a variation to address this oversight. Up until the variation, Council has been applying a practical approach and hasn't been requiring consent.

Applicant

This is for the Pouerua Heritage Area Overlay. The applicant is seeking to confirm whether any site works are going to be part of the proposal because that's obviously disturbance of that landscape. At this stage there is none, but this will depend on the need to upgrade wastewater disposal system. There's also the possibility of additional water tanks but these would require minor works.

Traffic

The applicant is proposing 8 to 12 people recovering at the centre plus a few extra people for staff, possibly requiring up to 20 people on site at a time. The site is accessed from State Highway 1.

How detailed and thorough would Council require the assessment to be. Would a traffic assessment be required. Besides some preliminary comment from the New Zealand Transport Agency (NZTA) and with the information that you have now, what adverse effects in particular would Council be looking to address.

Council

Currently the information provided lacks the detail to be able to assess transportation.

As the access is from State Highway 1, NZTA is the asset owner and will assess the proposal.

Internally, the applicant will need to address private access requirements – i.e. Chapter 15 and Appendix 3B of the ODP.

Council would require the exact number of vehicular movements and if it exceeds the thresholds outlined in chapter 15, Council may require a traffic assessment.

Applicant

The existing house is old and includes two living quarters (i.e. two kitchens). It's well established as a farming homestead activity. The reason that Ngāti Hine is looking to develop this into the facility is because it already has eight bedrooms. So, in terms of the intensity of the effects proposed, it's not that much above what's currently existing, making it an appropriate site for this type of activity.

Council

Council would expect a wastewater management report to determine the current design capacity and required capacity.

The activity will require an adequate water supply.

Has Ngāti Hine discussed the proposal with NZTA and, if so, what feedback has been provided.

Applicant

Ngāti Hine has not approached NZTA.

Ngāti Hine wanted initial comment from Council on the need for commissioning a traffic engineer, whether the scale of the activity proposed merited that level of assessment. The feedback indicates that we're going to have to engage a traffic specialist, in which case Ngāti Hine would contact NZTA.

Council

Council offered to initiate discussion with NZTA and provide more guidance.

Applicant

To confirm, the construction works will be almost entirely internal. The only external works proposed at the moment is to remove one of the garage doors and replace it with a wall to appear as a continuous façade. Therefore, visual impacts will be minor.

The proposal relates to an activity within the building and whether that fits into the Rural Production zone (i.e. objectives and policies). Applicant seeks feedback on specific information requirements or anything that's unclear.

5. Conclusion and Next Steps

Following the meeting, staff had further discussions relating to traffic, and the objectives and policies. Based upon the information available, the general comment was that more feedback would be provided when an application is lodged (including traffic, NZTA and policy).

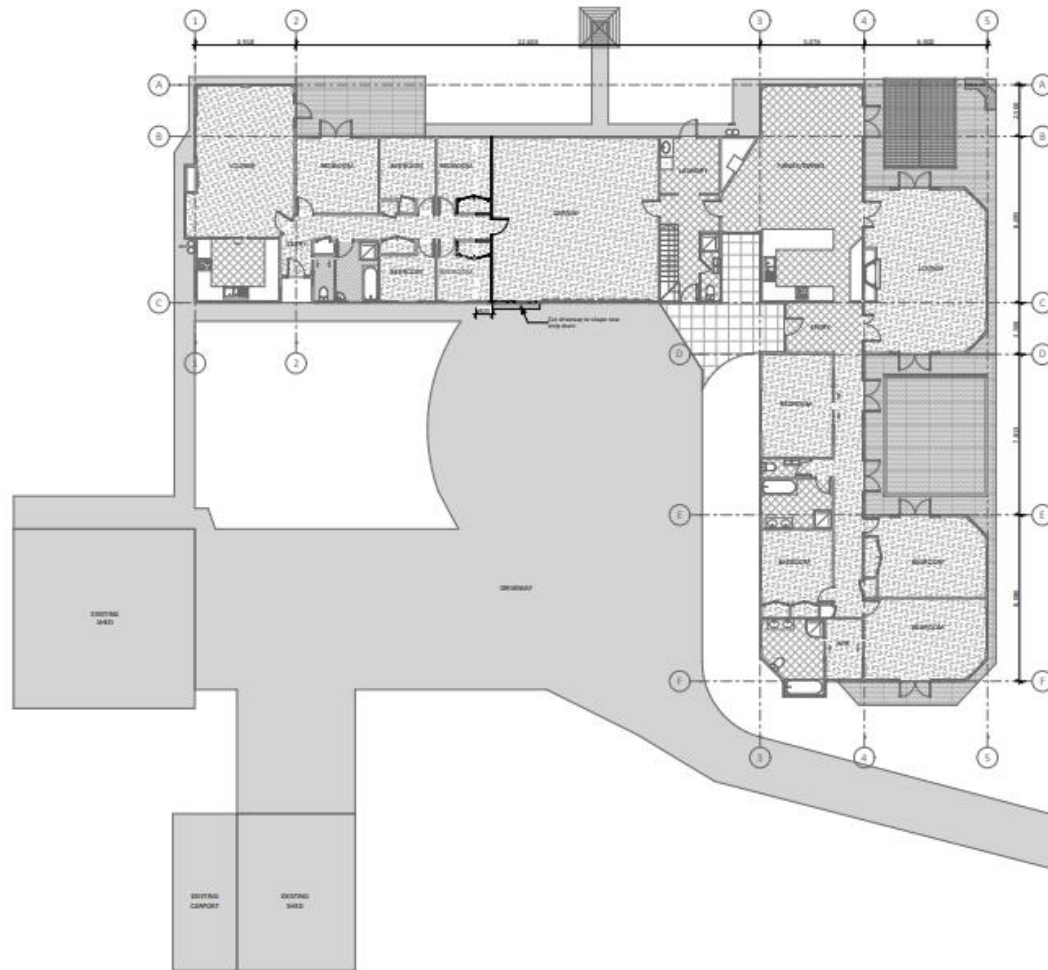
The meeting did not discuss individual rules and focused upon the applicant's queries. Any assessment will be reliant upon the activity as outlined, i.e. the ODP rule relating to traffic intensity exempts the first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity).

Please Note:

The views and opinions expressed by Council Officers at the Concept Development Meeting and in these associated notes provide their preliminary view only.

A final determination on whether Council can support the consent or not, and whether the resource consent application will be processed on a notified or non-notified base can only be made upon receipt of a formal application, site visit and review.

ATTACHMENT 1 - PROPOSED GROUND PLAN

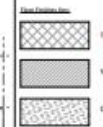


2 Proposed Ground Floor
Scale: 1:500



3 Proposed First Floor
Scale: 1:500

Notes:
1. See Section 05-10-00 for details.
2. See Section 05-10-00 for details.
3. See Section 05-10-00 for details.



Sampla Closest Pakaraka
7045 Steyn Highway 1, Pakaraka
Inchanga

Proposed Floor Plans

PRELIMINARY

DATE	ISSUE NO.	REVISION	BY
2024-08-01	01	ISSUE FOR PERMIT	AL
2024-07-15	00	ISSUE FOR PERMIT	AL

48775-08-RC202 A

ATTACHMENT 2 - He Ara Hiki Mauri Wellness Centre Management Plan

Introduction:

He Ara Hiki Mauri is a Homelessness initiative to support whanau who are experiencing Mental Health and Addiction issues. The facility at Pakaraka will be an 8 to 12 Bed at full capacity programme for whanau to support them to be rent ready and working towards addressing their own recovery. We will organise programmes that leverage off the Rural farming environment to support their recovery while we get them ready to rent properties in the surrounding areas. It will be an opportunity to do food sovereignty via gardening, lawn maintenance and basic farm work.

Programme length:

The programme length will be generally between 8 to 12 weeks. Focusing on the Rural activities we will be carrying out learning programmes both on and off site to assist them to refocus on their next steps.

Building on Existing Programmes:

It is worth identifying that this is an extension programme of NHHT existing services, Te Hurihanga, Waitangi based rehabilitation facility and our Housing First Services which focus on getting whanau into the right rental environment. Whanau will come to He Ara Hiki Mauri from existing programmes. The primary need for whanau will be working towards being rent ready and continuing their recovery journey.

Community Programme:

He Ara Hiki Mauri promotes healing through a multidimensional approach that emphasises therapy, education, values, and skills development. The therapeutic focus extends beyond substance use patterns to address the underlying issues and promote personal growth and Whānau Ora.

Key principles of the therapeutic community include:

- Wairua and mauri ora: Nurturing spiritual and life essence well-being.
- Safe, mana-enhancing environment: Providing a space for whānau to process emotions, understand their challenges, and work towards solutions.
- Comprehensive support: Addressing the social, psychological, and behavioural dimensions linked to substance use.
- Whānau-focused interactions: Emphasising tuakana-teina (peer mentorship) relationships and community engagement to drive change and personal development.
- The programme recognises that healing is a collaborative process. It leverages the collective support of tangata, whānau, kaimahi, and external community partners, enabling a transition from stabilisation to recovery-focused outcomes.

The opportunity to be on the land and to carry out basic farming activities are a key part of the Healing.

Whanau who are in He Ara Hiki Mauri will be transported to and from programmes that are not farm based. This fosters a sense of community for those who are in the programme. It is envisioned that whanau who come to this property have already carried out our existing rehabilitation programme and are now getting ready for transition back to their own property in the area.

Staffing Structure:

We will have a differing level of staff intervention at He Ara Hiki Mauri depending on those who will be in the programme. We would expect to have 24 hour staff presence on the site. The home will run as per the normal running of a family rural residential programme. While at times we may have a number of teams on site, this will still primarily be a home environment for whanau. The busiest time of day will be during business hours for staff programmes and interventions, however if this is not farm or rural focused, it will be off site