

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 — <u>both available on the Council's web page</u>.

1. Pre-Lodgement Meeting			
Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No			
2. Type of Consent being applied for			
(more than one circle can be ticked):			
Land Use	Discharge		
Fast Track Land Use*	Change of Consent Notice (s.221(3))		
Subdivision	Extension of time (s.125)		
Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)			
Other (please specify)			
* The fast track is for simple land use consents and is r	estricted 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 lwi/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 <u>tehonosupport@fndc.govt.nz</u>

5. Applicant Details

Name/s:	Far North District Council
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:		
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)		Postcode

* 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:	Department of Conservation	
Property Address/	Te Hiku/ Kaitāia Office,	1
Location.	25 Matthews Ave,	L
	Kaitāia	
	Postcode 0441	
	Kaitāia Postcode ()441

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 rearrange 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 Enter BC ref # here (if known)
- Regional Council Consent (ref # if known) Ref # here (if known)

National Environmental Standard consent Consent here (if known)

Other (please specify) Specify 'other' here

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

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

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

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

Subdividing land

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

13. Assessment of Environmental Effects:

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

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

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) Far No

Email:

Phone number:

Postal address:

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

Far North District Council	

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.



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)		
Signature:		Date
	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 lwi 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.





Private Bag 752, Kaikohe 0440, New Zealand ask.us@fndc.govt.nz 0 0800 920 029 fndc.govt.nz

Resource Consent application for Tokerau Beach Wastewater Storage Tank

Prepared on behalf of the Infrastructure Group at Te Kaunihera o Te Hiku o Te Ika – Far North District Council



Tokerau beach, Karikari Peninsula, Far North June 2025

Quality Control Sheet

Revision History				
Revision History	Date	Status	Prepared By	Reviewed and approved by
1	12 June 2025	Draft	Sage Wansell	Losaline Finekifolau
2	23 June 2025	Final	Sage Wansell	Losaline Finekifolau

Document Contributions:

Haigh Workman – Coastal Hazard Assessment Sunrise Archaeology – Archaeological Assessment

Prepared by:

SIGNATURE Sage Wansell

Reviewed and approved by:

SIGNATURE

Losaline Finekifolau

Executive Summary

This is an application on behalf of the Far North District Council that seeks resource consent for the earthworks to install a Wastewater Storage Tank. The location is near an existing wastewater pumpstation located at the junction of Whale Crescent Road and Tokerau Beach Road, Karikari Peninsula, Far North. The purpose of the proposed Wastewater Storage Tank is for emergency and temporary storage of wastewater from the existing pumpstation, to mitigate overflow risks during extreme weather events.

The proposed activity is for the installation of a new 30m³ Wastewater Storage Tank and associated pipeline requiring approximately 600m³ of excavation and filling within a Marginal Strip zoned Conservation. This is a Restricted Discretionary Activity in accordance with Rule 12.3.6.2.1 *Excavation and/ or filling in the Conservation Zone* of the Operative District Plan (ODP).

Additionally, the proposed tank will be adjacent to the existing wastewater pumpstation infrastructure, which will alter the existing infrastructures external dimensions in the Coastal Hazard 2 Area. As this application includes a Coastal Hazard Assessment by a suitably qualified expert, this is also a controlled activity in accordance with Rule 12.4.6.2.1 of the ODP. The overall activity status is Restricted Discretionary, and a land use application is being applied for.

Given the short-term construction period and relatively small-scale once-off proposal, the effects of the earthworks in a flood hazard area will be less than minor. A short-term 3-year consent is sought.

The Applicant has engaged with Haititaimarangai Marae, and informed Ngāti Kahu. The proposed earthworks have been given approval from Haititaimaragai Marae subject to conditions. It is considered that public notification is not required based on assessment of this application against s. 95 RMA (Section 7.1).

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Applicant and Property Details

Applicant	To Koupiboro o To Hiku o To Iko - For North District Coupoil
Applicant.	Te Raufillera o Te fiku o Te ika - Fai Notti District Courici
	Infrastructure Group
	Attn: Sage Wansell
Address for	Far North District Council
Service:	5 Memorial Avenue
	Private Bag 752
	Kaikohe 0440
Legal Description:	Cnr of Whale Crescent and Tokerau Beach Road, Tokerau Beach,
	Parcel ID – 6851404 (Appellation CL SO 18873) – Marginal Strip
Rohe:	Iwi - Ngāti Kahu,
	Hapū - Te Whānau Moana / Te Rorohuri (Haititaimarangai Marae)
Owner of Site:	Department of Conservation
Occupiers of Site:	N/A
Zoning:	Far North Operative District Plan 2009: Conservation Zone
	Far North Proposed District Plan 2023: Natural Open Space
Overlays:	Coastal Environment
	Coastal Erosion Hazard Zone 2 and 3
	Coastal Flood Hazard Zone 2 and 3
Other consents	Regional Council Land Use consent
required under	Department of Conservation Concession/Easement
legislation:	Heritage New Zealand Pouhere Taonga Exploratory Authority

1 Information Requirements

This Assessment of Environmental Effects (AEE) application has been prepared in accordance with the requirements of Schedule 4 of the Resource Management Act 1991 ('RMA') having regard to the relevant matters in the following documents:

- New Zealand Coastal Policy Statement (CPS);
- Regional Policy Statement for Northland 2016 (Updated May 2018) (RPS);
- Proposed Regional Plan for Northland Appeal Version 2024 (PRPN);
- Far North District Council Operative District Plan 2009 (ODP); and
- Far North District Plan Proposed District Plan 2023 (PDP).

The following documents have been assessed as not relevant:

- Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011;
- Resource Management (National Environmental Standards for Freshwater) Amendment Regulations (No 2) 2022; and
- National Policy Statement for Indigenous Biodiversity 2023.

2 Introduction

Far North District Council ('FNDC', 'the Applicant') operates an existing wastewater pumpstation and associated reticulation (rising and gravity mains) for the Whatuwhiwhi community on land legally described as Primary Parcel: 6851404 (Appellation CL SO 18873) at the junction of Whale Crescent and Tokerau Beach Road, Tokerau Beach, Karikari Peninsula. The existing pumpstation is part of the Whatuwhiwhi Wastewater scheme. The facility was installed in 1986.

FNDC proposes to construct, operate and maintain a new 'emergency' Wastewater Storage Tank and associated pipeline adjacent to the pumpstation. The Wastewater Storage Tank is intended to be used for emergency wastewater storage as a solution to prevent wastewater overflow and spillage from the pumpstation during high rainfall events.



Figure 1. Existing Wastewater pumpstation at Tokerau beach.



Figure 2. Proposed Wastewater Storage Tank.

Current operations of the existing wastewater pumpstation

Wastewater from the Tokerau Beach community initially flows into a wet well, a small holding tank designed to temporarily hold wastewater, before it is pumped through the system by the pumpstation to the Whatuwhiwhi Wastewater Treatment Plant (WWTP). During extreme weather events, stormwater infiltration into the wastewater system can exceed the pumpstation's capacity, risking overflow into the environment. Similarly, in the event of a power outage during these weather events, the pumpstation may be unable to operate/pump.

Proposed mitigation - Wastewater Storage tank

To mitigate the risk of wastewater overflow into the environment, a proposed 30m³ (30,000L) wastewater storage tank will serve as an emergency backup. If the wet well reaches capacity, excess wastewater flow will be diverted to the storage tank, preventing environmental discharge. Once the emergency has subsided, stored wastewater in the emergency tank will not be returned to the WWTP via the pumpstation. Instead, it will be extracted using a vacuum/sucker truck and transported off-site for treatment. This approach ensures wastewater is contained and gives the Operations team (OP) the flexibility to efficiently manage emergency situations.

Proposed site and earthworks

The site to construct and install the proposed Wastewater Storage Tank is adjacent to the pumpstation, within a Coastal Flood Hazard 2¹ area. It is also within an area of 1:100 flood risk and Rapid Sea Level Rise (Coastal Flood Hazard 3) (Figure 3).

The proposed tank will be adjacent to the existing wastewater pumpstation infrastructure, which will alter the existing infrastructure's external dimensions in the Coastal Hazard 2 Area. As this application includes a Coastal Hazard Assessment by a suitably qualified expert, this is a controlled activity in accordance with ODP Rule 12.4.6.2.1 *New buildings and additions to existing buildings Coastal Hazard 2 Area*.

The installation of a new 30m³ Wastewater Storage Tank and associated pipeline will require approximately 600m³ of excavation and filling within a Marginal Strip zoned Conservation (ODP). This is a Restricted Discretionary Activity in accordance with ODP Rule 12.3.6.2.1

¹ Northland Regional Council (NRC) Natural Flood Hazard maps.

Excavation and/ or filling in the Conservation Zone. The overall activity status is therefore Restricted Discretionary.



Figure 3. Approximate area of the proposed Wastewater Storage Tank in the Coastal Flood Hazard 2 and 3 zones (NRC Coastal Flood Hazard Zone overlay).

3 Description of the Environment

3.1 Tokerau Beach and surrounds

The proposed site is located on Parcel 6851404 near the junction of Whale Cresent Road and Tokerau Beach Road, Tokerau Beach, Karikari Peninsula, Far North.

Description and geomorphology²:

Tokerau Beach is approximately 28 km from Kaitāia in the Karikari Peninsula, Far North. It is located at the eastern side of the peninsula with the beach starting at Whatuwhiwhi headland in the north and extending south. At the northern end, there is a small stream that has caused the shoreline to retreat from fluvial processes. Further on southward, there are relatively low elevations of 2 to 6 m. The backshore has minimal native dune vegetation, with settlements established at least 40 m beyond the dune toe in a developed area (Figure 4).

The dunes are typically covered with *Spinifex* species, a native coastal dune grass, though density varies. Along the southern end of the beach area, the dune crest rises to approximately 7 m. The beach is generally flat with a berm width of 5 m or less beyond the high tide mark. At the south end of the beach, there is another stream that runs adjacent to Melissa Road (leading on from Simon Ulrich Road). These waterbodies are described in Section 3.5.



² According to extracts from the 'Coastal Erosion Hazard Zone Assessment for Selected Northland Sites' by Northland Regional Council in 2020.

Figure 4. Tokerau Beach, Karikari Peninsula.

3.2 Population dynamics

The Karikari Peninsula has approximately 1,470 residents that comprise 2.1% of the Far North District in 2024, and population growth averaged at 2.5% per annum³. Growth in the Karikari Peninsula is expected to be concentrated at Whatuwhiwhi and Tokerau Beach⁴. Tokerau Beach is approximately 0.7796 km² and has an estimated population of 270 people⁵, which greatly increases over holiday seasons.

For wastewater services, Tokerau Beach is part of the Whatuwhiwhi Wastewater Scheme. Wastewater volumes in this scheme have increased approximately 30% in volume between Christmas and New Year, and Labour Weekend⁶.

3.3 Climate

'Climate data' described the Tokerau Beach climate as mild, temperate and generally warm as is classified as Cfb according to the Koppen-Grieger climate classification⁷. Rainfall and temperature are relevant to consider during the construction period to ensure health, safety, and smooth operation during the construction season (warmer months).

Temperature

Tokerau Beach has an average highest temperature of 20.6 °C in February, and an average lowest temperature of 13.0 °C in July⁶. The average annual temperature is 16.5 °C⁶.

Rainfall

'Time and Date' reported the following rainfall data for Karikari Peninsula⁸:

- Annual weather averages have an average precipitation of 85.4 mm per annum.
- The wettest month is August with an average rainfall of 126.4 mm.
- The driest month is February with an average rainfall of 72 mm.
- The total annual precipitation is 1024.2 mm per year.

³ Infometrics data between 2019 – 2024. https://rep.infometrics.co.nz/karikari-peninsula-sa2-2023?compare=doubtless-bay-sa3-2023,far-north-district

⁴ According to SA2 – Far North District Populations. May 2022. Infometrics.

⁵ According to City Population. 2022.

https://www.citypopulation.de/en/newzealand/northisland/northland/1003_tokerau_beach/

⁶ Far North District Populations. May 2022. Infometrics.

⁷ https://en.climate-data.org/oceania/new-zealand/northland/tokerau-beach-764991/

⁸ *Rainfall data has been taken by the weather station in Pererua (66km away from Karikari Peninsula) so the actual climate may vary a bit. https://www.timeanddate.com/weather/@6228618/climate#

Tokerau beach receives a significant amount of rainfall during the year⁹. These rainfall events play a significant role in causing strain on the existing wastewater pumpstation, which can lead to stormwater inundation in the wastewater system and cause overflows.

3.4 Land

Zoning

The proposed site is zoned as Conservation according to the Operational District Plan (2009) and Natural Open Space according to the Far North Proposed District Plan (14 October 2024). As the site is on a marginal strip zoned as Conservation, a concession has been applied for with Department of Conservation.

Soils and Geology

The Archaeological report described the following¹⁰: The soils of the immediate area are young volcanics; in particular Maungarei clay (MEH), an acidic and silica-rich soil with a friable clayey topsoil over rock. Low dunes are immediately to the east of the project area, and the beach is a little over 50 m away. Since the soil type in the proposed area is mostly sandy, this has been carefully considered in the geotechnical design of the earthworks. Soil stability and slope angles have been taken into account to ensure the excavation is safe.

Landforms

The location of the proposed Wastewater Storage Tank is adjacent to the existing wastewater pumpstation on the stabilized back dune of Tokerau Beach.

The existing wastewater pumpstation was constructed at the lowest elevation in the Tokerau Beach area for efficient reticulation of wastewater. The aboveground power box and manhole have a neutral colour scheme that blends in well into the surrounding landscape. Surrounded by trees, shrubs and greenery, the existing pumpstation looks discreet (Figure 11).

The proposed Wastewater Storage Tank will be buried underground, with bollards being the only structures visible above ground. This design will ensure the proposed infrastructure will be inconspicuous next to the existing landforms.

⁹ https://en.climate-data.org/oceania/new-zealand/northland/tokerau-beach-764991/

¹⁰ Archaeological Survey and Assessment of proposed Wastewater Storage Tank, Tokerau Beach, Karikari Peninsula. 2024. Maxwell. J and Huebert, J. *Sunrise archaeology Report No. 2024-30.*

3.4.1.1 Protected Natural Area

The foredune of Tokerau Beach is classified as a Protected Natural Area with a duneland habitat (DOC, 2016). However, the proposed Wastewater Storage Tank is located on the backdune, outside of the Protected Natural Area (Figure 5 below).



Figure 5. Proposed Wastewater Storage Tank and existing Wastewater Pumpstation in relation to Protected Natural Areas (DOC, 2016).

3.4.1.2 Marginal Strip

The Proposed Wastewater Storage Tank is within a Marginal Strip on DOC Public Conservation Land. As mentioned above, a DOC concession has been applied for and is currently being processed¹¹.



Figure 6. The proposed Wastewater Storage Tank and existing Wastewater Pumpstation in relation to DOC Protected Natural Areas (Purple), DOC Public Conservation Land - Marginal Strip (Translucent Red area) and FNDC Proposed Significant Natural Areas (Green stripes).

¹¹ DOC Application reference number 118962-OTH.

3.4.1.3 High Natural Characters and Outstanding Natural Characters

According to the Regional Policy Statement for Coastal Environments, there are no High Natural Characters or Outstanding Natural Characters at the proposed location (see below).



Figure 7. RPS Coastal Environment (October 2020).

3.4.1.4 Outstanding Natural Features, Landscapes and Landscapes Features

The closest outstanding natural feature to the proposed site is a notable tree near Parakerake Bay, approximately 1.2km away from the site. There are no outstanding natural landscapes or landscape features identified within or near the proposed location of the Wastewater Storage Tank.



Figure 8. Outstanding landscape features, outstanding natural features and outstanding landscapes (black star indicates proposed Wastewater Storage Tank location).

Terrestrial Ecology

3.4.1.5 Tokerau Beach

Manaaki Whenua Landcare Research categorized the Tokerau beach and surrounding area as 10-20% indigenous cover left¹². Indigenous biodiversity in these environments have been severely reduced and the remaining habitats are sparsely distributed in the landscape. This area is also categorized as a 'Built-up Area (settlement)' and likely the cause of the reduction in indigenous plant cover.

¹² According to Manaaki Whenua Landcare Research Maps: *Threatened Environment Classification*.

3.4.1.6 Proposed site

The location of the proposed Wastewater Storage Tank is not classified in any vegetation type by Manaaki Landcare Research because the area and surrounding areas are classified as Vegetation map Class 1: Built up Area (settlement).

There are no special or unique ecosystems recorded in the area from a desktop analysis. The existing natural ecosystem around the proposed Wastewater Storage Tank consists of stabilised, grassy back dunes with a few planted trees and shrubbery. Please see (Figure 9 to 11 below).

The environment where the earthworks is proposed is lawn with common grasses that are frequently mowed. Harakeke (*Phorium tenax*), exotic cape honey flower (*Melianthus major*), and exotic dune aloe (*Aloe thraskii*) are less than 10m of the proposed site.

Additionally, the hapū representative informed the applicant that there are Pōhutukawa trees in the vicinity. Two Pōhutukawa trees are present on the outskirts of the construction area (approximate red shaded/circled area). These Pōhutukawa trees will be avoided or replanted where possible.



Figure 9. Red Area demarcates the approximate area for proposed earthworks.



Figure 10. Green circle demarcates the aerial view of area proposed for earthworks to install tank.





Figure 11. Tokerau Beach area around the proposed site.

3.5 Water Resources

Rivers and Streams

At the north end of Tokerau beach is a small stream that has caused the shoreline to retreat from fluvial processes. At the south end of the beach, there is another stream adjacent to Melissa Road (leading on from Simon Ulrich Road). The proposed activity is more than 100 m from any of these streams or rivers.



Figure 12. Rivers and streams in wider Tokerau Beach area.

Wetlands and Swamps

There are no types of important wetland vegetation at the proposed location according to desktop analysis¹³. As the proposed area for the Wastewater Storage Tank is predominantly mowed grass, it is not likely to be a wetland.



Figure 13. Biodiversity Wetlands (NRC mapping).

¹³ NRC Wetland and Manaaki Whenua Landcare Research mapping information Coastal.



Figure 14. Manaaki Whenua Landcare Research: Wetlands.

Coastal Environment

The Regional Policy Statement (RPS) directs the broad direction for managing Northland's natural and physical resources. The proposed location of the proposed Wastewater Storage Tank locations is in the Coastal Environment (Figure 7) according to the RPS and Far North Proposed District Plan overlay. However, the proposed site is not within the Coastal Marine Area according to the NRC Proposed Regional Plan Maps¹⁴.

¹⁴ Coastal Marine Area (CMA) - Overview



Figure 15. The Cross-River Coastal Marine Area Boundary (the CMA) in Northland (red line indicating mean high-water springs).

3.6 Hazards

The proposed development site is located in a coastal environment where natural hazards such as erosion, flooding, and sea level rise may pose risks over time. These hazards must be considered to ensure the proposed works are safe and resilient, and compliant with relevant regulatory requirements. The following section details the coastal hazard risks within the location of the proposal:

Coastal Flood Hazard Zone

As described in Section 1, the site is within an area shown as Coastal Flood Hazard 2 and Coastal Flood Hazard 3 on the NRC Natural Flood Hazard maps.

Coastal Erosion Hazard Zone

The location of the existing Wastewater Pumpstation and the proposed Wastewater Storage Tank is in a Coastal Erosion Hazard Zone 2 and 3.



Figure 16. Location of the proposed Tokerau Beach Wastewater Storage Tank (black dotted area) and existing Pumpstation (black circular area). The proposed storage tank is in Coastal Erosion Hazard 1 and Coastal Erosion Hazard 2 (NRC Coastal Hazards).

In 2020, NRC reported¹⁵ anecdotal accounts of degradation of the foredune plants (*Spinifex* and *Ficinia* species in the foredune ecosystem). This degradation may reduce the dune's ability to recover from storm events.

According to this report, future erosion rates in the Coastal Erosion Hazard 2 zone may increase. This is likely due to high future sea level rise estimates, which could cause more coastal recession. The assessment recommended future monitoring to record any changes in dune vegetation systems within the Coastal Hazard Zone¹⁶.

Coastal Hazard Assessment

An assessment was undertaken by suitably qualified experts¹⁷ to evaluate the potential coastal hazard risks associated with the proposed Wastewater Storage Tank (Appendix F). A brief summary of their findings is presented below:

¹⁵ Coastal Erosion Zone Hazard Assessment. Northland Regional Council, 2020. https://www.nrc.govt.nz/media/kz1fl0ii/29-tokerau-beach-a1430945.pdf

¹⁶ Coastal Erosion Zone Hazard Assessment (NRC, 2020).

¹⁷ BAppSc (Env), CEnvP and BEng Civil, MEngNZ – Haigh Workman Civil & Structural Engineers Ltd.

- The site is not currently identified as being at risk of coastal erosion or flooding within the 50-year planning horizon (to 2080).
- Due to projected sea level rise, the site may become susceptible to these hazards within the 100-year horizon (by 2130).
- The works are not expected to cause or exacerbate flooding on adjacent properties.
- The existing wastewater infrastructure, which will connect to the new storage tank, will also be susceptible to potential coastal erosion and flooding risks by 2130.
- The proposed tank will not be located any closer to the coastal hazard zone than the existing pumpstation and therefore does not increase the overall risk profile.

The assessment recommended that coastal erosion in the area be monitored between years 2080 and 2130 to support future risk assessments and inform long-term infrastructure management strategies.

Previous HAIL activities

Historical landuse activities of the location showed no evidence of HAIL (Hazardous Activities and Industries List) activities having occurred¹⁸. This information indicates that there is no contamination risk from HAIL activities at this site.

¹⁸ Retrolens: <u>Retrolens - Historical Imagery Resource</u>


Figure 17. Aerial photo from 1984 (Retrolens - Historical Imagery Resource).

3.7 Culture and Heritage

The proposed site is not in the Ngā Whenua Rāhui Protected Area (DOC maps) but is in the Iwi Area of Interest for Ngāti Kahu (see Section 4.3. Consultation).

Initially, a desktop analysis¹⁹ indicated that the nearest potential New Zealand Archaeological Area (NZAA) was located more than 250 m south of the proposed Wastewater Storage Tank (Figure 18).

¹⁹ FNDC Maps: Historic and Archaeological Sites



Figure 18. FNDC Historic and Archaeological Sites in relation to the proposed Wastewater Storage Tank and existing Wastewater Pumpstation (orange).

Archaeology Assessment

To ensure a thorough evaluation, archaeological specialists from Sunrise Archaeology were commissioned to perform an archaeological assessment of the site (Appendix D²⁰) and to prepare an Archaeological Investigation Plan (Appendix E²¹).

The assessment was performed to -:

- Locate and determine the extent of known archaeological sites near the project area,
- Discover any additional sites.
- Determine if the planned works would damage any archaeological sites, and
- Provide recommendations on how to mitigate potential damage

A brief summary of their findings is presented below:

• Archaeological materials were found in the area of the proposed site and included redeposited midden containing shell and charcoal.

²⁰ Appendix D – Archaeological Survey and Assessment of Proposed Wastewater Storage Tank

²¹ Appendix E – Site Investigation Plan for Proposed Wastewater Storage Tank

- These are considered components of a nearby, newly recorded archaeological site O03/289, which is a midden scatter that contains shell, charcoal, and flaked stone.
- It is considered that there are cultural materials both below and on the ground surface of the proposed site that are part of new Site O03/289.
- While the midden encountered during subsurface testing was in disturbed soils, there may still be in situ deposits in this location.
- There is a low-medium likelihood of encountering in situ middens or as-yet undocumented archaeological features during groundworks for the proposed storage tank.
- The overall heritage value of the location/sites/area is of low-moderate significance, at a local and regional level, and no additional ranking is appropriate or required.

Sunrise Archaeology prepared a Site Investigation Plan in response to these findings. An Exploratory Heritage Authority for the proposed Wastewater Storage Tank has been granted (reference: 2025/387) by Heritage New Zealand Poehere Taonga (HNZPT) in February 2025 (Appendix G).

Engagement with a Hapū representative from Haititaimarangai Marae has occurred and approval has been given for the Archaeology Assessment, Site Investigation Plans and for the Exploratory Heritage Authority (see Section 4.4. Consultation).

There will also be a Hapū cultural monitor on site when any earthworks occur.

4 Description of the Proposal

4.1 Background

FNDC is proposing to install a new underground Wastewater Storage Tank near the current location of an existing wastewater pump station. The proposal is sought to prevent overflows of wastewater from the pump station during high rainfall events. The installation of the new Wastewater Storage Tank requires 600m³ of excavation and filling in a Conservation Zone (Marginal strip) and is a restricted discretionary activity as per Rule 12.3.6.2.1 of the ODP. Rule 12.4.6.2.1 of the ODP also applies as the proposal will increase external dimension in a Coastal Hazard Area 2. The overall activity is therefore a Restricted Discretionary activity. FNDC therefore seek resource consent for the proposed earthworks and storage tank.

4.2 Wastewater overflow prevention work

Tank Specifications

SPECIFICATION				
Pump & Valve Twin	Fibreglass Packaged Storage tank			
	This Storage tank has been designed to have a storage volume of 30m ³ , this will be buried under the ground and designed to be trafficable.			
STORAGE TANK:	A single horizontal underground storage tank will be supplied to accommodate the remainder of the required storage volume. The tank will be 1.85m dia x 12.0m long and will have two 1200 dia access shafts. The shafts will end in 600 dia short risers which will be covered by 600 dia lockable lids. Beneath these lids will be stainless steel safety grilles. The tank will have a single DN150 PVC pipe (plain ended) at the bottom of the domed end ready for connection to the satellite manhole/wet well. or This tank will need to be backfilled using washed crushed stone as per our installation manual. Please take note of the specific backfill material outlined in the installation manual. The risers will need to be connected system onto the tank onsite via a flange system (inbuilt), excluded from our scope. Please allow for fasteners Allowance has been made to supply 3 sets of Deadman anchors. This tank will be designed to be submerged with water table to lid level, 2000mm of cover, installed beneath a engineered traffic stab.			
DELIVERY:	The storage tank will be delivered to site built up ready to be installed by others. Delivery period will be confirmed once Consent has been granted and our drawings have been signed off. Offloading is customers care. We have allowed for the truck to be offloaded immediately, any standing time will be charged as a variation.			

Details of the earthworks

The area where proposed earthworks will occur is generally bare grass. As previously mentioned, approximately 600 m³ of earth will be excavated for installation of the Wastewater Storage Tank underground. Please see Figures below for additional earthworks detail, along with Appendix B and C containing the detailed designs and drawings.



Figure 20. Cross section profiles of the proposed wastewater storage tank (Trinekel, 2024).

Above ground, mowed grass and native and exotic shrubbery are growing in the proposed location. There are two Pohutekawa trees on the outer edges of the proposed earthworks area, these trees and plants may need to be excavated during earthworks. However, they will be replanted once construction is completed, if possible. Native shrubbery and grass seed mix will be used for restoration once construction has been completed.

Proposed construction period

The proposed construction period will start either in September 2025 or early 2026 during drier months. Construction of the Wastewater Storage Tank is a once-off construction event.

Duration of earthworks

Earthwork activities are expected to be short term (less than 7 weeks). The Council is applying for a short-term resource consent period of 3 years for earthworks and installation. The construction phase should only take a few months, but the additional time is precautionary should any delays occur before construction commences.

Dewatering

During the initial phase of tank installation, dewatering may be required to manage groundwater ingress, particularly given the coastal location of the site. Excavation is expected to remain open for several days, making groundwater control necessary. In accordance with New Zealand best practice, dewatering will be undertaken using appropriately sized sump pumps or well-point systems, depending on site conditions. However, once the tank is installed and buried, there will be enough weight to prevent it from floating and no further dewatering will be necessary.

The following steps will be followed:

- During Excavation: The excavation hole will need to be kept open for several days, therefore safe excavation practices will be used, including dewatering if required²².
- During Backfilling: The water level should be kept to a minimum by dewatering, if applicable.
- During Installation, all voids must be filled beneath the storage tank to give the necessary support and avoid the storage tank bottom from buckling.

To mitigate environmental impacts, a dewatering pump will be fitted with sleeves or filters to prevent sediment and debris from being discharged²³. This aligns with NZS 4404:2010 Standards²⁴ and local authority requirements²⁵ for erosion and sediment control. Dewatering discharge will be managed to avoid contamination of surrounding land or waterways, and water with high sediment loads will be treated if necessary, before release.

Details on operation of the activity once installed

The proposed Wastewater Storage Tank and associated pipeline will be a passive operation activity that only operates in emergencies when the existing wastewater pumpstation is at overcapacity.

 ²² Appendix C: Storage Tank – Offloading, Storage & Installation Manual. Pump & Valve specialties. August 2024
 ²³ As per verbal communications from the Project Manager.

²⁴ NZS 4404:2010 Land development and subdivision infrastructure | Building CodeHub

²⁵ FNDC Engineering Standards 2023

4.3 Consultation

We have informed Ngāti Kahu of the project and received no response to date. We will involve them throughout the project process if they are interested. The closest Marae is Haititaimarangai marae, and we are actively engaging with Haititaimarangai representatives.

Engagement to date with Haititaimarangai:

Haititaimarangai have expressed that they wish to be involved throughout the project process, especially during the construction phase (earthworks) of the proposed Wastewater Storage Tank. As a result, their cultural monitor will be on site throughout the construction phase.

They have also stated that the vegetation should be rehabilitated to its natural state once the construction phase is complete and have raised that there may be a Pohūtukawa tree in the vicinity.

Additionally, the marae recognise that the Applicant must seek an *Exploratory* Heritage Authority from Heritage New Zealand Pouhere Taonga (HNZPT) under the Heritage New Zealand Pouhere Taonga Act 2014. The Applicant has applied for and has been granted an Exploratory Heritage Authority in February 2025. Engagement is ongoing and they will be involved throughout the projects progress. Please refer to Appendix H: Consultation record.

5 Reasons for application

In accordance with Sections 9, 14 and 15 of the RMA, there is a duty on the Applicant to use and develop resources in a manner that does not contravene a national environmental standard or rule in a regional or district plan unless the use and development has been expressly allowed by a resource consent.

Section 9(3) of the Resource Management Act (1991) ('RMA') states:

9 Restrictions on use of land

(3) No person may use land in a manner that contravenes a district rule unless the use-

(a) is expressly allowed by a resource consent; or

- (b) is allowed by section 10; or
- (c) is an activity allowed by section 10A.

Resource consents are sought in response to s9(3) RMA activities relating to use of land. This is addressed in Section 5.3 PRPN below.

In addition, resource consents are sought from Regional Council in response to s9(2), s14(2) and s15(1) RMA activities relating to earthworks and contaminant (stormwater) associated with earthworks. See Section 5.2. PRPN below.

5.1 National Environmental Standards (NES)

NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 has been assessed (see Section 3.7.3). The proposed activity is not covered by these standards.

NES for Air Quality Regulations 2004

The NES for Air Quality (NESAQ) was first introduced in 2004 to set guaranteed minimum level of health protection for all New Zealanders through setting standards regulating the emissions of PM₁₀ and levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and ozone, to protect ambient air quality.

The NESAQ standards were revised to address concerns regarding the perceived 'stringency' of the ambient standard levels for particulate matter less than 10 micrometres (PM_{10}). The amended Regulations came into force on 1 June 2011.

The NESAQ uses 'Airsheds' to differentiate management areas where monitoring, reporting, and consent decision requirements require a more tailored approach due to known, or likely, levels of pollutants that exceed or would exceed the standards for air quality. These areas that are (or were) likely to exceed the standards for air quality were gazetted to be a separate airshed from the 'regional' airshed. The site is not within a gazetted airshed.

No resource consent is required under the NESAQ as dust tends to consist of particulate matter greater than 10 microns which have mostly a nuisance effect to people and property and that the ambient air quality standard of 50 μ g/m³ of PM₁₀ as a 24-hour average is very unlikely to have ever been exceeded in this area.

5.2 Proposed Regional Plan for Northland - Appeals Version (February 2024)

Now that all appeals have been resolved, all rules in the Proposed Regional Plan for Northland (PRPN) must be treated as operative, in accordance with Section 86F of the Act (and any previous rule as inoperative). The proposed activity requires resource consent pursuant to PRPN Rule C.8.3.3 *Earthworks in a flood hazard area*.

5.3 Operative Far North District Plan (2009)

The site is subject to the provisions of the Operative Far North District Plan Zoned Conservation and is in a Coastal Hazard 2 and 3 area. For the purpose of completeness, the proposal involves only minor vegetation removal during the initial earthworks phase.

Rules	Assessment				
District Wide Provision	s – 12.3 SOIL AND MINERALS:				
12.3.6.2.1 Excavation	The proposed activity will include approximately 600m ³ of earthworks. This				
and/ or filling in the	will breach the permitted activity standard of 300m ³ in any 12-month period.				
Conservation Zone.	Restricted Discretionary Activity				
	The Council will restrict the exercise of its discretion to:				
	i) the effects of the area and volume of soils and other materials to be excavated; and				
	(ii) the effects of height and slope of the cut or filled faces; and				
	(iii) the time of the year when the earthworks will be carried out and the duration of the activity; and				
	(iv) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline; and				
	(v) the extent to which the activity may adversely impact on visual and amenity values; and				
	(vi) the extent to which the activity may adversely affect cultural and spiritual values; and				
	(vii) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna; and				

	 (viii) the number, trip pattern and type of vehicles associated with the activity; and (ix) the location, adequacy and safety of vehicular access and egress; and (x) the means by which any adverse environmental effects of the activity will be avoided, remedied or mitigated 				
District Wide Provision	s – 12.4 NATURAL HAZARDS:				
12.4.6.2.1 New	The proposed wastewater storage tank will alter the external dimensions of				
buildings and additions	the existing utility structure. Consequently, the proposed activity cannot				
to existing buildings	meet the permitted activity standards.				
Coastal Hazard 2 Area.	The erection of new buildings/structures, and alterations and additions to existing buildings/structures that increase the external dimensions, are controlled activities in Coastal Hazard 2 areas, provided that the application includes a report from a suitably qualified person that the new building/structure or addition will not increase the risk to people, property or the environment. Controlled Activity The matters of control are: (<i>a</i>) the adequacy of the design in light of the environmental risks (<i>b</i>) the measures proposed to mitigate adverse effects of the proposed development Note: If a report is not provided the activity status becomes Discretionary. Given this, a Coastal Hazard Assessment has been conducted (Appendix F)				

The following Rules relating to the proposal have been assessed as permitted activities below.

Figure 21. Assessment of additional relevant rules in the Far North Operative District Plan.

Rules	Assessed as permitted:					
Conservation Zone	The Conservation zone rules are in Chapter 9 of the ODP. The propose					
	activity complied with all zone rules. However, because the proposed					
	activity may include construction noise, particular attention is drawn to the					
	permitted activity standards for noise. See below.					

9.6.5.1.12 Noise	All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone. 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and			
	70 dBA Lmax Construction noise shall meet the limits recommended in the ODP and shall be measured and assessed in accordance with NZS 6803P:1999 "The measurement and assessment of noise from construction, maintenance and demolition work" this will be a permitted activity. Permitted Activity			
District-Wide Provisions	The provisions of Chapter 12 have been considered. The only relevant rule is 12.5.6.1.3 See below.			
12.5.6.1.3 Registered Archaeological Sites.	The site is not shown on District Plan Heritage Maps. However, it may be part of a wider set of registered archaeological sites in the Historic Places register. Sunrise Archaeology have confirmed that archaeology is likely to be present in this area.			
	Under the Heritage New Zealand Pouhere Taonga Act 2014 an authority to modify the archaeological site may be required. An archaeologist confirmed this requirement after completing site specific assessment. Since then, an Exploratory Authority has been applied for and granted. Permitted Activity			
Designation and Utility	The provisions of Chapter 17 have been considered. The only relevant rule			
Services	is 17.2.6.1.1. See below.			
17.2.6.1.1 Utility Services	Rule 17.2.6.1.1 (a) permits activities that are part of a closed system			
situated below ground in	structure for the conveyance of water or sewage, and incidental equipment			
all zones.	including connections. The proposed activity satisfies these requirements			
	and is therefore a permitted activity.			
	Permitted Activity			

5.4 Conclusion

For the avoidance of doubt, the Applicant is seeking resource consent under the above rules and regulations and any others which may apply to the activity, even if not specifically noted.

A resource consent is required for land use to install the proposed Wastewater Storage Tank as a controlled activity (Rule 12.4.6.2.1) and restricted discretionary activity (Rule 12.3.6.2.1) under the ODP and in response to s9(3) of the RMA. Therefore, the overall activity status is restricted discretionary, and a land use consent is sought from Far North District Council.

5.5 Other consents

• **Building Consent:** As the proposed Wastewater Storage Tank is 30 m³ (30,000L) in capacity, it does not exceed the 35,000L capacity limit in accordance with s23.1.(g) of Schedule 1 of the Building Act 2004. It is therefore exempt from requiring a building consent.

Other consents required for the proposal to which the application relates (Schedule 4. 2(1)(e) RMA) are listed below:

The proposal has obtained the following consent:

• Heritage New Zealand Pouhere Taonga: Exploratory Authority (reference: 2025/387)

The proposal has applied for the following consents:

- Department of Conservation: Concession (Processing, Permission number: 118962-OTH);
- Far North District Council Resource Consent (This application);
- Northland Regional Council Resource Consent (Still to be lodged).

6 Assessment of Environmental Effects

The proposed activity will include approximately 600 m³ of earthworks. This will breach the permitted activity standard of 300 m³ in any 12-month period. As such, the installation of the proposed Wastewater Storage Tank is a restricted Discretionary Activity and Council will restrict the exercise of its discretion to the following:

i) the effects of the area and volume of soils and other materials to be excavated; and(ii) the effects of height and slope of the cut or filled faces; and

(iii) the time of the year when the earthworks will be carried out and the duration of the activity; and

(iv) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline; and

(v) the extent to which the activity may adversely impact on visual and amenity values; and

(vi) the extent to which the activity may adversely affect cultural and spiritual values; and

(vii) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna; and

(viii) the number, trip pattern and type of vehicles associated with the activity; and

(ix) the location, adequacy and safety of vehicular access and egress; and

(x) the means by which any adverse environmental effects of the activity will be avoided, remedied or mitigated.

The installation of new wastewater storage tank adjacent to existing buildings/structures will increase the external dimensions and is a controlled activity in Coastal Hazard 2 areas, because a suitably qualified expert has conducted a Coastal Hazard Assessment. The matters of control are:

(a) the adequacy of the design in light of the environmental risks

(b) the measures proposed to mitigate adverse effects of the proposed development

6.1 Positive Effects

Social and economic benefits for the community

The proposed Wastewater Storage Tank will have a positive effect by offering a practical solution to the wastewater overflow issue from the existing pump station. It will improve conditions for nearby residents and beach visitors by mitigating the impacts that the pumpstation may cause such as wastewater overflow and odour, particularly after heavy rainfall. It will create a cleaner, more pleasant environment around the pumpstation. The proposal supports local employment and strengthens wastewater infrastructure, helping become more resilient and sustainable for the community.

Protect water quality

During extreme weather events, the wastewater system can become inundated with stormwater, which can over capacitate the pumpstation. This in turn can cause the pumpstation to overflow into the environment. The overflow can carry harmful bacteria, nutrients, and chemicals into nearby coastal waters and freshwater environments. Preventing these overflows by installing an emergency wastewater storage tank helps:

- Reduce contamination of the nearby beach swimming area and marine ecosystems.
- Protect aquatic life from pollutants like nitrogen and phosphorus, which can cause algal blooms and oxygen depletion.

Preserve Soil and Biodiversity Health

Untreated wastewater can damage soil structure and harm native biodiversity. By containing any potential overflows from the pumpstation, the surrounding soil ecosystems health will remain intact, supporting native biodiversity. The marine area and riparian zones will also be protected from nutrient overload and toxic substances.

Reduce Public Health Risks

Overflow events can expose people and animals to pathogens and hazardous substances. Preventing these events can improve safety for beachgoers, residents, and tourists. The proposal will reduce the risk of illness from contact with contaminated water or soil.

Supports Ecosystem Resilience

Healthy ecosystems are better able to withstand and recover from extreme weather. By preventing overflow of the pumpstation during extreme weather events, the surrounding natural habitat and beach area will remain stable, supporting birds, fish, and other wildlife.

Pumpstation upgrades

In addition to the positive benefits from the proposal, improvements have been made to the existing pumpstation infrastructure, including:

- 2 new ABB 7.5kw Variable Speed Drive (mechanical upgrade to pump)
- 2 Sulzer 7kw pumps
- 2 new pump pedestals
- rising pipe columns
- new guiderails and brackets
- new piping between wet well and valve chamber
- new non-return valves and sluice valves, and

• new drain line from valve chamber to wet well.

These improvements, together with the proposed Wastewater Storage Tank, should mitigate any future potential risks from wastewater overflows from the pumpstation.

6.2 Physical and Environmental Effects

Extent, timing and management of earthworks

According to the supplier's specifications, the proposed Wastewater Storage Tank measures 1.85 m in diameter and 12.0 m in length, providing an area of 22.2 m² and 600 m³ of earthworks for underground installation. The tank will have a 30,000L capacity.

Construction is expected to begin in the drier months of either September 2025 or early 2026 and will take less than 7 weeks. This is a one-time construction event. The proposed works is located on a small corner of the marginal strip already occupied by the existing wastewater pumpstation. The existing infrastructure will remain unchanged, and the majority of the marginal strip will continue to be accessible to the public during this time.

Earthworks will be carried out under strict environmental controls to prevent damage to surrounding areas. The risk of the introduction of noxious weeds after construction of the proposed Wastewater Storage Tank will be mitigated by performing rehabilitation of the area once construction is complete using indigenous grass seed mix and native shrubbery.

Given the scale and management of the works, the physical and environmental effects from earthworks are considered less than minor.

6.3 Effects on the Coastal Environment

During construction, there is potential for sediment runoff and contaminants to enter nearby coastal waters and water bodies, particularly during heavy rainfall. Disturbance of sandy soils can increase erosion and turbidity, which may affect marine ecosystems and water quality.

To mitigate these risks, erosion and sediment control measures (e.g. silt fences, sediment traps, and stabilised site access) will be implemented. Construction activities will be scheduled during drier months to reduce runoff, and exposed soil will be stabilised or covered. See Section 4 for details.

To prevent any discharge of pollutants such as diesel spills, the construction team will ensure machinery is well serviced and in good working order. Fuel will be stored in bunded facilities, and refueling will occur off site, over bunded areas or with fuel-spill matting. A contingency plan will be in place for mop up in case of accidental spills.

Taking these measures into consideration, the effect of earthworks on coastal waters and nearby waterbodies will be less than minor.

6.4 Flood Hazard Effects

Although the proposed Wastewater Storage Tank will be underground, its coastal location means flood hazard risks must be carefully managed to avoid, remedy and mitigate flooding as follows:

Construction

Land instability may arise from excavation. As the soil in the area is expected to be sandy, excavation will be carried out at an appropriate wide angle to prevent the sides of the trench from collapsing, ensuring safety and structural integrity. Geotechnical design and ground reinforcement will further support stability. Please refer to Appendix B for site plans and design.

Changes in soil conditions or groundwater flow could lead to minor subsidence on nearby properties. This will be minimized through careful dewatering practices and controlled compaction (see Section 4.2). Furthermore, as the proposed site is located on a Marginal strip, there are no residential properties directly adjacent to the proposed site.

Operation and maintenance

Coastal flood hazards, including storm surges and sea level rise present a risk of water infiltration. However, the proposed Wastewater Storage Tank is a small-scale, emergency-use facility designed to operate only during high rainfall events when the existing pumpstation reaches capacity. Its primary function is to temporarily store excess wastewater during these occasional events, thereby preventing overflows and reducing the risk of untreated discharges into the environment.

The tank will remain inactive under normal conditions. When needed, it will store wastewater until the emergency subsides, after which the wastewater will be removed off-site to be treated.

This process is infrequent, as the system is not intended for regular use but rather as a contingency measure. Therefore, to mitigate flood-related risks during operation:

- The tank is fully buried, reducing exposure to surface water and overland flow paths.
- All components are sealed to prevent water infiltration.
- Backflow prevention systems are incorporated into the design.
- As the proposed tank is fully buried (apart from bollards), it will not cause or increase flooding of land on another property²⁶.

These design and operational features ensure that the tank does not increase flood risk and remains resilient during extreme weather events.

6.5 Erosion Hazard Effects

Although the proposed Wastewater Storage Tank will be underground, its coastal location means coastal erosion hazard risks must be carefully managed to avoid, remedy and mitigate erosion.

Construction

During earthworks, standard practice will be followed to ensure erosion and sediment control is implemented²⁷. All works shall comply with FNDC April 2022 Engineering Standards and the NZS4404:2010 Standard: Land development and subdivision infrastructure. The NZS 4404:2010 Standard provides local authorities, developers, and their professional advisors with criteria for design and construction of land development and subdivision infrastructure²⁸.

Standard conditions will likely be imposed as resource consent conditions and will form part of coastal hazard management. Reinstating the area with indigenous vegetation will also contribute to erosion control. An example of the earthwork conditions proposed may include the following:

 During earthworks activities, sediment control measures shall be constructed and maintained in accordance with the principles and practices contained within the Auckland Council document titled "2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region" (GD05). The Sediment control measures shall

²⁶ Extract from Coastal Hazard Assessment for Proposed Wastewater Storage Tank. 2025. Haigh Workman Civil & Structural Engineers

²⁷ Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. June 2016. Guideline Document 2016/005. Auckland Council.

²⁸ NZS 4404:2010 Land development and subdivision infrastructure | Building CodeHub

be maintained throughout earthworks operations until the site subject to the works is stabilized.

- No slash, soil, debris and detritus associated with the exercise of the proposed activity (construction, operation or maintenance) will be placed in a position where it may be washed into any water body.
- All bare areas of land and fill must be covered with aggregate or topsoiled and established with a suitable grass/legume mixture to achieve an 80% groundcover within one month of the completion of earthworks. Temporary mulching or other suitable groundcover material must be applied to achieve total groundcover of any areas unable to achieve the above requirements.
- Any unauthorized discharge associated with the proposed wastewater storage tank will be treated in the following manner: Immediately take such action, or execute such work as may be necessary, to stop and/or contain the discharge.
- Immediately notify the NRC by telephone of the discharge.
- Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the discharge, and
- Report to the NRC's Compliance Manager in writing within one week on the cause of the discharge and the steps taken, or being taken, to effectively control or prevent the discharge.

Operation and maintenance

The end of Tokerau beach marginal strip where the Wastewater Storage Tank is proposed is in an equilibrium shoreline state²⁹ and the activities should not contribute to erosion after rehabilitation of the construction area. However, as a result of projected sea level rise³⁰, the proposed site may be susceptible to coastal erosion and flooding in the 100-year horizon (2130). As such, monitoring of coastal erosion in the 2080-2130 timeframe may be necessary in order to evaluate risks and options for management of infrastructure in this area.

Site access

The proposed Wastewater Storage Tank and its access route are not expected to lead to any erosion or slippage during construction, operations and maintenance. The storage tank will be accessed from the adjacent Tokerau Beach road. The proposed bollards will be installed approximately 3 m away from the road. A vehicle will still be able to park parallel on the grass

²⁹ Northland Regional Council: State of the Environment Report. 2007

³⁰ Coastal Hazard Assessment for Proposed Wastewater Storage Tank. 2025. Haigh Workman Civil & Structural Engineers.

(between the roadside and bollards) without impacting the infrastructure or causing erosion (Figure 22 below).

Taking the above forementioned factors into consideration, erosion effects will be less than minor.



Figure 22. The Proposed Storage Tank and associated bollards in relation to access from Tokerau Beach Road.

6.6 Amenity and Landscape Effects

Amenity Values

Landscape character and amenity effects are derived from changes in the physical landscape and/or the composition of available views as a result of changes to the landscape. The magnitude of effect is subjective relative to people's responses to the changes. Please see Figure 1 and Section 3 for a description of the environment.

The proposed Wastewater Storage Tank has been designed to be buried underground to avoid any disturbances to visual and amenity values. The area is already in a modified environment with the existing pumpstation, that blends in well with the surrounding vegetation. The only 'above-ground' structure will be the bollards and a switchboard as detailed in Appendix B. Rehabilitation will include reseeding with indigenous grasses and replanting native shrubs where necessary. These measures will ensure the area remains visually consistent and accessible for recreational use. Therefore, it should not interfere with the current use of the land.

Given that the proposal is small-scale and localised, and the proposed tank will be buried underground, the effects on amenity values and natural character will be less than minor.

Location of infrastructure

The above ground area of the Wastewater Storage Tank will be positioned out of appreciable view shafts and will be less than minor impact on the recreation value of the area once rehabilitated. The vegetation around the existing pumpstation will be conserved as far as possible. Once the storage tank is installed, there will be rehabilitation of the area with grass seed mix and planting of indigenous shrubbery where any shrubs are removed. The rehabilitation will be well suited to this environment as the majority of the area where earthworks will occur is mowed grass.

Public Access

Bollards will be placed around the proposed Wastewater Storage Tank to prevent vehicles from parking on top of the storage tank and potentially damaging the infrastructure from vehicle weight (see Figure 22).

The existing pumpstation and the proposed Wastewater Storage Tank are in a location that is easy to access for maintenance, being within 10 m of the road. The area will not impede public access as it will still be accessible to walk and cycle through the bollards.

6.7 Dust Effects

There may be dust during earthworks (digging) to install the Wastewater Storage Tank. This will be temporary and strict protocols regarding earthworks will be followed. Dust effects will be less than minor in extent.

6.8 Traffic and Access Effects

There is expected to be some traffic impact during the earthwork activity for the installation of the Wastewater Storage Tank into the ground. However, the construction phase of the proposal will occur outside of the busy holiday period and will impact traffic to a minimum. Vehicle movements during construction will include the delivery of materials, excavation equipment, and the wastewater tank itself. These movements will be temporary and follow a typical process for small-scale infrastructure projects. Once construction is complete, vehicle activity will be minimal and limited to infrequent maintenance visits, mainly after emergency use of the tank. These visits will involve light service vehicles for inspection and, after any emergencies, removal of stored wastewater by a sucker truck.

The site is located within 10 m of an existing road. This provides convenient and direct access for both construction and maintenance vehicles. This access point is already used for servicing the existing wastewater pumpstation and is considered adequate and safe for the scale of activity proposed. No new accessways are required. The low frequency and scale of vehicle movements ensure that effects on traffic safety and the surrounding road network will be less than minor.

6.9 Noise and Vibration effects

There is expected to be noise and vibration impact during the earthwork activity for the installation of the Wastewater Storage Tank into the ground. The location has been selected as it has already been modified (an existing pumpstation is located there) so that the proposed development does not impact on an untouched area.

During earthworks, some noise and vibration may temporarily affect the quiet enjoyment of the beach, particularly in the foredune area. However, these effects are expected to be short-term, as construction is anticipated to be completed in less than 7 weeks and will generally occur on weekdays during daytime hours. Many of the residential properties in Tokerau Beach are holiday homes and will likely to be unoccupied during the off-season, which is when construction is planned. In conclusion, the overall effect of noise and vibration is expected to be less than minor.

6.10 Effects on Tangata Whenua and Taonga

Policy D.1.1 of the PRP guides applicants as to when an analysis of effects on tangata whenua and their taonga is required and states that a resource consent application must include in its assessment of environmental effects an analysis of the effects of an activity on tangata whenua and their taonga if one or more of the following is likely:

1) adverse effects on mahinga kai or access to mahinga kai, or

2) any damage, destruction or loss of access to wāhi tapu, sites of customary value and other ancestral sites and taonga with which Māori have a special relationship, or

3) adverse effects on indigenous biodiversity in the beds of waterbodies or the coastal marine area where it impacts on the ability of tangāta whenua to carry out cultural and traditional activities, or

4) the use of genetic engineering and the release of genetically modified organisms to the environment, or

5) adverse effects on tāiapure, mataitai or Māori non-commercial fisheries, or

6) adverse effects on protected customary rights, or

7) adverse effects on sites and areas of significance to tangāta whenua mapped in the Regional Plan (refer I Maps |Ngā mahere matawhenua).

An analysis of the activity in accordance with Policy D.1.2 PRPN has not been pursued, however, consultation with hapū kaitiaki confirms that the following mitigation measures must be implemented to avoid adverse effects on those matters set out in Policy D.1.1 PRPN:

- An accidental discovery protocol will be in place in accordance with HNZPT;
- Hapū cultural monitoring will be provided for during excavations.

7 Notification Assessment

7.1 Public Notification

A consent authority must follow the steps set out in Section 95A RMA, in the order given, to determine whether to publicly notify an application for a resource consent. This process is summarised below, together with an assessment of this application against each step.

Step	RMA Section	Response	Comment
ONE:	95A(3)(a) the applicant requests	No	The Applicant does not
Mandatory	public notification of the		request public
public	application.		notification.
notification in	95A(3)(b) public notification is	No	Not relevant to this
certain	required after a s.92 request for		application.
circumstances	further information as stipulated		
	in section 95C.		

	95A(3)(c) an application is being	No	Not relevant to this
	jointly made to exchange		application.
	recreational reserve land under		
	section 15AA.		
TWO:	95A(5)(a) the activity or activities	No	The activity is not subject
Public	are subject to a rule or national		to a rule or national
notification	environmental standard which		environmental standard
precluded in	precludes public notification.		which precludes public
certain			notification.
circumstances	95A(5)(b)(i) the application is a	No	The application has a
	controlled activity.		controlled activity
			component, but overall it
			is a restricted
			discretionary activity.
	95A(5)(b)(ii)	-	Repealed as of 30
			September 2020.
	95A(5)(b)(iii) the application is a	No	The proposal is not for a
	restricted discretionary activity,		boundary activity.
	or non-complying activity, but		
	only if the activity is a boundary		
	activity.		
	95A(5)(b)(iv)	No	Repealed as of 30
			September 2020.
THREE:	95A(8)(a) the application is for a	No	Public notification is not
Public	resource consent for one or more		required by a rule or a
notification	activities, and any of those		national environmental
required in	activities is subject to a rule or		standard.
certain	national environmental standard		
circumstances	that requires public notification		
	95A(8)(b) the consent authority	No	The activity is not likely to
	decides, in accordance with		have adverse effects on
	section 95D, that the activity will		the environment that are
	have or likely to have adverse		more than minor (see
	effects on the environment that		assessment of effects at
	are more than minor.		Section 6 of this report).

FOUR:	95A(9)	No	There	is	nothing
Public			exceptiona	al or ou	ut of the
notification in			ordinary	with	this
special			proposal	that	would
circumstances			constitute	а	special
			circumstar	nce to	warrant
			public noti	fication)

A determination not to publicly notify the application should therefore be made.

The notification assessment provided above confirms that the application will not be publicly notified. Section 7.2 assessed whether to give limited notification of the application under section 95B.

7.2 Limited Notification

Pursuant to Regulation 10(2)(a) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003, the consent authority must serve notice of an application for a resource consent which is being publicly notified on an affected person determined pursuant to s 95B of the RMA.

A consent authority must follow the steps set out in Section 95B RMA, in the order given, to determine whether to limited notify an application for a resource consent. This process is summarised below, together with an assessment of this application against each step.

Step		RMA Section	Response	Comment
ONE:		95B(2) there is an affected	No	There are no customary
		protected customary rights group		rights group or affected
Certain		or affected customary marine		customary marine title
affected		title group.		groups pursuant to s
groups ai	nd			95B(2). The activities are
parties mu	ust			not within, adjacent to, or
be notified				directly affecting, areas
				that is subject to certain
				affected groups or

Table 2. Limited Notification Assessment.

	OFR(2) whather the lend is	Ne	persons pursuant to s 95B(2).
	adjacent to, or may affect, land that is subject to a statutory acknowledgement.	ΝΟ	adjacent to or may affect land that is subject to statutory acknowledgement.
TWO: Limited notification precluded in certain	95B(6)(a) the activity or activities are subject to a rule or a national environmental standard which precludes limited notification.	No	The activity is not subject to a rule or national environmental standard which precludes limited notification.
circumstances	95B(6)(b) the application is for a controlled activity under a District Plan (excluding subdivision)	No	Under the District Plan, the resource consent is sought for a controlled activity <u>but</u> also for other activities (Rule 12.3.6.2.1.) and has an overall Restricted Discretionary activity status.
THREE: Certain other affected persons must be notified	95B(7) in the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.	No	The activity is not for a boundary activity.
	95B(8) in the case of any other activity, determine whether a person is an affected person in accordance with section 95E	Yes	Further analysis is given below.

FOUR:	95B(10) determine whether No	There is nothing
	special circumstances exist in	exceptional or out of the
Further	relation to the application that	ordinary in this
notification in	warrant notification of the	application that would
special	application to any other persons	constitute a special
circumstances	not already determined to be	circumstance to warrant
	identified eligible for limited	limited notification.
	notification under this section.	

Affected Persons Assessment

Section 95E(1) of the RMA states that a consent authority must consider someone an affected person if the activities effects on them are minor or more than minor (but not less than minor).

Section 95E(2) of the RMA applies when assessing an activity's adverse effects on a person, the consent authority, the matters of which are addressed as follows:

- The proposed earthworks will be approximately 600 m³. As the permitted baseline is 300 m³ of earthworks in 12-month period and the activity exceeds this baseline by 300 m³, the use of a permitted baseline would only consider 300m³ in this instance for assessment of any adverse effects of the activities on a person (95E(2)(a)).
- The activity is a restricted discretionary and control activity (overall restricted discretionary). As such, it has particular emphasis on matters for which the ODP has restricted discretion under Rule 12.4.6.2.1 and reserves control under Rule 12.3.6.2.1 (95E(2)(b).
- The activities are not within, adjacent to, or directly affecting a statutory acknowledgement area (95E(2)(c)).

The assessment of Section 95E(2) matters demonstrates that only the adverse effects of the additional 300 m³ of earthworks beyond the permitted baseline are relevant, and these must be considered only in relation to the matters over which restricted discretion or control is reserved under the ODP. As the site is not within or near a statutory acknowledgement area, no further consideration is required under Section 95E(2)(c).

The ODP prioritises notification of tangata whenua as per (but not limited to) Policy 2.8.1-2 below:

2.8.1 That Council will provide opportunities for the involvement of tangata whenua in the sustainable management of the natural and physical resources of the District.2.8.2 That tangata whenua be consulted over the use, development or protection of natural resources where these affect their taonga.

Consultation with Haititaimarangai Marae has given the Applicant an appreciation of the actual and potential effects on cultural values and mitigation necessary to avoid adverse effects on these values. An accidental discovery protocol and an exploratory heritage authority will be used to ensure compliance with the HNZPTA while cultural monitors will be on site and engaged during excavations as requested by Haititaimarangai Marae.

Additional Affected Persons Assessment:

There will be little disruption from the proposed vegetation clearance and earthworks on the nearby residences situated on the other side of Tokerau Beach road. Additionally, public access to and from the beach across conservation estate will not be impeded by the work.

While the work will take place on DOC land (Marginal strip), a resource consent does not give the Applicant express permission to use or occupy another person's property. Therefore, there is no adverse effect on a property right. An application for concession has been lodged with DOC to legitimise infrastructure on DOC land.

There are no other persons who could potentially be affected by the proposal who have not been identified and assessed in the above sections.

7.3 Notification Assessment Conclusion

Taking into account the assessment in Sections 7.1 and 7.2 above, and the actual and potential adverse effects (Section 6), there are no persons considered affected in a minor or more than minor manner. The application can be processed on a non-notified basis.

8 Statutory Assessment

Schedule 4 of the RMA required that an assessment of an activity is made against any relevant documentation referred to in Section 104(1)(b) of the Act. Section 104(1)(b) requires that when considering an application for a resource consent, the NRC must, subject to Part 2, have regard to:

any relevant provisions of-

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan;

An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.

The assessments demonstrate that the granting of resource consent for these activities is consistent with the relevant objectives and policies and assessment criteria of the statutory documents.

8.1 National Policy Statement for Indigenous Biodiversity 2023

The NPSIB provides direction to councils to protect, maintain and restore terrestrial indigenous biodiversity, requiring at least no further reduction of indigenous biodiversity nationally. The NPSIB has been assessed for this application and is not relevant.

8.2 National Environmental Standards

NES – Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

An assessment of historical land use activities on the site using aerial photos from Retrolens showed no evidence of HAIL activities having occurred on this site (Figure 17). Consequently, the proposed activity is not covered by the NES for contaminants in soils.

NES – Freshwater Amendment Regulations 2022

As detailed below, there are no freshwater water bodies within 100 m of the proposal. Consequently, the proposed activity is not covered by the NESFW

The proposal therefore does not contravene a provision in any NES.

8.3 New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS states policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand. Regional and local authorities must give effect to relevant provisions of the NZCPS in planning documents, and resource consent authorities must have regard to relevant provisions when considering consent applications. The strategic intent of the NZCPS is to promote the sustainable management of the natural and physical resources of the coastal environment, including coastal land, foreshore and seabed, and coastal waters from the high tide mark to the 12 nautical mile limit.

Including both the existing pumpstation and proposed storage tank in the same existing environment would ensure that these activities contribute to condensing the built-up area, instead of building new infrastructure elsewhere and potentially impacting the characteristics and values of a different area. This is in accordance with Policy 6. *Activities in the coastal environment* in the NZCPS.

Furthermore, proposing the construction of the Wastewater Storage Tank in the same area as the existing land use of the pumpstation ensures that the infrastructure extent is less than minor, and the characteristic of the environment stays the same. Additionally, construction of the Wastewater Storage Tank is a once-off construction event with passive operation activity on a back dune environment. This is in accordance with Policy 1. i) *Extent and characteristic of the coastal environments*.

8.4 Regional Policy Statement and Proposed Regional Plan for Northland

The Regional Policy Statement for Northland 2016 (Updated May 2018) (RPS) and Proposed Regional Plan – Appeals Version (February 2024) (PRPN) have been assessed for this proposal as a resource consent for earthworks from NRC has also been applied for.

In September 2017, NRC notified the PRPN. The PRPN replaces three existing regional plans and contains provisions which were developed to give effect to the policies of the RPS through the methods contained in the RPS. The policy framework of the PRPN is robust and gives effect to the RPS in a way that predecessor regional plans did not. Therefore the PRPN policy framework considered herein is foremost. Many of the policies and objectives of the two documents respond to the same resource management issues. As such, a combined assessment is provided below. The RPS and PRPN deal with region-wide issues and in this case, focuses on the following:

- Social, economic and environmental wellbeing: The proposed Wastewater Storage Tank aligns with the PRPN Objective F.1.5 and Policy D.2.2, and RPS Issue 2.3, Objectives 3.5–3.8, and Policies 5.2.2, 5.2.3 by addressing wastewater overflow and odour issues, enhancing environmental and community health, supporting infrastructure resilience, and contributing to social and economic development through sustainable wastewater management.
- Climate Change: While future sea level rise beyond 2080 is acknowledged, the current Coastal Hazard Assessment indicates no immediate threat. The proposal aligns with PRPN Policy D.2.3, and RPS Issue 2.1(b), Objective 3.13, and Policy 7.1 by supporting climateresilient, low-impact infrastructure in the coastal environment.
- Indigenous Biodiversity and Coastal Management: The proposed tank will be located within a modified coastal environment, outside areas of significant indigenous biodiversity or waterways. Its design minimizes visual and ecological impact, preserves public access, and supports ecological restoration through indigenous rehabilitation. The proposal aligns with PRPN Policies D.2.1, D.2.18, D.2.20; RPS Issues 2.2; Objectives 3.1–3.2, 3.4, 3.15; and Policies 4.4.2, 4.8.1, 5.1.2 by integrating infrastructure into the coastal environment in a way that maintains ecological function and landscape character.
- Water Quality during earthworks: Earthworks and dewatering will be carefully managed using best practices to prevent sediment or contaminants from entering coastal or freshwater environments, aligning with PRPN Policies D.4.1, D.4.27 and RPS Objectives 3.2(c), 3.15(f), and Policies 4.7.1(b), 4.8.1.
- Natural Flood Hazards: The proposed underground tank will not obstruct stormwater flow or increase flood risk to surrounding properties and it does not exasperate the existing level of coastal hazard exposure. The proposal aligns with PRPN Objective F.1.10, Policy D.6.5 and RPS Issue 2.7, Objective 3.13, and Policies 7.1.1–7.1.3, 7.1.5–7.1.6, and 7.2.1.
- Odour Discharge and Air Quality: Odour effects from the proposed wastewater storage tank are expected to be less than minor, as the tank will remain empty most of the time and only operate during emergencies. The proposal aligns with PRPN Objective F.1.13 and Policy D.3.1 by ensuring odour and dust emissions are effectively managed to protect environmental and community well-being.

- Regionally Significant Infrastructure: The proposed tank supports the function of the existing pumpstation and aligns with Regionally Significant Infrastructure provisions PRPN Policies D.2.5, D.2.7, D.2.9; Objective F.1.5; H.9; and RPS Objective 3.7; Policy 5.2.2, 5.3; and Appendix 3(1)(h)) by helping manage peak wastewater flows during extreme weather. It contributes to compliance with Condition 2 of the Whatuwhiwhi WWTP consent (AUT.007203) by reducing stormwater infiltration impacts, maintaining treatment efficiency, and minimising discharge risks.
- Tangata Whenua: The proposal acknowledges and supports the role of tangata whenua as kaitiaki by engaging with Haititaimarangai Marae, securing approval for an Exploratory Heritage Authority, and ensuring a cultural monitor is present during earthworks. While no Cultural Impact Assessment has been commissioned, the project includes protocols to manage any discoveries of cultural significance in accordance with tikanga Māori and statutory requirements. The proposal aligns with PRPN Objective F.1.9, F.1.12(3), and Policy D.1, as well as RPS Issues 2.5, 2.6, Objectives 3.5, 3.12, 3.14, and Policies 8.1.1–8.1.4, by recognising Māori values and incorporating cultural considerations into project planning and implementation.
- Values and Amenity: The proposal is located in a modified coastal environment outside areas of high natural or cultural value, and involves small-scale, short-term earthworks for an underground tank. It avoids significant vegetation clearance, protects archaeological values through prior assessment and monitoring, and includes measures to minimise odour and suppress dust to protect amenity, air quality, and human health. The activity is consistent with PRPN Objective F.1.12, Policies D.2.16, D.2.17 and RPS Objective 3.14, 3.15(a)(e)(f) and Policies 4.2.1(b, relating to use and development of land), 4.6.1(1)(3), 4.7.1(b), by avoiding adverse effects on landscape character, cultural values, and the surrounding environment.

For the above reasons, the proposal is considered to be consistent with the relevant provisions of the RPS and PRPN.

8.5 Far North Operative District Plan 2009

The following objectives and policies of the ODP are relevant to the assessment of the proposal:

Chapter 9 Recreation/Conservation Environment

9.1 Recreation/Conservation Environment

9.3.1 To protect recreation and conservation areas for the purposes for which they have been set aside or reserved.

9.4.1 That existing recreation and conservation areas be managed so as to ensure that the effects of activities remain similar to the existing situation or enhanced.

9.4.4 That the effects of activities in the vicinity of recreation and conservation areas are managed so that recreation and conservation areas are not compromised.

9.7 Conservation Zone

9.7.3.1 To protect the conservation values and the natural and physical resources of the district for present and future generations.

9.7.3.2 To ensure the use, development and protection of land zoned conservation is consistent with the conservation values of the site, and avoids adverse effects on the surrounding environment.

9.7.3.3 To protect the historic values of conservation areas.

9.7.4.1 That the existing conservation values of areas be maintained or enhanced.

9.7.4.2 That existing conservation areas are used and developed in a way which will avoid adverse effects on the conservation values of the site and which will avoid adverse effects on the surrounding area.

9.7.4.5 That the net effect of activities within the Conservation Zone should not degrade or diminish the total biodiversity and ecological functioning of the values contained within it.

The proposal is located on a corner of a Marginal Strip that provides public access to Tokerau Beach. The proposed storage tank and bollards have been designed to ensure that this public access is not impeded. The tank will be installed underground, and the bollards will remain visually unobtrusive and unconnected to allow movement through them.

Earthworks associated with the installation will be carefully managed, including the implementation of sediment and erosion control measures, to ensure that any effects on the surrounding environment are less than minor. These measures will ensure the existing recreation and conservation values of the area are maintained.

The proposal will not compromise the conservation values of the site as the majority of the works will occur on maintained lawn with minimal conservation value. The site will be rehabilitated after tank installation to maintain visual amenity and ecological integrity.

Furthermore, the proposal supports the long-term protection of environmental and soil health by addressing potential wastewater overflows from the pump station. This approach aligns with Objective 9.7.3.1 (protection of natural and physical resources for future generations) and Policy 9.7.4.5, which seeks to avoid degradation of biodiversity and ecological functioning.

The proposal is therefore consistent with the relevant objectives and policies of the conservation environment and zone.

Chapter 12 District Wide Provisions

12.3 Soil and Minerals

12.3.3.1 To achieve an integrated approach to the responsibilities of the Northland Regional Council and Far North District Council in respect to the management of adverse effects arising from soil excavation and filling, and minerals extraction.

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling. 12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

The proposed wastewater storage tank supports an integrated and precautionary approach to land use and environmental protection by minimising soil disturbance and adhering to best-practice construction protocols (Objective 12.3.3.1).

Its underground design, combined with erosion and sediment controls during construction, helps prevent runoff and protects surrounding land and water bodies (Objective 12.3.3.3).

Located in a modified environment without sensitive soils or significant indigenous vegetation, the project avoids compromising soil health (Objective 12.3.3.2).

Post-installation, the site will be replanted with native vegetation to stabilise the ground, and all excavation activities will comply with regulatory standards. This approach aligns with Policies 12.3.4.1, 12.3.4.4, 12.3.4.5, and 12.3.4.10 by:

- Promoting soil conservation,
- Preventing erosion, and
- Responsibly managing environmental effects.

12.4 Natural Hazards

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

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

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

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

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

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

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

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

The proposed wastewater storage tank is located within a mapped coastal and flood hazard area; however, that the site is not currently at risk of erosion or flooding within the 50-year planning horizon (to 2080)³¹.

The tank will be buried underground and positioned no closer to the hazard zone than the existing pump station, ensuring it does not obstruct stormwater flow or increase flood risk to neighbouring properties. It is also designed to withstand a 100-year flood event, maintaining resilience and functionality.

While the site may become susceptible to coastal hazards by 2130 due to projected sea level rise, the proposal maintains the existing risk profile and supports long-term infrastructure planning through ongoing monitoring and adaptive management.

³¹ Coastal Hazard Assessment prepared by a suitably qualified expert (Appendix F)

This approach aligns with above mentioned objectives and policies by:

- Reducing current hazard risks of pumpstation overflow during heavy rainfall,
- Avoiding the creation of new risks by burying the proposed tank underground,
- Protecting the role of natural features by rehabilitating the area to its natural environment after construction, and
- Accounting for future changes in hazard exposure through tank design and recommending future monitoring.

8.6 Proposed District Plan 2023

The following objectives and policies of the PDP are relevant to the assessment of the proposal:

Part 2: District-Wide Matters

• Coastal Environment:

Relevant Objectives and Policies: CE-O1, CE-O2, CE-O3, CE-O4 and CE-P10

The proposed storage tank aligns with the relevant objectives and policies set out in the Coastal Environment provision by protecting the coastal environment from wastewater overflows during extreme weather which will help preserve its natural character. Its underground design blends with the existing urban setting, avoids sprawl, and includes indigenous planting to restore and enhance the surrounding area.

• Earthworks:

Relevant Objectives and Policies: EW-O1, EW-02, EW-O3, EW-P1 and EW-P2, EW-P3(e), EW-P4, EW-P5, EW-P6 and EW-P8

The proposal aligns with the relevant objectives and policies set out in the Earthworks provision by ensuring earthworks are limited to what's necessary for the tank installation, while carefully managing effects on the coastal environment, nearby land, and public safety. The works are designed to protect the social, economic and environmental health and wellbeing by preventing wastewater overflows, maintaining land stability during earthworks, and preserving the integrity of surrounding infrastructure. Heritage and Cultural values will be protected through procedures and protocols including a site investigation plan, cultural heritage monitor on site during earthworks, and a NZHPT Exploratory Authority.

• Hazards and Risks:

Relevant Objectives and Policies: NH-O1, NH-O2, NH-O3, and NH-P2, NH-P5, NH-P7, NH-P8, NH-P11

The proposed wastewater storage tank aligns with the relevant objectives and policies in the Hazard and Risks provision by being designed for resilience during extreme weather and a 100-year flood event, with a functional need to be located adjacent to the existing pump station, without increasing risk to people, property, or the environment. It also supports the objectives and policies by being fully sealed to prevent water ingress into the tank. integration into a modified environment, and management of earthworks to protect water quality and avoid sedimentation, while not being located on unstable land.

• Natural Environment Values:

Relevant Objectives and Policies: IB-02, IB-03, IB-05, IB-P2(b), PA-O1 and PA-P1(a)

The proposed location is not in a Significant Natural Area nor in an area of important and vulnerable indigenous vegetation, habitat or ecosystem. The appropriate mitigation measures will be in place within the coastal environment to avoid, remedy or mitigate any adverse effects, although none are expected. Additionally, public access to the beach is not impeded by the proposal.

Part 3: Area-Specific Matters

• Natural Open Space:

Relevant Objectives and Policies: NOSZ-01, NOSZ-02, NOSZ-03, NOSZ-P1, NOSZ-P2, NOSZ-P4

The proposal is of a scale and type that is inconspicuous and does not hinder public access. The effects will be less than minor on ecological, amenity and natural character of the area through design and mitigation measures.

9 Part 2 conclusion

The overriding purpose of the Act is "*to promote the sustainable management of natural and physical resources*" (Section 5). The broader principles (Sections 6 to 8) are to inform the achievement of that purpose.
Section 104 of the RMA (considered above) is expressly subject to Part 2 of the RMA. Case law findings have directed that decision makers should now only have recourse to Part 2 of the RMA, including higher order policy documents, if it is determined that:

- Any part or the whole of the relevant plan(s) are invalid;
- The relevant plan(s) did not provide complete coverage of the Part 2 matters;
- There is uncertainty of the meaning of provisions as they affect Part 2.

In essence this means that decisions makers only need to 'go back to' Part 2 of the Act if the relevant planning documents have not fully addressed the Part 2 matters. If a Regional or District Plan has not fully addressed the Part 2 matters, then decision makers can 'go up the tree' to the RPS and then any relevant NPS in relation to any Part 2 matters. It is considered that the PRPN gives appropriate effect to the relevant higher order policy documents such that a separate Part 2 analysis is not required.

Based on the assessment of the proposal against the objectives and policies as set out in Section 8 of this report, the proposal is consistent with Part 2 of the RMA.

10 Overall conclusion

Pursuant to Section 104A and 104B of the RMA, the application for resource consent is for 600 m³ of earthworks in a conservation area and the addition of the wastewater storage tank adjacent to the existing pumpstation in a Coastal Hazard 2 Area. The consent is proposed for a duration of 3 years. It can be granted for the following reasons:

- The effects of the proposed activity are considered less than minor. These effects will be mitigated by the implementation of the consent conditions, and earthworks will follow strict building standards and sediment and erosion control measures (See Section 6).
- Engagement is continuous between the FNDC and Haititaimarangai Marae. A Cultural Monitor will be on site during the construction phase. They have also given approval for an Exploratory Heritage Authority. This will safeguard Heritage and Cultural values (See Section 4.4 and Section 7).
- The proposal aligns with the relevant statutory documents, including the NZCPS, RPS, PRPN and District Plans (See Section 8 of this report).
- Given the above considerations, the regulator can grant the resource consents under Part 2 of the RMA, as the proposal is consistent with the sustainable management purpose of the RMA.

11 Appendices

Appendix A: Resource Consent Application Form

- Appendix B: Detailed site plans and design drawings
- Appendix C: Manuals and installation procedure
- Appendix D: Archaeological Survey and Assessment of Proposed Wastewater Storage Tank
- Appendix E: Site Investigation Plan for Proposed Wastewater Storage Tank
- Appendix F: Coastal Hazard Assessment for Proposed Wastewater Storage Tank
- Appendix G: Exploratory Heritage Authority HNZPT
- Appendix H: Consultation Record (Correspondence from consulted parties)



GENERAL NOTES:

ALL UNDERGROUND SERVICES TO BE LOCATED, AND WHERE APPLICABLE, RELOCATED PRIOR TO CONSTRUCTION OF ANY WORKS.

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PROPOSED WASTEWATER STORAGE LOCATION - BOLLARDS LAYOUT SCALE 1:50

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	EXISTING SANITARY SEWER LINE
	STORM WATER CATCHPIT
	EXISTING STORMWATER OUTLET
	PROPOSED PIPE Ø250mm
	- BOLLARD LINE
	SETTING OUT POINTS EXISTING WASTEWATER

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ISSUE FOR CONSTRUCTION

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STORAGE TANK

OFFLOADING, STORAGE & INSTALLATION MANUAL

REV F (AUGUST 2024)

ACCEPTANCE CHECKLIST Storage Tank



Congratulations on receiving a *Pump & Valve Specialties s*torage tank. This storage tank should be inspected before it is installed. **Please complete and return this acceptance checklist to:** <u>civil@pumpandvalve.com</u>

Date:	Received by:
Site/Location:	Company:
	Contact no.:
Pump Station no.:	E-mail address:

Please tick \checkmark if applicable.

Did you receive the As Built drawings and QA Documents?	Storage Tank		
	Did you receive the As Built drawings and QA Documents?	□Yes	□No

Inspection
\Box A visual inspection was done, and no damage could be seen.
A visual inspection was done, and some damage could be seen. (Please specify and attach photos)
Specify damage

Hardfill, Bedding and Backfill Material					
Was 150mm compacted hardfill used underneath the storage tank bedding?	□Yes	□No			
Was 300mm bedding/backfill placed on top of the hardfill?	□Yes	□No			
Concrete Slab and Backfill Material					
Was an engineered concrete slab used?	□Yes	□No			
Was 300mm bedding/backfill placed on top of the concrete slab?	□Yes	□No			

What backfill material was used?				
□Natural rounded gravel	□Other (Specify:)	
□Crushed Gravel (Washed)	□Other (Specify:)	
Crushed Stone (Washed)				
If Other, was it approved by Pump & Valve	Specialties Ltd?	□Yes	□No	

Page 1 of 2 | Acceptance Checklist

Excavation							
Was provision made for the storage tank feet?	□Yes	□No					
Was the excavation done to the designed size as specified in this manual?	□Yes	□No					
Was Geotech fabric used to line the hole?	□Yes	□No					

Anchoring		
Was anchoring used?	□Yes	□No

Which anchoring system was used?

 \Box Deadman anchor

Other (Specify: _____

Other (Specify: _____

Declaration

By submitting this Acceptance Checklist, I certify that the storage tank is **not suitable for installation**.

Name:	Company:
Signature:	Date:

Pump & Valve Specialties

100 Montgomerie Road, Airport Oaks, Auckland PO Box 22689 Otahuhu, Auckland Phone: + 64 9 276 9045 Fax: +64 9 270 4905 Free Phone: 0800 786774



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1. INTRODUCTION

The purpose of this manual is to provide instructions for the offloading & installation of a *Pump & Valve Specialties* Fibreglass Underground Storage Tank.

This manual should be used as a guideline <u>only</u>. Each site should be evaluated as the site's conditions will determine the method of installation.

Contact your *Pump & Valve Specialties* Project Manager if you are unsure of any of the instructions in this manual.

1.1.HEALTH AND SAFETY

The instructions in this manual should not be interpreted in any way that could cause harm to any person or their health. It should not be interpreted in a way that could cause damage to any property and/or the environment.

The installation should be carried out by a competent contractor and must always comply with and in accordance with the Health and Safety at Work Act 2015 (HSWA) and regulations as well as good building practice.

Read the "1.1. HEALTH AND SAFETY" section in conjunction with the "1.2. SAFETY PRECAUTIONS" section.

1.2. SAFETY PRECAUTIONS

- ☑ The storage tanks is ALWAYS classified as a confined space whether above or in the ground.
- ☑ Ensure installer adhered to confined space procedures. Make sure there is a rescue plan.
- ☑ Before entering the storage tank, the persons must have confined space qualification that meets WorkSafe NZ requirements.
- ☑ Good building practices must always be followed.
- ☑ These instructions provide the <u>minimum</u> requirements for the safe and successful installation of the underground storage tanks under normal conditions.

▲ IMPORTANT NOTICE

Each site should be evaluated for its specific site condition.

It is essential that the correct preparations and appraisals are done according to the specific site conditions before the installation of the storage tank.

It is not possible to cover every condition in this manual, therefore if in doubt, contact your *Pump & Valve Specialties* Project Manager or our offices before making any assumptions.



1.3. OVERSIZED LOADS, SITE ACCESS AND CONDITIONS

It is the responsibility of the tank owner/contractor to ensure that suitable site access is available to site for the vehicle transporting the storage tank. Ground conditions should be safe and stable for offloading the storage tank.

Where the storage tank is of such size that a police or private escort is required, delivery times given are **<u>ESTIMATES ONLY</u>**. In the event of delays outside our control e.g., police rerouting or escort delays, the extra charges that result will be forwarded to the contractor.

<u>ALL DELIVERY TIMES AD DATES GIVEN ARE ESTIMATES</u> to the best of our ability with information supplied by the transport company at the time, any delays particularly where they result in standing time of contractors required for offloading are not chargeable to *Pump & Valve Specialties*.

1.4. NO WARRANTY BY MANUFACTURER

The storage tank should be inspected before it is installed in the ground.

Each storage tank is manufactured to custom design specifications. Though the utmost care is exercised in manufacture of the storage tank, the manufacturers and distributors will recognise no claim <u>after installation</u> for any alleged defects of the storage tank that may have been apparent prior to installation, whether due to faults in manufacture or caused during transport and handling.

Should the storage tank be subjected to any abuse or vandalism, the nature of the abuse must be noted, reported to the site engineer and *Pump & Valve Specialties'* Project Manager. Any damage and/or cracks must be clearly marked on the storage tank. Repairs need to be done in conjunction with and under supervision of *Pump & Valve Specialties*.

An ACCEPTANCE CHECKLIST is available on the first part of this manual (see page i) and must be completed before installing the storage tank. The Acceptance Checklist must be completed even if there is no damage to the storage tank.

If any damage is noted, please return the Acceptance Checklist with photos to your *Pump & Valve Specialties* Project Manager.

Send a copy to: civil@pumpandvalve.com

IMPORTANT NOTES

Damages not reported at the time of delivery will result in *Pump & Valve Specialties* not being liable for any transport damage and repairs will be chargeable.

Failure to return the completed Acceptance Checklist to *Pump & Valve Specialties*, could lead to the warranty being voided.



1.5. DEFINITION OF TERMS

Wet Hole. A wet hole can be defined as an excavation that is subjected to groundwater or if flooding is possible during any stage of the installation. Treat ALL excavations as WET HOLES.

▲ IMPORTANT NOTE

Installers must be aware that an empty Storage tank will float on approximately 50mm of water.

Close attention to site conditions and ballasting the tank is thus necessary.

2. STORAGE TANK PREPARATION

2.1. RECEIVING OF THE STORAGE TANK

Complete the storage tank's Acceptance Checklist on the first part of this manual. The Acceptance Checklist can be used a guideline.

- 1. Check the storage tank has not suffered any damage during transport or storage at site. If any damage occurred, repair should be done in co-operation with *Pump & Valve Specialties Limited* before installation.
- 2. When Deadman anchors are required, these are available prior to the tank being installed.
- 3. Risers are delivered with the storage tank.
- 4. Fibreglass welding kits are available with the storage tanks.
- 5. Odour vents have been installed on risers.
- 6. Manhole covers supplied with the risers.
- 7. Safety grilles supplied with the risers.

2.2. OFFLOADING THE STORAGE TANK

- 1. While the storage tank is still tied down on the truck, place the straps around the storage tank. The straps **must** go around the ribs of the storage tank.
- 2. Hook the straps to the spreader bar and crane.
- 3. Lift it slightly so that the straps around the storage tank is not slacked anymore. Do not lift it off the truck completely yet.
- 4. If the crane or Hiab is parked at an angle, ensure measures are taken to prevent crane or Hiab tipping while lifting the storage tank.
- 5. Remove the tie-down straps.
- 6. Lift the storage tank of the transport vehicle and place it directly onto the prepared bedding in the excavation hole.
- 7. A tag line will be provided and can be used to guide the storage tank into place.
- 8. If the storage tank is stored, place it on its feet, on a flat surface free of rocks and sharp objects that can damage it.
- 9. The stored storage tank should be carefully tied down to prevent movement in high winds.
- 10. Make sure not to damage the Inlet pipe



Take the following into consideration for offloading and storage of the storage tank:

- \square Ensure you have a spreader bar with the crane.
- \square Do not lift the storage tank without the spreader bar. It must be lifted by the ribs.
- ☑ It is the responsibility of the contractor to assure safe access to the site and for the offloading of the storage tank including the applicable cranage required.
- ☑ A crane or Hiab is preferred depending on the weight of the storage tank. Your *Pump & Valve Specialties* Project Manager can assist you in this regard.
- ☑ Nylon straps that are long enough to go around the storage tank, should be used to offload the storage tank.
- ☑ Under no circumstances should chains be used against the fibreglass as it will cause damage to the storage tank.
- Straps must be hooked onto a **spreader bar** when lifting the storage tank off the transport vehicle.
- ☑ If the storage tank needs to be stored, old clean tyres will be needed as well as chock/tie-downs.
- ☑ The storage tank should be stored safely on site where it will not be damaged during any other construction taking place.



IMPORTANT REMINDER

Straps should be hooked onto the crane, without slack, before the tie-downs that were used during transport are removed.



- **<u>DO NOT</u>** stand on the tank while it is being lifted.
- **DO NOT** roll, drop, or drag the Storage Tank.
- **<u>DO NOT</u>** lift the Storage tank when it's filled with a liquid.
- If a ladder is used, make sure it has a soft cover where it comes in contact with the storage tank.
- Workmen working inside a vessel shall wear soft-soled footwear and provide protective coverings to save the surface from damage due to the dropping of tools or equipment, ensure confined space processes are followed.

IMPORTANT REMINDER

Any damage to the storage tank should be reported to *Pump & Valve Specialties* and repairs should be done in co-operation with *Pump & Valve Specialties*.

All repairs to the storage tank should be done before installation.

2.3. BEDDING & BACKFILL MATERIAL SPECIFICATIONS

All excavated native soil must be replaced with approved backfill. Do not backfill any layer with native soil.

The tank hole must be deep enough to allow a minimum of 450mm compacted hardfill and bedding below the tank. The 450mm is made up of 150mm compacted hardfill and 300mm bedding. Hardfill should be GAP65 and the bedding should be one of the approved materials.

The hole should be lined with Geotextile before the storage tank bedding is placed.

The bedding should be the total length of the storage tank and compacted.

DO NOT mix approved backfill with sand of native soil.

NOTE: Request that the backfill supplier can certify that the backfill meets the specification as below.

If unsure, send a sieve analysis through to *Pump & Valve Specialties* before purchasing any backfill material.







Backfill shall be either naturally rounded gravel, crushed gravel, or crushed stone with the following grading:

a.) Naturally Rounded Gravel b.) Crushed Gravel or Crushed Stone Clean naturally rounded aggregate of nominal Washed, crushed gravel, or - stone of size range 19mm to 4.75mm. nominal size range 13.2mm to 4.75mm. All aggregates will have a crushing resistance All aggregates will have a crushing resistance of 100kN when tested with a density of not less of 100kN when tested with a density of not than 1500kg/m³ when tested. less than 1500kg/m³ when tested. The backfill should not have more than 3% The backfill should not have more than 3% passing a No.8 (2.36mm). passing a No.8 sieve (2.36mm). 30 30 CRUSHED NATURALLY ROUNDED STONE GRAVEL 20 20 < 19mm 10 < 12mm 10 > 4.75mm > 4.75mm

<u>NOTE</u>

Do not use any gap, sap, ap, clay, sand, silt, loam, stone screenings, stone dust, shells, slag, cinder, or soft limestone.



2.4. EXCAVATION

The excavation hole might need to be kept open for several days therefore always use safe excavation practices.

The depth of the hole should make provision for the storage tank feet, hardfill, and backfill. Your *Pump & Valve Specialties* Project Manager will be able to assist you.

The size of excavations will depend on whether the hole is stable or unstable.

Engineering design needs to be followed.

The excavation hole should be lined with <u>Geotextile</u> before the bedding and the storage tank are placed in the hole.

Excavate an area large enough to contain the storage vessel as indicated in the project plan while allowing for enough space to ensure a safe work environment.

Take the following into consideration for excavations:

- 1. The Engineering Designs/Project Plan needs to be followed.
- 2. The excavation hole might need to be kept open for several days therefore always use safe excavation practices including dewatering if required.
- 3. The depth of the hole should make provision for the storage tank feet (as per as-built drawings) and minimum 300mm bedding and hardfill (as per civil construction drawings).
- 4. The size of excavations will depend on if the hole has stable or unstable walls.
- 5. Excavate an area large enough to contain the storage tank as indicated in the project plan while allowing for enough space to ensure a safe work environment.
- 6. Make sure that **approved** bedding- and backfill material is available **prior** to the storage tank being installed. If in doubt, please provide *Pump & Valve Specialties* with the sieve analysis to review.

2.5. ANCHORING

Responsibility is on the tank owner or his technical representative to establish the need and requirements for anchoring to the specific site conditions.

Pump & Valve Specialties or Engineer will specify if the storage tank needs anchoring, but it is recommended that Deadman anchoring is used.

Each specific site must be evaluated for the risks involved.

2.5.1. Deadman Anchoring

If multiple storage tanks with anchors are installed, ensure that enough space is allowed between tanks to provide enough backfill material volume for anchoring (refer to tank clearance drawings section of this installation manual).

When using Deadman anchors in multiple tank installations, each tank will require its own Deadman anchors.











Deadman anchors should not be placed in the storage tank shadow

[See installation drawing on the next page]





IMPORTANT NOTES

Straps must go on the ribs of the storage tank.



2.6. HOLD DOWN STRAPS

Straps must be positioned to go over the tank stiffening ribs.

All anchor straps must be uniformly tightened. Straps should be snug but cause no tank deflection.

Hold down strapping complete with the ratchet and polyester webbing should be used.

<u>NOTE</u>

The ratchet & hooks must be well wrapped in "DENSO" or similar tape for long term protection.





2.7. TANK CLEARANCE

2.7.1. Stable Excavation



STABLE EXCAVATION							
Tanks with deadman anchoring							
	Single Tank	2 or more tanks					
Y	600mm Minimum	Consult Pump & Valve for the					
Z	600mm Minimum	spacing					
Tanks without deadman anchoring							
	Single Tank	2 or more tanks					
Y	600mm Minimum	Consult Pump & Valve for the					
Z	600mm Minimum	spacing					



2.7.2. Unstable Excavation

An unstable excavation can be identified as any of the following:

- Where the soil is soft.
- Expansive clay area.
- Landfill areas, muck, peat, flowing water, swamp, bog, or quicksand.
- Any area where the soil is characteristically unstable.
- Where the soil is less than 35kPa (3569 kgf/m²) cohesion.
- Where the soil has an ultimate bearing capacity of less than 165kPa (16,825 kgf/m²).

A Geotechnical Engineer must be consulted to avoid the potential damage to the tank and/or property and environment.



UNSTABLE EXCAVATION							
Tanks with deadman anchoring							
	Single Tank	2 or more tanks					
Y	1/2 Tank diameter	Consult Pump & Valve for the					
Z	1/2 Tank diameter	spacing					
Tanks without deadman anchoring							
	Single Tank	2 or more tanks					
Y	1/2 Tank diameter	Consult Pump & Valve for the					
Z	1/2 Tank diameter	spacing					

REMINDER

Always treat excavation as a wet hole.



2.7.3. Burial Depth and Cover

REMINDER

THE DEPTH OF THE HOLE MUST MAKE PROVISION FOR THE STORAGE TANK FEET.

a. Wet Holes

VERY IMPORTANT NOTES

THE STORAGE TANK MUST BE BALLASTED TO AVOID FLOATATION.

A wet hole can be defined as a hole subjected to possible flooding or a hole with a lot of groundwater either before installation, during installation, or during operation.

Pump & Valve Specialties insists that each specific site be assessed for any tank buoyancy risks.

If the excavation is identified as a "wet hole", the storage tank must be ballasted. When a storage tank is ballasted (with water), it will need side support. Ensure adequate backfill is placed around the tank before ballasting the storage tank. Ballast level must not exceed backfill level at any stage on installation.

The responsibility falls on the tank owner, his technical representative or Design Engineer to determine through buoyancy calculations, the anchoring design for the storage tank if a hole is defined as a "wet hole". *Pump & Valve Specialties* can be contacted for assistance with any calculations and/or advice if need be.

To avoid the storage tank floating, the total weight of the tank, the backfill above the tank or an engineered design must provide resistance to counterbalance the buoyancy of the tank.

Pump & Valve Specialties also recommends that the water level in the excavation hole should be kept at the lowest practical level by pumping the water out before and during installation.

If a hole is identified as a "wet hole", *Pump & Valve Specialties* recommends that a form of external anchoring is used. (i.e. Deadman anchors or anchor slab).

VERY IMPORTANT NOTES

The Ballast water level in the storage tank should never exceed the backfill level around the tank at any point during the installation process.



b. Minimum Burial Depth with No Traffic Loads

Tanks not subjected to traffic loads need a minimum cover of 600 mm backfill <u>or</u> 300 mm plus 100 mm reinforced concrete (designed by Civil Engineer).





c. Maximum Burial Depth

Paving must be extended at least 300mm beyond the tank outline in all directions.

Ensure that civil tank designs are carried out.



d. Traffic Loads

Tanks subjected to traffic loads must have a cover depth of 900mm backfill plus 150 mm of reinforced concrete (designed by Civil Engineer).

The reinforced concrete pad must be properly sized for the job conditions to assure concrete surface pad integrity and prevent vehicular loads onto the tank (designed by the Civil Engineer).





3. INSTALLATION PROCEDURE

As previously stated, the storage tank must be inspected as per the acceptance checklist. Accomplish and return the acceptance checklist to civil@pumpandvalve.com

- 1. Use an adjustable spreader bar to slowly lower the storage tank into the hole.
- 2. Use guidelines to guide the storage tank into position.



- 3. Take care that the inlet pipe doesn't get damaged.
- 4. Connect the hold down straps over the ribs.
- 5. Straps should be uniformly tightened. Straps should be snug but cause no tank deflection.
- 6. Wrap the ratchet and hooks well with "DENSO" or similar tape for long term protection.
- 7. Check the level of the storage tank is correct as per drawings.
- 8. Connect the necessary pipes before beginning the backfill.



3.1. GENERAL INSTALLATION DETAIL







3.2. BACKFILLING

REMINDER

Use the correct backfill.

Backfilling should be done correctly.

The water level should be kept to a minimum by dewatering, if applicable.

All voids must be filled beneath the storage tank to give the necessary support and avoid the storage tank bottom from buckling.

Fill in the voids and under the inlet pipe. Method:

- 1. Spread the first layer (±300mm) evenly around the storage tank.
- 2. Push the backfill tightly into place especially between the ribs and under the inlet pipe to avoid voids. This must be done for the length of the storage tank as well as under the end caps.
- 3. Adequate backfill should be done in the storage tanks shadow area. Failure to do so can cause the storage tank to buckle.







- 4. Continue this process by adding more manageable layers until the storage tank is buried.
- 5. Any Geotextile that is still visible can be folded over the backfill. Note: use Geotech fabric in between different backfill materials.

IMPORTANT REMINDER

The ballast water level in the tank should never exceed the backfill level around the tank at any point during the Installation process.



3.3. RISER ASSEMBLY



For a detailed visual guide, scan QR code or click the link below to watch the installation video:



• Required Tools

- ✓ Impact driver or cordless drill with torque settings
- ✓ Urethane adhesive
- ✓ Caulking gun (pneumatic or battery-powered)
- ✓ Roofing screws
- Surface Preparation
 - 1. Ensure all surfaces are clean and dry.
 - It is crucial that the surfaces are free from moisture, dust, and grime. They must be 100% bone dry to ensure a proper seal.

(continued to the next page)



• Application of Materials

1. Apply Urethane Adhesive:

• Use the caulking gun to apply a 3-4 mm bead of urethane adhesive around the top of the stub, ensuring it forms a continuous ring.



• Apply another 3-4 mm bead of urethane adhesive inside the riser along the rebate area.





• Add some urethane adhesive to the flange for extra security. Apply the adhesive in an "S" motion (as shown on the photo below) right around the entire surface.



Assembly Process

- 1. Lower the Riser onto the Stub:
 - Carefully lower the riser onto the stub, ensuring it is properly positioned. Some adhesive may ooze out, which is normal.





2. Secure the Riser with Roofing Screws:

- Using the impact driver or cordless drill, secure the riser with roofing screws spaced every 300 mm around the flange.
- Ensure that the screws are snug to hold the riser in place but avoid overtightening.



REMINDER

This manual should be used as a guideline <u>only</u> as each site condition will determine the method of installation. Contact your *Pump & Valve Specialties* Project Manager if you are unsure of any of the instructions in this manual.

The instructions in this manual should not be interpreted in any way that could cause harm to any person or their health. It should not be interpreted in a way that could cause damage to any property and/or the environment.

3.4. TRAFFICABLE MANHOLE RISER DETAILS



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100 Montgomerie Road, Airport Oaks, Auckland | PO Box 201227 Airport Oaks, Auckland 2022 Phone: + 64 9 276 9045 | Free Phone: 0800 786 774

Date: 22nd October 2024

Trinekel Kerikeri Phone: 021 107 0619 Email: <u>Kelvin@trinekel.co.nz</u> Attn: Kelvin Kapp

Dear Kelvin/Blair,

We are pleased to enclose our specification number P-2280 for a Pump & Valve Packaged Pumping Station for the Tokerau Beach Road project.

Pump & Valve take pleasure in providing true packaged pumpstations for the New Zealand market. All these pumpstation chambers are manufactured in New Zealand for New Zealand conditions including seismic resilience and high groundwater as experienced in most sites around the country. Our wetwells are also all designed with a 50 year asset design life to give peace of mind.

The pumpstation outlined in the specification below is truly bespoke and has been designed for this individual project. Our design team have engineered this solution based on the information provided, if there are any changes to the application, please contact us as this may have an impact on one or more features of the pumpstation, to which we can alter the design to suit if required.

The pumpstation will be built in our purpose-built manufacturing facility by state-of-the-art electronically controlled fibreglass manufacturing system which can build tanks up to 4m in diameter.

As we have complete control over the products used, we can assure you, the customer, of quality and suitability.

Our system is a complete, single sourced package which our specialized team build, and deliver to site. Our warranty covers all supplied components. Installation is the customer's care; we will, however, provide advice and guidance through the installation process.

Once installed our team will attend site and commission the pump station as a working system. This ensures you are not required to take on the complete responsibility for this pump station.
SPECIFICATION

Pump & Valve Twin Fibreglass Packaged Storage tank

This Storage tank has been designed to have a storage volume of 30m³, this will be buried under the ground and designed to be trafficable.

- A single horizontal underground storage tank will be supplied to STORAGE TANK: accommodate the remainder of the required storage volume. The tank will be 1.85m dia x 12.0m long and will have two 1200 dia access shafts. The shafts will end in 600 dia short risers which will be covered by 600 dia lockable lids. Beneath these lids will be stainless steel safety grilles. The tank will have a single DN150 PVC pipe (plain ended) at the bottom of the domed end ready for connection to the satellite manhole/wet well. No allowance for interconnecting pipework to the inlet manhole/wet well. or This tank will need to be backfilled using washed crushed stone as per our installation manual. Please take note of the specific backfill material outlined in the installation manual. The risers will need to be connected system onto the tank onsite via a flange system (inbuilt), excluded from our scope. Please allow for fasteners Allowance has been made to supply 3 sets of Deadman anchors. This tank will be designed to be submerged with water table to lid level, 2000mm of cover, installed beneath a engineered traffic stab. DELIVERY: The storage tank will be delivered to site built up ready to be installed by
- DELIVERY: The storage tank will be delivered to site built up ready to be installed by others. Delivery period will be confirmed once Consent has been granted and our drawings have been signed off. Offloading is customers care. We have allowed for the truck to be offloaded immediately, any standing time will be charged as a variation.

ENGINEERING: Fundamental to this project is our inhouse mechanical engineering which is integrated into our scope. Our team have and will work on the detailed design and through the project, we will deliver the following:

- Plan and top view of the storage tank, site layout showing areas of responsibility
- P & V Producer Statement (Signed by Director, not signed by CPEng)

PRICING: Estimate pricing for the above storage tank \$69800.00

PRICING BREAKDOWN:

The above lump-sum price is made up of the following categories

Storage Tank incl lids	\$62800.00
Engineering & Project Management	\$3500.00
Freight	\$3500.00

EXCLUSIONS:

The following items are excluded.

- Offloading the tanks on site.
- Inlet line
- Inlet manhole or pipework to storage tanks
- Vents
- Concrete slabs around Storage tank
- Consents and approvals from the relevant authorities
- Site layout showing site specific and civil details
- Ballast and buoyancy design if ground conditions are not known
- Concrete slab/hardstand area structural design
- Ballast and buoyancy design in liquefaction zones
- Water pipes for spray balls
- Supply of spray balls within storage tanks
- PS1 Design producer statement (Signed by CPEng)

- PS2 Design review producer statement
- Design report

Quotation is subject to Pump & Valves Terms & Conditions. This quotation is subject to the Construction Contracts Act 2002 Payment claims will be made monthly, note **some of these will be off-site claims**. This quotation expires 30 (thirty) days after the date of this quotation following which it will be deemed to have been withdrawn and no longer open for acceptance. All prices exclude GST.

Thank you for your enquiry, we appreciate your business

Yours faithfully

Lee Martin Civil Sales

Joel Mason Civil Director

Ramkumar Govindaraj Mechanical Engineer

- 1. Payment will be due without any retention 14 calendar days following the date of service of our invoices/payment claims ("the Due Date").
- 2. Any payment schedule must be provided to us not later than 10 calendar days following the date of service of our payment claim.
- 3. If payment is not received before or on the Due Date, the recipient of this quotation shall be liable to pay:
- a. default interest at the rate of 3.34% per month, which shall accrue on a daily basis on the total amount outstanding from the Due Date to the date of payment in full; and
- b. any legal costs on a solicitor/client basis that we incur incidental to the enforcement or attempted enforcement of our rights, remedies and powers under these Terms and Conditions.
- 4. We shall be entitled to immediately and without notice suspend any further work or supply of any further goods or materials on credit if any payment is not made by the Due Date. Such suspension shall have the same effect and be on the same terms as that set out in s24A(2) to (5) of the Construction Contracts Act 2002.
- 5. If any part of this quotation or our services includes any design services then the recipient acknowledges that the standard of care required is that of a reasonably competent designer exercising reasonable skill, care and diligence and that no higher standard shall apply.
- 6. We shall not be liable for any delay damages, whether those are for liquidated damages or otherwise, or for any claims for loss or profits (whether direct or indirect), or loss of business opportunity or anticipated savings or for any indirect or consequential loss whatsoever.
- 7. Notwithstanding any other provision to the contrary, our maximum aggregate liability arising out of or in connection with this quotation whether in contract, any indemnity, tort (including negligence) by statute or otherwise at law or in equity is limited as follows:
- a. to the value of our price (excluding GST, variations and the cost of materials); or
- b. for liability arising out of events or circumstances in respect of which insurance proceeds are available under an insurance policy required to be effected by us (or would have been available had we complied with our obligations under the relevant insurance policy), the amount which is paid under that policy, or would have been paid, had we so complied, up to the limits of such insurance as we are required to have in place for the work/materials the subject of this quotation.
- 8. These clauses do not limit our liability to the extent that it:
- a. cannot be limited at law; and
- b. arises out of or in connection with any wilful default, fraud or criminal conduct.
- 9. If this quotation is not signed then the recipient of this quotation will be deemed by its/his/her conduct to have accepted these Terms and Conditions if we are asked verbally or in writing to commence works and/or any required deposit is paid.
- 10. The price shall be valid for thirty (30) days from the date of issue. Our price is deemed to have due regard for the prices of all materials at the date the price is provided. Any subsequent increases in prices from our suppliers resulting in us incurring additional expense shall be an adjustment to the price and we shall be entitled to additional payment.
- 11. We reserve the right to alter our price where that has been submitted based on plans which have been altered and/or changes have been made that would affect the measurements on which our price has been calculated and/or has been based upon work in an area of a building that cannot be viewed until the work is undertaken and/or if a latent condition exists or circumstances exist beyond our control which will delay the efficient execution of the Works.

ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF PROPOSED WASTEWATER STORAGE TANK, TOKERAU BEACH, KARIKARI PENINSULA

PREPARED FOR FAR NORTH DISTRICT COUNCIL



DR. JUSTIN MAXWELL AND DR. JENNIFER HUEBERT SUNRISE ARCHAEOLOGY REPORT NO. 2024-30



Sunrise Archaeology Justin Maxwell & Jennifer Huebert Phone 021 088 31418 Email jj@sunarc.co.nz

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Cover image: Project area in 1944. Source: Retrolens image #350/1048/23.

1 Introduction

The Far North District Council (FNDC) is proposing to do earthworks to install a wastewater storage tank next to an existing wastewater pumpstation east of Tokerau Beach Road on the Karikari Peninsula, opposite the Whale Crescent junction (Figure 1). The affected property is a marginal strip adjacent to the beach with no legal description; the parcel ID is #6851404.

The works specifically include placement of an elongated tank and pipe connecting it to the existing infrastructure (Figure 2). While some of this area has been subject to prior earthworks for the existing pumpstation and waste- and stormwater pipes, the Council wishes to know whether or not an archaeological authority is required for placement of the storage tank.

Sunrise Archaeology was commissioned by the Council to undertake an archaeological survey and assessment of the project area. The purpose of this work was to identify and record archaeological sites or remains in the proposed work area. It was also done to advise the landowner as to their obligations under the *Heritage New Zealand Pouhere Taonga Act 2014*, in respect to any affected archaeological sites.



Figure 1. Location of proposed works, opposite Whale Crescent. Provided by client.



Figure 2. Detail of proposed works, and existing infrastructure. Source: client.

2 Statutory Requirements

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

Heritage New Zealand Pouhere Taonga Act 2014 - Archaeological Provisions

Heritage New Zealand Pouhere Taonga (HNZPT) administers the *Heritage New Zealand Pouhere Taonga Act* (HNZPTA). All archaeological sites in New Zealand are protected under this act and may only be modified with the written authority of the HNZPT. The act contains a consent (commonly referred to as an "Authority") process for work of any nature affecting archaeological sites, which are defined as:

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

- (i) Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- (ii) Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may damage, modify, or destroy an archaeological site must first obtain an authority from the HNZPT (Part 3 Section 44). The

process applies to archaeological sites on all land in New Zealand irrespective of the type of tenure. The maximum penalty in the HNZPTA for un-authorised damage of an archaeological site is \$120,000. The maximum penalty for un-authorised site destruction is \$300,000.

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

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

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

The Resource Management Act 1991 - Archaeological Provisions

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

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

Historic heritage includes:

- historic sites, structures, places, and areas;
- archaeological sites;
- sites of significance to Māori, including wāhi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

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

Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the District Plan assessment criteria (if appropriate).

3 Methodology

Sunrise Archaeology consulted local histories and other relevant archaeological literature in preparation of this assessment. The New Zealand Archaeological Association (NZAA) site recording scheme ArchSite (<u>www.archsite.org.nz</u>) was consulted to determine whether any previously known sites were present on or near the property. Historical land ownership records from LINZ, Archives New Zealand, and Turton's Index were consulted. Historic

photograph searches were also conducted, and other historic records and reference texts were reviewed.

Prior to the site visit, aerial photos and cartographic records were researched to indicate potential areas of interest. Old survey plans were also examined for information relating to early structures and infrastructure in the area.

The archaeological survey was undertaken on foot. Soil probing was undertaken and shovel tests were done where future ground works are proposed in areas that were potentially of interest. The location of archaeological features, if found, were recorded with a GPS unit (Garmin 64st). See Site Visit section for other particulars of this survey.

This survey was conducted to locate and record archaeological remains. The survey and report do not aim to locate or identify wāhi tapu or other places of cultural or spiritual significance to Māori. Those assessments are to be made by Tangata Whenua, who may be approached independently for any information or concerns they may have.

4 Physical Setting

The Karikari Peninsula is formed by several volcanic hills along its head, which over time have become joined to the mainland by tombolo, which are a series of sand dunes. Most of the peninsula lands are low-lying and exposed to winds, except for the hilly inner arm that faces Doubtless Bay. Small watercourses are present in some areas, draining into the bays on either side of the peninsula; the stream south of the project area near Simon Urlich Road is one such example. Several larger swamps are interspersed through the dunelands. Some of these, such as Lake Ohia, had large areas drained away in the later nineteenth and twentieth century.

This area was once home to kauri forests, which cycled through periods of growth and decline over a very long time, leaving buried timber and gum resin which can still be encountered there today. There are also indications a forest of rimu and beech persisted in places, possibly down to the foredunes, along with landbirds (including moa) and other fauna not known there today (Millener 1981, 766; Phillips 1987, 37-46). After human arrival and repeated burnings the vegetation became greatly reduced, becoming mainly a low formation with pockets of bush in some of the gullies.

The soils of the immediate area are young volcanics; in particular Maungarei clay (MEH), an acidic and silica-rich soil with a friable clayey topsoil over rock. Low dunes are immediately to the east of the project area, and the beach is a little over 50 m away.

5 Historical Background

Maōri trace some of their earliest ancestors to the Karikari Peninsula. According to oral histories, people were already inhabiting the area when the Mamaru Canoe arrived at Rangiawhia. Their descendants settled and spread throughout the area, intermarrying with other groups, and today Tokerau (Doubtless Bay) is considered the cradle of Ngāti Kahu (Wai-22 1988:260-1).

While Captain James Cook sailed past the bay in the *Endeavour* in 1769, the first consequential visit by Europeans was by the *St. Jean Baptiste* and French explorer Jean-Francis-Marie de Surville, who sailed into the bay and spent several weeks anchored off Whatuwhiwhi, going to and from shore (McNab 1914, 45). Pottier de l'Horme, the ship's

lieutenant, provided firsthand observations regarding the cultivation of gourds (l'Horme in Spencer 1985, 137)¹ along with dwellings and $p\bar{a}$:

Their villages are composed of only 5 or 6 huts at most, but their towns contain more – I call these their strongholds, or citadels. They choose the steepest place they can for one, and the houses are built here in tiers. It is there that they take refuge, to protect themselves from enemy incursions, and defend themselves against their attacks. At that time all the huts scattered about the countryside are abandoned, and everyone retreats to the citadel...[at the time of their visit] All the huts in the countryside were abandoned, and out of 50 which we saw while we walked about, we found only one inhabited. (Ollivier, Hingley, and Spencer 1982, 126-27)

A map of the bay de Surville dubbed "Lauriston" [Doubtless Bay] made on this voyage (Figure 3), shows the long expanse of Tokerau flanked by the dune ridge and several Maōri settlements along the Whatuwhiwhi coast, north of the project area. The figure caption describes Tokerau and the central Karikari Peninsula beyond it: "The Lands are low, it is a fine Sandy Beach".



Figure 3. Portion of a plan of the Bay of Lauriston, based on a French document dated 1769. Tokerau is between blue markers. Source: Turnbull National Library, ALMA 9918572170102836.

The project area was part of the large Crown purchase of the Puheke Block in 1859 (Turton 1877). By the 1870s, much of the Karikari Peninsula had become one of several extensive gumfields in the Muriwhenua, in terms of land area, but the present project area was at the margins of the gum reserve (Greville 1914). Flax was also grown and harvested on the peninsula on a large scale during this time. The main settlements on the peninsula were at

¹ Spencer cites original manuscripts by de Surville, Labé, and l'Horme in French; presumably the translations are his.

Lake Ohia, Toanga, and Rangiputa (Coster 1984/5), and at its height there were up to 1500 men on the gumfields (Greville 1914:42).

By 1944, the project area was undeveloped with a few small structures near what is today Virtue Crescent (Figure 4). This figure shows the area of interest was at the edge of bare dunes and patchy low scrub and/or grasses behind the beach. A small stream through the dunes appears to empty onto the beach a short distance south.

By the 1960s, the Whatuwhiwhi area subdivisions had begun, probably mainly for holiday homes (e.g., DP47841, 1959). Much of the central peninsula had also begun conversion into the large Rangiputa Station during these years. Swamps were drained, gumholes filled in, and giant discs were dragged through the area, and large bulldozed piles of kauri stumps were left in some areas (Best 1995).



Figure 4. Project area in 1944. Source: Retrolens image #350/1048/23.

6 Previous Archaeology

6.1 Surveys

The most detailed surveys of the Karikari Peninsula were conducted by Phillips (1987) as part of a dissertation focused mainly on Māori-associated, pre-European sites. These surveys resulted in the recording of several midden sites near the present project area.

Other surveys have been done for the Carrington Estate to the north, and various subdivisions in and around Whatuwhiwhi (Taylor 1999 and others). There have also been a number of surveys in the sand dunes of Tokerau, which covered large areas of the dunes south of the present project area (Coster 1984/5; Slocombe 1997). These surveys have documented a nearly-continuous series of Māori middens and deflated middens which continue for many km along the Tokerau coast.

6.2 <u>Sites</u>

A range of pre-European Māori sites have been found throughout the Karikari Peninsula. Site types within the area of interest are mainly shell midden (Figure 5, Table 1), some of which include burnt shell and the remains of cooking fires including oven stones, fire-cracked rock, and charcoal. The recorded middens extend to within 300-400 m of the proposed work location; the two nearest sites are described below. There is also an unusual flatland pā site recorded ~500 m north; little is known about the pā because by the time it was recorded no surface evidence remained.

It is of note that the dunes along this coast have been utilised by Māori for a very long time. One midden in the dunes far to the south (O04/626) may be from an early period of occupation (Pre-1450 AD) as it contained moa eggshell, bird bone, dog coprolites, among other items typically found in older Māori sites (e.g., Holdaway et al. 2014; Jennings, Weisler, and Walter 2023; Smith 2002). Other evidence indicates the northern part of the peninsula, especially harbour-facing land, was at times permanently settled by Māori, and select areas were probably also cultivated.

Other sites found in the north-central peninsula include a burial cave (OO4/620) near Lake Waiporohita, encountered when it collapsed under farm machinery c.1980. The human remains that were found (and subsequently reburied) were said to be nineteenth century reburials. In addition, wooden artefacts, and stumps and logs with axe marks, have also been found in the old bed of Lake Ohia (Coster 1984/5, 8).

Nineteenth century archaeological sites have also been recorded throughout the peninsula, including the rubble and refuse from old structures and gumholes. Coster's site records further indicate many of the inland middens he recorded had historical (nineteenth or early twentieth century) material or associations.



Figure 5. Recorded archaeological sites on or in the vicinity of the project area, circled in red. Source: NZAA Archsite (<u>www.archsite.org.nz</u>).

Table 1. Recorded archaeological sites on or in the vicinity of the project area. Source: NZAA Archsite.

NZAA Site Number	Site Type	Year Recorded / Revisited	Description
003/1	Pā (flatland)	1963	Rakerake Pā, a rare site type, adjacent to O03/253. Palisades reported to have remained in this location in 1910; nothing visible when inspected 1970s
003/71	Midden	1978	Shell, burnt and fire cracked rock; midden scatters and lenses on gentle dune slope; some possibly modern
003/72	Midden	1978	Lens of shell, charcoal, ash, and fragment of seal bone
003/73	Midden	1978	Scatter of burnt and cracked shell, fire- cracked rock, and charcoal in dark stained sand. Mixed with subfossil shell

NZAA Site Number	Site Type	Year Recorded / Revisited	Description
003/74	Midden	1978	Two scatters of shell, burnt and cracked, fire cracked rock, charcoal, on dark sand
003/232	Midden	1995	Two shell scatter on ridge around swamp head; may be associated with gumdigging activities
003/234	Midden	1995	Shell scatter on low dune ridge
003/253	Midden	1996	Shell, fishbone, fire cracked rock; disturbed and mixed with natural shell deposits; behind fenceline

6.2.1 <u>Site O03/253 (midden)</u>

This site is a midden, noted in several shovel tests excavated near the eastern fenceline in what was at the time a paddock. The recorded noted that the $p\bar{a}$ site (Oo₃/1) would possibly have been adjacent to this site.

The contents included shell, fishbone, and fire cracked rock. Some mixing with natural shell deposits was also noted.

The materials were not in situ, and the site possibly modified during construction of a nearby structure or during planting of an olive orchard at this location.

6.2.2 <u>Site O03/71 (midden)</u>

This site is a series of midden scatters and lenses on a sea-facing dune slope, over an area 66 by 55 m. The shell includes tuatua, Dosinia, tawera, and others, some materials were burnt. Fire cracked rock was also present. Some mixing with subfossil shell deposits was noted.

When recorded in 1978, the grass covering the area had been recently burnt, exposing the midden features.

7 Site Visit

The authors visited the project area on 17 October 2024. The weather was fine. The proposed work site was just east of the sealed roadway within an area of mowed grass (Figure 6, Figure 7). Existing infrastructure was visible immediately to the east of the proposed work site. Visibility of the ground surface was very good. Shrubs and trees were to either side and a small area of low dune vegetation was to the east of the site. The beach is a short distance further east, beyond a network of mowed tracks and low vegetation (Figure 8 to Figure 11).

A visual inspection and probing were done in the area where the storage tank is proposed, and three shovel tests were excavated. The soils of the proposed work area were found to be mainly a fine, light brown semi-consolidated sand, below ~10 cm of topsoil. One test revealed a probable natural shell deposit of tuatua and cockle immediately below the turf to 30 cmbs (Figure 13). Another test encountered probable midden, comprised of charcoal and cockle shell fragments at 10-15 cmbs, within a darker sandy matrix (Figure 14). In addition,

what is most likely disturbed midden is deposited around the previous works in this area. It is likely that the previous works have modified the archaeological site. The results overall indicate the soils in the project area are disturbed.

On the surface, scattered shells and some charcoal fragments were noted in exposed areas beneath the vegetation and around the concrete access points of the pump station (Figure 12).

Two areas of deflated midden were also noted \sim 45 m to the northeast, in a mowed grassy area. It is probable that past activities have modified the midden all along this section of the beach.



Figure 6. Proposed tank location, between ranging poles. Facing west. Scale units: 20 cm.



Figure 7. Proposed tank location, between ranging poles. Facing east. Scale units: 20 cm.



Figure 8. Aerial view of project area and existing infrastructure. Facing northeast.



Figure 9. Aerial view of project area (lower centre), dunes, and Tokerau Beach. Facing east.



Figure 10. Aerial view of south of project area, and Tokerau Beach. Facing south.



Figure 11. Aerial view of Tokerau Beach Road, and dune north of project area.



Figure 12. Closeup of surface midden near existing infrastructure. Scale units: 20 cm.



Figure 13. Example of results of shovel testing, and shell deposits. Scale units: 10 cm.



Figure 14. Example of results of shovel testing showing midden and charcoal. Scale units: 10 cm.

7.1 <u>Site O03/289, midden (E1634098, N6140011)</u>

Midden was encountered north and east of the proposed wastewater storage tank, largely within an area of mowed grass (Figure 15).

The midden was patchy, extending over \sim 500 m². It included whole and fragmentary shell, some of which was burnt, charcoal, and a fragment of flaked stone.

The materials were in poor condition, as the site has long been exposed in an area which is regularly mowed.



Figure 15. Project site (blue dot) and location of newly recorded midden, Site O03/289. Base figure: Google Earth 2024.



Figure 16. Location of midden Site O03/289. Whale Crescent in distance. Facing southwest. Scale units: 20 cm.



Figure 17. Location of midden scatter at O03/289, facing east toward Tokerau Beach; dune ridge in distance. Scale units: 20 cm.



Figure 18. Example of midden scatter at O03/289, including fragment of flaked stone (centre). Scale units: 10 cm.

8 Archaeological Significance

Heritage New Zealand Pouhere Taonga requires certain matters to be taken into account when assessing the archaeological value or significance of an archaeological site. These are: condition; rarity, unusualness, uniqueness; the context; information potential; amenity potential; and any cultural associations (HNZPT 2014).

Archaeological materials found within the area of the proposed wastewater storage tank include redeposited midden containing shell and charcoal. These are considered components of a nearby, newly recorded archaeological site Oo3/289, another midden scatter containing shell, charcoal, and flaked stone.

Testing suggests that soils in the proposed work area have been disturbed, most likely from prior earthworks. Any in situ materials related to the archaeological site, however, would be significant as they can inform on past Māori activities.

Overall, the archaeological evidence indicates the dunes extending all along Tokerau are part of a vast area used by Māori frequently and over a long period before contact. This area typifies New Zealand archaeological landscapes where the primary activities were specialised and related to gathering and processing marine resources. While many sites such as these reflect short-term uses, is possible that small groups also lived permanently near the shores of Doubtless Bay, most likely a short distance to the north and along the inner arm of the peninsula.

Site/s	Criteria	Assessment
Oo3/289 Midden	Condition	Poor. The middens that constitute this site are deflated or displaced, but subsurface deposits may still be in situ.
	Rarity/ Uniqueness	Middens are common components of pre-contact Māori settlement.
	Contextual Value	The site has value as part of the extensive archaeological landscape of Tokerau, and the Karikari Peninsula, providing evidence of frequent use by Māori over a long period of time.
	Information Potential	The site has information potential, especially any in situ deposits that remain.
	Amenity Value	The site has some public amenity value, as it is adjacent to a public road and residential development, in a mowed area crossed by foot trails onto the beach at Tokerau.
	Cultural Associations	Pre-contact Māori.

Table 2. Site archaeological significance assessment.

The archaeological significance or value of sites recorded in the project area are associated with their condition, rarity, contextual value, information potential and/or amenity value. No ranking of sites is allowed or appropriate under the Act or HNZPT guidelines.

9 Heritage Significance

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

Location	Criteria	Assessment	Significance
Tokerau, Karikari	Historical: the place reflects important or representative aspects of national, regional, or local history, or is associated with an important event, person, group or idea or early period of settlement within NZ, the region or locality.	This area forms part of a wider cultural/ archaeological landscape, associated with Māori use of the Karikari Peninsula, some of which may date to an early period of use.	Moderate
Peninsula	Architectural attributes: the place is notable or representative example of its type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.	The location has no architectural significance/value.	None
	Social: the place has a strong or special association with or is held in high esteem by a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.	Significance to Māori be determined by the affected tangata whenua.	N/A
	Cultural/Mana whenua: the place has a strong or special association with or is held in high esteem by mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.	This to be determined by tangata whenua.	N/A

Table 3. Heritage significance evaluation.

Location	Criteria	Assessment	Significance
	Scientific: the place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or national history of NZ, the region or locality.	Middens have potential to provide scientific information on Māori activities, though many of these features along Tokerau are exposed on the surface and eroding.	Low-Moderate
	Technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components, or use of materials.	Sites have no technological significance/value.	None
	Aesthetic: the place is notable or distinctive for its aesthetic, visual or landmark qualities.	The site has no aesthetic value.	None
	Context: the place contributes to or is associated with a wider historic or cultural context, streetscape, townscape, landscape or setting.	The expansive Tokerau dunes provide views across most of Doubtless Bay, several pā sites on the inner arm of the Karikari Peninsula, and high points farther distant. The adjacent Tokerau Beach has long been used as a pathway connecting communities on the outer peninsula and those to the south.	Moderate

Additional comments

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

10 Assessment of Effects on Archaeological Features

This survey was undertaken to relocate and determine the extent of known archaeological sites near the project area, and to determine whether additional sites were present. The assessment was done to determine whether the sites would be damaged during the planned works, and advise as to how site damages could be mitigated.

There are cultural materials both below and on the ground surface in the project area. These materials are part of Site $Oo_3/289$. While the midden encountered during subsurface testing was in disturbed soils, there may still be in situ deposits in this location. Overall, there is a

low-medium likelihood of encountering in situ midden or as-yet undocumented archaeological features during groundworks for the proposed wastewater tank and associated infrastructure.

This survey was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wāhi tapu or sites of cultural or spiritual significance to the local Māori community, who may be approached independently for any information or concerns they may have.

11 Recommendations and Conclusion

Sunrise Archaeology was commissioned by Far North District Council (FNDC) to provide an archaeological survey and assessment of an area they proposed to install a wastewater storage tank, adjacent to an existing wastewater pumpstation, east of Tokerau Beach Road near the junction of Whale Crescent, Karikari Peninsula. The affected property is a marginal strip adjacent to the beach which has no legal description; the parcel ID is #6851404.

One archaeological site, a midden (O03/289), was recorded nearby during the present survey, and midden materials found during testing at the proposed tank location are considered part of that site.

The following recommendations are made:

- 1) An application to Heritage New Zealand Pouhere Taonga should be made for an exploratory authority to parts of Site Oo₃/289 and any as-yet unidentified archaeological features, limited to within the project area.
- 2) Prior to any ground disturbance, all contractors should be briefed on the archaeological values of the site.
- 3) At the request of iwi, an investigation of the project area will occur in accordance with procedures described in the site investigation plan.
- 4) For methodology, see the Site Investigation Plan (Maxwell and Huebert 2024).
- 5) Any alterations to the proposed works need to be reviewed for comment and/or assessment by an archaeologist.
- 6) No fossicking (rummaging) of sites should be allowed at any time.

The survey of the property was conducted specifically to locate and record archaeological remains. The survey and report does not necessarily include the location and/or assessment of wāhi-tapu or sites of cultural or spiritual significance to the local Māori community, who may be approached independently for any information or concerns they may have.

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SITE INVESTIGATION PLAN FOR PROPOSED WASTEWATER STORAGE TANK, TOKERAU BEACH, KARIKARI PENINSULA

PREPARED FOR FAR NORTH DISTRICT COUNCIL

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1 Introduction

Far North District Council proposes to install a wastewater storage tank next to an existing wastewater pumpstation east of Tokerau Beach Road on the Karikari Peninsula, opposite the Whale Crescent junction.

Works include the placement of an elongated tank and a pipe connecting it to the existing infrastructure at this location. Details are provided in the figure in Section 4.

2 Project Archaeologist

The "Project Archaeologist" referred to in this plan is the archaeologist approved by HNZPT under section 45 of the Heritage New Zealand Pouhere Taonga Act (2014). Some of the work may be undertaken by other qualified archaeologists under the direction of the Project Archaeologist. The general term "Archaeologist" is used to denote either the project Archaeologist or a qualified archaeologist working under their direction.

3 Research Objectives

Broadly, the research objectives of all projects undertaken by Sunrise Archaeology are to:

- Identify subsurface archaeological deposits.
- Determine extents, including depths and sizes, of deposits in project area.
- Investigate stratigraphic relationships, determine the depositional histories, and relative ages if there are separate deposits.
- Determine state of preservation.
- Determine activities represented (i.e., food processing, gardening, tool making).
- Determine occupational history of deposits. Were sites occupied temporarily or on more permanent basis (i.e., seasonal encampment vs established settlement)? Were they used once or repeatedly (i.e., trail encampment vs processing site for seasonal harvests)?
- Understand past natural environment and environmental changes at and around site that could be associated with human activities.
- Establish how post-1900 activities and natural events have affected sites.
- Interpret relationship of site to other recorded sites in the area, and the findings of other nearby site investigations. Consider contributions to understanding of local and regional archaeological landscape, and in broader context of New Zealand history.

4 Methods of Investigation

This management plan covers works related to the proposed installation of a wastewater storage tank and associated infrastructure near the intersection of Tokerau Beach Road and Whale Crescent, as shown in Figure 1.

One archaeological site, a midden (Oo3/289), was recorded nearby during the present survey, and midden materials found during testing at the proposed tank location are considered part of that site. Overall, during groundworks for the proposed project there is a low-medium likelihood of encountering in situ midden or as-yet unidentified archaeological features. Therefore, an investigation into the possible presence and extents of in situ deposits at this location is to be conducted under an Exploratory Authority, under Section 44(a) of the HNZPT Act, 2014.

The following methods of investigation will be used:

- 1. Prior to any ground disturbance, all contractors should be briefed on the archaeological values of the site.
- 2. It is possible there are unrecorded subsurface features at this location. A list of expected features appears below.
- 3. The project area will be investigated using a small mechanical excavator to construction depth, or sterile soil, under the observation of the archaeologist.
- 4. If no in situ archaeological features are encountered, the area can be scraped back by a mechanical excavator under the observation of the archaeologist.
- 5. If in situ archaeological features are encountered, the extent, type, and composition of those features will be explored by hand. Once the investigation is complete, the site will be covered up.
- 6. Should there be in situ deposits the preferred mitigation is avoidance, but this is to be discussed with the Authority holder and iwi.
- 7. Any alterations to the proposed works which have not been assessed or addressed in the assessment need to be reviewed for comment and/or assessment by an archaeologist.
- 8. Access for iwi representatives shall be enabled. See Section 8 for details.
- 9. No fossicking (rummaging) of the site should be allowed at any time.



Figure 1. Proposed and existing infrastructure east of Tokerau Beach Road. Source: client.

5 Pre-start Requirements

- 1. <u>Site briefing</u>. Prior to earthworks commencing, all contractors and sub-contractors will receive a briefing on the archaeological values of the sites from the Project Archaeologist.
- 2. <u>Documentation</u>. The Archaeologist will ensure that the contractor/project manager has a copy of the Archaeological Authority (TBD) and this site instruction document, and will provide confirmation to HNZPT that they have been received and have been understood, either by providing a signed copy of each document or by email confirmation by them cc'ing HNZPT.
- 3. <u>Advance notice of start date</u>. The Project Archaeologist must be given a minimum of two weeks' notice by the contractor that works will commence.
- 4. Iwi contact shall be informed. See Section 8 below.

6 Fieldwork Procedures

6.1 <u>Expected Features</u>

There are known archaeological features in the vicinity which are related to past Māori use. Expected site types that may be present at this location are:

- Midden (primarily shell)
- Earth ovens / hangi
- Artefacts

6.2 Discovery of Taonga (Māori artifacts)

Māori artifacts such as carvings, stone adzes, and greenstone objects are considered taonga (treasures). These items are taonga tūturu within the meaning of the Protected Objects Act 1975. Taonga can be found in isolated contexts, but are more often found within archaeological sites. When taonga are encountered, the following protocols will be followed:

- 1) The area that contains the taonga will be protected as far as is practical from further modification, consistent with the Authority.
- 2) The Archaeologist will inform HNZPT and the Iwi representative(s) so that the appropriate actions (cultural and archaeological) can be determined.
- 3) These actions may be carried out within the stand down period, described below. Work can only resume once advised by the Archaeologist.
- 4) The Archaeologist will notify the Ministry for Culture and Heritage of the find within 28 days as required under the Protected Objects Act 1975.

6.3 Discovery of Koiwi Tangata (Human Remains)

If material is identified that could be potentially human, the following protocol will be followed:

1) Earthworks/investigation will cease within 10 m while the Archaeologist establishes whether human remains are present.
- 2) If it is not clear whether the remains are human, a specialist osteologist will be consulted to make a determination.
- 3) If human remains are confirmed, the Archaeologist will immediately contact Iwi representatives (if not present), HNZPT, and the NZ Police.
- 4) The site will be secured in a way that protects the kōiwi as far as is practical from further damage.
- 5) The conditions set out in any granted Authority will guide when, and under what agreement, further work can take place.

7 Post-investigation

- 1) Any artifacts or archaeological material recovered will be analysed and recorded by appropriate specialists.
- 2) Any Māori artifacts will be notified to the Ministry of Culture and heritage as advised above.
- 3) All reporting will be done per the Archaeological Authority, when granted.

7.1 Materials Handling and Analysis

Most artefact analyses, and charcoal/wood analysis if needed, will be conducted at our inhouse laboratory. Other materials may be transferred to subcontractors for specialist analyses, which could include colleagues at universities or private or commercial laboratories.

For detailed procedures related solely to artefacts, such as stone tools, obsidian flakes, bottles, etc., see Sunrise Archaeology's Artefact Management Plan, which also includes procedures for dealing with taonga tūturu.

7.2 Storage

Following the conclusion of fieldwork, excavated materials will be housed in our offices in Mangonui during analysis and report generation. Materials will be stored in labelled containers, under conditions that provide adequate protection from degradation.

7.3 Curation

It is the aim of Sunrise Archaeology not to retain materials after analysis and reporting are completed.

- For Māori and Moriori artefacts, Sunrise Archaeology's Artefact Management Plan details handling procedures. These items must, by law, be placed in a facility such as a local public museum or with a Crown entity until custody is determined. Details will be discussed with the Ministry for Culture and Heritage on a case-by-case basis.
- Non-artefactual Māori or Moriori materials, such as waste material (e.g., flakes, wood shavings), midden, hangi stones, charcoal, and soil samples not wanted by iwi or a museum will be handled in the manner agreed upon during consultation.
- Non-Māori artefacts can be retained by the landowner or applicant, or they can transfer ownership to a museum or other institution.

- Non-artefactual finds, including midden, charcoal, soil samples, deemed not to be taonga will be re-interred within the project area at a designated location. A sample may be retained, per standard practice, which may be stored in a local institution such as a museum.
- Kōiwi tangata (human remains) will be dealt with according to the wishes of tangata whenua.

7.4 <u>Timeframes</u>

A preliminary report to HNZPT will be provided within 20 days from the conclusion of fieldwork. The report will summarise the archaeological investigation and compliance with any Archaeological Authority that is issued. A copy of the draft report will also be provided to the client. If no or limited archaeological materials were found, this may be a final report.

A final report will be written and submitted within one year of the end of fieldwork. Copies of the final report will be submitted to Heritage New Zealand Pouhere Taonga, all parties identified in the Archaeological Authority, and the client.

Iwi shall also be provided with a copy of the final report, as set out in Section 8 below.

For any Māori or Moriori taonga tūturu artifacts where the Ministry of Culture and Heritage needs to be notified, this will be done soon after fieldwork has ended, or upon discovery during laboratory analysis.

8 Iwi Protocols

In addition to any tikanga agreed to between the Authority holder and Iwi (named at the end of this document), the following shall apply:

- a) The iwi representatives shall be informed 48 hours before the start and finish of the archaeological work.
- b) Access for iwi representatives shall be enabled in order to undertake tikanga consistent with any requirements of site safety.
- c) If archaeological remains relating to Māori occupation are exposed during the investigation, the Project Archaeologist will inform the Iwi representative listed in this document.
- d) If any taonga (treasured Māori artefacts) are encountered, protocols outlined in Section 6.4 above will be followed.
- e) If any kōiwi tangata (human remains) are encountered, protocols outlined in Section 6.5 above will be followed.
- f) The Iwi representative shall be provided with a copy of any reports completed as a result of the archaeological work associated with an Authority, and be given an opportunity to discuss it with the s45 approved person if required.
- g) The timeframe for response to notifications is 7 days. If no response is given, the work will proceed.

9 Mechanisms for Dispute Resolution

In the event of a dispute that cannot be resolved by the parties concerned, an independent mediator will be called in. The choice of mediator should be agreed upon by all parties.

10 Contact Information

Archaeologist and Project Archaeologist: Dr. Justin Maxwell Sunrise Archaeology Mob. 021 088 31418 jj@sunarc.co.nz

<u>Heritage New Zealand Pouhere Taonga Senior Archaeologist:</u> Dr. James Robinson Senior Archaeologist Heritage New Zealand Pouhere Taonga, Kerikeri Office PO Box 836, Kerikeri 0245 Ph: 09 407 0473 jrobinson@heritage.org.nz

<u>Client:</u> FNDC Sage Wansell Infrastructure Planner Mob. 027 2413307 <u>Sage.Wansell@fndc.govt.nz</u>

<u>Iwi Representative:</u> Nina Raharuhi Mob. 0210380394 <u>nraharuhi@gmail.com</u>

11 References

Maxwell, J. and J. Huebert. 2024. Archaeological Survey and Assessment of Marreine Place cul-de-sac, Tokerau, Karikari Peninsula. Prepared for Far North District Council. Sunrise Archaeology Report 2024-31.



Coastal Hazard Assessment for Proposed Wastewater Storage tank

Cnr Whale Crescent & Tokerau Beach Road, Tokerau Beach (Parcel ID – 6851404)

Far North District Council Haigh Workman reference: 24 239 Rev A

9 January 2025





 Coastal Hazard Assessment
 HW Ref # 24 239

 Cnr Whale Cres & Tokerau Beach Road, Tokerau Beach
 January 2025

 Far North District Council
 Far North District Council

Revision History

Revision N ^o	Issued By	Description	Date
А	Aaron Thorburn	For Consent	9 January 2025

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Appendices

Appendix A - Proposed Development Plan Drawings

Appendix B - FNDC Planning Assessment



Executive Summary

Haigh Workman Limited was commissioned by Far North District Council to undertake a Coastal Hazard Assessment for the installation of a new underground wastewater storage tank near the current location of an existing wastewater pump station on the corner of Whale Crescent and Tokerau Beach Road, Tokerau Beach.

The proposed site is a vegetated area (grass and medium sized native trees) accessed via Tokerau Beach Road immediately west of the site. The site is located immediately west of Tokerau Beach with the site and surrounding area is near level. The site is currently developed with an existing wastewater pumpstation. Relative level contours indicate that the building platform for the existing structure on site is at relative level 3.2m - 3.3m New Zealand Vertical Datum.

The site is not mapped as being susceptible to coastal erosion and flooding in the 50-year horizon (2080), however the site may be susceptible to coastal erosion and flooding in the 100-year horizon (2130) as a result of projected sea level rise.

The proposed development is to install a new underground wastewater storage tank and associated pipework infrastructure in addition to the existing wastewater pumpstation, no above ground development including structures are proposed. As the proposed works are fully buried, they will not cause or increase flooding of land on another property.

Existing wastewater infrastructure which will connect to the proposed new storage tanks is similarly at risk of coastal flooding and erosion in the 100-year horizon. The proposed storage tank is no closer to the coastal hazard risks than existing infrastructure is sited, i.e. risk is not worsened. Monitoring of coastal erosion in the 2080-2130 timeframe may be necessary in order to evaluate risks and options for management of infrastructure in this area.



1 Introduction

Haigh Workman Limited (Haigh Workman) was commissioned by Far North District Council (FNDC) (the client) to undertake a coastal hazard assessment for the installation of a new underground wastewater storage tank near the current location of an existing wastewater pump station on the corner of Whale Crescent and Tokerau Beach Road, Tokerau Beach (the site).

1.1 Applicability

This report has been prepared for the use of FNDC with respect to the particular brief outlined to us. This report is to be used by our client and their consultants and may be relied upon when considering flood hazard advice. Furthermore, this report may be utilised in the preparation of building and / or resource consent applications with local authorities. The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman.

The comments and opinions presented in this report are based on the findings of the desk study and information available from reference documents, namely Northland Regional Council (NRC). There may be other facts prevailing for the site which have not been revealed by this investigation and which have not been considered by this report. As well as that, studies relating to this report are driven by climate change which is subject to change. The estimates presented in this report are based on information available at the time of writing. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description

Site Address:	Cnr of Whale Crescent and Tokerau Beach Road, Tokerau Beach
Legal Description:	Parcel ID – 6851404
Lot Area:	N/A
FNDC Zoning:	Conservation

The site is positioned in a grassed foredune area between residential dwellings (west) and Tokerau Beach (east), the site is accessed via Tokerau Beach Road to the west of the site. The site is near-level as is the surrounding area with a slight downwards gradient towards the coast (Tokerau Beach) immediately east of the site.

The ground level contour for the site is between 3.2m - 3.3m New Zealand Vertical Datum (NZVD) 2016 and between 2.0m - 4.0m NZVD in the nearby surrounding area.

The site has an existing wastewater pumpstation with associated underground reticulation (rising and gravity mains) surrounded by grass and native vegetation. The site location is shown in Figure 1 below.





Figure 1: Site Location (Source: Google Earth Pro Webservice)

2.1 Proposed Development

It is proposed to install an underground wastewater storage tank and associated infrastructure to the existing wastewater pumpstation currently on site, no further development to the existing wastewater pumpstation is proposed. A proposed (indicative) development plan is provided in **Appendix A**.

Far North District Council (FNDC) have provided Haigh Workman with a Planning Assessment which has been reviewed as part of the Regulatory Framework (Section 3 below) and applied to this Flood Hazard Assessment. The FNDC Planning Assessment is provided in **Appendix B**.

3 Coastal Hazard Assessment

The site is situated near Tokerau Beach (Doubtless Bay) and has been assessed against Northland Regional Council (NRC) Coastal Flood Hazard Zone and Coastal Erosion Hazard Zone maps.

3.1 Coastal Flood Hazard Zones

The site is not impacted by the Coastal Flood Hazard Zone (CFHZ) 1 (50-year) and within design life of the structure, however the site is inundated within CFHZ 2 (100-year sea rise scenario). Assessment has been undertaken on the CFHZ 2 scenario based on 100-year (1% AEP) extent and has been adopted for this assessment based on the project scope and the practicable asset expectancy to maintain integrity and function (see Figures 2 and 3 below).



 Coastal Hazard Assessment
 HW Ref # 24 239

 Cnr Whale Cres & Tokerau Beach Road, Tokerau Beach
 January 2025

 Far North District Council
 Far North District Council



Figure 2: NRC Coastal Flood Hazard Zone 1 (50-year) (Source: Northland Regional Council GIS WebMaps)



Figure 3: NRC Coastal Flood Hazard Zone 2 (100-year) (Source: Northland Regional Council GIS WebMaps)



3.2 Flood Depths for the Site

The proposed indicative development plan was superimposed onto a LiDAR ground level contour plan (see Figure 5 below) indicating existing ground levels across the site as follows:

- Existing pump station 3.2m NZVD, and
- Proposed underground wastewater storage tank 3.2m 3.3m NZVD.

The proposed development is not affected by river flooding or the CFHZ 1 (2080). Flood depths for CFHZ 2 (2130) show inundation of approximately 3.7m NZVD across the site and surrounding areas. The resultant flood depths are as follows:

- Existing pump station 0.4m, and
- Proposed underground wastewater storage tank 0.4m 0.5m.

Table 1: Flood Depth Summary

Location	Ground Level (NZVD) (estimated)	Flood Depth (CFHZ 2 – 2130) 1.2m SLR)	Comment					
Existing pump station	3.3m	0.4m	No change to existing pump station structure proposed.					
Proposed underground wastewater storage tank	3.2m – 3.3m	0.4m – 0.5m	See Appendix A for proposed development plan drawings.					



Figure 4: LiDAR Ground Level Contours with Proposed Development (Source: Haigh Workman Limited)



3.3 Coastal Erosion Zones

The site is not impacted by the Coastal Erosion Hazard Zone (CEHZ) 1 (50-year) and within design life of the structure, however, the site may be impacted by erosion within a CEHZ 2 (100-year) scenario. Potential erosion impacts will include both existing and proposed infrastructure in this vicinity.

Assessment has been undertaken of the CEHZ 2 (100-year) scenario and has been adopted for this assessment based on the project scope and the practicable asset expectancy to maintain integrity and function (see Figure 5 below).



Figure 5: NRC Coastal Erosion Hazard Zones (50-year, 100-year & 100-year + Rapid Sea Level Rise Scenario) (Source: Northland Regional Council)

4 Regulatory Framework

The following regulations relating to flood assessment and this type of development have been considered:

- FNDC (Operative) District Plan (2009), and
- Northland Regional Policy Statement (2016).

4.1 FNDC (Operative) District Plan

12.4.6.2.1 - CONTROLLED ACTIVITIES - Natural Hazards

As the proposed underground wastewater storage tank will alter the existing structure and increase the external dimensions, the activity cannot meet permitted activity criteria.

The activity is considered a Controlled Activity provided the application includes a report from a suitably qualified person that the new structure or addition will not increase the risk to people, property or the environment.



As the structure is fully buried, risk is not increased. The exposure to risk may occur in the 2080-2130 timeframe as a result of sea level rise and associated coastal erosion. Future monitoring and management of risk may be required in that period.

4.2 Northland Regional Policy Statement

Under the Northland Regional Policy Statement (NRPS) Section 7.1.3 1 – Policy – Use and development within areas potentially affected by coastal hazards, over the next 100-years, the hazard risk associated with the new use and development will be managed so that:

- (e) Infrastructure should be located away from areas of coastal hazard risk but if located within these areas, it should be designed to maintain its integrity and function during a hazard event,
- (g) Mechanisms are in place for safe storage of hazardous substances.

The infrastructure is located in a coast hazard risk zone, however there is ability to maintain integrity and function. For coastal flooding, this may involve the sealing of all lids and access points to avoid the ingress of water, together with elevating electrical equipment with a suitable freeboard above the flood level. Coastal erosion would be more problematic to protect the structure against, however erosion monitoring may be necessary in order to manage risk in the 2080 – 2130 timeframe.

5 Summary

This assessment concludes that the site is not impacted by 50-year coastal erosion and flooding events, however, the site may be impacted by 100-year flooding and erosion (CFHZ 2 and CEHZ 2) scenarios.

Existing wastewater infrastructure which will connect to the proposed new storage tanks is similarly at risk of coastal flooding and erosion in the 100-year horizon. The proposed storage tank is no closer to the coastal hazard risks than the existing infrastructure, i.e. risk is not worsened. Monitoring of coastal erosion in the 2080 – 2130 timeframe may be necessary in order to evaluate risks and options for management of infrastructure in this area.

End of Report – Appendices to follow.

¹ When implementing NRPS section 7.1.3 policy, areas potentially affected by coastal hazards should be taken to include,

⁻ Existing Coastal Hazard 2 areas in District Plans, and

⁻ Areas where there is potential for harm to people or damage to property as a result of coastal inundation or erosion by wave action or currents over a 100-year timeframe.



Appendix A – Proposed Development Plan



GENERAL NOTES

PROPOSED WASTEWATER STORAGE LOCATION - PLAN LAYOUT SCALE 1:50

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Appendix B – FNDC Planning Assessment



Tokerau pump station and proposed wastewater storage tank

Planning Assessment

SECTION A: ASSESSMENT REQUEST

REQUEST INFORMATION

Requestor	Ranjan Khadka – 3 Waters Engineer Date October 2024					
Project Objectives/Purpose	To determine if resource consent is required under the Resource Management Ac 1991 for the existing pumpstation and for the proposed construction and operation a new wastewater storage tank at Tokerau Beach.3					
Timing requirements	8 November 2024					
Priority	High					
Asset Owner	Wastewater					

Proposed Works

The Far North District Council (FNDC) has an existing wastewater pump station and associated reticulation (rising and gravity mains) adjacent to Tokerau Beach Road. This facility was installed in 1986 as part of the Whatuwhiwhi wastewater scheme and currently has no resource consents.



Figure 1. Existing pumpstation and reticulation

To prevent overflows of wastewater during high rainfall events, FNDC proposes to construct, operate and maintain a new wastewater storage tank and associated pipeline in addition to the existing wastewater pumpstation. The proposed site is Parcel ID 6851404 near the junction of Whale Cresent Road and Tokerau Beach Road, Karikari Peninsula.

The layout of the existing pumpstation and construction design for the proposed wastewater storage tank is to be in general accordance with plans referenced *Tokerau Beach Road Wastewater Storage, Trinekel Civil Engineering Solutions, dated 24/07/24* and attached to this planning assessment as Appendix 1



Figure 2. Plan Layout of existing pumpstation and proposed wastewater storage tank.

The construction phase will involve approximately 600m3 of earthworks and the removal of approximately 10m2 of vegetation. There will be some noise during the earthworks carried out within business hours. Objectionable odour and wastewater spills should not occur if the pumpstation and proposed wastewater storage tank operate as designed.

Property Owner	Department of Conservation (DOC)
Legal Description(s)	Parcel ID 6851404 (Appellation CL SO 18873)
Rohe	lwi - Ngāti Kahu, Hapū - Te Whānau Moana / Te Rorohuri (Haititaimarangai Marae)
Area	216,114 m ²
District Plans	Operative Far North District Plan (FNDP)
Regional Plans	Proposed Regional Plan for Northland (PRPN)

SITE INFORMATION



Figure 3. Proposed wastewater storage tank location birds eye view.



Figure 4. Drawing of proposed tank location next to pump station (tank is grey rectangle).

Egend Costal Poor Haurd Zoor 2 (100 years)	
Northland Coastal Flood Hazard Zone 2 (100 years) Image: Coastal Floo	
Figure 5. Site is in Coastal Flood Hazard Zone 2.	

SECTION B: PLANNING ASSESSMENT

ASSESSMENT INFORMATION

EXISTING CONSENTS

There are no existing resource consents for the existing pumpstation. The pumpstation was constructed prior to the introduction of the Resource Management Act 1991.

NATIONAL ENVIRONMENTAL STANDARDS

Regulation	Comments
National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.	An assessment of historical landuse activities on the site using aerial photos from Retrolens showed no evidence of HAIL activities having occurred on this site. Consequently, the proposed activity is not covered by this NES.



OPERATIVE DISTRICT PLAN

The existing pumpstation and proposed wastewater storage tank have been assessed against the rules of the Operative Far North District Plan (FNDP). The subject site is within the Conservation Zone (green area) and is within an area mapped as Coastal Hazard 2 (area between green and purple dashed line).



Figure 7. District Plan zone map (Operative District Plan)

Rules	Comments
Conservation Zone Rules	The Conservation zone rules are in Chapter 9 of the FNDP. The proposed activity complied with all zone rules. However, because the proposed activity may include construction noise, particular attention is drawn to the permitted activity standards for noise. See below.
9.6.5.1.12 Noise.	All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any site in the Residential, Coastal Residential or Russell

	Township Zones, or at or within the notional boundary of any dwelling in
	any other rural or coastal zone.
	0700 to 2200 hours 55 dBA L10
	2200 to 0700 hours 45 dBA L10 and
	70 dBA Lmax
	Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with NZS 6803P:1999 "The measurement and assessment of noise from construction, maintenance and demolition work" this will be a permitted activity.
District-wide Provisions	The District-wide provisions have been assessed and the relevant rules are assessed below.
12.3.6.1.2 Excavation and/or filling.	The proposed activity will include approximately 600m3 of earthworks. This will breach the permitted activity standard of 300m3 in any 12- month period.
12.3.6.2.1 Excavation and/ or filling in	The Council will restrict the exercise of its discretion to:
the Conservation Zone.	i) the effects of the area and volume of soils and other materials to be excavated; and
	(ii) the effects of height and slope of the cut or filled faces; and
	(iii) the time of the year when the earthworks will be carried out and the duration of the activity;
	and
	(iv) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline; and
	(v) the extent to which the activity may adversely impact on visual and amenity values; and
	(vi) the extent to which the activity may adversely affect cultural and spiritual values; and
	(vii) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna; and
	(viii) the number, trip pattern and type of vehicles associated with the activity; and
	<i>(ix) the location, adequacy and safety of vehicular access and egress; and</i>
	(x) the means by which any adverse environmental effects of the activity will be avoided, remedied or mitigated.
	Restricted Discretionary Activity
12.4.6.1.1 Coastal Hazard 2 Areas.	The proposed wastewater storage tank will alter the external dimensions of the existing utility structure. Consequently, the proposed activity cannot meet the permitted activity standards.
12.4.6.2.1 New buildings and additions to existing buildings Coastal Hazard 2 Area.	The erection of new buildings/structures, and alterations and additions to existing buildings/structures that increase the external dimensions, are controlled activities in Coastal Hazard 2 areas, provided that the application includes a report from a suitably qualified person that the new building/structure or addition will not increase the risk to people, property or the environment. The matters of control are;
	(a) the adequacy of the design in light of the environmental risks

	<i>(b) the measures proposed to mitigate adverse effects of the proposed development</i>
	Controlled Activity
	Note: If a report is not provided the activity status becomes Discretionary.
12.5.6.1.3 Registered Archaeological Sites.	The site is not shown on District Plan Heritage Maps. However, it may be part of a wider set of registered archaeological sites in the Historic Places register. Sunrise Archaeology have confirmed archaeology is likely to be present in this area.
	Under the Heritage New Zealand Pouhere Taonga Act 2014 an authority to modify the archaeological site may be required. Archaeologist to confirm requirements after completing site specific assessment.
	Permitted Activity (TBC)
Designation and Utility Services	The provisions of Chapter 17 have been considered. The only relevant rule is 17.2.6.1.1 see below.
17.2.6.1.1 Utility Services situated below ground in all zones.	17.2.6.1.1 (a) permits activities that are part of a closed system structure for the conveyance of water or sewage, and incidental equipment including connections. The proposed activity satisfies these requirements and is therefore a permitted activity.
	Permitted Activity

SUMMARY OF DISTRICT PLAN REQUIREMENTS

A restricted discretionary landuse consent is required from Far North District Council for the construction of the new wastewater storage tank.

PROPOSED REGIONAL PLAN FOR NORTHLAND

The existing pumpstation and proposed wastewater storage tank activity has been assessed against the rules of the Proposed Regional Plan for Northland (PRPN). The site is within the Coastal Environment as defined within the Northland Regional Policy Statement. The PRPN maps show the site as being within an area of coastal aquifers (Figure 8). The Northland Regional Council (NRC) natural hazard maps show the site as being within a Coastal Flood Hazard 2 overlay (Figure 9). There are no mapped wetlands.



Figure 8 PRPN Map showing coastal aquifer overlay (Proposed Regional Plan - Appeals Version)



Coastal Flood Hazard Zone 0 (Current) Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 1 (50 years) Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 2 (100 years) Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 3 (100 years + Rapid Sea Level Rise Scenario) Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

Figure 9 Northland Regional Council map showing site within Coastal Flood Hazard Zone 2 (N	<u>Vatural Hazards</u>)
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Rules	Comments
C.6.2.1 Discharge from a pump station or pipe network – Discretionary Activity	Discharges from pumpstations and pipe networks to land, air or water are discretionary activities and therefore require resource consent. The proposed wastewater storage tank is intended to eliminate the risk of wastewater overflows/discharges. The wastewater tank will have an odour control system so there should be no objectionable odours. If there are no discharges the operation of the pump station and wastewater storage tank will be a permitted activity. Permitted Activity
C.8.3.1 Earthworks - Permitted Activity	The site is within an area shown as Coastal Hazard 2 on the NRC natural hazard maps. It is also within an area of 1:100 flood risk. Consequently, the permitted standard is 100m3 of earthworks in any 12-month period. The proposed activity requires 600m3 of earthworks and is therefore a controlled activity as per rule C.8.3.3. A resource consent application will be required. The matters of control are so follows:
C.8.3.3 Earthworks in a flood hazard area Controlled Activity	 matters of control are as follows; 1) The design and adequacy of erosion and sediment control measures. 2) Effects of flood hazard risks, land instability and land subsidence on other property. 3) The location, extent, timing, and duration of earthworks. 4) The adequacy of site rehabilitation and revegetation measures to control erosion and sediment discharges. 5) Adverse effects on water bodies and coastal water. 6) Management of flooding effects and avoiding increased natural hazard risks on other property. 7) Adverse effects on the following, where present in adjacent freshwater bodies or the coastal marine area: a) wāhi tapu, and b) mapped Sites and Areas of Significance to Tāngata Whenua Controlled Activity

SUMMARY OF REGIONAL PLAN REQUIREMENTS

A controlled activity resource consent is required from Northland Regional Council for earthworks exceeding 100m3 in a flood hazard area.

CONSENTING REQUIREMENTS

	⊠Resource Consent
	⊠ New
	□ Renewal
	□ Variation
	□Permitted Activity Assessment
	□Outline Plan/waiver
	□Permit
	⊠Resource Consent
	⊠ New
	□ Variation
	□Notice of Requirement
	□Permitted Activity Assessment
	⊠Archaeological Assessment required.
⊠Department of Conservation	⊠ Concession

Technical Information Needed:

• Archaeological assessment from Sunrise Archaeology.

Potentially Affected Parties:

- Ngāti Kahu and Te Whānau Moana / Te Rorohuri (Haititaimarangai Marae): The infrastructure consenting team has been working with Te Whānau Moana/Te Rorohuri representative who have been responsive. A letter has been to Ngāti Kahu about this work and no feedback has been received from Ngāti Kahu. It is important that once the relevant consent and concession are obtained, the construction manager keeps in contact with Te Whānau Moana/Te Rorohuri representative until the construction is completed. This will be hihlgihted in any management plans, and/or conditions of consent or concession
- Department of Conservation: The infrastructure consenting team is preparing DOC concession application
- Heritage Authority: Sunrise Archaeology in process of completing an archaeological assessment.



S:\Archaeology\Archaeological Authorities

11 February 2025



File ref: 2025/387 11013-14

Tēnā koe Mary Moore

APPLICATION FOR ARCHAEOLOGICAL AUTHORITY UNDER HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014: Authority no. 2025/387: site 003/289, Opposite the intersection of Tokerau Beach Road and Whale Crescent, Tokerau, Karikari Peninsula, Far North (as per Appendix One)

Thank you for your application for an exploratory archaeological authority which has been granted and is attached.

In considering this application, Heritage New Zealand Pouhere Taonga notes that Far North District Council wish to undertake an exploratory archaeological investigation in an area opposite the intersection of Tokerau Beach Road and Whale Crescent, Tokerau, Karikari Peninsula (as per Appendix One). This investigation is within an area where you wish to install a wastewater tank. Surface and redeposited midden (archaeological site O03/289) were discovered in this area, and your investigation will determine the precise location and extent of this site.

If these exploratory works do not locate any archaeological material within the planned construction footprint, then earthworks for the wastewater tank and associated piping can be undertaken without need of an authority. If the investigation confirms the presence and the extent of subsurface midden then you will have the opportunity to use this information to design your wastewater storage to avoid the archaeological material, and such works can proceed without an authority. If, however, your design cannot avoid modifying archaeological material, then you must apply for a general authority to carry out the works.

The site is of significance to Ngāti Kahu, and we appreciate the consultation you have undertaken.

Please inform tangata whenua, the s45 approved person and Heritage New Zealand Pouhere Taonga of start and finish dates for the work.

In accordance with section 51 of the Heritage New Zealand Pouhere Taonga Act, we have notified relevant parties of this decision. An appeal period from receipt of decision by all parties applies. Therefore, this authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

If you have any queries, please direct your response in the first instance to:

Dr James Robinson Senior Archaeologist Heritage New Zealand Pouhere Taonga, Kerikeri Office PO Box 836, Kerikeri 0245

p (64 4) 472 4341

a PO Box 2629, Wellington 6140

Phone (09) 407 0473 Email ArchaeologistNA @heritage.org.nz

Nāku noa, nā

PP: Victoria Trow Emma Clifford Acting Manager Archaeology, Heritage New Zealand Pouhere Taonga



HERITAGE NEW ZEALAND Pouhere taonga

AUTHORITY

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2025/387

FILE REF: 11013-14

DETERMINATION DATE: 11 February 2025

EXPIRY DATE: 11 February 2030

AUTHORITY HOLDER: Far North District Council

ARCHAEOLOGICAL SITES: Midden 003/289

LOCATION: Opposite the intersection of Tokerau Beach Road and Whale Crescent, Tokerau, Karikari Peninsula (as per Appendix One), Far North

SECTION 45 APPROVED PERSON: Dr Justin Maxwell

LANDOWNER CONSENT: Completed

This authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

This decision does not ascribe mana whenua status.

DETERMINATION

Heritage New Zealand Pouhere Taonga grants an authority pursuant to section 56 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Parcel ID 6851404, for the proposal to undertake an exploratory archaeological investigation to identify and locate as yet unrecorded subsurface archaeological evidence associated with midden site O03/289, at an area opposite the intersection of Tokerau Beach Road and Whale Crescent, Tokerau, Karikari Peninsula (as per Appendix One), Far North, subject to the following conditions:

CONDITIONS OF AUTHORITY

1. The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

- 2. Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.
- 3. An archaeological investigation must be carried out in accordance with the research strategy (Maxwell and Huebert, December 2024, Site Investigation Plan for Proposed Wastewater Storage Tank, Tokerau Beach Rd, Tokerau, Karikari Peninsula) attached to the authority application and any changes to the proposed investigation will require prior written agreement of Heritage New Zealand Pouhere Taonga.

The aims of the investigation are to locate and determine the extent of subsurface archaeological evidence associated with midden O03/289 through the excavation of topsoil under the direction of the s45 approved person and at locations determined by the s45 archaeologist.

- 4. In addition to any tikanga agreed to between the authority holder and Ngāti Kahu, the following shall apply:
 - a) Access for Ngāti Kahu Haititaimarangai Marae shall be enabled in order to undertake tikanga consistent with any requirements of site safety.
 - b) Ngāti Kahu shall be informed 48 hours before the start and finish of the archaeological work.
 - c) If any kōiwi tangata (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist, New Zealand Police and Ngāti Kahu must be advised immediately in accordance with Guidelines for Kōiwi Tangata (Archaeological Guideline Series No.8) and no further work in the area may take place until future actions have been agreed by all parties.
 - d) Ngāti Kahu shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met.
 - e) Ngāti Kahu shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.
- 5. Within 20 working days of the completion of on-site archaeological work associated with this authority, NZAA Site Record O03/289 must be updated and submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist and the NZAA Site Recording Scheme.
- 6. That within 3 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.
 - a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist.

b) Digital copies of the final report must also be sent to: the NZAA Central
 Filekeeper, Kaitaia Museum, Ngāti Kahu, and the Department of Conservation.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,

Claire Craig Deputy Chief Executive Policy, Strategy and Corporate Services Heritage New Zealand Pouhere Taonga PO Box 2629 WELLINGTON 6140

Date: 11 February 2025

Archaeological Authority 2025/387

Appendix One: Area of works highlighted yellow



ADVICE NOTES

Contact details for Heritage New Zealand Pouhere Taonga Senior Archaeologist

Dr James Robinson Senior Archaeologist Heritage New Zealand Pouhere Taonga, Kerikeri Office PO Box 836, Kerikeri 0245

Phone (09) 407 0473 Email ArchaeologistNA @heritage.org.nz

Current Archaeological Practice

Current archaeological practice may include, but is not limited to, the production of maps/ plans/ measured drawings of site location and extent; excavation, section and artefact drawings; sampling, identification and analysis of faunal and floral remains and modified soils; radiocarbon dating of samples; the management of taonga tūturu and archaeological material; the completion of a final report and the updating of existing (or creation of new) site record forms to submit to the NZAA Site Recording Scheme.

Reporting Conditions

Reports required by authority conditions are to be prepared following the Archaeological Report Guideline (reference <u>AGS12 2023</u>).

Heritage New Zealand Pouhere Taonga supports transparent reporting processes. It therefore is expected that all relevant directly affected parties have reviewed the report in question, are happy with its contents, and understand that it will be made publicly available via the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

Heritage New Zealand Pouhere Taonga has the right to make available any report produced under an authority where the distribution of the report is for the purpose of providing archaeological information about the place in question for research or educational purposes.

Rights of Appeal

An appeal to the Environment Court may be made by any directly affected person against any decision or condition. The notice of appeal should state the reasons for the appeal and the relief sought and any matters referred to in section 58 of the Heritage New Zealand Pouhere Taonga Act 2014. The notice of appeal must be lodged with the Environment Court and served on Heritage New Zealand Pouhere Taonga within 15 working days of receiving the determination and served on the applicant or owner within five working days of lodging the appeal.

Review of Conditions

The holder of an authority may apply to Heritage New Zealand Pouhere Taonga for the change or cancellation of any condition of the authority. Heritage New Zealand Pouhere Taonga may also initiate a review of all or any conditions of an authority.

Non-compliance with conditions

Note that failure to comply with any of the conditions of this authority is a criminal offence and is liable to a penalty of up to \$120,000 (Heritage New Zealand Pouhere Taonga Act 2014, section 88).

Costs

The authority holder shall meet all costs incurred during the exercise of this authority. This includes all on-site work, post fieldwork analysis, radiocarbon dates, specialist analysis and preparation of interim and final reports.

Guideline Series

Guidelines referred to in this document are available on the Heritage New Zealand Pouhere Taonga website: <u>archaeology.nz</u>

The Protected Objects Act 1975

The Ministry for Culture and Heritage ("the Ministry") administers the Protected Objects Act 1975 which regulates the sale, trade and ownership of taonga tūturu.

If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Breaches of this requirement are an offence and may result in a fine of up to \$10,000 for each taonga tūturu for an individual, and of up to \$20,000 for a body corporate.

For further information please visit the Ministry's website at http://www.mch.govt.nz/nz-identity-heritage/protected-objects.

Landowner Requirements

If you are the owner of the land to which this authority relates, you are required to advise any successor in title that this authority applies in relation to the land. This will ensure that any new owner is made aware of their responsibility in regard to the Heritage New Zealand Pouhere Taonga Act 2014.



SECTION 45 APPROVED PERSON

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2025/387

FILE REF: 11013-014

APPROVAL DATE: 11 February 2025

This approval may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

APPROVAL

Pursuant to section 45 of the Act, **Dr Justin Maxwell**, is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2025/387, and to compile and submit a report on the work done. Dr Justin Maxwell will hold responsibility for the current archaeological practice in respect of the archaeological authority for which this approval is given.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,

Claire Craig Deputy Chief Executive Policy, Strategy and Corporate Services Heritage New Zealand Pouhere Taonga PO Box 2629 WELLINGTON 6140

Date: 11 February 2025




Private Bag 752, Kaikohe 0440, New Zealand S ask.us@fndc.govt.nz 0800 920 029 fndc.govt.nz

CONSULTATION RECORD

Far North District Council (FNDC)	Prepared by Infrastructure Planner in the Infrastructure Consenting Team, Infrastructure Group, on behalf of FNDC
Date	September 2024 – January 2025.
Subject	Consultation Record of Tokerau Beach Wastewater Storage Tank for Concession Application for Department of Conservation (DOC)

	•	Ngati Kahu
Iwi/Hapū/Marae contacted during	•	Haititaimarangai Marae
this consultation	•	Appointed Hapū Kaitiaki and Cultural Monitor
period	•	Rangatira

SITE VISITS

12 April	Tokerau Beach – site visit for Marreine Place	•
2024		
Attendees	Haititaimarangai Marae:	Rangatira
	FNDC:	Infrastructure Planner Team Leader
	Infrastructure Consenting Consultant	Principal Environmental Planner
	Planner from Letica Environmental Planning Ltd:	
	Ventia:	Senior Project Manager
		Project Manager

FNDC and Ventia staff met with hapū members from Haititaimarangai Marae to talk through the Marreine place stormwater project and it was informally raised with hapū members about work starting on the wastewater storage tank at Tokerau Beach, to which they were appreciative of the update and asked for any documents to be shared.

<u>HUI-A-HAPŪ</u>

19 July 2024	Hui-A-Hapū for FNDC Projects in the Karikar	ri Peninsula on MS Teams
Attendees	Haititaimarangai Marae:	Hapū Kaitiaki
		Rangatira
	FNDC:	Infrastructure Planner Team Leader
	Infrastructure Consenting Consultant	Principal Environmental Planner
	Planner from Letica Environmental	
	Planning Ltd:	
	Ventia:	Senior Project Manager

FNDC met with iwi and hapū at a 'Hui-a-hapū for Karikari Peninsula FNDC Projects' to discuss the various FNDC Projects occurring in the area.

During this hui, it was an action point to inform the appointed Hapū Kaitiaki and Rangatira from the Haititaimarangai Marae about projects to remedy wastewater network overflows, particularly during wet weather. This was in relation to the current Wastewater Storage Tank proposed.

The hui further described the wastewater overflow at the pumpstation issue as follows:

Tokerau Beach is very flat and has minimal formal stormwater infrastructure, therefore stormwater tends to flow to nearest low point in the landscape. FNDC wastewater pump stations are often at or near to these low points in landscape and take in stormwater alongside additional stormwater which has entered the network in other ways such as from roof downpipes. The preferred option (proposed wastewater storage tank) is the installation of storage tanks at the pump station nearest the beach which is on DOC estate.

The Infrastructure Consenting Consultant Planner asked if this would be a proposal that would require a Cultural Impact Assessment. Hapū advised that the design will be the design, but hapū need to be involved to ensure no disturbance of sites of significance, especially where there are earthworks involved. The Infrastructure Consenting Team Leader will keep in touch with Hapū on this kaupapa.

Actions from the hui

The Infrastructure Consenting Team Leader and Senior Project Manager at Ventia to maintain regular contact with hapū on the proposed Tokerau Beach Wastewater Storage Tank.

NGĀTI KAHU EMAIL ENGAGEMENT



FNDC Let	iter:
Te Kaunihera o Te Hiku o te Ika	HE ARA TĀMATA CREATING GREAT PLACES Supporting our people
	htinate Bog 752, Kaikabe 0440, New Zeeland Scius@fnik.gont.az 0 0000 920 029 (D) fnik.gont.az
To: Te Rūnanga a lwi o Ngāti Kahu office@ngatikahu.iwi.nz	
16 th September 2024	
Tēnā koe,	
RE: PROJECTS IN WHATUWHIWHI	
The Far North District Council (FNDC) wishes to inform within the Whatuwhiwhi area and engagement to date. The projects are as follows: • Resource Consent Renewal for Whatuwhiwhi W	Ngāti Kahu on projects that are happening Vastewater Treatment Plant
Tokerau Beach Wastewater Storage Tank	
1. Resource Consent Renewal for Whatuwhiwhi Wa The Whatuwhiwhi WWTP is located off of Inland Road of the Far North.	istewater Treatment Plant (WWTP) on the Karikari Peninsula on the east coast
Current consents: Currently, FNDC holds the following consents, originally made and authorised on 27 th June 2023:	issued 8th July 2011 with minor corrections
 AUT.007203.02.02 To discharge contaminants to and via seepage from the base of the treatment AUT.007203.02.02 To discharge contaminants () land from the outlet of the treatment system system.
These consents are due to expire 30 th November 2025.	primarily ocour) to air.
A replacement resource consent application is planned with Section 124(1) Resource Management Act 1991 (R	to be lodged by 30 th April 2025 in accordance RMA) statutory timeframes.
2. Tokerau Beach Wastewater Storage Tank: Brief of project: the project is the installation, operation tank next to the Tokerau Beach pumpstation at Tokerau of wastewater at the pumpstation, especially during hig the storage tank is at the end of a marginal strip of Dep the pumpstation. As the pump station is located on DOO	n and maintenance of a wastewater storage Beach road. This is to remedy the overflow In rainfall events. The proposed location for artment of Conservation (DOC) land next to C land, a concession needs to be applied to



HAITITAIMARANGAI MARE EMAIL ENGAGEMENT

Archaeological Impact Assessment and Management Plan / Site Investigation Plan: Email sent to the Hapū Cultural Monitor of Haititaimarangai Marae regarding the Draft Archaeological Impact Assessment and Draft Archaeological Management Plan before finalising the reports.

4 November 2024 - FNDC email to Haititaimarangai Marae

On Mon, 4 Nov 2024 at 9:57 AM, Simone Elsmore <<u>Simone,Elsmore@fndc.govt.nz</u>> wrote:

Kia ora Nina,

I hope this email finds you well. It was lovely meeting with you last week and hope the project has been able to progress with the weather we've had the last couple of days.

Tokerau Beach Storage Tank AND Marreine Place project:

As discussed briefly last week, FNDC have two projects that needed an Archaeological Assessment done by Sunrise Archaeology. Justin has prepared management plans for both Tokerau Storage Tank AND Marreine Place projects, please see attached.

Tasks:

Justin from Sunrise Archaeology has asked that we send these documents for both projects to hapū for feedback.

- Can you please have a read through the Arch Assessments and Management plans for both projects (the four documents attached) and let me know if there is any feedback or none.
- · In addition, can we put your contacts down as the hapū contact name and number please?
- · Provide a letter/email of support?

Next steps:

- FNDC will need to send these documents through to New Zealand Heritage Authority if there is no
 other feedback it would help our application a lot if we get a letter of support from hapū for both
 projects as well to attach.
- It would be much appreciated if you could look at these documents as soon as you can and send through any feedback and letter of support (if believe so).

Can you please let me know when can I get a response?

Ngā mihi,

Simone

5 November 2025 - Response from Haititaimarangai to FNDC

From: Nina Raharuhi <<u>nraharuhi@gmail.com</u>> Sent: Tuesday, 5 November 2024 8:27 am

To: Simone Elsmore <<u>Simone.Elsmore@fndc.govt.nz</u>>

Subject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Mōrena Simone, Thank you for this information. Our Taiao Marae Trust meet this Thursday evening. I have forwarded this info onto our team for their feedback. I will reply as soon as possible. Ngā mihi nui Nina Raharuhi Hapū Cultural Monitor Haititaimarangai Marae

11 November 2024 - FNDC emailing Haititaimarangai with follow up

On Mon, 11 Nov 2024 at 10:12 AM, Simone Elsmore <<u>Simone.Elsmore@fndc.govt.nz</u>> wrote:

Kia ora Nina,

I hope you had a great weekend! Just following up to see if there was any feedback on the email that I had sent last week in regards to the Marreine Place and Tokerau beach storage tank management plan from Sunrise Archaeology?

Ngā mihi,

Simone



Simone Elsmore

Team Leader - Infrastructure Consenting - Infrastructure

M 64272573566 | P 6494015251 | Simone.Elsmore@fndc.govt.nz

An alliance between Far North District Council and Ventia

Pokapū Kõrero 24-hāora | 24-hour Contact Centre 0800 920 029

11 November 2024 – Response from Haititaimarangai

From: Nina Raharuhi <nraharuhi@gmail.com> Sent: Monday, 11 November 2024 10:52 pm To: Simone Elsmore <Simone.Elsmore@fndc.govt.nz> Subject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

CAUTION: This email originated from outside Far North District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Kia ora Simone,

The recommendations say that FNDC should apply for an authority to modify and destroy, has this happened? I can not see any documentation to say so.

An exploratory authority would be what our Hapū agree upon.

When it comes to pump stations if they have a ahigh rainfall event and or there is flooding and the power goes out these pump stations have a tendency to overflow waste straight into the moana, can you confirm this will be mitigated?

Our Hapū would insist on implementing the discovery protocols incase we find something is unacceptable, lastly we will have a cultural monitor on site throughoit the project.

I am on personal leave till Friday Simone.

Ma te wa Nina Raharuhi

15 November 2024 – FNDC responding to questions in an email and attached letter

RE: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

From Simone Elsmore <Simone.Elsmore@fndc.govt.nz> Date Fri 11/15/2024 3:46 PM

To Nina Raharuhi <nraharuhi@gmail.com>

1 attachment (52 KB)
 Heritage Authority Query response 15 Nov 24.pdf;

Kia ora Nina,

Thanks for your reply and questions. Please see response to your questions in the attached pdf. As per the attached pdf – we will let Sunrise Archaeology know and adjust the management plans for both Tokerau Beach storage tank and Marreine Place. Once those changes have been made I will forward through to read through before finalising.

If there is anything else you need please reach out.

Ngā mihi, Simone

FNDC Letter attachment:

Kia ora Nina,

Thank you for your feedback and questions. Please see below responses to your questions.

 The recommendations say that FNDC should apply for an authority to modify and destroy, has this happened? I can not [sic] see any documentation to say so.

No, FNDC have not applied for a Heritage Authority yet as these projects are still in the feasibility phase (so investigating and obtaining necessary approvals). As per best practise, engagement with hapū on the Archaeological Assessment and proposed Management Plan is proposed first and then any feedback from hapū can be incorporated into the Management Plan which will accompany the application for a Heritage Authority.

An exploratory authority would be what our Hapū agree upon.

We will notify Sunrise Archaeology of this and they will draft a new Management Plan accordingly.

 When it comes to pump stations if they have a ahigh [sic] rainfall event and or there is flooding and the power goes out these pump stations have a tendency to overflow waste straight into the moana, can you confirm this will be mitigated?

The wastewater storage tank is proposed to mitigate for this. The wastewater flows initially into a wet well, which acts as a smaller storage tank designed to temporarily hold wastewater and contains a pump station to move it through the system. In the event of heavy rainfall or a power failure, if the wet well reaches its full capacity, the flow is diverted to the emergency storage tank to manage the overflow.

Actual overflow to external areas will only occur if both the wet well and the emergency storage tank are filled to capacity. An alarm system is in place to alert the Operations team when wastewater levels get high, allowing them time to address the situation before any overflow can happen.

The Operations team also have generators in the event of a power failure for the pumpstation to continue to run, and sucker trucks can also be deployed.

 Our Hapū would insist on implementing the discovery protocols incase [sic] we find something is unacceptable,

This was included in the draft Management Plans¹ however these draft Management Plans will need to be amended by the Project Archaeologist to suit an Exploratory Heritage Authority. The updated Management Plans will be provided to you for approval.

We will have a cultural monitor on site throughoit [sic] the project.

FNDC will make provisions for this.

Please let me know if you have any questions. I look forward to your feedback.

Ngā mihi,

¹ See pages 3 of the proposed Management Plan for Marreine Place and page 4 of the proposed Management Plan for Tokerau Beach storage.

25 November 2025 - FNDC sent Haititaimarangai a project update

From: Simone Elsmore

Sent: Monday, 25 November 2024 2:42 pm

To: Nina Raharuhi <<u>nraharuhi@gmail.com</u>>

Cc: Sage Wansell <<u>Sage.Wansell@fndc.govt.nz</u>>; Ranjan Khadka <<u>Ranjan.Khadka@fndc.govt.nz</u>> Subject: RE: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

Kia ora Nina,

I hope this email finds you well. I have just received some information on the **Tokerau beach Storage Tank project.**

Martell and I had talked through this project with you earlier on in the year but it has just been sharec with me that draft designs are proposing to remove some vegetation in this area and potentially installation of some bollards.

Note the bollards can change to planting instead and FNDC are open to some suggestions on the bollards.

I have been asked to share the attached designs with you and see if there is any further feedback before finalising the design and sending of the department of conservation concession for this project.

If needed I can organise our Infrastructure engineer to talk this through over a teams call if easier.

Look forward to your feedback.

Thank you for your collaboration and input on this to get this across the line. We are now waiting for the archaeologist to finalise the management plan and then that will be submitted to New Zealand Heritage. Once that has been completed, I believe those are all the permits that will be needed to starting the work for this area.
Ngā mihi,
Simone
Simone Elsmore
27 November 2024 – FNDC sent Haititamarangai draft Archaeological documents for review
On Wed, 27 Nov 2024 at 8:28 AM, Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > wrote:
Kia ora Nina,
Analogies for all the emails but me again and I hope you are well
Apologies for all the emails but the again and thope you are well.
I have just been forward the updated archaeological management plans and assessment for
Marreine Place and Tokerau beach pump storage.
Can hapū please review as we had taken in your feedback about the exploratory feedback that was made.
https://www.dropbox.com/t/Xv0GVB2bKKHoLQhu (Marreine Place)
https://www.dropbox.com/t/biMbyX1M6EutsNcp.(Tokerau Reach storage tank)
Tapes / WWW.diopbox.com//bimby/ThioEdistep (Tokelad Deach storage tank)
We need approval from hapū before Sunrise can prepare the Archaeological Authority application forms.
Look forward to your response.
Ngā mihi,
Simone
Simone Elsmore

27 November 2024 – Haititaimarangai replied to FNDC about review

From: Nina Raharuhi <<u>nraharuhi@gmail.com</u>> Sent: Wednesday, 27 November 2024 8:44 am To: Simone Elsmore <<u>Simone.Elsmore@fndc.govt.nz</u>> Cc: Ranjan Khadka <<u>Ranjan.Khadka@fndc.govt.nz</u>>; Sage Wansell <<u>Sage.Wansell@fndc.govt.nz</u>> Subject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

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Mōrena Simone,

This is great news about both Marriene Place and Tokerau Beach storage tank.

I will get all this information to our relevant Marae Trustees for feedback as soon as possible.

Looking positive!

Ngā mihi

Nina

27 November 2024 – FNDC replied with thanks
From: Simone Elsmore
Sent: Wednesday, 27 November 2024 8:59 am
To: Nina Raharuhi < <u>nraharuhi@gmail.com</u> >
Cc: Ranjan Khadka < <u>Ranjan.Khadka@fndc.govt.nz</u> >; Sage Wansell < <u>Sage.Wansell@fndc.govt.nz</u> >
Subject: RE: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater
Project and Tokerau Beach Storage Tank Project
Kia ora anō Nina,
Thanks for your quick responsel
Yes getting closer and definitely feeling positive 😊
If you need anything or need a hui to go over any of the material please reach out otherwise look
forward to hapū's response.
Ngā mihi,
Simone
Sinole
Simone Elsmore
Team Leader - Infrastructure Consenting
M 64272573566 P 6494015251
Simone.Elsmore@fndc.govt.nz

5 December 2024 – FNDC followed up about review of draft Archaeological documentation

)r	Thu, 5 Dec 2024 at 10:17, Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > wrote:
	Kia ora Nina,
	Just following up on my email below to see if there were any feedback on the designs and/or
	archaeological management plans for both Marreine Place and Tokerau Beach?
	Ngā mihi,
	Simone
	p becentiber 2025 – matitalimarangal reviewed documents and responded with questions
10	om: Nina Kanaruni < <u>nranaruhi@gmail.com</u> >
-	nt Thursday 5 December 2024 11:21 am
ie Co	nt: Thursday, 5 December 2024 11:31 am
ō	nt: Thursday, 5 December 2024 11:31 am Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> >
Se Fo Su	nt: Thursday, 5 December 2024 11:31 am Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > bject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater bject and Tokerau Beach Storage Tank Project
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Se Fo Su Pr	nt: Thursday, 5 December 2024 11:31 am Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > bject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater bject and Tokerau Beach Storage Tank Project
Se To Su Pr	nt: Thursday, 5 December 2024 11:31 am Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > bject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater oject and Tokerau Beach Storage Tank Project CAUTION: This email originated from outside Far North District Council.
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	nt: Thursday, 5 December 2024 11:31 am s Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > bject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater oject and Tokerau Beach Storage Tank Project CAUTION: This email originated from outside Far North District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe. Drena Simone, id try ringing you yesterday but missed you.
56 50 50 70 70 70 70 70 70 70 70 70 70 70 70 70	ht: Thursday, 5 December 2024 11:31 am : Simone Elsmore < <u>Simone.Elsmore@fndc.govt.nz</u> > bject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater oject and Tokerau Beach Storage Tank Project CAUTION: This email originated from outside Far North District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe. Derena Simone, id try ringing you yesterday but missed you.
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there are Pohutukawa trees and various trees and vegetation in the vicinity. According to the

plans these will stay intact?

After re-reading the archaeological management plans and assessment for Marreine Place and Tokerau beach pump storage, I draw your attention to 7.3 Māori Artifacts. Although it is by NZ law that the archaeologists take its direction from, our Hāpu uphold our customary Lore by being custodians of any Māori artifacts that may be found after identifications and recordings have been completed.

I will be onsite for both projects including the archaeologist pre and post examinations.

If the above is agreed upon our Hapu give our consent to go ahead with the projects.

Naku noa

Nina Raharuhi

Hāpu Cultural Monitor

Haitiatimarangai Marae

021 0380394

9 December 2025 – FNDC responded to the questions

On Mon, 9 Dec 2024 at 4:21 PM, Simone Elsmore <<u>Simone.Elsmore@fndc.govt.nz</u>> wrote:

Kia ora Nina,

Apologies I missed your call.

Please see attached the teams response to your questions raised below. If there is any other feedback please let me know.

Can I take your email below as evidence of hapū being happy for us to progress? And if ok can I take a screen shot of your email below to attach to our NZHT application?

FYI - You would have seen an email from the project manager Rhys who will be taking on this work going forward once it hits construction which is very close for Marreine Place.

Ngā mihi, Simone

Attached FNDC letter responding to the questions:

Kia ora Nina,

Thank you for your feedback and questions. Please see below responses to your questions.

 Thank you again for the design plans, I have been onsite to get a proper visual of the area concerned re Tokerau beach waste water storage tank. In regards to the removal of vegetation I would like to see the natural flora returned to its previous state.

There will be a restoration plan in place to rehabilitate the construction site with natural flora in order to return it to its previous state. This will include an indigenous grass seed mix and planting some indigenous shrubbery/trees in construction areas where any shrubbery/trees are removed.

• I also note that there are Pohutukawa trees and various trees and vegetation in the vicinity. According to the plans these will stay intact?

The following design below shows what vegetation that will be removed for the installation of the tank within the red circled area. We are not certain if any Pôhutukawa trees fall in the red circle below as it is difficult to ID a plant from desktop assessment and photos, however ground truthing should be done before any construction occurs.





After re-reading the archaeological management plans and assessment for Marreine Place and Tokerau beach pump storage, I draw your attention to 7.3 Māori Artifacts. Although it is by NZ law that the archaeologists take its direction from, our Hāpu uphold our customary Lore by being custodians of any Māori artifacts that may be found after identifications and recordings have been completed.

Noted. The terminology in the management plan is 'boiler plate' and follows the legal requirements under which we operate. In reality, if we were to encounter any taonga and a cultural monitor were on site they would have every right to recover that item and to then report it to the Ministry of Culture and Heritage.

• I will be onsite for both projects including the archaeologist pre and post examinations.

Noted. FNDC will make provisions for this.

Ngā mihi, FNDC Infrastructure Consenting team

10 December 2024 – Approval from Haititaimarangai for project to progress

From: Nina Raharuhi <<u>nraharuhi@gmail.com</u>> Sent: Tuesday, 10 December 2024 9:07 am To: Simone Elsmore <<u>Simone.Elsmore@fndc.govt.nz</u>> Subject: Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

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Mōrena Simone,

Yes my Hapū are happy for the project to progress.

I have just replied to Rhys and am looking forward to working with him also.

Happy festive season to you and your whanau.

Mauri ora

Nina Raharuhi

22 January 2025 – Update on projects from FNDC

On Wed, 22 Jan 2025 at 12:27 PM, Simone Elsmore <<u>Simone.Elsmore@fndc.govt.nz</u>> wrote:

Kia ora Nina,

I hope this email finds you well!

I wanted to send an update on the following projects:

Tokerau Beach Storage Tank Project:

- The DOC concession was lodged on Monday 13 January 2025
- The New Zealand Heritage application was lodged today and should take approximately 40 working days to process.

Marreine Place Stormwater project:

- The DOC concession has been granted and awaiting final documentation from DOC
- The New Zealand Heritage application was lodged today as well and should take approximately 40 working days to process.
- · NRC consent has been approved by Northland Regional Council.

Once all permits/consents have been obtained I will leave with Rhys to provide further updates on construction moving forward.

Any questions please reach out.

Ngā mihi,

Simone

22 January 2025 – Haititaimarangai response to FNDC update

Outlook

Re: FW: Archaeological Management Plans and Assessments for Marreine Place Stormwater Project and Tokerau Beach Storage Tank Project

From Nina Raharuhi <nraharuhi@gmail.com>

Date Wed 1/22/2025 12:34 PM

To Simone Elsmore <Simone.Elsmore@fndc.govt.nz>

Cc Rhys Davies <Rhys.Davies@fndc.govt.nz>; Sage Wansell <Sage.Wansell@fndc.govt.nz>

Some people who received this message don't often get email from nraharuhi@gmail.com. Learn why this is important

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Tēnā koe Simone,

That's great, thanks for the update. Possibly end of February/March once all the concessions etc are obtained.

Look forward to hearing from Rhys. Ngā mihi Nina Raharuhi