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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

- ✔ **Land Use**
- ◯ **Fast Track Land Use***
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Certificate of Compliance (s.139)**
- ◯ **Extension of time (s.125)**
- ◯ **Discharge:** Total voume = _____ m³
  Note; volumes >3m³ requires NRC Consent.
- ◯ **Subdivision**
- ◯ **Existing Use Certicicate (s.139A)**
- ◯ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Other (please specify)** _____

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

3. Would you like to opt out of the fast track process?

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Solid Holdings Limited

Email: [redacted]

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Steven Sanson - Bay of Islands Planning

Email: [redacted]

Phone number:

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

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

7. Details of property owner/s and occupier/s

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

Name/s: Solid Holdings Limited

Property address/
location: [redacted]

8. Application site details

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

Name/s: Solid Holdings Limited

Site address/ location: Industrial Way, Waipapa

Postcode

Legal description: Lot 5 DP 69740 **Val Number:**

Certificate of title: NA25C/985

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

Proposal for industrial sheds to be consented on the site.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

◯ **2009** ◯ **2023**

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☑ **Yes** ☐ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- ☑ **Flooding**
- ☐ **Landslips**
- ☐ **Coastal Erosion**
- ☐ **Coastal Inundation**
- ☐ **Active Faults**
- ☐ **Liquefaction**
- ☐ **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. 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**

15. Draft conditions:

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

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

16. 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) See billing details attached

Email:

Phone number: Work Home

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

Postcode

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

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

Name: (please write in full)

Signature:
(signature of bill payer)

Date

MANDATORY

17. 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.

18. 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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

13. Billing Details:

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

Name/s: (please write all names in full) SOLID HOLDINGS LTD

[redacted]

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

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

Name: Brad Lupi (please print)

[redacted] (signature of bill payer – mandatory) Date: 19/08/21

BAY OF ISLANDS PLANNING LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

Re: Application for Resource Consent for Proposed Industrial Sheds on Lease Areas L2 and L3 – Industrial Way, Waipapa (Lot 5 DP 69740)

Our client, Solid Holdings Limited, seeks resource consent to establish two industrial sheds (each 40m x 20m) on Lease Areas L2 and L3 within the wider development site at Industrial Way, Waipapa, legally described as Lot 5 DP 69740.

The site is zoned Rural Production under the Operative Far North District Plan, (**ODP**) and Heavy Industrial Zone under the notified Proposed Far North District Plan (**PDP**).

Resource consent is required for non-compliance with the stormwater management standard (impervious surface coverage) under Rule 8.6.5.1.3 and the scale of activities standard under Rule 8.6.5.1.11 of the Rural Production Zone. The application is therefore assessed as a Discretionary Activity under Rule 8.6.5.4(c) of the ODP.

This application is accompanied by:

- This Assessment of Environmental Effects (**AEE**)
- Record of Title & Relevant Instruments NA25C/985 as **Appendix A**.
- Scheme Plan prepared by Donaldsons Registered Land Surveyors (Ref 8728), showing the proposed shed locations on Lease Areas L2 and L3 as **Appendix B**.
- Stormwater details for the proposed detention pond on L3 as **Appendix C**.
- Background details associated with previous consents as **Appendix D**.

Please do not hesitate to contact us should you require any further information.

Yours sincerely,

Steven Sanson

Consultant Planner

Bay of Islands Planning (2022) Limited

1. INTRODUCTION

Solid Holdings Limited (the **Applicant**) seeks resource consent from the Far North District Council (**Council**) to establish two industrial sheds on Lease Areas L2 and L3 within Lot 5 DP 69740, Industrial Way, Waipapa. Each shed is proposed to be 40 metres by 20 metres (800m^2 footprint each), and they will be used for industrial purposes consistent with the wider development of the site.

The site is zoned Rural Production in the ODP. As discussed in Section 5 of this report, the proposed impervious surface coverage resulting from the sheds on L2 and L3, combined with existing and consented coverage across Lot 5, is expected to exceed the 15% permitted threshold under Rule 8.6.5.1.3 of the ODP.

In addition, the allocation of 10 persons per lease area across L2 and L3 results in non-compliance with the scale of activities standard under Rule 8.6.5.1.11. Consent is therefore required as a **Discretionary Activity**.

Lot 5 DP 69740 is a large 8.941-hectare parcel that is progressively being developed with a range of industrial and commercial activities under multiple lease areas. Importantly, the site has not yet been formally subdivided, and all activities are therefore assessed against the Rural Production Zone provisions of the ODP. It is noted that the notified PDP proposes to rezone this land to Heavy Industrial Zone, reflecting the de facto industrial character of the wider Waipapa industrial estate. This report has been prepared in accordance with Schedule 4 of the Resource Management Act 1991 (**RMA**) and provides an assessment of the environmental effects of the proposal.

2. SITE DESCRIPTION

2.1 Location and Legal Description

The subject site is legally described as Lot 5 DP 69740, with a total area of 8.941 hectares (as per Record of Title NA25C/985). It is held in fee simple by Solid Holdings Limited and is situated on the eastern side of State Highway 10, Waipapa. On its western extent, the site is adjoined by the Kerikeri River.

Figure 1 - Site [Source: Prover]

The areas to which this application specifically relates are Lease Areas L2 (approximately 3,915m^2) and L3 (approximately 5,327m^2), as identified on the Donaldsons Scheme Plan (Ref 8728). These lease areas are located in the central-western portion of the wider Lot 5 site, generally to the west of the existing internal road network (Industrial Way).

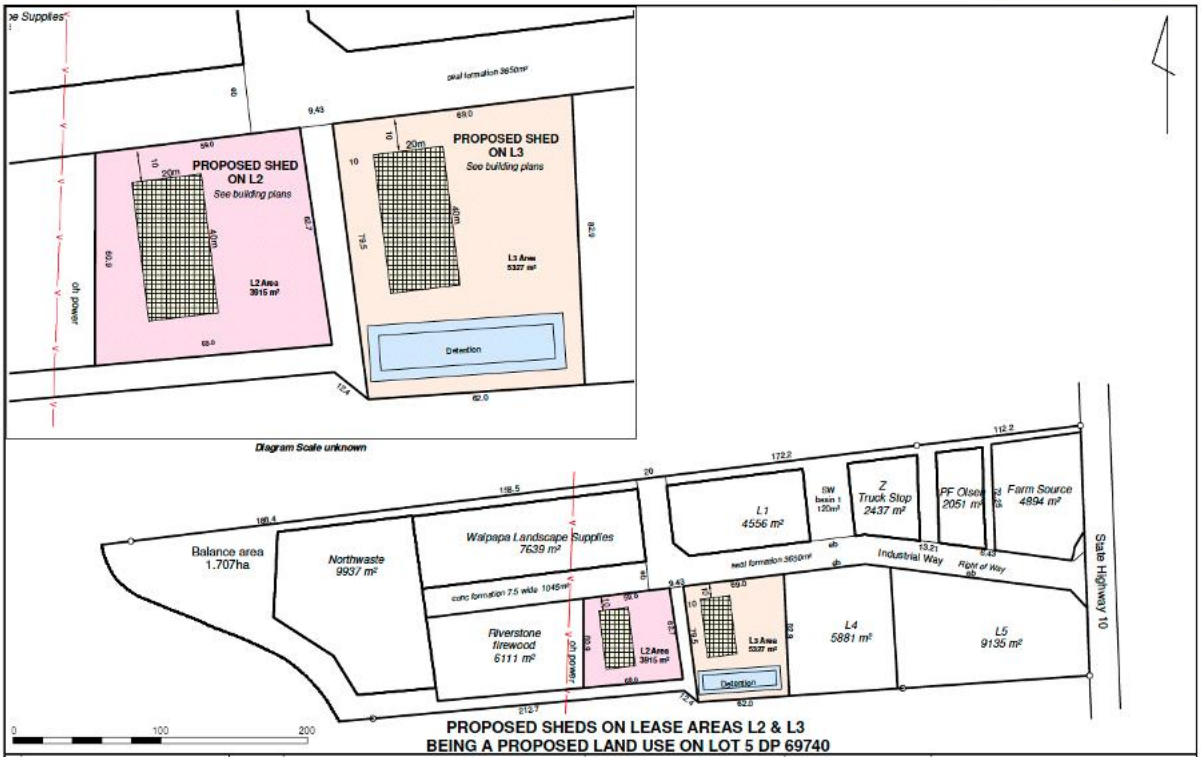


Figure 2 – Lease Areas [Source: Donaldson]

2.2 Zoning & Overlays

Under the ODP the site is within the Rural Production Zone and adjoins the Kerikeri River which is zoned as Lakes and Rivers. Given its location next to the River, the site is subject to river flooding as mapped by FNDC and the Northland Regional Council (**NRC**). Whilst the overall site is implicated, the lease areas subject to this consent are located outside of these mapped flooding extents.

In terms of other hazards, the site is a known HAIL site as mapped by NRC and shown in Figure 5 below. While this overlay has tainted the entire site, the actual uses are specific to activities undertaken on other parts of the site and lease areas. None of the activities listed have occurred on the proposed lease areas.

Lastly, the PDP has zoned the site as Heavy Industrial which reflects the sites and wider areas transition to industrial uses. The soils are classified as Class 3.

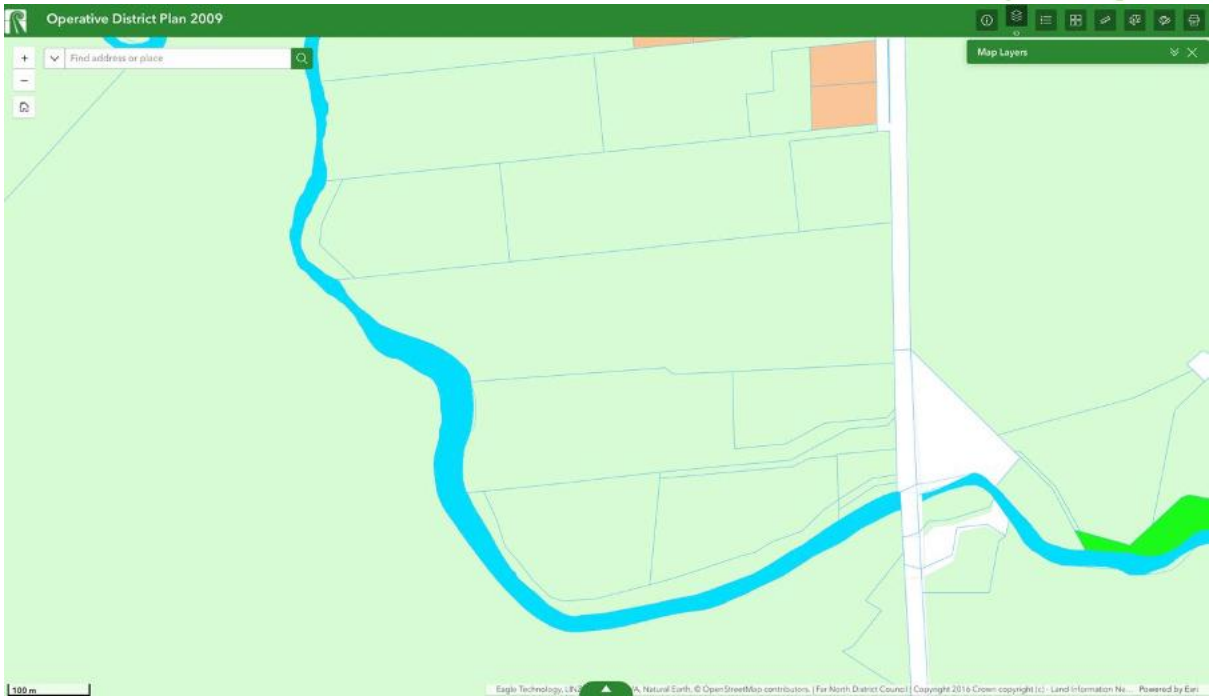


Figure 3 – Rural Production Zone [Source: FNDC]

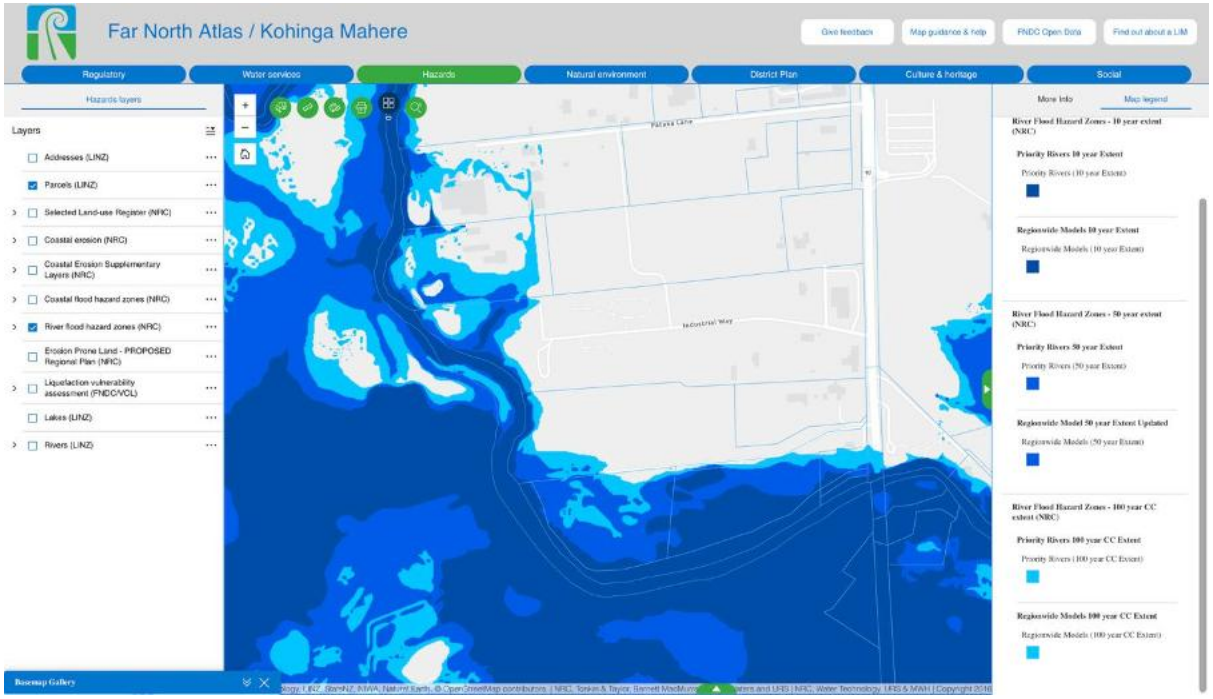


Figure 4 – River Flooding Hazard [Source: FNDC]

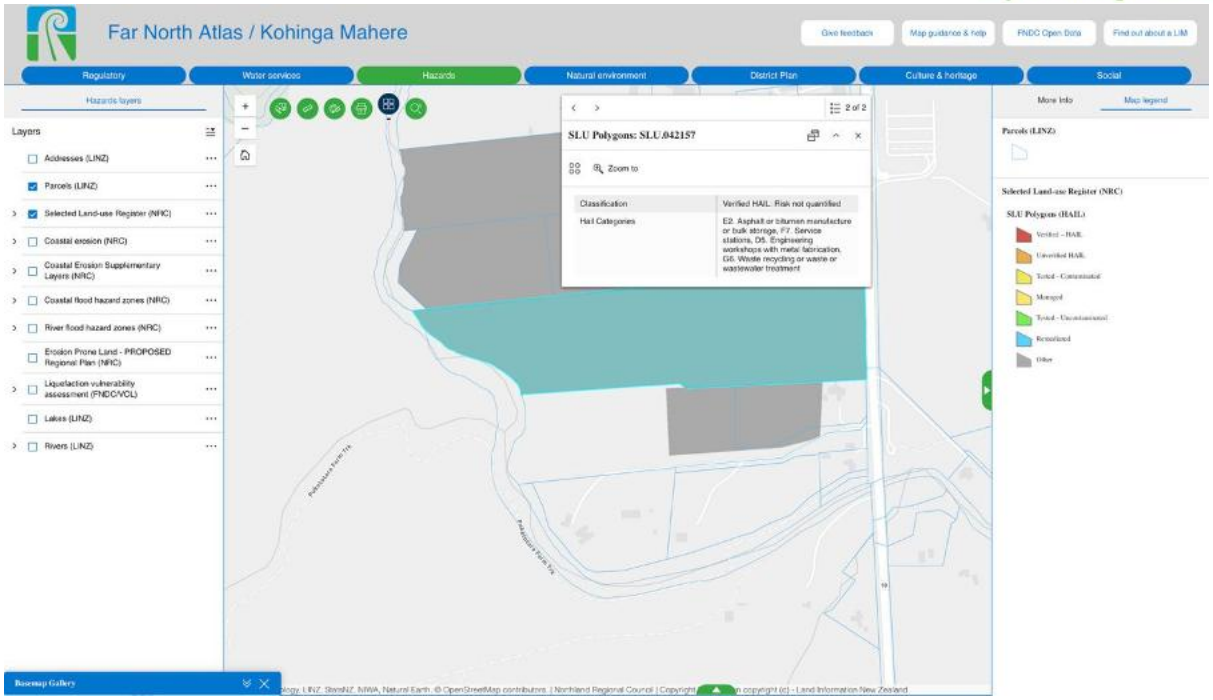


Figure 5 – HAIL [Source: FNDC]

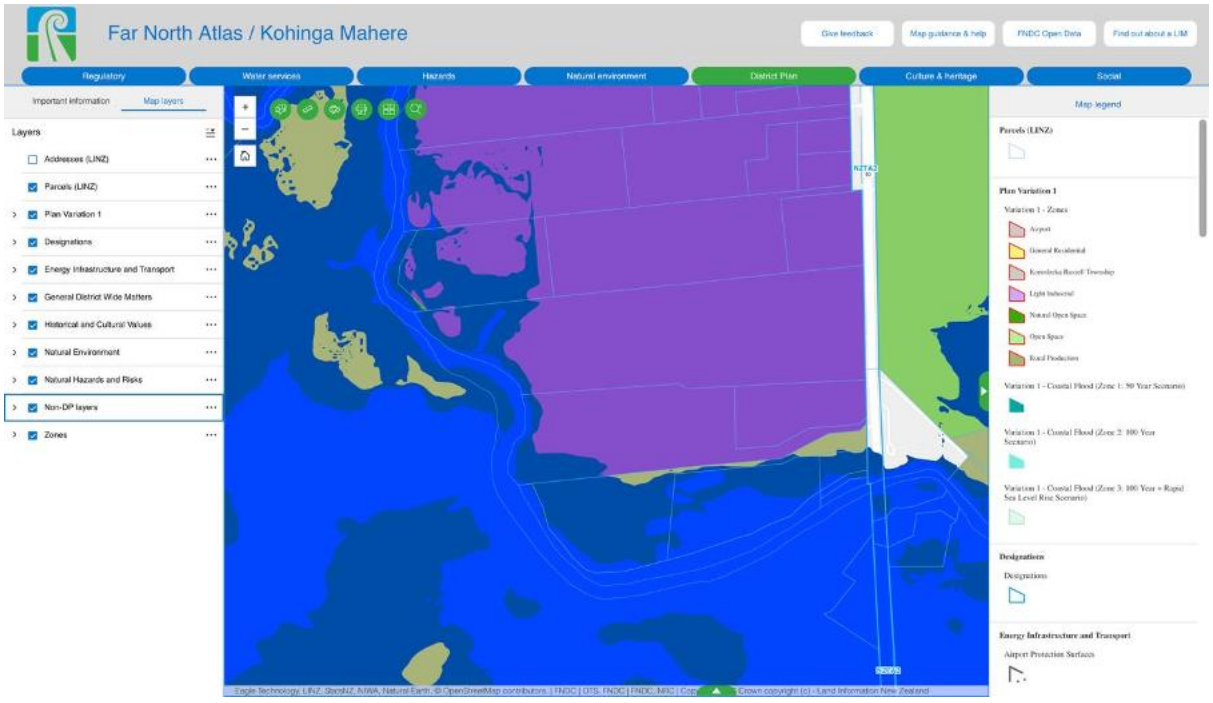


Figure 6 – Heavy Industrial Zone & River Flooding - PDP [Source: FNDC]

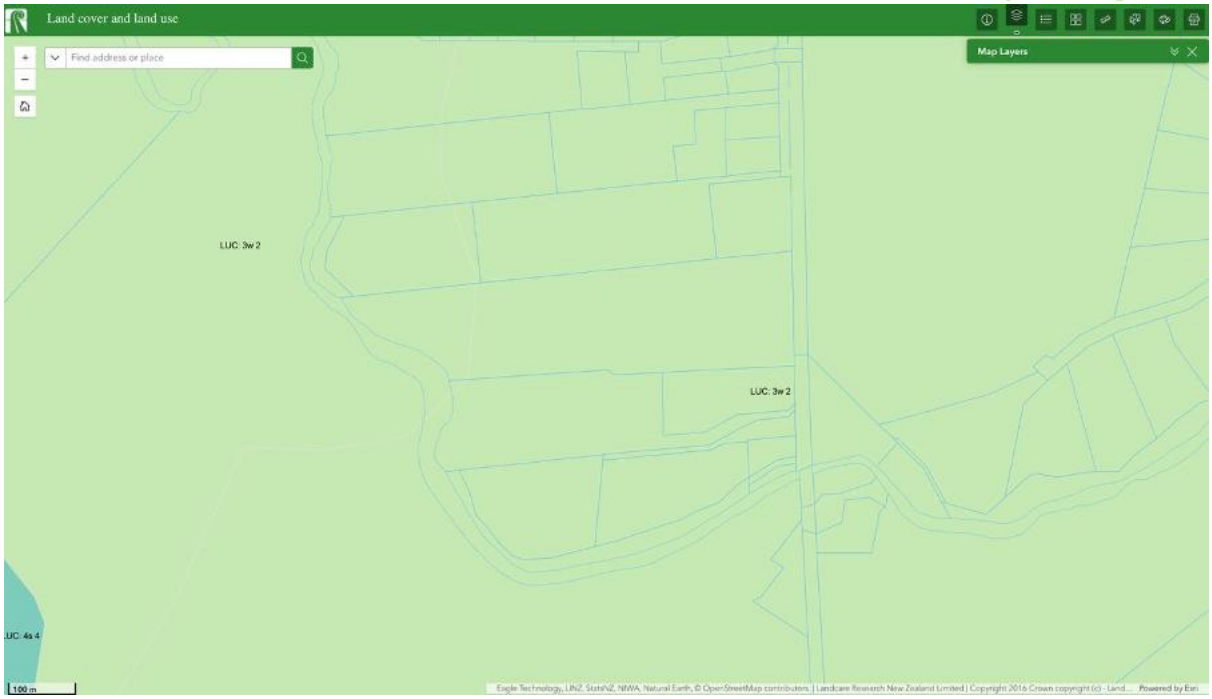


Figure 7 – Class 3 Soils [Source: FNDC]

2.3 Existing Site Character and Surrounds

Lot 5 DP 69740 is a large, predominantly flat to gently undulating site that has progressively transitioned from a rural character to an established industrial estate. The site supports a wide range of existing land uses across multiple lease areas, including:

- Farm Source Waipapa
- Z Waipapa Truck Stop
- Bay of Islands Gas
- Northland Waste Kerikeri Re:Sort Resource Recovery Park
- NT Engineering
- Waipapa Landscape Supplies
- Gas & Tyre Waipapa

The proposed lease areas L2 and L3 are currently undeveloped, comprising formed ground awaiting further industrial development, consistent with the pattern of development across the wider site.

The surrounding environment reflects the established industrial character of the Waipapa industrial estate. State Highway 10 forms the eastern boundary of the wider site, providing the primary transport link.

To the north is the Waipapa Pine Sawmill. Twin Coast Marine and ATJ Hire Waipapa adjoin to the south. Rural land lies to the east and west. A residential dwelling exists on an adjoining property immediately to the north of Lot 5, on land that is also proposed to be rezoned Heavy Industrial under the notified PDP.

The wider site benefits from the previously consented stormwater and access infrastructure, including the internal road (Industrial Way) and a series of stormwater detention areas, which have been designed to accommodate development of Lot 5.

2.4 Record of Title

Identifier	Legal Description	Area	Registered Owner
NA25C/985	Lot 5 DP 69740	8.941ha	Solid Holdings Limited

A copy of the Record of Title is attached at **Appendix A**. The title is subject to a right of way easement and associated land covenants. The site is also subject to a Gazette Notice declaring the adjoining State Highway to be a limited access road.

3. BACKGROUND

3.1 A Single Title, Progressively Developed

Lot 5 DP 69740 is a single undivided freehold title of 8.941 hectares. As it has not yet been formally subdivided, all activities across all lease areas are assessed against a single site under the ODP.

This is an important starting point for understanding this application, because it means that the permitted thresholds for impervious coverage, building coverage, persons on site and traffic movements are calculated across the full 8.941ha.

In practical terms, Lot 5 operates as an industrial estate with multiple tenants occupying separate lease areas under licences from Solid Holdings Limited. Each lease area comes forward for development sequentially as tenants are secured, with each new activity assessed against the cumulative consented position already established on the site.

For the avoidance of doubt, the leasehold arrangements over the individual lease areas do not constitute subdivision under the RMA. Section 218(1)(c) of the RMA provides that an agreement to lease land for a term of 35 years or less (including renewals) does not amount to a subdivision of land. It is confirmed that no term exceeding the above will be permissible.

The licences granted by Solid Holdings Limited over each lease area are for terms within that threshold and accordingly no subdivision consent is required in respect of those arrangements. The single title status of Lot 5 is maintained for the purposes of assessing all resource consent applications, including this one.

The proposed sheds on L2 and L3 are the next two lease areas in that sequence. Whilst the size of the sheds have been generally confirmed the actual use will need to be considered at time of building consent. If the specific activities are outside of the activities specified under this consent, then additional land use consents may be required.

3.2 The Foundational Consent: RC2190448 (2019)

RC2190448, granted on 30 September 2019, is the foundational consent for development of Lot 5. It authorised the shared site-wide infrastructure and the initial land use framework, and its significance to this application is that it established the cumulative envelope within which all subsequent development on the site is assessed. Specifically, it provided for:

- The construction of Industrial Way the internal private road connecting all lease areas to State Highway 10 via Crossing Point 76 (CP76). This intersection was designed with a channelised right-turn and auxiliary left-turn treatment in accordance with NZTA requirements and was sized to accommodate the traffic generation anticipated from the complete development of the site.

- A site-wide stormwater network, including earthworks, drainage infrastructure and detention infrastructure designed to manage runoff from the build-out of Lot 5. This approach is also mirrored in this application.
- Initial buildings on several lease areas, and an overall cumulative assessment of the effects of the complete development of Lot 5 against the applicable Rural Production Zone standards, including: a maximum of 193 daily one-way traffic movements to State Highway 10; a total consented impervious surface coverage of 43,007m^2 (48.1% of the site); and a maximum of 20 persons on site not residing on site across the whole of Lot 5.

It is important to note that while RC2190448 assessed the cumulative effects of the complete development of Lot 5, not all of the consented development was physically constructed at that time.

The shared infrastructure Industrial Way and the CP76 intersection upgrade was built out in full. Whilst Shed 1 has been completed, Shed 2 was not. As discussed in more detail below, Shed 2 required additional land use consents, which is commensurate with the approach here of applying for consent for a general building envelope with further details to follow.

RC2190448 has now lapsed but was considered to be given effect to, despite Shed 2 not being constructed.

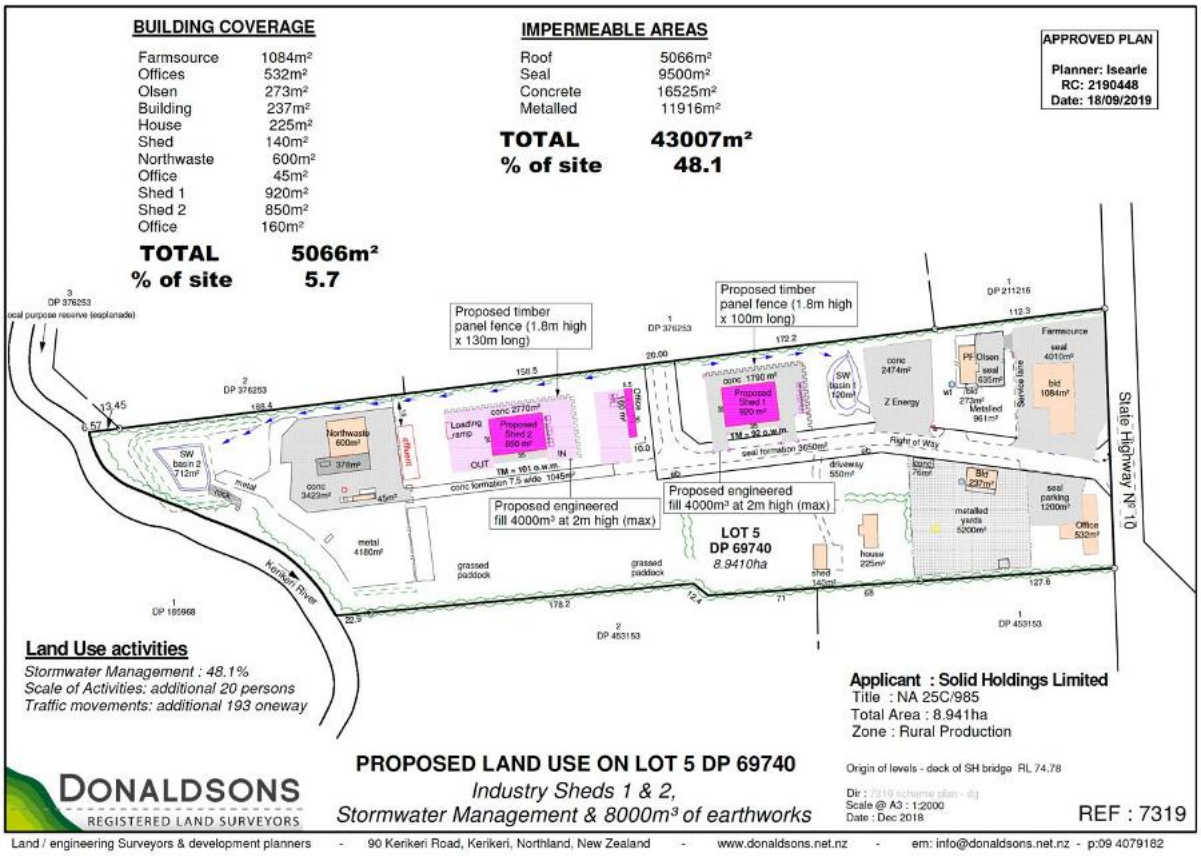


Figure 8 – RC2190448 Approved Plan showing proposed sheds on L2 and L3 [Source: Donaldsons]

3.3 Subsequent Development: RC2240490 (2024)

The first lease area to be developed after RC2190448 was the Gas & Tyre lease area (designated L1 on the latest Donaldsons scheme plan). The Gas & Tyre workshop building was constructed

under Building Consent EBC-2024-552, granted 12 March 2024. Subsequently, resource consent RC2240490 was granted on 29 September 2024 for an LPG storage and distribution facility as an additional activity within the Gas & Tyre lease area.

RC2240490 is directly relevant to this application because it is the most recent consent to assess the cumulative effects of development on Lot 5 against the Rural Production Zone standards, and it establishes the consented baseline from which this application is assessed.

Key findings from that consent that carry forward to this application are:

- The consented impervious surface coverage across Lot 5 was confirmed at 43,221.88m^2 (48.3% of the site area), already well in excess of the 15% permitted standard under Rule 8.6.5.1.3. That non-compliance was addressed through the consent, and this application proceeds on the same consented basis.
- The persons-on-site allocation for the Gas & Tyre lease area was assessed at 10 persons under Rule 8.6.5.1.11. That figure was assessed against the overall permitted maximum for the whole of Lot 5 (20 persons across the 8.941ha site). The approach of allocating 10 persons per lease area is the precedent that this application follows for L2 and L3 (i.e this application proposes an additional 20 persons).
- The traffic movements associated with the Gas & Tyre lease area were assessed at 50 daily one-way movements under RC2240490, drawn from the 193-movement budget consented for the complete site under RC2190448. The CP76 intersection was confirmed as capable of safely accommodating all anticipated movements from the full development of Lot 5. Consistent with that precedent, this application proposes an allocation of 50 daily one-way movements for each of L2 and L3, being 100 movements in total across both lease areas (leaving a balance of 43 movements in the 'budget').

3.4 The Consented Baseline for This Application

Drawing together the above, the consented position across Lot 5 immediately before this application is as follows. This is the baseline against which the rules assessment in Section 5 and the effects assessment in Section 6 are conducted.

Standard / Rule	Permitted Limit	Consented Position (before L2 & L3)	Sought for L2 & L3 (this application)
Impervious surface coverage (Rule 8.6.5.1.3)	15% (13,412m^2)	43,221.88m^2 (48.3%) – consented under RC2190448 and RC2240490	Additional 1,600m^2, which results in 44,821.88m^2 in total coverage (50.13%) of the site. Requires consent.
Persons on site not residing (Rule 8.6.5.1.11)	20 persons approved (i.e 10 per shed). 10 persons allocated to Gas & Tyre (L1) under RC2240490.	10 persons (Gas & Tyre, L1) under RC2240490.	10 persons per lease area (20 total across L2 & L3). Requires consent.
Daily one-way traffic movements (Rule 15.1.6A.1)	30 permitted; 193 consented (RC2190448)	50 movements (Gas & Tyre, L1) under RC2240490.	L2 and L3 allocated 50 movements each (100 total). No consent required.

The table above makes clear that this application is not starting from a clean slate. Both rule non-compliances impervious coverage and scale of activities are continuations of an already-

consented position, assessed incrementally against a framework established in 2019 and confirmed in 2024.

The task for this application is not to re-justify that overall framework, but to demonstrate that the specific additions proposed for L2 and L3 are consistent with it and that any additional environmental effects are no more than minor.

4. DESCRIPTION OF PROPOSAL

Resource consent is sought for the establishment of two industrial sheds on Lot 5 DP 69740, one on Lease Area L2 and one on Lease Area L3. The proposed sheds are identical in scale and design, each measuring 40 metres x 20 metres, providing a building footprint of 800m^2 per shed and a combined building footprint of 1,600m^2.

The sheds are proposed to be used for general industrial purposes[1], appropriate to the developing industrial character of the Waipapa industrial estate. The specific tenants and end uses will be determined through future processes, but are expected to be consistent with the range of industrial activities already established on the site.

5. STATUTORY FRAMEWORK AND REASONS FOR CONSENT

5.1 National Environmental Standards

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

The site has been identified on Northland Regional Council's GIS mapping as a HAIL site, with classifications relating to various activities across the wider lease areas (including service station operations and engineering workshops). However, none of these activities have occurred or are proposed within Lease Areas L2 or L3 specifically.

The proposed activity does not involve removal of a fuel storage tank, soil sampling, subdivision, or a change in land use as defined by the NESCS. The NESCS is therefore not considered to be triggered by this application.

National Environmental Standards for Freshwater 2020 (NESFW 2020)

The application site and the proposed L2 and L3 lease areas do not contain any existing wetlands or waterways, nor are they within proximity to any such features. The NESFW 2020 is not considered relevant to this application.

5.2 National Policy Statements

National Policy Statement for Highly Productive Land (NPS-HPL)

The NPS-HPL applies to land that is classified as Highly Productive Land. As shown on Figure 6 above, the site contains Class 3 soils under the New Zealand Land Resource Inventory, which would ordinarily bring land zoned Rural Production within the scope of the NPS-HPL. The NPS-HPL directs that territorial authorities avoid the inappropriate use or development of highly productive land for activities that are not land-based primary production.

[1] For example, those uses listed under the Industrial Activities table in Appendix 3A of the Operative Far North District Plan, which includes but is not limited to industrial units, distribution centres, bulk warehousing, contractors depots, packhouses and port/ sea terminals.

However, land is expressly excluded from the definition of Highly Productive Land where it is subject to a Council-initiated, or adopted, notified plan change to rezone it from general rural or rural production to urban or industrial.

The Proposed Far North District Plan was notified on 27 July 2022 prior to the NPS-HPL's critical cut-off date of 17 October 2022 and proposes to rezone Lot 5 DP 69740 to the Heavy Industrial Zone. The site therefore falls outside the definition of Highly Productive Land under the NPS-HPL, and the NPS-HPL does not require any further consideration in this application.

National Policy Statement on Natural Hazards Decision-Making (NPS-NHF)

The NPS-NHF (operative July 2024) requires consent authorities to consider natural hazard risk when making decisions under the RMA. The policy direction is to avoid placing people and property at undue risk from natural hazards and to take a risk-based approach to land use decision-making.

River flooding is identified as a natural hazard affecting part of Lot 5 DP 69740, as shown on the FNDC and NRC mapping and illustrated in Figures above. The flood hazard is associated with proximity to the Kerikeri River, which runs along the western boundary of the site.

As is clear from the mapping, this hazard is confined to the western portion of the wider Lot 5 site. The proposed L2 and L3 lease areas are situated on the eastern side of Lot 5, well removed from the flood hazard extent. The proposed sheds on L2 and L3 are therefore not located in or near the flood hazard area and will not be at risk from river flooding.

The proposal is therefore consistent with the objectives and policies of the NPS-NHF. Development is not being placed in a hazardous location; rather, the sheds are sited on the portion of Lot 5 that is demonstrably free of the identified flood hazard.

The stormwater detention pond proposed on L3 will further manage any localised stormwater risk associated with the additional impervious surfaces.

National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS-FM 2020 sets national direction for the management of freshwater. The Kerikeri River, which forms the western boundary of the wider Lot 5 site, is a relevant freshwater body in the vicinity. The proposed L2 and L3 lease areas are located on the eastern side of Lot 5, at a significant distance from the river, and no activities are proposed that would directly discharge to or alter the flow or quality of the river.

Stormwater from L2 and L3 will be directed to and attenuated within the L3 detention pond before discharging to the existing site drainage system, consistent with the established stormwater management approach for Lot 5. The proposal is consistent with the NPS-FM 2020.

National Policy Statement for Urban Development 2020 (NPS-UD)

The NPS-UD 2020 applies to urban environments as defined within its scope. Waipapa is not classified as a Tier 1 or Tier 2 urban environment for the purposes of the NPS-UD, and the Far North District is not subject to the more intensive obligations of the NPS-UD. The NPS-UD is therefore not of direct relevance to this application, although FNDC is a Tier 3 council. Parking constraints are therefore no longer applicable.

5.3 Operative Far North District Plan – Rural Production Zone

The site is located within the Rural Production Zone of the ODP. The applicable performance standards are assessed in Table 1 below.

Table 1 – Rural Production Zone Performance Standards Assessment

Rule	Standard	Performance / Assessment
8.6.5.1.1 Residential Intensity	One unit per 12ha	No residential development proposed. **Complies**
8.6.5.1.2 Sunlight	Buildings within building recession plane envelope	The proposed sheds are single-storey industrial buildings that will comply with recession plane requirements. **Complies**
8.6.5.1.3 Stormwater Management	Maximum 15% of gross site area in buildings and impervious surfaces	Lot 5 already exceeds 15% impervious coverage under existing consented development (RC2190448). The proposed sheds on L2 and L3 will further increase impervious coverage. **Discretionary Activity**
8.6.5.1.4 Setback	Buildings setback 10m from site boundary	Complies. The proposed sheds will be setback at least 10m from all site boundaries as shown on the Scheme Plan. **Complies**
8.6.5.1.5 Transportation	Refer Chapter 15	See Section 5.3 below. **Complies**
8.6.5.1.6 Keeping of Animals	N/A	N/A **Complies**
8.6.5.1.7 Noise	0700–2200: 65dBA L10; 2200–0700: 45dBA L10 and 75dBA Lmax at notional boundary of any dwelling in rural zone	Industrial shed use will be limited to daytime hours. No noise-generating plant is proposed at this stage. **Complies**
8.6.5.1.8 Building Height	Maximum 12m	The proposed sheds will be standard industrial portal-frame structures well within the 12m height limit. **Complies**
8.6.5.1.9 Helicopter Landing	N/A	N/A **Complies**
8.6.5.1.10 Building Coverage	Maximum 12.5% of gross site area	Under RC 2190448, 5,066m2 (5.7%) coverage was established. RC2240490 developed 914.88m^2 of building coverage, being less than the 920m^2

		anticipated which is 5,980.88m^2 (6.69%). An additional 1,600m^2 is proposed which results in 7,580.88m^2 (8.48%). **Complies**
8.6.5.1.11 Scale of Activities	Maximum 20 persons previously approved.	The site has been approved for up to 20 persons under RC2190448. This application seeks a further allocation of 10 persons per lease area / shed (20 persons in total) for L2 and L3, bringing the total allocated to 30 of the 20 permitted. **Complies**
8.6.5.1.12 Temporary Actvities	N/A	N/A **Complies**

In summary, the application is non-compliant with Rule 8.6.5.1.3 (Stormwater Management) and Rule 8.6.5.1.11 (Scale of Activities), and is therefore a Discretionary Activity pursuant to Rule 8.6.5.4(c) of the ODP.

5.3 Transportation

Table 2 – Transportation Standards Assessment

Rule	Standard	Performance / Assessment
15.1.6A.1 Traffic Movements	30 daily one-way traffic movements permitted to State Highway	The traffic movements to and from the site via Industrial Way and the SH10 intersection (CP76) were assessed under RC2190448 for the full development of Lot 5. The intersection was designed and upgraded to accommodate the complete anticipated traffic generation from the site. The proposed sheds are consistent with this assessment. **Complies**
15.1.6A.2 Traffic Intensity	Industrial Activity: 10 TIF per 100m^2 Gross Business Area	Based on a GBA of approximately 1,600m^2 (2 x 800m^2), the traffic intensity factor is 160. Consistent with the per-lease-area precedent under RC2240490, an allocation of 50 daily

		one-way movements is sought per lease area (100 total across L2 and L3). The cumulative total across all lease areas (50 for Gas & Tyre L1 + 100 for L2 & L3 = 150) remains within the 193-movement budget consented under RC2190448. This will be accommodated within the overall traffic generation accounted for under RC2190448 for the full development of the site. **Complies**
15.1.6B.1.1 Car Parking	1 per 100m^2 GBA for industrial activity	The Far North District Council is a Tier 3 council under the National Policy Statement for Urban Development 2020 (NPS-UD). The NPS-UD requires Tier 3 councils to remove minimum parking requirements from their district plans. FNDC has given effect to this requirement and minimum parking standards no longer apply. No minimum carparking is therefore required for this application. **Complies**
15.1.6C Access	Various access requirements	Each lease area will be established over time with a vehicle crossing from Industrial Way in accordance with Engineering Standards. No other upgrades are considered to be required, given the standard and formation previously promoted through consents. **Complies**

5.4 District-Wide Rules

Table 3 – District-Wide Standards Assessment

Chapter	Rule	Assessment
12.1 Landscape & Natural Features	Outstanding Landscape provisions	No outstanding landscapes or features apply to this site. **Complies**
12.2 Indigenous Flora and Fauna	Indigenous Vegetation Clearance	No indigenous vegetation on L2 or L3. **Complies**

12.3 Earthworks	Max 5,000m^3 excavation/fill per 12 months; max 1.5m cut or fill	Earthworks to prepare building platforms for L2 and L3 are anticipated to be minor and well within the 5,000m^3 threshold. No cut or fill exceeding 1.5m is proposed. **Complies**
12.4 Natural Hazards	Coastal hazard; fire risk provisions	The western portion of Lot 5 is identified as within a floodplain; however, the proposed L2 and L3 lease areas are located on the eastern portion of the site, well separated from this flood hazard area. No residential units are proposed. **Complies**
12.5 Heritage	Notable trees; heritage buildings; archaeological sites	No scheduled heritage items on or near L2 or L3. **Complies**
12.7 Lakes, Rivers, Wetlands	Setbacks from waterways; freshwater provisions	No waterways, lakes or wetlands on or adjacent to L2 or L3. **Complies**
12.8 Hazardous Substances	Storage and use of hazardous substances	No hazardous substances are proposed as part of this application. **Complies**
16 Signage	Directional and health and safety signage	Any signage associated with the sheds will comply with permitted activity standards. **Complies**

5.5 Proposed Far North District Plan

Table 4 – PDP Rules with Legal Effect

Rule	Standard	Performance / Assessment
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource. HS-R5, HS-R6, HS-R9	Not indicated on Far North Proposed District Plan. **Complies**

development within an SNA – which is not mapped		
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not indicated on Far North Proposed District Plan. **Complies**
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not indicated on Far North Proposed District Plan. **Complies**
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not indicated on Far North Proposed District Plan. **Complies**
Sites and Areas of Significance to Māori (Property specific) Applied when a	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not indicated on Far North Proposed District Plan. **Complies**

property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)		
Ecosystems and Indigenous Biodiversity SNA are not mapped	All rules have immediate legal effect (IB-R1 to IB-R5)	Not indicated on Far North Proposed District Plan. **Complies**
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not indicated on Far North Proposed District Plan. **Complies**
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Earthworks required to establish the development will be in accordance with the relevant standards including GD-05 and will have an ADP applied. **Complies**
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not indicated on Far North Proposed District Plan. **Complies**
Orongo Bay Zone	Rule OBZ-R14 has partial immediate	Not indicated on Far North Proposed District Plan.

(Property specific as rule relates to a zone only)	legal effect because RD-1(5) relates to water	**Complies**
Subdivision Rules refer to environmental benefit subdivision. Subdivision of sites within a heritage overlay, containing a scheduled heritage resource, Māori site/area of significance or SNA.	The following rules have immediate legal effect SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17.	Not indicated on Far North Proposed District Plan. **Complies**

Overall, no consents are required under the PDP.

5.6 Activity Status Summary

The proposed development is assessed as a Discretionary Activity pursuant to Rule 8.6.5.4(c) of the Operative Far North District Plan, due to non-compliance with the stormwater management standard (Rule 8.6.5.1.3) and the scale of activities standard (Rule 8.6.5.1.11).

All other applicable performance standards are met or exceeded.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

This assessment has been prepared in accordance with Section 88(2)(b) of the RMA and Clause 1(d) of Schedule 4, in sufficient detail to correspond with the scale and significance of the effects that the proposal may have on the environment.

6.1 Positive Effects

In assessing the effects of any proposal, it is important to consider positive effects alongside potential negative effects. For this application, the following positive effects are identified:

- The proposed industrial sheds will provide high-quality industrial premises for businesses serving the Waipapa, Kerikeri and wider Bay of Islands communities, supporting local employment and economic growth in the Far North.
- The development is consistent with the long-term development intent for Lot 5 and the Waipapa industrial estate, which has progressively evolved to serve the regional industrial and commercial needs of Northland.
- By providing new industrial premises within the established industrial estate, the development supports the efficient use and development of land that is already committed to industrial purposes, avoiding pressure on other rural or greenfield sites.

6.2 Permitted Baseline

Under Rule 8.6.5.1.3 of the ODP, the storage and use of impervious surfaces in the Rural Production Zone is subject to a 15% permitted threshold. The site already exceeds this threshold under the previously consented development (RC2190448). There is therefore no relevant permitted baseline for the purposes of this assessment; any further impervious area requires resource consent.

It is nonetheless noted that the development of industrial sheds for lease on a large lot such as Lot 5 DP 69740 is a recognised and common industrial activity in this environment, and the existing consented character of the site is clearly industrial in nature.

6.3 Stormwater Effects

The key matter for assessment in this application is the stormwater management effect arising from the additional impervious surface coverage proposed on L2 and L3.

The two proposed sheds will generate a combined building footprint of 1,600m^2 (2 x 800m^2). In addition, associated hardstand and vehicle manoeuvring areas within each lease area will further contribute to the total impervious surface area. The cumulative increase in impervious surfaces will need to be managed to avoid adverse stormwater effects on the wider site and the surrounding environment.

A key feature of the proposal is the inclusion of a dedicated stormwater detention pond on Lease Area L3. This detention pond is specifically designed to attenuate stormwater runoff from the additional impervious surfaces on L2 and L3, ensuring that post-development peak flows do not exceed pre-development flows for relevant design storm events. The detention pond will direct treated stormwater into the existing site drainage network and ultimately to the Kerikeri River via the established stormwater management system for Lot 5.

Detailed stormwater calculations found in Appendix C have a total available storage volume of 692 cubic meters. For the critical 100-year storm event, the pond utilizes 629 cubic meters of storage, reaching a maximum elevation of 100.928 m.

The routing calculations demonstrate that the 100-year post-development peak flow is attenuated to 0.0765 cms, effectively reducing it below the pre-development natural peak flow of 0.0802 cms.

While the 2-year and 10-year post-development attenuated flows (0.0098 cms and 0.0329 cms, respectively) are marginally higher than the pre-development baseline (0.0080 cms and 0.0325 cms), this variance is practically negligible in the context of the wider site's established stormwater network.

Overall, the detention structure ensures that any adverse stormwater effects on the receiving environment are appropriately managed and remain no more than minor

In summary, the proposed stormwater management approach via the L3 detention pond is considered appropriate and consistent with the stormwater management approach adopted for the wider Lot 5 development.

6.4 Visual Amenity Effects

The proposed industrial sheds are of a scale and design that is entirely consistent with the existing built character of the Waipapa industrial estate. The site and surrounding environment already contain a significant number of large-scale industrial and commercial buildings of comparable dimensions.

The proposed sheds on L2 and L3 will be located in the western/central portion of Lot 5, away from the State Highway 10 frontage. While the sheds will be visible from parts of the site and from some adjoining properties, they will not be seen in isolation but rather as part of the broader industrial precinct. The visual character of the area is already dominated by large industrial structures and is not considered to represent sensitive rural amenity.

There is a residential dwelling on the adjoining property to the north. The proposed L2 and L3 lease areas are set back from the northern boundary of Lot 5 and will be appropriately separated from this dwelling. The visual effects on the northern neighbour are considered to be less than minor given the established industrial context.

For these reasons, the visual amenity effects of the proposed development are considered to be less than minor.

6.5 Transportation Effects

The traffic generation associated with the proposed sheds on L2 and L3 was anticipated as part of the overall development of Lot 5 at the time RC2190448 was granted. The internal road (Industrial Way) and its intersection with State Highway 10 (Crossing Point 76) were designed and constructed to accommodate the full anticipated traffic demand from the complete development of Lot 5.

No new vehicle access points or changes to the existing transport network are proposed. All access to L2 and L3 will be via the existing Industrial Way road, which connects to State Highway 10 via the channelised intersection at CP76.

In terms of access and loading internal to each Lease area, these have sufficient space to provide the necessary manovuring and loading safely on site.

As noted in Section 5.3, minimum parking requirements no longer apply to this application by virtue of the NPS-UD Tier 3 obligations. Transportation effects are considered to be less than minor.

6.6 Noise Effects

The proposed sheds are to be used for general industrial purposes. No specific noise-generating activities or plant have been proposed at this stage. Operational activities within the sheds are expected to be consistent with the range of industrial activities already undertaken on the wider site.

The proposed development is not anticipated to generate noise levels that would exceed the permitted noise standards at the notional boundary of the nearest residential receiver (the existing dwelling to the north), given the setback distances and the existing industrial character of the surrounding environment.

Noise effects are considered to be less than minor.

6.7 Hazard Effects

The western portion of Lot 5 is shown to be within a flood hazard area. The proposed L2 and L3 lease areas are located on the eastern portion of the site, well separated from the flood hazard. The stormwater management design (L3 detention pond) will ensure that the development does not exacerbate flood risk either on or off the site.

No other natural hazards are associated with the proposed development. Hazard effects are considered to be less than minor.

6.8 Effects on Adjoining Properties

No adverse effects on adjoining properties are anticipated beyond those already associated with the existing industrial estate activities. The existing residential dwelling to the north is the primary potential sensitive receiver. The proposed sheds are appropriately setback from the northern boundary and will not introduce any new activities that are inconsistent with those already occurring on the site.

Effects on adjoining properties are considered to be less than minor, and no written approvals from adjoining parties are considered necessary.

6.9 Scale of Activities

The scale of activities rule is designed to manage the intensification of non-rural activities in the Rural Production Zone, in order to protect the productive and amenity character of that zone. In the context of this site, however, that purpose has already been substantially overtaken by the established and consented industrial character of Lot 5. The site no longer functions as a rural production environment and the surrounding area is transitioning to a de facto industrial precinct, as reflected in the notified PDP rezoning to Heavy Industrial Zone.

The allocation of 10 persons per lease area for L2 and L3 has been assessed on the same basis as the allocation applied under RC2240490 for the Gas & Tyre lease area. An industrial activity generating up to 10 persons on site at any one time, comprising staff, visitors and contractors is modest and entirely consistent with the activities already operating across Lot 5. Similar to that decision, whilst a 10 person number has been assessed, no specific conditions are expected in this matter for the reasons explained in this section of the AEE.

Any effects arising from 10 persons per lease area in this established industrial setting are considered to be no more than minor. There are no sensitive receivers in the immediate vicinity that would be adversely affected by the scale of activities proposed, and no reverse sensitivity effects are anticipated.

6.10 Effects Conclusion

Based on the foregoing assessment, it is considered that all actual and potential effects associated with the proposed development will be less than minor, and that no persons will be adversely affected. The primary matter requiring consent (stormwater) will be appropriately managed by the proposed L3 detention pond, and the associated technical report confirms that effective stormwater mitigation is achieved.

7. AFFECTED PERSONS AND NOTIFICATION ASSESSMENT

The assessment of environmental effects in Section 6 of this report concludes that the effects of the proposal on the environment will be less than minor, and that no specific persons will be adversely affected by the proposed development.

The application is not considered to require public notification under Section 95A of the RMA, nor limited notification under Section 95B, for the following reasons:

- No mandatory public notification triggers arise under Section 95A(2) or (3).
- There is no rule in the District Plan or National Environmental Standard requiring public or limited notification.
- The effects on the environment will not be more than minor, and no parties are considered to be adversely affected, such that written approvals have not been sought.
- No special circumstances exist that would warrant notification.

Accordingly, it is considered that this application should be processed on a non-notified basis, consistent with Sections 95A and 95B of the RMA.

8. STATUTORY ASSESSMENT

8.1 Northland Regional Policy Statement (RPS)

The Northland Regional Policy Statement (operative May 2016) defines the management of natural and physical resources in the Northland region. The most relevant provision of the RPS to this application is Objective 3.5, which pertains to the economic well-being of Northland. The proposed industrial development will contribute directly to the economic well-being of the Far North and Northland more broadly, by providing industrial premises that support local businesses and employment.

The proposal is considered to be consistent with the relevant objectives and policies of the Northland RPS.

8.2 Operative Far North District Plan – Objectives and Policies

The following table assesses the proposal against the relevant objectives and policies of the ODP.

Table 5 – ODP Objectives and Policies Assessment

Objective / Policy	Assessment
Obj 8.6.3.1 – Promote sustainable management of natural and physical resources in the Rural Production Zone.	The proposed industrial sheds represent the next phase of development of an established industrial precinct. The site is not suited to productive rural use given the existing industrial character and range of consented activities across Lot 5. The proposal is consistent with the efficient use and development of land for industrial purposes.
Obj 8.6.3.2 – Enable efficient use and development to support social and economic well-being and health and safety.	The proposed development will provide industrial premises for businesses serving the local community, supporting employment and economic growth in the Far North District. The development is efficient and appropriate in this established industrial setting.
Obj 8.6.3.3 – Promote and enhance amenity values of the Rural Production Zone consistent with productive intent.	The rural amenity values in this location are already substantially compromised by the scale and range of industrial activities established on Lot 5 and in the surrounding Waipapa industrial precinct. The proposed sheds are consistent with the existing character and amenity of the environment.
Obj 8.6.3.6 and 8.6.3.7 – Avoid/remedy/mitigate conflicts between new and existing activities and reverse sensitivity.	The proposed sheds introduce no new activities that are incompatible with those already established on the site. The development will not give rise to reverse sensitivity effects on existing activities.

Pol 8.6.4.1 – Rural Production Zone enables wide range of activities subject to adverse effects being avoided, remedied or mitigated.	The effects of the proposal are considered to be less than minor and can be avoided, remedied or mitigated through appropriate stormwater management. The proposal is not to the detriment of rural productivity given the existing industrial character of the site.
Pol 8.6.4.2 – Standards imposed to ensure off-site effects are avoided, remedied or mitigated.	The stormwater management design (L3 detention pond) is specifically intended to avoid adverse off-site stormwater effects. The proposal complies with or can meet all other relevant standards.
Pol 8.6.4.4 – Type, scale and intensity of development consistent with amenity values of the zone.	The scale and intensity of the proposed development is consistent with that already established across Lot 5 and is appropriate to the existing industrial character of the Waipapa industrial estate.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the ODP.

8.3 Proposed Far North District Plan – Objectives and Policies

Under the PDP, the site is proposed to be rezoned to the Heavy Industrial Zone. The proposed development of industrial sheds on L2 and L3 is entirely consistent with the purposes and anticipated land uses of the Heavy Industrial Zone as envisaged by the PDP.

No inconsistency with the relevant PDP objectives and policies is identified.

The PDP has not yet proceeded through hearings and is given limited weight in this assessment, but the direction of the PDP clearly supports the proposed industrial development on this site.

8.4 Part 2 RMA Assessment

In accordance with recent case law, decision-makers may only refer to matters under Part 2 of the RMA when considering resource consent applications if the relevant District Plan is invalid, has incomplete coverage, or is uncertain. The ODP is a valid planning document with complete coverage over the proposed activities and anticipated effects, and is of sufficient certainty. A full Part 2 assessment is not therefore required.

Notwithstanding the above, it is noted that the proposal is consistent with the purpose of the RMA (Section 5) in enabling the economic, social and cultural wellbeing of people and communities through the sustainable use and development of physical resources, while avoiding, remedying or mitigating adverse environmental effects.

9. CONCLUSION

Solid Holdings Limited seeks resource consent from the Far North District Council to establish two industrial sheds (each 40m x 20m) on Lease Areas L2 and L3 within Lot 5 DP 69740, Industrial Way, Waipapa.

The application is required as a Discretionary Activity under the Operative Far North District Plan (Rule 8.6.5.4(c)) due to non-compliance with the stormwater management rule (Rule 8.6.5.1.3) and the scale of activities rule (Rule 8.6.5.1.11). The proposed development otherwise complies with all relevant performance standards of the ODP.

The assessment of environmental effects concludes that all actual and potential effects associated with the proposal will be less than minor:

- Stormwater effects will be appropriately managed by the proposed detention pond on L3, with detailed calculations to be provided by the Applicant confirming effective stormwater mitigation.
- The scale of activities allocation of 10 persons per lease area (20 persons in total across L2 and L3) is consistent with the per-lease-area precedent established under RC2240490 and is within the overall consented persons-on-site budget for the full development of Lot 5 under RC2190448.
- Visual amenity effects are consistent with the established industrial character of the Waipapa industrial estate.
- Transportation, noise, hazard and neighbouring property effects are all less than minor.

The proposal is consistent with the relevant objectives and policies of the ODP and the PDP. It is not inconsistent with the National Policy Statement for Highly Productive Land or the Northland Regional Policy Statement.

No persons are considered to be adversely affected and the application is appropriately processed on a non-notified basis in accordance with Sections 95A and 95B of the RMA.

On this basis, it is considered that resource consent should be granted for the proposed development, subject to appropriate conditions addressing stormwater management and any other matters the Council considers relevant.

We look forward to receiving acknowledgement of the application and please advise if any additional information is required.

Steven Sanson

Consultant Planner

Bay of Islands Planning (2022) Limited

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **NA25C/985**

Land Registration District **North Auckland**

Date Issued 13 August 1973

Prior References
NA494/299

Estate Fee Simple

Area 8.9410 hectares more or less

Legal Description Lot 5 Deposited Plan 69740

Registered Owners
Solid Holdings Limited

Interests

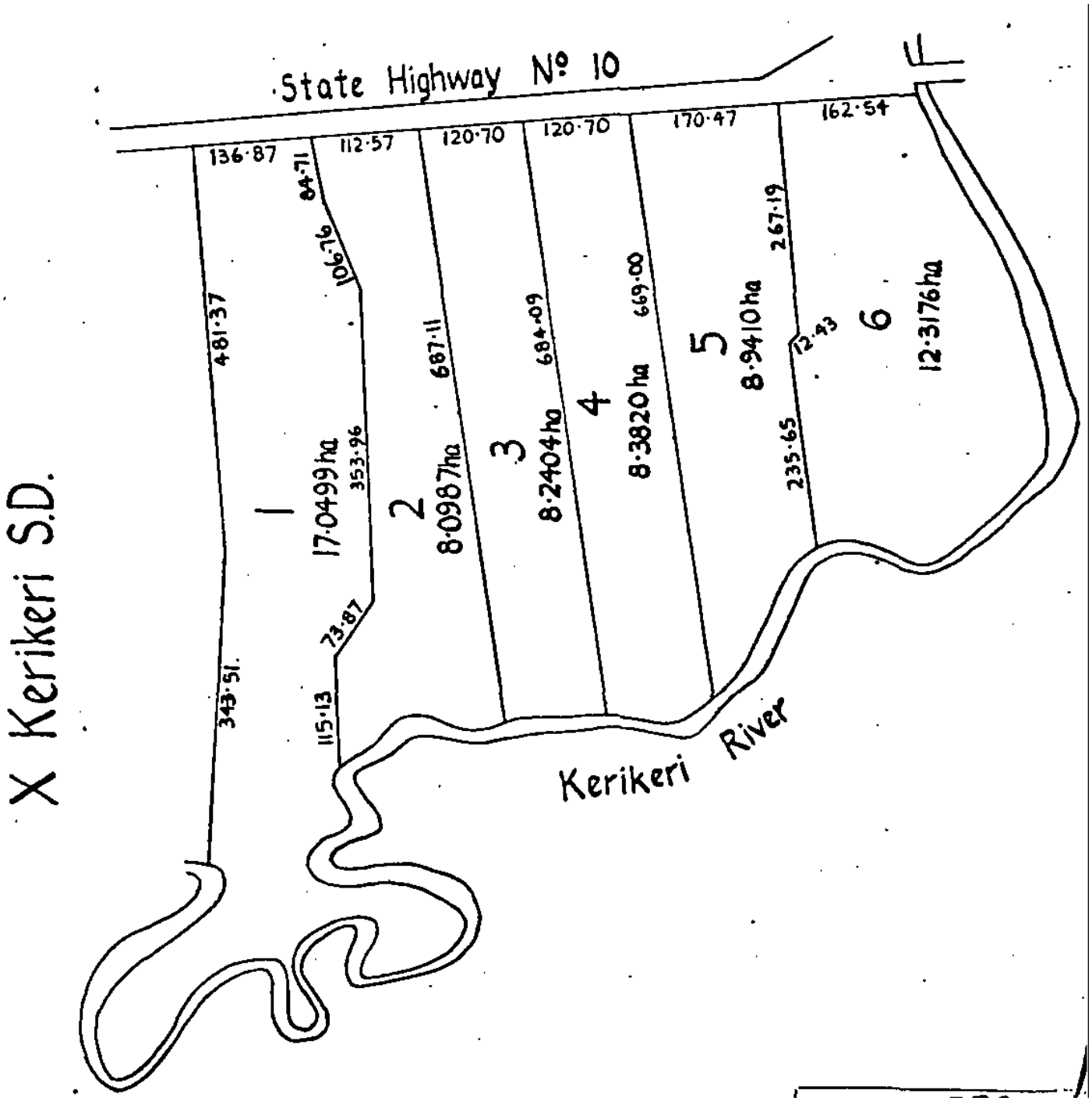
573901.1 Gazette Notice declaring the adjoining State Highway to be a limited access road - 31.1.1979 at 10.51 am

Land Covenant in Easement Instrument 9571379.1 - 19.8.2016 at 4:16 pm

Land Covenant in Easement Instrument 9571379.2 - 19.8.2016 at 4:16 pm

Subject to a right of way over part marked A on DP 469893 created by Easement Instrument 9571379.3 - 19.8.2016 at 4:16 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 13138627.1 - 22.1.2025 at 4:08 pm


State Highway No 10
136·87
112·57
120·70
120·70
170·47
162·54
84·71
106·76
481·37
687·11
684·09
669·00
267·19
353·96
73·87
343·51
115·13
235·65
72·43
1
17·0499ha
2
8·0987ha
3
8·2404ha
4
8·3820ha
5
8·9410ha
6
12·3176ha
X Kerikeri S.D.
Kerikeri River

View Instrument Details

Instrument No.	9571379.1
Status	Registered
Date & Time Lodged	19 Aug 2016 16:16
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
306629	North Auckland
306630	North Auckland
NA25C/985	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Mortgagee under Mortgage 9424933.4 has consented to this transaction and I hold that consent	☑

Signature

Signed by Tony John Savage as Grantor Representative on 06/07/2016 02:55 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Graeme Leslie McLelland as Grantee Representative on 19/08/2016 03:12 PM

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

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Adrian Talbot BROUGHTON, Megan Elizabeth BROUGHTON and UMK TRUSTEE COMPANY LIMITED

Grantee

SOLID HOLDINGS LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	All	Lot 1 DP 376253 (306629) and Lot 2 DP 376253 and Lot 3 DP 343062 (306630)	Lot 5 DP 69740 (NA25C/985)

Covenant provisions

The Grantor will not make, lodge, be party to or support or be involved or contribute to (financially or otherwise) directly or indirectly in any submission, application, claim, complaint, objection or through any proceedings of any kind:

(a) Object to, request the imposition of conditions, or oppose in any way, the Grantee's operations or any undertaking by the Grantee pursuant to the Grantee's Operations or both;

(b) And when requested to do so by the Grantee, will provide all and any written consents or approvals for the Grantees Operations.

If the Grantor fails to provide such written consents or approvals for the Grantee's Operations then the Grantee shall be entitled to provide a copy of this covenant to the relevant territorial authority as evidence that such written consents or approvals have been given by the Grantor to the Grantee's Operations.

"Grantee's "Operations" means and includes any activity, work, occupation, or use carried on by the Grantee or any other person, now or in the future, on all or any part of the dominant tenement, that is:

(a) Lawfully established at the date of this covenant is registered; and

(b) Consistent with the permitted activity standards of the relevant zone environment as at the date of this covenant is registered; and

(c) The same or substantially the same nature as a use, work, occupation or activity or a type described in paragraph (a) but of a greater intensity; and

(d) The same or substantially the same nature as a use, work, occupation or activity of a type described in paragraph (a), but involves a change in method of use, work occupation or activity.

(e) A Recorded Use.

"Recorded Use" means in relation to any part of the dominant tenement, any use, work, occupation, or activity involved in or associated with the operation of a residential housing, refuse transfer station and retail and commercial offices.

Landonline

New Instrument Details

Instrument No.	9571379.2
Status	Registered
Date & Time Lodged	19 Aug 2016 16:16
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Land whenua Information New Zealand

Affected Computer Registers	Land District
306629	North Auckland
306630	North Auckland
NA25C/985	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
Mortgage 9424933.4 does not affect the servient tenement, therefore the consent of the Mortgagee is not required	☑

Signature

Signed by Graeme Leslie McLelland as Grantor Representative on 19/08/2016 03:36 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Tony John Savage as Grantee Representative on 06/07/2016 02:56 PM

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

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

SOLID HOLDINGS LIMITED

Grantee

Adrian Talbot BROUGHTON, Megan Elizabeth BROUGHTON and UMK TRUSTEE COMPANY LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement: *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	All	Lot 5 DP 69740 (NA25C/985)	Lot 1 DP 376253 (306629) and Lot 2 DP 376253 and Lot 3 DP 343062 (306630)

Covenant provisions

The Grantor will not make, lodge, be party to or support or be involved or contribute to (financially or otherwise) directly or indirectly in any submission, application, claim, complaint, objection or through any proceedings of any kind:

(a) Object to, request the imposition of conditions, or oppose in any way, the Grantee's operations or any undertaking by the Grantee pursuant to the Grantee's Operations or both;

(b) And when requested to do so by the Grantee, will provide all and any written consents or approvals for the Grantees Operations.

If the Grantor fails to provide such written consents or approvals for the Grantee's Operations then the Grantee shall be entitled to provide a copy of this covenant to the relevant territorial authority as evidence that such written consents or approvals have been given by the Grantor to the Grantee's Operations.

"Grantee's "Operations" means and includes any activity, work, occupation, or use carried on by the Grantee or any other person, now or in the future, on all or any part of the dominant tenement, that is:

(a) Lawfully established at the date this covenant is registered; and

(b) Consistent with the permitted activity standards of the relevant zone environment as at the date this covenant is registered; and

(c) The same or substantially the same nature as a use, work, occupation or activity or a type described in paragraph (a) but of a greater intensity; and

(d) The same or substantially the same nature as a use, work, occupation or activity of a type described in paragraph (a), but involves a change in method of use, work occupation or activity.

(e) A recorded Use

"Recorded Use" means in relation to any part of the dominant tenement, any use, work, occupation, or activity involved in or associated with the operation of a sawmill, planers, drymills or treatment of timber including receipt of logs, other consumables, sawmilling, drying and planing.

View Instrument Details

Instrument No.	9571379.3
Status	Registered
Date & Time Lodged	19 Aug 2016 16:16
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Land whenua Information New Zealand

Affected Computer Registers	Land District
306629	North Auckland
306630	North Auckland
NA25C/985	North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
Mortgage 9424933.4 does not affect the servient tenement, therefore the consent of the Mortgagee is not required	☑

Signature

Signed by Graeme Leslie McLelland as Grantor Representative on 30/08/2016 02:58 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Tony John Savage as Grantee Representative on 30/08/2016 01:09 PM

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

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

2015/6246
APPROVED
Registrar-General of Land

Grantor

Solid Holdings Limited

Grantee

Adrian Talbot BROUGHTON, Megan Elizabeth BROUGHTON and UMK Trustee Company Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way	**A on LT 469893**	**Lot 5 DP 69740 (NA 25C/985)**	**Lot 1 DP 376253 (NA 306629) Lot 2 DP 376253 Lot 3 DP 343062 (NA 306630)**

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

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

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

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

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

[the provisions set out in Annexure Schedule **A**]

Covenant provisions

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

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

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

~~[Annexure Schedule]~~

Insert instrument type

Easement.

if required

1. **INTERPRETATION**

In this instrument the context otherwise requires:

"Dominant land" in relation to the easement means the land described in schedule A to which the relevant easement is appurtenant.

"The Grantee" in relation to the easement means the registered proprietors for the time being of the dominant lands to which the relevant easement is appurtenant.

"The Grantee and other authorised persons" in relation to the easement means each Grantee and their respective agents, employees, contractors, tenants, licensees and invitees of each Grantee and all other persons authorised or invited by each Grantee to enjoy the easement.

"The Grantor" in relation to the easement means the registered proprietor for the time being of the servient land which is the subject of the easement.

"The Grantor and other authorised persons" means in relation to the easement means the Grantor and the agents, employees, contractors, tenants, licensees and invitees of the Grantor and all other persons authorised or invited by the Grantor to enjoy the easement.

"Right of Way Area" means that part of the land described in schedule A as being subject to the right of way easement.

"Servient Land" in relation to the easement means the land described in schedule A which is subject to the easement.

2. The Grantor and the Grantee shall contribute to the repair and maintenance of the right of way, including all associated costs, (together called "the Costs"), in the following manner:
   (a) For that part of the right of way from the intersection with State Highway 10 to the intersection with that part of the right of way which services only the Grantee's property, the Costs will be shared equally between the Grantor and the Grantee; and
   (b) For that part of the right of way which services only the Grantee's property, the Costs will be borne by the Grantee solely; and
   (c) For that part of the right of way which services only the Grantor's property, the Costs will be borne by the Grantor solely.

3. The Grantor and the Grantee will ensure that their respective use of the right of way by themselves and their other authorised persons does not exceed the following vehicle movements per day (VPD) and vehicle movement per hour (VPH) to and from the servient and dominant lands.

4. The grant of right of way and the provisions of clauses 2, 3 and 4 shall apply only until such time as the right of way is vested as public road. The written approval of both the registered proprietor of the servient land and the registered proprietors of the dominant lands must be obtained before the right of way may be vested as public road.

	VPD	VPH
Grantor	1474	193
Grantee	670	83

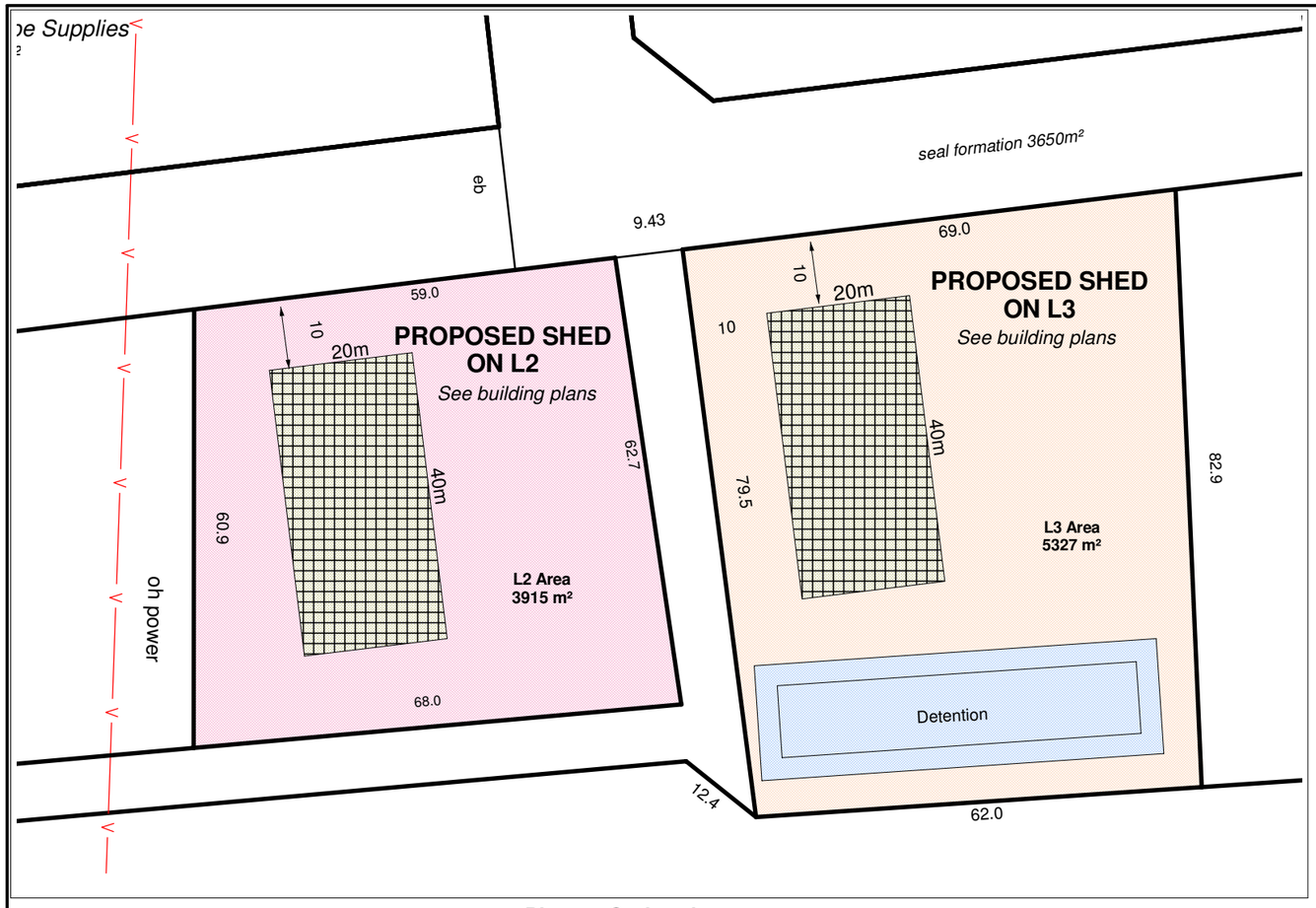
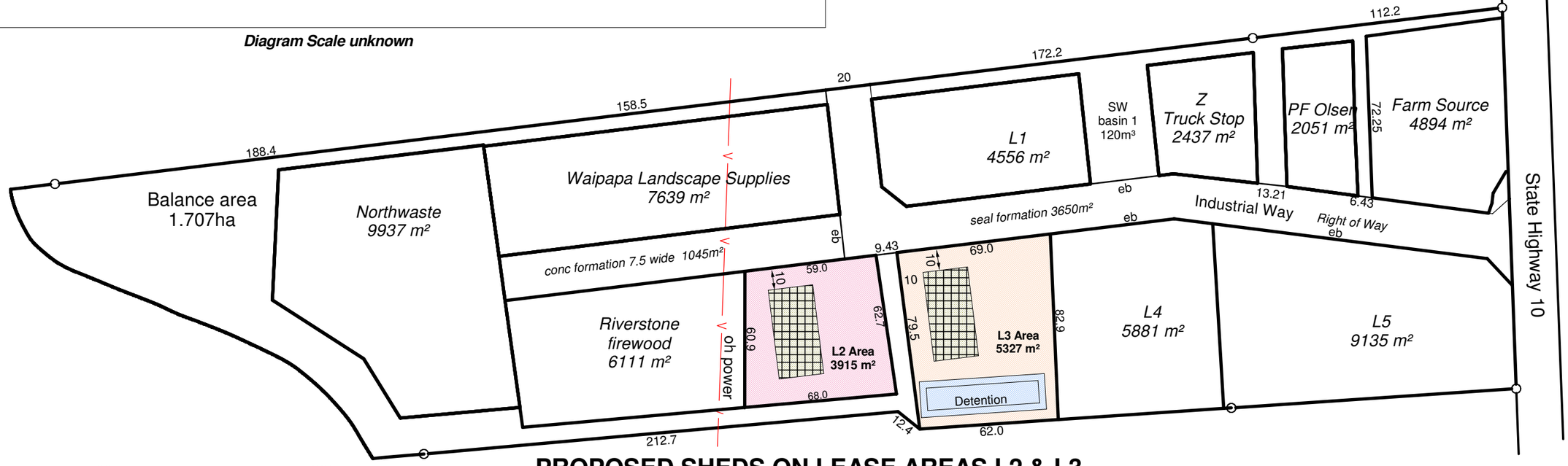


Diagram Scale unknown



PROPOSED SHEDS ON LEASE AREAS L2 & L3
BEING A PROPOSED LAND USE ON LOT 5 DP 69740

No.	Revision	Date Approved

DONALDSONS
REGISTERED LAND SURVEYORS

For Resource Consent purposes.

		Checked	Date
Surveyed			
Designed			
Drawn	md		1/05/26
Approved			

SOLID HOLDINGS LIMITED
Industrial Way, Waipapa
RT NA25C/985
Site Area: 8.9410ha

Scale at A3: 1 : 2000

Ref 8728

Cadastral / engineering surveyors, development planners, resource consent managers - ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182

Pond Report

File: 8728 Lupi-Draft Approximation for Ground detention - .hys

Hydrology Studio v 3.0.0.44

05-25-2026

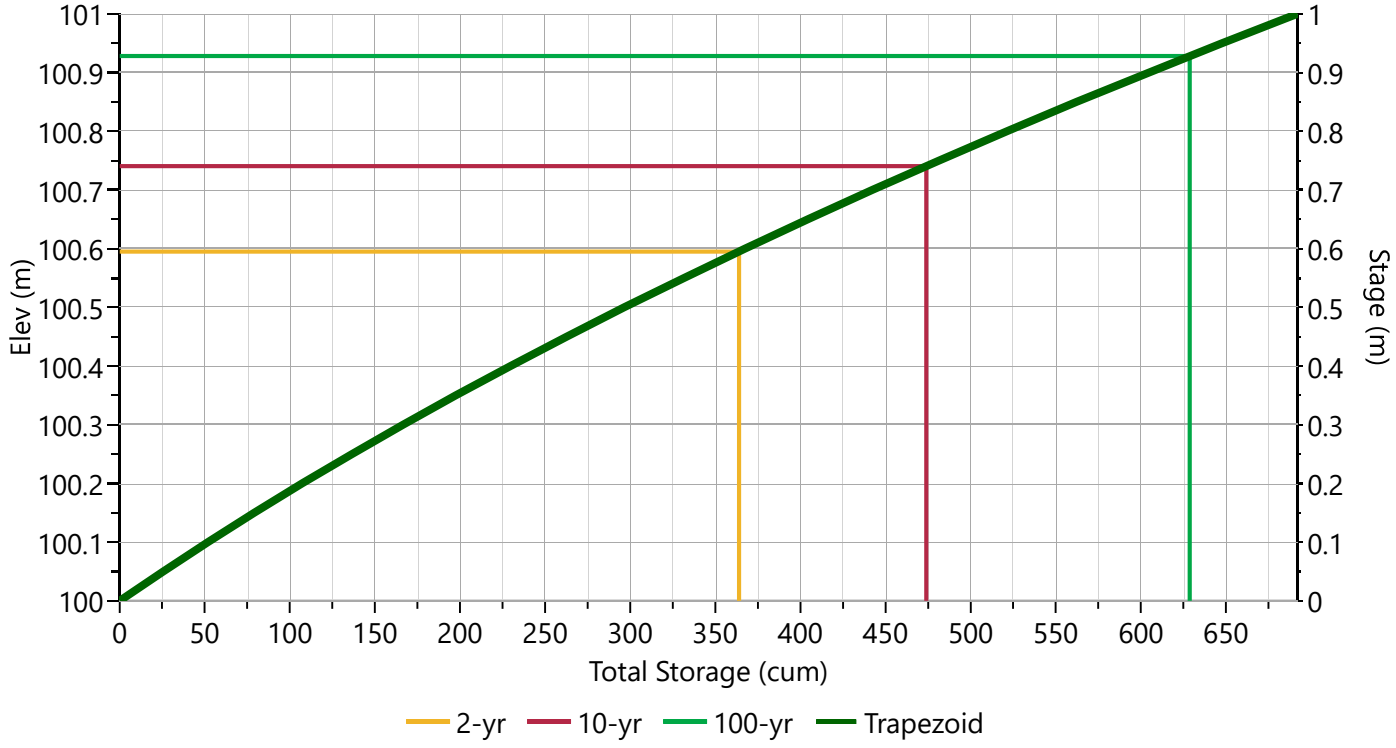
Basin 1

Stage-Storage

Trapezoid	
Description	**Input**
Bottom Elevation, m	100.000
Bottom Length, m	50.000
Bottom Width, m	10.000
Side Slope, H:1	3.000
Total Depth, m	1.000
Voids (%)	100.000

Stage / Storage Table

Stage (m)	Elevation (m)	Contour Area (sqm)	Incr. Storage (cum)	Total Storage (cum)
0.000	100.000	500	0.0000	0.0000
0.050	100.050	518	25.5	25.5
0.100	100.100	536	26.4	51.8
0.150	100.150	555	27.3	79.1
0.200	100.200	573	28.2	107
0.250	100.250	592	29.1	136
0.300	100.300	611	30.1	167
0.350	100.350	630	31.0	198
0.400	100.400	650	32.0	230
0.450	100.450	669	33.0	263
0.500	100.500	689	34.0	297
0.550	100.550	709	34.9	331
0.600	100.600	729	35.9	367
0.650	100.650	749	37.0	404
0.700	100.700	770	38.0	442
0.750	100.750	790	39.0	481
0.800	100.800	811	40.0	521
0.850	100.850	832	41.1	562
0.900	100.900	853	42.1	605
0.950	100.950	874	43.2	648
1.000	101.000	896	44.3	692



Pond Report

File: 8728 Lupi-Draft Approximation for Ground detention - .hys

Hydrology Studio v 3.0.0.44

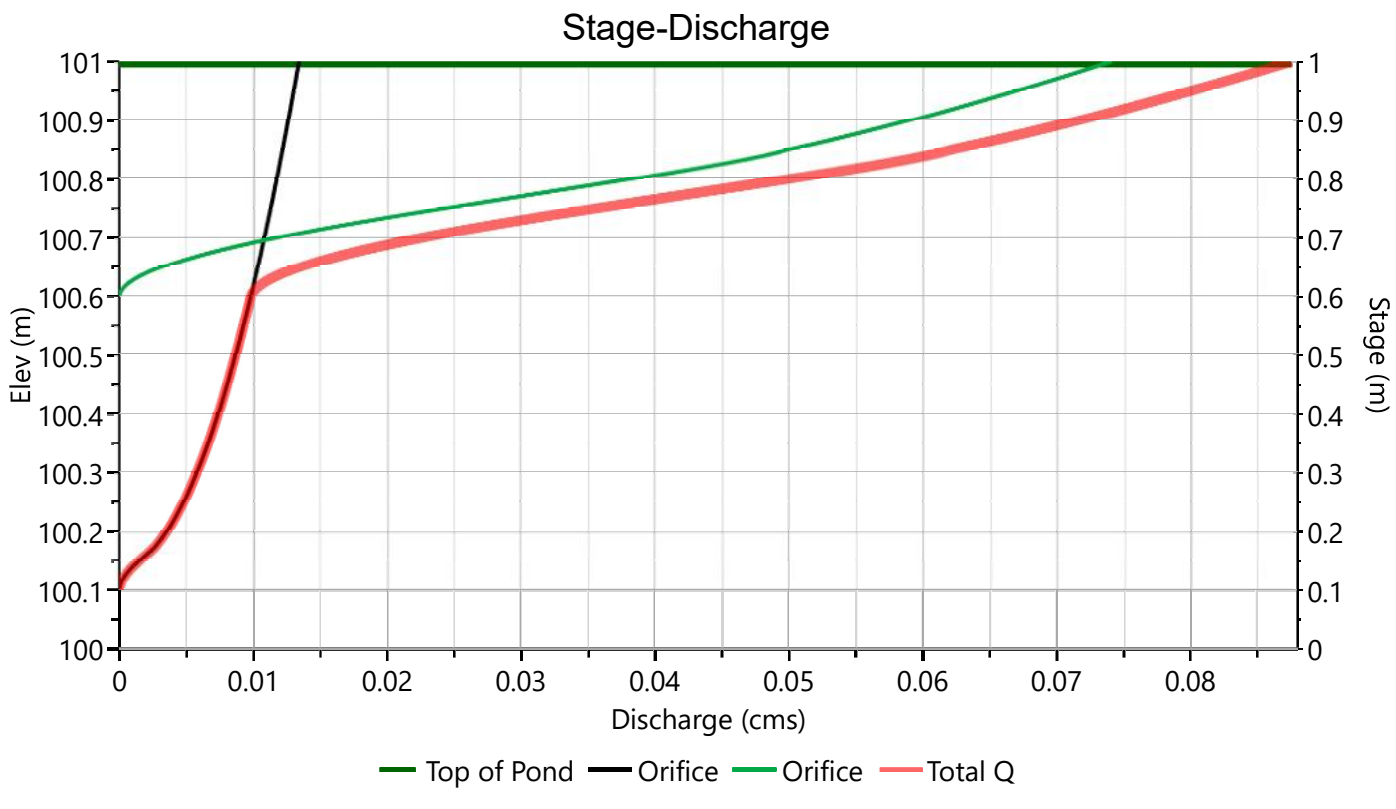
05-25-2026

Basin 1

Stage-Discharge

Culvert / Orifices	Cir Culvert	Orifice			Perforated Riser	
		1 (i)	2 (i)	3		
Rise, mm		80	250		Hole Diameter, mm	
Span, mm		80	250		No. holes	
No. Barrels	1	1	1		Invert Elevation, m	
Invert Elevation, m	100.000	100.100	100.600		Height, m	
Orifice Coefficient, Co	0.650	0.650	0.650		Orifice Coefficient, Co	
Length, m						
Barrel Slope, %						
N-Value, n						
Weirs	**Riser**	**Weir**			**Ancillary**	
		1	2	3		
Shape / Type					Exfiltration, mm/hr	
Crest Elevation, m					Tailwater Elevation, m	
Crest Length, m						
Angle, deg						
Weir Coefficient, Cw						

m = Flows through Culvert, i = Independent



Pond Report

File: 8728 Lupi-Draft Approximation for Ground detention - .hys

Hydrology Studio v 3.0.0.44

05-25-2026

Basin 1

Stage-Storage-Discharge Summary

Stage (m)	Elev. (m)	Storage (cum)	Culvert (cms)	Orifices, cms			Riser (cms)	Weirs, cms			Pf Riser (cms)	Exfil (cms)	User (cms)	Total (cms)
				1	2	3		1	2	3				
0.000	100.000	0.0000		0.000	0.000									0.000
0.050	100.050	25.5		0.000	0.000									0.000
0.100	100.100	51.8		0.000	0.000									0.000
0.150	100.150	79.1		0.0015	0.000									0.0015
0.200	100.200	107		0.0035	0.000									0.0035
0.250	100.250	136		0.0048	0.000									0.0048
0.300	100.300	167		0.0058	0.000									0.0058
0.350	100.350	198		0.0066	0.000									0.0066
0.400	100.400	230		0.0074	0.000									0.0074
0.450	100.450	263		0.0081	0.000									0.0081
0.500	100.500	297		0.0087	0.000									0.0087
0.550	100.550	331		0.0093	0.000									0.0093
0.600	100.600	367		0.0098	0.000									0.0098
0.650	100.650	404		0.0103	0.0032									0.0135
0.700	100.700	442		0.0108	0.0118									0.0226
0.750	100.750	481		0.0113	0.0243									0.0356
0.800	100.800	521		0.0117	0.0383									0.0501
0.850	100.850	562		0.0122	0.0499									0.0621
0.900	100.900	605		0.0126	0.0591									0.0717
0.950	100.950	648		0.0130	0.0670									0.0800
1.000	101.000	692		0.0134	0.0741									0.0875

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Pond Report

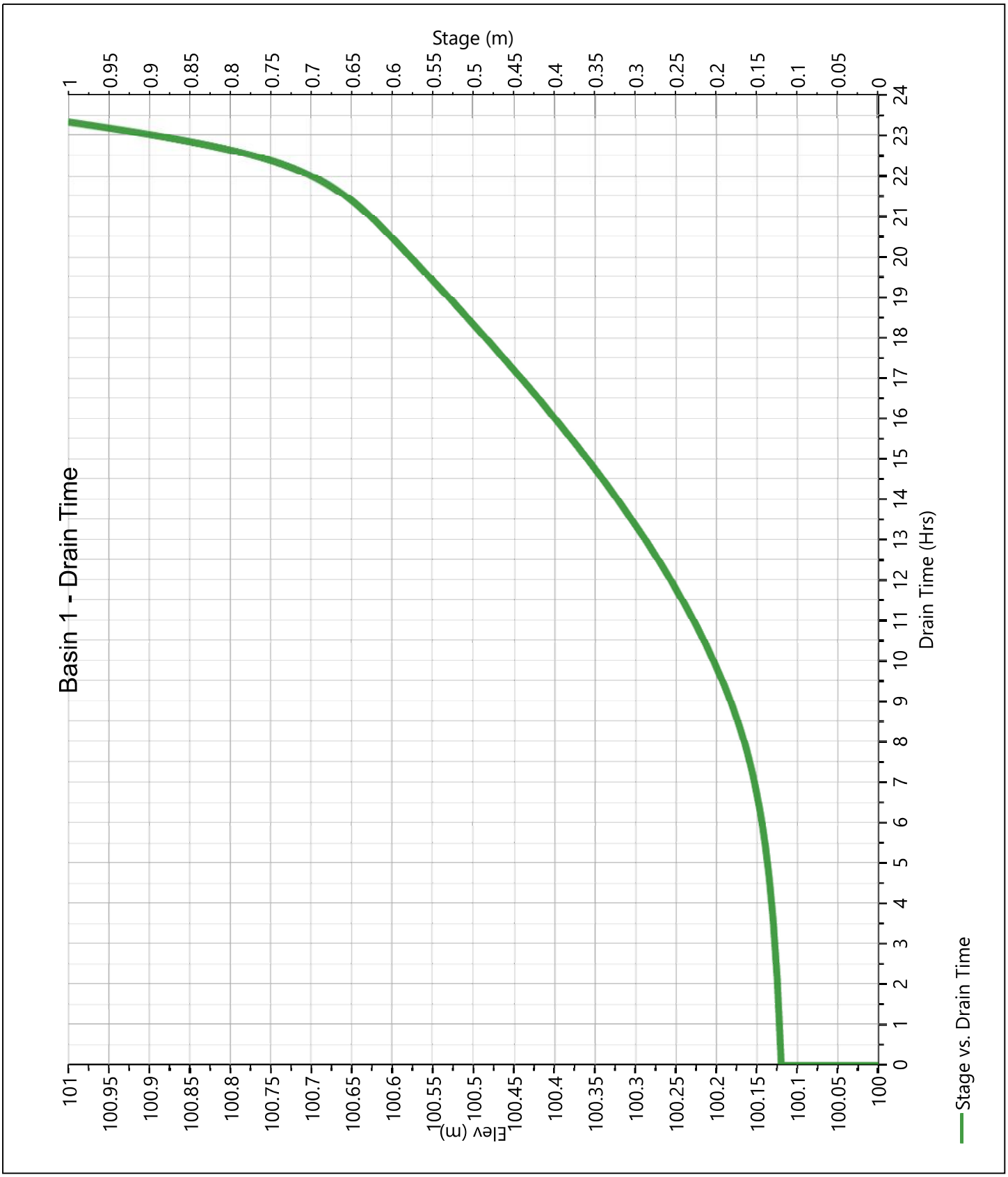
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

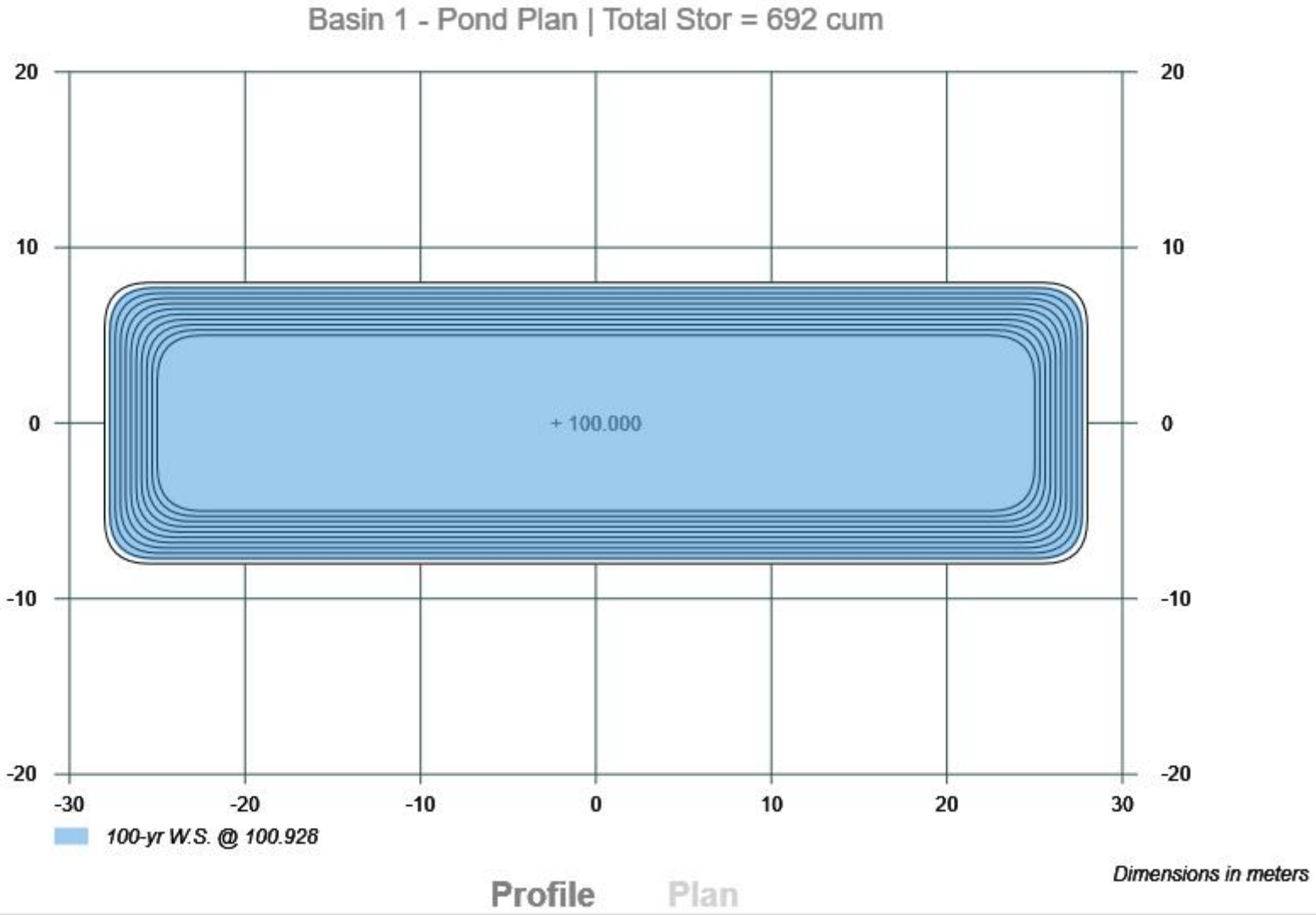
Hydrology Studio v 3.0.0.44

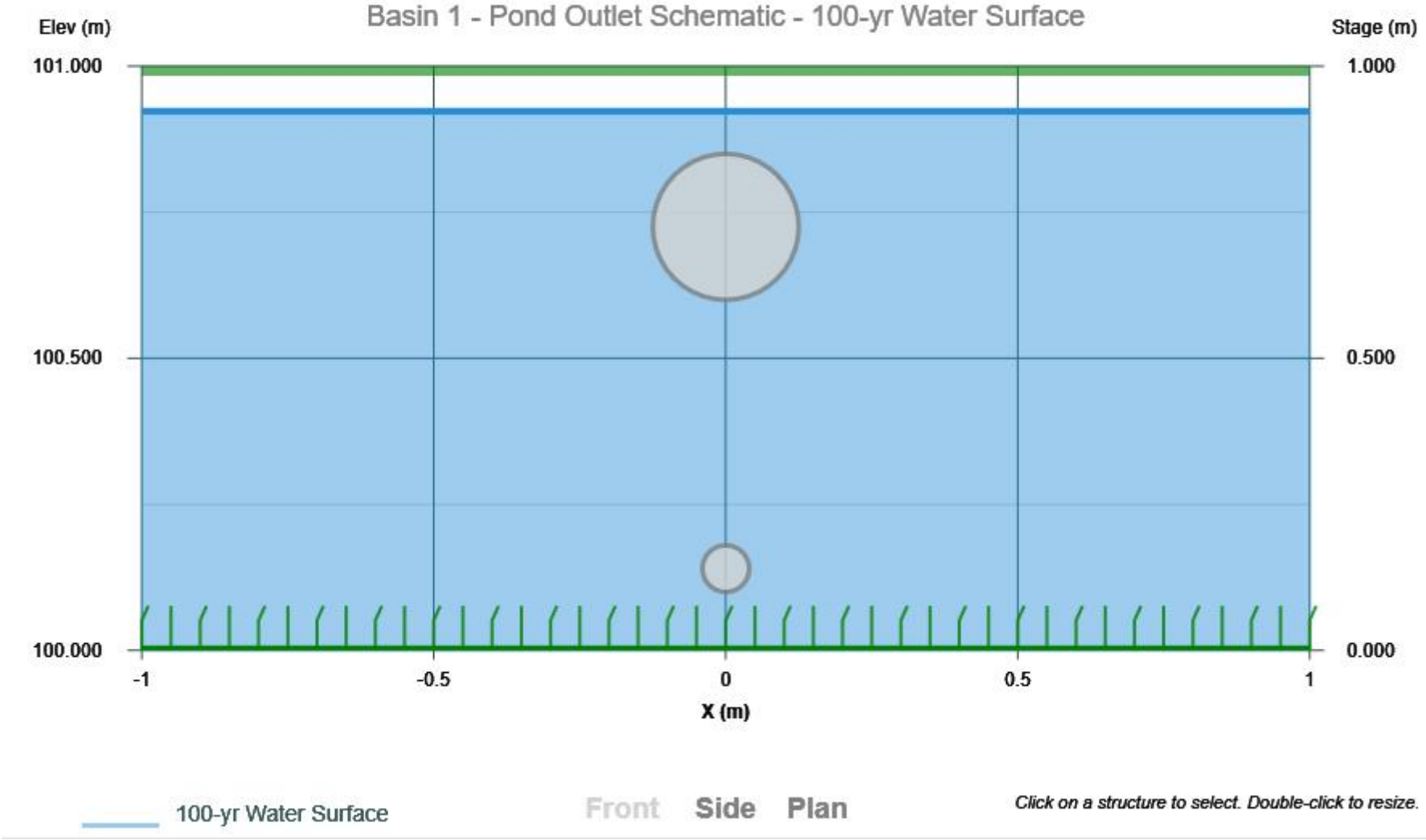
05-25-2026

Basin 1

Pond Drawdown




Basin 1 - Pond Plan | Total Stor = 692 cum
20
10
0
-10
-20
-30
-20
-10
0
10
20
30
+ 100.000
100-yr W.S. @ 100.928
Dimensions in meters
Profile
Plan


Basin 1 - Pond Outlet Schematic - 100-yr Water Surface
Elev (m)
Stage (m)
101.000
100.500
100.000
1.000
0.500
0.000
-1
-0.5
0
0.5
1
X (m)
100-yr Water Surface
Front
Side
Plan
Click on a structure to select. Double-click to resize.

Hydrograph Report

Hydrology Studio v 3.0.0.44

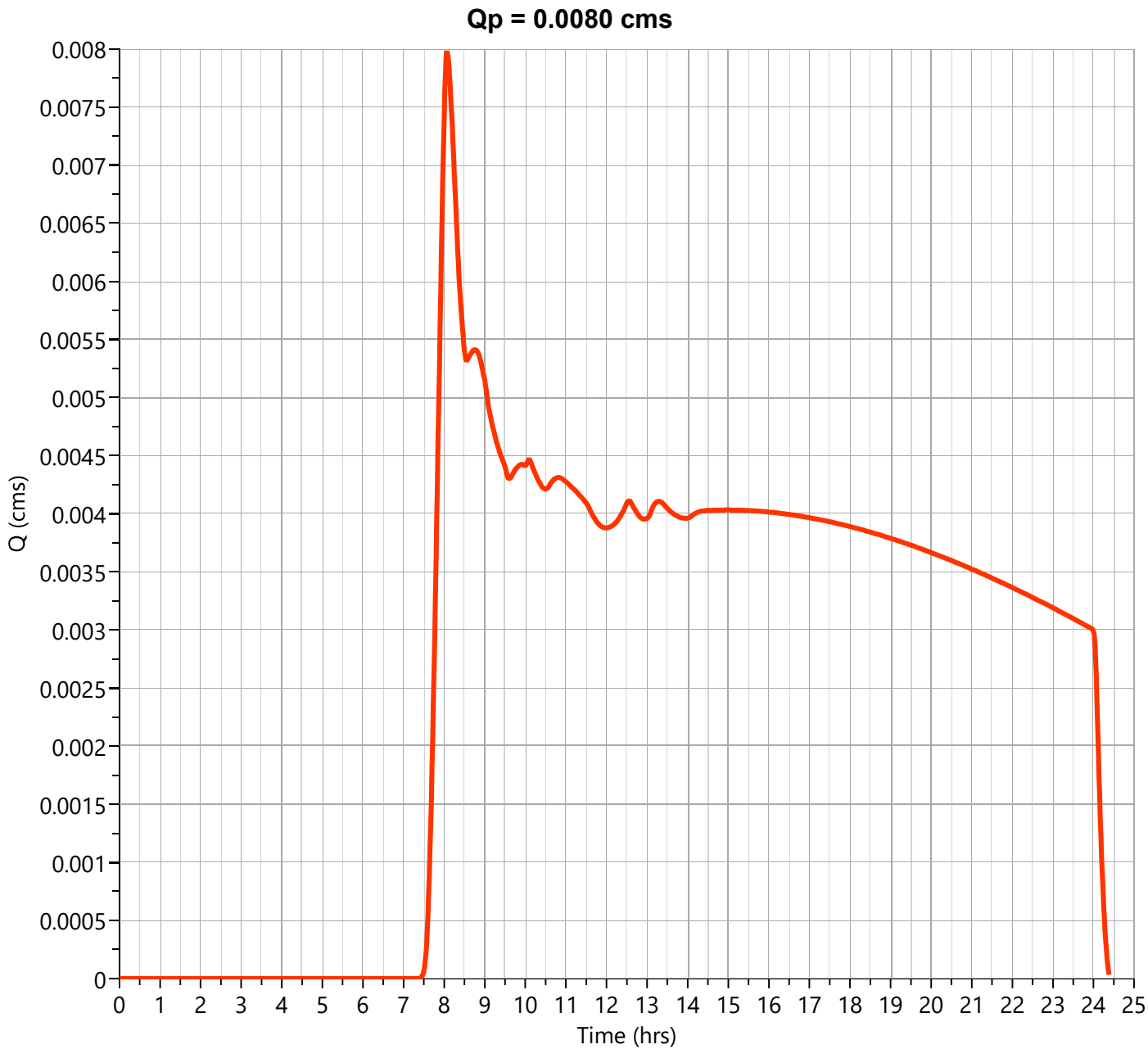
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

05-25-2026

Pre Natural

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0080 cms
Storm Frequency	= 2-yr	Time to Peak	= 8.08 hrs
Time Interval	= 1 min	Runoff Volume	= 238 cum
Drainage Area	= 0.956 ha	Curve Number	= 61.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 109 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Natural

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
7.68	0.0015	19.68	0.0037						
8.02	0.0076	20.02	0.0037						
8.35	0.0062	20.35	0.0036						
8.68	0.0054	20.68	0.0036						
9.02	0.0051	21.02	0.0035						
9.35	0.0045	21.35	0.0035						
9.68	0.0043	21.68	0.0034						
10.02	0.0044	22.02	0.0034						
10.35	0.0043	22.35	0.0033						
10.68	0.0043	22.68	0.0032						
11.02	0.0043	23.02	0.0032						
11.35	0.0042	23.35	0.0031						
11.68	0.0040	23.68	0.0031						
12.02	0.0039	24.02	0.0030						
12.35	0.0040	24.35	0.0001						
12.68	0.0040	24.68	0.000						
13.02	0.0040	*...end*	*...end*						
13.35	0.0041								
13.68	0.0040								
14.02	0.0040								
14.35	0.0040								
14.68	0.0040								
15.02	0.0040								
15.35	0.0040								
15.68	0.0040								
16.02	0.0040								
16.35	0.0040								
16.68	0.0040								
17.02	0.0040								
17.35	0.0039								
17.68	0.0039								
18.02	0.0039								
18.35	0.0039								
18.68	0.0038								
19.02	0.0038								
19.35	0.0037								

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

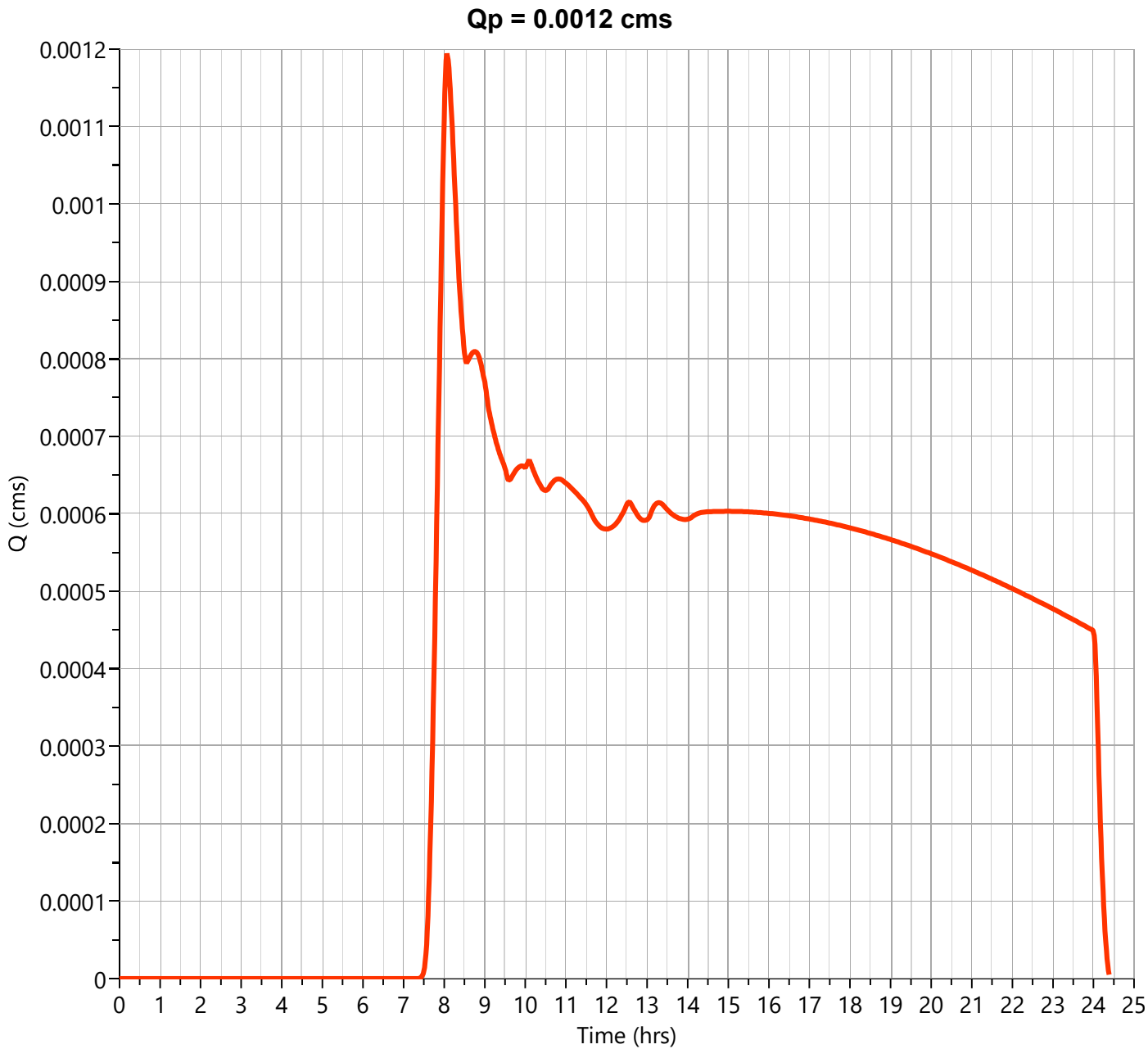
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

05-25-2026

Post Natural

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0012 cms
Storm Frequency	= 2-yr	Time to Peak	= 8.08 hrs
Time Interval	= 1 min	Runoff Volume	= 35.5 cum
Drainage Area	= 0.143 ha	Curve Number	= 61.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 109 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Natural

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
7.68	0.0002	19.68	0.0006						
8.02	0.0011	20.02	0.0005						
8.35	0.0009	20.35	0.0005						
8.68	0.0008	20.68	0.0005						
9.02	0.0008	21.02	0.0005						
9.35	0.0007	21.35	0.0005						
9.68	0.0006	21.68	0.0005						
10.02	0.0007	22.02	0.0005						
10.35	0.0006	22.35	0.0005						
10.68	0.0006	22.68	0.0005						
11.02	0.0006	23.02	0.0005						
11.35	0.0006	23.35	0.0005						
11.68	0.0006	23.68	0.0005						
12.02	0.0006	24.02	0.0004						
12.35	0.0006	24.35	0.0000						
12.68	0.0006	24.68	0.000						
13.02	0.0006	*...end*	*...end*						
13.35	0.0006								
13.68	0.0006								
14.02	0.0006								
14.35	0.0006								
14.68	0.0006								
15.02	0.0006								
15.35	0.0006								
15.68	0.0006								
16.02	0.0006								
16.35	0.0006								
16.68	0.0006								
17.02	0.0006								
17.35	0.0006								
17.68	0.0006								
18.02	0.0006								
18.35	0.0006								
18.68	0.0006								
19.02	0.0006								
19.35	0.0006								

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

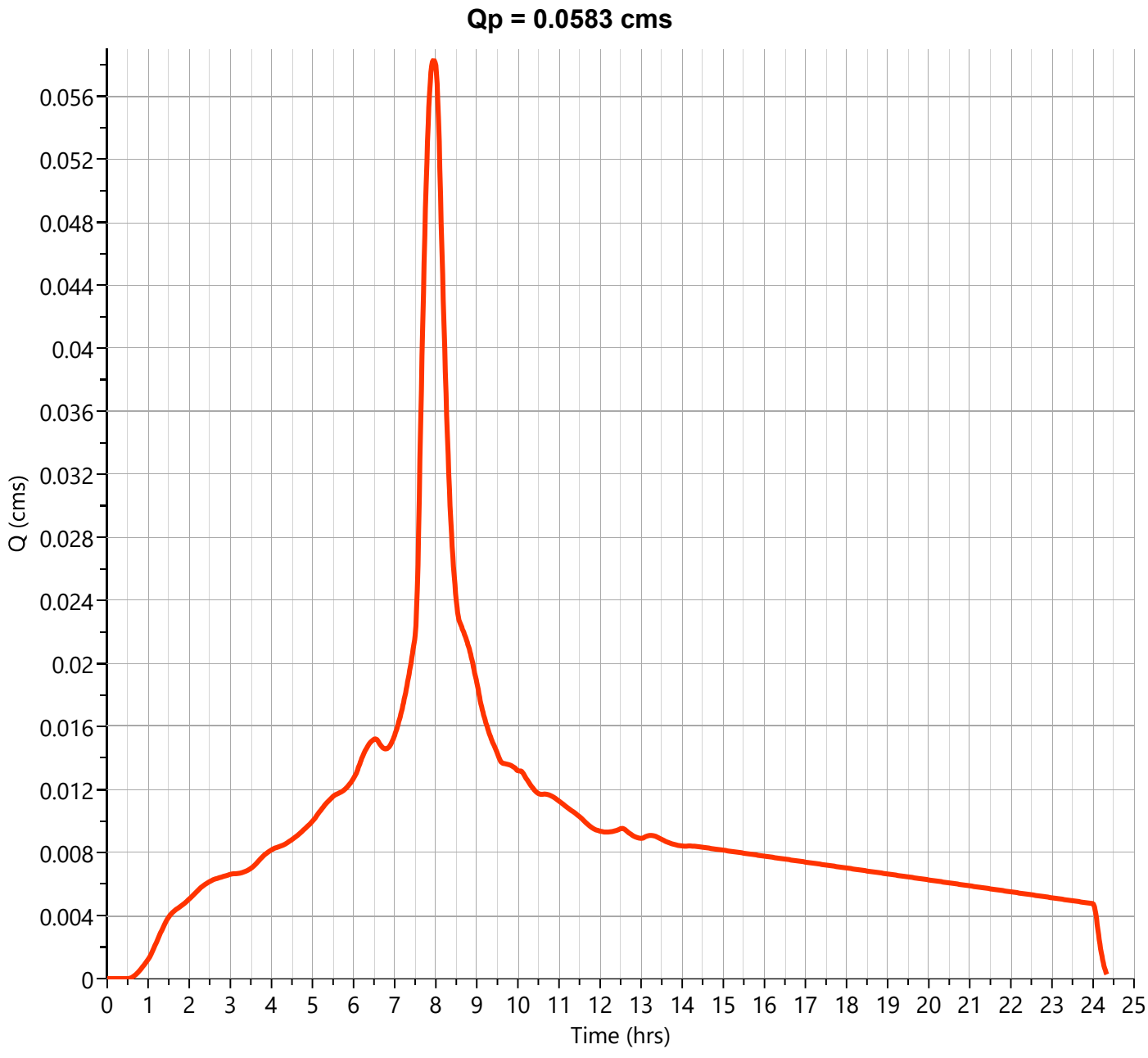
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

05-25-2026

Post Impermeable

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0583 cms
Storm Frequency	= 2-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Runoff Volume	= 849 cum
Drainage Area	= 0.813 ha	Curve Number	= 98.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 109 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Impermeable

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
1.02	0.0013	13.02	0.0089						
1.35	0.0032	13.35	0.0090						
1.68	0.0044	13.68	0.0086						
2.02	0.0051	14.02	0.0084						
2.35	0.0059	14.35	0.0084						
2.68	0.0064	14.68	0.0083						
3.02	0.0066	15.02	0.0081						
3.35	0.0068	15.35	0.0080						
3.68	0.0075	15.68	0.0079						
4.02	0.0082	16.02	0.0078						
4.35	0.0086	16.35	0.0076						
4.68	0.0092	16.68	0.0075						
5.02	0.0100	17.02	0.0074						
5.35	0.0112	17.35	0.0073						
5.68	0.0118	17.68	0.0071						
6.02	0.0128	18.02	0.0070						
6.35	0.0148	18.35	0.0069						
6.68	0.0147	18.68	0.0068						
7.02	0.0156	19.02	0.0066						
7.35	0.0193	19.35	0.0065						
7.68	0.0416	19.68	0.0064						
8.02	0.0575	20.02	0.0063						
8.35	0.0300	20.35	0.0061						
8.68	0.0219	20.68	0.0060						
9.02	0.0186	21.02	0.0059						
9.35	0.0152	21.35	0.0057						
9.68	0.0136	21.68	0.0056						
10.02	0.0132	22.02	0.0055						
10.35	0.0121	22.35	0.0054						
10.68	0.0117	22.68	0.0052						
11.02	0.0112	23.02	0.0051						
11.35	0.0106	23.35	0.0050						
11.68	0.0098	23.68	0.0049						
12.02	0.0093	24.02	0.0047						
12.35	0.0094	24.35	0.0002						
12.68	0.0093	*...end*	*...end*						

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

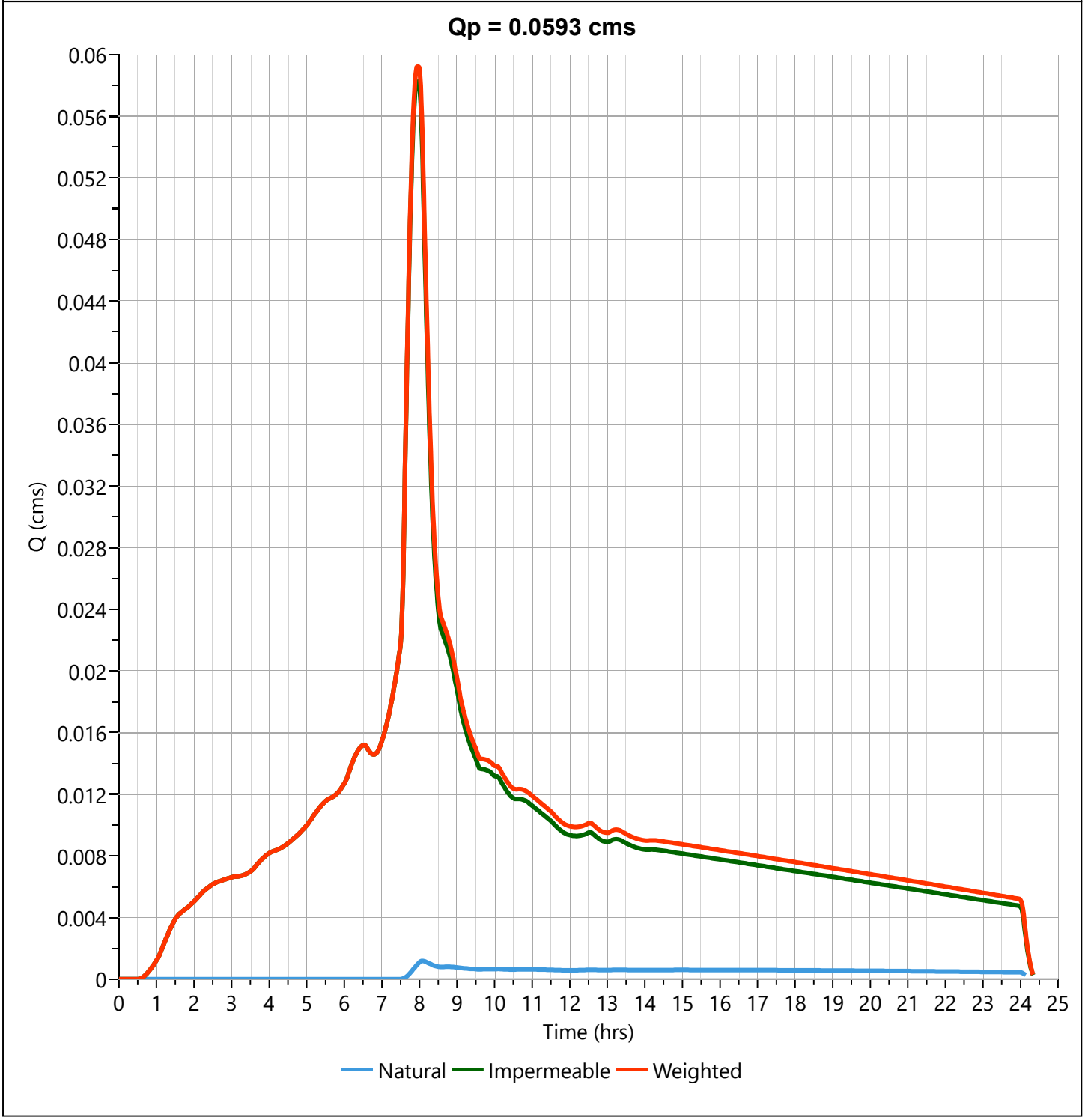
Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

Post Weighted

Hyd. No. 4

Hydrograph Type	= Junction	Peak Flow	= 0.0593 cms
Storm Frequency	= 2-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Hydrograph Volume	= 885 cum
Inflow Hydrographs	= 2, 3	Total Contrib. Area	= 0.956 ha



Hydrograph Discharge Table

Weighted

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
1.02	0.0013	13.02	0.0095						
1.35	0.0032	13.35	0.0096						
1.68	0.0044	13.68	0.0092						
2.02	0.0051	14.02	0.0090						
2.35	0.0059	14.35	0.0090						
2.68	0.0064	14.68	0.0089						
3.02	0.0066	15.02	0.0087						
3.35	0.0068	15.35	0.0086						
3.68	0.0075	15.68	0.0085						
4.02	0.0082	16.02	0.0084						
4.35	0.0086	16.35	0.0082						
4.68	0.0092	16.68	0.0081						
5.02	0.0100	17.02	0.0080						
5.35	0.0112	17.35	0.0078						
5.68	0.0118	17.68	0.0077						
6.02	0.0128	18.02	0.0076						
6.35	0.0148	18.35	0.0075						
6.68	0.0147	18.68	0.0073						
7.02	0.0156	19.02	0.0072						
7.35	0.0193	19.35	0.0071						
7.68	0.0418	19.68	0.0069						
8.02	0.0586	20.02	0.0068						
8.35	0.0309	20.35	0.0067						
8.68	0.0228	20.68	0.0065						
9.02	0.0193	21.02	0.0064						
9.35	0.0159	21.35	0.0063						
9.68	0.0143	21.68	0.0061						
10.02	0.0138	22.02	0.0060						
10.35	0.0128	22.35	0.0059						
10.68	0.0123	22.68	0.0057						
11.02	0.0119	23.02	0.0056						
11.35	0.0112	23.35	0.0055						
11.68	0.0104	23.68	0.0053						
12.02	0.0099	24.02	0.0051						
12.35	0.0100	24.35	0.0002						
12.68	0.0099	*...end*	*...end*						

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

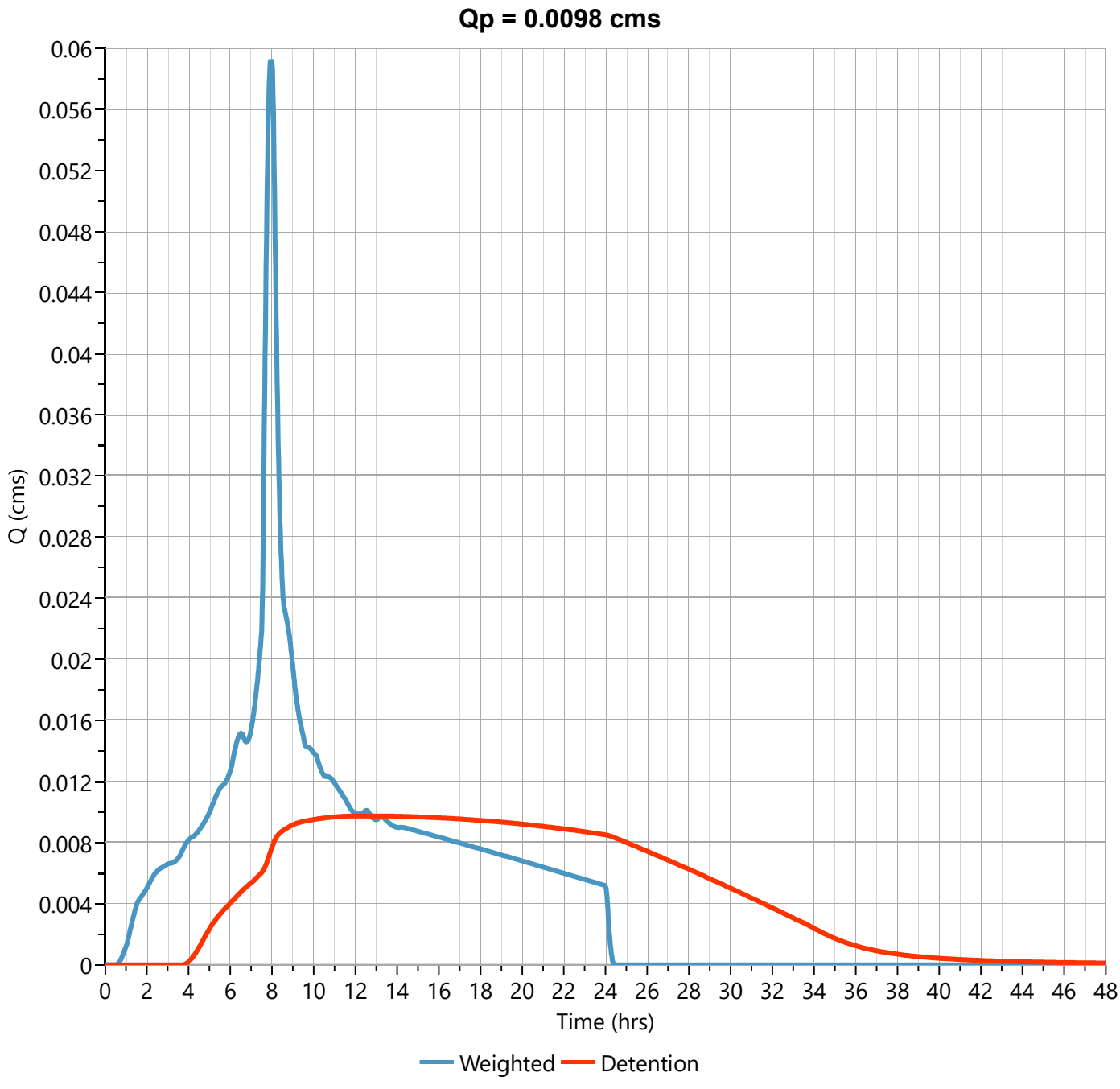
Post Detention

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0098 cms
Storm Frequency	= 2-yr	Time to Peak	= 12.75 hrs
Time Interval	= 1 min	Hydrograph Volume	= 826 cum
Inflow Hydrograph	= 4 - Weighted	Max. Elevation	= 100.595 m
Pond Name	= Basin 1	Max. Storage	= 364 cum

Pond Routing by Storage Indication Method

Center of mass detention time = 7.83 hrs



Hydrograph Report

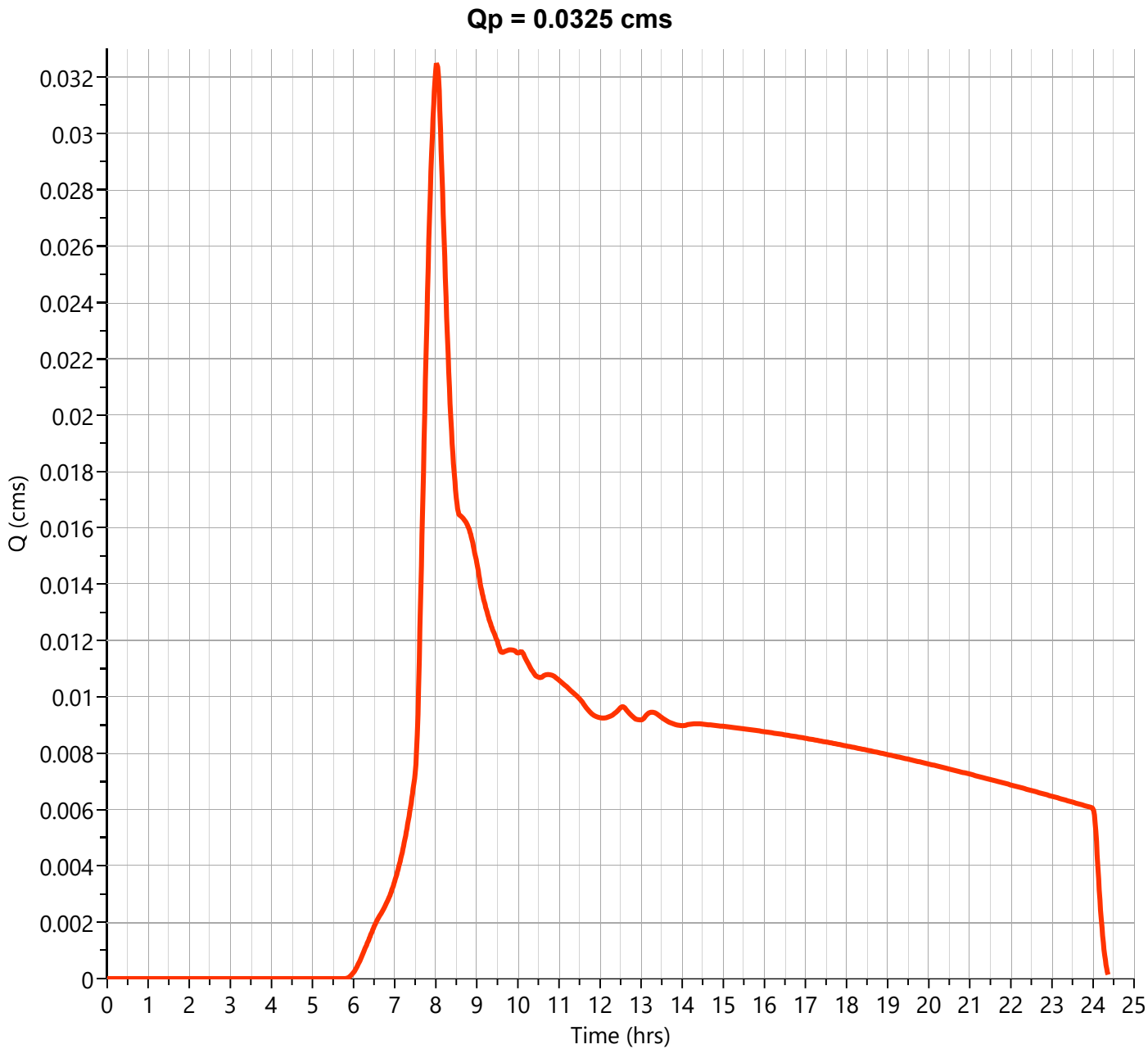
Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

Pre Natural

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0325 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.03 hrs
Time Interval	= 1 min	Runoff Volume	= 598 cum
Drainage Area	= 0.956 ha	Curve Number	= 61.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 168 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Natural

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
6.35	0.0013	18.35	0.0082						
6.68	0.0023	18.68	0.0080						
7.02	0.0035	19.02	0.0079						
7.35	0.0058	19.35	0.0078						
7.68	0.0169	19.68	0.0077						
8.02	0.0325	20.02	0.0076						
8.35	0.0204	20.35	0.0075						
8.68	0.0163	20.68	0.0074						
9.02	0.0146	21.02	0.0072						
9.35	0.0125	21.35	0.0071						
9.68	0.0116	21.68	0.0070						
10.02	0.0115	22.02	0.0069						
10.35	0.0109	22.35	0.0067						
10.68	0.0108	22.68	0.0066						
11.02	0.0106	23.02	0.0065						
11.35	0.0101	23.35	0.0063						
11.68	0.0096	23.68	0.0062						
12.02	0.0093	24.02	0.0060						
12.35	0.0094	24.35	0.0002						
12.68	0.0095	*...end*	*...end*						
13.02	0.0092								
13.35	0.0094								
13.68	0.0091								
14.02	0.0090								
14.35	0.0090								
14.68	0.0090								
15.02	0.0089								
15.35	0.0089								
15.68	0.0088								
16.02	0.0088								
16.35	0.0087								
16.68	0.0086								
17.02	0.0085								
17.35	0.0084								
17.68	0.0083								
18.02	0.0083								

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

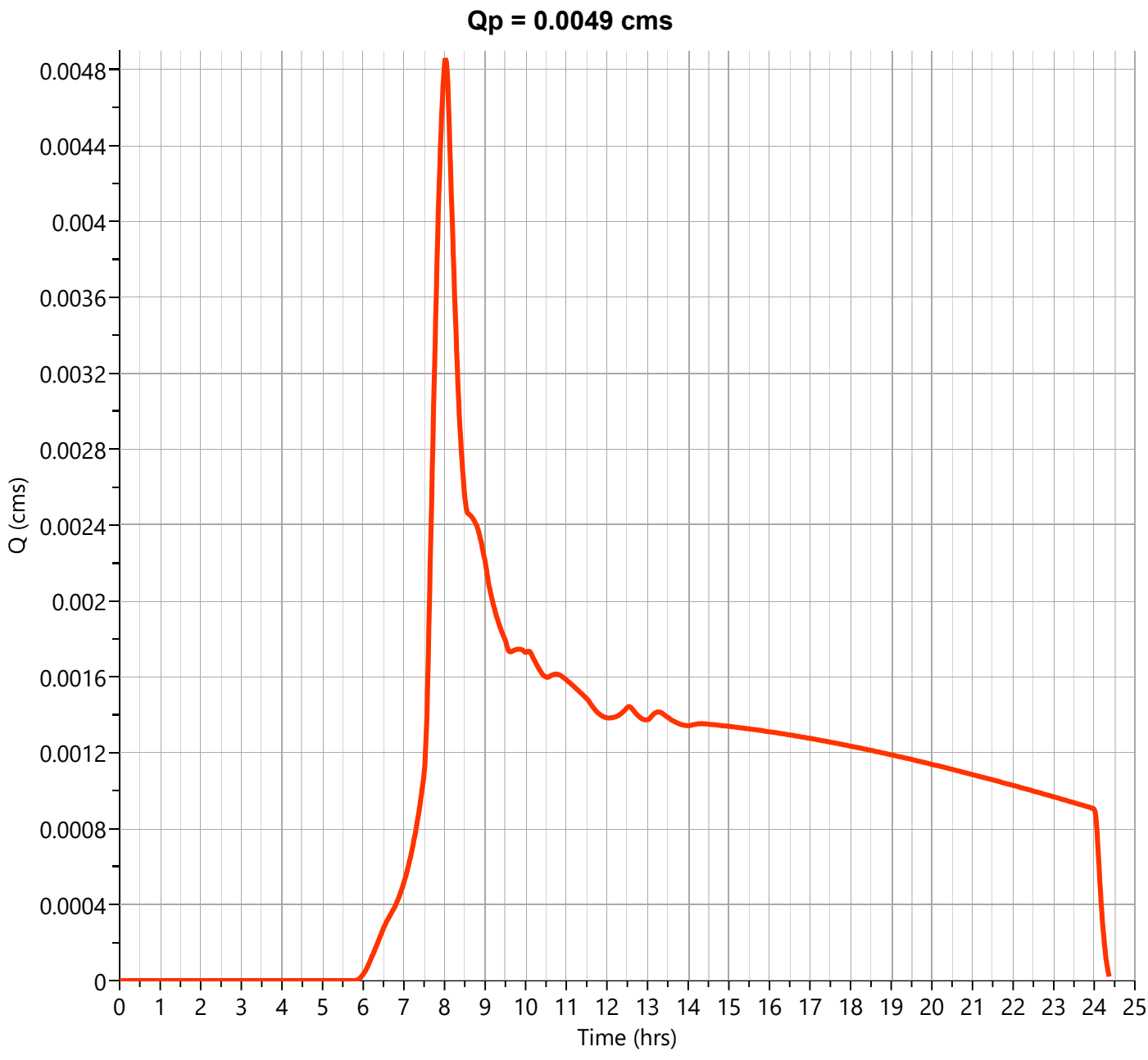
Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

Post Natural

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0049 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.03 hrs
Time Interval	= 1 min	Runoff Volume	= 89.4 cum
Drainage Area	= 0.143 ha	Curve Number	= 61.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 168 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Natural

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
6.35	0.0002	18.35	0.0012						
6.68	0.0004	18.68	0.0012						
7.02	0.0005	19.02	0.0012						
7.35	0.0009	19.35	0.0012						
7.68	0.0025	19.68	0.0012						
8.02	0.0049	20.02	0.0011						
8.35	0.0031	20.35	0.0011						
8.68	0.0024	20.68	0.0011						
9.02	0.0022	21.02	0.0011						
9.35	0.0019	21.35	0.0011						
9.68	0.0017	21.68	0.0010						
10.02	0.0017	22.02	0.0010						
10.35	0.0016	22.35	0.0010						
10.68	0.0016	22.68	0.0010						
11.02	0.0016	23.02	0.0010						
11.35	0.0015	23.35	0.0009						
11.68	0.0014	23.68	0.0009						
12.02	0.0014	24.02	0.0009						
12.35	0.0014	24.35	0.0000						
12.68	0.0014	*...end*	*...end*						
13.02	0.0014								
13.35	0.0014								
13.68	0.0014								
14.02	0.0013								
14.35	0.0014								
14.68	0.0013								
15.02	0.0013								
15.35	0.0013								
15.68	0.0013								
16.02	0.0013								
16.35	0.0013								
16.68	0.0013								
17.02	0.0013								
17.35	0.0013								
17.68	0.0012								
18.02	0.0012								

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

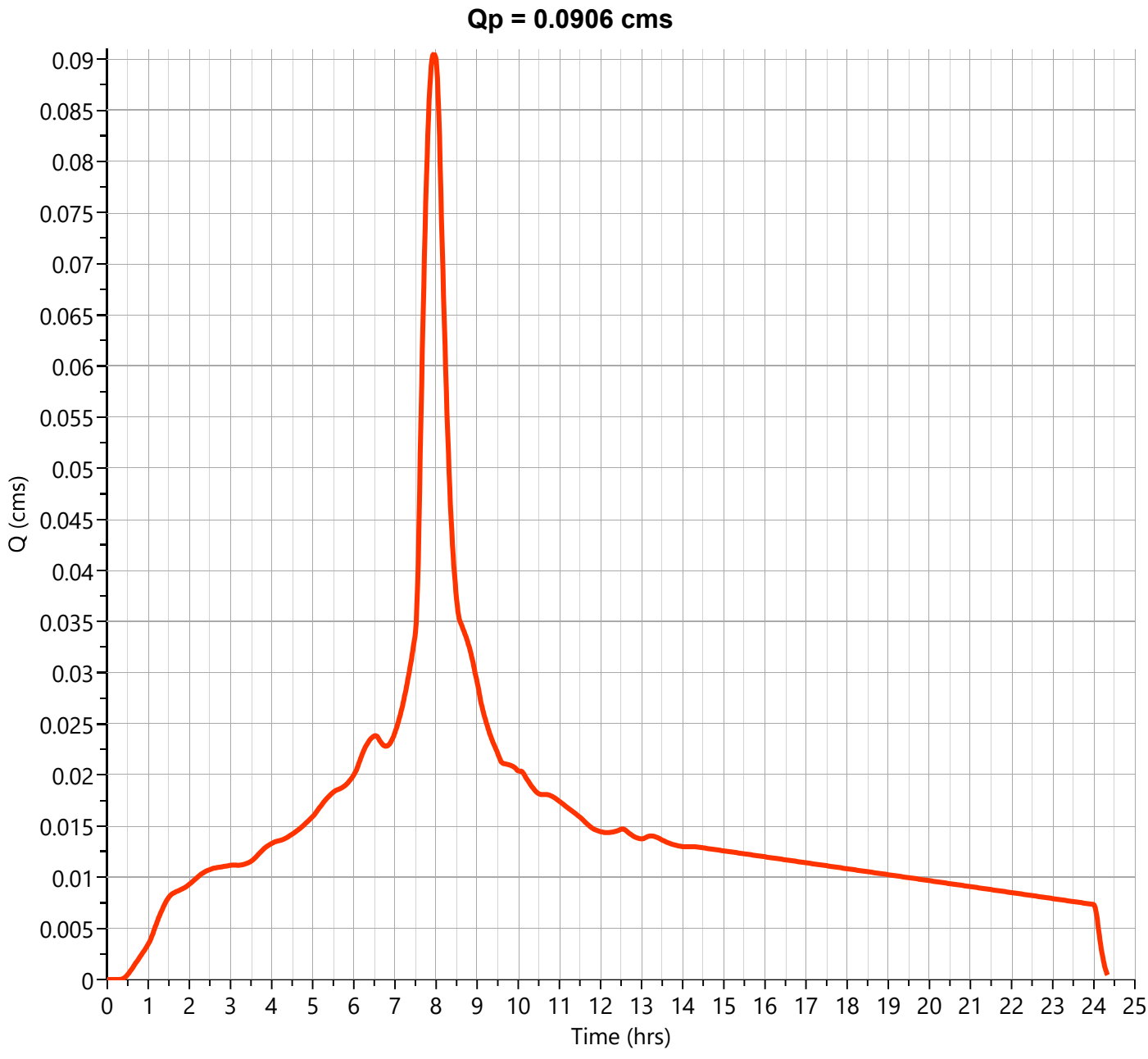
Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

Post Impermeable

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0906 cms
Storm Frequency	= 10-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Runoff Volume	= 1,335 cum
Drainage Area	= 0.813 ha	Curve Number	= 98.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 168 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Impermeable

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
0.68	0.0015	12.68	0.0143	*...end*	*...end*				
1.02	0.0036	13.02	0.0138						
1.35	0.0069	13.35	0.0139						
1.68	0.0086	13.68	0.0133						
2.02	0.0094	14.02	0.0130						
2.35	0.0105	14.35	0.0129						
2.68	0.0109	14.68	0.0128						
3.02	0.0112	15.02	0.0126						
3.35	0.0113	15.35	0.0124						
3.68	0.0123	15.68	0.0122						
4.02	0.0133	16.02	0.0120						
4.35	0.0138	16.35	0.0118						
4.68	0.0147	16.68	0.0116						
5.02	0.0160	17.02	0.0114						
5.35	0.0177	17.35	0.0112						
5.68	0.0187	17.68	0.0110						
6.02	0.0201	18.02	0.0108						
6.35	0.0232	18.35	0.0106						
6.68	0.0231	18.68	0.0104						
7.02	0.0243	19.02	0.0102						
7.35	0.0301	19.35	0.0100						
7.68	0.0647	19.68	0.0098						
8.02	0.0892	20.02	0.0097						
8.35	0.0465	20.35	0.0095						
8.68	0.0340	20.68	0.0093						
9.02	0.0287	21.02	0.0091						
9.35	0.0235	21.35	0.0089						
9.68	0.0211	21.68	0.0087						
10.02	0.0204	22.02	0.0085						
10.35	0.0188	22.35	0.0083						
10.68	0.0181	22.68	0.0081						
11.02	0.0174	23.02	0.0079						
11.35	0.0163	23.35	0.0077						
11.68	0.0152	23.68	0.0075						
12.02	0.0144	24.02	0.0072						
12.35	0.0145	24.35	0.0003						

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

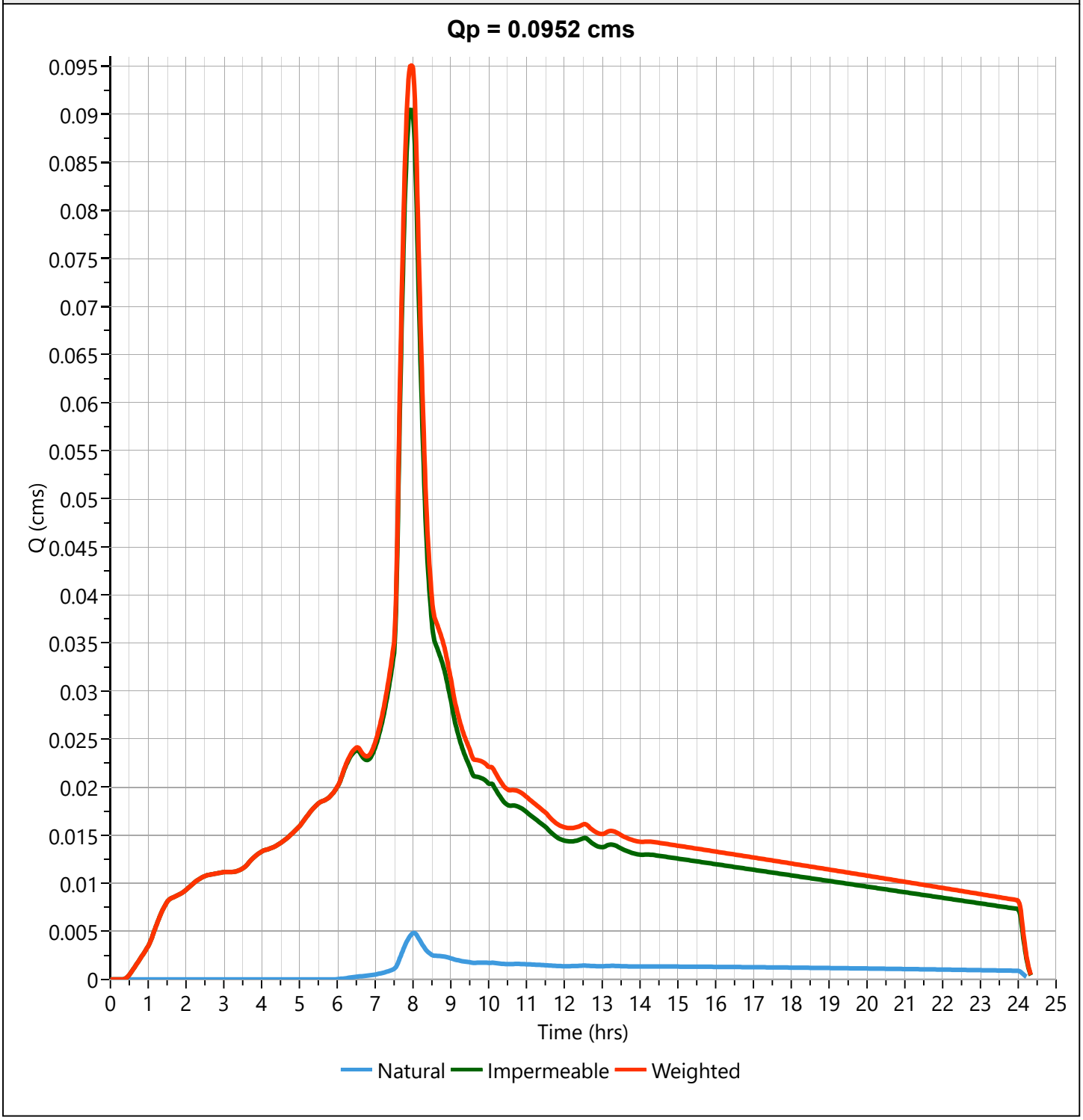
Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

Post Weighted

Hyd. No. 4

Hydrograph Type	= Junction	Peak Flow	= 0.0952 cms
Storm Frequency	= 10-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,424 cum
Inflow Hydrographs	= 2, 3	Total Contrib. Area	= 0.956 ha



Hydrograph Discharge Table

Weighted

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
0.68	0.0015	12.68	0.0158	*...end*	*...end*				
1.02	0.0036	13.02	0.0151						
1.35	0.0069	13.35	0.0153						
1.68	0.0086	13.68	0.0147						
2.02	0.0094	14.02	0.0143						
2.35	0.0105	14.35	0.0143						
2.68	0.0109	14.68	0.0141						
3.02	0.0112	15.02	0.0139						
3.35	0.0113	15.35	0.0137						
3.68	0.0123	15.68	0.0135						
4.02	0.0133	16.02	0.0133						
4.35	0.0138	16.35	0.0131						
4.68	0.0147	16.68	0.0129						
5.02	0.0160	17.02	0.0127						
5.35	0.0177	17.35	0.0125						
5.68	0.0187	17.68	0.0123						
6.02	0.0202	18.02	0.0121						
6.35	0.0234	18.35	0.0118						
6.68	0.0234	18.68	0.0116						
7.02	0.0249	19.02	0.0114						
7.35	0.0310	19.35	0.0112						
7.68	0.0672	19.68	0.0110						
8.02	0.0941	20.02	0.0108						
8.35	0.0495	20.35	0.0106						
8.68	0.0364	20.68	0.0104						
9.02	0.0309	21.02	0.0102						
9.35	0.0254	21.35	0.0099						
9.68	0.0228	21.68	0.0097						
10.02	0.0221	22.02	0.0095						
10.35	0.0204	22.35	0.0093						
10.68	0.0197	22.68	0.0091						
11.02	0.0189	23.02	0.0089						
11.35	0.0179	23.35	0.0087						
11.68	0.0166	23.68	0.0084						
12.02	0.0158	24.02	0.0081						
12.35	0.0159	24.35	0.0003						

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

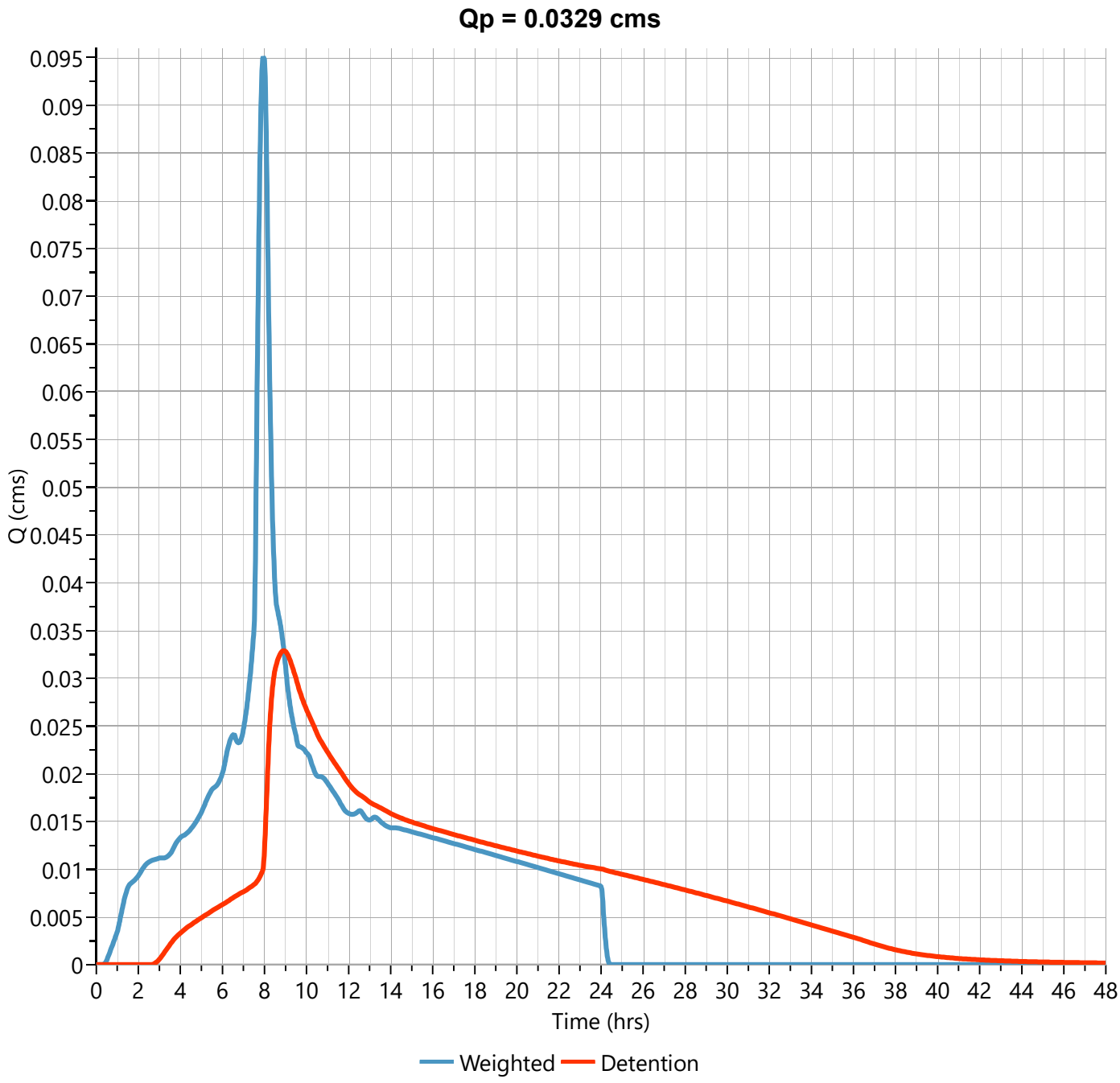
Post Detention

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0329 cms
Storm Frequency	= 10-yr	Time to Peak	= 8.92 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,364 cum
Inflow Hydrograph	= 4 - Weighted	Max. Elevation	= 100.741 m
Pond Name	= Basin 1	Max. Storage	= 474 cum

Pond Routing by Storage Indication Method

Center of mass detention time = 6.32 hrs



Hydrograph Discharge Table

Detention

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
3.02	0.0006	15.02	0.0149	27.02	0.0084	39.02	0.0011		
3.35	0.0016	15.35	0.0147	27.35	0.0082	39.35	0.0010		
3.68	0.0026	15.68	0.0145	27.68	0.0080	39.68	0.0009		
4.02	0.0033	16.02	0.0142	28.02	0.0078	40.02	0.0008		
4.35	0.0039	16.35	0.0140	28.35	0.0076	40.35	0.0008		
4.68	0.0045	16.68	0.0138	28.68	0.0074	40.68	0.0007		
5.02	0.0049	17.02	0.0136	29.02	0.0072	41.02	0.0006		
5.35	0.0054	17.35	0.0134	29.35	0.0070	41.35	0.0006		
5.68	0.0059	17.68	0.0132	29.68	0.0068	41.68	0.0005		
6.02	0.0063	18.02	0.0130	30.02	0.0066	42.02	0.0005		
6.35	0.0068	18.35	0.0128	30.35	0.0064	42.35	0.0005		
6.68	0.0072	18.68	0.0126	30.68	0.0062	42.68	0.0004		
7.02	0.0077	19.02	0.0124	31.02	0.0060	43.02	0.0004		
7.35	0.0081	19.35	0.0123	31.35	0.0058	43.35	0.0004		
7.68	0.0089	19.68	0.0121	31.68	0.0056	43.68	0.0004		
8.02	0.0128	20.02	0.0119	32.02	0.0054	44.02	0.0003		
8.35	0.0282	20.35	0.0117	32.35	0.0052	44.35	0.0003		
8.68	0.0322	20.68	0.0115	32.68	0.0050	*...end*	*...end*		
9.02	0.0328	21.02	0.0114	33.02	0.0048				
9.35	0.0310	21.35	0.0112	33.35	0.0046				
9.68	0.0286	21.68	0.0110	33.68	0.0044				
10.02	0.0266	22.02	0.0109	34.02	0.0042				
10.35	0.0250	22.35	0.0107	34.35	0.0039				
10.68	0.0234	22.68	0.0105	34.68	0.0037				
11.02	0.0222	23.02	0.0104	35.02	0.0035				
11.35	0.0211	23.35	0.0103	35.35	0.0033				
11.68	0.0200	23.68	0.0101	35.68	0.0031				
12.02	0.0189	24.02	0.0100	36.02	0.0028				
12.35	0.0181	24.35	0.0098	36.35	0.0026				
12.68	0.0176	24.68	0.0096	36.68	0.0024				
13.02	0.0170	25.02	0.0095	37.02	0.0021				
13.35	0.0166	25.35	0.0093	37.35	0.0019				
13.68	0.0162	25.68	0.0091	37.68	0.0017				
14.02	0.0158	26.02	0.0089	38.02	0.0015				
14.35	0.0155	26.35	0.0087	38.35	0.0014				
14.68	0.0152	26.68	0.0086	38.68	0.0012				

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

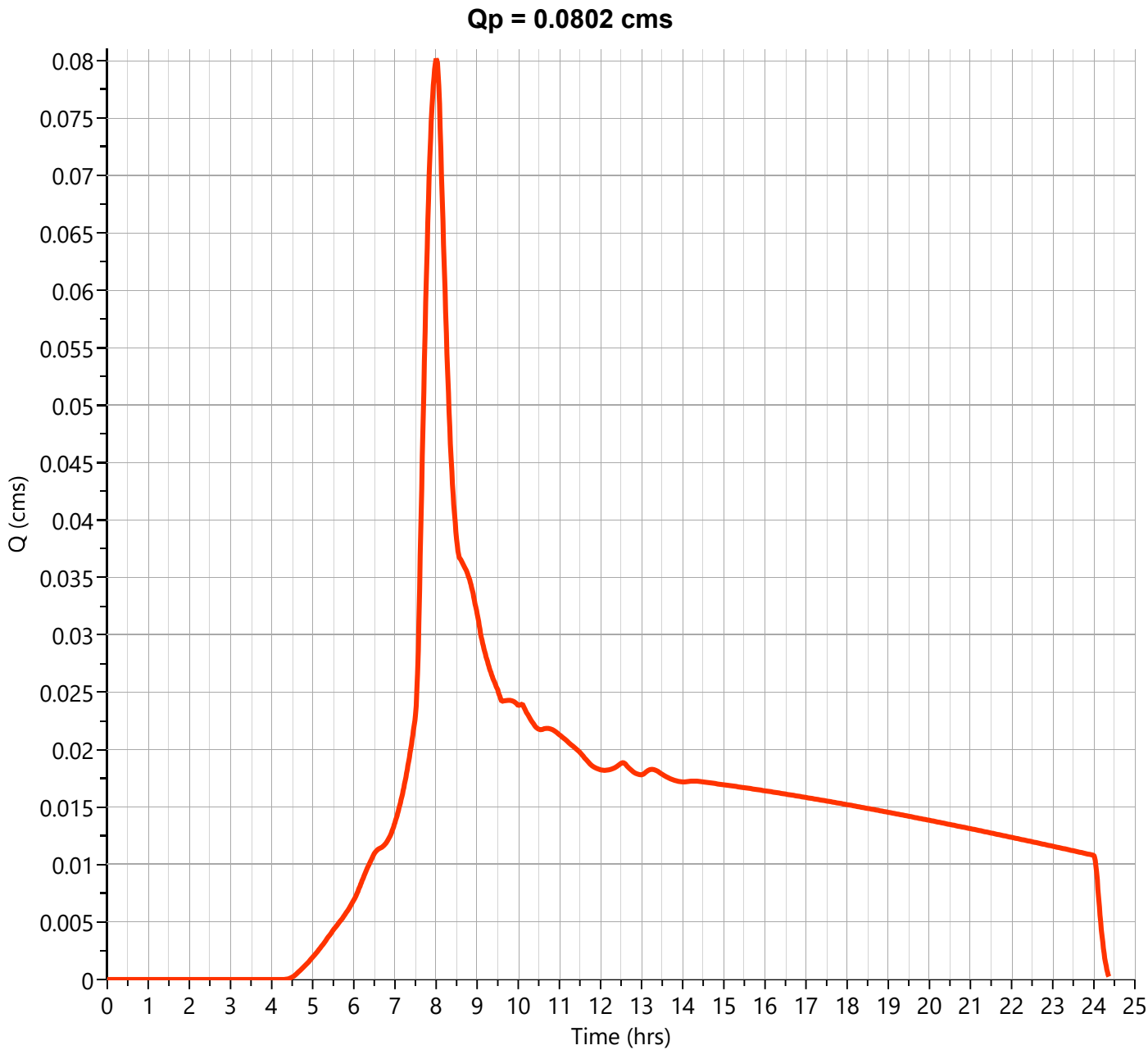
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

05-25-2026

Pre Natural

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0802 cms
Storm Frequency	= 100-yr	Time to Peak	= 8.02 hrs
Time Interval	= 1 min	Runoff Volume	= 1,255 cum
Drainage Area	= 0.956 ha	Curve Number	= 61.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 256 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Natural

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
5.02	0.0020	17.02	0.0158						
5.35	0.0035	17.35	0.0156						
5.68	0.0051	17.68	0.0154						
6.02	0.0070	18.02	0.0152						
6.35	0.0099	18.35	0.0150						
6.68	0.0115	18.68	0.0148						
7.02	0.0138	19.02	0.0145						
7.35	0.0193	19.35	0.0143						
7.68	0.0484	19.68	0.0141						
8.02	**0.0802**	20.02	0.0138						
8.35	0.0466	20.35	0.0136						
8.68	0.0360	20.68	0.0134						
9.02	0.0315	21.02	0.0131						
9.35	0.0265	21.35	0.0129						
9.68	0.0243	21.68	0.0126						
10.02	0.0239	22.02	0.0124						
10.35	0.0223	22.35	0.0121						
10.68	0.0219	22.68	0.0118						
11.02	0.0213	23.02	0.0116						
11.35	0.0202	23.35	0.0113						
11.68	0.0190	23.68	0.0111						
12.02	0.0182	24.02	0.0107						
12.35	0.0184	24.35	0.0004						
12.68	0.0185	*...end*	*...end*						
13.02	0.0178								
13.35	0.0182								
13.68	0.0175								
14.02	0.0172								
14.35	0.0173								
14.68	0.0171								
15.02	0.0169								
15.35	0.0168								
15.68	0.0166								
16.02	0.0164								
16.35	0.0162								
16.68	0.0160								

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

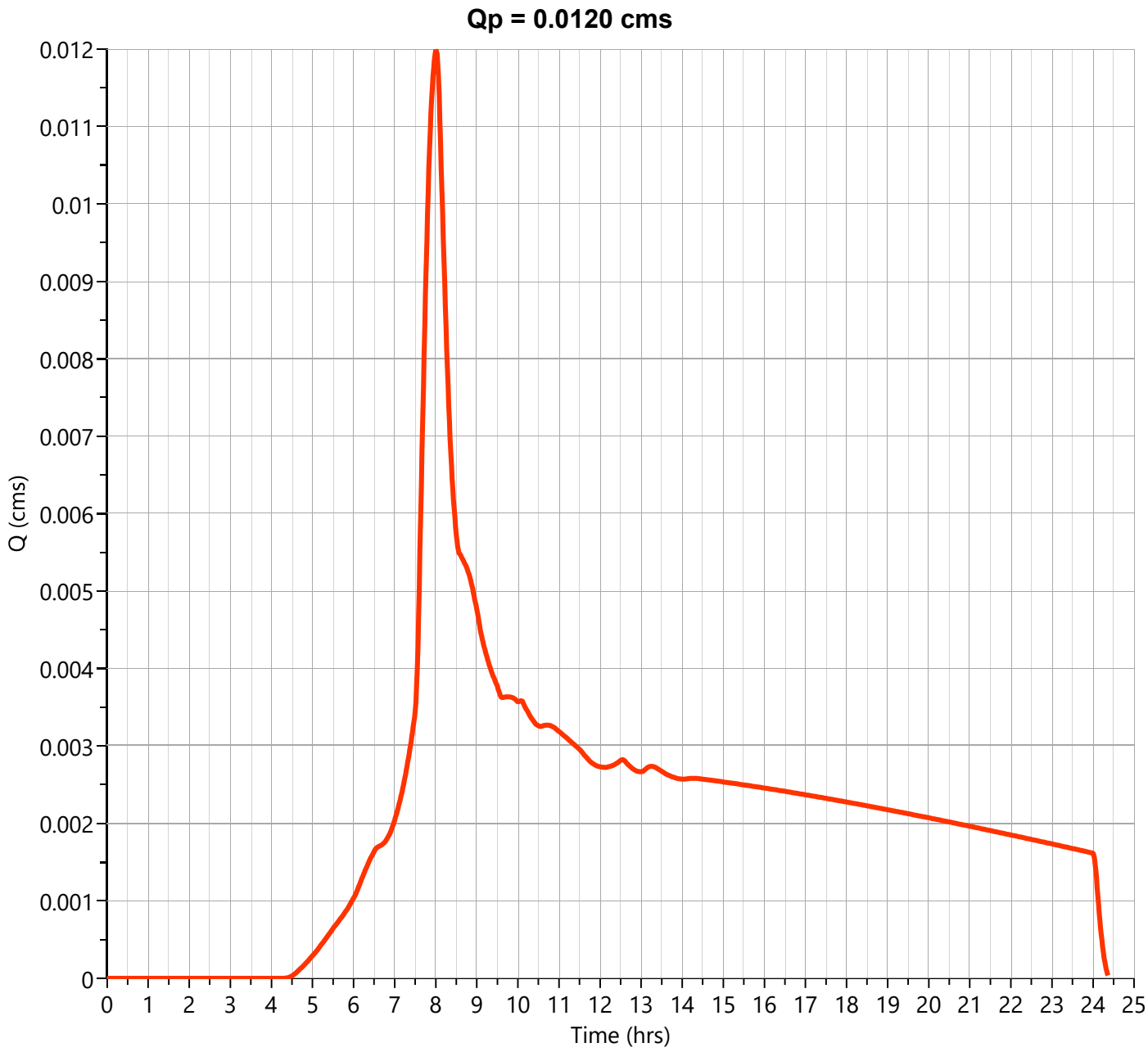
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

05-25-2026

Post Natural

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.0120 cms
Storm Frequency	= 100-yr	Time to Peak	= 8.02 hrs
Time Interval	= 1 min	Runoff Volume	= 188 cum
Drainage Area	= 0.143 ha	Curve Number	= 61.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 256 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Natural

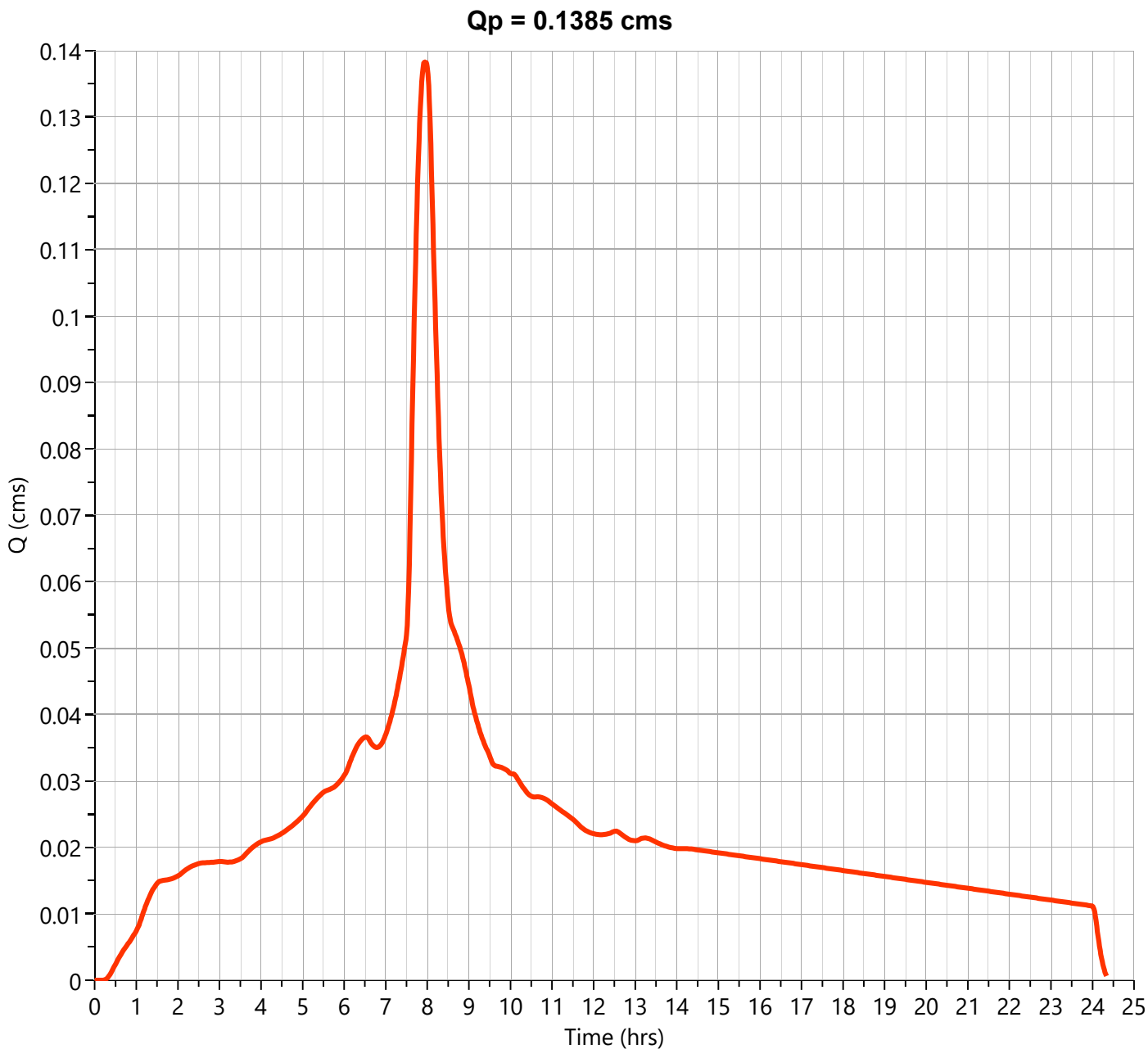
Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
5.02	0.0003	17.02	0.0024						
5.35	0.0005	17.35	0.0023						
5.68	0.0008	17.68	0.0023						
6.02	0.0011	18.02	0.0023						
6.35	0.0015	18.35	0.0022						
6.68	0.0017	18.68	0.0022						
7.02	0.0021	19.02	0.0022						
7.35	0.0029	19.35	0.0021						
7.68	0.0072	19.68	0.0021						
8.02	**0.0120**	20.02	0.0021						
8.35	0.0070	20.35	0.0020						
8.68	0.0054	20.68	0.0020						
9.02	0.0047	21.02	0.0020						
9.35	0.0040	21.35	0.0019						
9.68	0.0036	21.68	0.0019						
10.02	0.0036	22.02	0.0018						
10.35	0.0033	22.35	0.0018						
10.68	0.0033	22.68	0.0018						
11.02	0.0032	23.02	0.0017						
11.35	0.0030	23.35	0.0017						
11.68	0.0028	23.68	0.0017						
12.02	0.0027	24.02	0.0016						
12.35	0.0028	24.35	0.0001						
12.68	0.0028	*...end*	*...end*						
13.02	0.0027								
13.35	0.0027								
13.68	0.0026								
14.02	0.0026								
14.35	0.0026								
14.68	0.0026								
15.02	0.0025								
15.35	0.0025								
15.68	0.0025								
16.02	0.0025								
16.35	0.0024								
16.68	0.0024								

Printed values > 1% of Qpeak. nth-point print interval = 20

Post Impermeable

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.1385 cms
Storm Frequency	= 100-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Runoff Volume	= 2,060 cum
Drainage Area	= 0.813 ha	Curve Number	= 98.00
Tc Method	= User	Time of Conc. (Tc)	= 10.0 min
Total Rainfall	= 256 mm	Design Storm	= Type IA
Storm Duration	= 24 hrs	Shape Factor	= 0.13



Hydrograph Discharge Table

Impermeable

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
0.68	0.0044	12.68	0.0219	*...end*	*...end*				
1.02	0.0076	13.02	0.0210						
1.35	0.0130	13.35	0.0213						
1.68	0.0150	13.68	0.0203						
2.02	0.0158	14.02	0.0198						
2.35	0.0172	14.35	0.0197						
2.68	0.0177	14.68	0.0195						
3.02	0.0179	15.02	0.0192						
3.35	0.0179	15.35	0.0189						
3.68	0.0193	15.68	0.0186						
4.02	0.0209	16.02	0.0183						
4.35	0.0216	16.35	0.0180						
4.68	0.0229	16.68	0.0177						
5.02	0.0248	17.02	0.0174						
5.35	0.0274	17.35	0.0171						
5.68	0.0288	17.68	0.0168						
6.02	0.0310	18.02	0.0165						
6.35	0.0357	18.35	0.0162						
6.68	0.0354	18.68	0.0159						
7.02	0.0373	19.02	0.0156						
7.35	0.0462	19.35	0.0153						
7.68	0.0990	19.68	0.0150						
8.02	0.1364	20.02	0.0147						
8.35	0.0710	20.35	0.0144						
8.68	0.0519	20.68	0.0141						
9.02	0.0439	21.02	0.0138						
9.35	0.0359	21.35	0.0135						
9.68	0.0322	21.68	0.0132						
10.02	0.0311	22.02	0.0129						
10.35	0.0286	22.35	0.0126						
10.68	0.0276	22.68	0.0123						
11.02	0.0265	23.02	0.0120						
11.35	0.0249	23.35	0.0117						
11.68	0.0231	23.68	0.0114						
12.02	0.0220	24.02	0.0110						
12.35	0.0221	24.35	0.0004						

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

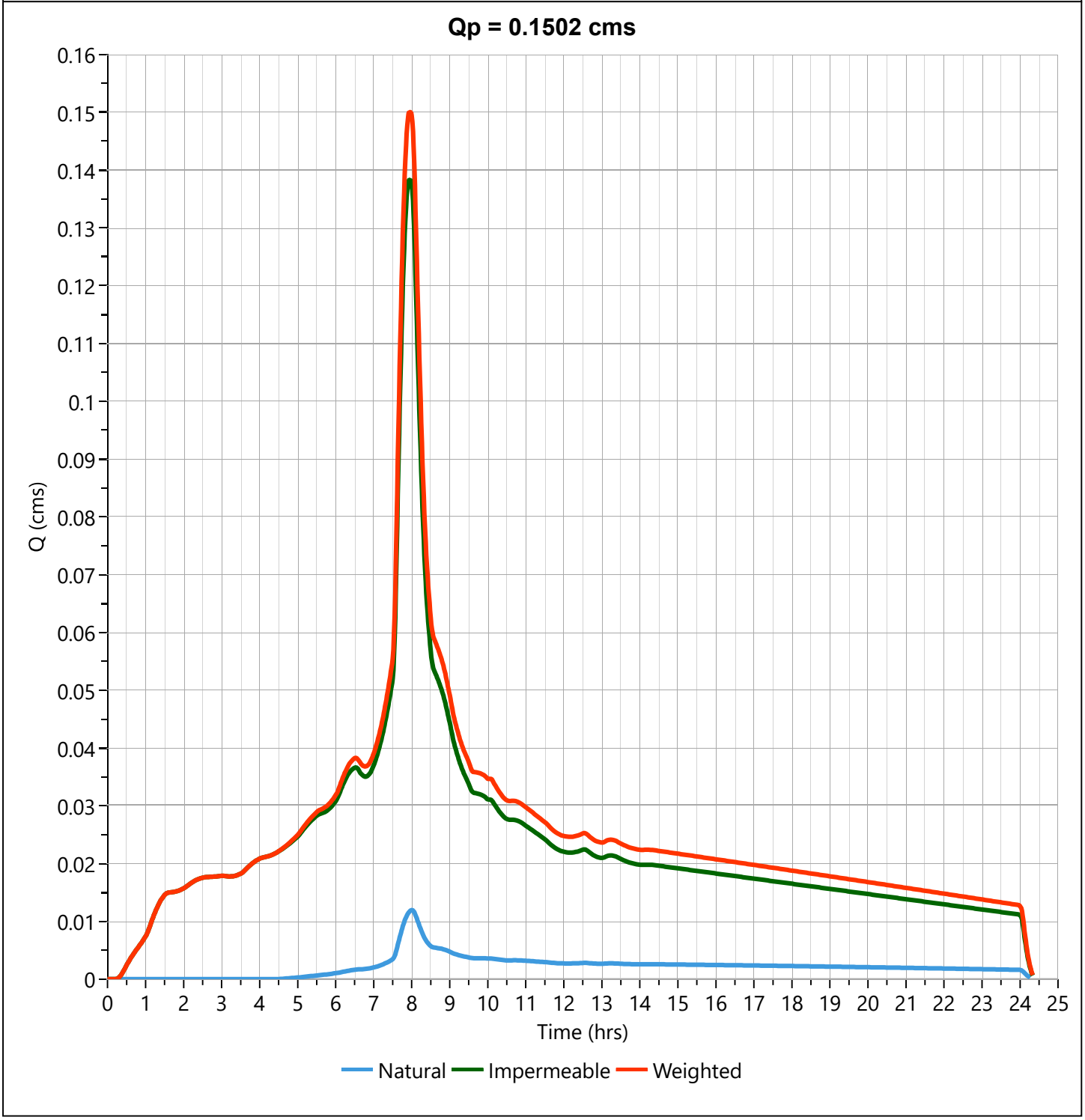
File: 8728 Lupi-Draft Approximation for Ground detention - .hys

05-25-2026

Post Weighted

Hyd. No. 4

Hydrograph Type	= Junction	Peak Flow	= 0.1502 cms
Storm Frequency	= 100-yr	Time to Peak	= 7.95 hrs
Time Interval	= 1 min	Hydrograph Volume	= 2,248 cum
Inflow Hydrographs	= 2, 3	Total Contrib. Area	= 0.956 ha



Hydrograph Discharge Table

Weighted

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
0.68	0.0044	12.68	0.0246	*...end*	*...end*				
1.02	0.0076	13.02	0.0236						
1.35	0.0130	13.35	0.0240						
1.68	0.0150	13.68	0.0229						
2.02	0.0158	14.02	0.0224						
2.35	0.0172	14.35	0.0223						
2.68	0.0177	14.68	0.0220						
3.02	0.0179	15.02	0.0217						
3.35	0.0179	15.35	0.0214						
3.68	0.0193	15.68	0.0211						
4.02	0.0209	16.02	0.0207						
4.35	0.0216	16.35	0.0204						
4.68	0.0230	16.68	0.0201						
5.02	0.0251	17.02	0.0198						
5.35	0.0279	17.35	0.0194						
5.68	0.0296	17.68	0.0191						
6.02	0.0320	18.02	0.0188						
6.35	0.0371	18.35	0.0184						
6.68	0.0371	18.68	0.0181						
7.02	0.0394	19.02	0.0178						
7.35	0.0490	19.35	0.0174						
7.68	0.1062	19.68	0.0171						
8.02	0.1484	20.02	0.0168						
8.35	0.0780	20.35	0.0165						
8.68	0.0573	20.68	0.0161						
9.02	0.0486	21.02	0.0158						
9.35	0.0399	21.35	0.0155						
9.68	0.0358	21.68	0.0151						
10.02	0.0346	22.02	0.0148						
10.35	0.0320	22.35	0.0144						
10.68	0.0309	22.68	0.0141						
11.02	0.0297	23.02	0.0138						
11.35	0.0280	23.35	0.0134						
11.68	0.0260	23.68	0.0131						
12.02	0.0247	24.02	0.0126						
12.35	0.0248	24.35	0.0005						

Printed values > 1% of Qpeak. nth-point print interval = 20

Hydrograph Report

Hydrology Studio v 3.0.0.44

File: 8728 Lupi-Draft Approximation for Ground detention - .hys
05-25-2026

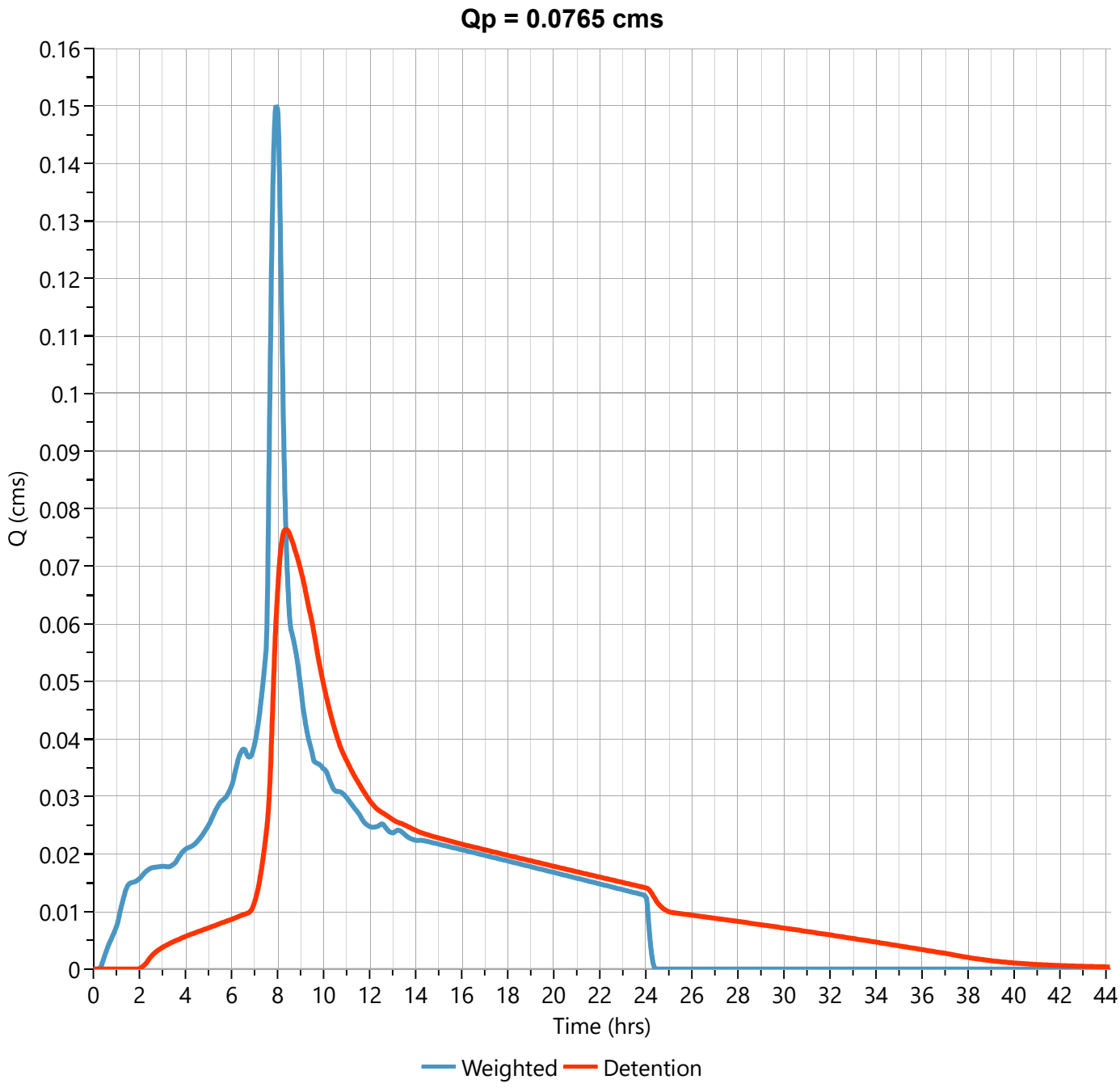
Post Detention

Hyd. No. 5

Hydrograph Type	= Pond Route	Peak Flow	= 0.0765 cms
Storm Frequency	= 100-yr	Time to Peak	= 8.37 hrs
Time Interval	= 1 min	Hydrograph Volume	= 2,187 cum
Inflow Hydrograph	= 4 - Weighted	Max. Elevation	= 100.928 m
Pond Name	= Basin 1	Max. Storage	= 629 cum

Pond Routing by Storage Indication Method

Center of mass detention time = 4.56 hrs

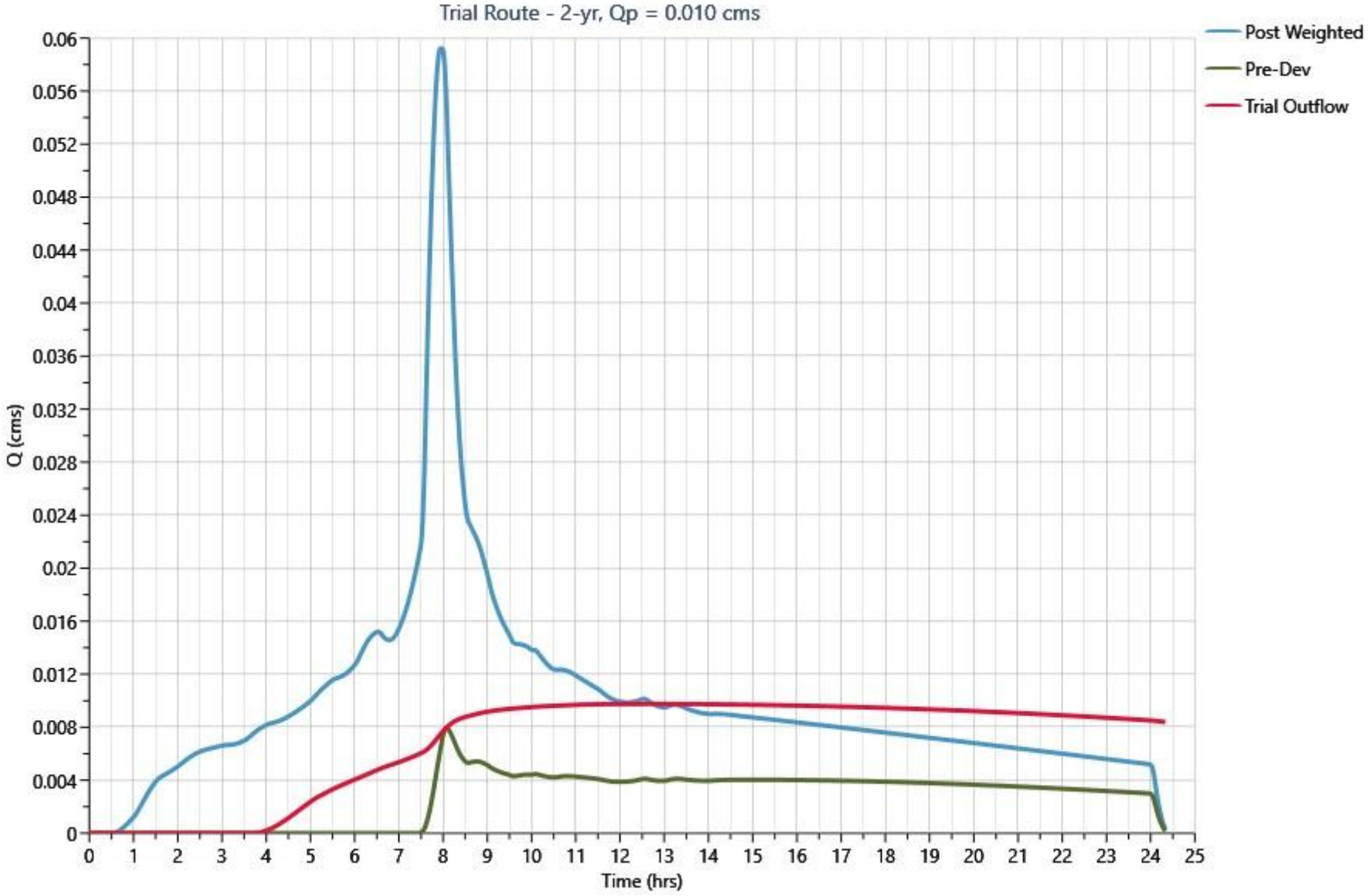


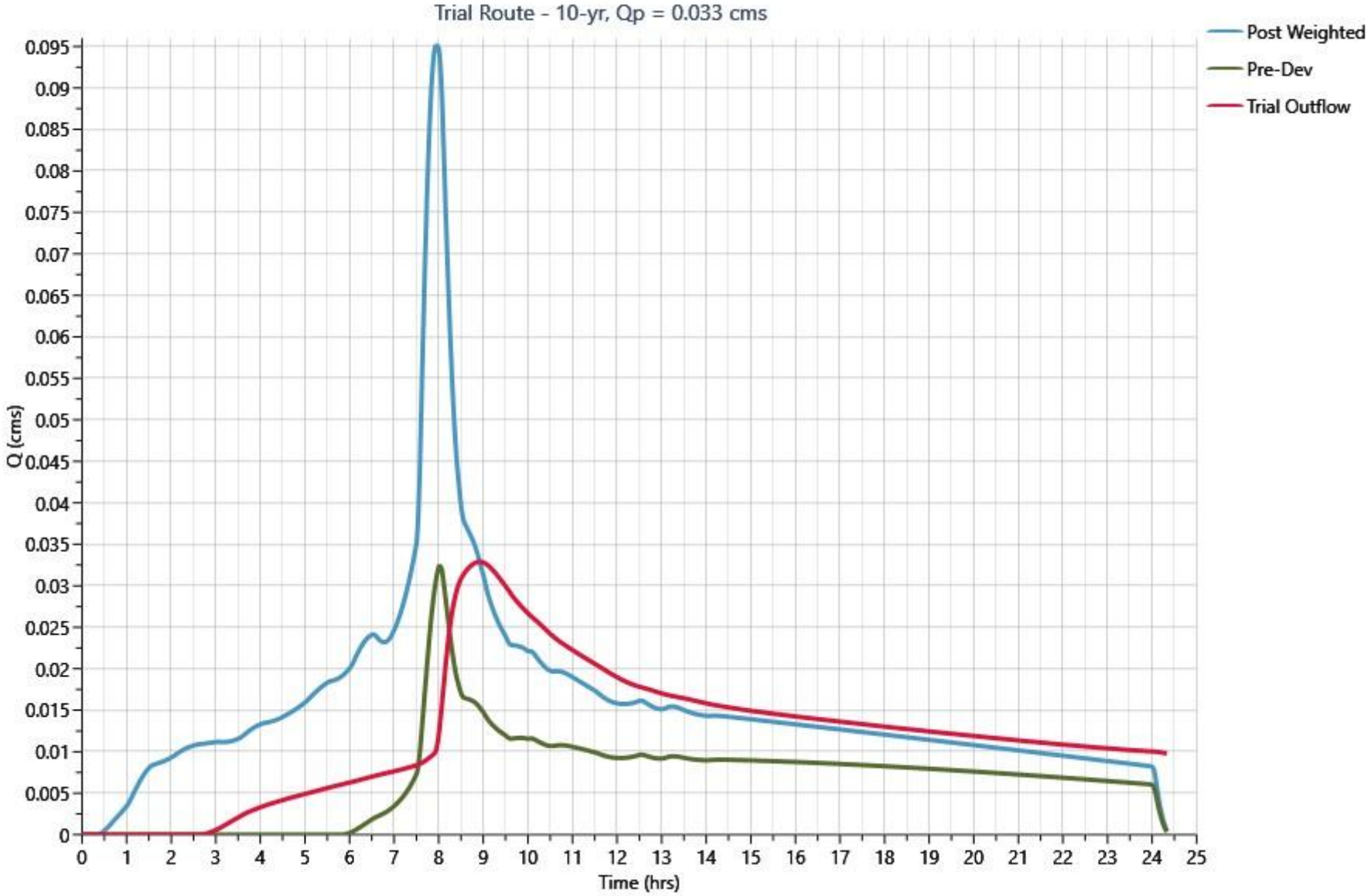
Hydrograph Discharge Table

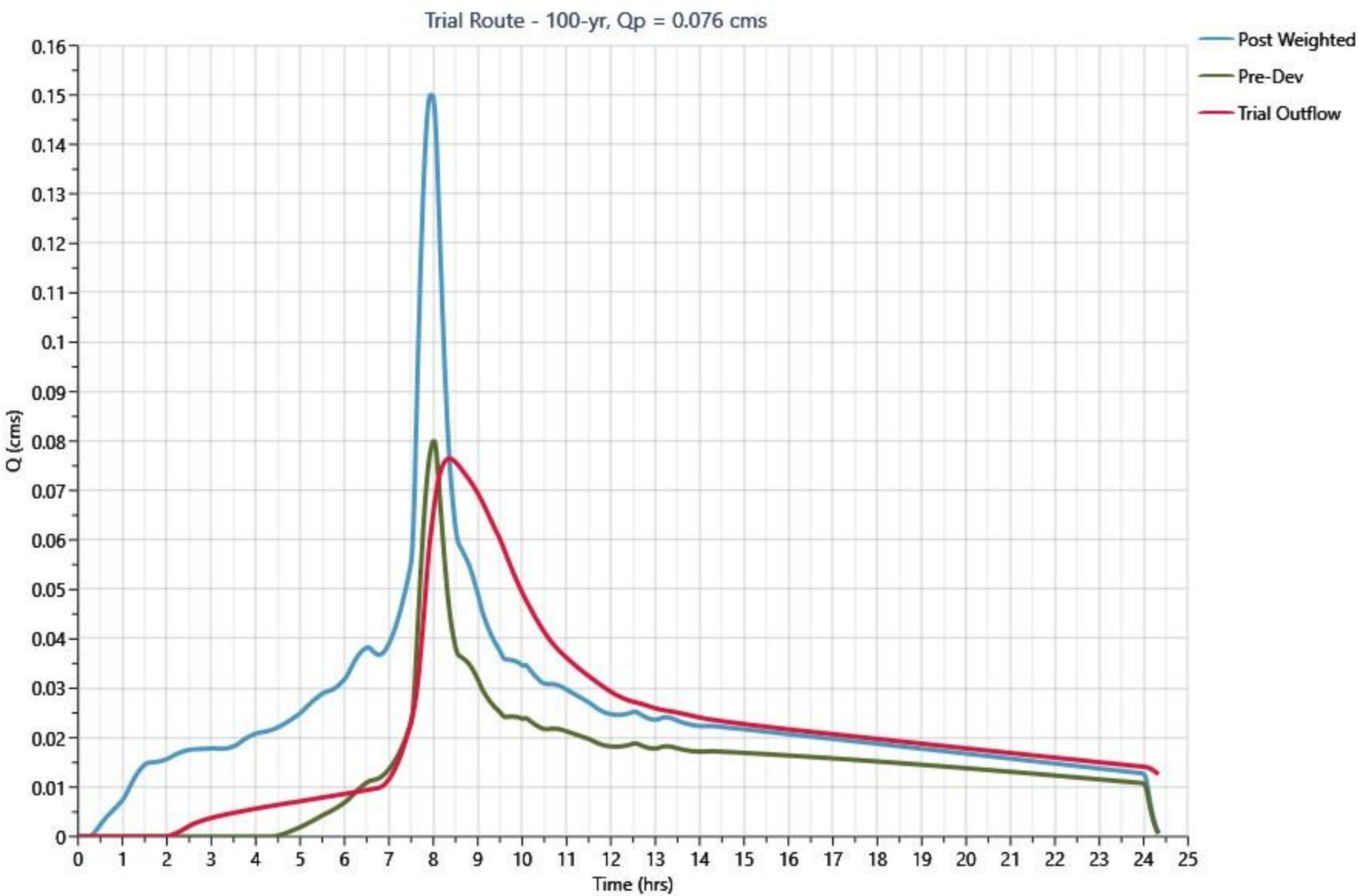
Detention

Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)	Time (hrs)	Outflow (cms)
2.35	0.0014	14.35	0.0236	26.35	0.0092	38.35	0.0018		
2.68	0.0029	14.68	0.0231	26.68	0.0090	38.68	0.0016		
3.02	0.0038	15.02	0.0228	27.02	0.0088	39.02	0.0015		
3.35	0.0045	15.35	0.0224	27.35	0.0086	39.35	0.0013		
3.68	0.0051	15.68	0.0220	27.68	0.0085	39.68	0.0012		
4.02	0.0057	16.02	0.0217	28.02	0.0083	40.02	0.0011		
4.35	0.0062	16.35	0.0214	28.35	0.0081	40.35	0.0010		
4.68	0.0067	16.68	0.0210	28.68	0.0079	40.68	0.0009		
5.02	0.0072	17.02	0.0207	29.02	0.0077	41.02	0.0008		
5.35	0.0077	17.35	0.0204	29.35	0.0075	41.35	0.0007		
5.68	0.0082	17.68	0.0201	29.68	0.0073	*...end*	*...end*		
6.02	0.0087	18.02	0.0198	30.02	0.0071				
6.35	0.0092	18.35	0.0194	30.35	0.0069				
6.68	0.0097	18.68	0.0191	30.68	0.0067				
7.02	0.0118	19.02	0.0188	31.02	0.0065				
7.35	0.0187	19.35	0.0185	31.35	0.0063				
7.68	0.0342	19.68	0.0182	31.68	0.0061				
8.02	0.0666	20.02	0.0178	32.02	0.0059				
8.35	0.0765	20.35	0.0175	32.35	0.0057				
8.68	0.0737	20.68	0.0172	32.68	0.0055				
9.02	0.0692	21.02	0.0169	33.02	0.0053				
9.35	0.0630	21.35	0.0166	33.35	0.0051				
9.68	0.0560	21.68	0.0163	33.68	0.0049				
10.02	0.0491	22.02	0.0160	34.02	0.0047				
10.35	0.0435	22.35	0.0157	34.35	0.0045				
10.68	0.0391	22.68	0.0153	34.68	0.0042				
11.02	0.0361	23.02	0.0150	35.02	0.0040				
11.35	0.0335	23.35	0.0147	35.35	0.0038				
11.68	0.0312	23.68	0.0144	35.68	0.0036				
12.02	0.0292	24.02	0.0141	36.02	0.0034				
12.35	0.0277	24.35	0.0125	36.35	0.0032				
12.68	0.0269	24.68	0.0108	36.68	0.0029				
13.02	0.0259	25.02	0.0099	37.02	0.0027				
13.35	0.0253	25.35	0.0097	37.35	0.0025				
13.68	0.0247	25.68	0.0095	37.68	0.0023				
14.02	0.0241	26.02	0.0094	38.02	0.0020				

Printed values > 1% of Qpeak. nth-point print interval = 20


Trial Route - 2-yr, Qp = 0.010 cms
Post Weighted
Pre-Dev
Trial Outflow
Q (cms)
0.06
0.056
0.052
0.048
0.044
0.04
0.036
0.032
0.028
0.024
0.02
0.016
0.012
0.008
0.004
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
Time (hrs)


Trial Route - 10-yr, Qp = 0.033 cms
Post Weighted
Pre-Dev
Trial Outflow
Q (cms)
0.095
0.09
0.085
0.08
0.075
0.07
0.065
0.06
0.055
0.05
0.045
0.04
0.035
0.03
0.025
0.02
0.015
0.01
0.005
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
Time (hrs)


Trial Route - 100-yr, Qp = 0.076 cms
Post Weighted
Pre-Dev
Trial Outflow
Q (cms)
0.16
0.15
0.14
0.13
0.12
0.11
0.1
0.09
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
Time (hrs)

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)

Resource Consent Number: 2190448-RMALUC

Pursuant to section 104B of the Resource Management Act 1991 (the Act), Far North District Council (Council) hereby grants resource consent to:

Solid Holdings Ltd

to construct two industrial sheds (850 m² and 920 m²) and a detached office building for associated industrial activities (160 m²).

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces will be 48.1%.

In terms of traffic intensity, the application seeks consent for an additional 193 daily one-way vehicle movements gaining access via CP 76 onto the State highway.

The total number of people engaged at any one period of time in activities on site (within the lease area) will increase by 20 as a result of the activity.

Access is to be via private road, as opposed to vesting the access as public road.

The proposal requires resource consent as a discretionary activity under the:

- **zone rules relating to stormwater management and the scale of activities in the Rural Production zone, and**
- **the District wide rules/standards relating to excavation (being 8,000 m³ of earthworks), traffic intensity and private access.**

Subject Site Details

Address: 1913 State Highway 10, Waipapa

Legal Description: Lot 5 DP 69740 (RT NA25C/985)

Pursuant to section 108 of the Act, this consent is issued subject to the following conditions:

1. That subject to incorporating any changes required by the following conditions of consent, the land use shall be undertaken in general accordance with the application and further information prepared by Donaldsons Registered Land Surveyors, including the approved plans attached to this consent with Council's 'approved' stamp affixed to them.

2. The consent holder is responsible for arranging for underground services to be physically located and marked, and shall be responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.

3. Prior to the site works commencing, the consent holder shall:

    i) Provide evidence confirming the source of the additional fill material and indicating compliance with Rule 12.3.6.1.1 of the District Plan.

    ii) Construct erosion and sediment controls. The controls shall be maintained throughout the course of works in accordance with the principles and practices contained the Auckland Council document entitled "*GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*".

    iii) Ensure that all consented earthworks undertaken on the site will be supervised by a Chartered Professional Engineer or a suitably qualified Independently Qualified Practitioner, to be engaged by the consent holder.

    At least one week prior to works commencing, the consent holder shall notify Council's monitoring officer (monitoring@fndc.govt.nz) of the following in writing:

    - The appointment of the Chartered Professional Engineer or a suitably qualified Independently Qualified
    - The date that works are to commence

4. Prior to commencing construction of the buildings, the fill material under the proposed buildings shall be properly compacted and tested by a suitably qualified Chartered Professional Engineer or a suitably qualified Independently Qualified Practitioner, and certified as suitable for the proposed construction. Such certification shall be submitted to Council at building consent stage.

5. All bare areas of land created by the exercise of this consent shall be reinstated within three months of completing the earthworks, with vegetation cover re-established on all exposed surfaces. The consent holder shall notify Council's monitoring officer in writing that this has been completed within the required timeframe.

6. Prior to the buildings being occupied, the consent holder shall:

    i) Erect a 1.8 metre high close-timberboarded fence adjacent to the northern and eastern facades of the two sheds as per the detail shown on the approved plans.

    ii) Provide formed, surfaced, marked and drained access, manoeuvring and parking for 19 vehicles within the lease area associated with RC2190448.

    iii) Provide one accessible car parking space, connecting to an accessible route at the closest entrance of the office building. It shall have clear ground marking in accordance with the international symbol of access, with a minimum formed width of 3.5 metres and minimum depth of 5 metres. It shall comply with NZS 4121.

iv) Ensure that prior to discharge from the site, all stormwater shall be treated and disposed of in accordance with the Ministry for the Environment's document "*Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand*" ISBN 0-478-09047-1 dated December 1998.

v) Attenuate peak flow runoff from the new sheds, access ways and parking/manoeuvring areas within the lease area (RC2190448) back to pre-development levels via detention ponds for a 1% AEP storm event plus an allowance for climate change. Overland/secondary flow paths shall be designed and constructed to convey flows up to the 1% AEP event. This shall be in general accordance with the details and plans attaching to the '*Stormwater management assessment'*, prepared by Donaldsons Surveyors, reference 7319, dated December 2018 (submitted in support of RC2190448).

7. Within two weeks of completion, the consent holder shall notify Council's monitoring officer in writing that the earthworks have been completed.

8. All activities within the lease area for RC2190448 shall be so conducted as to ensure that noise shall not exceed the following noise limits at the site boundary:

   0700 to 2200 hours 65 dBA L_{10}

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

   Noise Measurement and Assessment:

   Sound levels shall be measured in accordance with NZS 6801:1991 *"Measurement of Sound*" and assessed in accordance with NZS 6802:1991 *"Assessment of Environmental Sound*". Where these standards have been superceded, the successive standards shall be applied.

9. The fences required by condition 6 i) above shall be maintained thereafter to the satisfaction of Council's resource consents monitoring officer.

10. The area identified for effluent disposal shall remain free of all built development and available for its designated purpose. No storage, parking, vehicle manoeuvring or similar activities shall take place over or on the area shown on the detailed site plan prepared by Donaldsons, reference 7319, dated December 2018 and updated 29 August 2019.

11. If spoil/detritus being transferred to the site is deposited onto the State highway or a local road, such that it becomes a safety hazard (as identified by either the consent holder, the New Zealand Transport Agency or Council), then the activity shall cease until measures are taken to ensure that the potential hazard is rectified to the satisfaction of the New Zealand Transport Agency or Council. This shall be at the expense of the consent holder.

Advice Notes

1. The Resource Management Act 1991 defines the subdivision of land as including the lease of part of an allotment, which including renewals, is or could be for a term of more than 35 years. The applicant has not defined the lease period, and will need to apply for subdivision consent in the event that it is reasonably foreseeable that the lease/s would be for a period exceeding 35 years.

2. Compliance with this resource consent is a separate and independent process and is not associated with the provisions of the Health Act 1956, the Council's bylaws, the building consent process (including associated code of compliance and completion certificates), trade waste consent requirements, the certification of registration for an offensive trade, any requirements of the Northland Regional Council or any other statutory criteria applying. The consent holder shall be responsible to ensure that all other necessary consents are obtained.

3. The New Zealand Transport Agency is responsible for the planning and management of the State highway system.

   The consent holder will be responsible for the repair and reinstatement of the State Highway 10 carriageway where it is damaged as a result of the earthworks. Such works, where required, shall be to the satisfaction of the Agency.

   The State Highway is a Limited Access Road (LAR). The District Plan LAR provisions allow the Agency to have an input, with any property development, into the number, location and design of accesses onto a particular section of LAR. As per correspondence dated 21 February 2019, the Agency has provided written approval to the proposal for use of the existing crossing. No upgrade has been sought. The Agency has requested that the consent holder advise when consent is granted so that an updated section 91 notice can be issued for CP 76.

4. *Permitted baseline*

   As per section 95D of the Act, for the purposes of determining if the adverse effects are likely to be more than minor, Council may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (referred to as the permitted baseline). As discussed in the notification assessment, the site already includes a number of industrial lease areas and the number of vehicle movements is significantly higher than the permitted baseline. The activity does however fall within the capacity of the internal road and State highway intersection (as determined through prior resource consent assessments and supported by the New Zealand Transport Agency). Any adverse effects of the proposal are therefore considered to be so different in kind and purpose to the District Plan framework that it is unlikely that a reasonable comparison could be drawn between the permitted activity thresholds in the Rural Production zone and the current proposal. Council is therefore of the opinion that it is appropriate in this instance to exercise its discretion in not applying the permitted baseline, particularly as it relates to traffic intensity, scale of activities and private access.

5. The industrial activities have been submitted as a permitted activity under the noise thresholds applying in the District Plan. The daytime permitted activity noise thresholds in the Rural Production and Industrial zones are the same, 65 dBA L_{10} 0700 to 2200 hours. The night-time level in the Industrial zone is however higher, being 55 dBA L_{10} and 80 dBA $L_{max,}$ with the Rural Production zone night-time level being 45 dBA L_{10} and 70 dBA L_{max}. The more restrictive night-time standards in the Rural Production zone will apply to any activities within the lease area.

   The Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to adopt the most practicable option to ensure that the emission of noise does not exceed a reasonable level, and to avoid, remedy or mitigate any adverse effects created from an activity they undertake.

6. The application has not addressed signs or lighting, and it is assumed that this will be addressed as required by future tenants.

7. In conjunction with the construction of any building including a wastewater treatment and effluent disposal system, a site specific TP58 Report prepared by a Chartered Professional Engineer or a Council approved TP58 Report Writer will be required, to be submitted for Council's approval in conjunction the building consent application. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment and disposal system can be fully contained within the lease area and comply with the Regional Water and Soil Plan Permitted Activity Standards.

8. In addition to a potable water supply, the consent holder will be required to provide a water collection system with sufficient supply for firefighting purposes by way of tank or other approved means, to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. This shall be demonstrated at building consent stage.

9. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from Heritage New Zealand. Should any site be inadvertently uncovered, the procedure is that work should cease, with local iwi (including Te Runanga o Ngati Rehia) consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of the Historic Places Trust's Accidental Discovery Protocol (ADP) is attached for the consent holder's information. This should be made available to all person(s) working on site.

10. **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)**

The NESCS requires consideration when:

- the piece of land in question is, or has been, or is more likely than not to have been used for a hazardous activity or industry described in the NES hazardous activities and industries list (HAIL), and
- there is a proposal to subdivide, change the use of the piece of land, disturb the soil, sample the soil on the piece of land to determine if it is contaminated, and/or remove/replace a fuel storage system.

The proposal could be considered a change in use, from rural production to industrial type use. As per the NESCS, the site itself is not a known Hazardous Activities and Industries List (HAIL) site. Therefore the regulations do not apply to the activity.

Future activities –

Council does however need to consider whether there is the potential that the fill deposited on site may contain contaminants. Whilst the NESCS does not address the importation of clean fill, where land is subject to the intentional release of a hazardous substance in sufficient quantity that it could cause a risk to human health or the environment, the NESCS regulations will apply to future changes in use and/or further soil disturbance on the piece of land (NESCS - Appendix C, subsection I). Dependent upon the source of the fill material, the site development proposed may therefore require consideration under the NESCS.

The land owner will need to be mindful of the NESCS requirements if it is to be demonstrated that the regulations should not apply to any future changes in use and/or further soil disturbance.

11. The Regional Air Quality Plan for Northland includes conditions/standards to ensure that any dust discharge does not result in an offensive or objectionable nuisance beyond the property boundary.

12. Where required, conditions of this consent will be monitored by FNDC's resource consent monitoring officers. Any documentation relating to compliance should be sent to rcmonitoring@fndc.govt.nz. In the event of a situation arising requiring monitoring, the consent holder will be responsible for covering the actual and reasonable costs incurred.

Reasons for the Decision

1. Application details

The application details; including the proposal, district plan zoning and other notations have been outlined in the notification assessment report. In addition, the notification assessment details the reasons for consent, the application site and the surrounding environment.

2. Principal issues in contention and main findings on those issues:

Pursuant to section 104B of the Act, after considering an application for discretionary resource consent, Council may grant or refuse the application, and if it grants the application, may impose conditions under section 108 of the Act.

The principal issues in contention relate to stormwater management; traffic intensity and access; landscape character and visual amenity; site servicing; reverse sensitivity; heritage resources, cultural and spiritual values; and construction effects. Council has determined (by way of an earlier report and resolution addressing the Act's requirements relating to notification) that the adverse environmental effects associated with the proposed activity will be no more than minor and that there are no affected persons, customary rights group or customary marine title group.

3. Relevant Statutory Provisions:

The operative District Plan includes objectives and policies placing emphasis upon ensuring that the characteristic amenity values of a locality are maintained and enhanced, with particular reference to ensuring that development is consistent with the purpose of the site zoning, and avoids potential conflicts between land use activities.

The Rural Production zone includes standards to ensure that the natural and physical resources of the rural area are managed sustainably. The District Plan seeks to encourage a wide range of activities in the Rural Production zone, subject to the need to ensure that any adverse effects, including reverse sensitivity effects, on the environment resulting from activities are avoided, remedied or mitigated. Given the historical use of the site and the pattern of surrounding land uses, the activity is unlikely to impact adversely on the use of other land within the zone.

With respect to transportation, the District Plan seeks to ensure that adequate provision is made for on-site parking and access. The proposal is regarded as consistent with the objectives and policies as there is sufficient parking available to accommodate the activity. The internal carriageway has been specifically designed for the existing industrial uses and Council's resource consents engineer regards the formation as suitable for a low volume, low speed internal private road. Its design allows for safe vehicle passage and facilitates the movement of heavy rigid vehicles. The increased number of road users generated by the proposal is unlikely to have a significant impact upon users of the State highway, particularly given the intersection design and visibility from CP 76.

Whilst the earthworks have the potential to result in some adverse environmental effects, the primary effects of the activity will be limited by the relatively short work period, with any effects to be avoided, remedied or mitigated through various measures as outlined within the application and included as conditions of consent.

Overall, the proposal is considered to be consistent with the District Plan's objectives and policies, particularly given the nature of existing industrial activities established on site and in the vicinity.

In terms of the Northland Regional Policy Statement (RPS), sections of the plan focus upon reverse sensitivity and sterilisation. Sterilisation refers to situations where a new activity constrains the ability to access and, therefore, exploit a resource to its full potential. Given the historical use of the site and the pattern of surrounding land uses,

the future development is likely to satisfy the environmental results anticipated by the RPS.

Part 2 Matters

Part 2 of the Resource Management Act sets out the purpose and principles of the Act, including matters of national importance. The purpose of the Act as outlined in section 5(1) is to promote the sustainable management of natural and physical resources. In seeking to grant approval to the proposal, the development is regarded as achieving the purpose of the Act in that the site does not include high value soils, and given the size of the site and its setting (including existing uses) it is not regarded as highly productive land. The development will also allow future operators to provide for their social and economic well-being as members of the community.

Section 6 of the Act lists seven matters of national importance that must be recognised and provided for in the decision on this application. There are no matters of relevance to the current proposal.

In terms of section 7, this section of the Act lists eleven matters that Council must have particular regard to. The primary consideration in this instance relates to the maintenance and enhancement of amenity values. Given the existing and historic use of the site, the quality of the environment and its amenity values are unlikely to be compromised by the proposal.

Section 8 of the Act requires that all persons exercising functions and powers under the Act take into account the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. It is not considered that the land use would impact adversely upon the relationship of Maori and their culture and traditions with their ancestral lands, water, sites of waahi tapu and other taonga.

4. Overall Evaluation

Having considered the application against the relevant provisions of the Act and the District Plan, it is recommended that this application be granted subject to requiring the development to be undertaken as per the plans and information submitted. Conditions have been imposed accordingly.

Approval

This resource consent has been prepared by Liz Searle, Senior Planner, and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from FNDC by:

P J Killalea.

Pat Killalea
Principal Planner, District Services

Date: 30th September 2019

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by FNDC within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse **five years** after the date of commencement of consent unless, before the consent lapses;

(a) It is given effect to before the end of that period; OR

(b) An application is made to FNDC to extend the period after which the consent lapses and FNDC decides to grant an extension. The statutory considerations that apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

BUILDING COVERAGE

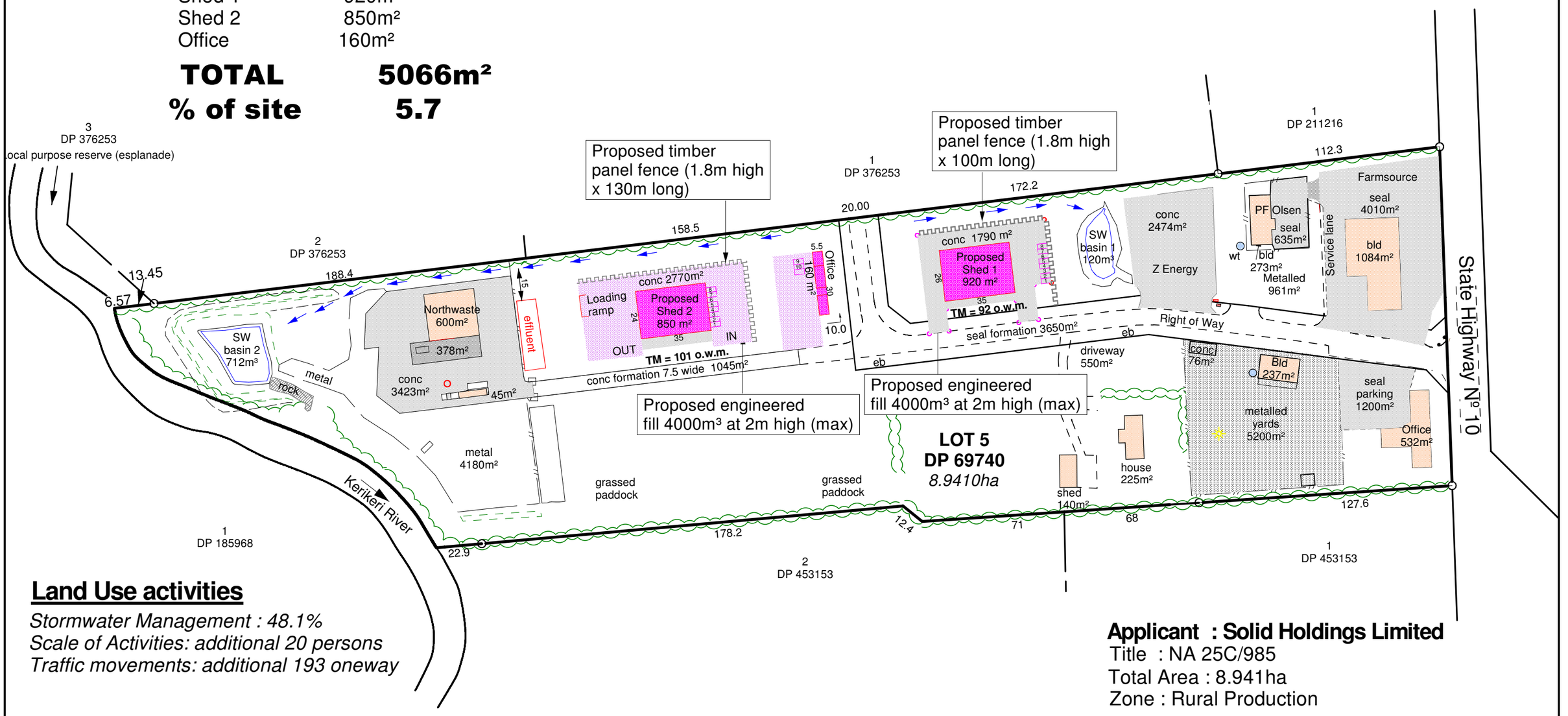
Farmsource	1084m²
Offices	532m²
Olsen	273m²
Building	237m²
House	225m²
Shed	140m²
Northwaste	600m²
Office	45m²
Shed 1	920m²
Shed 2	850m²
Office	160m²
TOTAL	**5066m²**
% of site	**5.7**

IMPERMEABLE AREAS

Roof	5066m²
Seal	9500m²
Concrete	16525m²
Metalled	11916m²
TOTAL	**43007m²**
% of site	**48.1**

APPROVED PLAN

Planner: Isearle
RC: 2190448
Date: 18/09/2019



Land Use activities

Stormwater Management : 48.1%
Scale of Activities: additional 20 persons
Traffic movements: additional 193 oneway

Applicant : Solid Holdings Limited
Title : NA 25C/985
Total Area : 8.941ha
Zone : Rural Production

PROPOSED LAND USE ON LOT 5 DP 69740

Industry Sheds 1 & 2,
Stormwater Management & 8000m³ of earthworks

Origin of levels - deck of SH bridge RL 74.78

Dir : 7319 scheme plan - dg
Scale @ A3 : 1:2000
Date : Dec 2018

REF : 7319

DONALDSONS
REGISTERED LAND SURVEYORS

Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

APPLICATION

Donaldson's Surveyors Limited

90 Kerikeri Road - PO Box 211
Kerikeri 0245 - Northland - New Zealand

P 09 407 9182
F 09 407 7366
E info@donaldsons.net.nz
W www.donaldsons.net.nz

DONALDSONS
REGISTERED LAND SURVEYORS

7319

22 February 2019

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED LAND USE ACTIVITIES
SOLID HOLDINGS LTD, STATE HIGHWAY 10, KERIKERI

We submit herewith a Resource Consent application together with the following:

- Application form & deposit $1850
- Planning report
- Record of Title and land Interests
- NZTA comments
- Stormwater Management assessment
- Traffic Impact Assessment – TEAM
- State Highway Entrance plan
- Building Plans - scheme
- Land Use plan - scheme

Yours faithfully,

Micah Donaldson
DONALDSONS
Registered Land / Engineering Surveyors and Development Planners

Donaldson's Surveyors Limited

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DONALDSONS
REGISTERED LAND SURVEYORS

7319
22 February 2019

RESOURCE CONSENT APPLICATION FOR LAND USE ACTIVITY
SOLID HOLDINGS LIMITED, STATE HIGHWAY 10, WAIPAPA

PLANNING REPORT

INTRODUCTION

Solid Holdings Limited own 8.94ha along State Highway 10, Waipapa and are preparing to build two sheds for rural industrial style use and a detached office building.

The property is in part developed for industrial style use, having gradually established over the years under the former Rural Production zone rules creating Farmsource (formerly RD1) and PF Olsen, and more recently the Z Energy truck stop and Northwaste transfer station under the operative district plan (ref RC-2170417 & RC-2130094 respectively).

The proposed sheds and their intended use fail to comply with stormwater management, scale of activities, and traffic movements. The sheds are referred to on the land use plan as Shed 1 with an area of 920m² and Shed 2 with an area of 850m².

Land Use consent is requested for:
Traffic movements – **additional 193 one-way movements (based on building size: 10 per 100m²).**

Scale of Activity – **additional 20 Users**

Stormwater management – **Impermeable site cover 48.1%**

All established land use activities have current resource consents and building permits.

The property is located in the Rural Production zone of the Far North District Plan, and the proposal is a discretionary activity, with effects that are considered less than minor respective to this unique environment.

SITE DESCRIPTION

The properties legal reference:

Legal Description:	**Lot 5 DP 69740**
Registered Owner:	Solid Holdings Limited
Certificate of Title:	CRF NA25C/985
Total Area:	8.9410ha

The property is located Directly off State Highway 10 with a well formed NZTA approved entrance.
The soil type is Waipapa Clay (YF) and Kamo Clay (KO) NZMS 290 Sheet P 04/05, being imperfectly to very poorly drained. These are versatile soils, arable with moderate limitations that restrict crops.

The site has an existing residential unit, four independent businesses (Farmsource, PF Olsen, Z Energy and Northwaste), and there is also an approved office and shed currently unoccupied.

The immediate vicinity defines an extensive industrial / commercial style activity with no residential units in the immediate vicinity other than on Lot 1 DP-211216 to the north.

To the north of the property is a large timber processing plant (Waipapa Pines), and further afield in the same string development are the industrial activities of Pataka Lane and Waipapa commercial centre accessible from Kahikatearoa Lane and Klinac Lane.
To the south is car wreckers facility covering half the site a the contractors home depot (Keriland

Earthworks).
The immediate vicinity is exclusively unique with its indusial / commercial style activity, and is subject to zone change requests to better reflect these dominating land use activities.

The western boundary adjoins Kerikeri River, and to the west and east of State highway 10 extensive areas of farmland.

The proposed sheds would position between two existing onsite activities to complete a string of industrial style activity.

The Far North district zone map shows the extent of the industrial zone and its evident influence on the surrounding rural production zoned land.

Due to the dominating effects from the surrounding industrial activity, in particular effects of reverse sensitivity, it would be contrary to the zone intent to expect the application site be utilised for anything other than industrial purposes, and on this basis, the application assessment shall derive the proposals suitability and demonstrate that the overall effects are less than minor being an activity that promotes the immediate environment.

DISTRICT PLAN

The property is located within the Rural Production zone under the provisions of the Far North District Plan, and is not within an outstanding landscape.

Recent district plan changes affecting the rural environment have introduced tighter restrictions on Land Use activity in the Rural Production zone, for example where land activities are not farming or forestry based then they are subject to the Scale of Activities rule, which is divided into two categories, one provides for activities directly linked to farming or forestry, and all other activities fall into a separate category.

The application site has a mix of land use activities, some may fall within the category of being ancillary to farming, however for all intents and purposes, there is no advantage in separating the businesses into categories due those activities all having land use consents.

The rural environment guidelines express the diverse needs of the rural zone, effectively weighting up resource consent decisions on land use compatibility, thereby encouraging those environments that now are altered from normal rural production to remain with the status-quo. In other words to not attempt introducing conflicting activities that would cause, and equally be subjected to, effects of reverse sensitivity.

RURAL ENVIRONMENT

CONTEXT

The majority of the land in the Far North is, and will remain, rural, where rural production is the main activity but there are distinct differences in rural character and amenity across the various rural areas. There is also a greater sense of nature and of open space in the rural environment than in the more densely settled areas.

The consequence is that controls on activities in the rural environment generally enable a wide range of complementary rural activities to occur whilst avoiding, remedying, or mitigating any adverse effects on the environment.

However, the rural land resource is also sometimes preferred by developers as an alternative location to establish industrial and commercial activities, especially on approach roads, relatively close to existing urban settlements. This can result in cumulative effects and impact on the efficient delivery of infrastructure. Zone provisions are designed to allow for activities that do not detract from the amenity values associated with the rural environment's attributes and character and that further contribute to the efficient use of the District's physical resources such as infrastructure.

8.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.2.1 A rural environment where natural and physical resources are managed sustainably.

8.2.2 A rural environment in which a wide variety of activities is enabled, consistent with safeguarding the life supporting capacity of air, water, soil and ecosystems.

8.2.3 A dynamic rural environment, which is constantly changing to meet the social and economic needs of the District's communities through the sustainable management of natural and physical resources.

8.2.7 A rural environment where change is acknowledged whilst amenity values are maintained and enhanced to a level that is consistent with the productive intent of the zone

The proposal certainly promotes the existing theme of the immediate environment, displaying a definite theme of industrial occupation.

With exception to the Kerikeri River, there are no evident vulnerable ecological characteristics or concern of depleting the natural and physical resources. The production capacity of the property other than for industrial use is not high due to the precedent effect of existing industrial use.

Horticultural or farming activity is no longer an option and would be contrary to promoting the existing environment.

The vicinities prevailing land use has undoubtedly swung towards industrial activity and this is a logical transition in line with the growth of Waipapa Township. Given the near proximity of the industrial zone, and evident industrial trends, it is fair to anticipate that future zone changes will see the application site and surrounding land re-zoned to industrial / commercial use.

The proximity to the state highway and existing industrial hub contributes to the efficient use of the districts resources such as infrastructures. As a comparison, the sites location supports industrial activity more so than does the Kerikeri industrial area, where heavy vehicles congest the town's local streets and cause a conflict with nearby urban residential living environments.

8.3 Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment.

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

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

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

Land use within the immediate environment is diverse with extensive commercial and industrial activity.

Amenity values of the site are rural focused insofar as a natural pristine environment is concerned and the surrounding properties present no high level amenity to be of concern.

The proposed use of the site does not deplete the existing level of amenity value, being an activity that promotes the existing development trends. Prior to the district plan change the title area had many development entitlements under permitted activity criteria and this effectively resulted in the current land use trend of industrial activity.

8.4 POLICIES

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

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

The proposal maintains cohesion with the existing amenity values without any indication of incompatibility or cause to reverse sensitivity effects. The intensity of buildings and land use is not unreasonable, and the effects associated with the proposed sheds do not cause any notable change to the existing theme.

Regardless of whether or not the sheds are constructed and utlised for industry based activity, the industry theme will continue to dominate the immediate environment. In other words the proposal does not initiate the industrial theme, it already exists.

RURAL PRODUCTION ZONE

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources and compatible with the productive intent of the zone.

8.6.2.2 A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.

All existing land use activities are compatible and sufficiently segregated not to over dominate or impede on one another or their ability to manage effects of each activity. For example, sufficient open space provided to create stormwater attenuation basins and onsite effluent disposal. Importantly the stormwater attenuation basins are designed to remove point and non-point source contaminants through absorption during a storms initial first flush, to then initiate the slow release of stormwater at a rate equivalent to predevelopment levels.

The use of rural production land is diverse and as a business model, industry based activity is both necessary and has proven economic benefits through employment.
The rural production zone intent is to provide necessary flexibility for a diverse range of land use activities, and ensure the diversity allows landowners to achieve economic wellbeing in many different ways.
Furthermore, ensuring certain industrial style activities commonly affiliated to rural activities (such as Farm Source or Z Energy Truck Stop), are not established close to residential or rural living environments due to their known effects of incompatibility or reverse sensitivity.

Wider adverse effects also arise, for example locating these activities in the Kerikeri Industrial zone, would compromise the transport network in and around Kerikeri Township, both congesting roads with large vehicles and compromising the efficient flow of standard vehicles.

8.6.3 Objectives

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

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

8.6.4 Policies

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

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

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

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

The proposal is not contrary to the objectives and policies of the rural production zone.

8.6.5.1 PERMITTED ACTIVITIES

8.6.5.1.1 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.

The site has one existing residential unit and none are proposed.

8.6.5.1.2 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary

The proposed buildings are located central to the allotment and readily comply with this standard.

8.6.5.1.3 STORMWATER MANAGEMENT
The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

The site area of 8.94ha has a permitted site coverage of 13411m² and it is proposed to cover 43007m².

To satisfy the stormwater management rule it is proposed to utilise stormwater management attenuation for each of the proposed sheds as discussed further under Stormwater management assessment, and report prepared by Donaldsons Surveyors.

8.6.5.1.4 SETBACK FROM BOUNDARIES
(a) no building shall be erected within 10m of any site boundary;

No concern, the proposed building positions approximately 40-metres from the closest boundary to the north. All existing buildings have existing building permits that uphold existing use rights.

8.6.5.1.5 TRAFFIC INTENSITY
The Traffic Intensity Factor for a site in this zone is 60 daily one way movements.

As described under Appendix 3 FNDP the traffic intensity factors adopted for the business activities include contractor depots and distribution centres both represent 10 movements per 100m².

Shed 1 has an area of 920m² adopting a traffic movement of 92 one way.
Shed 2 & office has a combined area of 1010m² adopting a traffic movement of 101
Proposed one way movements = 193

The application site has 5 existing businesses, one residential unit and traffic from the legal right of way in favour of Waipapa Pine = 567.
The existing single residential unit is exempt from the traffic movement count.

Proposed total traffic from the site = 760 one way movements.

On this basis, the total traffic movements fail the permitted standards.

8.6.5.1.6 KEEPING OF ANIMALS

N/A

8.6.5.1.7 NOISE

The use of Shed 1 is intended for standard rural industry style activity (currently no tenant sourced), and Shed 2 is intended to be occupied by a proposed waste management facility similar to adjoining Northwaste.

To contain and reduce the displacement of noise to the northeast, being the immediately adjoining boundary, the proposal includes the use of closed timber panel fencing.

The intended use of the sheds are compatible to those adjoining activities in the immediate and surrounding land, where overall there are no specific noise concerns to indicate the need further noise assessment.

8.6.5.1.8 BUILDING HEIGHT

The maximum height of any building shall be 12m.

The proposed building height is under the 12m maximum.

Shed 1 is approximately 9m
Shed 2 is approximately 7m

8.6.5.1.9 HELICOPTER LANDING AREA

Not applicable.

8.6.5.1.10 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.

No concerns, the building coverage inclusive of the proposed shed includes:

Farmsource	=	1084m²
Offices	=	532m²
Olsen	=	273m²
Building	=	237m²
House	=	225m²
Shed	=	140m²
Northwaste	=	600m²

Office	=	45m²
Proposed Shed 1	=	920m²
Proposed Shed 2	=	850m²
Proposed office	=	160m²

Total : 5066m² or 5.7% = permitted

8.6.5.1.11 SCALE OF ACTIVITIES

For activities other than those provided for in the exemptions below, the total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed

i. For activities ancillary to farming or forestry, 8 persons per site or 2 person per 1 hectare of net site area, whichever is the greater

ii. For all other activities, 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater.

The application site has an area of 8.9ha, and all activities are considered ancillary to farming or forestry, which allows for 2 persons per hectare (therefore permits 17 persons).

The existing land use activities as a whole failed scale of activities and consent has been granted.

The proposed land use activities are based on industry style activity and the number of users is set accordingly.

The application sites existing and consented businesses include:

- *Rural Supply shop (Northland Farm Source)*
- *PF Olsen offices*
- *JSB Contractors depot & dwelling*
- *Northland Waste transfer Station*
- *Z Energy fuel truck stop*

The proposed businesses and allocated number of persons on site at any one time:

- Waste transfer station = 7 persons
- Farm Industry activity – *unspecified* = 7 persons

The assessment is presented under Chapter 11 discretionary activities.

DISCRETIONARY ACTIVITY - ASSESSMENT

SCALE OF ACTIVITIES

The application seeks consent for 14 additional persons to be onsite for associated business related activity occurring within buildings defined Shed 1 and Shed 2 with detached office, on the land use plan.

8.6.5.4.4 SCALE OF ACTIVITIES

When the total number of people engaged at one period of time in activities on a site, other than activities ancillary to) farming or forestry, including employees and persons making use of facilities, but excluding people who normally reside on a site or are members of the household, does not comply with *Rule 8.6.5.1.11(ii)*, it is a discretionary activity.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitor accommodation, the number of seats in a restaurant or a theatre), the number of staff need to cater for the maximum number of guests, and the number and the nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

CHAPTER 11

11.1 RESIDENTIAL INTENSITY AND SCALE OF ACTIVITIES

(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.

The proposal is compatible with the onsite theme and those surrounding the property.
The immediate vicinity is undeniably unique with a consistent layout of industry style activity, such that promoting the existing environment is to initiate the same or similar style land use.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties in order to avoid visual domination and loss of privacy and sunlight to those properties.

There are no neighbouring houses to cause any impact in this regard.
Both sheds are located more than 20m from the nearest boundary and the boundary has a mature hedge in place creating a substantial buffer.

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

The property has a large green field to the south of the central access creating a sense of open space.
The existing stormwater basins are landscaped and achieve a multitude of uses additional to

open space, including landscape amenity, habitat, stormwater filtration, and backup provision if there is an uncontrolled spill event.
The Kerikeri River has further open space attributes along with the peripheral hedges.

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

There are no concerns with increased traffic or pedestrian traffic. The traffic report has assessed the existing access onto State Highway 10 as suitable for up to 2144 vehicles.

There are suitable side berms to allow for foot traffic or future footpath if required.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

Each of the sheds would have independent concrete parking and manoeuvring areas as defined on the Land use plan. Concreate provides a solid all weather surface that reduces noise from tyres.
There is sufficient grassed areas around each of the concrete pads to allow for either design variations or expansion in the future if required.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

The property is well placed utilising an approved NZTA intersection that links the State Highway network to the application site access.
The site location and access arrangements prove ideally positioned for this style of development, having a long straight stretch of the state highway allowing safe and controlled access for larger vehicles, whilst keeping such industry away from town centres, where congestion issues arise.

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.

There are no concerns with all surrounding activity being of similar nature and calibre.

(h) Noise generation and the extent to which reduction measures are used.

None of the subject activities require any noise restrictions as these are all contained within the building premises. Loading and unloading of contractor machinery is intermittent and the movements of trucks are compatible with the surrounding industrial zone activities, particularly noise from State Highway 10.
The activity upholds rural production zone standards.

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.

Water supply is obtained from roof surface water and effluent disposal is onsite.
Stormwater is addressed through use of existing attenuation devices.

Overall there are no concerns.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

The proposal includes utilising ground surface based stormwater attenuation devices and existing grassed swale drains to provide a low impact control of stormwater, thereby minimising any adverse effects on waterways.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

Not applicable.

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.

The site continues to have approximately 4.6ha of vegetation cover including an even dispersion of open space between each industry activity to ensure the site continues to have an even displacement of permeable surface for water absorption.

(m) Any adverse effects on the life supporting capacity of soils.

The site is no longer productive land in that regard, but provides an equally important contribution to land use through establishing facilities necessary for rural industry, and importantly locates industrial style activity in a compatible environment, as intended by district plan change 15, ultimately to avoid reverse sensitivity effects or the degradation of farm and horticultural land.
The site is not considered appropriate for on-going farming or forestry use. The future of Waipapa will undoubtedly see this land re-zoned industrial, and has accordingly been recommended for this purpose through the FNDC Policy Department.

(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.

No concern the existing residential unit continues to have its own established and independent setting.

(o) Visual effects of site layout on the natural character of the coastal environment.

Not applicable.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

The site has for a long time been industrial based with no significant vegetation onsite. The southern extent of the site is in grass, and bush extends along the fringe of Kerikeri River.
The proposal does not require any vegetation clearance.
Effects on indigenous vegetation and habitats are no concern.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

Flooding occurs at the western most extent of the property but does not influence either areas Shed 1 or 2.
The property is not known to be subject to any other natural hazards.

TRANSPORTATION

The proposal seeks consent for an additional 193 one-way traffic movements.

8.6.5.1.5 TRANSPORTATION

Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules

Transportation – chapter 15

15.1.6A TRAFFIC

The Rural Production zone allows for 30 one-way movements as a permitted activity off a State Highway.

The proposal fails to comply with permitted, controlled, or restricted discretionary standards, and is subject to chapter 11 assessment as a discretionary activity.

11 ASSESSMENT CRITERIA

11.12 TRAFFIC INTENSITY

(a) The extent by which the expected traffic intensity for a proposed activity exceeds the assumed value set by the Traffic Intensity Factor contained in ***Appendix 3A*** *in* ***Part 4*** *of the Plan.*

The existing number of one-way daily traffic movements associated with the existing site activities was calculated at 567. Additionally, there is a Right of Way in favour of Waipapa Pine (Lot 1 DP 376253) contributing 500 oneway traffic movements.

The total site one-way movements are currently 1067.

The total existing and proposed one-way movement is 1260.

The design entrance and access is intended to cope with 2144 daily one-way movements as approved by NZTA. An assessment of the entrance was undertaken by Opus *"Access control report" - engineering assessment ACR 131 - Solid Holdings Ltd, JSB Construction Ltd and Waipapa Pine Ltd' prepared for NZTA dated March 2013.*

A more recent assessment of the entrance and associated upgrades was prepared for the Z Energy truck stop as outlined in the traffic report prepared by Traffic Engineering and Management Ltd, dated September 2016, attached.

(b) The time of day when the extra vehicle movements will occur.

The vehicle movements would occur during standard business hours between 6am and 8pm.

Hours of operation are consistent with the existing business activity not to present any conflict or reverse sensitivity in that regard. This is accentually the industrial hub of Waipapa and has been transitioning for many years, which works to the advantage of existing and proposed land use activity of this nature because there are no immediate properties subject to conflict of use. Similarly, the State Highway is right nearby where traffic movements occur at all time, day and night.

The effects from the proposal are therefore less than minor.

(c) The distance between the location where the vehicle movements take place and any adjacent properties.

The access formation is centrally located to the site, and extensively used by a number of established industrial businesses contributing an anticipated and approved 567 daily one way movements from the site and further 500 daily one way movements authorised under RC 2100178.

The adjoining properties to the north are Lots 1 & 2 DP 376253 occupied by Waipapa Pine mill. The effects from the mill far exceed any effects from the proposed industry style business anticipated for Shed 1 and 2. The effects from the proposed activity are in fact complimentary to the effects from the mill.
In other words, if the applicant were to instead establish a residential unit within the location of Shed 1 or 2, there would be more of an issue to the mill, due to the effects occurring from the mill that would conflict with normal rural / lifestyle living.

Lots 1 & 2 DP 453153 located to the south, are properties that predominantly use their land for industrial style car wrecking and storage related activities.

The activities to occur within the sheds are sufficiently, enclosed to contain the effects.

The exterior of the sheds is to be in concrete eliminating any effects of dust and reducing effects of noise from traffic movements.

In this instance, the existing environment includes several land use activities, including the rural farm supply shop (Northland Farm Source) and assoicated parking, PF Olsen's office spaces, the JSB conractors depot and a dwelling. A waste transfer station, approved under RC 2130094, and Z Energy fuel depot consented under RC 2170417.
Overall, despite the Rural Production zoning the site could be more likened to an industrial site.
The wider environment includes Waipapa Pine, and another fuel depot approximately 200m to the north. All activities are authorised and form the defining characteristics of this subject environment against which the proposal is to be assessed.

The current level of effects and its influence on adjacent properties has been assessed as acceptable to the subject environment, and it is considered that the proposed additional 193 daily one way

movements is in keeping and in accordance with the discretionary assessment with a less than minor increase in effects respective to the subject environment.

(d) The width and capability of any street to be able to cope safely with the extra vehicle movements.

The existing access is well formed in both seal and concreate with a formation width of 7.5m, substantially larger than a standard rural or residential sized formation, which typically are 5-6m wide. The access is private and adjoins State Highway 10 with an intersection constructed to Austroads CHL/CHR standard.

The access and entrance has been assessed to cope safely with up to 2144 vehicle movements.

(e) The location of any footpaths and the volume of pedestrian traffic on them.

There are no footpaths in place, and at this point in time none are considered necessary.

(f) The sight distances associated with the vehicle access onto the street.
Access is directly onto State Highway 10 where there is no sight visibility issue having in excess of 200m unobstructed view in either direction.

(g) The existing volume of traffic on the streets affected.
The entrance onto State Highway 10 has been designed, constructed, and approved for the site to safely coordinate over 2000 oneway traffic movements. The proposed activities do not compromise the highways anticipated traffic use.

(h) Any existing congestion or safety problems on the streets affected.
There are none known, and as described the proposed increase is within acceptable design limits for the state highway entrance.

(i) With respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur.
There are no unreasonable effects on neighbours to be of concern, these are completely proportionate and compatible to the effects already occurring onsite and importantly within the wider vicinity.
The traffic effects associated with the state highway surpass any effects occurring onsite.

(j) With respect to the effects on through traffic on arterial roads, strategic roads and State Highways, any measures such as right-turn bays, flush medians, left turn deceleration tapers, etc. proposed to be installed on the road as part of the development to accommodate traffic turning into and out of the site.;.
The entrance onto the state highway upholds the necessary standards to provide for the proposed traffic movements. No further upgrading is proposed.

(k) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.
Flooding occurs within the adjoining Kerikeri River, but the application site itself is elevated not to be subject to the effects of flooding. The designed stormwater attenuation aims to reduce stormwater discharge rates to pre-development levels, and manage the quality of water through use of first flush filtration located at the base of the control outlet, thereby achieving a positive outcome.

(l) The extent to which the activity may result in adverse effects on the safety and efficiency of the State Highway system and its connections to the local roading network.

The proposal has approval of NZTA.

(m) the effects on the safety and/or efficiency on any State Highways, its connections to the local road network and the provision of written approval from the NZ Transport Agency..

The proposal has approval of NZTA.

(n) The effects of the activity where it is located within 500m of reserve land administered by the Department of Conservation upon the ability of the Department to manage and administer that land.

The proposal has no effects on land administered by the Department of Conservation.

Overall, there are no obvious traffic issues. The proposal is in accordance with the designed and constructed entrance and access onto State Highway 10, and with all the infrastructure in place without needing any upgrades or cause to any conflict with the surrounding land use activities proves that level of traffic effects associated with the activity are therefore less than minor.

15.1.6B PARKING

PARKING

In reference to Appendix 3C the proposed activities adopt 1 park per 100m² of building area, correlating with both contractors depots and distribution centres.

Shed 1 (920m²) requires 9 parks
Shed 1 plus office (1010m²) requires 10 parks

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

The Land use plan details the parking and main access manoeuvring accordingly.
Sheds '1' & '2' have available 19 plus standard car parks, and the layout of concrete for manoeuvring is capable of allocating additional parks if required.
All existing activities are approved and do not require further consideration.

All sheds also have large areas of concrete suitable for truck to manoeuvre and park where required.

Loading spaces are in abundance.

Tracking curves of 11m radius are upheld.

15.1.6C ACCESS

VEHICLE ACCESS

For the Commercial and Industrial Zones, the access carriageway from the road to any parking or loading space shall be 3m wide for one-way operation and 6m wide for two-way operation, with the exception of service stations, where the maximum width for one-way and two-way operation shall be 9m.

Although the site is not zoned industrial the use is industry based, and all access carriageways are able to achieve the minimum width requirements through a series of one way and two-way traffic movements.

The construction of private access, in addition to the specifics also covered within this Rule, is to be undertaken in accordance with ***Appendix 3B*** *in* ***Part 4*** *of this Plan.*

The existing access layout complies with all access standards.

The effects are less than minor.

No upgrades are proposed.

STORMWATER MANAGEMENT

The proposal seeks consent for up to 48.1% impermeable site cover, most of which is already existing and approved.
It is proposed to attenuate stormwater from all new impermeable surfaces utilising the existing stormwater attenuation basins.

The proposal fails to comply with the permitted, controlled, or restricted discretionary standards, and is subject to a discretionary assessment in accordance with Chapter 11 of the FNDP.

11.3 STORMWATER MANAGEMENT
(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.

The soil type is mapped as poor draining resulting in higher volumes of discharge during stormwater events, due to a lack of absorption and greater tendency to become water logged.

The proposal would cover a further 7490m², and it is proposed to reduce stormwater discharge to predevelopment levels over the equivalent area.

The effects on the total catchment area are considered adequately managed and consequently less than minor.

(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.
Design measures have been incorporated with the stormwater management attenuation as described in the Stormwater Management report prepared by Donaldsons Surveyors. The intention is to mitigate the effects from all proposed impermeable surface areas by directing the stormwater into attenuation basins that include subsurface soakage intended to assist with removing contaminants during a storms inception.

Sheet flow from the hard areas would also be first directed to grassed swales, as shown Drains 1 & 2 and directed to the attenuation basins shown Basins 1 & 2.

(c) Any cumulative effects on total catchment impermeability.
It is necessary for communities to have an industry base, and Waipapa vicinity has for many years seen the gradual expansion of an obvious industrial hub. Cumulative effects of impermeable surfaces would be evident, however this does not undermine the ability to manage

the effects of stormwater discharge through controlled release resulting in similar effects to those occurring predevelopment.

The site is already naturally impaired by poor water absorption during wetter periods, meaning during extreme events where little to no water absorbs into the ground, this would see a near equivalent impact with stormwater discharging directly into the wider catchment.
Cumulative effectives are considered isolate to this industrial hub, and provided the effects are managed, the impacts on the environment are sustainable.

(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

The proposal does not result in any physical change to the natural contour or drainage patterns.

The effects of the existing site coverage are mitigated through use of stormwater attenuation devices providing effective flow reduction for a 1 in 10 year storm event, equivalent to predevelopment levels.

(e) The physical qualities of the soil type.
The soil type is Waipapa Clay (YF) and Kamo Clay (KO) NZMS 290 Sheet P 04/05, being imperfectly to very poorly drained.

(f) Any adverse effects on the life supporting capacity of soils.
The proposed impermeable surfaces do not reduce the life supporting capacity of the soils, as the site is already highly modified and the available site area is insufficient and incompatible for farming or horticultural activities.

(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.

There is no conflict between effluent disposal onsite and stormwater attenuation.

(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.

All impermeable surfaces are necessary to allow for the effective manoeuvring of heavy ridged vehicles. The overall layout of individual business activities' on the site provides adequate separation to allow for green space and natural stormwater absorption.

(i) The extent to which landscaping may reduce adverse effects of run-off.

The site is well vegetated and as described there are natural separation mediums to allow for landscaping, which assists in maintaining control of stormwater sheet flow.

(j) Any recognised standards promulgated by industry groups.

The stormwater design follows standard expectations of Onsite Stormwater Guidelines (Oct 2004), TP-10 and TP-125 and the Building Code.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

The proposed stormwater attenuation design puts in place a means of control that effectively mitigates the effects of stormwater from all proposed impermeable surfaces. The proposal thereby manages the effects of stormwater to levels that are already approved onsite.

(l) The extent to which the proposal has considered and provided for climate change.

The attenuation design and calculations account for potential climate change influences.

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

The stormwater attenuation method proposed adopts the detention basin, open swale drains, and soakage filtration.

RESOURCE MANAGEMENT ACT

FOURTH SCHEDULE

Assessment of effects on the environment

The final outcome of the Land Use activity is considered capable of integrating with the existing environment in a manner that does not undermine the integrity of the Rural Production zone, or the purpose of the Resource Management Act; to manage the use, development and protection of natural and physical resources in a way and at a rate which enables people and communities to provide for their social, economic, and cultural wellbeing.

Visually the effects of the proposed sheds do not cause or introduce any adversity due to the unique industrial style of the environment.

The change occurring and the effects influencing the neighbouring properties and relevant wider community including the socio-economics are considered negligible being the same as what is already occurring in this vicinity. The effects are therefore less than minor.

The proposal is not contrary to the Northland Regional Policy Statement, which encourages the use of land that is not supporting large-scale production activities, and puts in place stormwater provisions to mitigate any effects on waterways.

In reference to the Ngati Rehia Hapu Management Plan this expresses their main issues of concern relating to water quality and fragmentation of indigenous vegetation, concerns they seek to strongly protect and achieve improvements.

There is no vegetation clearance or significant earthworks required, and the inclusion of stormwater controls with low impact design to encourage pre-treatment soakage accords with improving water quality prior to discharging into waterways.

Ngati Rehia notes it is not by nature anti-development but that development must not be at the degradation or loss of their heritage, culture or the environment. The proposal is considered to adequately address those concerns.

Effluent disposal would be in accordance with TP-58 and addressed at the building consent stage. The property has ample area for effluent disposal options.

There is no known influence on Fisheries.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy.

Given the nature of the site and industrial background, the proposal is considered to adequately uphold all aspects without causing any unreasonable adverse effects.

Treaty of Waitangi
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

Clause 6 - Information required in assessment of effects

Clause 6(1)

(a) if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:

No significant adverse effects are anticipated.

Issues commonly related to industrial activity namely effects of traffic, visual, reverse sensitivity, and noise, are in this instance negligible due to this unique location.

The proposed location of the sheds has been planned as infill development, promoting similarities with the adjoining Waipapa Pine activity, and those existing activities onsite.

Sufficient separation between activities is provided.

There are alternative locations possible, however they do not provide an improved outcome.

(b) an assessment of the actual or potential effects on the environment of the activity.

The actual effects are not considered any different from those effects existing.

(c) if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.

The sheds are designed for standard rural industry based activities. There is no use of hazardous substances.

(d) if the activity includes the discharge of any contaminants, a description of –

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

There is no discharge of contaminants.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:

There are no concerns.

(f) identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:

The one neighbour adjoining the northern boundary (Lots 1 & 2 DP 376253) is not considered to be adversely affected given the similarities of land use occurring on their property and that he applicant has included closed panel fencing to reduce effects of noise radiating to the north and eastern directions.

Additionally, there is a land covenant referenced 9571379.1 registered on the applicants title (NA25C/985) that stipulates the registered owner of Lots 1 & 2 DP 376253 (Grantor) will not oppose any land use activity proposed on Lot 5 DP 69740 (Grantee).

The Resource management Act does not require that an applicant to undertake consultation, but does require that a record of any consultation that foes occur be provided as part of the application for resource consent.

The applicant (Solid Holdings Ltd) have not sought to consult with the adjoining property owners to the north or south of 193 State Highway 10 for the reason that the effects have been assessed as less than minor and that effects are adequately managed by way of consent conditions.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is considered necessary.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

No known concerns.

Clause 7(1)

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The proposal does not result in any significant change to the existing level of land use activity, so it has no effects on any the wider community. The sites further development introduces further community benefits providing services and jobs to the region.

(b) any physical effects on the locality, including any landscape, and visual effects.

No concerns the site is commercial based without any vulnerable amenity values.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The building sites do not contain any significant habitats, and stormwater discharge from formations are all controlled with low impact design to reduce flow rates and improve water quality.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

No concerns.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

No concerns.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No concern.

NATIONAL ENVIRONMENTAL STANDARDS

The property is not known to be within a HAIL site designation from past horticultural or farming activities.
The use of the site is not changing to residential occupation to trigger the NES.

CONCLUSION

The proposal overall is unique in that its location is set in close proximity to the industrial zone, and the immediate rural environment, both onsite and adjoining land, actively undertake industry based land use activities, to such a level the land is ultimately now unsuitable for normal rural and residential land use. As a consequence, the land has been suggested for re-zoning under the current plan change process.

The level of visual effects are sympathetic to what is already occurring onsite and adjoining properties.

The more recent Plan Change 15 encourages the rural zone is to enable a wide range of complimentary rural activities whilst managing adverse effects, and specifically avoiding conflicting activities to be introduced or merged where those effects are out of character.

Given the unique nature of the subject land this requires local authority to apply an adequate level of consideration to the surrounding industrial activities and their consequential influence, taking particular note that any standard rural lifestyle living has now become impractical alongside elevated reverse sensitivity effects.

The land use infringements are sufficiently in line with the prevailing industrial activities such that the proposal is supported by the Rural Production zone objectives and policies, and expectations to promote the nature of a prevailing rural environment.

The discretionary assessment is limited to traffic movements, stormwater management and scale of activities, and the level of effects are considered adequately managed such that the effects in respect to this environment are less than minor.

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Application Number:
2190448

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource 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):

O Land Use O Fast Track Land Use* O Subdivision O Discharge

O Extension of time (s.125) O Change of conditions (s.127) O Change of Consent Notice (s.221(3))

O Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)

O Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? (Yes) / No

4. Applicant Details:

Name/s: SOLID HOLDINGS LIMITED

Electronic Address for Service (E-mail): Donaldsons Land Surveyors

Phone Numbers: Work: 90 Kerikeri Road Home: PO Box 211, Kerikeri

Postal Address: (*or* alternative method of service under section 352 of the Act) New Zealand 0245

Post Code:

5. Address for Correspondence: *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: DONALDSONS SURVEYORS LTD

Electronic Address for Service (E-mail): micah@donaldsons.net.nz

Phone Numbers: Work: Home:

Postal Address: (*or* alternative method of service under section 352 of the Act) Donaldsons Land Surveyors
90 Kerikeri Road
PO Box 211, Kerikeri
New Zealand 0245

Post Code:

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

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

Name/s: SOLID HOLDINGS LTD

Property Address/: Location: STATE HIGHWAY 10
WAIPAPA

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 1913 STATE HIGHWAY 10
WAIPAPA

Legal Description: LOT 5 DP 69740 Val Number:

Certificate of Title: NA25C/985

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

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? Yes / (No)

Is there a dog on the property? Yes / (No)

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

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

LAND USE TO CONSTRUCT AND OPERATE TWO INDUSTRIAL SHEDS ON LOT 5 DP 69740.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification Yes/(No)

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

O Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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)

O yes ✓ no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

✓ yes O no O don't know

O Subdividing land

✓ Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application. SEE REPORT

13. Billing Details:

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

Name/s: (please write all names in full) DONALDSONS SURVEYORS LTD

Email:

Postal Address: Donaldsons Land Surveyors
90 Kerikeri Road
PO Box 211, Kerikeri
New Zealand 0245 Post Code:

Phone Numbers: Work: Home: Fax:

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

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

Name: MICAH DONALDSON (please print)

Signature: (signature of bill payer – **mandatory**) Date: 22/02/2019

14. Important Information:

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

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

Name: MICAH DONALDSON (please print)

Signature: _____ (signature) Date: 22/02/2019

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

Donaldsons Land Surveyors
90 Kerikeri Road
PO Box 211, Kerikeri
New Zealand 0245

Checklist (please tick if information is provided)

- ✓ Payment (cheques payable to Far North District Council) $1850
- ✓ A current Certificate of Title (Search Copy not more than 6 months old)
- ✓ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ✓ Applicant / Agent / Property Owner / Bill Payer details provided
- ✓ Location of property and description of proposal
- ✓ Assessment of Environmental Effects
- ✓ Written Approvals / correspondence from consulted parties
- ✓ 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA25C/985**
Land Registration District	**North Auckland**
Date Issued	13 August 1973

Prior References
NA494/299

Estate	Fee Simple
Area	8.9410 hectares more or less
Legal Description	Lot 5 Deposited Plan 69740

Registered Owners
Solid Holdings Limited

Interests

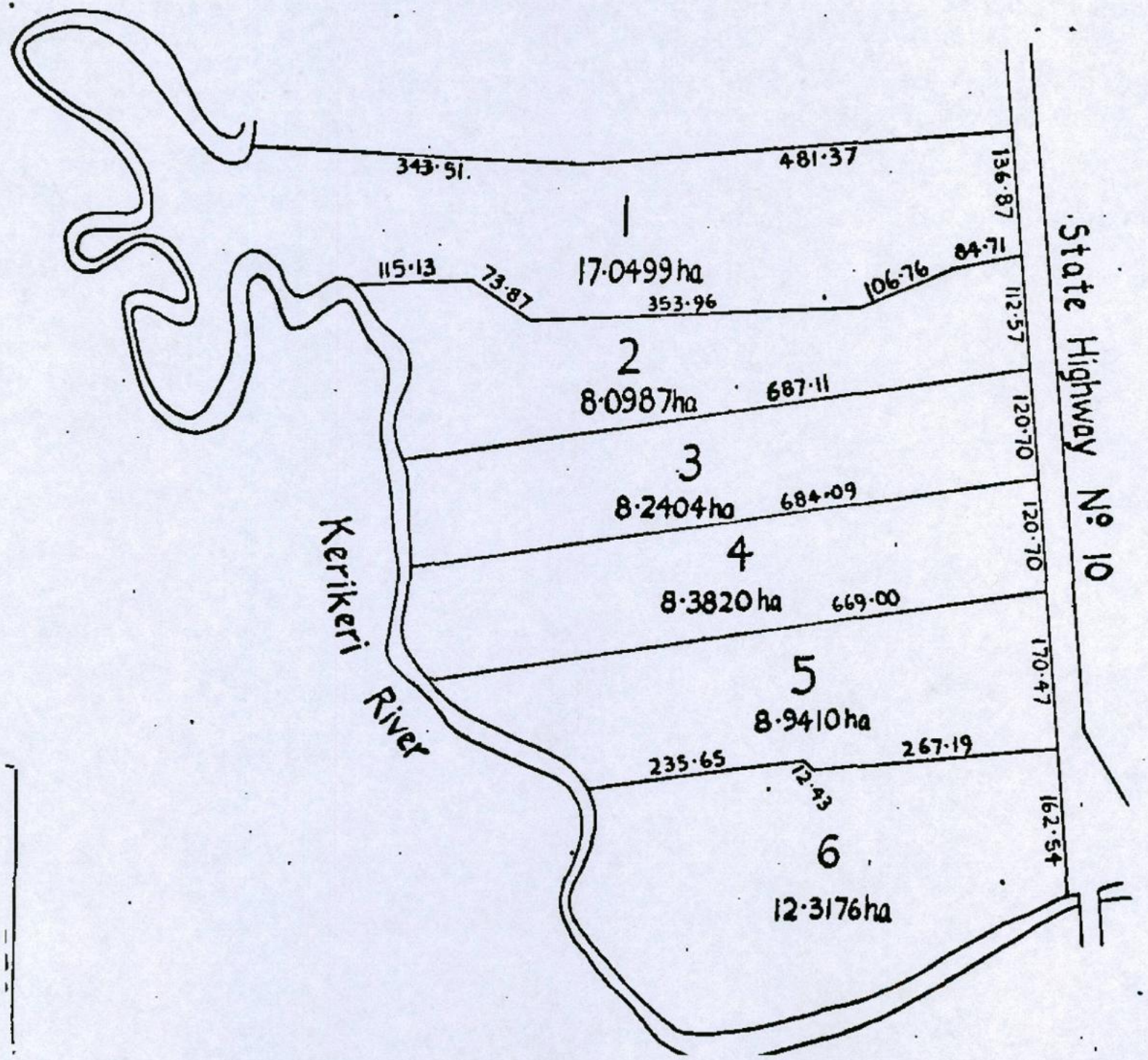
573901.1 Gazette Notice declaring the adjoining State Highway to be a limited access road - 31.1.1979 at 10.51 am

Land Covenant in Easement Instrument 9571379.1 - 19.8.2016 at 4:16 pm

Land Covenant in Easement Instrument 9571379.2 - 19.8.2016 at 4:16 pm

Subject to a right of way over part marked A on DP 469893 created by Easement Instrument 9571379.3 - 19.8.2016 at 4:16 pm

X Kerikeri S.D.



View Instrument Details

Instrument No.	9571379.1
Status	Registered
Date & Time Lodged	19 Aug 2016 16:16
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
306629	North Auckland
306630	North Auckland
NA25C/985	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
I certify that the Mortgagee under Mortgage 9424933.4 has consented to this transaction and I hold that consent	☑

Signature

Signed by Tony John Savage as Grantor Representative on 06/07/2016 02:55 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Graeme Leslie McLelland as Grantee Representative on 19/08/2016 03:12 PM

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

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Adrian Talbot BROUGHTON, Megan Elizabeth BROUGHTON and UMK TRUSTEE COMPANY LIMITED

Grantee

SOLID HOLDINGS LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	All	Lot 1 DP 376253 (306629) and Lot 2 DP 376253 and Lot 3 DP 343062 (306630)	Lot 5 DP 69740 (NA25C/985)

Covenant provisions

The Grantor will not make, lodge, be party to or support or be involved or contribute to (financially or otherwise) directly or indirectly in any submission, application, claim, complaint, objection or through any proceedings of any kind:

(a) Object to, request the imposition of conditions, or oppose in any way, the Grantee's operations or any undertaking by the Grantee pursuant to the Grantee's Operations or both;

(b) And when requested to do so by the Grantee, will provide all and any written consents or approvals for the Grantees Operations.

If the Grantor fails to provide such written consents or approvals for the Grantee's Operations then the Grantee shall be entitled to provide a copy of this covenant to the relevant territorial authority as evidence that such written consents or approvals have been given by the Grantor to the Grantee's Operations.

"Grantee's "Operations" means and includes any activity, work, occupation, or use carried on by the Grantee or any other person, now or in the future, on all or any part of the dominant tenement, that is:

(a) Lawfully established at the date of this covenant is registered; and

(b) Consistent with the permitted activity standards of the relevant zone environment as at the date of this covenant is registered; and

(c) The same or substantially the same nature as a use, work, occupation or activity or a type described in paragraph (a) but of a greater intensity; and

(d) The same or substantially the same nature as a use, work, occupation or activity of a type described in paragraph (a), but involves a change in method of use, work occupation or activity.

(e) A Recorded Use.

"Recorded Use" means in relation to any part of the dominant tenement, any use, work, occupation, or activity involved in or associated with the operation of a residential housing, refuse transfer station and retail and commercial offices.

Landonline

New Instrument Details

Instrument No.	9571379.2
Status	Registered
Date & Time Lodged	19 Aug 2016 16:16
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Land whenua Information New Zealand

Affected Computer Registers	Land District
306629	North Auckland
306630	North Auckland
NA25C/985	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
Mortgage 9424933.4 does not affect the servient tenement, therefore the consent of the Mortgagee is not required	☑

Signature

Signed by Graeme Leslie McLelland as Grantor Representative on 19/08/2016 03:36 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Tony John Savage as Grantee Representative on 06/07/2016 02:56 PM

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

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

SOLID HOLDINGS LIMITED

Grantee

Adrian Talbot BROUGHTON, Megan Elizabeth BROUGHTON and UMK TRUSTEE COMPANY LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement: *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	All	Lot 5 DP 69740 (NA25C/985)	Lot 1 DP 376253 (306629) and Lot 2 DP 376253 and Lot 3 DP 343062 (306630)

Covenant provisions

The Grantor will not make, lodge, be party to or support or be involved or contribute to (financially or otherwise) directly or indirectly in any submission, application, claim, complaint, objection or through any proceedings of any kind:

(a) Object to, request the imposition of conditions, or oppose in any way, the Grantee's operations or any undertaking by the Grantee pursuant to the Grantee's Operations or both;

(b) And when requested to do so by the Grantee, will provide all and any written consents or approvals for the Grantees Operations.

If the Grantor fails to provide such written consents or approvals for the Grantee's Operations then the Grantee shall be entitled to provide a copy of this covenant to the relevant territorial authority as evidence that such written consents or approvals have been given by the Grantor to the Grantee's Operations.

"Grantee's "Operations" means and includes any activity, work, occupation, or use carried on by the Grantee or any other person, now or in the future, on all or any part of the dominant tenement, that is:

(a) Lawfully established at the date this covenant is registered; and

(b) Consistent with the permitted activity standards of the relevant zone environment as at the date this covenant is registered; and

(c) The same or substantially the same nature as a use, work, occupation or activity or a type described in paragraph (a) but of a greater intensity; and

(d) The same or substantially the same nature as a use, work, occupation or activity of a type described in paragraph (a), but involves a change in method of use, work occupation or activity.

(e) A recorded Use

"Recorded Use" means in relation to any part of the dominant tenement, any use, work, occupation, or activity involved in or associated with the operation of a sawmill, planers, drymills or treatment of timber including receipt of logs, other consumables, sawmilling, drying and planing.

View Instrument Details

Instrument No.	9571379.3
Status	Registered
Date & Time Lodged	19 Aug 2016 16:16
Lodged By	Savage, Tony John
Instrument Type	Easement Instrument

Land whenua Information New Zealand

Affected Computer Registers	Land District
306629	North Auckland
306630	North Auckland
NA25C/985	North Auckland

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑
Mortgage 9424933.4 does not affect the servient tenement, therefore the consent of the Mortgagee is not required	☑

Signature

Signed by Graeme Leslie McLelland as Grantor Representative on 30/08/2016 02:58 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument	☑
I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument	☑
I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply	☑
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period	☑

Signature

Signed by Tony John Savage as Grantee Representative on 30/08/2016 01:09 PM

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

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

2015/6246
APPROVED
Registrar-General of Land

Grantor

Solid Holdings Limited

Grantee

Adrian Talbot BROUGHTON, Megan Elizabeth BROUGHTON and UMK Trustee Company Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way	**A on LT 469893**	**Lot 5 DP 69740 (NA 25C/985)**	**Lot 1 DP 376253 (NA 306629) Lot 2 DP 376253 Lot 3 DP 343062 (NA 306630)**

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

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

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

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

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

[the provisions set out in Annexure Schedule **A**]

Covenant provisions

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

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

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

~~[Annexure Schedule]~~

Insert instrument type

Easement.

if required

1. **INTERPRETATION**

In this instrument the context otherwise requires:

"Dominant land" in relation to the easement means the land described in schedule A to which the relevant easement is appurtenant.

"The Grantee" in relation to the easement means the registered proprietors for the time being of the dominant lands to which the relevant easement is appurtenant.

"The Grantee and other authorised persons" in relation to the easement means each Grantee and their respective agents, employees, contractors, tenants, licensees and invitees of each Grantee and all other persons authorised or invited by each Grantee to enjoy the easement.

"The Grantor" in relation to the easement means the registered proprietor for the time being of the servient land which is the subject of the easement.

"The Grantor and other authorised persons" means in relation to the easement means the Grantor and the agents, employees, contractors, tenants, licensees and invitees of the Grantor and all other persons authorised or invited by the Grantor to enjoy the easement.

"Right of Way Area" means that part of the land described in schedule A as being subject to the right of way easement.

"Servient Land" in relation to the easement means the land described in schedule A which is subject to the easement.

2. The Grantor and the Grantee shall contribute to the repair and maintenance of the right of way, including all associated costs, (together called "the Costs"), in the following manner:
   (a) For that part of the right of way from the intersection with State Highway 10 to the intersection with that part of the right of way which services only the Grantee's property, the Costs will be shared equally between the Grantor and the Grantee; and
   (b) For that part of the right of way which services only the Grantee's property, the Costs will be borne by the Grantee solely; and
   (c) For that part of the right of way which services only the Grantor's property, the Costs will be borne by the Grantor solely.

3. The Grantor and the Grantee will ensure that their respective use of the right of way by themselves and their other authorised persons does not exceed the following vehicle movements per day (VPD) and vehicle movement per hour (VPH) to and from the servient and dominant lands.

4. The grant of right of way and the provisions of clauses 2, 3 and 4 shall apply only until such time as the right of way is vested as public road. The written approval of both the registered proprietor of the servient land and the registered proprietors of the dominant lands must be obtained before the right of way may be vested as public road.

	VPD	VPH
Grantor	1474	193
Grantee	670	83

BENEFITED LAND

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**306629**
Land Registration District	**North Auckland**
Date Issued	08 December 2006

Prior References
NA138C/332

Estate	Fee Simple
Area	4.3280 hectares more or less
Legal Description	Lot 1 Deposited Plan 376253

Registered Owners
Adrian Talbot Broughton, Megan Elizabeth Broughton and UMK Trustee Company Limited

Interests

Land Covenant in Easement Instrument 9424933.1 - 26.6.2013 at 4:18 pm

Land Covenant in Easement Instrument 9424933.2 - 26.6.2013 at 4:18 pm

9424933.4 Mortgage to ANZ Bank New Zealand Limited - 26.6.2013 at 4:18 pm

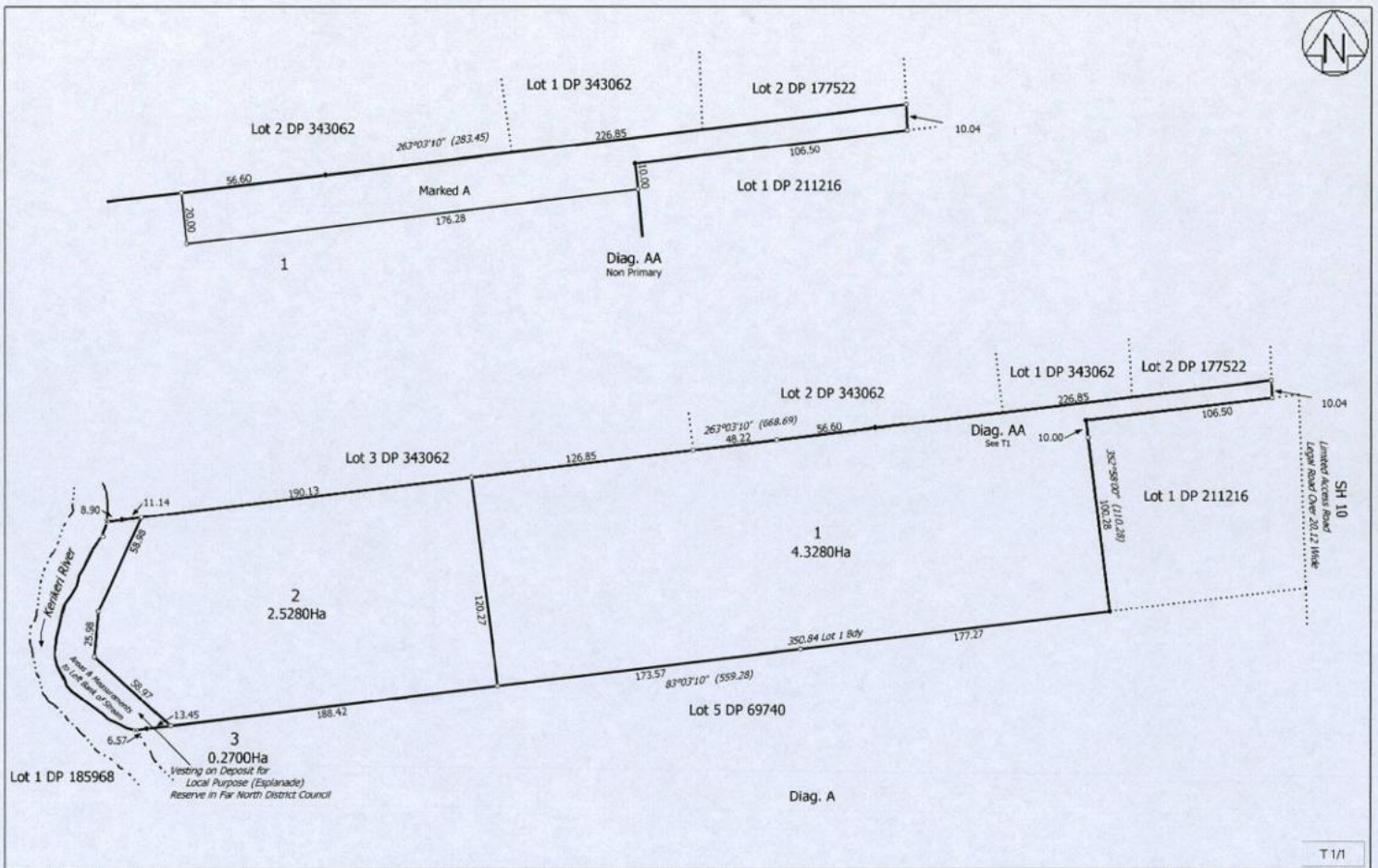
Subject to a right to drain water and sewage over part marked S on DP 480496 created by Easement Instrument 9862386.1 - 13.11.2014 at 4:10 pm

Land Covenant in Easement Instrument 9571379.1 - 19.8.2016 at 4:16 pm

Land Covenant in Easement Instrument 9571379.2 - 19.8.2016 at 4:16 pm

Appurtenant hereto is a right of way created by Easement Instrument 9571379.3 - 19.8.2016 at 4:16 pm

Subject to a right of way over part marked A on DP 518189 created by Easement Instrument 11076582.1 - 11.4.2018 at 11:53 am



Land District: North Auckland Digitally Generated Plan Generated on: 18/12/2006 2:22pm Page 2 of 2	Lots 1 - 3 Being Subdivision of Lot 2 DP 211216	Surveyor: Boon Leong Kam Firm: Williams & King	Digital Title Plan DP 376253 Deposited on: 08/12/2006

Benefitted Land

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**306630**
Land Registration District	**North Auckland**
Date Issued	08 December 2006

Prior References
176694 NA138C/332

Estate	Fee Simple
Area	6.5280 hectares more or less
Legal Description	Lot 2 Deposited Plan 376253 and Lot 3 Deposited Plan 343062

Registered Owners
Adrian Talbot Broughton, Megan Elizabeth Broughton and UMK Trustee Company Limited

Interests

573901.1 Gazette Notice (NZ Gazette No.102 23.11.1978 p.3210) declaring the adjoining State Highway No.10 to be a limited access road - 31.1.1979 at 10:51 am (affects Lot 3 DP 343062)

Appurtenant hereto is a drainage right specified in Easement Certificate B199494.4 - 28.7.1983 at 9.03 am (affects Lot 3 DP 343062)

Some of the easement specified in Easement Certificate B199494.4 will be subject to Section 309 (1) (a) Local Government Act 1974 (See DP 99619)

6399465.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.4.2005 at 9:00 am (affects Lot 3 DP 343062)

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and computer media and drain water created by Easement Instrument 6399465.6 - 28.4.2005 at 9:00 am (affects Lot 3 DP 343062)

Subject to a right to drain and convey water over part marked F on DP 343062 created by Easement Instrument 6399465.6 - 28.4.2005 at 9:00 am

The easements created by Easement Instrument 6399465.6 are subject to Section 243 (a) Resource Management Act 1991

6444692.1 Variation of the conditions/covenants created by Easement Instrument 6399465.6 - 2.6.2005 at 9:00 am

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 376253)

Land Covenant in Easement Instrument 9424933.1 - 26.6.2013 at 4:18 pm (affects Lot 2 Deposited Plan 376253)

Land Covenant in Easement Instrument 9424933.2 - 26.6.2013 at 4:18 pm

9553856.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inudation as a natural hazard - 25.10.2013 at 7:00 am

Appurtenant hereto is a right to drain water and sewage created by Easement Instrument 9862386.1 - 13.11.2014 at 4:10 pm

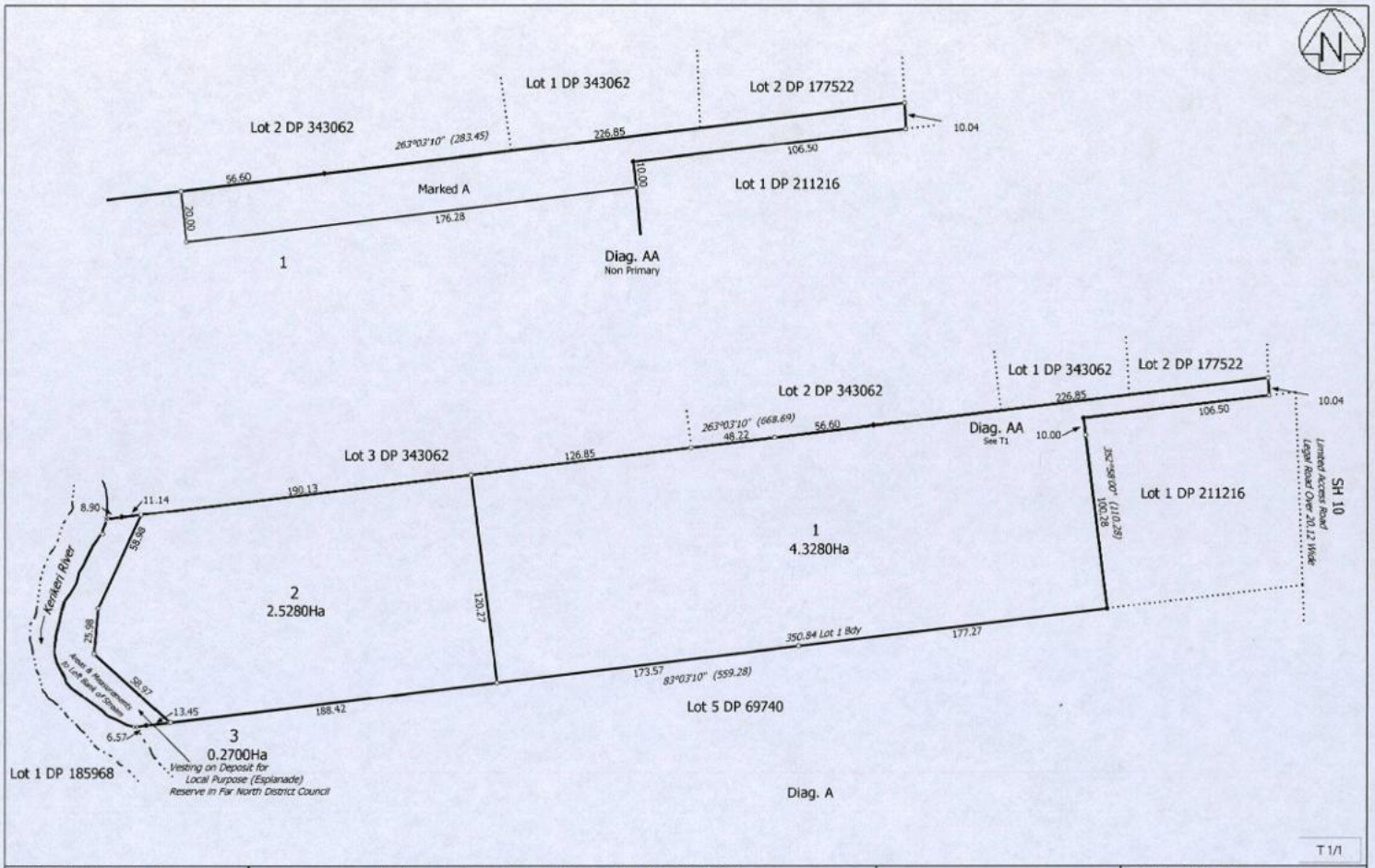
Land Covenant in Easement Instrument 9571379.1 - 19.8.2016 at 4:16 pm

Land Covenant in Easement Instrument 9571379.2 - 19.8.2016 at 4:16 pm

Appurtenant hereto is a right of way created by Easement Instrument 9571379.3 - 19.8.2016 at 4:16 pm

10551041.4 Mortgage to ANZ Bank New Zealand Limited - 13.9.2016 at 3:16 pm

Appurtenant to Lot 3 DP 343062 is a right of way created by Easement Instrument 11076582.1 - 11.4.2018 at 11:53

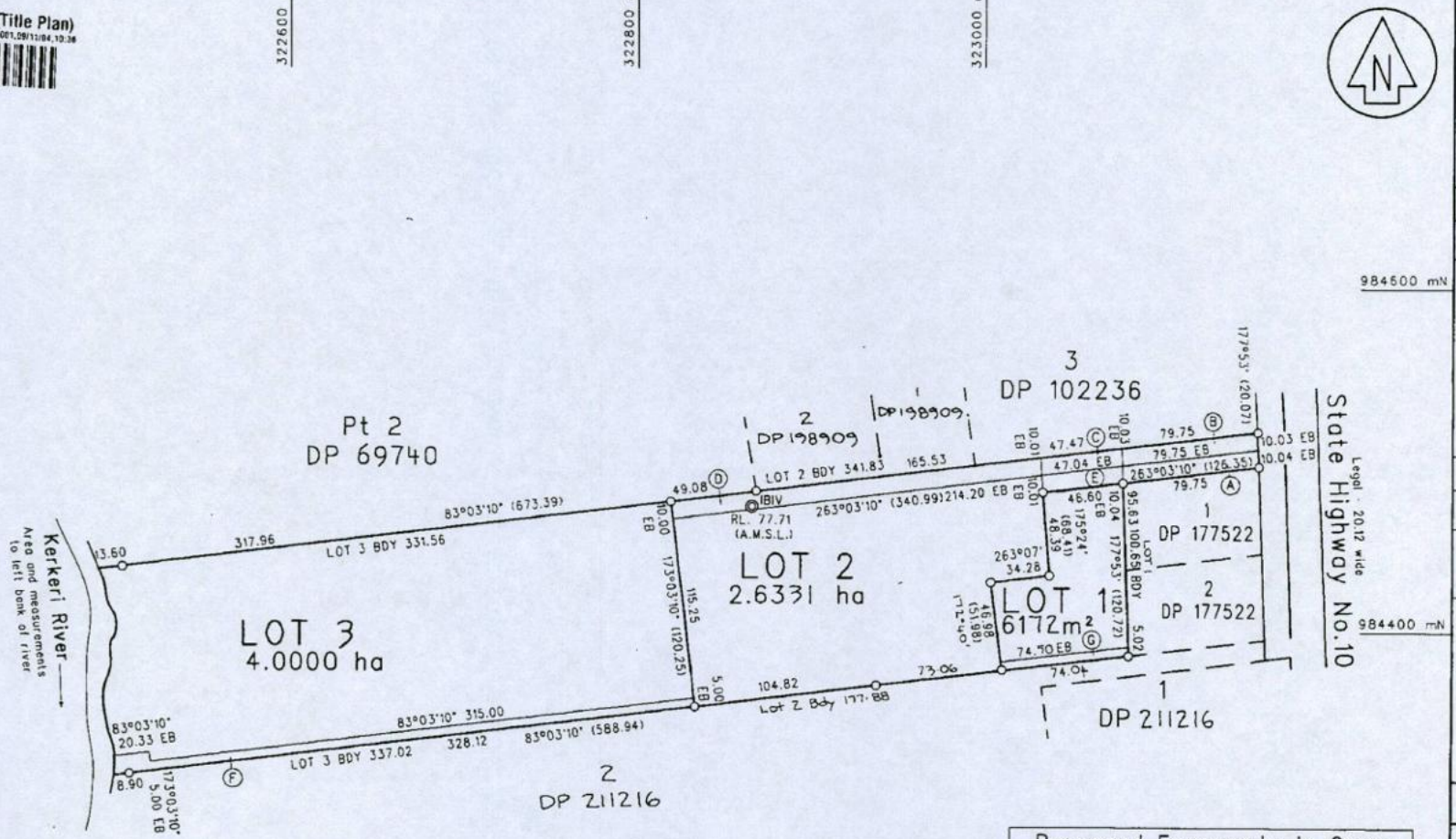


T 1/1

Land District: North Auckland Digitally Generated Plan Generated on: 18/12/2006 2:22pm Page 2 of 2	Lots 1 - 3 Being Subdivision of Lot 2 DP 211216	Surveyor: Boon Leong Kam Firm: Williams & King	Digital Title Plan DP 376253 Deposited on: 08/12/2006

LT 343062 (Title Plan)

322600 mE | 322800 mE | 323000 mE



Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 28th day of October 2004 subject to the granting or reserving of the easements setout in the memorandums hereon.

P.J. Killalea

Authorised Officer
RC 2030424

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommunications Stormwater	B C	Lot 2 Hereon	Lots 1 & 3 Hereon
	D	Lot 2 Hereon	Lot 3 Hereon
	A E	Lot 2 Hereon	Lot 1 Hereon

Existing Easements

Purpose	Shown	Servient Tenement	Creating Document
Right of Way	A B	Lot 2 Hereon	EC B.199494.4

NEW Cs.T ALLOCATED:

- LOT 1: 176692
- LOT 2: 176693
- LOT 3: 176694
- CLASS SURVEY: LOT 1 CLASS I, LOT 2 CLASS II, LOT 3 CLASS III

Total Area 7.2503 ha

Comprised in CT NA 54A/208

I, Glenn Michael Wilson, being a person entitled to practise as a licensed cadastral surveyor, certify that-
(a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2:
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signature ....

Date 8th November 2004

Field Book ... p ... Traverse Book ... p ...
Reference Plans ...
Examined ... Correct ...

Approved as to Survey by Land Information NZ on 19/11/2004

Deposited by Land Information NZ on 29/11/2005

File REF:6523 Blackler

Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Electricity	B C D	Lot 2 Hereon	Top Energy Ltd

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Drainage Water Supply	F	Lot 3 Hereon	Lot 2 Hereon
	G	Lot 1 Hereon	Lot 2 Hereon

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: X KERIKERI

LOTS 1-3 BEING A SUBDIVISION OF PT LOT 3 DP 69740

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Ltd

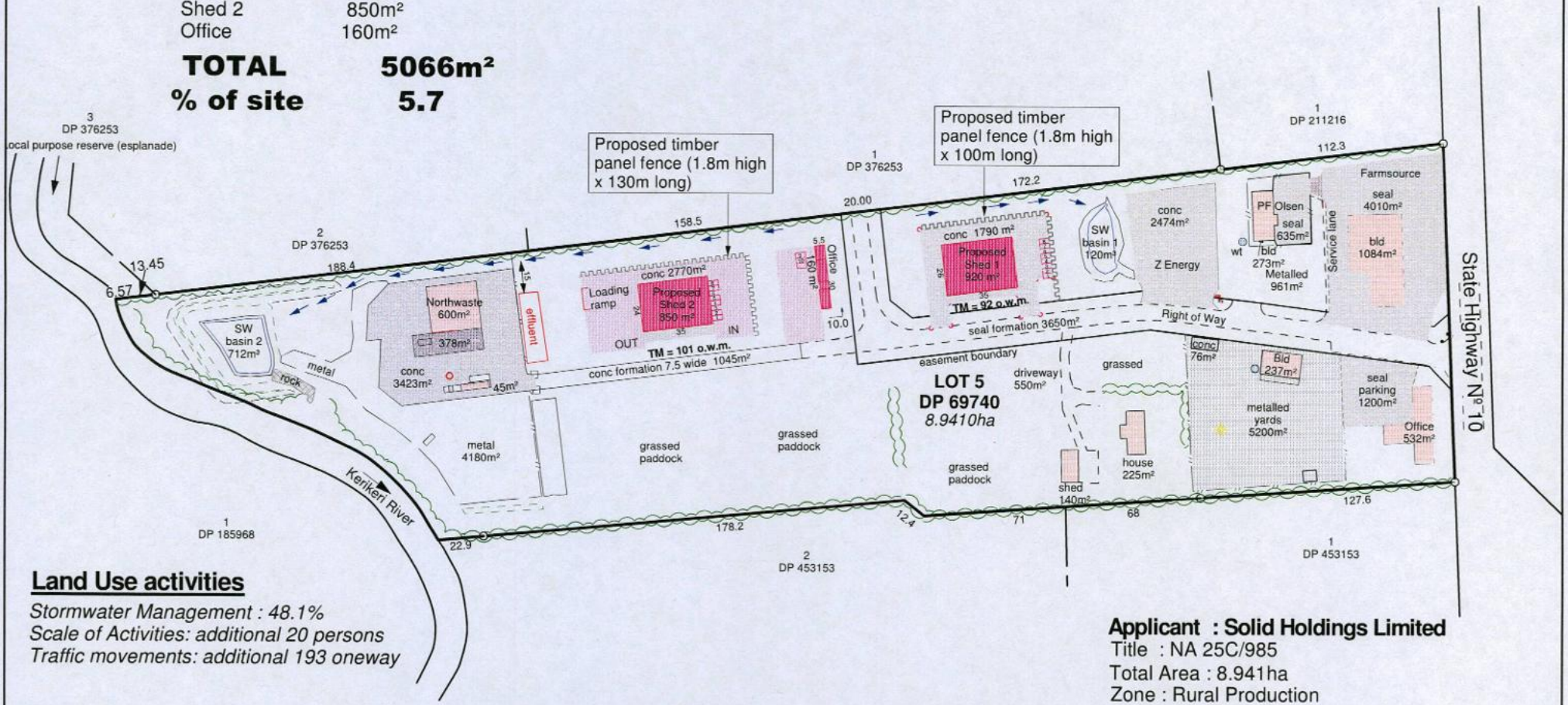
DP343062

BUILDING COVERAGE

Farmsource	1084m²
Offices	532m²
Olsen	273m²
Building	237m²
House	225m²
Shed	140m²
Northwaste	600m²
Office	45m²
Shed 1	920m²
Shed 2	850m²
Office	160m²
TOTAL	**5066m²**
% of site	**5.7**

IMPERMEABLE AREAS

Roof	5066m²
Seal	9500m²
Concrete	16525m²
Metalled	11916m²
TOTAL	**43007m²**
% of site	**48.1**



Land Use activities

Stormwater Management : 48.1%
Scale of Activities: additional 20 persons
Traffic movements: additional 193 oneway

Applicant : Solid Holdings Limited
Title : NA 25C/985
Total Area : 8.941ha
Zone : Rural Production

Origin of levels - deck of SH bridge RL 74.78

DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED LAND USE ON LOT 5 DP 69740

Industry Sheds 1 & 2

Dir : 7319 scheme plan - dg
Scale @ A3 : 1:2000
Date : Dec 2018

REF : 7319

Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

NZ TRANSPORT AGENCY
WAKA KOTAHI

Level 11, HSBC House
1 Queen Street
Private Bag 106602
Auckland 1143
New Zealand
T 64 9 969 9800
F 64 9 969 9813
www.nzta.govt.nz

NZTA Ref: LUD 118277

21 February 2019

Solid Holdings Ltd
c/ - Micah Donaldson
micah@donaldsons.net.nz

Dear Micah

2 NEW INDUSTRIAL BUILDINGS AND OFFICE BUILDING
SOLID HOLDINGS LTD
1913 STATE HIGHWAY 10, WAIPAPA

Thank you for your email dated 14 December 2018 and supporting documentation requesting written approval from the NZ Transport Agency for 2 new industrial buildings at Lot 5 DP 69740 (CT25C/985).

The Proposal

The applicant is proposing to construct two additional industrial buildings (850m² and 920m²) in addition to a single ancillary office building (160m²) on the site at Lot 5 DP 69740. The proposal will be accessed via a private road. The crossing place onto State Highway 10 is authorised as CP 76.

Limited Access Road (LAR)

In terms of Government Roading Powers Act 1989, no person can lawfully drive or move a vehicle onto or from a LAR except at a road intersection that existed prior to the State highway being declared a LAR, a road intersection with a LAR that has been authorised by the NZ Transport Agency, or a Crossing Place (CP) that has been authorised by the NZ Transport Agency. The Transport Agency notes that this section of SH10 is a Limited Access Road.

Decision

The NZ Transport Agency provides its approval to the proposal.

This letter may serve as written approval pursuant to S95E of the Resource Management Act 1991.

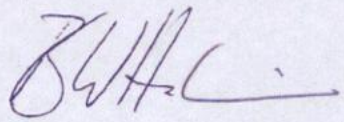
In addition to the above, the following NZTA requirements in respect of the proposal are also to be met and are to be included as advice notes alongside any resource consent conditions:

1. The Applicant is to inform the NZ Transport Agency once resource consent has been granted for the proposal so that an updated s91 notice can be issued for CP76.

I trust this letter clearly outlines the NZ Transport Agency's position with respect to your proposal. If you have any queries, please do not hesitate to contact Ian Blundell on 021 2469011 (or email ian.blundell@nzta.govt.nz).

This response is the NZ Transport Agency's current view of the situation. Please note that if this application is put on hold for any length of time and resubmitted at a later date, the NZ Transport Agency's may need to review its comments in the light of any traffic, safety, planning, or policy change.

Yours faithfully,

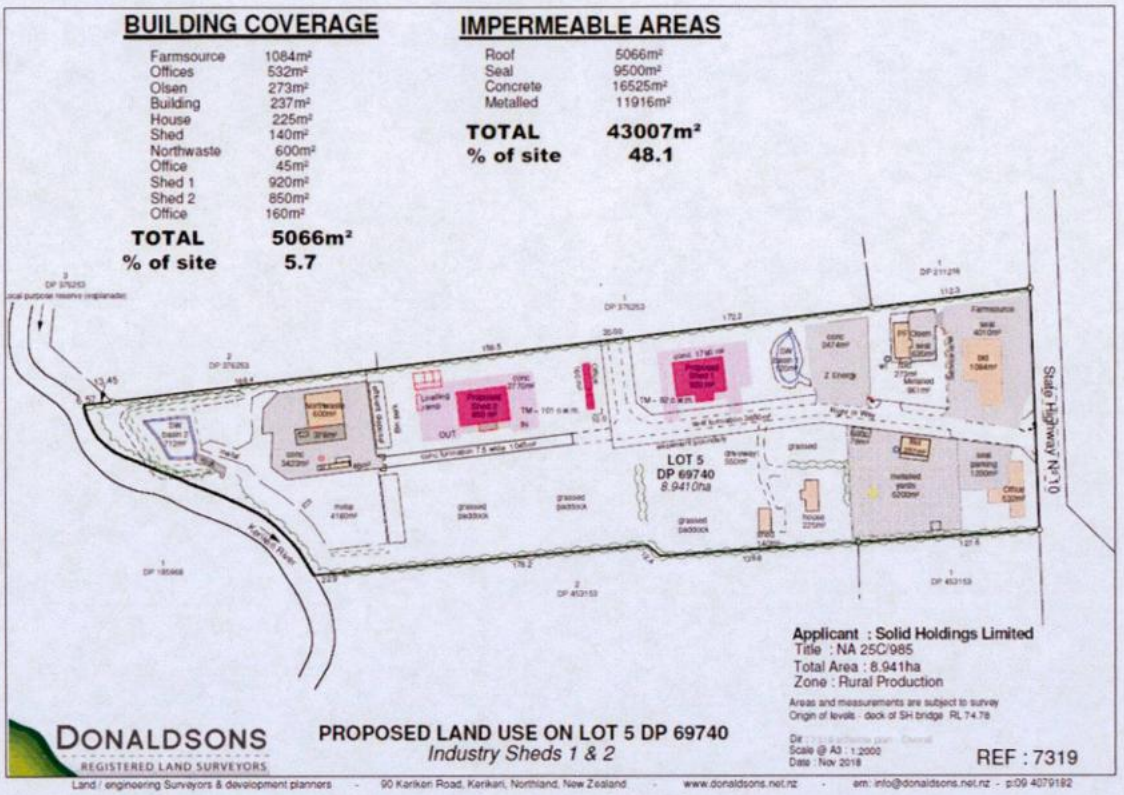


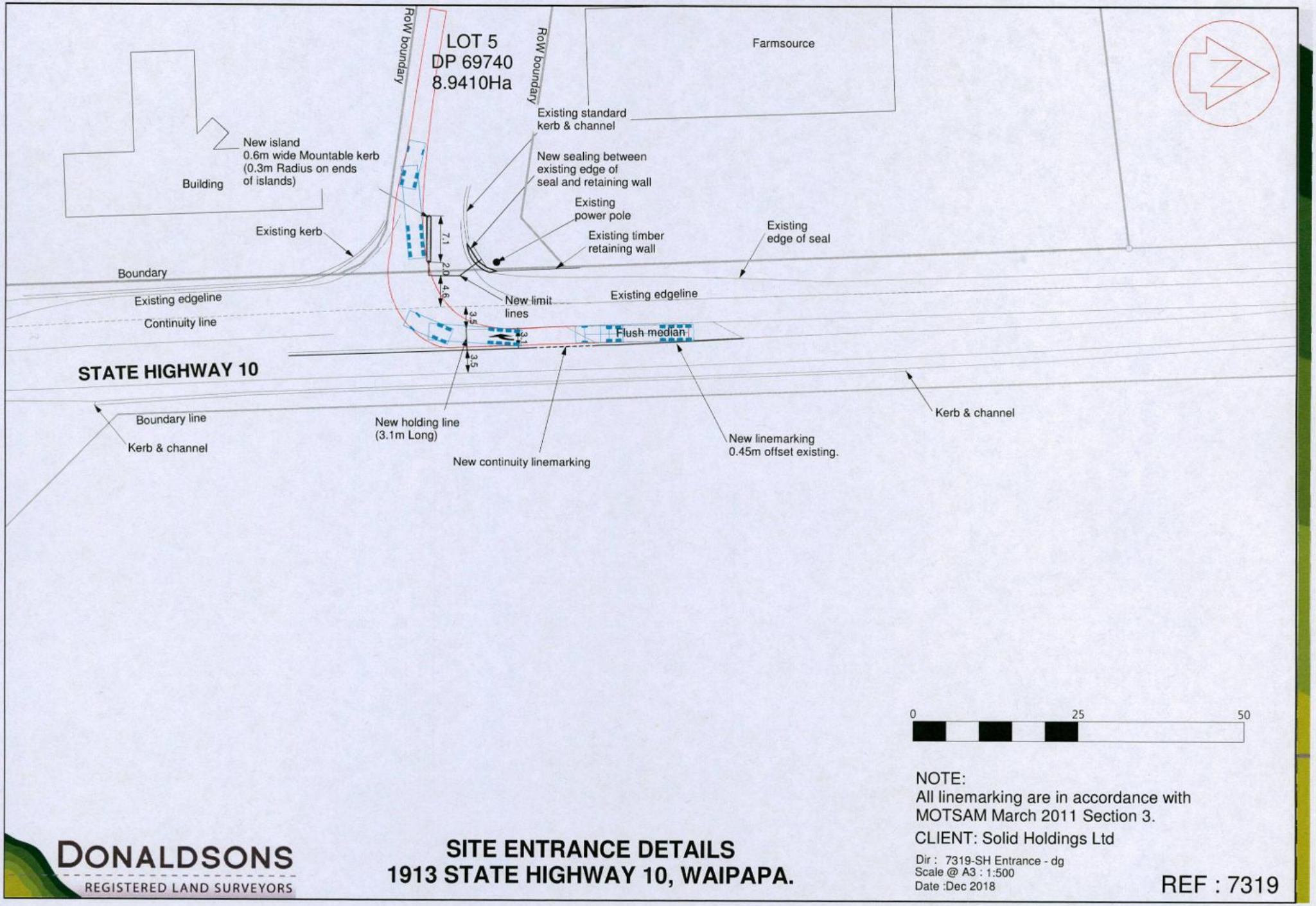
Bruce Hawkins
Senior Planning Advisor
Consents and Approvals

Enclosed:

- Attachment 1: Proposed Site Plan

Attachment 1: Proposed Site Plan





NOTE:
All linemarking are in accordance with MOTSAM March 2011 Section 3.

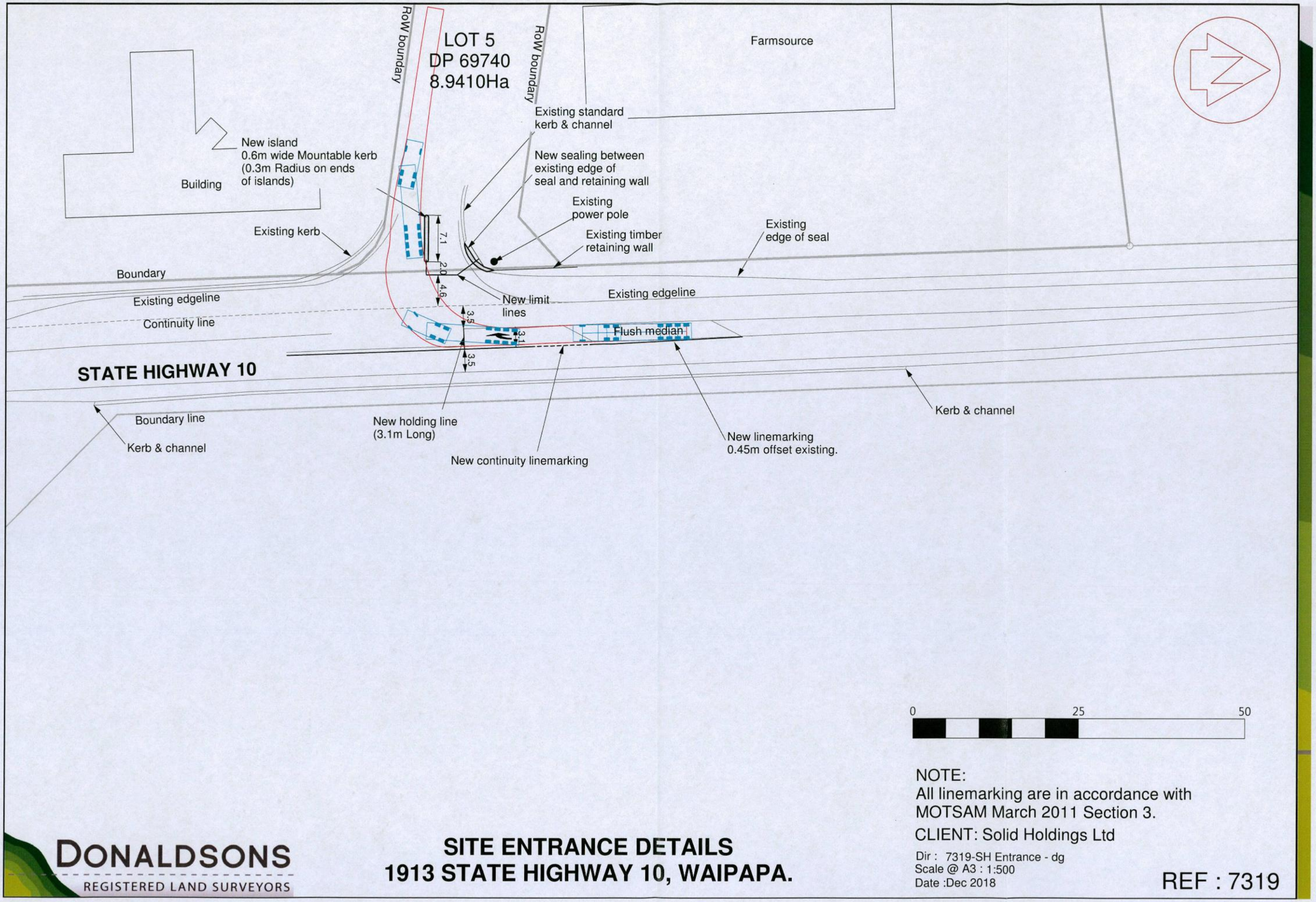
CLIENT: Solid Holdings Ltd

Dir : 7319-SH Entrance - dg
Scale @ A3 : 1:500
Date :Dec 2018

REF : 7319

DONALDSONS
REGISTERED LAND SURVEYORS

SITE ENTRANCE DETAILS
1913 STATE HIGHWAY 10, WAIPAPA.



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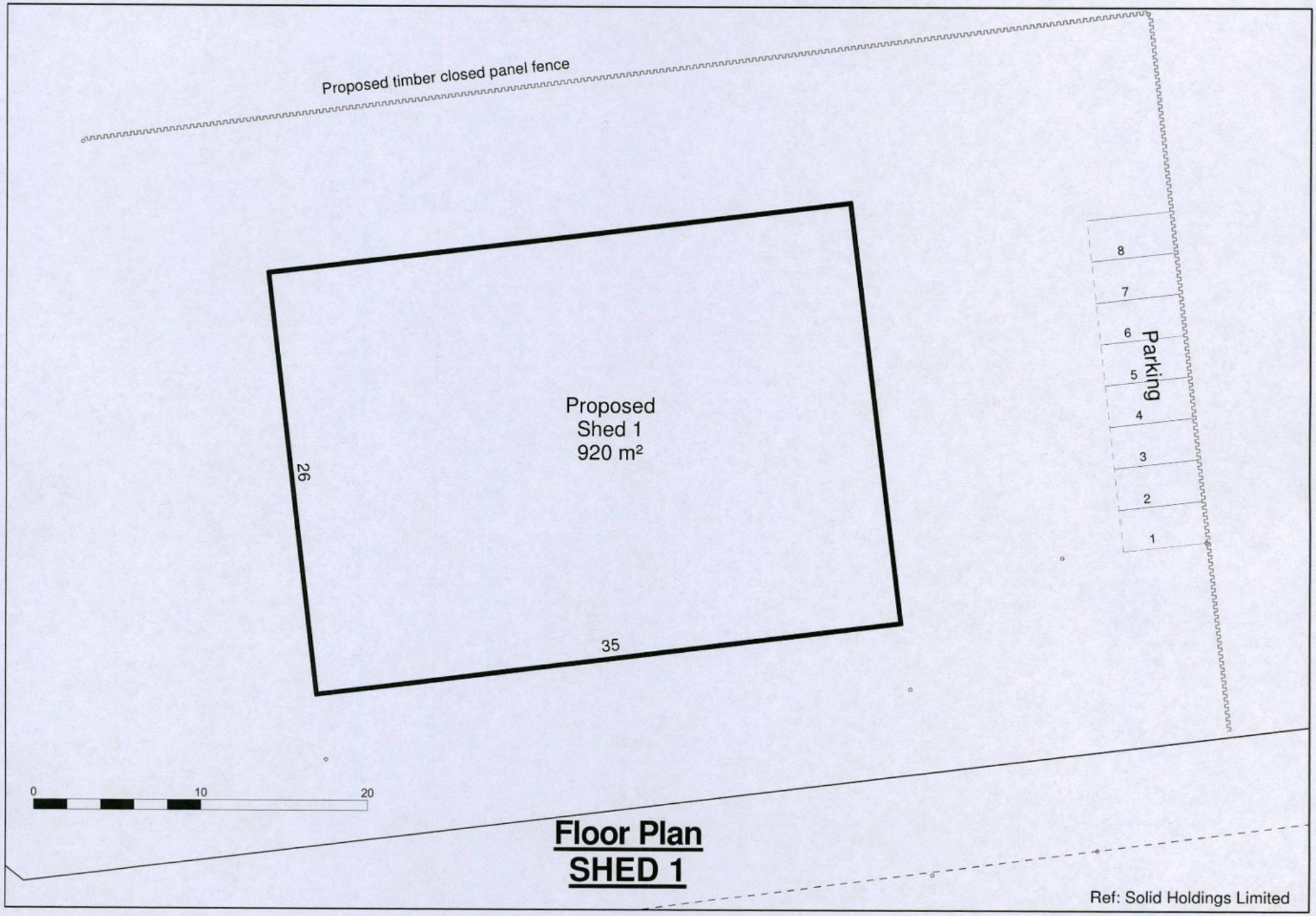
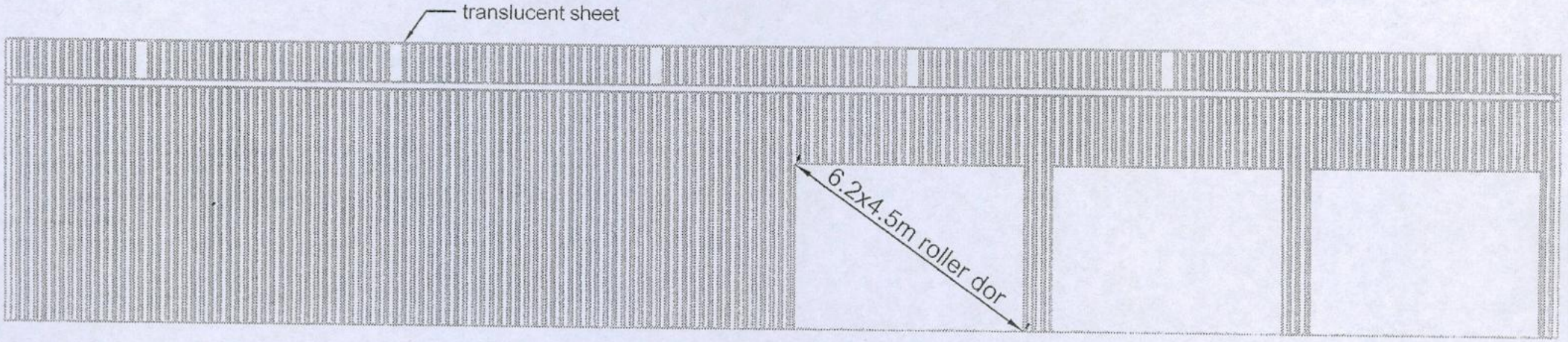


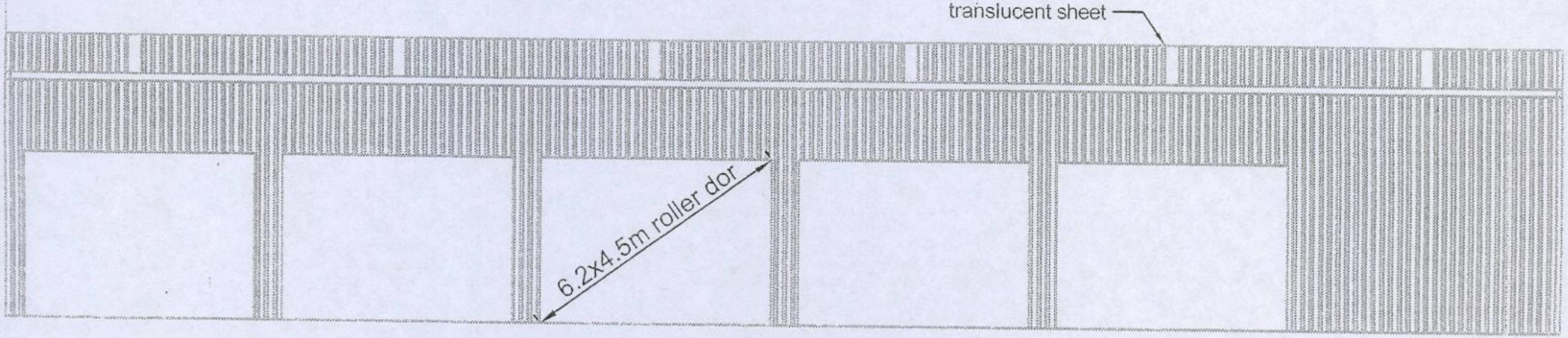
Floor Plan
SHED 1

Ref: Solid Holdings Limited



South Elevation

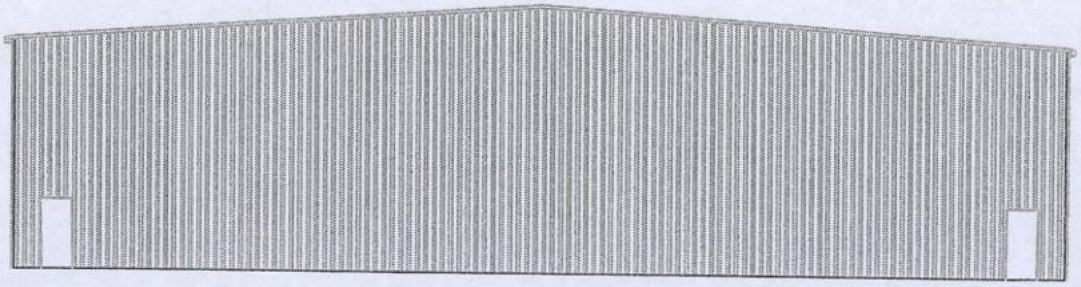
SHED 1



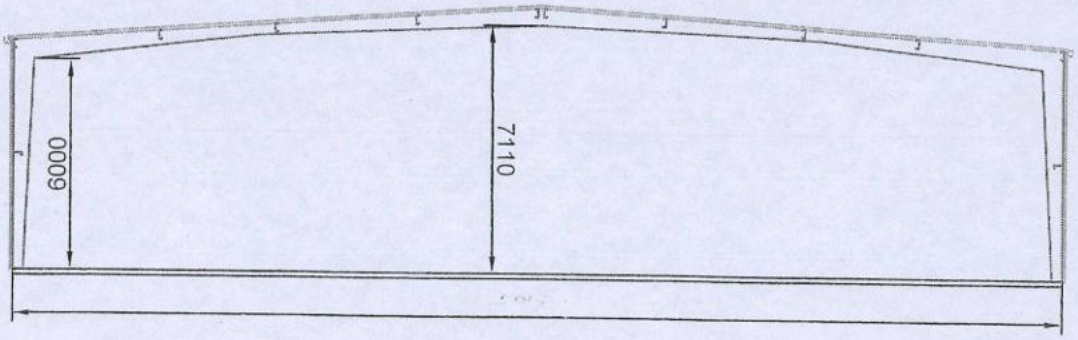
North Elevation

Floor area 920m²

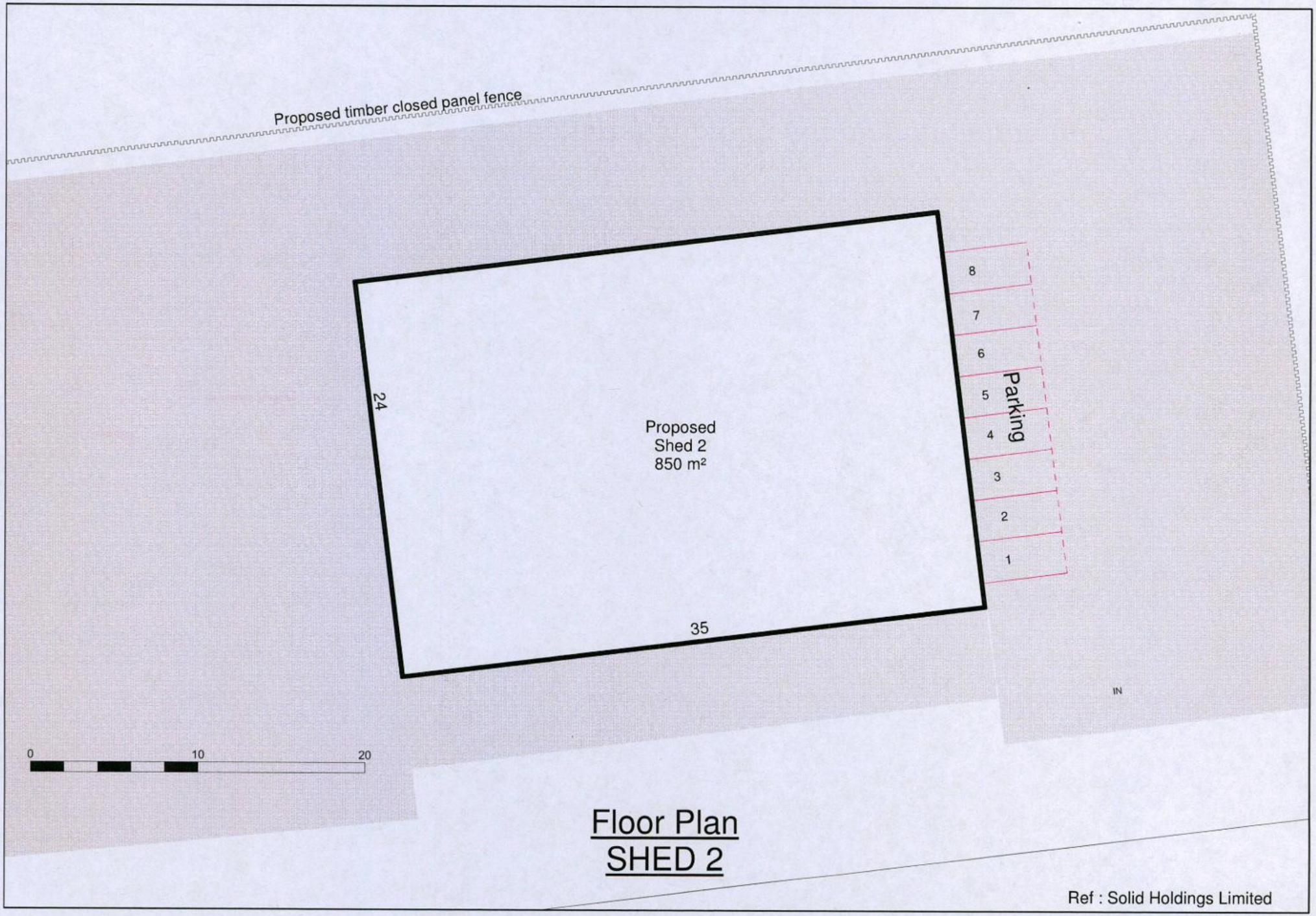
35m x 26m



West/East Elevation



X Section



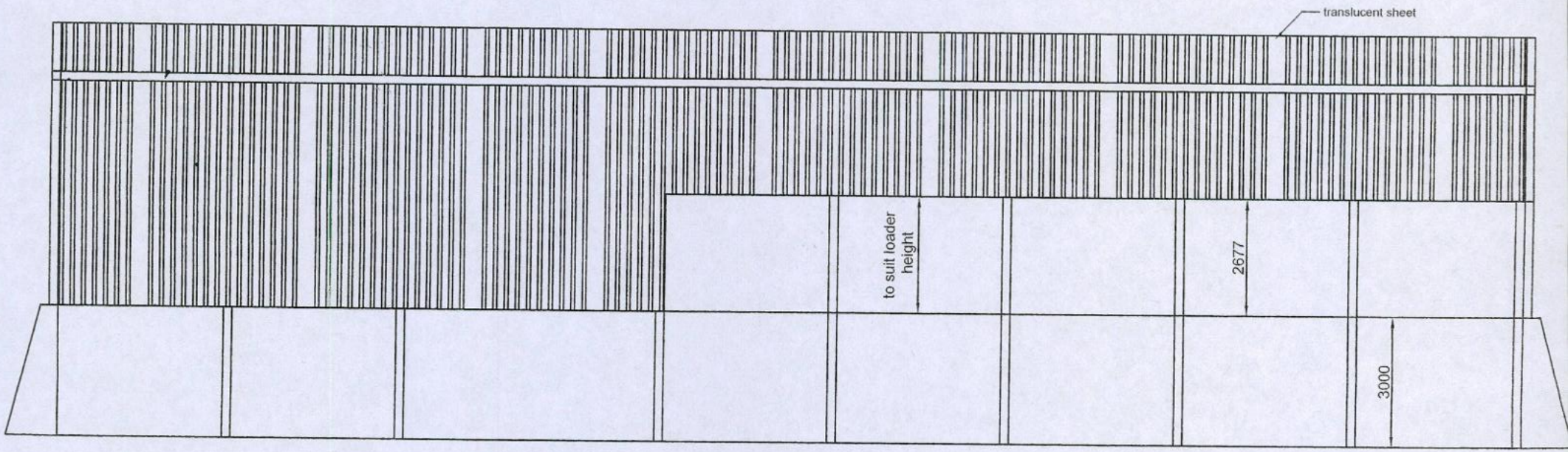
Floor Plan
SHED 2

Ref : Solid Holdings Limited

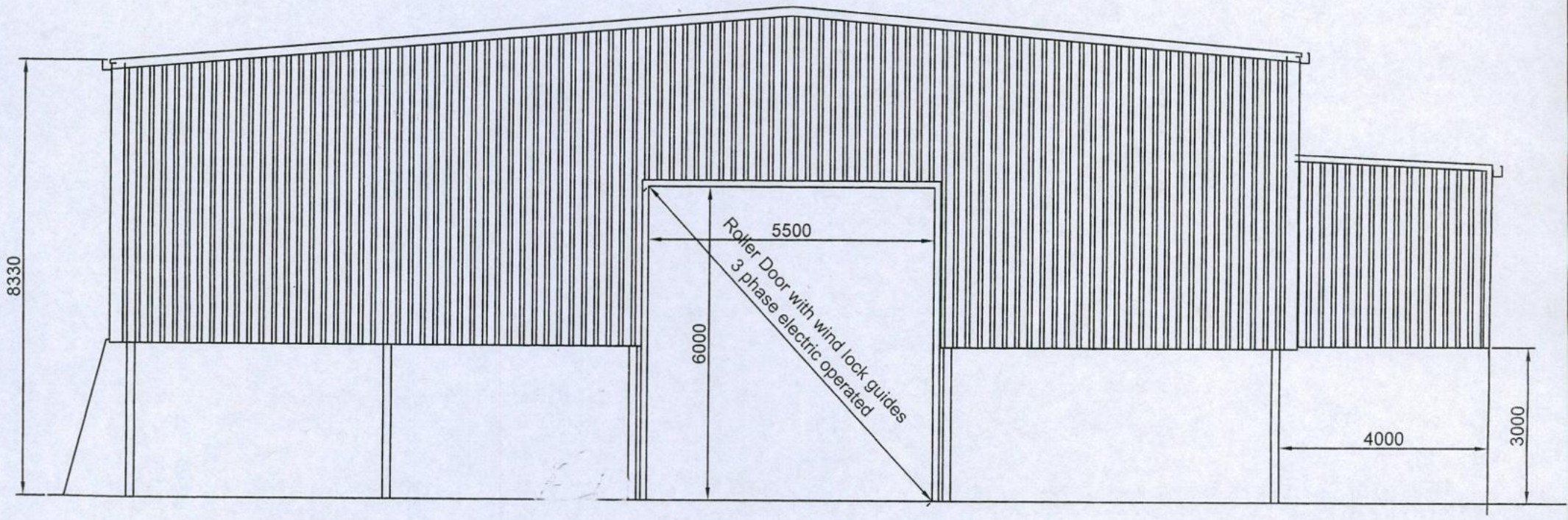
SHED 2

Floor Area 850m²

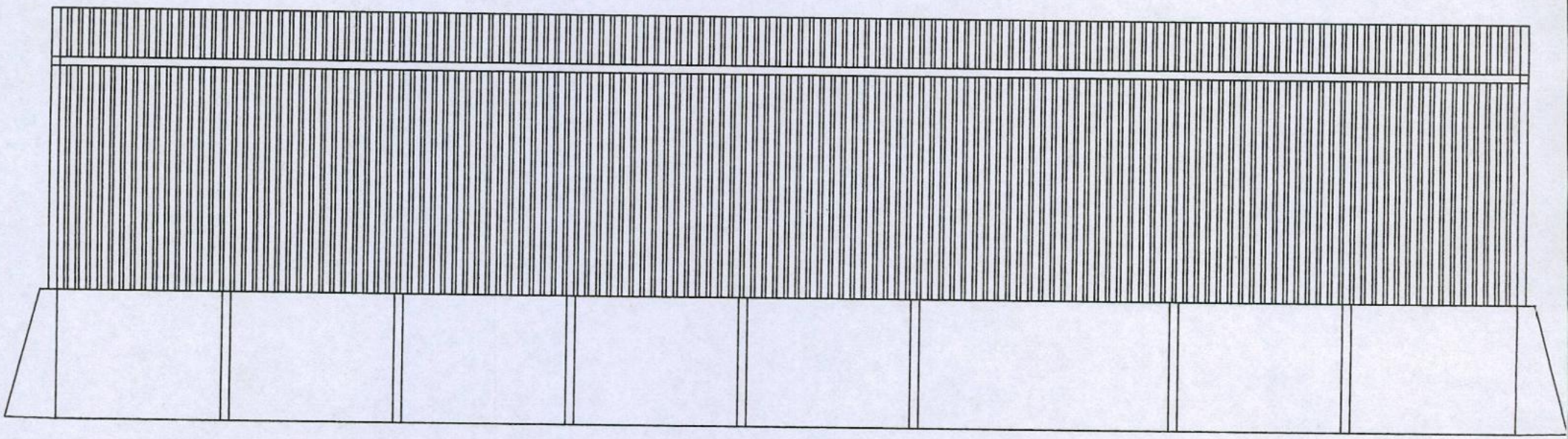
35m x 24m



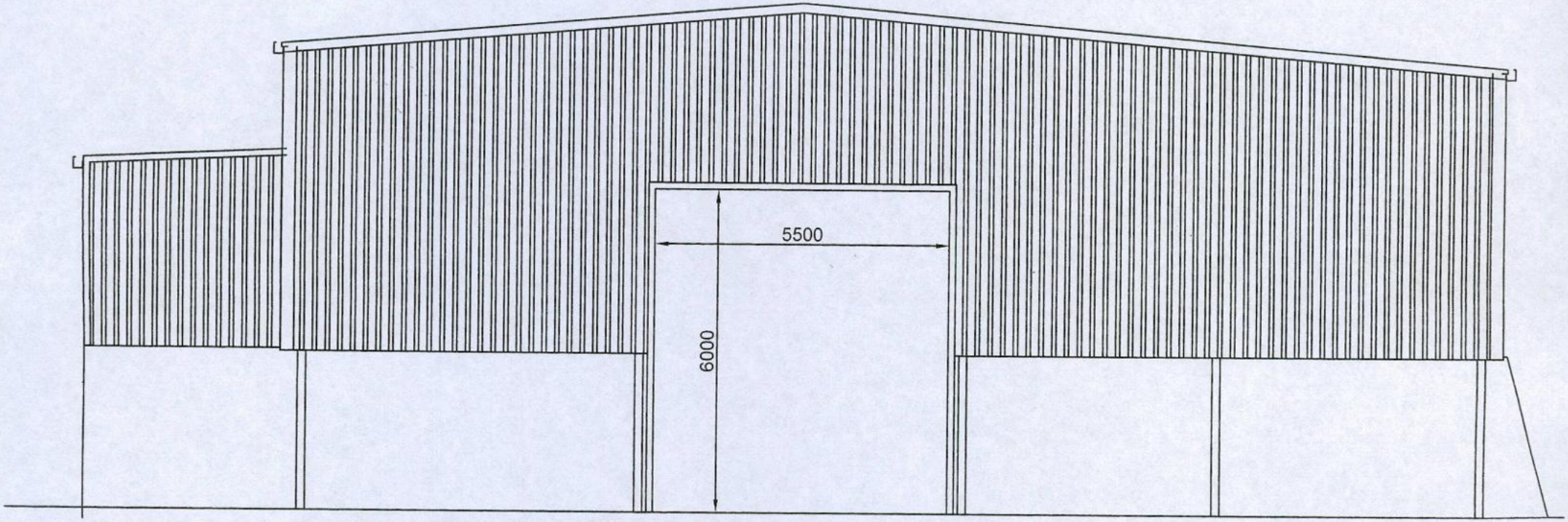
North Elevation



East Elevation



South Elevation



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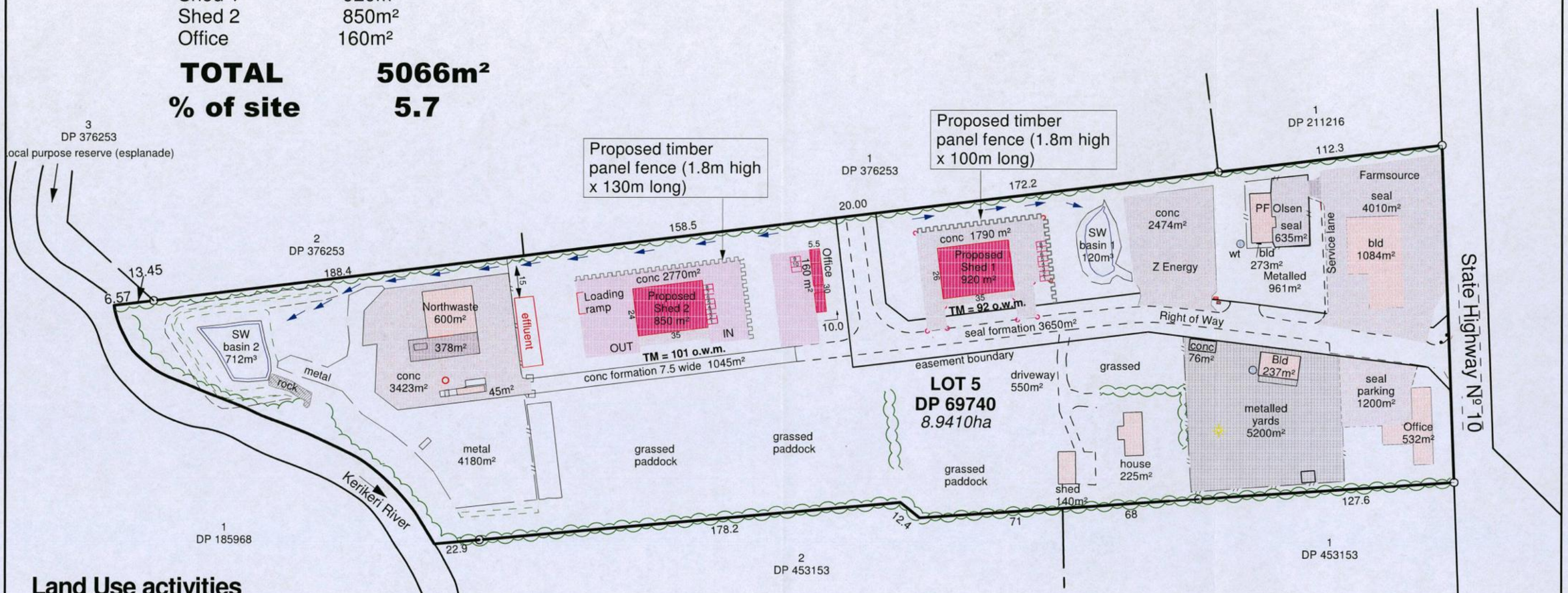

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Stormwater Management : 48.1%
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Traffic movements: additional 193 oneway

Applicant : Solid Holdings Limited
Title : NA 25C/985
Total Area : 8.941ha
Zone : Rural Production

Origin of levels - deck of SH bridge RL 74.78

DONALDSONS
REGISTERED LAND SURVEYORS

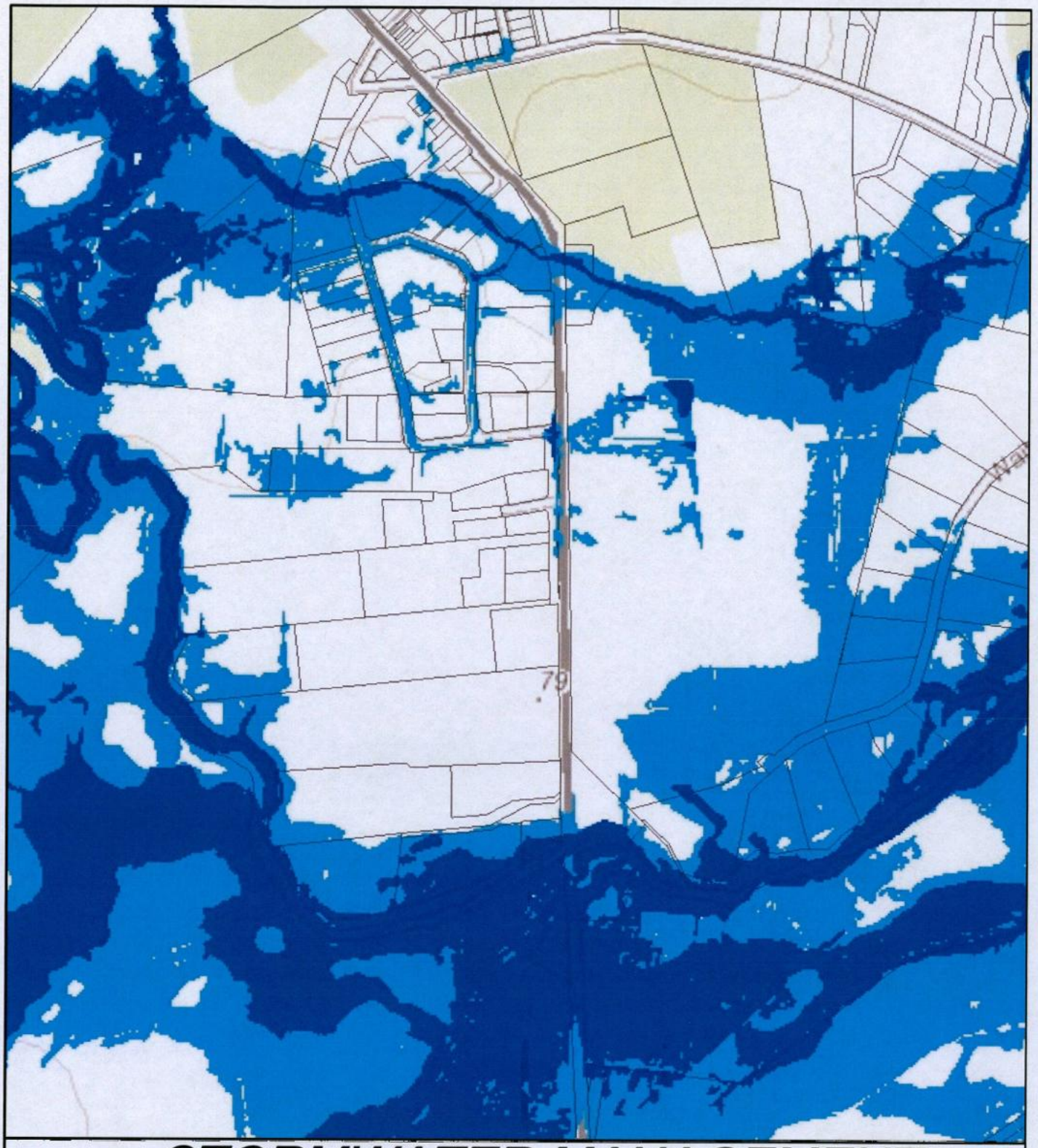
PROPOSED LAND USE ON LOT 5 DP 69740

Industry Sheds 1 & 2

Dir : 7319 scheme plan - dg
Scale @ A3 : 1:2000
Date : Dec 2018

REF : 7319

Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182



STORMWATER MANAGEMENT ASSESSMENT

Proposed Land Use on Lot 5 DP 69740

Solid Holdings Ltd, SH 10, Kerikeri - Ref 7319, dated Dec 2018

DONALDSONS
REGISTERED LAND SURVEYORS

STORMWATER MANAGEMENT ASSESSMENT

Ref 7319

Soild Holdings Ltd proposes establishing 2 sheds for industrial style use, located along SH 10 in Waipapa, and require an assessment of the effects from impermeable surfaces in accordance with 8.7.5.4 & Chp 11 assessment. It is proposed to add 1930m² of building and 5560m² of parking & manoeuvring. The site is zoned Rural Production and the associated stormwater management is a discretionary activity (FNDP) with a total site cover of 48.1%. The assessment is divide into two Catchment areas labelled A & B, with independent stormwater attenuation mechanism (Basins 1 & 2).
The site is legally described as Lot 5 DP 69740 with an area of 8.941ha.
Existing onsite development approves industrial style land use activity that incorporates stormwater attenuation detention basins, and these are capable of providing for the impermeable surface increase. The assessment describes necessary basin modifications to comply with the change in effects and consequently reduce post development effects to pre-development levels.

The soil type is Waipapa Clay (YF) and Kamo Clay (KO) NZMS 290 Sheet P 04/05, being imperfectly to very poorly drained.
The contour is near flat in grass sloping to the west, with mature hedges along the side boundaries Kerikeri River defines the western boundary and forms the main discharge point for stormwater.

This stormwater management assessment compares the sites pre and post development stormwater volumes, concluding with recommendations calculated design parameters.

The stormwater attenuation design releases current predevelopment Qrates but provides a detention storage factoring in climate change, adopting representative concentration pathway RCP6.0 for period 2081 - 2100 (NIWA).

Onsite stormwater management upholds expectations of RMA 1991 (matters of national importance), the Regional Policy Statement (stream water quality), and the District Plan (stormwater management retention devices).
Stormwater mitigation is selectively determined respective to various onsite and offsite constraints, in particular flooding, thereby adopting either ARI of 1 in 5 and 10 years as a normal event, or 1 in 50 and 100 year as an extreme event. The shed sites are not within flood extents.
Overland flowpaths are proposed (Drains 1 & 2), adopting 1 in 100 year storm event, both to be constructed along the northern boundary, with a grassed dish profile at a 0.5% grade, as detailed on the Stormwater Catchment Plan.
The management of stormwater also adopts LID methods (low impact design as outlined in Technical Publication 10, 124 & 108, and On-site Stormwater Management Guideline Oct 2004), in particular subsurface soakage material to treat first flush non-point and accidential point source contaminants, which accords with latest reports by Niwa regarding road runoff.

Micah Donaldson
Registered Professional Surveyor

Dated: 17 December 2018

ATTENUATION BASIN 1

Catchment A

Proposed development
Catchment Area A = 8600m²
Imp - Shed 2 & office = 1010m²
Imp - Parking = 3770m²

Northwaste facility

Existing development
Catchment Area = 1.40ha
Imp - Buildings = 1023m²
Imp - Parking = 8648m²

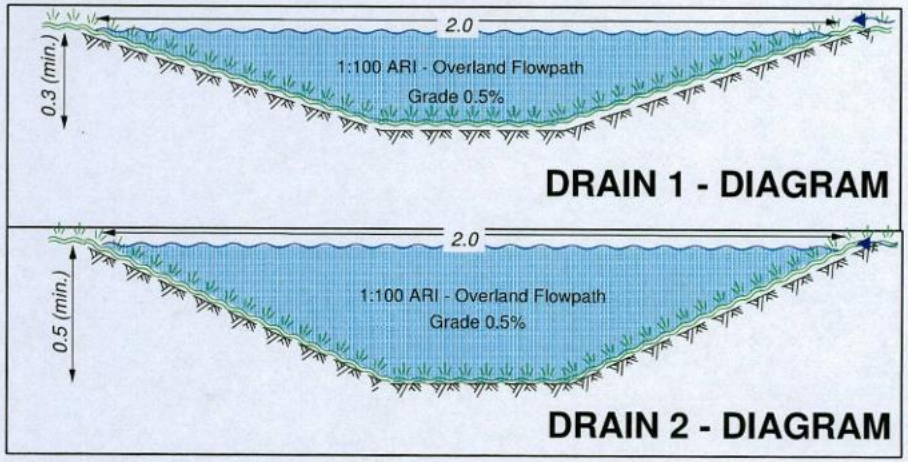
ATTENUATION BASIN 2

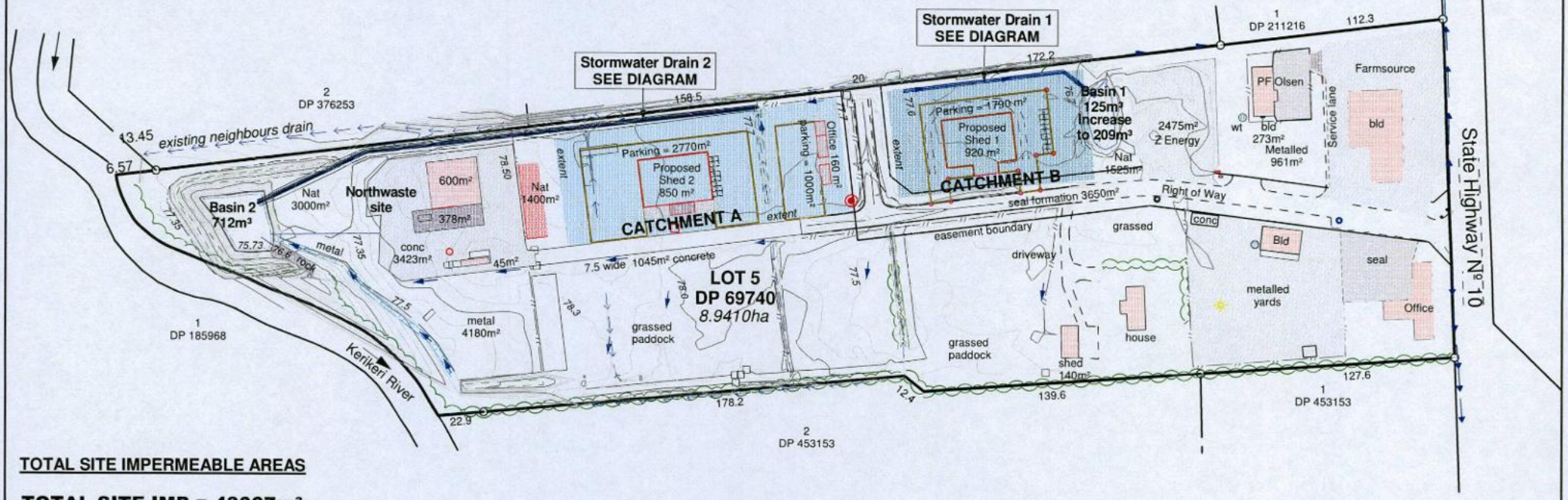
Catchment B

Proposed development
Catchment Area B = 5500m²
Imp - Shed 1 = 920m²
Imp - Parking = 1790m²

Z Energy facility

Existing development
Catchment Area = 4000m²
Imp - Buildings = 0m²
Imp - Parking = 2475m²





TOTAL SITE IMPERMEABLE AREAS

TOTAL SITE IMP = 43007m²
Percentage of site = 48.1%

Applicant : Solid Holdings Limited
Total Area : 8.941ha
Origin of levels - deck of SH bridge RL 74.78
Contour Interval : 0.25m

Dir : 7319 Stormwater Plan - DG
Scale @ A3 : 1:2000
Date : Dec 2018

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DONALDSONS
REGISTERED LAND SURVEYORS

STORMWATER MANAGEMENT ON LOT 5 DP 69740

Industry Sheds 1 & 2

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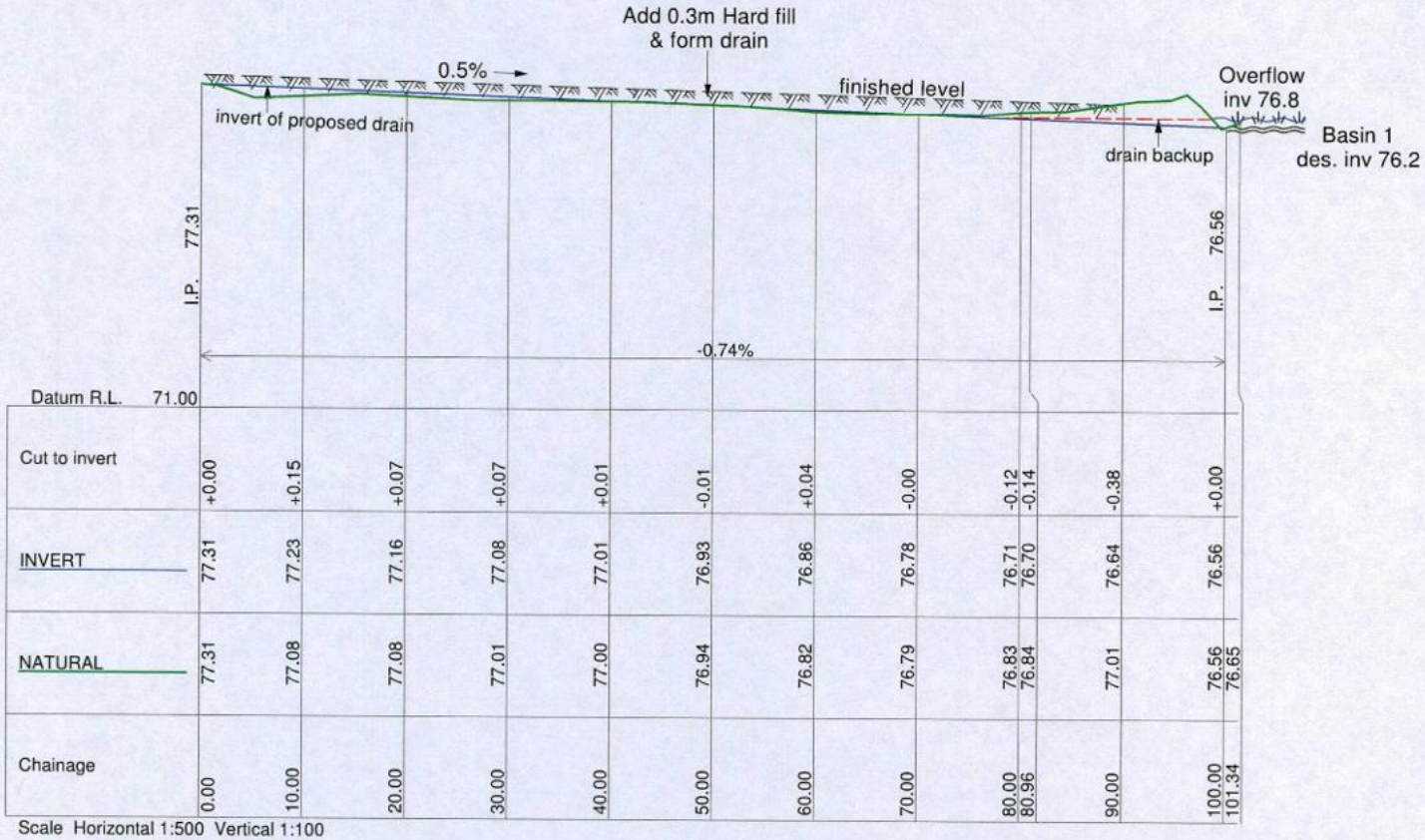


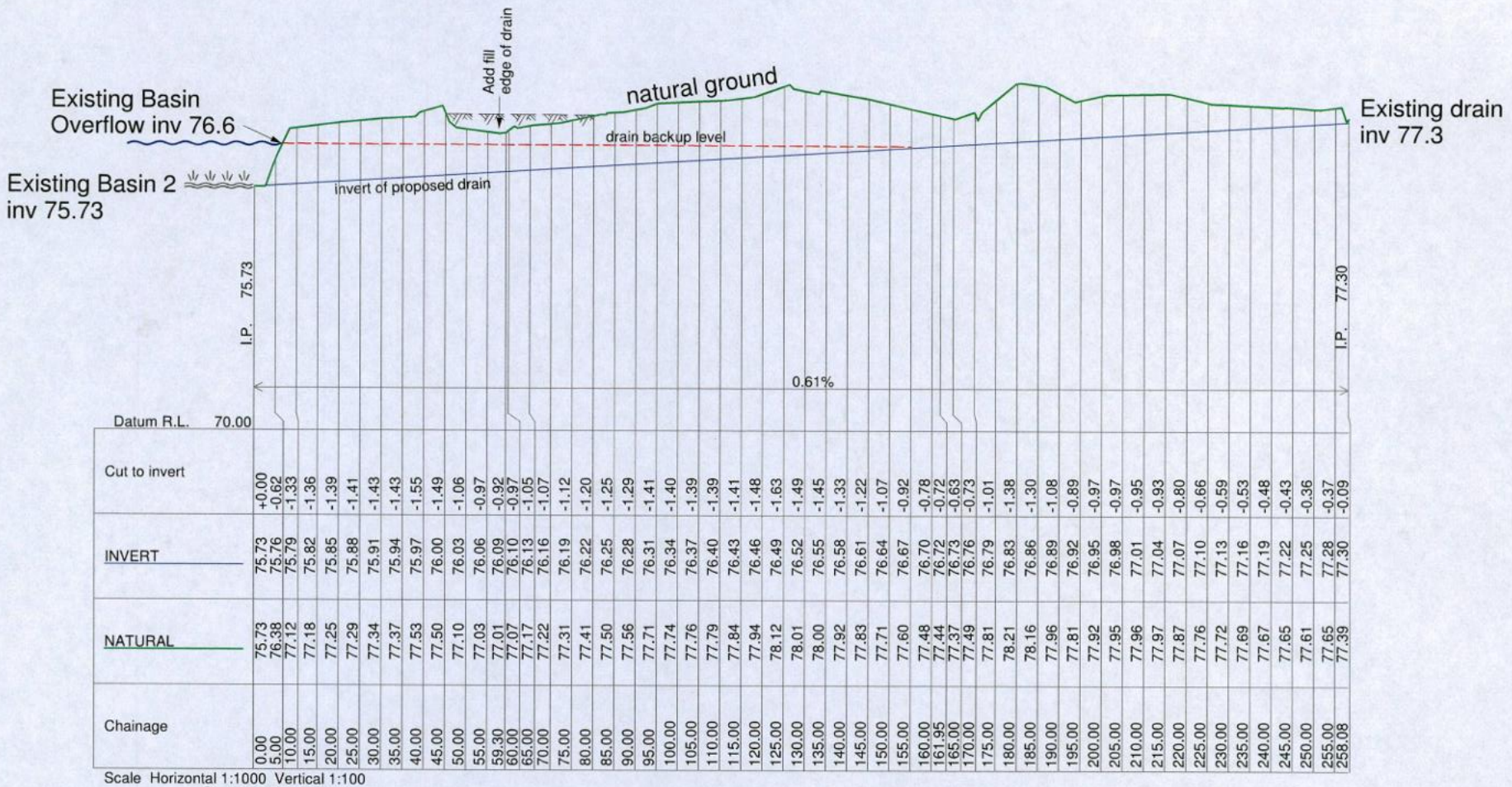
Scale Horizontal 1:500 Vertical 1:100
Scale at A3

LONGSECTION - DRAIN 1

DONALDSONS
REGISTERED LAND SURVEYORS

Date: Dec 2018
Ref: 7319

S:\1 Projects\7319 Solid Holdings\Stormwater\7319 Stormwater Plan.mjo - Long - Drain 1



Datum R.L. 70.00

Chainage	Cut to invert	INVERT	NATURAL
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5.00	-0.62	75.76	76.38
10.00	-1.33	75.79	77.12
15.00	-1.36	75.82	77.18
20.00	-1.39	75.85	77.25
25.00	-1.41	75.88	77.29
30.00	-1.43	75.91	77.34
35.00	-1.43	75.94	77.37
40.00	-1.55	75.97	77.53
45.00	-1.49	76.00	77.50
50.00	-1.06	76.03	77.10
55.00	-0.97	76.06	77.03
59.30	-0.92	76.09	77.01
60.00	-0.97	76.10	77.07
65.00	-1.05	76.13	77.17
70.00	-1.07	76.16	77.22
75.00	-1.12	76.19	77.31
80.00	-1.20	76.22	77.41
85.00	-1.25	76.25	77.50
90.00	-1.29	76.28	77.56
95.00	-1.41	76.31	77.71
100.00	-1.40	76.34	77.74
105.00	-1.39	76.37	77.76
110.00	-1.39	76.40	77.79
115.00	-1.41	76.43	77.84
120.00	-1.48	76.46	77.94
125.00	-1.63	76.49	78.12
130.00	-1.49	76.52	78.01
135.00	-1.45	76.55	78.00
140.00	-1.33	76.58	77.92
145.00	-1.22	76.61	77.83
150.00	-1.07	76.64	77.71
155.00	-0.92	76.67	77.60
160.00	-0.78	76.70	77.48
161.95	-0.72	76.72	77.44
165.00	-0.63	76.73	77.37
170.00	-0.73	76.76	77.49
175.00	-1.01	76.79	77.81
180.00	-1.38	76.83	78.21
185.00	-1.30	76.86	78.16
190.00	-1.08	76.89	77.96
195.00	-0.89	76.92	77.81
200.00	-0.97	76.95	77.92
205.00	-0.97	76.98	77.95
210.00	-0.95	77.01	77.96
215.00	-0.93	77.04	77.97
220.00	-0.80	77.07	77.87
225.00	-0.66	77.10	77.76
230.00	-0.59	77.13	77.72
235.00	-0.53	77.16	77.69
240.00	-0.48	77.19	77.67
245.00	-0.43	77.22	77.65
250.00	-0.36	77.25	77.61
255.00	-0.37	77.28	77.65
258.08	-0.09	77.30	77.39

Scale Horizontal 1:1000 Vertical 1:100
Scale at A3

DONALDSONS
REGISTERED LAND SURVEYORS

LONGSECTION - DRAIN 2

Date: Dec 2018
Ref: 7319

S:\1 Projects\7319 Solid Holdings\Stormwater\7319 Stormwater Plan.mjp - Long - Drain 2

STORMWATER MANAGEMENT SHED 2 **Solid Holdings Limited** **7319** **Dec-18**

Assessment of Catchment A - Shed 2 area:

Stormwater attenuation is proposed within an existing basin, and the assessment is to confirm suitable capacity for the proposed impermeable areas.
A secondary overland flowpath is proposed alongside the northern boundary (Drain 2). A slope correction of -0.05 has been applied.
Calculations outline pre & post development Qrates for 1:10 and 1:50 year storm ARI + allowance for climate change.
HIRDS rainfall intensity includes projection estimates 'Intergovernmental panel on climate change' (IPCC) senarios, adopting representative concentration pathway (RCP6.0) for period 2031 - 2050. Calculations individually assess existing and proposed impermeable surfaces.
Overland flow calculations adopt 1:100 year ARI + temp increase. Detention release rates exclude climate change to improve attenuation.
1 in 10 year ARI is adopted for attenuation, and for simplicity a fixed peak storm duration 25minutes is used as opposed to a hyetograph analysis.

Catchment A :

(Catchment area - easy grade)

Pre development

Catchment Area :	8600	m^2
Imp access :	0	m^2
Imp building :	0	m^2
Grass surface :	8600	m^2
Bush / Scrub :	0	m^2

Post development

Catchment Area :	8600	m^2
Imp access :	3770	m^2
Building:	1010	m^2
Extra imp provision	0	m^2
Grass surface:	3820	m^2

1 in 10 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS)

Rational Formula **Pre Development**
Q= (CiA / 360) x 1000 Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	98	0.86

Q = 46.8 lt/second

Rational Formula **Post Development**
Q= (CiA / 360) x 1000 Grass Surface

climate change

Q =	C	i	A in ha
	0.2	119	0.382

Q = 25.3 lt/second

Rational Formula **Pre Development**
Q= (CiA / 360) x 1000 Imp Surface

no climate change

Q =	C	i	A in ha
	0.95	98	0

Q = 0.00 lt/second

Pre-development QN rate: 46.8 lt/sec

Rational Formula **Post Development**
Q= (CiA / 360) x 1000 Imp Surface

climate change

Q =	C	i	A in ha
	0.95	119	0.478

Q = 150.1 lt/second

Post-development QP rate: 175.4 lt/sec

The difference between Pre and Post Development = 128.5 lt/sec

1 in 100 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS - projected temp change)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	146	0.86

Q = **69.8 lt/second**

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

no climate change

Q =	C	i	A in ha
	1	146	0

Q = **0.00 lt/second**

Pre-development Q_N rate: 69.8 lt/sec

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

climate change

Q =	C	i	A in ha
	0.2	178	0.382

Q = **37.8 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

climate change

Q =	C	i	A in ha
	1	178	0.478

Q = **236.3 lt/second**

Post-development Q_P rate: 274.1 lt/sec

The difference between Pre and Post Development = 204.4 lt/sec

Attenuation Basin Overflow Design

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRDS & climate change)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

Q =	C	i	A in ha
	0.2	178	0.86

Q = **85.04 lt/second**

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

Q =	C	i	A in ha
	1	178	0

Q = **0.00 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

Q =	C	i	A in ha
	0.2	178	0.3820

Q = **37.78 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

Q =	C	i	A in ha
	1	178	0.478

Q = **236.34 lt/second**

Pre-development Q_N rate:	85.0 lt/sec

Post-development Q_p rate:	274.1 lt/sec

The peak flow Q 100 = 274.1 lt/sec

Overland flowpath - Northern boundary 'drain 2'

Drain 2 directs stormwater to attenuation basin 2, and also to act as an overland flowpath capable of controlling a 1:100 year event.

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRDS - projected climate change)

Assumes saturated ground C = 0.80

	Impermeable	Grass
Catchment A	4780 m²	3820 m²
Totals :	**4780 m²**	**3820 m²**

Rational Formula			**Post Development**
Q= (CiA / 360) x 1000			Grass Surface
	assumes saturated C = 0.80		
Q =	**C**	**i**	**A in ha**
	0.8	178	0.3820
Q =	**151.10 lt/second**		

Rational Formula			**Post Development**
Q= (CiA / 360) x 1000			Imp Surface
Q =	**C**	**i**	**A in ha**
	1	178	0.478
Q =	**236.34 lt/second**		
TOTAL Q100 rate:			**387 lt/sec**

The peak flow Q 100 = 387 lt/sec

DESIGNED OVERLAND FLOW Q_{100} - GRASS SWALE

Post-development Q_{100} saturated ground = 387lt/sec

Design rate = 469 lt/sec

	Wetted Perimeter = (sd + d + sd)			
Hydraulic radius	***$R = A_p / P$***	P =	*2.247*	*m*
Velocity (V)		Ap =	*0.525*	*m^2*
$V = R^{2/3} \times S^{1/2} \times n^{-1}$		R =	0.234	
$R^{2/3}$ =	*0.37934*	**$S^{1/2}$ =**	0.07071	**n^{-1} =** ***33.3***
V =	***0.9*** *m/sec*			

Mannings 'n' =	**0.03**	*grass*	
Grade 1	200	0.5%	
Trapezoid Profile			
Velocity (m/sec)	**0.9**		

Swale

a= **2**

h= **0.5**

d= **0.1**

Slope distance = 0.95 (a-d/2)

sd = 1.1525 $\sqrt{((a-d/2)^2 + (h)^2)}$

slope distance = 1.074 *to calc wetted perimeter*

Ap = Qc / V **Qc =** **469** lt/sec **OK**

Qc = Ap x V

Existing development stormwater attenuation Basin 2

Catchment (Northwaste site) :

(Catchment area - easy grade)

Pre development

Catchment Area :	14000	m^2
Imp access :	0	m^2
Imp building :	0	m^2
Grass surface :	14000	m^2
Bush / Scrub :	0	m^2

Post development

Catchment Area :	14000	m^2
Imp access & parking:	8648	m^2
Buildings (Northwaste) :	1023	m^2
Extra imp provision	0	m^2
Grass surface:	4329	m^2

1 in 10 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	98	1.4

Q = 76.2 lt/second

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

climate change

Q =	C	i	A in ha
	0.2	119	0.4329

Q = 28.6 lt/second

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

no climate change

Q =	C	i	A in ha
	0.95	98	0

Q = 0.00 lt/second

Pre-development QN rate: 76.2 lt/sec

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

climate change

Q =	C	i	A in ha
	0.95	119	0.9671

Q = 303.7 lt/second

Post-development QP rate: 332.3 lt/sec

The difference between Pre and Post Development = 256.1 lt/sec

1 in 100 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS - projected climate change)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	146	1.4

Q = 113.6 lt/second

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

climate change

Q =	C	i	A in ha
	0.2	178	0.4329

Q = 42.8 lt/second

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

no climate change

Q =	C	i	A in ha
	1	146	0

Q = 0.00 lt/second

Pre-development Q_N rate: 113.6 lt/sec

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

climate change

Q =	C	i	A in ha
	1	178	0.9671

Q = 478.2 lt/second

Post-development Q_P rate: 521.0 lt/sec

The difference between Pre and Post Development = 407.4 lt/sec

The combined Q10 rate for attenuation from existing and proposed impermeable surfaces

Existing	**Q10 =**	256.1 lt/sec
Proposed	**Q10 =**	128.5 lt/sec
TOTAL	**=**	**384.6 lt/sec**

STORMWATER ATTENUATION FOR 1 : 10 YEAR EVENT

		Peak storm duration :	25 minutes
Ground Surface V =	**577 m^3**	*Basin or Trench Volume - Adopting 25 minute duration*	

Attenuation profile designs OR SIMILAR: Existing basin volume.

Circular Basin:

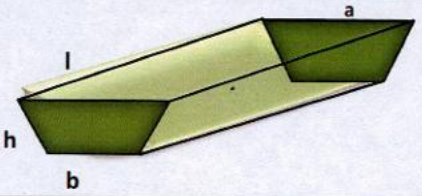
radius r = ***20.0*** **m**	***Depth h =*** ***1.7*** **m**

(1/3) pi x r^2 x h

V = ***712.1*** ***m^3***

Trapezoid trench / basin

h =	**0.9** m	**Length l =**	**34** m
a =	**27** m		
b =	**20** m		
Area =	**21.2 m^2**		
Volume =	***719.1 m^3***		



Existing basin volume of 712m^3 is sufficient for required attenuation volume of 577m^3

Basin or Trench outlet size (id)	Outlet 'Q'10 rate in m^3	Q10 = 0.1230 m^3/sec	**Alternative release pipe options**
Outlet total Q10 = 123 lt/sec		Grade 1: 25	At grade 1:25
Single Pipe outlet	Basin or Trench head : say h =	1	**3 x 150mm**
Method 1	Method 2 (Manning's equation)		
d = SqRt (Q / (2.2555xSqRt h))	$Q = AxR^{(2/3)}xS^{(1/2)} / (n \times 10^5)$		
d = SqRt 0.055			
d = 0.234 m			
d = 234 mm	**d = 224 mm**		

Note: The outlet is restricted to Q10 (no climate change) to improve attenuation.
The outlet is to be raised off the base of the basin and soakage material added to improve retention and low impact design treatment by absorption of first flush point & non point source contaminants.

Attenuation Basin Overflow Design

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRDS & climate change)

As calculated above:

The peak flow Q 100 =	**521.0 lt/sec**
Proposed catchment	**274.1 lt/sec**
TOTAL	**795.1 lt/sec**

EXISTING BASIN OVERFLOW Q_{100}

Post-development Q_{100} rate = 795 lt/sec

Design rate = 976 lt/sec

Wetted Perimeter = (sd + d + sd)

Hydraulic radius	***$R = A_p / P$***	P =	*6.016*	*m*
Velocity (V)		Ap =	*0.710*	*m^2*
$V = R^{2/3} \times S^{1/2} \times n^{-1}$		R =	0.118	
$R^{2/3}$ =	*0.24059*	**$S^{1/2}$ =**	0.2	**n^{-1} =** ***28.6***
V =	***1.4*** *m/sec*			

Ap = Qc / V

Qc = Ap x V

Qc = **976** lt/sec **OK**

Mannings 'n' = **0.035** *rock*

Grade 1 25

Trapezoid Profile **As below**

Velocity **1.4** m/sec

Swale 1

a= **6**

h= **0.2**

d= **1.1**

Slope distance = 2.45 (a-d/2)

sd = 6.0425 **$\sqrt{((a-d/2)^2 + (h)^2)}$**

slope distance = 2.458 *to calc wetted perimeter*

Conclusion

The existing stormwater attenuation system is able to control all stormwater from existing and proposed impermeable surface areas with minor modification to the control outlet. Drain 2 would double as an overland flowpath and be formed as a grassed swale.

The site has an easy grade so calculations have applied a slope correction factor -0.05 for extended time of concentration.

Calulations for attenuation storage is Q10 plus climate change, with a restricted outlet pipe designed for Q10 (no climate change). Overland flowpath designed for Q100. The existing basin is sufficient in size but is to be modified to include additional release pipes as calculated.

Suitable ground based detention hold volume :	**577 m^3**	**Actual 712m^3**
Designed outlet id calculates for a single pipe at approximately :	**225 mm**	**or 3 x 150mm**
Designed overland flowpath 'Drain 2' :	**469 lt/sec**	

It is proposed to attenuate stormwater in the existing modified retarding basin combined with the existing Northwaste facility (Basin 2).
To encourage low impact design, the ground detention is to include subsurface soakage to increase permeability and filtration.
The filter should consist of sand and crushed shell, filter cloth and capped with 100mm soil. (This would benefit replacement every 5-10 years)
Sand is an effective filter, while shell is effective at removing Phosphorus.

With the proposed attenuation measures, the development is considered to present a less than minor effect on waterways, thereby satisfying the stormwater management intentions of the FN District Plan. The design hold capacity can be increased in the future if required.
The proposal is in accordance with the provisions of TP 10, TP 108, TP124, NZ Building Code E1 & On Site Stormwater Management Guidelines.

Limitiations:

Donaldsons Surveyors Ltd provides this information as a recommendation for the purpose of a Stormwater Management assessment under the Operative Far North District Plan. The information and opinions contained within this report shall be for the use of our Client and the Far North District Council, and shall not be used in any other context, unless agreed to by Donaldsons Surveyors Ltd.
Donaldsons Surveyors Ltd shall not be liable for any failures or damages associated with the recommendations or the physical construction or any lack of maintenance.

STORMWATER MANAGEMENT SHED 1 **Solid Holdings Limited** **7319** **Dec-18**

Assessment of Catchment B - Shed 1 area:

Stormwater attenuation is proposed within an existing basin, and the assessment is to confirm suitable capacity for the proposed impermeable areas.
A secondary overland flowpath exists alongside the northern boundary. A slope correction of -0.05 has been applied.
Calculations outline pre & post development Qrates for 1:10 and 1:50 year storm ARI + allowance for climate change.
HIRDS rainfall intensity includes projection estimates 'Intergovernmental panel on climate change' (IPCC) senarios, adopting representative concentration pathway (RCP6.0) for period 2031 - 2050. Calculations individually assess existing and proposed impermeable surfaces.
Overland flow calculations adopt 1:100 year ARI + temp increase. Detention release rates exclude climate change to improve attenuation.
1 in 10 year ARI is adopted for attenuation, and for simplicity a fixed peak storm duration 25minutes is used as opposed to a hyetograph analysis.

Catchment B :

(Catchment area - easy grade)

Pre development

Catchment Area :	5500	m^2
Imp access :	0	m^2
Imp building :	0	m^2
Grass surface :	5500	m^2
Bush / Scrub :	0	m^2

Post development

Catchment Area :	5500	m^2
Imp access :	1790	m^2
Building:	920	m^2
Extra imp provision	0	m^2
Grass surface:	2790	m^2

1 in 10 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS)

Rational Formula **Pre Development**
Q= (CiA / 360) x 1000 Grass Surface
no climate change

Q =	C	i	A in ha
	0.2	98	0.55

Q = 29.9 lt/second

Rational Formula **Post Development**
Q= (CiA / 360) x 1000 Grass Surface
climate change

Q =	C	i	A in ha
	0.2	119	0.279

Q = 18.4 lt/second

Rational Formula **Pre Development**
Q= (CiA / 360) x 1000 Imp Surface
no climate change

Q =	C	i	A in ha
	0.95	98	0

Q = 0.00 lt/second

Pre-development QN rate: 29.9 lt/sec

Rational Formula **Post Development**
Q= (CiA / 360) x 1000 Imp Surface
climate change

Q =	C	i	A in ha
	0.95	119	0.271

Q = 85.1 lt/second

Post-development QP rate: 103.5 lt/sec

The difference between Pre and Post Development = 73.6 lt/sec

1 in 100 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS - projected temp change)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	146	0.55

Q = **44.6 lt/second**

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

no climate change

Q =	C	i	A in ha
	1	146	0

Q = **0.00 lt/second**

Pre-development Q_N rate: 44.6 lt/sec

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

climate change

Q =	C	i	A in ha
	0.2	178	0.279

Q = **27.6 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

climate change

Q =	C	i	A in ha
	1	178	0.271

Q = **134.0 lt/second**

Post-development Q_P rate: 161.6 lt/sec

The difference between Pre and Post Development = 117.0 lt/sec

Attenuation Basin Overflow Design

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRDS & climate change)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

Q =	C	i	A in ha
	0.2	178	0.55

Q = **54.39 lt/second**

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

Q =	C	i	A in ha
	1	178	0

Q = **0.00 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

Q =	C	i	A in ha
	0.2	178	0.2790

Q = **27.59 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

Q =	C	i	A in ha
	1	178	0.271

Q = **133.99 lt/second**

Pre-development Q_N rate:	54.4 lt/sec

Post-development Q_P rate:	161.6 lt/sec

The peak flow Q 100 = 161.6 lt/sec

Overland flowpath - Northern boundary 'drain 1'

Drain 1 directs stormwater to attenuation basin 1, and also acts as an overland flowpath capable of controlling a 1:100 year event.

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRDS - projected climate change)

Assumes saturated ground C = 0.80

	Impermeable	Grass
Catchment B	2710 m²	2790 m²
Totals :	**2710 m²**	**2790 m²**

Rational Formula — **Post Development**

Q= (CiA / 360) x 1000 — Grass Surface

assumes saturated C = 0.80

Q =	C	i	A in ha
	0.8	178	0.2790

Q = 110.36 lt/second

Rational Formula — **Post Development**

Q= (CiA / 360) x 1000 — Imp Surface

Q =	C	i	A in ha
	1	178	0.271

Q = 133.99 lt/second

TOTAL Q100 rate: 244 lt/sec

The peak flow Q 100 = 244 lt/sec

DESIGNED OVERLAND FLOW Q_{100} - GRASS SWALE

Post-development Q_{100} saturated ground = 244lt/sec

Design rate = 269 lt/sec

Wetted Perimeter = (sd + d + sd)

Hydraulic radius	***$R = A_p / P$***	P =	*2.125*	*m*
Velocity (V)		Ap =	*0.368*	*m^2*
$V = R^{2/3} \times S^{1/2} \times n^{-1}$		R =	0.173	
$R^{2/3}$ =	*0.31042*	***$S^{1/2}$ =***	0.07071	***n^{-1} =*** ***33.3***
V =	***0.7*** *m/sec*			

Mannings 'n' =	**0.03**	*grass*	
Grade 1	200	0.5%	
Trapezoid Profile			
Velocity (m/sec)	**0.7**		
a=	**2**		
Swale			
h=	**0.35**		
d=	**0.1**		

Slope distance = 0.95 (a-d/2)

sd = 1.025 $\sqrt{((a-d/2)^2 + (h)^2)}$

slope distance = 1.012 *to calc wetted perimeter*

Ap = Qc / V **Qc =** **269** lt/sec **OK**

Qc = Ap x V

Existing development stormwater attenuation Basin 1

Catchment (Z Energy site) :

(Catchment area - easy grade)

Pre development

Catchment Area :	4000	m^2
Imp access :	0	m^2
Imp building :	0	m^2
Grass surface :	4000	m^2
Bush / Scrub :	0	m^2

Post development

Catchment Area :	4000	m^2
Imp access & parking:	2475	m^2
Buildings (Northwaste) :	0	m^2
Extra imp provision	0	m^2
Grass surface:	1525	m^2

1 in 10 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	98	0.4

Q = **21.8 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

climate change

Q =	C	i	A in ha
	0.2	119	0.1525

Q = **10.1 lt/second**

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

no climate change

Q =	C	i	A in ha
	0.95	98	0

Q = **0.00 lt/second**

Pre-development QN rate: 21.8 lt/sec

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

climate change

Q =	C	i	A in ha
	0.95	119	0.2475

Q = **77.7 lt/second**

Post-development QP rate: 87.8 lt/sec

The difference between Pre and Post Development = 66.0 lt/sec

1 in 100 year Storm ARI scenarios (moderate site conditions - Rainfall Intensity NIWA HIRDS - projected climate change)

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Grass Surface

no climate change

Q =	C	i	A in ha
	0.2	146	0.4

Q = **32.4 lt/second**

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Grass Surface

climate change

Q =	C	i	A in ha
	0.2	178	0.1525

Q = **15.1 lt/second**

Rational Formula	Pre Development
Q= (CiA / 360) x 1000	Imp Surface

no climate change

Q =	C	i	A in ha
	1	146	0

Q = **0.00 lt/second**

Pre-development Q_N rate: 32.4 lt/sec

Rational Formula	Post Development
Q= (CiA / 360) x 1000	Imp Surface

climate change

Q =	C	i	A in ha
	1	178	0.2475

Q = **122.4 lt/second**

Post-development Q_P rate: 137.5 lt/sec

The difference between Pre and Post Development = 105.0 lt/sec

The combined Q10 rate for attenuation from existing and proposed impermeable surfaces

Existing	**Q10 =**	66.0 lt/sec
Proposed	**Q10 =**	73.6 lt/sec
TOTAL	**=**	**139.6 lt/sec**

STORMWATER ATTENUATION FOR 1 : 10 YEAR EVENT

		Peak storm duration :	25 minutes
Ground Surface V =	**209 m^3**	*Basin or Trench Volume - Adopting 25 minute duration*	

Attenuation profile designs OR SIMILAR: Existing basin volume.

Circular Basin:

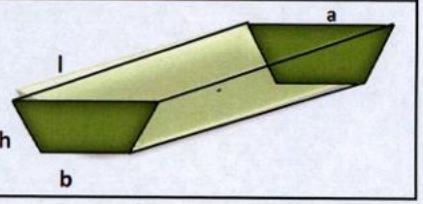
radius r =	*20.0* m	*Depth h =*	*0.5* m

(1/3) pi x r^2 x h

V = 209.4 m^3

Trapezoid trench / basin

h =	**0.5** m	**Length l =**	**30** m
a =	**18** m		
b =	**10** m		
Area =	**7.0 m^2**		
Volume =	***210.0 m^3***		



Existing basin volume of 125m^3 is insufficient for required attenuation volume of 209m^3

To achieve required pond volume the basin depth is to be increased from 0.3m to 0.5m.

Basin or Trench outlet size (id)	Outlet 'Q'10 rate in m^3	Q10 =	0.0517 m^3/sec
Outlet total Q10 = 52 lt/sec		Grade 1:	20
Single Pipe outlet	Basin or Trench head : say h =		1

Method 1

d = SqRt (Q / (2.2555xSqRt h))

d = SqRt 0.023

d = 0.151 m

d = 151 mm

Method 2 (Manning's equation)

$Q = AxR^{(2/3)}xS^{(1/2)} / (n \times 10^{5})$

d = 155 mm

Note: The outlet is restricted to Q10 (no climate change) to improve attenuation.

The outlet is to be raised off the base of the basin and soakage material added to improve retention and low impact design treatment by absorption of first flush point & non point source contaminants.

Attenuation Basin Overflow Design

1 in 100 year storm ARI scenarios (5.4.1 TP-10) (10min rainfall Intensity NIWA HIRDS & climate change)

As calculated above:

The peak flow Q 100 =	**137.5**	**lt/sec**
Proposed catchment	**161.6**	**lt/sec**
TOTAL	**299.0**	**lt/sec**

EXISTING BASIN OVERFLOW Q_{100}

Post-development Q_{100} rate = 299 lt/sec

Design rate = 311 lt/sec

Wetted Perimeter = (sd + d + sd)

Hydraulic radius	***$R = A_p / P$***	P =	*2.049*	*m*
Velocity (V)		Ap =	*0.233*	*m^2*
$V = R^{2/3} \times S^{1/2} \times n^{-1}$		R =	0.113	
$R^{2/3}$ =	*0.2344*	**$S^{1/2}$ =**	0.2	**n^{-1} =** ***28.6***
V =	***1.3*** *m/sec*			

Mannings 'n' = **0.035** *rock*

Grade 1 **25**

Trapezoid Profile **As below**

Velocity **1.3** m/sec

Swale 1

h= **0.15**

a= **2**

d= **1.1**

Slope distance = 0.45 (a-d/2)

sd = 0.225 $\sqrt{((a-d/2)^2 + (h)^2)}$

slope distance = 0.474 *to calc wetted perimeter*

Ap = Qc / V **Qc =** **311** lt/sec **OK**

Qc = Ap x V

Conclusion

The existing stormwater attenuation system is able to control all stormwater from existing and proposed impermeable surface areas with minor modification to increase the storage volume. Drain 1 would double as an overland flowpath and be formed as a grassed swale.

The site has an easy grade so calculations have applied a slope correction factor -0.05 for extended time of concentration.

Calulations for attenuation storage is Q10 plus climate change, with a restricted outlet pipe designed for Q10 (no climate change). Overland flowpath designed for Q100.

Required ground based detention hold volume :	**209 m^3**	**Actual 125m^3**
Designed outlet id calculates for a single pipe at approximately :	**150 mm**	
Designed overland flowpath 'Drain 1' :	**244 lt/sec**	

It is proposed to attenuate stormwater in the existing modified retarding basin combined with the existing Z Energy facility (Basin 1).
To encourage low impact design, the ground detention is to include subsurface soakage to increase permeability and filtration.
The filter should consist of sand and crushed shell, filter cloth and capped with 100mm soil. (This would benefit replacement every 5-10 years)
Sand is an effective filter, while shell is effective at removing Phosphorus.

With the proposed attenuation measures, the development is considered to present a less than minor effect on waterways, thereby satisfying the stormwater management intentions of the FN District Plan. The design hold capacity can be increased in the future if required.
The proposal is in accordance with the provisions of TP 10, TP 108, TP124, NZ Building Code E1 & On Site Stormwater Management Guidelines.

Limitiations:

Donaldsons Surveyors Ltd provides this information as a recommendation for the purpose of a Stormwater Management assessment under the Operative Far North District Plan. The information and opinions contained within this report shall be for the use of our Client and the Far North District Council, and shall not be used in any other context, unless agreed to by Donaldsons Surveyors Ltd.
Donaldsons Surveyors Ltd shall not be liable for any failures or damages associated with the recommendations or the physical construction or any lack of maintenance.

HIRDS V4 Intensity-Duration-Frequency Results
Sitename: Custom Location
Coordinate system: WGS84
Longitude: 173.9171
Latitude: -35.2168

DDF Mode	Parameter	c	d	e	f	g	h	i
	Values:	0.002449	0.524387	-0.01439	-0.00396	0.252891	-0.0117	3.258734
	Example:	Duration (h	ARI (yrs)	x	y	Rainfall Rate (mm/hr)		
		24	100	3.178054	4.600149	11.31784		

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	59.6	43.3	36	26	18.5	10.4	6.87	4.37
2	0.5	65.2	47.4	39.4	28.5	20.3	11.4	7.54	4.8
5	0.2	84.3	61.4	51.1	37	26.5	14.8	9.87	6.29
10	0.1	98.2	71.7	59.7	43.3	31	17.4	11.6	7.4
20	0.05	112	82.2	68.4	49.7	35.7	20.1	13.4	8.55
30	0.033	121	88.4	73.6	53.6	38.4	21.6	14.4	9.23
40	0.025	127	92.8	77.3	56.3	40.4	22.8	15.2	9.73
50	0.02	132	96.3	80.2	58.4	41.9	23.7	15.8	10.1
60	0.017	135	99.1	82.6	60.1	43.2	24.4	16.3	10.4
80	0.012	141	104	86.3	62.9	45.2	25.5	17.1	10.9
100	0.01	146	107	89.2	65	46.7	26.4	17.7	11.3
250	0.004	164	121	101	73.6	53	30	20.1	12.9

Intensity standard error (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	7.6	4.7	3.6	2.5	1.8	1.1	0.78	0.65
2	0.5	8.4	5.1	3.9	2.7	2	1.2	0.86	0.72
5	0.2	12	7.4	5.7	3.8	2.8	1.7	1.2	0.96
10	0.1	15	9.7	7.7	5	3.6	2.2	1.5	1.2
20	0.05	19	13	10	6.6	4.7	2.9	2	1.4
30	0.033	22	15	12	7.7	5.5	3.4	2.3	1.5
40	0.025	24	16	13	8.7	6.1	3.8	2.6	1.6
50	0.02	26	18	15	9.5	6.7	4.2	2.8	1.7
60	0.017	27	19	16	10	7.2	4.5	3	1.8
80	0.012	30	21	17	11	8	5	3.3	1.9
100	0.01	32	23	19	12	8.7	5.5	3.6	2
250	0.004	43	31	26	18	12	8	5.2	2.5

Rainfall intensities (mm/hr) :: RCP2.6 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	63.7	46.4	38.5	27.8	19.8	10.9	7.19	4.55
2	0.5	69.9	50.8	42.2	30.5	21.7	12	7.92	5
5	0.2	90.6	66.1	54.9	39.8	28.4	15.8	10.4	6.58
10	0.1	106	77.3	64.3	46.7	33.3	18.5	12.2	7.76
20	0.05	121	88.6	73.8	53.6	38.3	21.4	14.1	8.96
30	0.033	130	95.4	79.4	57.8	41.3	23.1	15.3	9.69
40	0.025	137	100	83.5	60.7	43.5	24.3	16.1	10.2
50	0.02	142	104	86.6	63.1	45.2	25.2	16.7	10.6
60	0.017	146	107	89.2	64.9	46.5	26	17.2	11
80	0.012	153	112	93.2	67.9	48.7	27.2	18.1	11.5

100	0.01	158	116	96.4	70.2	50.3	28.2	18.7	11.9
250	0.004	178	130	109	79.5	57.1	32	21.3	13.6

Rainfall intensities (mm/hr) :: RCP2.6 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	63.7	46.4	38.5	27.8	19.8	10.9	7.19	4.55
2	0.5	69.9	50.8	42.2	30.5	21.7	12	7.92	5
5	0.2	90.6	66.1	54.9	39.8	28.4	15.8	10.4	6.58
10	0.1	106	77.3	64.3	46.7	33.3	18.5	12.2	7.76
20	0.05	121	88.6	73.8	53.6	38.3	21.4	14.1	8.96
30	0.033	130	95.4	79.4	57.8	41.3	23.1	15.3	9.69
40	0.025	137	100	83.5	60.7	43.5	24.3	16.1	10.2
50	0.02	142	104	86.6	63.1	45.2	25.2	16.7	10.6
60	0.017	146	107	89.2	64.9	46.5	26	17.2	11
80	0.012	153	112	93.2	67.9	48.7	27.2	18.1	11.5
100	0.01	158	116	96.4	70.2	50.3	28.2	18.7	11.9
250	0.004	178	130	109	79.5	57.1	32	21.3	13.6

Rainfall intensities (mm/hr) :: RCP4.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	64.8	47.1	39.1	28.3	20.1	11.1	7.27	4.59
2	0.5	71.1	51.7	42.9	31.1	22.1	12.2	8.02	5.06
5	0.2	92.2	67.3	55.9	40.5	28.9	16	10.5	6.66
10	0.1	108	78.7	65.5	47.5	33.9	18.8	12.4	7.85
20	0.05	124	90.3	75.2	54.6	39	21.7	14.3	9.07
30	0.033	133	97.2	80.9	58.9	42.1	23.4	15.5	9.8
40	0.025	139	102	85	61.9	44.2	24.7	16.3	10.3
50	0.02	145	106	88.2	64.2	46	25.6	17	10.7
60	0.017	149	109	90.8	66.2	47.4	26.4	17.5	11.1
80	0.012	156	114	95	69.2	49.6	27.7	18.3	11.6
100	0.01	161	118	98.2	71.6	51.3	28.7	19	12
250	0.004	181	133	111	81	58.1	32.6	21.6	13.7

Rainfall intensities (mm/hr) :: RCP4.5 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	68.1	49.6	41.1	29.7	21.1	11.5	7.53	4.74
2	0.5	74.8	54.4	45.2	32.7	23.2	12.7	8.32	5.22
5	0.2	97.3	71	59	42.8	30.4	16.7	11	6.89
10	0.1	114	83.1	69.1	50.2	35.7	19.7	12.9	8.13
20	0.05	131	95.4	79.4	57.7	41.2	22.8	14.9	9.4
30	0.033	140	103	85.6	62.2	44.4	24.6	16.1	10.2
40	0.025	147	108	89.9	65.4	46.7	25.9	17	10.7
50	0.02	153	112	93.3	67.9	48.5	26.9	17.7	11.1
60	0.017	157	115	96.1	70	50	27.7	18.3	11.5
80	0.012	165	121	101	73.2	52.4	29	19.1	12.1
100	0.01	170	125	104	75.7	54.1	30.1	19.8	12.5
250	0.004	192	141	117	85.7	61.4	34.2	22.5	14.2

Rainfall intensities (mm/hr) :: RCP6.0 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	64.4	46.8	38.9	28.1	20	11	7.24	4.58
2	0.5	70.6	51.4	42.6	30.9	22	12.1	7.98	5.04
5	0.2	91.6	66.8	55.5	40.3	28.7	15.9	10.5	6.63
10	0.1	107	78.1	65	47.2	33.7	18.7	12.3	7.81

20	0.05	123	89.6	74.6	54.2	38.8	21.6	14.3	9.03
30	0.033	132	96.5	80.3	58.4	41.8	23.3	15.4	9.76
40	0.025	138	101	84.4	61.4	43.9	24.5	16.2	10.3
50	0.02	144	105	87.6	63.8	45.6	25.5	16.9	10.7
60	0.017	148	108	90.2	65.7	47	26.3	17.4	11
80	0.012	154	113	94.3	68.7	49.2	27.5	18.2	11.6
100	0.01	159	117	97.4	71	50.9	28.5	18.9	12
250	0.004	180	132	110	80.4	57.7	32.3	21.5	13.7

Rainfall intensities (mm/hr) :: RCP6.0 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	71.1	51.7	42.9	31	21.9	11.9	7.76	4.87
2	0.5	78.1	56.9	47.2	34.2	24.2	13.2	8.59	5.36
5	0.2	102	74.3	61.7	44.8	31.8	17.4	11.3	7.09
10	0.1	119	87	72.4	52.6	37.4	20.5	13.4	8.38
20	0.05	137	100	83.3	60.5	43.1	23.7	15.5	9.69
30	0.033	147	108	89.7	65.2	46.5	25.6	16.7	10.5
40	0.025	155	113	94.2	68.6	48.9	27	17.7	11.1
50	0.02	160	117	97.9	71.3	50.8	28	18.3	11.5
60	0.017	165	121	101	73.4	52.4	28.9	18.9	11.9
80	0.012	173	126	105	76.8	54.8	30.3	19.8	12.4
100	0.01	178	131	109	79.4	56.7	31.4	20.6	12.9
250	0.004	201	148	123	89.9	64.3	35.6	23.4	14.7

Rainfall intensities (mm/hr) :: RCP8.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	65.6	47.7	39.6	28.6	20.3	11.2	7.33	4.63
2	0.5	71.9	52.3	43.5	31.5	22.4	12.3	8.09	5.09
5	0.2	93.4	68.1	56.6	41.1	29.2	16.2	10.6	6.71
10	0.1	109	79.7	66.3	48.1	34.3	19	12.5	7.91
20	0.05	125	91.5	76.2	55.4	39.5	21.9	14.5	9.14
30	0.033	135	98.5	82	59.6	42.6	23.7	15.6	9.89
40	0.025	141	103	86.1	62.7	44.8	25	16.5	10.4
50	0.02	147	107	89.4	65.1	46.6	25.9	17.1	10.8
60	0.017	151	110	92.1	67	48	26.7	17.7	11.2
80	0.012	158	116	96.3	70.2	50.2	28	18.5	11.7
100	0.01	163	119	99.5	72.5	51.9	29	19.2	12.1
250	0.004	183	135	112	82.1	58.9	32.9	21.8	13.8

Rainfall intensities (mm/hr) :: RCP8.5 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h
1.58	0.633	77.8	56.6	47	34	23.9	12.9	8.28	5.16
2	0.5	85.7	62.4	51.8	37.5	26.5	14.2	9.2	5.69
5	0.2	112	81.7	67.9	49.3	34.9	18.9	12.2	7.56
10	0.1	131	96	79.8	58	41.1	22.3	14.4	8.95
20	0.05	151	110	91.9	66.8	47.4	25.8	16.7	10.4
30	0.033	163	119	99.1	72.1	51.2	27.9	18.1	11.2
40	0.025	171	125	104	75.7	53.8	29.4	19.1	11.8
50	0.02	177	130	108	78.7	56	30.5	19.8	12.3
60	0.017	182	134	111	81.1	57.7	31.5	20.5	12.7
80	0.012	191	140	117	85	60.5	33	21.5	13.3
100	0.01	197	145	120	87.8	62.5	34.2	22.3	13.8
250	0.004	222	163	136	99.4	70.9	38.9	25.3	15.8

MAGNET Office SITE - VOLUMES REPORT

BASIN 1

SURFACES:
=========
Design: 7319 Z Energy asbuilt - DTM-01
Natural: 7319 Z Energy asbuilt - DTM-Water level

REGION:
======
Boundary: DTM Boundary

SURFACE AREAS:
============
Design: 3707.6 (square meters)
Natural: 476.9 (square meters)

PLAN AREAS:
============
Boundary: 3696.3 (square meters) within the boundary
Design: 3696.3 (square meters) within the boundary and within design surface
Natural: 476.9 (square meters)

Factor:
=======================
Swell: 1.000
Shrink: 1.000

CUT/FILL/MATCHING AREAS:
=======================
Cut: 476.9 (square meters)
Fill: 0.0 (square meters)
Matching: 0.0 (square meters)
Total Area: 476.9 (square meters)
Cut 3D: 476.9 (square meters)
Fill 3D: 0.0 (square meters)
Matching 3D: 0.0 (square meters)
Total Area 3D: 476.9 (square meters)

VOLUMES:
=========
Cut to Fill Ratio: 0.000
Cut: 127.294 (cubic meters)
Fill: 0.000 (cubic meters)
Net: 127.294 (cubic meters) [cut]

Cut: 0.267 (cubic meters) / (square meters)
Fill: 0.001 (cubic meters) / (square meters)

Average Cut Depth: 0.267 (m)
Maximum Cut Depth: 0.487 (m)
Average Fill Depth: 0.001 (m)
Maximum Fill Depth: 0.002 (m)

BASIN 2

SURFACES:
=========
Design: 6963 northwaste asbuilt 190718 - DTM-Nat
Natural: 6963 northwaste asbuilt 190718 - DTM-Water

REGION:
======
Boundary: DTM Boundary

SURFACE AREAS:
============
Design: 26571.8 (square meters)
Natural: 1032.2 (square meters)

PLAN AREAS:
============
Boundary: 26384.3 (square meters) within the boundary
Design: 26384.3 (square meters) within the boundary and within design surface
Natural: 1032.2 (square meters)

Factor:
=======================
Swell: 1.000
Shrink: 1.000

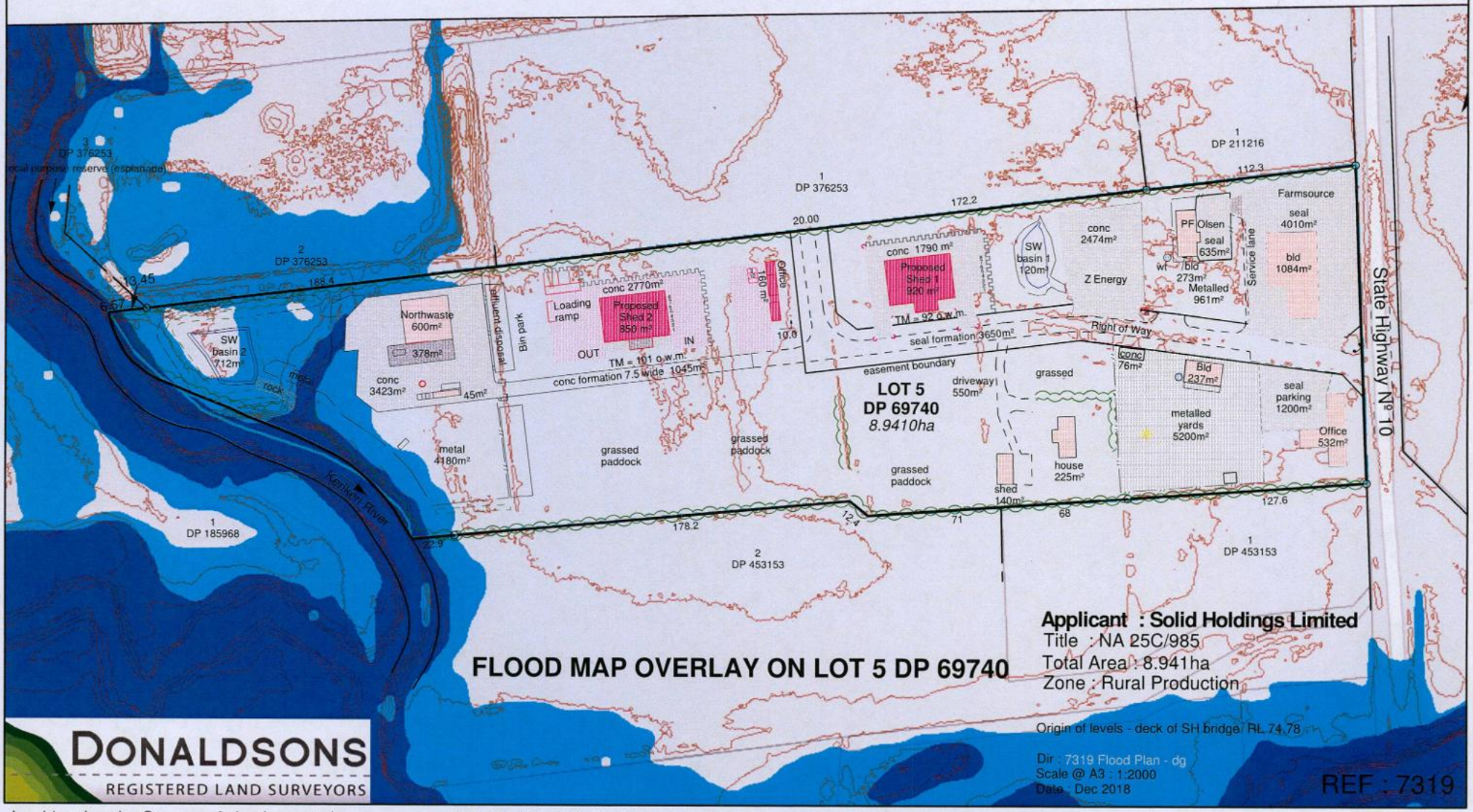
CUT/FILL/MATCHING AREAS:
=======================
Cut: 1032.1 (square meters)
Fill: 0.1 (square meters)
Matching: 0.0 (square meters)
Total Area: 1032.2 (square meters)
Cut 3D: 1032.1 (square meters)
Fill 3D: 0.1 (square meters)
Matching 3D: 0.0 (square meters)
Total Area 3D: 1032.2 (square meters)

VOLUMES:
=========
Cut to Fill Ratio: 825096.720
Cut: 712.916 (cubic meters)
Fill: 0.001 (cubic meters)
Net: 712.915 (cubic meters) [cut]

Cut: 0.691 (cubic meters) / (square meters)
Fill: 0.006 (cubic meters) / (square meters)

Average Cut Depth: 0.691 (m)
Maximum Cut Depth: 0.870 (m)
Average Fill Depth: 0.006 (m)
Maximum Fill Depth: 0.019 (m)

LocalMaps Print



DONALDSONS
REGISTERED LAND SURVEYORS

Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

PROPOSED TRUCK STOP

1913 STATE HIGHWAY 10, WAIPAPA

TRAFFIC IMPACT ASSESSMENT

Prepared by
K.S. Bell,

September
2016

Traffic Engineering & Management Ltd

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Address	1913 STATE HIGHWAY 10, WAIPAPA
Project:	PROPOSED TRUCK STOP
File Path:	Z:\2016_PROJECTS\16133 - WAIPAPA TRUCK STOP\16133 - Z WAIPAPA - REV.DOCX

Prepared by: **K.S. Bell**
Reviewed by: **K.S. Bell**

Revisions:

Date	Revision Number	Reviewed By	Initials
29/09/16	Finalised	KB	KSBell

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1 INTRODUCTION

This report discusses the traffic-related aspects of an application to establish a truck stop at 1913 State Highway 10 (SH10) in Waipapa.

The truck stop will be located on a parcel of land (the subject site) that forms part of a larger property (1913 SH10) which is located on the western side of SH10.

The remainder of the larger property (1913 SH10) is a mixture of developed and undeveloped land.

Vehicle access to the subject site is via a sealed private road that connects with SH10, with this road also providing access to the other activities located on 1913 SH10, as well as on adjacent properties to the north.

The subject site in relation to the surrounding land use and roading network is shown in the following aerial photographs:

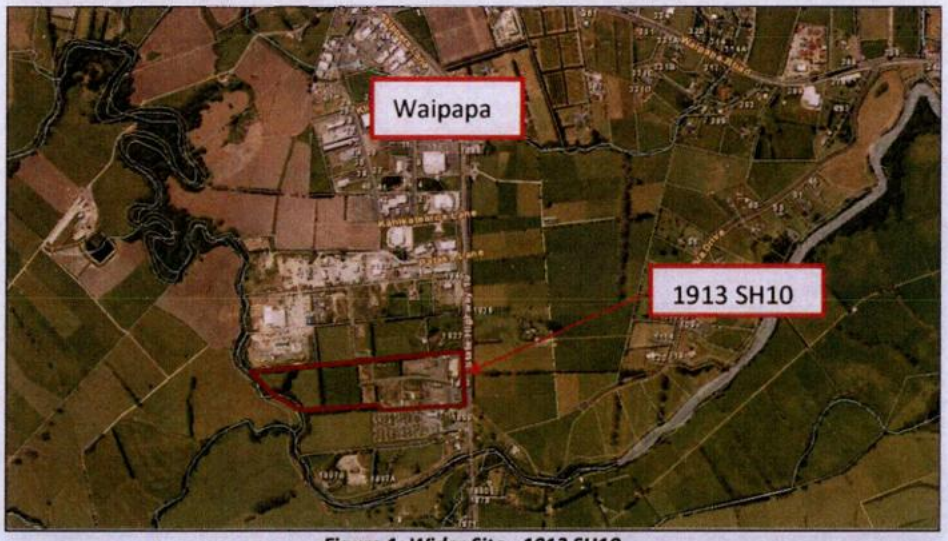


Figure 1: Wider Site - 1913 SH10

Figure 2: Subject Site

2 DEVELOPMENT DESCRIPTION

The proposed truck stop will supply diesel fuel and has been designed to accommodate all truck sizes and types.

There will be two pump islands that can be accessed from both sides providing four refuelling aisles.

There will be no staff or retail building on the site.

The site will operate in a clockwise direction, with trucks entering via the western access, using the refuelling facilities before turning towards the east and departing via the eastern access.

Given that access to the site will be via the SH10 intersection, vehicle movements to/from the subject site to the private road are largely expected to be right in and left out.

However the accesses have been designed to accommodate trucks approaching from both directions on the private road, given that the private road will connect to the Waipapa Mill in the near future and further connections to the north may also eventuate.

The layout of the site is shown in the following site plan:

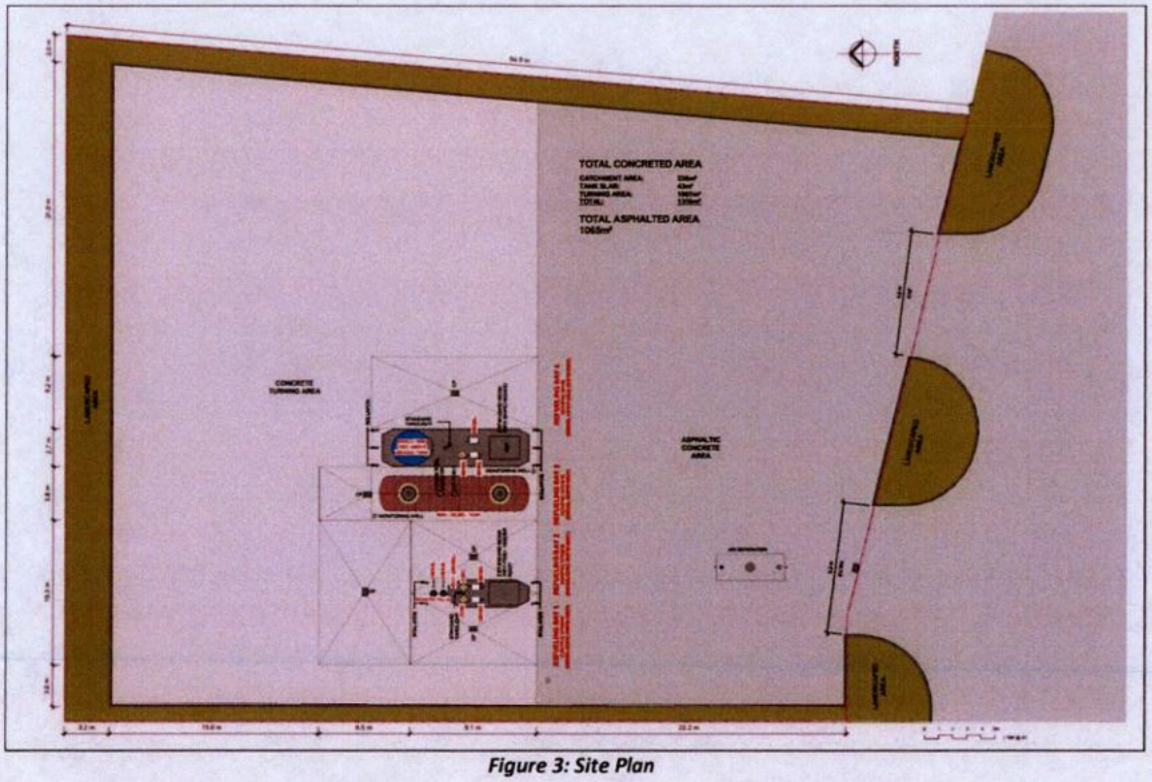


Figure 3: Site Plan

3 ASSESSMENT METHODOLOGY

The subject site is located within a 'rural production' zone and therefore the traffic related rules pertaining to this zone have been considered.

In particular the Traffic Intensity Factor has been considered. It is noted that a site that generates less than 60 vehicle movements/day is a Permitted Activity and a site that generates between 61 and 200 vehicles movements/day is a Restricted Discretionary Activity.

On this basis, the daily traffic movements generated by the proposal has been estimated and compared with the Traffic Intensity Factor thresholds.

It is noted that the proposed development is located within a larger site and that the Traffic Intensity Factor is applied to the whole site rather than a specific development within the site.

However, it is also noted that the subdivision of the wider site would result in each of the subdivided lots being considered individually.

It is understood that the construction of the existing road and connection to the highway was a condition of retrospective consent for Waipapa Pine Limited to operate a saw mill (consent dated 12 August 2013).

It also understood that the intersection with the highway was required to be upgraded to Austroads CHL/CHR standard as a condition of consent for Solid Holdings Ltd & JSB Construction Ltd to have right of way and use the road for vehicle access (dated 25 September 2013).

On this basis, the configuration of the intersection with SH10 has been assessed to determine whether it is suitable to accommodate the traffic movements associated with the proposed truck stop and the surrounding properties that also gain access to the highway via this intersection.

An advice note within the latter consent stated that the application initially sought approval to exceed the traffic intensity factor applying within the Rural Production zone by seeking land use consent for an additional 1400 daily movements (totalling 2144 vehicle movements to be serviced by the proposed right of way).

It was also noted that *"Whilst this request was subsequently withdrawn on 24 September 2013 for technical reasons, Council has assessed the proposed right of way as adequate for the purposes of servicing up to 2144 daily traffic movements."*

And

"The New Zealand Transport Agency has also assessed and supported the right of way proposal on the basis of the easement servicing up to 2144 daily vehicle movements."

On this basis, the anticipated traffic generation of the proposed truck stop has been added to the existing traffic movements occurring at the intersection to determine whether the combined daily traffic movements are still within the daily threshold of the 2144 daily vehicle movements considered by the previous consent.

The traffic impact assessment that accompanied the application and proposed that 2144 daily traffic movements could be managed by the private road and the intersection, assigned daily vehicle trips to each parcel of land that form part of the subject site and other properties that are served by the private road.

The parcel of land on which the proposed truck stop will be located was allocated 1000 daily vehicle movements.

On this basis, the anticipated traffic generation of the proposed truck stop has been considered to determine whether it is less than the 1000 daily traffic movements allocated to this parcel of land that was considered by the previous consent.

4 THE EXISTING ROADING ENVIRONMENT

A private road provides access to developed and undeveloped properties on both sides of the road.

The private road is 8 metres wide in the vicinity of the site and has kerb and channel and grass berms on each side. The private road in the vicinity of the site is shown in the following photograph:

Figure 4: Private Road in the vicinity of the site

The private road connects to SH10 at the eastern end and will also provide future access to properties to the north of the subject site (Waipapa Pines) at the western end.

It is understood that the western end of the private road could potentially link with the Waipapa Township in the future, however this has not been confirmed at this stage.

The intersection of the private Road and the State Highway has been recently upgraded to include auxiliary left and right turn lanes to accommodate turning movements from the highway to the private road. The upgraded intersection was approved by NZTA on 4 June 2015.

An as-built survey of the intersection configuration was recently undertaken so that the existing layout can be accurately assessed to determine whether it is suitable to accommodate the additional truck movements associated with the truck stop proposal.

The key measurements from this perspective are the lengths of the storage that is provided for turning vehicles. The turning bays have the following characteristics:

Right turn bay:

- Width: 2.7 metres
- Overall length: 135 metres
- Length of storage: 45 metres
- Length of taper: 90 metres

Left turn bay:

- Width: 4 metres
- Overall length: 60 metres
- Length of storage: 35 metres
- Length of taper: 25 metres

4.1 Crash History

To determine if there are any operational issues in the vicinity of the site, a study has been made of the crash record maintained by NZTA for the five-year period 2011 to 2015 inclusive. Also included in the search were the crashes that have been processed and were on file for 2016.

This search area included SH10 between Pataka Lane and Puketotara Road. The intersection at each end of the search area was excluded from this study.

There were three crashes recorded as occurring in the search area, with their details as follows:

- SH10, 200m south of Pataka Lane: northbound vehicle hit the rear of a vehicle stopped and intending to turn right into a property access;
- SH10, 390m south of Pataka Lane (at subject site intersection); truck turned right in front of oncoming motorcycle;
- SH10, 1.5 km north of Puketotara Road: southbound vehicle hit rear of a vehicle stopped and intending to turn right into a property access.

The only crash that is relevant to the proposal is the crash that involved a truck turning right into the private road that provides access to the subject site. The truck driver did not see the approaching motorcycle and failed to give way.

This crash occurred in August 2013 before the intersection was reconfigured to provide auxiliary lanes for vehicles turning from the highway into the private road. The provision of the auxiliary lanes provides delineation for through vehicles and relatively safe waiting areas for turning vehicles.

The cause of this crash was human error and does not indicate that there are any design deficiencies in the roading environment, however the reconfiguration of the intersection is considered to be an improvement from a traffic safety perspective.

4.2 Traffic Volume and Distribution

To provide contemporary and relevant traffic information for the purposes of this assessment, turning movements at the intersection throughout a weekday were recoded with a video camera and pneumatic tube counters were installed on SH10 on both approaches to the intersection.

The video survey was undertaken on 21 July 2016, with the information recorded summarised in the following table (truck movements are included in the totals and also shown separately within brackets):

	left in	left out	right in	right out
0000-0100	0	0	0	0
0100-0200	0	0	0	0
0200-0300	0	0	0	0
0300-0400	0	0	0	0
0400-0500	0	0	0	0
0500-0600	0	0	0	0
0600-0700	2	2	0	1
0700-0800	7 (1)	3 (2)	4	2
0800-0900	9	8 (2)	10	6
0900-1000	10 (1)	14 (3)	18 (1)	4
1000-1100	9	9	14	4
1100-1200	10	22 (1)	24 (2)	13
1200-1300	13 (2)	14 (2)	24	10
1300-1400	3	15	13	7
1400-1500	7	12	14	4
1500-1600	6	14	14 (1)	9 (1)
1600-1700	3	7	11	2 (1)
1700-1800	4	6	8	7
1800-1900	1	0	1	1
1900-2000	0	0	1	0
2000-2100	0	1	0	0
2100-2200	0	0	0	0
2200-2300	0	0	0	0
2300-2400	0	0	0	0

Table 1: Existing turning movements at intersection

As can be seen in the above table, turning movements occur throughout the working day with very little activity occurring at other times of the day.

A total of 437 turning movements occurring at the intersection during the 24-hour period distributed as follows:

- Left turn in: 84 vehicles (19 %)
- Right turn in: 156 vehicles (36 %)
- Left turn out: 127 vehicles (29 %)
- Right turn out: 70 vehicles (16 %)

This shows a significant directional bias to and from the north towards Waipapa (65%).

The pneumatic tube counts were undertaken for the 7-day period between July 21 and July 27 (inclusive) and were located SH10 on either side of the intersection.

The key statistics for the tube counts are as follows:

160 metres south of intersection:

5 day ADT:	Northbound - 3987 vehicles/day, Southbound – 3783 vehicles/day;
7 day ADT:	Northbound - 3602 vehicles/day, Southbound – 3448 vehicles/day;
HCV:	10.6%
85th % speed:	Northbound – 90.2 km/h, Southbound – 88.1 km/h.

120 metres north of intersection:

5 day ADT:	Northbound - 4058 vehicles/day, Southbound – 3819 vehicles/day;
7 day ADT:	Northbound - 3658 vehicles/day, Southbound – 3474 vehicles/day;
HCV:	13%
85th % speed:	Northbound – 88.2 km/h, Southbound – 87.4 km/h.

As can be seen above, the statistics derived from each tube count location are very similar to each other, with minor variations in traffic volumes and speeds.

It is noted that the 85th percentile speeds were approximately 90km/h at both locations for both directions of travel.

Although this part of the highway is subject to a 100km/h speed restriction, the lower operating speeds are as would be expected given that the area is partially developed and is located adjacent to a 70km/h speed restriction area.

The truck movements occurring on the highway adjacent to the site have been used to calculate the traffic generation of the truck stop (refer Traffic Generation – Truck Stop).

The hourly truck movements (5 day averages) on the highway have been summarised as follows:

Time	SH10 NBD trucks	SH10 SBD trucks
0000-0100	1	1
0100-0200	1	1
0200-0300	1	3
0300-0400	1	5
0400-0500	2	4
0500-0600	5	13
0600-0700	11	14
0700-0800	35	24
0800-0900	40	24
0900-1000	38	27
1000-1100	42	34
1100-1200	43	34
1200-1300	39	32
1300-1400	36	25
1400-1500	36	27
1500-1600	37	38
1600-1700	44	33
1700-1800	33	27
1800-1900	14	6
1900-2000	8	10
2000-2100	5	2
2100-2200	3	0
2200-2300	2	1
2300-2400	2	0

Table 2: Existing truck movements on SH10

These hourly truck movements are discussed in further detail in the traffic generation section of the report.

5 THE PROPOSAL

5.1 Access

There will be two vehicles accesses to the site that have been designed to accommodate the movement of large trucks to and from the site. The accesses will both be 9 metres wide.

The site will operate in a clockwise direction, with trucks entering from the private road via the western access, using the refuelling facilities before turning towards the east and departing the site via the eastern access.

Given that access to the site will be via the SH10 intersection, vehicle movements to/from the subject site to the private road are largely expected to be left in and right out, however the accesses have been designed to accommodate all turning movements.

The site access positions are shown in the following photograph:

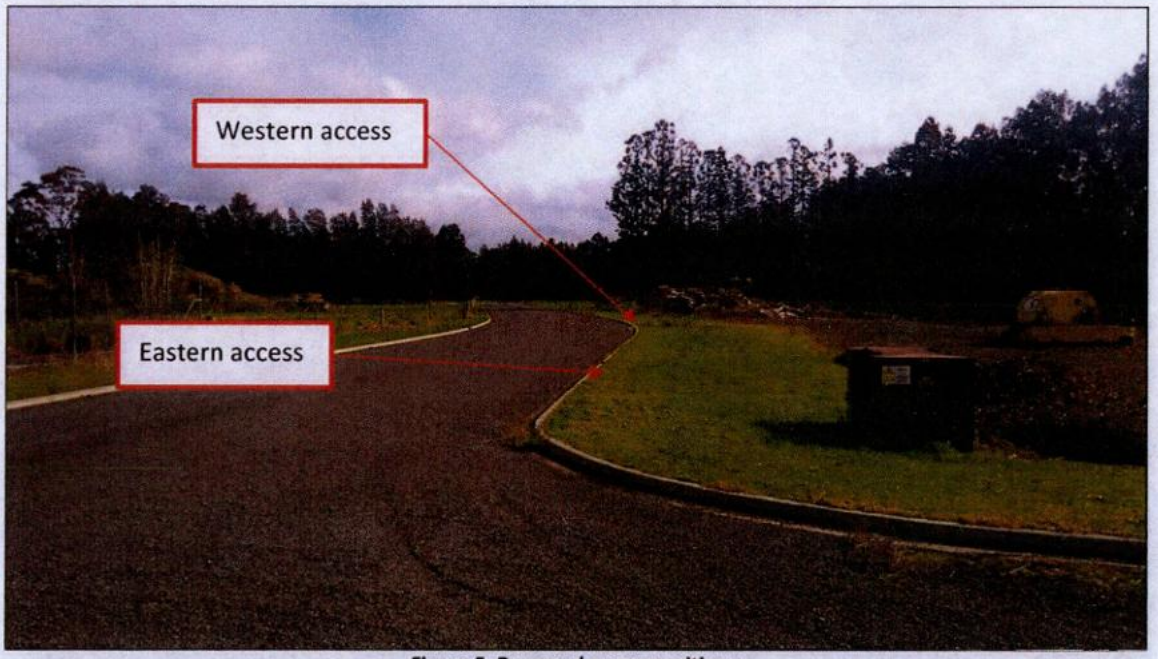


Figure 5: Proposed access positions

District Plan requirements

Although the site is located in the Rural Production Zone, it is considered that the District Plan requirements applying to the Commercial and Industrial zones are more applicable in this instance. The District Plan states the following for Commercial and Industrial Zones:

"the access carriageway from the road to any parking or loading space shall be 3m wide for one-way operation and 6m wide for two-way operation, with the exception of service stations, where the maximum width for one-way and two-way operation shall be 9m".

The proposed site accesses meet the requirements of the District Plan and are considered to be suitable for the intended use.

5.2 Site circulation

The site will operate in a clockwise direction, with trucks entering via the western access and departing via the eastern access. There will be two pump islands that can be accessed from both sides providing four refuelling aisles.

The operation of these refuelling aisles is shown in the following illustrations.

The tracking illustrations show the path of vehicles entering and departing the site from/to both directions, given the potential future connection to the north from the western end of the private road.

Aisle 1

Aisle 1 has been designed to accommodate articulated vehicles. The following illustration shows an 18-metre long semi-trailer entering the site via the western access, traversing aisle 1, and then departing the site via the eastern access:

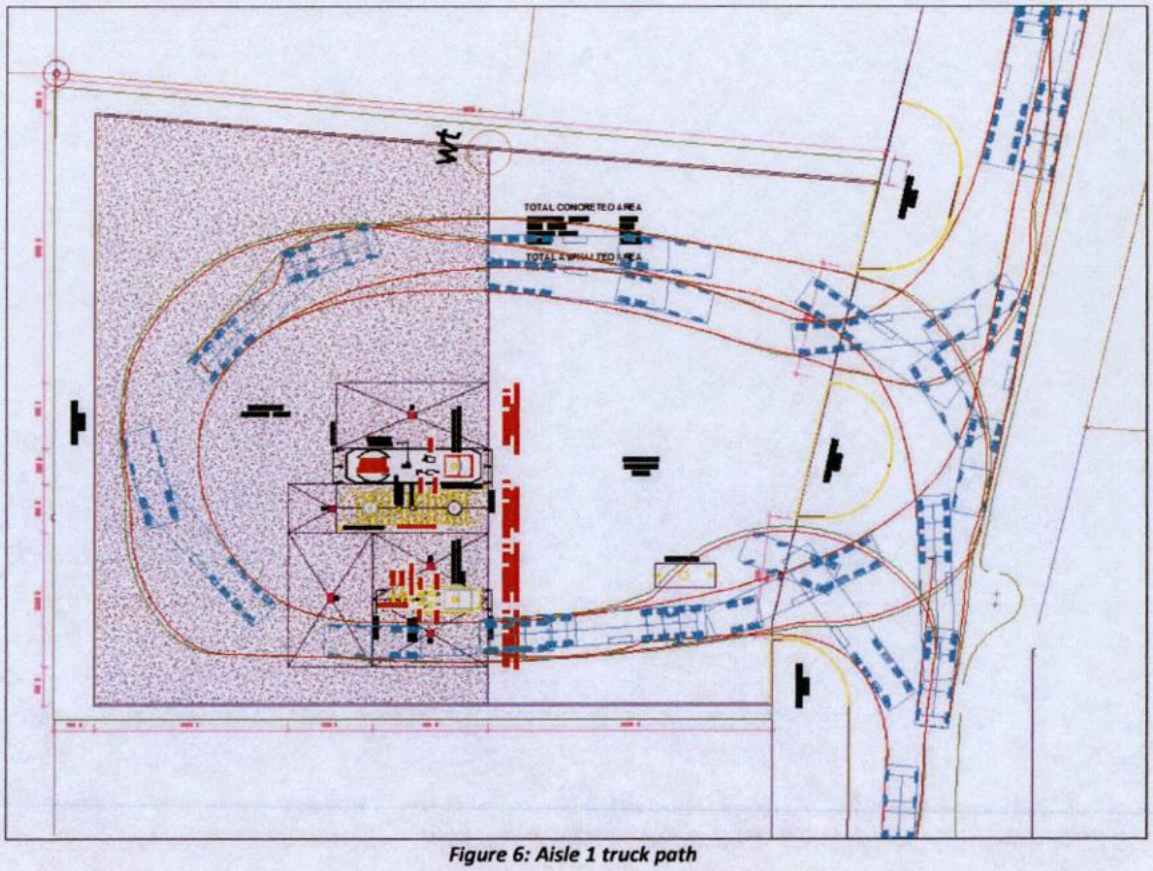


Figure 6: Aisle 1 truck path

As can be seen above, the semitrailer has to turn to the incorrect side of the private road to depart the site towards the east. This is not considered to be an issue given the low speed, low volume nature of the private road.

Aisle 2

Aisle 2 has also been designed to accommodate articulated vehicles. The following illustration shows an 18-metre long semi-trailer entering the site via the western access, traversing aisle 2, and then departing the site via the eastern access:

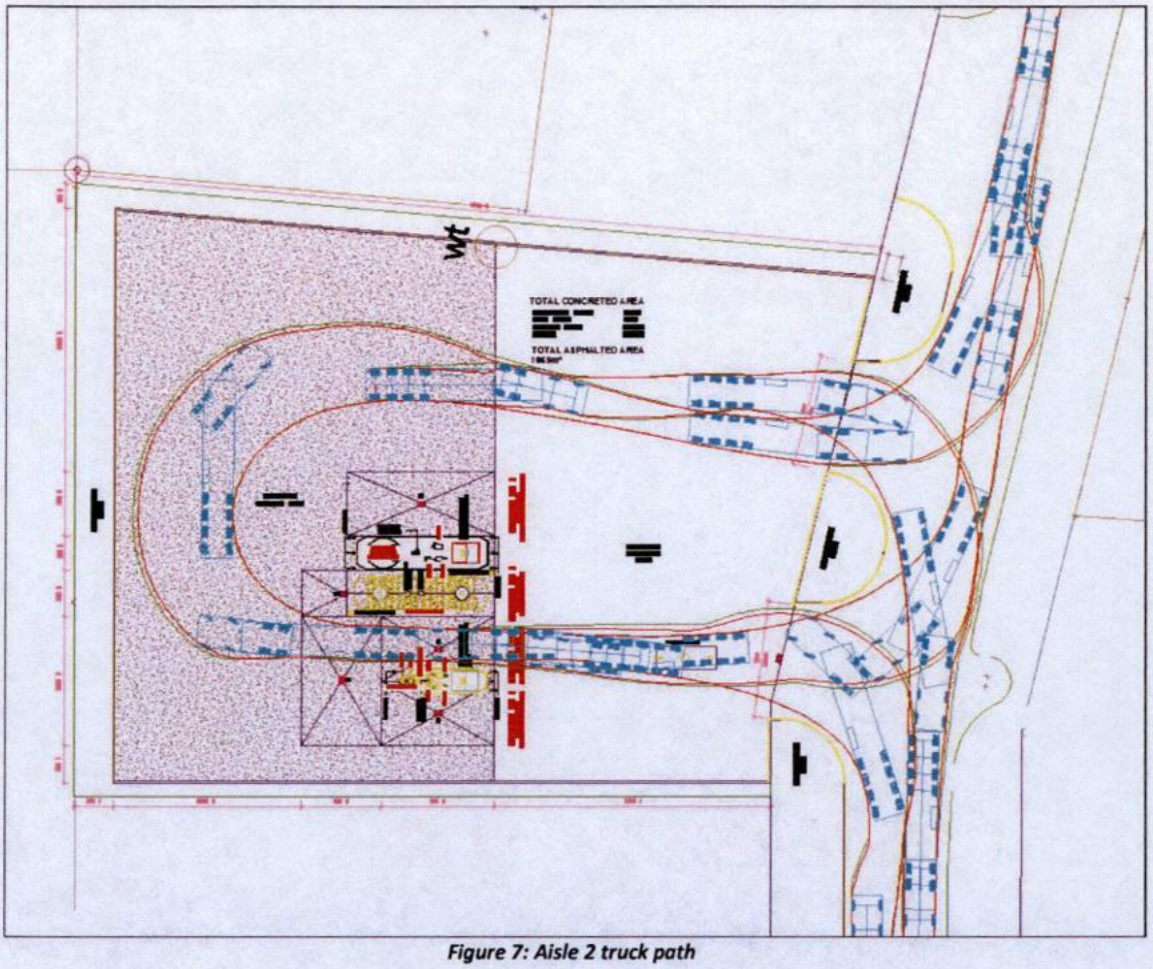


Figure 7: Aisle 2 truck path

As can be seen above, the semitrailer has to turn to the incorrect side of the private road to depart the site towards the east. This is not considered to be an issue given the low speed, low volume nature of the private road.

Aisle 3

Aisle 3 is intended to be used by articulated and rigid vehicle and has therefore been designed to accommodate the larger vehicle. The following illustration shows an 18-metre long semi-trailer entering the site via the western access, traversing aisle 3, and then departing the site via the eastern access:

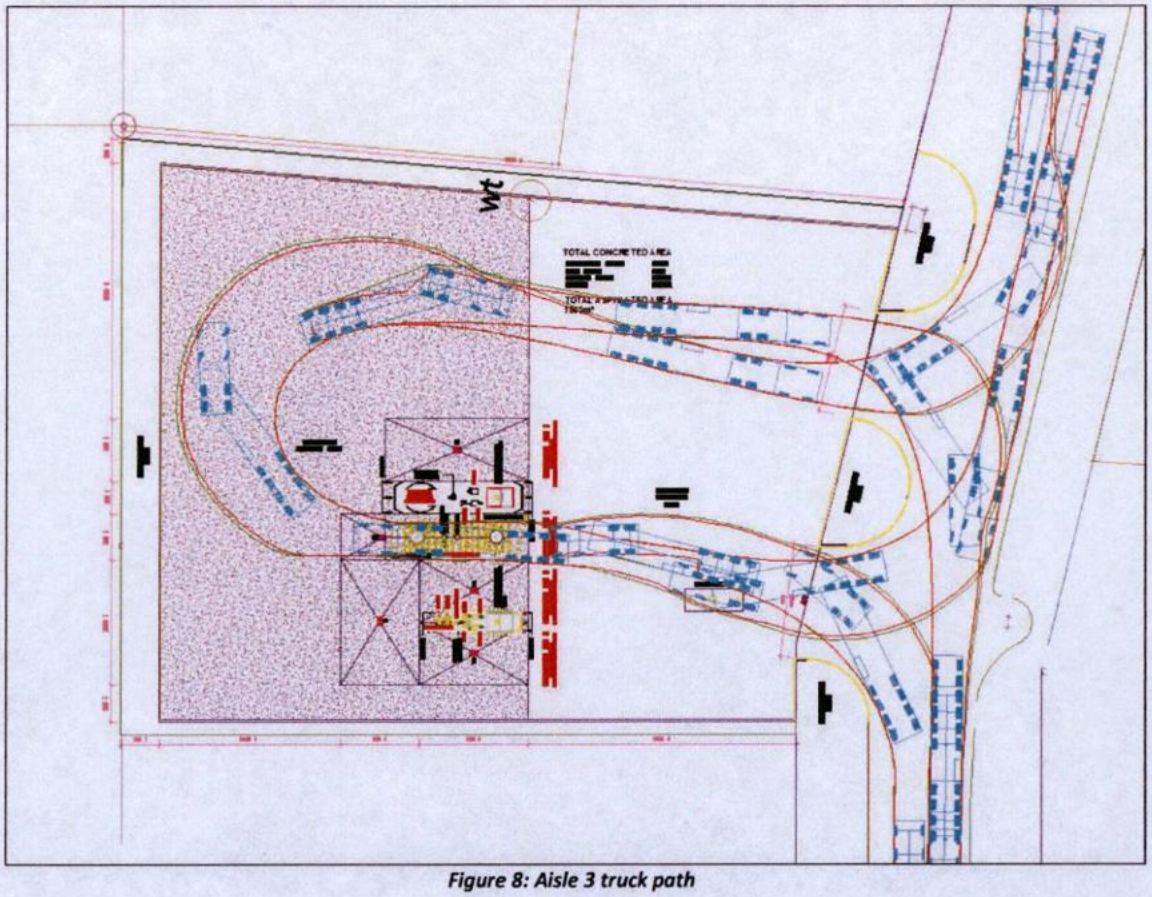


Figure 8: Aisle 3 truck path

As can be seen above, the semitrailer has to turn to the incorrect side of the private road to depart the site towards the east. This is not considered to be an issue given the low speed, low volume nature of the private road.

Aisle 4

Aisle 4 has been designed to accommodate mini-tankers. The following illustration shows a mini-tanker entering the site via the western access, traversing aisle 4, and then departing the site via the eastern access:

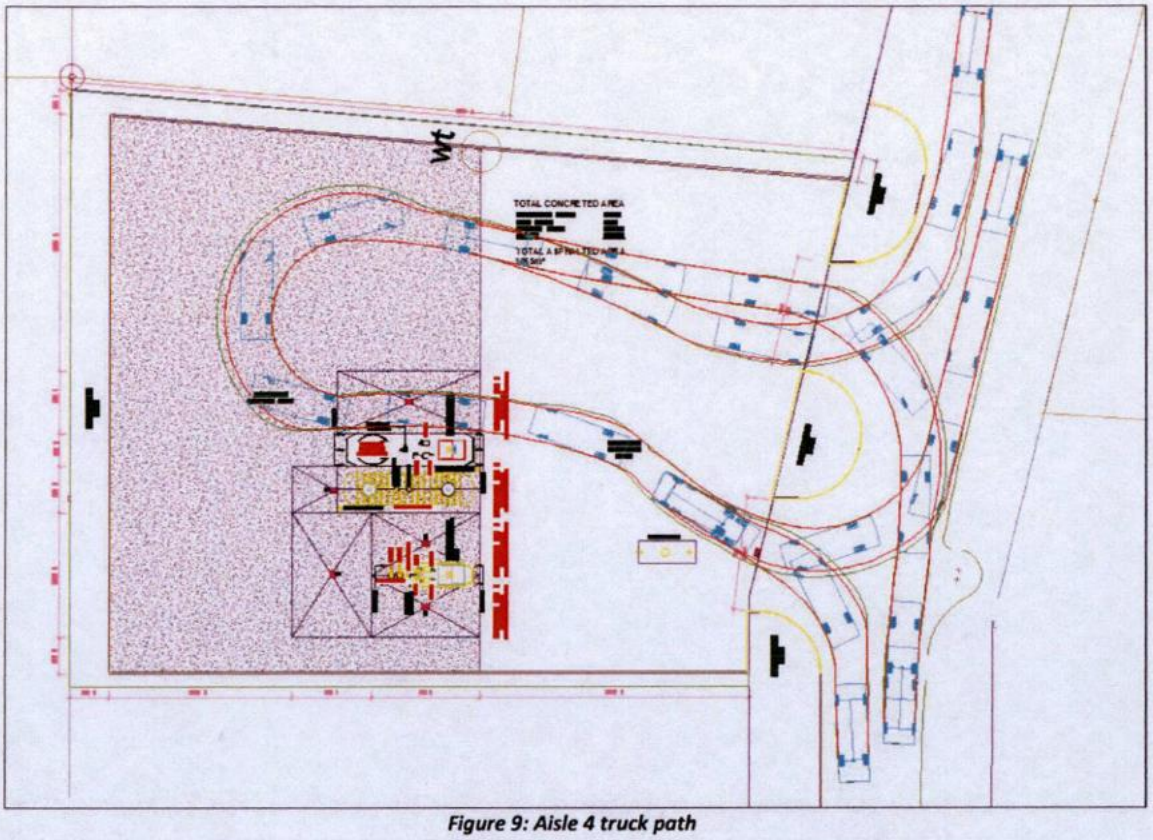


Figure 9: Aisle 4 truck path

As can be seen in the illustration above the mini-tanker vehicle is able to negotiate the site without issue.

In summary, the access arrangements are considered to be suitable for the intended use and are acceptable from a traffic engineering perspective.

5.3 Parking

Given the nature of the development, the provision of onsite parking is not considered to be appropriate or necessary.

The District Plan provides parking requirements for various activities, with the closest activity to the proposal being 'Service Stations'.

The District Plan parking requirement for service stations is as follows:

- 1 per 35m² GFA shop plus 2 for every 3 employees present on site at any one time.

With no retail shop or onsite staff proposed, the District Plan parking requirement is nil.

With no onsite parking proposed, the District Plan parking requirements are considered to be met.

5.4 Loading, servicing and fire appliance access

The only loading activity will be delivery of fuel to the underground fuel tanks located on the site.

Given that the site has been designed to accommodate the circulation of large articulated vehicles, the circulation of the refuelling tanker is also expected to occur without issue.

Given that fire appliances will be able to access the site is a similar manner, the fire access requirements of the Building Code are therefore satisfied from a traffic engineering perspective.

Overall the fire appliance, servicing and loading arrangements of the proposal have been assessed and they are acceptable from a traffic engineering perspective.

6 TRAFFIC EFFECTS OF THE PROPOSAL

6.1 Traffic Generation – Truck Stop

The traffic operation of truck stops is similar to service stations, with the following points being applicable to both activities:

- Service stations/truck stops are not normally destinations and don't generate new vehicles. Service stations/truck stops draw customers from the passing traffic flow.
- Service stations/truck stops draw most of the traffic from the same side of the road. Customers tend to go to a site that is in their direction of travel (ie left in/left out)

On this basis, the traffic generation and distribution of the proposed truck stop has been estimated by reviewing the turning movements at an existing Z truck stop and considering these movements as a percentage of the number of trucks passing the site.

These surveyed percentages have then been applied to the number of trucks traveling in each direction on State Highway 10 to determine an estimate of truck movements to and from the proposed truck stop.

The existing Z truck stop on Sylvia Park Road was surveyed for this purpose as it is a particularly busy truck stop adjacent to a significant transport corridor and is isolated from other land-uses for ease of surveying.

Although the surveyed site is located in different land-use surroundings, it is expected that trucks generally have similar operating hours and refuelling times.

On this basis, the data used will provide some indication of the number of movements that can be expected and is considered suitable for the purposes of this analysis.

The Z truck stop on Sylvia Park Road was surveyed for 24-hour period on a weekday with the following information recorded.

- westbound truck movements on Sylvia Park Road;
- trucks turning left into the site (% of westbound trucks);
- trucks turning left from the site (% of westbound trucks);
- eastbound truck movements on Sylvia Park Road;
- trucks turning right into the site (% of eastbound trucks);
- trucks turning right from the site (% of eastbound trucks);

The results of this survey are shown in the following table:

Time	Sylvia Park WBD trucks	Left in trucks	Left out trucks	Sylvia Park EBD trucks	Right in trucks	Right out trucks
0000-0100	14	2 (14%)	4 (29%)	18	0 (0%)	0 (0%)
0100-0200	14	3 (21%)	3 (21%)	18	0 (0%)	0 (0%)
0200-0300	10	1 (10%)	2 (20%)	8	1 (13%)	1 (13%)
0300-0400	24	4 (17 %)	6 (25%)	10	2 (20%)	1 (10%)
0400-0500	21	2 (4%)	4 (19%)	30	2 (7%)	2 (7%)
0500-0600	26	0 (0%)	1 (4%)	39	7 (18%)	3 (8%)
0600-0700	35	1 (3%)	6 (17%)	64	7 (11%)	5 (8%)
0700-0800	49	1 (2%)	5 (10%)	90	11 (12%)	2 (2%)
0800-0900	64	7 (11%)	3 (5%)	118	6 (5%)	4 (3%)
0900-1000	85	5 (6%)	7 (8%)	125	4 (3%)	4 (3%)
1000-1100	103	6 (6%)	4 (4%)	131	4 (3%)	5 (4%)
1100-1200	107	4 (4%)	6 (6%)	125	6 (5%)	9 (7%)
1200-1300	91	6 (7%)	5 (6%)	104	2 (2%)	4 (4%)
1300-1400	72	11 (15%)	4 (6%)	131	4 (3%)	9 (7%)
1400-1500	91	7 (8%)	7 (8%)	108	5 (5%)	4 (4%)
1500-1600	82	9 (11%)	8 (10%)	93	4 (4%)	2 (2%)
1600-1700	40	6 (15%)	8 (20%)	47	6 (13%)	1 (2%)
1700-1800	22	0 (0%)	4 (18%)	38	1 (3%)	1 (3%)
1800-1900	18	2 (11%)	2 (11%)	36	2 (6%)	1 (3%)
1900-2000	27	1 (4%)	6 (22%)	34	4 (12%)	3 (9%)
2000-2100	20	1 (5%)	3 (15%)	23	1 (4%)	0 (0%)
2100-2200	10	5 (50%)	4 (40%)	25	2 (8%)	4 (16%)
2200-2300	16	2 (13%)	1 (6%)	19	1 (5%)	2 (11%)
2300-2400	10	3 (30%)	3 (30%)	17	3 (18%)	4 (24%)

Table 3: Sylvia Park truck stop vehicle movements

The percentages in the above table have been applied to the number of passing trucks on SH10 to provide an estimate of the likely number of truck movements to and from the proposed truck stop.

These estimated movements are expected to occur at the SH10 intersection rather than at the site access:

Time	SH10 NBD trucks	Left in trucks	Left out trucks	SH10 SBD trucks	Right in trucks	Right out trucks
0000-0100	1	0	0	1	0	0
0100-0200	1	0	0	1	0	0
0200-0300	1	0	0	3	0	0
0300-0400	1	0	0	5	1	1
0400-0500	2	0	0	4	0	0
0500-0600	5	0	0	13	2	1
0600-0700	11	0	2	14	2	1
0700-0800	35	1	4	24	3	1
0800-0900	40	4	2	24	1	1
0900-1000	38	2	3	27	1	1
1000-1100	42	2	2	34	1	1
1100-1200	43	2	2	34	2	2
1200-1300	39	3	2	32	1	1
1300-1400	36	6	2	25	1	2
1400-1500	36	3	3	27	1	1
1500-1600	37	4	4	38	2	1
1600-1700	44	7	9	33	4	1
1700-1800	33	0	6	27	1	1
1800-1900	14	2	2	6	0	0
1900-2000	8	0	2	10	1	1
2000-2100	5	0	1	2	0	0
2100-2200	3	2	1	0	0	0
2200-2300	2	0	0	1	0	0
2300-2400	2	1	1	0	0	0

Table 4: Estimated truck movements

The following key statistics are summarised as follows:

- Total number of new truck movements/day: 127 truck movements/day,
- Maximum truck movements/hour: 20 truck movements/hour (1600-1700).

As the truck stop activity is expected to generate between 61 and 200 vehicle movements/day, the activity would normally be considered to be a Restricted Discretionary Activity. However, due to the fact that the existing activities on the parent site (1913 State Highway 10) generate more than 200 vehicle movements per day, consent as a discretionary activity is required.

It is also noted that 127 daily vehicle movements are significantly less than the 1000 daily vehicle movements that were allocated to the subject site parcel of land and that there is plenty of reserve capacity for the site to be further developed.

6.2 Traffic Generation – Intersection

The truck movements estimated for the proposed development have been added to the existing turning movements occurring at the intersection. These combined movements are summarised in the table below (truck movements are included in the totals and also shown separately within brackets):

	left in	left out	right in	right out	Total
0000-0100	0	0	0	0	0
0100-0200	0	0	0	0	0
0200-0300	0	0	0	0	0
0300-0400	0	0	1 (1)	1 (1)	2 (2)
0400-0500	0	0	0	0	0
0500-0600	0	0	2 (2)	1 (1)	3 (3)
0600-0700	2	4 (2)	2 (2)	2 (1)	10 (5)
0700-0800	8 (2)	7 (6)	7 (3)	3 (1)	25 (14)
0800-0900	13 (4)	10 (4)	11 (1)	7 (1)	41 (10)
0900-1000	12 (3)	17 (6)	19 (2)	5 (1)	53 (12)
1000-1100	11 (2)	11 (2)	15 (1)	5 (1)	42 (6)
1100-1200	12 (2)	24 (3)	26 (4)	15 (2)	77 (11)
1200-1300	16 (5)	16 (4)	25 (1)	11 (1)	68 (11)
1300-1400	9 (6)	17 (2)	14 (1)	9 (2)	49 (11)
1400-1500	10 (3)	15 (3)	15 (1)	5 (1)	45 (8)
1500-1600	10 (4)	18 (4)	16 (3)	10 (2)	54 (13)
1600-1700	10 (7)	18 (9)	15 (4)	3 (2)	46 (22)
1700-1800	4	12 (6)	9 (1)	8 (1)	33 (8)
1800-1900	3 (2)	2 (2)	1	1	7 (4)
1900-2000	0	2 (2)	2 (1)	1 (1)	5 (5)
2000-2100	0	2 (1)	0	0	2 (1)
2100-2200	2 (2)	1 (1)	0	0	3 (3)
2200-2300	0	0	0	0	0
2300-2400	1 (1)	1 (1)	0	0	2 (2)

Table 5: Existing intersection movements plus estimated truck movements

The above table shows that there is expected to be in the order of 567 daily vehicle movements occurring at the intersection.

This is significantly less than the 2144 daily traffic movements that the private road and intersection is considered to be able to manage, and therefore the intersection is expected to easily manage the existing movements and the additional traffic movements associated with the proposed truck stop.

It is noted that the traffic movements occurring at the intersection are expected to increase in the near future when Waipapa Pine Limited has a roading connection to the private road.

Waipapa Pine Limited is expected to generate 270 vehicle movements/day. The addition of these vehicle movements still results in total daily traffic movements that are significantly less than the 2144 daily traffic movements considered to be acceptable.

6.3 Operation of the Intersection

The assessment criteria relating to Traffic Intensity in Rule 11.12 require consideration of matters such as:

- the effects on through traffic on State Highways,
- the capability of any street to be able to cope safely with the extra vehicle movement,
- measures proposed to accommodate turning traffic, and
- the extent to which the activity may result in adverse effects on the safety and efficiency of the State Highway system and it connections to the local roading network.

These matters are addressed as part of the following assessment.

Vehicle access to the site will be via the adjacent private road and the existing intersection with SH10.

This intersection was recently upgraded to include auxiliary left turn and right turn lanes for vehicles turning from the highway into the private road.

The upgraded intersection was approved by NZTA on 4 June 2015.

NZTA requested (at a meeting held on 21 July 2016) that the intersection be reviewed to determine whether the existing configuration, and particularly the length of turning lanes are suitable to accommodate the additional truck movements associated with the proposed truck stop.

On this basis, an as-built survey of the intersection was undertaken, with the key measurements being as follows:

Right turn bay:

- Width: 2.7 metres
- Overall length: 135 metres
- Length of storage: 45 metres
- Length of taper: 90 metres

Left turn bay:

- Width: 4 metres
- Overall length: 60 metres
- Length of storage: 35 metres
- Length of taper: 25 metres

A Sidra analysis has been undertaken to determine whether these lane arrangements are suitable to accommodate the estimated turning movements at the intersection.

This analysis considered the combined peak hour traffic movements at the intersection (existing plus proposed traffic movements) and the 5-day average traffic counts for that period from the tube counts.

The results of this analysis are as follows:

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: SH10 S											
1	L2	13	16.7	0.008	4.7	LOS A	0.0	0.0	0.00	0.52	45.0
2	T1	320	14.5	0.178	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
Approach		333	14.6	0.178	0.2	NA	0.0	0.0	0.00	0.02	49.8
North: SH10 N											
8	T1	612	5.5	0.317	0.0	LOS A	0.0	0.0	0.00	0.00	49.9
9	R2	27	15.4	0.030	6.5	LOS A	0.1	0.9	0.43	0.60	43.4
Approach		639	5.9	0.317	0.3	NA	0.1	0.9	0.02	0.03	49.7
West: ROW											
10	L2	25	12.5	0.029	6.4	LOS A	0.1	0.8	0.40	0.59	43.8
12	R2	16	13.3	0.082	22.5	LOS C	0.3	2.1	0.82	0.92	34.2
Approach		41	12.8	0.082	12.6	LOS B	0.3	2.1	0.56	0.72	39.6
All Vehicles		1013	9.0	0.317	0.8	NA	0.3	2.1	0.03	0.05	49.4

Table 6: Intersection operation analysis

As can be seen in the above table, there is expected to be no queuing in the left turn lane and less than a one vehicle queue length in the right turn lane.

On this basis, the lengths of the auxiliary turn lanes are expected to easily accommodate the anticipated turning movements.

The 2.7-metre-wide right turn pocket is considered to be too narrow for the intended truck use, with a minimum width of 3.0 metres considered to be more suitable for truck use.

It is therefore proposed to widen the right turn pocket so that it has a minimum width of 3.0 metres and is therefore more suitable for the intended use.

It is noted that the adjacent through lanes are particularly wide and that a wider right turn lane can be achieved by narrowing these adjacent through lanes.

The cross section of the highway to the north of the private road is as follows:

- Northbound through lane: 3.8 metres;
- Right turn bay: 2.7 metres;
- Southbound through lane: 3.7 metres.

If the through lanes are reduced to a standard 3.5 metre width, the right turn lane can be widened by 500mm to 3.2 metres. This is considered to be a suitable width for trucks.

This narrowing of the through lanes and widening of the right turn pocket would not physically increase the width of the road (between edge lines), however it would provide increased separation between turning vehicles and through vehicles.

It is recommended that the intersection is reconfigured in this manner so that it is suitable for the intended truck use.

6.4 Proposed Truck Stop sign

It is prosed to install a pole sign on the southwestern corner of the private road intersection with SH10. The proposed sign is the standard sign used by Z energy for truck stops, with the configuration of the sign shown in the following illustration:

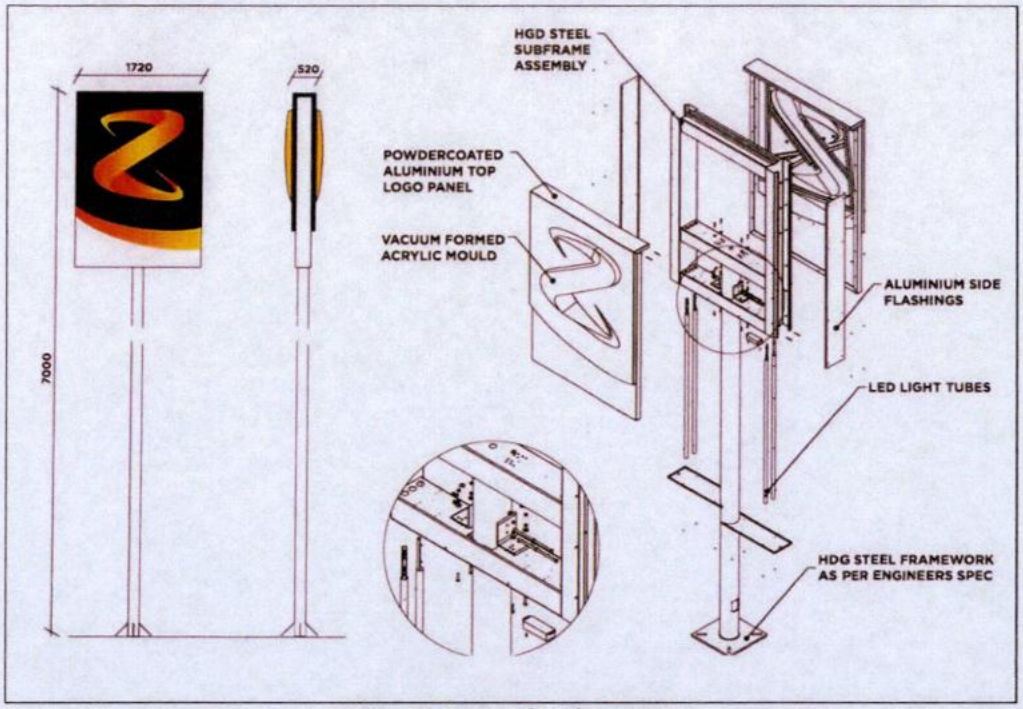


Figure 10: Proposed truck stop sign

The sign will be visible from both directions on the highway and will provide plenty of warning for approaching trucks that they are approaching a truck stop.

This advance warning is considered to be desirable from a traffic safety perspective as it allows truck drivers to plan ahead and begin slowing and moving into the auxiliary turning lanes.

This sign will be located on private property and will not adversely affect the sight lines available to motorists departing the private road and turning onto the highway.

The configuration and location of the proposed sign is considered to be appropriate for the intended use and is acceptable from a traffic safety and operational perspective.

6.5 Pedestrians

The assessment criteria in Rule 11.12 requires consideration on the effects on pedestrian traffic, including the location of footpaths and the volume of pedestrian traffic on them.

There is no pedestrian activity in the vicinity of the site. There are no footpaths on either side of SH10 or within the larger site in which the subject site is located.

Given there is no existing pedestrian activity in the vicinity of the site, the proposal is not considered to have any adverse effects on pedestrians.

7 CONCLUSION

This report discusses the traffic-related aspects of an application to establish a truck stop at 1913 State Highway 10 (SH10) in Waipapa.

The truck stop will be located on a parcel of land (the subject site) that forms part of a larger property (1913 SH10) which is located on the western side of SH10.

The remainder of the larger property (1913 SH10) is a mixture of developed and undeveloped land.

Vehicle access to the subject site is via a sealed private road that connects with SH10, with this road also providing access to the other activities located on 1913 SH10, as well as on adjacent properties to the north.

The only crash that is relevant to the proposal is the crash that involved a truck turning right into the private road that provides access to the subject site. The truck driver did not see the approaching motorcycle and failed to give way.

This crash occurred in August 2013 before the intersection was reconfigured to provide auxiliary lanes for vehicles turning from the highway into the private road. The provision of the auxiliary lanes provides delineation for through vehicles and relatively safe waiting areas for turning vehicles.

The cause of this crash was human error and does not indicate that there are any design deficiencies in the roading environment, however the reconfiguration of the intersection is considered to be an improvement from a traffic safety perspective.

The access arrangements for the proposal are considered to be suitable for the intended use and are acceptable from a traffic engineering perspective.

With no retail shop or onsite staff proposed, the District Plan parking requirement is nil.

Overall the fire appliance, servicing and loading arrangements of the proposal have been assessed and they are acceptable from a traffic engineering perspective.

As the truck stop activity is expected to generate between 61 and 200 vehicle movements/day (127 truck movements), the activity would normally be considered to be a Restricted Discretionary Activity.

However, due to the fact that the existing activities on the parent site (1913 State Highway 10) generate more than 200 vehicle movements per day, consent as a discretionary activity is required.

It is also noted that 127 daily vehicle movements are significantly less than the 1000 daily vehicle movements that were allocated to the subject site parcel of land (as part of the consent for Waipapa Pines to use the private road) and that there is plenty of reserve capacity for the site to be further developed.

The addition of the 127 daily vehicle movements results in a total of 567 daily vehicle movements occurring at the SH10/private road intersection.

This is significantly less than the 2144 daily traffic movements that the private road and intersection are considered to be able to manage, and therefore the intersection is expected to easily manage the existing movements and the additional traffic movements associated with the proposed truck stop.

It is noted that the traffic movements occurring at the intersection are expected to increase in the near future when Waipapa Pine Limited has a roading connection to the private road, with Waipapa Pine Limited expected to generate 270 vehicle movements/day.

The addition of these vehicle movements still results in total daily traffic movements that are significantly less than the 2144 daily traffic movements considered to be acceptable.

The proposal is expected to result in no queuing in the left turn lane and less than a one vehicle queue length in the right turn lane. On this basis, the lengths of the auxiliary turn lanes are expected to easily accommodate the anticipated turning movements.

The 2.7-metre-wide right turn pocket is considered to be too narrow for the intended truck use, with a minimum width of 3.0 metres considered to be more suitable for truck use.

It is therefore proposed to widen the right turn pocket so that it is 3.2 metres wide, by reducing the width of the adjacent through lanes to a standard 3.5 metre width.

This narrowing of the through lanes and widening of the right turn pocket would not physically increase the width of the road (between edge lines), however it would provide increased separation between turning vehicles and through vehicles.

It is recommended that the intersection is reconfigured in this manner so that it is suitable for the intended truck use.

Given there is no existing pedestrian activity in the vicinity of the site, the proposal is not considered to have any adverse effects on pedestrians.

The configuration and location of the proposed Z Energy 'truck stop' sign is considered to be appropriate for the intended use and is acceptable from a traffic safety and operational perspective.

In summary, the proposed truck stop is considered to be acceptable from a traffic engineering perspective, on the basis that the intersection is modified as recommended.

DECISION ON LAND USE CONSENT APPLICATION

UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 108 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant:	Gas & Tyre Limited
Council Reference:	2240490-RMALUC
Property Address:	Lot 5, Industrial Way, Waipapa 0230
Legal Description:	Lot 5 DP 69740 (NA25C/985)

The activities to which this decision relates are listed below:

Proposal to operate a LPG facility as part of the new Gas & Tyre premises in the Rural Production zone breaching Stormwater Management, Carparking and Storage and Sale of Petrol, Diesel, Oil and LPG for Retail Purposes, as a Discretionary activity.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

1. The activity shall be carried out in general accordance with the approved plans prepared by Site Plans New Zealand, referenced 3289464 REV 1, dated 10/05/2024, and attached to this consent with the Council's "Approved Stamp" affixed to them.

2. Within 3 months of completing construction of the LPG facility, the consent holder must provide evidence confirming that the depth of Attenuation Basin 2 has been increased to a minimum depth of 0.5m in accordance with the Stormwater Management Plan prepared by Donaldsons Registered Land Surveyors, referenced '7319', dated Dec-18, and provided with EBC-2024-552/0.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) The consent is given effect to; or
   b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

General Advice Notes

4. *During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*

5. *The consent holder is advised that any development and any earthworks undertaken as a result of this activity, or the consent conditions need to be undertaken in accordance with the relevant permitted rules and standards of the Proposed District Plan which was notified on the 27th of July 2022.*

6. *The consent holder is advised that the adjoining State Highway 10 is a Limited Access Road and as such the New Zealand Transport Agency (Waka Kotahi) may have additional requirements and/or restrictions relating to vehicle access. It is recommended that you contact the New Zealand Transport Agency (Waka Kotahi) to confirm any such requirements.*

7. *2190448-RMALUC consented 20 persons on site within the lease area. The consent holder is advised that this consent 2240490-RMALUC utilises 10 persons.*

8. *2190448-RMALUC consented 193 daily one-way movements. The consent holder is advised that this consent 2240490-RMALUC utilises 50 daily one-way movements.*

9. *The consent holder is advised that no variation to 2190448-RMALUC is considered required as a result of 2240490-RMALUC.*

10. *2190448-RMALUC was granted 30/09/2019 with a 5 year lapse date pursuant to s125 of the Resource Management Act. The consent holder is advised that 2190448-RMALUC may lapse on 30/09/2024 unless 2190448-RMALUC is given effect to before the end of that period; or an application is made to FNDC to extend the period after which the consent lapses and FNDC decides to grant an extension. Statutory considerations that apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.*

11. *The conditions of this consent will be monitored by Council's Resource Consents Monitoring Officers. Any documentation relating to compliance with the above conditions of consent should be sent to rcmonitoring@fndc.govt.nz*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in 12.8.7, 15.1.6B.5 and 11.3 of the Operative District Plan are of particular relevance.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
   a. The proposed LPG facility is considered consistent with other buildings and activities within the surrounding environment. The proposed increase in the depth of the stormwater attenuation basin will manage stormwater runoff from the existing impermeable areas on site and proposed impermeable areas. The Resource Consents Engineer has assessed the proposal and has recommended the imposition of conditions which will enable the effects of the proposal to be managed in such a way that is not contrary to the objectives and policies of the District Plan.
   b. In terms of the impact of the proposed development upon traffic currently entering and exiting the site, transportation effects in this respect are regarded as less than minor, with no anticipated loss of service for the level and types of traffic visiting the various activities being undertaken on site.
   c. Whilst local iwi Ngati Rehia have a Hapu Management Plan relevant to the location of this activity, the proposal is not considered contrary to that plan. Local iwi inclusive of Ngati Rehia were sent a copy of this application as an interested party and have not raised any concerns during processing.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
   a. National Policy Statement for Highly Productive Land,
   b. Northland Regional Policy Statement 2016,
   c. Operative Far North District Plan 2009,
   d. Proposed Far North District Plan 2022

   The activity is consistent with these documents for the reasons set out in pages 15-20 and 22-24 of the Assessment of Environmental Effects submitted with the application. In particular:

   National Policy Statement for Highly Productive Land

The objectives and policies of the National Policy Statement for Highly Productive Land aim to protect and manage highly productive land within New Zealand to ensure that highly productive land is retained to nourish future generations. The soils are classed as LUC 3w2 but are not considered to be highly productive due to the site having been identified to be rezoned to Heavy Industrial under the Proposed District Plan.

Northland Regional Policy Statement 2016

The Northland Regional Policy Statement provides a framework to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources. The LPG facility is compatible with the intent of the Regional Policy Statement for Northland because it is not considered to be objectionable with the surrounding environment. Furthermore, the stormwater run-off from the proposal is being directed to an attenuation basin.

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan because:

The objectives and policies of the Rural Production zone promotes the sustainable management of natural and physical resources while enabling the efficient use and development of the Rural Production zone, in a way that enables people and their communities to provide for their social, economic and cultural wellbeing and for their health and safety, along with promoting the maintenance and enhancement of the amenity values to a level that is consistent with the productive intent of the Rural Productive zone. The activity is an efficient use of this zone, maintains amenity values and is not incompatible with the intent of the Rural Production zone.

The objectives and policies of the Transportation chapter promotes the safe and efficient flow of traffic on the natural and physical environment whilst providing for sufficient parking, pedestrian access and cycling activities. The proposal does provide for sufficient on-site parking and manoeuvring areas without restriction of visibility on road users.

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan because:

The objectives and policies of the Heavy Industrial zone seek to enable the development and operation of industrial activities and supporting activities which are complimentary to industrial activities. Objectives and policies of Natural Hazards seek to reduce the threat of natural hazards to life, property, and the environment, and to ensure development does not exacerbate the effects of natural hazards, thereby to promote the wellbeing of the community. The proposed LPG facility is not considered to accelerate or worsen the inundation hazard on site. The activity is compatible with the surrounding environment and will not compromise the ability of other activities in the Heavy Industrial zone to operate efficiently and effectively.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes

arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. Based on the assessment above the activity will be consistent with Part 2 of the Act.

   The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

7. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Aroha Chase, Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Nick Williamson Date: 29/07/2024

Team Leader – Resource Consents

APPROVED PLAN

Planner: achase
RC: 2240490-RMALUC
Date: 29/07/2024

Legend

- Hazardous area zone 2
- Retail Access/Egress
- Truck Access/Egress
- Boundary

SPNZ
Site Plans New Zealand

Site plans are created from the information provided by the client. Hazardous & Control Zones have been based on recognised safety standards – AS/NZ 60079.10.1. These plans are not for electrical engineering planning, only location Compliance

www.spnz.co.nz

Plan View
- LPG Storage
- LPG Filling Location

Drawing Number: 3289464 Rev1

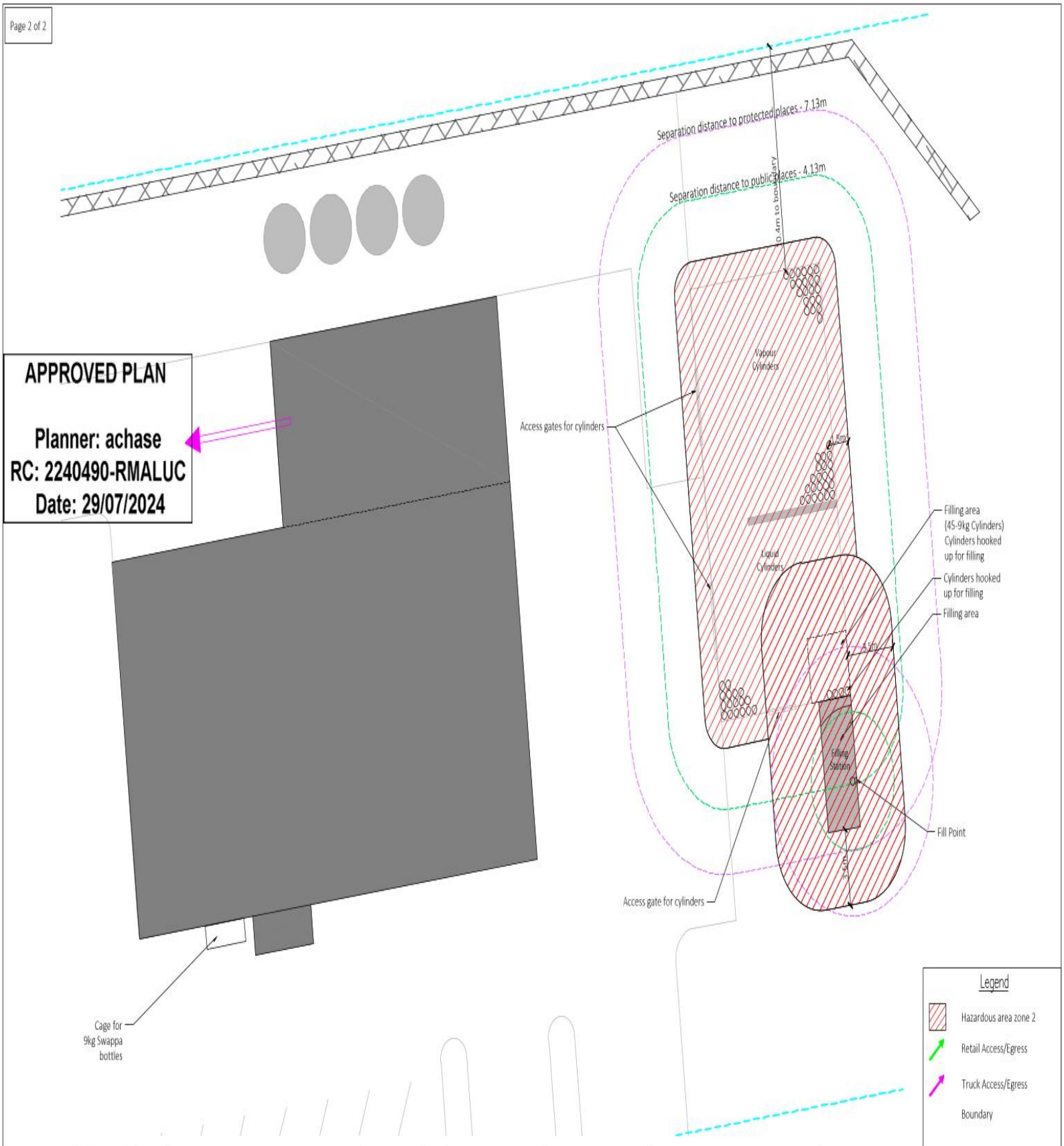
Contact: Brendan Reyburn
Gas & Tyre Ltd
Operations Manager
Gas & Tyre Ltd
Mobile 0212620866
Waipapa Industrial Estate

Drawn by: Luke Robertson

Location: Gas & Tyre Ltd
Operations Manager
Gas & Tyre Ltd
Mobile 0212620866
Waipapa Industrial Estate

Drawn date: 10/05/2024

Scale: 1:600 in A3



SPNZ Site Plans New Zealand www.spnz.co.nz Site plans are created from the information provided by the client. Hazardous & Control Zones have been based on recognised safety standards – AS/NZ 60079.10.1 These plans are not for electrical engineering planning, only location Compliance	Plan Enlargement • Hazardous area zone • Separation distances Drawing Number: 3289464 Rev1	Contact: Brendan Reyburn Gas & Tyre Ltd Operations Manager Gas & Tyre Ltd Mobile 0212620866 Waipapa Industrial Estate	Drawn by: Luke Robertson	Location: Gas & Tyre Ltd Operations Manager Gas & Tyre Ltd Mobile 0212620866 Waipapa Industrial Estate	Drawn date: 10/05/2024	Scale: 1:40 in A3

Far North District Council

Office Use Only
Application Number:

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource 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):

Ø Land Use O Fast Track Land Use* O Subdivision O Discharge

O Extension of time (s.125) O Change of conditions (s.127) O Change of Consent Notice (s.221(3))

O Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)

O Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

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

Yes [No]

4. Applicant Details:

Name/s: Gas & Tyre Limited Attn: Brendon Reyburn

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

_____ Post Code: _____

5. Address for Correspondence: *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: Holly Jenkins c/- The Property Group Limited

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

_____ Post Code: 0140

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

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

Name/s: Solid Holdings Limited

Property Address/: Location: 1913 State Highway 10, Waipapa 0230

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 6 - 8 Industrial Way, Waipapa

Legal Description: Lot 5 DP 69740 Val Number:

Certificate of Title: NA25C/985

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

Site Visit Requirements:

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

Is there a dog on the property? Yes/No

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

Please contact Agent prior to site visit so this can be arranged with landowner.

Site is an active construction site.

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Establishment of an LPG facility. Please see attached applicaiton for full details.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

☑ Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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)

O yes ☑ no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

O yes ☑ no O don't know

O Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full) Gas & Tyre Limited Attn: Brendon Reyburn

Email: [redacted]

Postal Address: [redacted]

Post Code: [redacted]

Phone Numbers: [redacted] Fax: [redacted]

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

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

Name: Holly Jenkins (please print)

Signat [redacted] (signature of bill payer – **mandatory**) Date: 07/06/24

14. Important Information:

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

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

Name: Holly Jenkins (please print)

Signature: [redacted] (signature) Date: 07/06/24

(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)
- ✓ 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

The Property Group Limited
Whangarei Office
PO Box 377 Whangarei 0140
110 Bank Street
Whangarei 0110

07 June 2024
Our job no. 719658

Resource Consents Manager
Far North District Council
Private Bay 752
Kaikohe, 0440

Attention: Resource Consents Team Leader

To whom it may concern,

Application for Resource Consent – Gas & Tyre Waipapa – 6 - 8 Industrial Way, Waipapa

Please find enclosed a resource consent application on behalf of Gas & Tyre Ltd to establish an LPG Facility at 6 - 8 Industrial Way, Waipapa (Lot 5 DP 69740) (the site).

This application includes a Form 9, a detailed description of the proposal, along with an assessment of environmental effects and supporting appendices.

A lodgement deposit of $2,500.00 will be paid by the Applicant by electronic transfer upon receipt of the lodgement invoice.

The Property Group Limited (TPG) is the agent for this application and should be the contact for any correspondence or telephone discussions.

I would appreciate being able to review draft conditions prior to consent being issued.

Please contact me should you have any questions regarding the application.

Yours sincerely

Holly Jenkins

Senior Planner

027 339 1666
hjenkins@propertygroup.co.nz

Form 9

Application for Resource Consent - Section 88, Resource Management Act 1991

To:	Far North District Council
Applicant:	Gas & Tyre Ltd
Agent:	Holly Jenkins – Senior Planner [redacted]
Address for service:	The Property Group Limited PO Box 377 Whangārei, 0140 Attention: Holly Jenkins
Invoice details:	Gas & Tyre Ltd [redacted]
Site address:	6 - 8 Industrial Way, Waipapa
Legal description:	Lot 5 DP 69740
Owner of site:	Solid Holdings Limited
Consent for:	Land use consent to operate an LPG facility No other resource consents are required for this proposal
Enclosed:	Application and AEE Appendix 1 – Record of Title Appendix 2 – Development Plans Appendix 3 – Rules Assessment Appendix 4 – Emergency Response Plan Appendix 5 – Hazardous Substances Signage
Signed:	[redacted] **Holly Jenkins** **Senior Planner**
Date:	07 June 2024

Application for Resource Consent

Gas & Tyre Waipapa

6 - 8 Industrial Way, Waipapa

Gas & Tyre Ltd

June 2024

The Property Group

Quality control

Title:	Gas & Tyre Waipapa Resource Consent
Client:	Gas & Tyre Waiapapa
Job number:	719658
Prepared by:	Holly Jenkins – Senior Planner
Signature:	[redacted]
Reviewed by:	Brad Allen – Planning Manager Auckland & Northland
Signature:	[redacted]
Date:	06/06/2024

1 Introduction

Gas & Tyre Ltd hereby apply for resource consent from Far North District Council (Council) to establish an LPG facility at their site at 6 - 8 Industrial Way, Waipapa.

The site is located within the Rural Production Zone of the Far North District Plan (District Plan) and requires resource consent for the reasons outlined in Section 5 of this report. The application includes plans of the proposal which are included as Appendix 2.

2 Site Description and Background

2.1 Location and description

The subject site is known as Lot 5 DP 69740, a large 8.941ha parcel of land adjoining State Highway 10. The site supports a range of existing land uses including Farm Source Waipapa, Z – Waipapa Truck Stop, Bay of Island Gas, Northland Waste Kerikeri Re:Sort Resource Recovery Park, NT Engineering, and Waipapa Landscape Supplies. Figures 1 and 2 below illustrate an aerial image of the subject site.

Figure 1: Aerial image of the site (Source: Council Property and Land Maps)

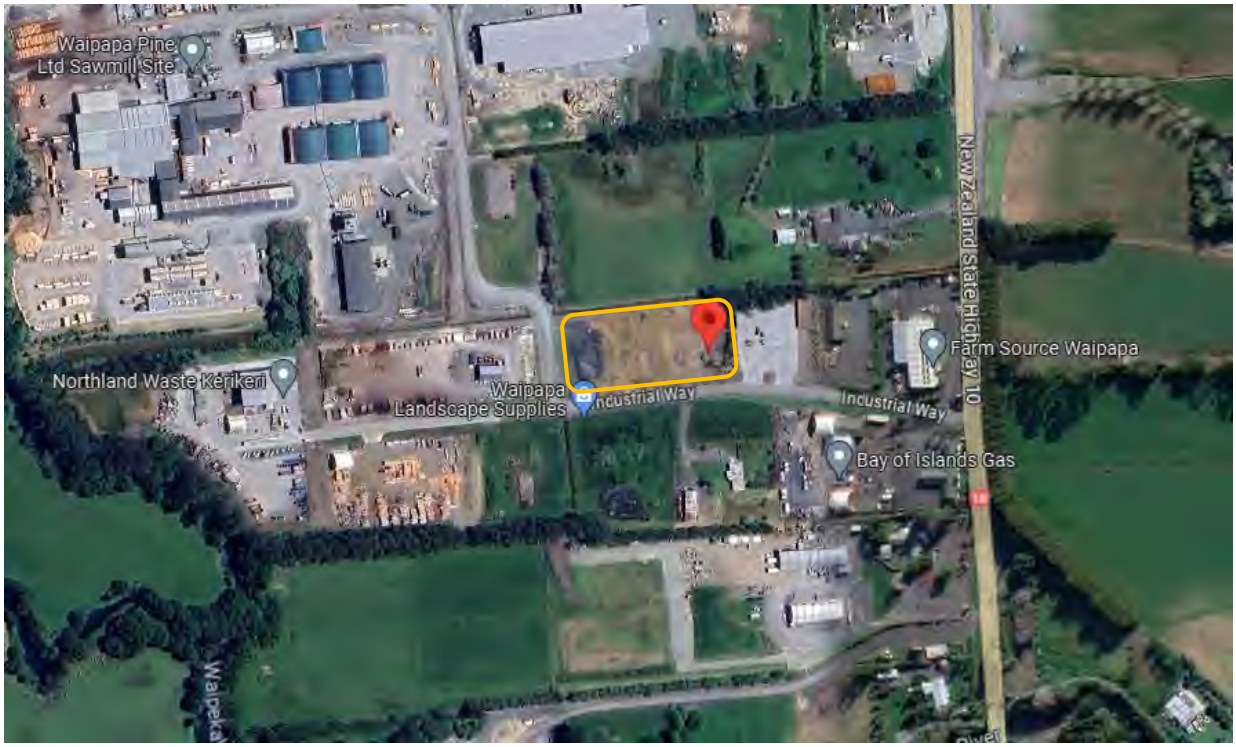


Figure 2: Current aerial image of the subject site, and Gas & Tyre Lease Area (orange outline) (Source: Google).

The area of land to which this application specifically relates is known as 6 - 8 Industrial Way, Waipapa. This is one of the many lease sites which make up Lot 5 DP 69740 as demonstrated in Figure 2 above.

6 - 8 Industrial Way is leased by Gas & Tyre for the purposes of operating their new workshop which is currently under construction in accordance with Building Consent EBC-2024-552/0 granted on 12 March 2024. This is due for completion in 2025.

The area of the site which Gas & Tyre have leased is generally flat in contour with the part of the ground being built up with engineered fill in accordance with the previously granted resource consent RC:2190448. The lease area also includes an existing 209m² stormwater pond to which stormwater from the site is to be directed to.

The subject site also has an existing internal road known as Industrial Way which provides controlled access onto State Highway 10. This is a private road, that is not currently vested in Council.

The site is generally flat in contour and due to the established and operational land uses generally contains little vegetation. The surrounding environment supports a range of land uses such as Waipapa Pine Sawmill to and a remaining rural property immediately north of the site. Twin Coast Marine and ATJ Hire Waipapa to the south. Rural land to the east and west. Of note is also the Te Puāwaitanga – Bay of Islands Sports Hub which is currently under construction and due for completion shortly. This is situated on the eastern side of State Highway 10 slightly north-east of the site.

The site is held within one Record of Title which has the following details:

Record of Title Details			
Identifier	***Legal Description***	***Area***	***Owner***
NA25C/985	Lot 5 DP 69740	8.991ha	Solid Holdings Limited

A copy of the Record of Title is attached as Appendix 1.

3 Background

The site holds a number of existing building and resource consents for existing land use activities undertaken across it:

- The construction of buildings on the Gas & Tyre site and the adjoining land area to the west were granted under RC2190448 on 30 September 2019.
- Building Consent for the new Gas & Tyre building was granted under EBC-2024-552 on 12 March 2024.

Furthermore, Industrial Way which remains a private road within the subject site has been designed and upgraded previously to future proof it for the complete development of the subject site, as well as carrying vehicles from the adjoining Waipapa Pine.

The intersection of Industrial Way with State Highway 10 which relates to this application is referred to by NZTA as Crossing Point 76 (CP76). This has been designed with a channelised right turn and auxiliary left turn treatment in accordance with the Austroads Guide to Road Design Part 4A Section 4.8) as directed by NZTA at the time of upgrading this intersection. This design ensure the crossing place can safely accommodate the level of traffic anticipated by the complete development of the subject site.

4 Proposal

Resource consent is sought to operate an LPG facility as part of the new Gas & Tyre premises.

The LPG facility is proposed to consist of a large concrete slab which is to be 10m by 20m to be located on the eastern side of the lease area. This will then be enclosed by secure fencing and access gates. Within the secure cage a mix of 9kg and 45kg cylinders will store both liquid and vapour LPG. A maximum quantity of 15 Tonnes of LPG is proposed to be stored on-site at any one time.

A site plan illustrating the proposed site layout and LPG facility are included in Appendix 2.

The LPG vapour and liquid will be brought to site in the form of multiple 45kg cylinders which will be stored on-site for refilling of 9kg bottles and distribution around the district. At the south-eastern corner of the facility will be where trained staff refill 9kg LPG cylinders utilising the 45kg

cylinders. Adjoining this will be a 20ft container which is set up as a refilling station whereby multiple 45kg bottles are set up to refill 9kg bottles.

Hazardous substances signage will be required to be displayed on site in accordance with the Health and Safety at Work (Hazardous Substances) Regulations 2017. Examples of this signage is illustrated in Appendix 5.

Gas & Tyre staff and vehicles already on-site will be involved in this activity. No additional staff or vehicles are anticipated in relation to this additional component of Gas & Tyre's operations.

There are no other works proposed as part of this activity.

5 Statutory Framework

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Project Human Health Regulations 2011 (NESCS)

The NESCS 2011 applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL).

The site has been identified on Northland Regional Council's GIS Maps as a HAIL site. The identification classifies the HAIL use as E2 – Asphalt or bitumen manufacture or bulk storage; F7 – Service Station; D5 – Engineering workshops with metal fabrication; G6 – Waste recycling or waste or wastewater treatment. These all relate to the various activities which are undertaken across the different lease areas of the wider site.

None of these activities have occurred or are undertaken within the piece of land to which this application relates. Therefore, in accordance with the definition of 'land covered' in clause 5 of the NESCS, it is not considered that the NESCS is applicable to this application. Furthermore, the proposal does not seek to remove a fuel storage tank, sample the soil, subdivided the land, or change the use of the land. While a 200m² of the site will need to be compacted in preparation for the concrete pad facility this will not result in material being taken off-site.

5.2 Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NESFW 2020)

The NESFW 2020 sets the requirements for any person wanting to carry out activities that pose a risk to freshwater and freshwater ecosystems. The site does not contain any existing wetlands, nor is the proposed development within proximity to any potential wetlands or waterways on any adjoining property. As such, it is not considered that the NESFM is relevant to this application.

5.3 Far North District Plan

The application site is located within the Rural Production Zone of the Far North District Plan. It is not subject to any District Plan notations, overlays or features.

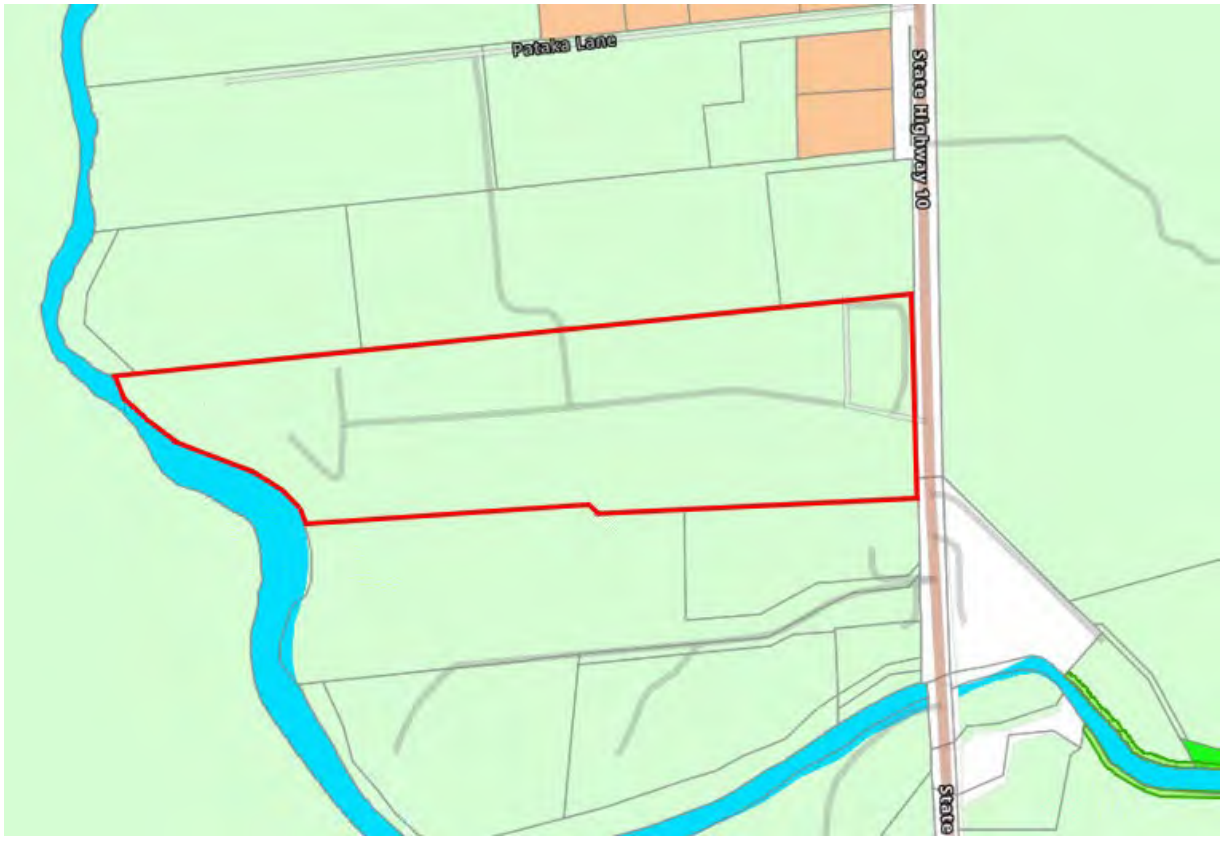


Figure 4: Application site zoning as shown on the Far North District Plan (Source: FNDC District Plan Maps)

Under **Rule 12.8.6.2.1** the storage and sale of LPG is a controlled activity provided it complies with standards (a) – (g). A full assessment of this criteria is provided below. The proposal is considered to comply with these standards and therefore resource consent is required as a Controlled Activity.

12.8.6.2.1 Storage & Sale of LPG Assessment Criteria

a) *That part of a site where hazardous substances are stored or used (including underground storage tanks) and where a substance is hazardous to land or water shall be sealed with impervious materials and protected by suitable systems such as bunds, diversion drains, sumps or oil/water interceptors to prevent the discharge of any spills of hazardous substances or contaminated stormwater to the stormwater system or natural waterways.*

Assessment: The LPG is stored within industry standard cylinders permanently when on-site. These are located on a concrete pad and securely enclosed in a gated area. This is in line with industry requirements in accordance with the Health and Safety at Work (Hazardous Substances) Regulations 2017. In order to store the gas on-site the Applicant will be required to obtain Compliance Certification from a suitably qualified certifier which is required to be renewed annually.

Should any accidental leak occur during the refilling process then the Emergency Response Plan will be followed as required by Worksafe New Zealand. Generally speaking, if a spill did occur during the refilling process then the LPG substance would dissipate before having any ability to be discharged to land or water. As such, all necessary measures are in place to avoid hazardous substances entering waterways or stormwater systems.

b) *All stormwater intake points shall be clearly marked.*

Assessment: The site's stormwater network remains in accordance with building consent EBC-2024-552.

c) *Areas of the facility which are used for washing equipment or trucks contaminated with hazardous substances shall be sealed or bunded and drained to either a sewerage treatment plant or another facility approved by the Council.*

Assessment: There is no washing of equipment or vehicles associated with this activity. As such there is no ability for runoff to enter the site's drainage systems. Compliance is achieved.

d) *All hazardous facilities where flammable hazardous substances are either used or stored shall have adequate fire safety equipment in place.*

Assessment: As required by Worksafe New Zealand the site will be equipped with fire safety equipment at all times, as well as trained personal who are capable of utilising all emergency equipment. Compliance is achieved.

e) *Hazardous substances will be stored on-site in containers that meet the requirements of the Hazardous Substances and New Organisms Act 1996 in terms of design and labelling, and that are suitable for existing storage conditions.*

Assessment: The hazardous substance, being LPG, will be stored in industrial standard cylinders, on a level concrete pad, within a secure caged area on the site. No members of the public will have access to this substance or the facilities. The site will also contain the necessary hazardous substances identification signage. The site will meet the requirements of the Health and Safety at Work (Hazardous Substances) Regulations 2017 requirements at all times. Compliance is achieved.

f) *Any part of the facility that generates stormwater potentially contaminated with hazardous substances shall be protected by suitable systems to prevent the discharge of contaminated stormwater to the stormwater system.*

Assessment: As described above, there is no potentially contaminated stormwater present on the site. Compliance is achieved.

g) *Hazardous substances disposal in the District may only be to facilities which are lawfully established and operated in terms of the Act and relevant hazardous substances legislation.*

Assessment: There is no hazardous substances disposal proposed as part of this activity. Compliance is achieved.

Rural Production Zone

The proposal has also been assessed against the Rural Production Zone provisions. A full assessment of the relevant provisions is included in Appendix 3 of this application. This assessment finds that the proposal will also result in a further non-compliance with the rule 8.6.5.1.3 Stormwater Management due to a further increase in total impervious areas beyond those which have previously been consented. Resource consent is considered to be required as a **Discretionary Activity** pursuant to **8.6.5.4(c)**.

District Wide Rules

A full assessment of the relevant District Wide provisions is included in Appendix 3 of this application. All relevant provisions are considered to be complied with or already consented.

5.4 Far North Proposed District Plan

Far North District Council have publicly notified the Proposed Far North District Plan (PFNDP).

Under the PFNDP the site is proposed to be rezoned to Heavy Industrial Zone. The western most part of site is also shown to be shown within the River Flood Hazard (100 year and 10 year).

Under PDP as notified it is considered the proposed LPG facility would be classed as a '*Significant Hazardous Facility'* given it will involve the storage of more than 6 Tonnes of LPG. Such activity is a permitted activity in the Heavy Industrial Zone where it is not located in or near a sensitive environment/activity. The adjoining land to the north is also to be rezoned to Heavy Industrial however for the time being contains an existing residential dwelling. The proposed LPG facility would be separated approximately 75m from this dwelling which is less than the required 250m under the PDP. Provided that dwelling remained on-site, resource consent would be required as a Discretionary Activity under HS-R2, however these rules do not currently have legal effect.

Figure 5: Application site zoning as shown in the Proposed Far North District Plan (Source: FNDC District Plan Maps)

5.5 Activity Status

As demonstrated in Section 5.3 above, the proposal requires resource consent as a **Discretionary Activity** under the Operative District Plan.

5.6 Scope of Application

This application seeks to establish an LPG facility which is to store up to 15 Tonnes on-site at any one time.

If Council is of the view that resource consent is required for alternative or additional matters to those identified in Sections 5.3 of this report, it has the discretion to grant consent to those matters as well as, or in lieu of those identified in this AEE.

Additionally, if Council is of the view that the activity status of any of the matters requiring consent is different to that described in Sections 5.3 of this report, Council has the ability under Section 104(5) of the Act to process the application, regardless of the type of activity that the application was expressed to be for.

6 Assessment of Environmental Effects

In accordance with section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

Although a Discretionary Activity, it is acknowledged that the District Plan identified assessment criteria which Council will have regard to in considering this application. These matters are set out in chapter 11 of the District Plan and have been taken into account in assessing the actual and potential adverse effects of the proposal below.

6.1 Permitted Baseline

In forming the opinion for the purposes of s95 and s104(1)(a), adverse effects on the environment can be disregarded if the Plan permits an activity with that effect.

Under the Far North District Plan the storage and sale of LPG requires resource consent as a Controlled Activity in all cases. As such there is no permitted baseline relevant to the consideration of this application.

6.2 Existing Environment

As described above, although the subject site is zoned Rural Production it contains a number of existing land uses which are not rural production activities. These activities are largely industrial

and commercial based. Beyond the site the environment continues to support a varied range of activities including rural, residential, industrial, commercial and sport and recreation type activities. As such it is considered that the existing environment is highly varied in its form and character. The site benefits from approved resource consent RC:2190448. This is the existing environment to which this application relates.

6.3 Positive Effects

In assessing the effects of a proposal, there is a tendency to focus on negative effects however it is also important and appropriate to consider positive effects. For this application, the following positive effects are considered to result:

- The addition of the LPG facility in Waipapa enables Gas & Tyre to service the local Waipapa, Kerikeri and Bay of Islands communities from a local site instead of relying on facilities outside of Waipapa or the District.

6.3 Storage and Handling of Hazardous Substances

The proposal involves the storage and handling of LPG which is a hazardous substance. The 45kg cylinders are brough to the site in bulk where they will then be stored and delivered direct to customers or utilised to refill smaller 9kg cylinders on site. All refilling will be undertaken by trained and qualified personal, and no members of the public will have any interface with the LPG. This material is transported to and from the site by persons and vehicles which are certified to do so.

The storage of the LPG cylinders is undertaken on site in accordance with a Compliance Certificate which is obtained from WorkSafe New Zealand under the Health and Safety at Work (Hazardous Substances) Regulations 2017. This certificate must be obtained before operation of the activity and requires an annual compliance certification.

In addition to certification, the site and all persons working on-site are required to operate in accordance with the Emergency Response Plan of which a copy is included in Appendix 5. This plan sets out all the respective emergency response details for any incidents should they occur and respective contact details. Again, this is managed and monitored by WorkSafe New Zealand and is an on-going requirement for the site.

As discussed above, the proposed activity involves the storage and handling of LPG by trained personal. Any refilling of cyclers is to be undertaken within the dedicated refilling area and must be undertaken by trained personal. This area is completely separated from the public realm as it is required to be and will be secured through security fences with gated access only. When undertaking filling, the trained person will connect the 9kg bottle(s) to the 45kg bottle(s). Bottles are designed to be non-spill and extremely robust, so they are not able to be broken easily. Should any accidental spill occur then the LPG dissipates as it leaves the bottle as such there is no ability for the substance to sit on the ground or be washed into any water ways. If any emergency on-site did occur, then Emergency Response Plan would be activated and the necessary personnel engaged.

As described above, the subject site supports a range of land uses including a large scale refilling station adjoining the lease area. In accordance with industry requirements, the LPG facility has been located on site in a manner which achieves the required physical setback distances from public and protected places. The facility will also be setback 10.4m from the northern site boundary.

The subject site is located in an Industrial environment and surrounded by a range of commercial and industrial activities. There is an existing residential dwelling on the adjoining property to the north however the proposed facility is appropriately setback from this activity and the common site boundary. It is not considered this activity would increase the risk to any person or sensitive receiver.

Overall, for the reasons discussed above it is considered that the storage and handling of hazardous substances as proposed will have less than minor effects on the environment.

6.4 Visual Amenity Effects

As identified above the existing site contains a range of existing buildings, structures, storage of materials and outdoor yard areas. The proposed LPG facility will consist of a concrete pad, security fencing and a 20ft container containing the refilling station. Signage will also be erected on site, likely on the security fencing as required by the Worksafe Regulations to ensure it is visible to any person on or near the site. This will all sit within the Gas & Tyre site adjacent to their new premises which are currently under construction.

Visually this proposal is considered to be consistent with the existing environment which supports a range of existing land uses of various scales and forms. The LPG refilling and distribution component is not considered to be visually dominant or alter the existing visual amenity of the subject environment.

For these reasons, it is considered that proposed additional LPG storage will result in visual amenity effects which are less than minor on the surrounding environment or any person.

6.5 Transportation Effects

As outlined in the assessment of the proposal against the relevant transport provisions of the District Plan (Appendix 3), the proposal is not anticipated to generate any new or additional transport movements. At the time that RC2190448 was obtained, additional vehicle movements to and from the site were accounted for to accommodate a future industrial activity on the subject lease area to which this application relates.

The addition of the LPG facility component relies on staff and customers which are already accounted for as part of the Gas & Tyre site. The LPG facility will include the distribution of LPG cylinders from the site, however these movements was also accounted for as part of the overarching Gas & Tyre operation. This proposal therefore does not propose any new or additional movements, or changes to the existing transport network. Adverse effects in this regard on the environment are considered to be less than minor.

6.6 Stormwater Effects

As detailed above and in Appendix 3, the subject site has a consented impervious area coverage of 48.1% (43,007m²) in accordance with RC:2190448. The addition of the concrete pad (10m x 20m) and container (6.1m x 2.44m) to which the LPG facility will operate from, will increase this by 214.88m² to a total of 43,221.88m² being 48.3%.

The development of this part of the site was designed with a stormwater basin which is located to the east of the proposed facility. This has been designed so that stormwater from the site travels toward the open swale drain and then is directed to the stormwater basin. The design of this basin was reconsidered and expanded as part of Building Consent EBC-2024-552 to be 209m². Stormwater from the additional 214.88m² of hardstand area will also be directed to and contained within this basin. Assessments provided under Building Consent EBC-2024-552 confirm that additional capacity exists, which will accommodate the proposed additional 214.88m² of runoff. This will prevent stormwater generated from this part of the site being dispersed off-site or elsewhere within the subject site.

As such, the proposed design is considered to appropriately mitigate actual and potential adverse stormwater effects from the proposal.

6.7 Hazard Effects

The western most part of the wider site is shown to be within a floodplain. The proposed activity is substantially separated from this part of the site and therefore it is not considered the proposal would have any impact on this flood hazard. Furthermore all stormwater from the site is directed to an approved stormwater management area.

For these reasons, hazard effects on the environment are considered to be less than minor.

6.8 Effects Conclusion

Based on the above assessment, I consider all actual and potential effects associated with the proposal will be less than minor with no persons adversely affected.

7 Objectives and Policies

7.1 Objectives and Policies Assessment

Far North District Plan (operative)

The following objectives and policies of the Far North District Plan are relevant to this proposal.

Objectives and Policies	
Objective 12.8.3.1	***To avoid or mitigate adverse environmental effects and to minimise the risks presented by activities involving the use, storage, transport and disposal of hazardous substances.***
Objective 12.8.3.2	***To protect people and the environment from the adverse effects of hazardous substances.***
Policy 12.8.4.1	*That activities and facilities involving the use of hazardous substances be designed, located, constructed and operated so as to avoid adverse effects on people and the environment and to minimise risk to people and the environment.*
Policy 12.8.4.2	*That where the Council deems it necessary, spill response contingency plans will be developed and operated on sites where hazardous substances are stored, used, transported or disposed of.*
Policy 12.8.4.3	*That hazardous substances are disposed of only at specifically designed hazardous substance disposal facilities using techniques which avoid adverse environmental effects.*
Policy 12.8.4.4	*That the cumulative effects of activities involving the use of hazardous substances do not pose unacceptable risks to the environment and people.*
Comment:	The proposed LPG facility has been designed to ensure compliance under the Health and Safety at Work (Hazardous Substances) Regulations 2017 is achieved and the appropriate certifications can be given. Ensuring the facilities uphold compliance with this legislation ensures that the proposed use, handling and storage of LPG avoids adverse effects on people and the environment. This also ensures any risk to people and the environment is sufficiently mitigated. The site will operate in accordance with the Emergency Management Plan that the site is required to hold under Worksafe New Zealand. This plan provides for all possible emergency scenarios and ensure the correct and trained personal are available on-site. The proposal does not propose any disposal of hazardous substances as such no environmental effects are anticipated in this regard. It is acknowledged that the wider site already contains a fuel station. Both facilities must operate in accordance with the national legislation and their own specific site management plans. There is nothing which suggests cumulative effects of the two facilities operating from the site would result in any adverse effect on people or the environment.

Objectives and Policies	
	Overall, the proposal is consistent with the above objectives and policies.
Objective 8.6.3.1	***To promote the sustainable management of natural and physical resources in the Rural Production Zone.***
Objective 8.6.3.2	***To enable the efficient use and development of the Rural Production Zone in a way that enables people and their communities to provide for their social, economic, and cultural well-being and for their health and safety.***
Objective 8.6.3.3	***To promote the maintenance and enhancement of amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.***
Objective 8.6.3.6	***To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.***
Objective 8.6.3.7	***To avoid, remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.***
Objective 8.6.3.8	***To enable the efficient establishment and operation of activities and services that have a functional need to be located in a rural environment.***
Policy 8.6.4.1	*That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*
Policy 8.6.4.2	*That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.*
Policy 8.6.4.4	*That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*
Policy 8.6.4.9	*That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully*

Objectives and Policies	
	established existing activities in the Rural Production zone and in neighbouring zones.
Comment:	The Rural Production Zone objectives and policies place emphasis on ensuring that the characteristic amenity values of a locality are maintained and enhanced, with particular reference to ensuring that development is consistent with the purpose of the site zoning, and avoids conflicts between land uses. The Rural Production Zone also seeks to manage natural and physical resources of the rural area are managed sustainably. The subject site, surrounding and consented land uses do not represent standard rural production land practices, however these form the existing and long-established environment to which this proposal relates. Given this established environment, the ability to manage the natural and physical resources of this land is lost. However, given this established environment the proposal is considered to be consistent with the characteristic and amenity values of the environment in which it is to locate. Furthermore it is not considered that the proposed activity conflicts with those activities which are established in this environment, nor will it result in any reserve sensitivity effects. Overall, based on the existing environment, on balance the proposal is considered to be consistent with these objectives and policies.

Proposed Far North District Plan

The following objectives and policies of the Proposed Far North District Plan are relevant to this proposal.

Objectives and Policies	
Objective HS-O1	***The risks associated with the storage, use or disposal of hazardous substances to people, property and the environment are minimised to acceptable levels while recognising the benefits of activities that store, use and dispose of hazardous substances.***
Objective HS-O2	***Significant hazardous facilities and sensitive activities are managed through separation distances and other methods to avoid to the extent practicable, or otherwise mitigate, reverse sensitivity effects.***
Policy HS-P1	*Manage the effects of hazardous substances by:* *a. locating, designing, constructing and managing significant hazardous facilities to avoid or mitigate adverse effects and risks to*

	people, property and the environment, particularly sensitive environments and sensitive activities; *b. identifying, assessing and managing risks and adverse effects, including cumulative effects, of significant hazardous facilities so they do not create unacceptable residual risks to people, property and the environment; and* *c. locating land use activities so that the adverse effects and risks of transporting hazardous substances on roading infrastructure and other land use activities are minimised.*
Policy HS-P2	*Require appropriate separation distance between significant hazardous facilities and sensitive activities to avoid where practicable, or otherwise mitigate, reverse sensitivity effects and the risk to people and property.*
Policy HS-P3	*Manage new or expanded significant hazardous facilities and sensitive activities to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:* *a. separation distances and other methods to avoid and mitigate risks and adverse effects of significant hazardous facilities on sensitive activities and sensitive environments;* *b. separation distances and other methods to avoid or mitigate reverse sensitivity effects between significant hazardous facilities and sensitive activities;* *c. the extent to which adverse effects and risks are adequately managed through other legislation and organisations;* *d. the type, scale, intensity, duration and frequency of the risks and effects on people, property and the environment;* *e. site design and layout of the activity and the ability to internalise effects within the site;* *f. any historical, spiritual or cultural association held by tangata whenua, with regards to the matters set out in Policy TW-P6;* *g. avoidance or management of risks associated with natural hazards; and* *h. any potential adverse cumulative effects.*
Comment: As discussed above, the proposed LPG facility is designed and will operate in accordance with national legislation which is designed to ensure the health and safety of the environment and all persons.	

	The activity will be located within proximity to a sensitive land use however as apparent by the legislation which manages and regulates these activities, the activity is appropriately setback from all public spaces as indicated on the site plan. Reverse sensitivity effects are not considered to arise given the land has been rezoned for this purpose and such activities are anticipated by the Plan. Furthermore, the surrounding environment clearly contains a range of land uses and this will not generate any new or additional adverse effects. There are no additional measures required to manage the proposed facility above and beyond those that are already in place under the appropriate legislation. As discussed above, there is no risk to people or the environment. The proposal is consistent with these objectives and policies.

7.2 Weighting Assessment

As demonstrated in the assessment above, the proposed development is consistent with the objectives and policies of the Operative and Proposed District Plans. Therefore, a weighting assessment is not required.

7.3 Objectives and Policies Conclusion

For those reasons outlined above, it is considered that the proposal is consistent with all relevant objectives and policies of the Operative and Proposed Far North District Plan.

8 Notification Assessment

8.1 Public Notification – Section 95A

The matters to be considered by the consent authority when deciding whether or not to publicly notify an application are set out in Section 95A of the RMA. This comprises the following four-step process to determine whether to publicly notify an application.

Step 1 – Mandatory public notification in certain circumstances (sections 95A (2) and (3):

Mandatory public notification is not required as the applicant does not request public notification [s95A(3)(a)], and the application has not been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977 [s95A(3)(c)].

Step 2 – Preclusion to public notification:

Public notification is not precluded because the activity is not subject to any rule in the District Plan or a National Environmental Standard that precludes public notification [s95A(5)(a)] and the activity is not for a controlled activity [s95A(5)(b)(i)] or a boundary activity [s95A(5)(b)(iii)].

Step 3 - Public notification – rule/adverse effects:

Public notification is not required as the application does not include an activity that is subject to any rule in the District Plan or National Environmental Standard that requires public notification, and in accordance with section 95D adverse effects on the environment will not be more than minor [s95A(8)(a) and (b)].

Step 4 – Special circumstances:

There are no special circumstances that warrant public notification under section 95A(9) because none of the circumstances of the application are exceptional or unusual.

Accordingly, it is considered that this application should be processed **without public notification.**

8.2 Limited Notification – Section 95B

Section 95B relates to limited notification of consent applications and (in summary) directs that, where notification of an application for resource consent is not required under Section 95A, the consent authority must give limited notification of the application to any affected person. Section 95B is also a four-step process to determine whether to limited notify an application.

Step 1 – Customary rights and marine title groups, and statutory acknowledgements:

There are no protected customary rights groups or customary marine title groups that will be affected by the proposal, and the proposal is not on, adjacent to, or likely to affect land subject to a statutory acknowledgement [s95B(2)(a) and (b) and s95B(3)].

Step 2 - Preclusions to limited notification:

There is no preclusion to limited notification as there is no rule in the District Plan or National Environmental Standard that precludes limited notification of the application [s95B(6)(a) and (b)] and the application is not for a district land use consent with controlled activity status [s95B(6)(b)].

Step 3 – Limited notification – affected persons:

Limited notification is not required as the effects on any person will be less than minor [s95B(8)]. Refer to the assessment of effects and conclusions in Section 6 of this report.

Step 4 – Special circumstances:

There are no special circumstances that exist relating to the application that warrant limited notification to any persons who have not been excluded as affected persons by the assessment above. There are no special circumstances that warrant limited notification under section 95B(10) because none of the circumstances of the application are exceptional or unusual.

Accordingly, it is considered that this application should be processed **without limited notification**.

8.3 Notification Conclusion

Section 95 of the Act sets out the requirements for the Council to consider when determining whether an application for resource consent should be notified.

Section 6 of this report confirms that any effects on specific parties and the wider environment will be less than minor. Therefore, in accordance with the steps outlined above, notification of the proposal is not required.

9 Statutory Assessment

9.1 Section 104 of the RMA

Section 104

In considering an application for land use consent, the consent authority must have regard to Part 2 (Purposes and Principles) of the RMA, and to the matters to be considered as set out in section 104(1). Section 104(1) states that, subject to the provisions of Part 2, a consent authority must have regard to:

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

(b) any relevant provisions of –

- *(i). a national environmental standard:*
- *(ii). other regulations:*
- *(iii). a national policy statement:*
- *(iv). a New Zealand coastal policy statement:*
- *(v). a regional policy statement or proposed regional policy statement:*
- *(vi). a plan or proposed plan; and*

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

In respect of section 104(1)(a), an assessment of any actual or potential effects has been included in Section 6 of this report. This assessment is also relevant to section 104(1)(a) and I therefore determine that effects of the actual and potential effects of the proposal will be acceptable.

I have considered the higher order planning documents specified at section 104(1)(b)(i) – (vi) of the Act and consider that the following documents are relevant to this proposal:

National Environmental Standards for Freshwater 2020

The proposed activity is not located within or in proximity to any freshwater environment to which the provisions of the NES Freshwater relate. Therefore no further consideration is required.

National Policy Statement for Freshwater Management

The proposed activity is not located within or in proximity to any freshwater environment to which the provisions of the NPS Freshwater Management relate. Therefore no further consideration is required.

National Policy Statement for Highly Productive Land

The NPS-HPL provides direction under the RMA to improve the way that highly productive land is managed.

The NPS-HPL directs that territorial authorities avoid the inappropriate use or development of highly productive land that is not land based primary production. Section 3.9 provides further clarification on what is considered inappropriate use or development.

Highly Productive Land means:

- Land that has been mapped in accordance with clause 3.4 of the NPS-HPL and is included in an operative regional policy statement as required by clause 3.5; or,
- Until a regional policy statement containing maps of highly productive land in the region is operative, is land that at the commencement date zoned general rural or rural production; and contains land mapped by the New Zealand Land Resource Inventory as Land Use Capability Class 1, 2, or 3;

Land is not classified as Highly Productive Land where it is identified for future urban development; or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The application site is zoned Rural Production Zone and comprises LUC 3 soil. However, the subject land as also subject to a Council initiated Plan Change, being the Proposed Far North District Plan, and as notified is proposed to be rezoned to Heavy Industrial Zone. The site is considered to benefit from this as the plan change was notified on 27 July 2022, being prior to the critical cut-off date of 17 October 2022. As such the subject land is no longer classified as Highly Productive Land under the NPS-HPL.

Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) defines how the natural and physical resources, including air, land, water and the coastal marine area, will be sustainably managed. Part 2 identifies the significant resource management issues for Northland.

Part 3 identifies the objectives of the RPS, with supporting policies included in Parts 4 -8. While it is not considered that any of the objectives and policies are overly relevant to the proposal, it is considered that objective 3.5 which pertains to the economic well-being of Northland is of overarching relevance to this application as this development enables the ongoing support and contribution to the local economy and businesses of the Far North and Northland more broadly.

For these it is considered that the proposal is consistent with the relevant objective of the Regional Policy Statement.

Northland Regional Plan

The Proposed Regional Plan for Northland – Appeals Version 2023, is a combined regional air, land, water and coastal plan.

Given the nature of this proposal, the objectives and policies of the Regional Plan are considered to have limited relevance to the consideration of this application.

Other Matters

There are no other matters that the consent authority should consider in the determination of this application.

9.2 Resource Management Act 1991 – Part 2 Assessment

In accordance with recent case law, decision makers can no longer refer to matters under Part 2 of the RMA 1991 when considering resource consent applications unless the relevant district plan is considered to be invalid, has incomplete coverage or is uncertain. This includes sections 5 (Purpose), 6 (Matters of National Importance), 7 (Other Matters), and 8 (Treaty of Waitangi).

The Far North District Plan is a valid planning document, has complete coverage over the proposed activities and anticipated effects, and is therefore of sufficient certainty to not require an assessment against Part 2 Matters.

10 Conclusion

The application is being made by Gas & Tyre for resource consent from Far North District Council to establish an LPG facility at 6 – 8 Industrial Way, Waipapa. The application requires resource consent as a Controlled Activity in regard to the LPG facility, as well as Discretionary Activity consent in regard to impervious area coverage, under the Far North Operative District Plan.

Section 5 details an assessment of effects and Section 9 outlines the key planning considerations for this assessment. These assessments conclude that the proposal will result in less than minor effects and no persons will be adversely affected. The proposal is also not contrary to the objectives and policies of the Operative District Plan or the Proposed District Plan.

On this basis, it is considered that the proposal can be granted on a non-notified basis in accordance with Sections 104 and 104B.

We request the opportunity to review the draft conditions prior to the decision being issued.

We look forward to working with you and your team further during this resource consent process.

Appendix 1 - Record of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA25C/985**
Land Registration District	**North Auckland**
Date Issued	13 August 1973

Prior References
NA494/299

Estate	Fee Simple
Area	8.9410 hectares more or less
Legal Description	Lot 5 Deposited Plan 69740
Registered Owners	

Solid Holdings Limited

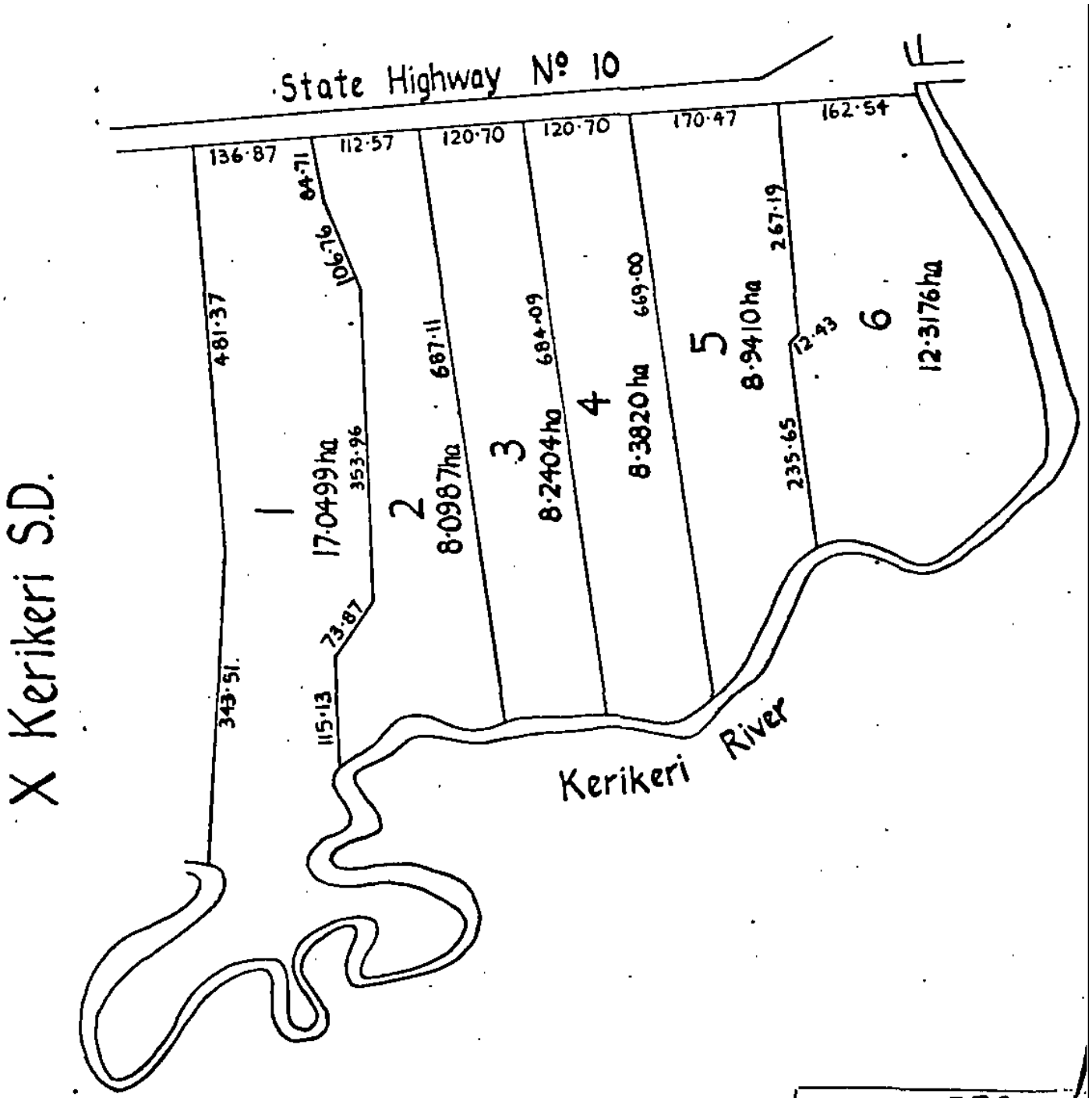
Interests

573901.1 Gazette Notice declaring the adjoining State Highway to be a limited access road - 31.1.1979 at 10.51 am

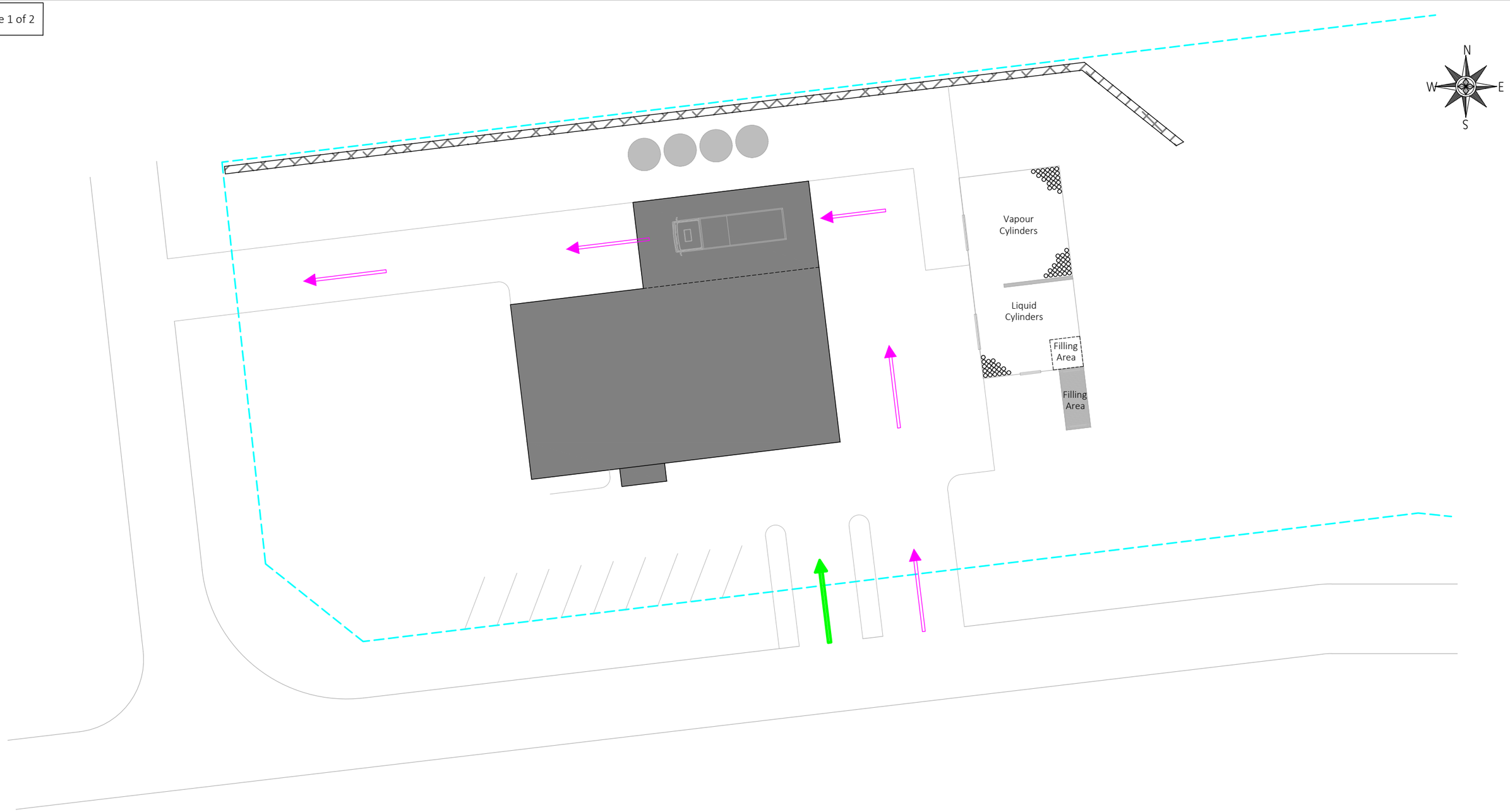
Land Covenant in Easement Instrument 9571379.1 - 19.8.2016 at 4:16 pm

Land Covenant in Easement Instrument 9571379.2 - 19.8.2016 at 4:16 pm

Subject to a right of way over part marked A on DP 469893 created by Easement Instrument 9571379.3 - 19.8.2016 at 4:16 pm


State Highway No 10
136·87
84·71
112·57
120·70
120·70
170·47
162·54
481·37
106·76
687·11
684·09
669·00
267·19
353·96
73·87
343·51
115·13
235·65
72·43
1
17·0499ha
2
8·0987ha
3
8·2404ha
4
8·3820ha
5
8·9410ha
6
12·3176ha
X Kerikeri S.D.
Kerikeri River

Appendix 2 – Proposed Site Plans



Legend

- Hazardous area zone 2
- Retail Access/Egress
- Truck Access/Egress
- Boundary

SPNZ Site Plans New Zealand
www.spnz.co.nz

Site plans are created from the information provided by the client. Hazardous & Control Zones have been based on recognised safety standards – AS/NZ 60079.10.1
These plans are not for electrical engineering planning, only Location Compliance

Plan View
- LPG Storage
- LPG Filling Location

Drawing Number: 3289464 Rev1

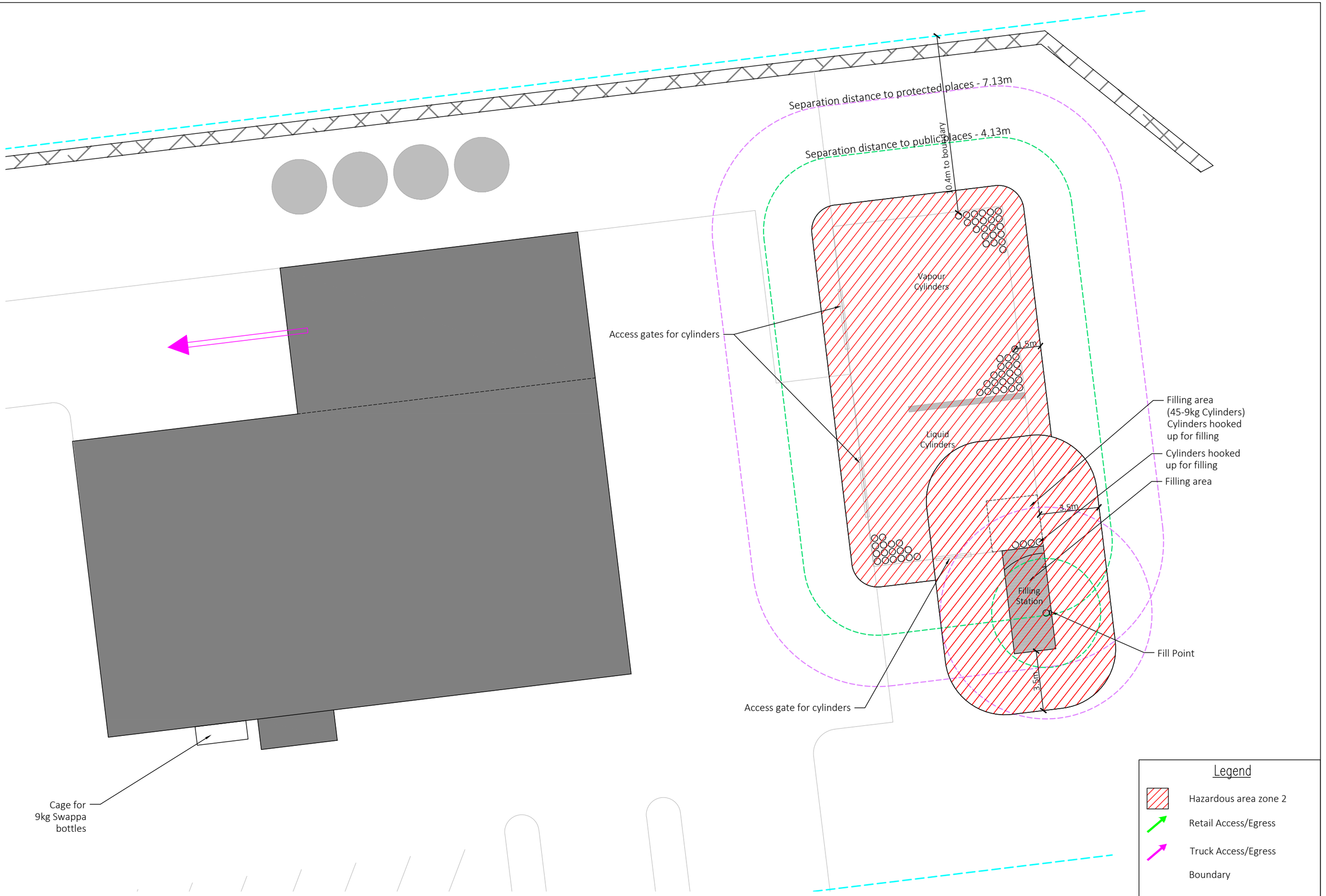
Contact: Brendan Reyburn
Gas & Tyre Ltd
Operations Manager
Gas & Tyre Ltd
Mobile 0212620866
Waipapa Industrial Estate

Drawn by: Luke Robertson

Location: Gas & Tyre Ltd
Operations Manager
Gas & Tyre Ltd
Mobile 0212620866
Waipapa Industrial Estate

Drawn date: 10/05/2024

Scale: 1:600 in A3



SPNZ Site Plans New Zealand
www.spnz.co.nz

Site plans are created from the information provided by the client. Hazardous & Control Zones have been based on recognised safety standards – AS/NZ 60079.10.1
These plans are not for electrical engineering planning, only Location Compliance

Plan Enlargement
- Hazardous area zone
- Separation distances

Drawing Number: 3289464 Rev1

Contact: Brendan Reyburn
Gas & Tyre Ltd
Operations Manager
Gas & Tyre Ltd
Mobile 0212620866
Waipapa Industrial Estate

Drawn by: Luke Robertson

Location: Gas & Tyre Ltd
Operations Manager
Gas & Tyre Ltd
Mobile 0212620866
Waipapa Industrial Estate

Drawn date: 10/05/2024

Scale: 1:40 in A3

Appendix 3 – District Plan Rules Assessment

Appendix 1A – Supporting District Plan Assessment

Rural Production Zone

Rule	*Description*	*Compliance*
8.6.5.1.1 Residential Intensity	Residential development is limited to one unit per 12ha of land.	**N/A** No residential development is proposed.
8.6.5.1.2 Sunlight	Buildings must be contained within a building recession plane envelope.	**Complies.**
8.6.5.1.3 Stormwater Management	Maximum of 15% of gross site area can be covered in buildings and other impervious surfaces.	**Does not comply.** Site has a consented impervious area coverage of 48.1% (43,007m²) in accordance with RC:2190448). The addition of the concrete pad (10m x 20m) and container (6.1m x 2.44m) will increase this by 214.88m² to a total of 43,221.88m² being 48.3%.
8.6.5.1.4 Setback	Buildings shall be setback 10m from a site boundary.	**Complies.** The additional LPG facility is setback at least 10m from all boundaries.
8.6.5.1.5 Transportation	Refer chapter 15	**Complies.** See below.
8.6.5.1.6 Keeping of Animals	Applies to the keeping of animals.	**N/A**
8.6.5.1.7 Noise	All activities must comply with the following noise limits at the notional boundary of a dwelling in any other rural zone: 0700 to 2200 – 65dBA L10 2200 to 0700 – 45dBA L10 and 75dBA Lmax	**Complies.** The proposed LPG facility is not anticipated to generate or result in any new or additional noise sources. The facility will only operate during day-time hours given it can only be operated by trained staff.

8.6.5.1.8 Building Height	The maximum building height is 12m	**Complies.** All buildings will be less than 12m in height.
8.6.5.1.9 Helicopter Landing Area	Applies to helicopter landings	**N/A**
8.6.5.1.10 Building Coverage	Maximum building coverage is 12.5% of the gross site area	**Complies.** A total site building coverage of 5,066m² being 5.7% was accounted for under RC2190448, with 920m² of building coverage at the subject lease area. The addition of the container will bring the building coverage of this lease area to 914.88m² which is less than anticipated for the subject lease area.
8.6.5.1.11 Scale of Activities	The maximum number of persons on site which do not reside on site is 48 persons across each site. (being 2 persons per ha, per site)	**Complies.** The scale of activities was accounted for under RC2190488. This proposal will not alter the maximum number of persons on-site approved by this consent.

Transport

Rule	***Description***	***Compliance***
15.1.6A.1 Traffic Movements	30 daily one way traffic movements are permitted to a state highway.	**Complies.** Traffic movements were accounted for under RC2190488. This proposal will not generate any additional traffic movements that have not already been accounted for.
15.1.6A.2 Traffic Intensity	The Industrial Activity Traffic Intensity Threshold is 10 per 100m² of Gross Business Area.	**Complies.** Traffic intensity has been accounted for under RC2190488. This proposal will not generate any additional traffic movements that have not already been accounted for.

15.1.6B.1.1 Parking	On-site car parking is required at a rate of 1 per 100m² Gross Business Area as an Industrial Activity.	**Complies.** The lease area has ample room on-site to accommodate the required 12 on-site car parking spaces.

Signage

Rule	***Description***	***Compliance***
16.6.1.4 Signage Excluded from Minimum Area per Site Thresholds	Directional and Health and Safety Signage	**Complies** All signage will be less than 1m²

Appendix 4 – Emergency Response Plan

STOP • THINK • ACT

Emergency Response

New Zealand Government

WORKSAFE NEW ZEALAND | MAHI HAUMARU AOTEAROA

CONTENTS

Emergency response

The first priority in an emergency is the safety of all people present

- Raise the alarm. If you need to evacuate yourself or others, do so immediately.
- If you need to call emergency services, call them as soon as possible after ensuring the safety of all people present.
- If you can do so safely, follow the steps on the page in this flipchart that deals with your emergency or has the information you need. See the black or yellow bar at the bottom of each page to find the information you need.
- Follow the instructions for that emergency.

Call emergency services (dial 111) and ask for Fire or Ambulance

1. Call from a safe place.
2. Use a cordless or mobile phone if practical, **away from any flammable liquids or gases.**
3. Tell the operator which emergency service you want.
4. Wait until that service answers and give the following address:

Company name: Gas & Tyre Ltd

Phone number: 4079476

Street name and street number: 6-8 Industrial Way, Waipapa

Nearest intersection, cross street or landmark: Farm Source building State Hiway 10, Waipapa

Suburb: Waipapa

Nearest city/town: Kerikeri

Region: Northland

5. Let emergency services know if chemicals or hazardous substances are involved in the emergency or are present on site.
6. Do not hang up until the emergency service tells you to do so.
7. Make sure someone is available to direct the emergency service to the scene.

All workers must read and understand this flipchart

Emergency contact details

- Contact the people below for support as required.
- Turn to the page that deals with your emergency or that has the information you need.
- Report to your supervisor all incidents:
  - that result in harm to people or damage to property
  - where emergency services are involved, and
  - where workers are involved.

	NAME	PHONE (DAY)	PHONE (NIGHT)	PHONE (MOBILE)
Site and company contacts				
Owner	Josh Boakes/John Miller	021416395		021723437
Supervisor	Brendon Reyburn	0212620866		
Safety officer	Arno Pretorius	021 318993		
Fire warden	George McLeod			
Spill Coordinator	Malcolm Powell	021471111		
First aider	Billy Reid, Luis Delena, Lee MacCarthy			
Certified handlers				
Arno Pretorius				
Malcolm Powell				
Billy Reid				
George McLeod				
Luis Delena				
Lee MacCarthy				

	NAME	PHONE (DAY)	PHONE (NIGHT)	PHONE (MOBILE)
Emergency contacts (other than 111)				
Fire and Emergency New Zealand	Kerikeri Firestation - 4078006			
Police	Kerikeri Police - 4079211			
Ambulance	St John - 4078131			
Doctor	Broadway Health - Waipapa 4017172			
Medical centre	Broadway Health - Waipapa 4017172			
Hospital	Bay of Islands - Kawakawa			
Poisons centre	**0800 POISON (0800 764 766)**			
Local/regional council				
Pollution hotline	FNRC 0800 920 029			
Neighbours				
Farm Source - 4071375				
Waipapa Landscapes - 4076668				
Contractors and consultants				
Electrician	Classic Electrical - Stu - 0212220416			
Plumber	BOI P&G - 4077519			
Waste disposal	WMNZ - 4073824			
Compliance certifier	Neil - DGC Whangarei			
Insurer	ANDO - MARSH Insurance - 021315361			

Checklist

Once completed, you can use this flipchart as your emergency response plan, or you can prepare your own. For any foreseeable emergency that could arise from a breach or failure of the controls on any hazardous substances
at (or likely to be at) your workplace, an emergency response plan needs to:

- **describe** the **actions** responsible people need to take to:
  - **warn** people at the workplace and nearby who may be affected by the emergency (see **pages 2 and 3**)
  - **advise** these people how to protect themselves (see **pages 5, 7 and 9** for examples of the precautions)
  - **help** or **treat** people injured in the emergency (see **pages 11 to 14**)
  - **RESTRICT** the effects of the emergency to the area first affected, **THEN**
  - **REDUCE** the effects of the emergency as soon as practicable, **THEN**
  - **ELIMINATE** the effects of the emergency if reasonably possible (see **pages 5 to 10** for examples of **restricting, reducing** and **eliminating** the effects of fires, spills and LPG leaks)
  - **reestablish** controls, and the personal protective equipment and other measures needed for this
- **identify** every person responsible for the above actions and provide information about:
  - contacting these people
  - the skills and special training they need to deal with emergencies and how they will get this training
  - the actions they are expected to take (see **page 19** for the contact details of the responsible people)
- **specify:**
  - how to get information about hazardous properties of substances and control measures (see **page 23**)
  - how to contact emergency service providers (see **page 1**)
  - the purpose and location of all equipment or material for managing the emergency (**pages 17 and 18**)
  - how to decide what actions to take in an emergency and their sequence (**pages 5 to 10**)
- **provide:**
  - an **inventory** of hazardous substances present at the workplace and a **site plan** (see **page 23**).
- **Include** information about:
  - the type and location of fire extinguishers, firefighting equipment, materials and systems (see **page 17**)
  - retaining any liquid or liquefied oxidising substances in an emergency (see **page 6**)
  - testing the plan, and how often it is tested (see **page 20**).
- If you complete this flipchart, your emergency response plan will have all of the information listed above. Use the templates on **pages 25 and 26** to plan for any other emergencies in your workplace.

Fire response

- Your first concern in a fire is always the immediate safety of all people present.
- Call emergency services (dial 111) and ask for Fire.
- Contain the fire, but only if it is safe to do so.

If others are safely able to help, send someone to meet the fire engine and direct firefighters to the fire.

FIRE EMERGENCY CHECKLIST

- Raise the alarm.
- Evacuate people from the area.
- Activate emergency shut down systems.
- Call emergency services (dial 111) and ask for Fire. Tell the operator if chemicals are on site or involved in the fire.
- Call your supervisor.

PRECAUTIONS

- Do not endanger yourself.
- Make sure you have an escape route.
- Do not use water on petrol, oil or electrical fires.
- Do not leave the site unattended if there is a risk of further outbreak.
- Advise your supervisor of the incident.

Fire and Emergency New Zealand Review

- Fire and Emergency New Zealand can review your plan to check that any roles proposed for them in it are achievable and consistent with their operational policies and identify anything that could affect operations in an emergency. They may ask for more details to clarify their role in the plan and the resources they will need.
- If Fire and Emergency New Zealand makes a written recommendation about the plan, the plan must be amended to give effect to the recommendation.

Evacuation/assembly points:

truck exit onto access way to waipapa landscape supplies

Location of the nearest fire extinguishers:

OFFICE & WORKSHOP

Location of the nearest phones:

OFFICE, cellphones

Fire

If the fire is too large, do not try to put it out – retreat to a safe distance

1. Raise the alarm by (eg switching on the fire alarm, shouting, or alerting others – enter below):

   Shouting, Air horn, Fire Alarm

2. Evacuate everyone from the area.
3. If it is safe to do so:
   - activate the emergency stop
   - switch off power to all equipment
   - shut any isolation valves, and
   - use your fire extinguisher – contain and extinguish the fire.
4. Call emergency services (dial 111) and ask for Fire. Tell the 111 Operator if there are chemicals on site or involved in the fire. If there are, tell them which chemicals and their quantities. Make sure someone is available to direct Fire and Emergency New Zealand personnel to the scene.

Using a fire extinguisher

- Make sure the extinguisher is the correct type.
- Break extinguisher seal/remove the safety pin. Keep yourself low so you are not overcome by the heat and smoke.
- When you are safely in position, aim the extinguisher at the base of the flames.
- Discharge the extinguisher in a sweeping motion across base of the flames until fire is completely extinguished.
- If the fire becomes uncontrollable, or there is too much heat or smoke to stay safe, leave immediately.

Don't let the fire block your escape route

After the event

- Complete an incident report and review the effectiveness of the emergency plan.
- If necessary, replace used fire extinguishers.

Spill response

- Your first consideration is the immediate safety of all people present.
- Call emergency services (dial 111) and ask for Fire.
- If safe to do so, contain the spill.
- If others are safely able to help, give them tasks to help manage the spill.

SPILL CHECKLIST

1. Raise the alarm.
2. Evacuate people, if necessary.
3. If the spill involves a flammable substance, move away from the spill before using a mobile or cordless phone.
4. Call emergency services (dial 111) and ask for Fire. Tell the 111 Operator that you have a chemical spill and if you can, tell them what the chemicals are and the quantities involved.
5. ONLY if it is safe to do so close the valve, plug the leak or turn the container upright.
6. Use safety equipment to contain the spill. Prevent the spill from entering drains or waterways.
7. Call on specialist advice.
8. Clean up the spill.
9. Recover the product or dispose of the waste safely.

PRECAUTIONS

- Do not endanger yourself.
- Wear personal protective equipment appropriate for the spilled substance (eg suitable gloves, protective eyewear, suitable protective clothing).
- Do not leave the area unattended if there is risk of a further spill.
- If the spill is likely to enter a waterway then notify the local council.
- Advise your supervisor of the incident. If the spill exposes workers or anyone else to a serious risk to their health and safety, notify WorkSafe.

Evacuation/assembly points:

truck exit onto access way to Waipapa Landscape Supplies - Pateke Lane

Location of the nearest phones:

OFFICE, cellphones

Hazardous substance spills

Raise the alarm by (eg switching on the fire alarm, shouting) – enter response below:

Shouting, Fire Alarm, Air horn

- Identify the nature of the spilled substance only if you can do so without putting your safety or anyone else's safety at risk.
- Evacuate and if necessary call emergency services (dial 111) and ask for Fire. Tell the 111 operator that you have a chemical spill and if you can, tell them what the chemicals are and the quantities involved.
- Put on personal protective equipment (eg overalls, boots, gloves, eye protection).
- Close off the source of the spill, if it is safe to do so.
- Remove sources of ignition if a flammable substance has been spilled.
- Identify the dangers posed by the spill – only respond if it is safe to do so.
- Refer to the safety data sheet or call a certified handler or other specialist for advice.

Where can safety data sheets be found?

Office File,

- If necessary, advise the local council (if the spill is likely to enter a waterway) and WorkSafe (if the spill exposes workers or any other person to a serious risk to their health and safety).
- Use your spill kit if it is appropriate for the spill and safe to do so. Contain the spill by using a drip tray, oversized container or an absorbent to soak up a small spill.
- Dispose of waste safely according to the instructions on the safety data sheet and any district council rules for disposing of hazardous waste.

Oxidisers

- Apply the following measures to keep liquid/liquefied oxidisers or organic peroxides away from incompatible substances:

- N/A
-

Fire and Emergency New Zealand Review

- Fire and Emergency New Zealand can review your plan to check that any roles proposed for them in it are achievable and consistent with their operational policies and identify anything that could affect operations in an emergency. They may ask for more details to clarify their involvement in the plan and the resources they will need.
- If Fire and Emergency New Zealand makes a written recommendation about the plan, the plan must be amended to give effect to the recommendation.

After the event

- Replenish your spill kit.
- Complete an incident report.
- Review the effectiveness of the emergency plan.

LPG leak response

This section also applies to other flammable gases. If you have toxic gases, we recommend you include the emergency response for them in the Other Emergencies section at the back of this flipchart.

- Your first consideration is the immediate safety of all people present.
- If you suspect a flammable gas is leaking, move away from the likely source of the leak before using a mobile or cordless phone.
- Evacuate, and if necessary call emergency services (dial 111) and ask for Fire.
- If safe to do so, isolate or turn off the gas at the source.
- If others are safely able to help, give them tasks to help manage the leak.

GAS LEAK CHECKLIST (BULK FACILITY)

Follow these steps only if safe to do so:

1. Raise the alarm.
2. Evacuate all people from the area.
3. Activate any emergency shut down systems.
4. Activate any water spray protection systems.
5. Call emergency services (dial 111) and ask for Fire. Tell the 111 operator that you have a gas leak, and if able, tell them what the gas is.
6. Call your supervisor.

PRECAUTIONS

- Do not endanger yourself.
- Make sure you have an escape route.
- Keep your hands and face clear of any escaping gas or liquid.
- No smoking! Keep ignition sources at least 20 m away until the area is safe.
- Do not use the equipment again until it has been inspected.
- Do not leave the site unattended if there is risk of a further leak.
- Advise your supervisor of the incident. If the leak exposes workers or anyone else to a serious risk to their health and safety, notify WorkSafe.

Evacuation/assembly points:

truck exit onto access way to Waipapa Landscape Supplies - Potaka Lane

Maximum amount of LPG held on site:

Please enter information about the maximum amount of LPG you hold on site (eg size of tank, volume of system).

15 tonne

Location of the nearest phones:

Suspected LPG cylinder or appliance leak

- First, if there is any possibility of cylinder(s) being engulfed by fire, evacuate all surrounding areas.
- Then, call emergency services (dial 111) and ask for Fire. Advise them of a suspected LPG leak, the location of the cylinder or appliance and the cylinder size.
- Remove or extinguish all sources of ignition.
- If it is safe to do so and possible:
  - remove the cylinder or appliance from any heat sources
  - stop the leak by shutting the cylinder valve, and
  - remove the cylinder or appliance to a safe outdoor area, if the leak persists
  - DO NOT attempt any of the above if you are not completely sure of what to do.
- If gas is leaking, ventilate the area thoroughly until the air is clear.
- If it is a minor leak, check the system for any indication of gas leaking, such as a smell or hiss. Test with a soapy water solution, which will bubble at any point where gas escapes.
- If a leak is found at a connection, remake the connection and test it again.
- Do not use the cylinder or appliance again until it is inspected.
- If necessary, notify WorkSafe (if the leak exposes workers or any other person to a serious risk to their health and safety).

Bulk storage system leak

- Activate the alarm, evacuate the area.
- Call emergency services (dial 111) and ask for Fire. Tell the 111 Operator that you have an LPG leak from a bulk storage system, and how much the tank or system holds.
- Remove all sources of ignition.
- Activate any fire protection systems.
- If it is a pipeline leak, close isolation valves if it is safe to do so.
- If necessary, notify WorkSafe (if the leak exposes workers or any other person to a serious risk to their health and safety).

Fire and Emergency New Zealand Review

- Fire and Emergency New Zealand can review your plan to check that any roles proposed for them in it are achievable and consistent with their operational policies and identify anything that could affect operations in an emergency. They may ask for more details to clarify their involvement in the plan and the resources they will need.
- If Fire and Emergency New Zealand makes a written recommendation about the plan, the plan must be amended to give effect to the recommendation.

After the event

- Complete an incident report.
- Review the effectiveness of the emergency plan.
- Check and reset emergency protection systems, as necessary.

Cardio-pulmonary resuscitation (CPR)

Danger:	Check for your safety and the safety of the patient and bystanders.
Response:	Check for response: tap the patient, gently shake and shout.
Send for help:	Dial 111 and ask for an ambulance. If the patient has been, or might have been, affected by a chemical tell the 111 operator. If you know which chemical it is, tell the 111 operator. If others are able to help, send someone to meet emergency services and direct them to the scene. Tell them to look out for a fire truck as well as an ambulance. Both a fire truck and ambulance often respond to CPR calls, and in many areas the fire truck will arrive first.
Airway:	Open the patient's airway, tilt their head back.
Breathing:	If the patient is not breathing normally then start CPR. See the page below for more information on how to carry out CPR.
CPR:	Start CPR: 30 chest compressions; two breaths.
Defibrillate:	If you have a defibrillator and have been trained in its use, attach it and follow the machine prompts.

First aiders trained in CPR:

Lee MacCarthy

Billy Reid

Luis Decena

Doctor:

Broadway Health
Waipapa

Location of defibrillator:

Ballance Waipapa

The medical centre is:

Broadway Health
Waipapa

To check for normal breathing

Tilt the patient's head back and raise their chin forward.

- Look for movement.
- Listen for breathing.
- Feel for breath on your cheek.
- If the patient is not breathing normally, turn them onto their back and start CPR.

CPR

Position your hands in the centre of the patient's chest and push down firmly and quickly 30 times.

- Breathing: with the patient's head tilted back, pinch their nose and seal your mouth over their mouth. Blow twice into the patient's mouth. *Take care if poisoning is suspected. Make sure there is no residual poison in the mouth; consider mouth to nose resuscitation.*
- Chest compressions: push down on chest firmly and quickly 30 times. Continue with two breaths and 30 pumps until help arrives.

Chest compressions are the most important part of CPR, so, if for any reason you cannot give rescue breaths to a patient, DO attempt chest compressions.

Call, pump, blow

CALL
Dial 111.

PUMP
Position hands in the centre of the chest.

Firmly push down 5 cm on the chest 30 times.

BLOW
Tilt head.
Lift chin.
Check breathing.

Give two breaths. Continue with 30 pumps and two breaths until help arrives.

- CPR is needed if a patient has collapsed, is not responsive and is not breathing normally.
- Patients who have collapsed should be carefully assessed to decide what emergency care is needed.
- If you are reluctant to give mouth to mouth then continue with only the chest compressions.

Emergency first aid

Have the product label or safety data sheet available and read the instructions on what to do in an emergency.

First aiders:
Lee MacCarthy
Billy Reid
Luis Deceng

Doctor: Broadway Health Waipapa

First aid kits are located:
workshop, all vehicles, office

Safety data sheets are located:
OFFICE

The medical centre is:
Broadway Health Waipapa

Poison centre: **0800 POISON/0800 764 766**

Controlling bleeding

1. Apply direct pressure to the wound – use your hand(s) (wear gloves).
2. Raise the limb.
3. Apply a pad and firm bandage – use clean rags or clothing, if necessary.

Remember:

- Always check circulation below the bandage.
- If there is tingling, numbness or blueness, loosen the bandage.

Foreign bodies (objects) in the eye(s)

1. Wash the eye(s) with clean, cool water.
2. If the foreign body is stuck to the eye surface, do not attempt to remove it.
3. Place a covering over both eyes and send for, or take the person to, medical aid.

Poisoning

Seek medical advice, call the poison centre or call an ambulance (dial 111).

Remember:

- Do not make the person vomit without advice from a medical professional.
- Do not give fluids without advice from a medical professional.

Chemicals in the eye(s)

1. Wash the eye(s) with clean, cool water for at least 15 minutes.
2. Wash outwards from near the nose and always wash under the upper eyelid.
3. Send for, or take the person to, medical aid.

Exposure to gas or vapours

1. Remove patient to fresh air.
2. Keep them calm and make sure they are comfortable.
3. Seek medical help.

Breathing difficulties

1. If a person is breathing but unconscious, turn them onto their side.
2. Clear their airway from obstructions, such as their tongue or vomit.
3. Seek medical help.

Burns

1. Cool the burnt area with cool water for 10-15 minutes.
2. If necessary, cover the burn with a clean dressing or plastic wrap before taking the person to medical aid.

Remember:

- Do not burst blisters.
- Do not remove clothing that is stuck.
- Do not apply creams.

Minor wounds

1. Clean the wound with soap and water.
2. Cover it lightly with a clean dressing.
3. Seek medical help, if necessary.

Chemical burns

1. Protect yourself from the substance and avoid contact with your skin and eyes.
2. Remove any contaminated clothing.
3. Brush off dry chemicals and flush liquids from the skin using cool, running water for 15 minutes or more. Flush or wash skin after brushing off dry chemicals to remove any remaining particles.
4. Treat for shock if the patient looks faint or pale or has shallow, rapid breathing.
5. Wrap the area with a dry, sterile dressing or a clean cloth.
6. Protect the burn from pressure and friction.
7. If the skin has blisters, or if there is an overall body reaction, get medical help immediately.

Your first aid kit contains

ITEM	DATE CHECKED	DATE CHECKED	DATE CHECKED	DATE CHECKED
Bandages	1/11/23	14/5/24		
Plasters	1/11/23	14/5/24		
Gloves	1/11/23	14/5/24		
Scissors	1/11/23	14/5/24		
Gauze	1/11/23	14/5/24		
Mouth screen-CPR	1/11/23	14/5/24		
Saline Solution	1/11/23	14/5/24		
Sling	1/11/23	14/5/24		
Fabric tape	1/11/23	14/5/24		
Iodine Solution	1/11/23	14/5/24		
Plastic- wide	1/11/23	14/5/24		

When disaster strikes

- Turn on your radio for advice and information.
- Know the civil defence warning signal.
- Know your nearest civil defence post and police station.
- Do not go sightseeing or make unnecessary trips to affected areas.

Civil defence

Your civil defence warning signal:

Siren

Your local radio station:

91.6 FM

Your nearest civil defence post:

Northland Regional Council

Your nearest police station:

Kerikeri

Your civil defence cabinet/kit is located:

First Aid Kits
- workshop
- all vehicles
- office

Earthquake

During the earthquake:

- Keep calm.
- Stay indoors, where practical.
- Keep away from windows and heavy furniture.
- **DROP, COVER, HOLD.** Get under something that covers you, like a doorway, strong table or other sturdy structure. Hold onto it if you can.
- **IF IT'S LONG OR STRONG, GET GONE.** If an earthquake makes it difficult to stand up, or if an earthquake lasts a minute or more and you are in a tsunami zone, head inland or for higher ground immediately.

After the earthquake, if the building is damaged:

- Turn off gas at the mains. Before you turn off electricity and water, think about if gas detection, fire suppression and alarm systems need these services.
- Conserve your water.
- Treat injuries.
- Get in touch with neighbours – they may need help. If you have one or are part of one, activate your call tree (a list of people and their contact details, where each person contacts the person below them in an emergency).
- When help is needed, go to your nearest civil defence post.
- If any other emergency in this flipchart is likely as a result of the earthquake and ONLY if it is safe to do so, carry out the steps listed for that emergency.
- Advise your supervisor of damage or injury sustained.

Tsunami

This business is in a tsunami risk zone Yes (No)

Warning systems:

Siren

If the earthquake is **LONG OR STRONG GET GONE.** Immediately go to high ground or as far inland as possible. Your route to a safe location:

Assembly point

- Do not go sightseeing.
- Listen to the radio for information and follow civil defence instructions.
- If any other emergency in this flipchart is likely as a result of the tsunami and ONLY if it is safe to do so, carry out the steps listed for that emergency.

Disease outbreak

- If you are sick then stay home, keep away from other people and avoid receiving visitors.
- Wash and dry your hands when handling food, using the bathroom, wiping children's noses or if you are looking after sick people.
- Use tissues to cover coughs and sneezes, throw used tissues in a bin and wash your hands.
- Give fluids to people with a fever and/or diarrhoea.
- Paracetamol can be used to bring down high fevers.
- See the Ministry of Health website: **www.health.govt.nz**

Volcanic eruption

Warning systems:

Siren

BEFORE A VOLCANIC ERUPTION

Your route to a safe location:

Evacuation assembly point

DURING THE VOLCANIC ERUPTION

- Stay indoors as much as possible.
- Save water as early as possible as supplies may become contaminated.
- If it is safe to do so, keep gutters and the roof clear of ash to prevent your roof collapsing.
- If you must go outside, use protective clothing, cover your head, breathe through a mask and carry a torch.
- If any other emergency in this flipchart is likely as a result of the eruption and ONLY if it is safe to do so, carry out the steps listed for that emergency.

Flood

- Be prepared to get to high ground.
- Turn off electricity and gas supplies.
- Do not go into floodwaters alone.
- Do not go sightseeing.
- Do not drink floodwater.
- Move valuables, clothing, food and medicines above likely reach of floodwater, if it is safe to do so.
- Avoid back flow from drains and toilets – fit bungs (stoppers) or sandbags and weigh them down.
- If any other emergency in this flipchart is likely as a result of the flood and ONLY if it is safe to do so, carry out the steps for that emergency.

Emergency equipment

Fire fighting equipment

ITEM	LOCATION	DESCRIPTION (eg 2 kg dry powder or 9 L foam/other)	TEST DATE
Fire extinguishers	OFFICE	2.5 Kg dry powder	21/10/23
	workshop.	2.5 Kg dry powder	21/10/23
	all vehicles	2.5 Kg dry powder	21/10/23
Hose reel	workshop		
Sprinkler systems			
Fire blanket			
Other			

Emergency response equipment

ITEM	LOCATION	INSTRUCTIONS/TRAINED WORKERS
Spill kit contents		
Civil defence kit contents		

Responsibilities and testing the plan

People with specific responsibilities and skills

Enter any people in your workplace with any specific responsibilities and skills in carrying out the emergency response plan in the tables below.

NAME	LOCATION	RESPONSIBILITIES AND SKILLS	HAS SPECIAL TRAINING TO DEAL WITH EMERGENCIES INVOLVING (enter substance name)	CONTACT DETAILS	AVAILABLE (in minutes)
Arno Pretorius	Office	-Manager	LPG		1
Lee MacCarthy	office	-LPGManager	LPG & First Aid		1
Malcolm Powell	LPG	LPG	LPG		1
Billy Reid	workshop	First Aid.			1

Fire wardens and training

NAME	LOCATION	DATE TRAINED	DATE TRAINED	DATE TRAINED	DATE TRAINED
George McLeod	-workshop	5/9/23			

First aid and training

NAME	LOCATION	DATE TRAINED	DATE TRAINED	DATE TRAINED	DATE TRAINED
Lee MacCarthy		01/06/23			
Billy Reid		3/7/22			
Luis Decena		3/7/22			

Record of plan testing

To be completed ANNUALLY. Include additional emergencies for your workplace that you may have added on **pages 25 and 26.**

DATE	COULD PEOPLE WITH RESPONSIBILITIES BE CONTACTED?	DID THE PERSON HAVE THE REQUIRED SKILLS AND RESPONSIBILITIES? Fire	Spill	First Aid	Other emergencies 1	Other emergencies 2	WERE ISSUES IDENTIFIED IN THE TEST?	WAS THE PLAN MODIFIED TO OVERCOME THE ISSUES?
23/11/24	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Reporting incidents and access to the plan

Every incident resulting in harm to people, damage to property or to the environment must be reported to a supervisor immediately.

- Respond to the incident promptly and if it is safe to do so carry out the steps for the emergency in this flipchart.
- Preserve the scene in the case of serious harm.
- Collect relevant information about the incident.
- Develop and take remedial actions.
- Complete any insurance claims and reports required.

Report all incidents to:

Arno Pretorius

Brendon Reyburn

Accident report forms are found:

OFFICE

Enforcement agencies contact numbers:

WorkSafe:

0800 030 040

City or District Council:

FNDC 0800 920029

Regional Council:

NRC 0800 002 004

Access to the plan

- Make your emergency response plan available to everyone responsible for any part of it and to every emergency service provider it identifies. See **pages 2 and 3** and **page 19** for contact details.
  - Available could mean that the responsible person knows where the plan is and easy and has unrestricted access to the plan or sending the person or emergency service a copy.
- Use the table below to check that the plan is available to each responsible person or emergency service provider.
  - Enter the person's name, how the plan is available to them (eg shown where the plan is in the workplace, sent a copy), and the date this table was completed.
  - If the plan is not available to a person, make it available and state how this was done.

NAME OF RESPONSIBLE PERSON/ EMERGENCY SERVICE PROVIDER	IS THE PLAN AVAILABLE TO THIS PERSON?		HOW IS THE PLAN AVAILABLE TO THIS PERSON?	DATE
Arno Pretorius	✓Yes	No	office / email	23/11/23
Larg Francis	✓Yes	No	office / email	23/11/23
Lee MacCarthy	✓Yes	No	office / email	23/11/23
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		
	Yes	No		

Inventory, safety data sheets and site plan

- Your emergency response plan needs to state where the inventory of hazardous substances at your workplace can be found – use the table below. Ideally the inventory should be kept near the emergency response plan.
  - Where is the hazardous substances inventory and when was it last updated?

LOCATION(S) OF YOUR HAZARDOUS SUBSTANCES INVENTORY	DATE LAST UPDATED
office - with ERP	23/11/23

- Safety data sheets contain important information about the hazardous properties of your substances and controlling their effects.

  Make safety data sheets or condensed versions of the key information from safety data sheets (eg product safety cards) readily accessible to workers in work areas and to emergency service workers likely to be exposed to the substances at your workplace.
  - Where are your safety data sheets or condensed versions located?

LOCATION(S) OF SAFETY DATA SHEETS (OR CONDENSED VERSIONS)
office – with ERP

Your emergency response plan needs to include a site plan. Make sure the plan is accurate and drawn to scale so that anyone who needs to use it can identify the distances involved and any other relevant information about the location.

The plan could show, depending on the nature of your operation, the following items:

- a north point
- all hazardous substance locations and tanks or processing equipment for hazardous substances
- all buildings, entry and exit points to buildings, and any stairs or lifts
- the location of the fire alarm panel on your building
- the main electrical switchboard
- the main structures, roads and landmarks on your site
- access points for emergency vehicles and any barriers or height limitations for vehicles entering the site
- the location of the nearest water supply, such as tanks or hydrants
  - if you have water tanks on site, the size of the tanks
  - if the nearest hydrant is not visible on the plan, place an arrow on the plan (where the plan shows the road outside your site) to indicate its direction

- the emergency evacuation meeting points
- access and shut-off points for gas, water and electricity mains
- any major electrical transformers, generators or other potentially hazardous plant
- shut-off valves for any piped gas or chemical processing systems
- any specialised fire safety systems, such as mist or drencher systems
- the location or direction of any high-risk neighbours such as:
  - schools or public meeting places
  - retirement homes or hospitals
  - petrol stations or neighbours that store large volumes of chemicals.

Other useful information to include on your site plan:

- drains, marking the direction of flow, and any storm water grates on your site or on the road outside it
- the location of spill kits, first aid kits, fire extinguishers and any other emergency equipment
- the location of your SDS, inventory, and of the site plan.
- Use the space on this page for your site plan or to attach a copy of your site plan.

Other emergencies

Use these pages to enter any other emergency that could occur in your workplace not already listed in this flipchart.

Enter details about the emergency here and on the bar at the bottom of the **page 26** and fill out the emergency response details below:

N/A

List the people in surrounding areas you need to warn and their contact details below. See also **pages 2 and 3.**

List the people at the workplace who need to be warned about the emergency, and where they usually work:

List the people with responsibilities in the emergency and their contact details below. See also **pages 2 and 3.**

- Help or treat any person injured in the emergency. See information on CPR and first aid on **pages 11 to 14.**
- Enter the steps to **restrict, reduce** and **eliminate** the effects of the emergency and to **re-establish controls** after the emergency and any important information about the order of these steps.

ACTION	RESPONSIBLE PERSON	ACTION
1.		
2.		
3.		
4.		
5.		

- State where to find equipment and material to manage the emergency and its purpose. See also **pages 17 and 18.**

EQUIPMENT/MATERIAL	PURPOSE

Enter details about the emergency here and at the bottom of the page and fill out the emergency response details below:

List the people in surrounding areas you need to warn and their contact details below. See also **pages 2 and 3.**

List the people at the workplace who need to be warned about the emergency, and where they usually work:

List the people with responsibilities in the emergency and their contact details below. See also **pages 2 and 3.**

- Help or treat any person injured in the emergency. See information on CPR and first aid on **pages 11 to 14.**
- Enter the steps to **restrict, reduce** and **eliminate** the effects of the emergency and to **re-establish controls** after the emergency and any important information about the order of these steps.

ACTION	RESPONSIBLE PERSON	ACTION
1.		
2.		
3.		
4.		
5.		

- State where to find equipment and material to manage the emergency and its purpose. See also **pages 17 and 18.**

EQUIPMENT/MATERIAL	PURPOSE

Notes

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WORKSAFE
NEW ZEALAND | MAHI HAUMARU AOTEAROA

Level 6, 86 Customhouse Quay
PO Box 165, Wellington 6140
0800 030 040 worksafe.govt.nz

Appendix 5 – Hazardous Substances Signage

Appendix 5 – Hazardous Substance Signage for Gas & Tyre Waipapa Site


NO SMOKING
ANYWHERE IN THIS AREA
For the Safety & Health of others


FLAMMABLE
GAS
2.1