

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

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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

5. Applicant details

Name/s:

Sarabjit Singh and Trustee Services (2020) Limited

Email:

Phone number:

Work

Home

Postal address:

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

20 Leigh Street (SH10) Kaero Far North

Postcode 479

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:

Danny Hancox

Email:

Phone number:

Work

Home

Postal address:

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

85 Coppermine Road. Kaero. Far North

Postcode 479

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:

Sarabjit Singh and Trustee Services (2020) Limited

**Property address/
location:**

1608c state highway 10 kerikeri

Postcode 293

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☐ No

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Sarabjit Singh and Trustee Services (2020) Limited

Email:

Phone number:

Work

Home

Postal address:

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

1608c state highway 10 kerikeri

Postcode 293

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Sarabjit Singh

Signature:

(signature of bill payer)

Date 11-Nov-2025

MANDATORY

16. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Sarabjit Singh

Signature

Date 11-Nov-2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Land Use Resource Consent Proposal

Sarabijit Singh

1608C State Highway 10, Kerikeri

Date: 10 November 2025

Attention: Liz Searle / Nick Williamson (*Team Leaders – Resource Consents*)

Please find attached:

- an application form for a Simple Land-use Resource Consent to construct a new driveway crossing off a State Highway in the **Rural Production Zone**; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and **Permitted** under the Proposed District Plan.

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

Regards,

Rochelle Jacobs



Director / Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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12. LIMITATIONS 17**Attachments:**

- 1. Far North District Council Application**
- 2. Record of Title – LINZ**
- 3. Site Plan – Coppermine CAD Services Ltd**
- 4. Layout Plan – Coppermine CAD Services Ltd**
- 5. Written Approval - NZTA**
- 6. Traffic Management Plan (TMP) – T8**



Assessment of Environmental Effects

1. Description of the Proposed Activity

- 1.1. The proposal is to construct a new private crossing servicing an existing residential unit and family flat directly off State Highway 10, Kerikeri. This new crossing and future driveway will only service the existing dwellings on site and will not service any neighbouring sites.
- 1.2. While up until recently the creation of a new crossing and private driveway activity has been regarded as a permitted activity, it is understood that Councils interpretation has changed such that now there is a resource consent trigger. **Rule 15.1.6C.1.1 Private Accessway in all zones** states that access shall not be permitted onto a state highway or limited access road. While this is the case, there is debate that a crossing serving a single site is not regarded as a private accessway (as described in the title of 15.1.6C.1.1). This is due to **Appendix 3F – Access Standard Terminology** which depicts the difference between a Private Accessway and a Private Driveway. It is noted that Appendix 3F was inserted into the plan via a plan change in 2019 to clear up issues with the access chapter.
- 1.3. Regardless of the above, the Council has made it quite clear that in order for the applicant to continue with the construction of his crossing that a resource consent must be sought.
- 1.4. Consent is also triggered under rule **15.1.6C.1.8 Frontage to existing roads** as a ROW is available to the site and carries lessor traffic numbers.

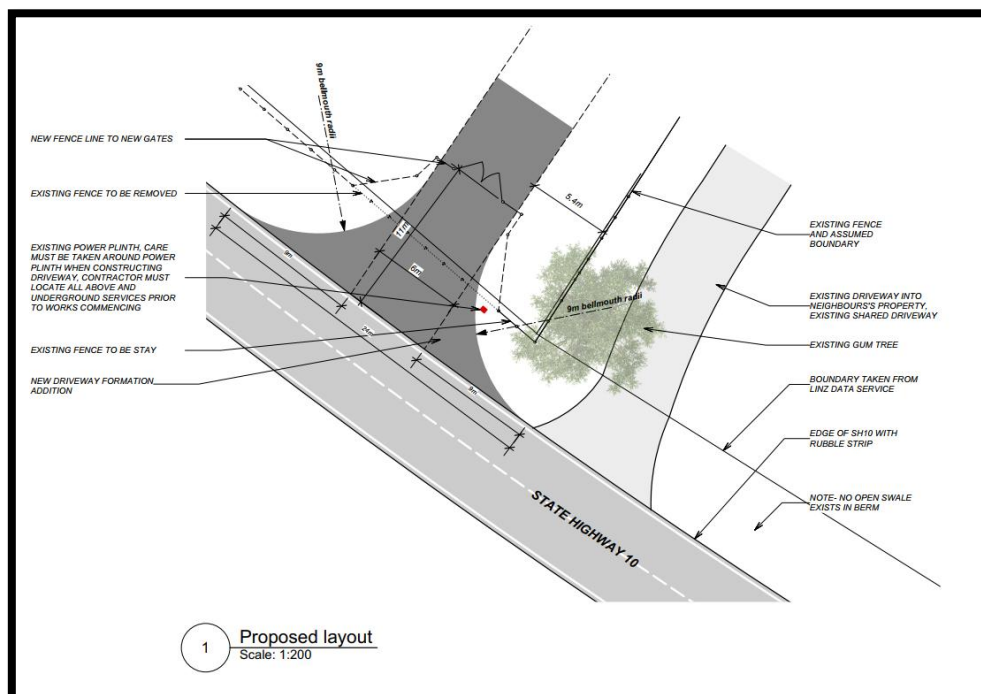


Figure 1 - New crossing location



2. The site and surrounding environment

- 2.1. The subject site is located at 1068C State Highway 10, Kerikeri and is zoned Rural Production in the Operative District Plan (ODP) and Horticulture in the Proposed District Plan (PDP). It is noted that mapping systems also describe the site as 1068D which is associated with the neighbouring Puketotara Lodge.
- 2.2. The site contains an existing 3-bedroom dwelling and a 1-bedroom family flat which was consented under RC 1970796 in 1997.
- 2.3. Access to the dwellings on site is currently via ROW A over Lot 1 DP 359447 from the State Highway. This is shared with 1608, 1608B and 1608D. ROW is then via Easements B & C which are over the subject site and provide access to both 1608B and 1608D respectfully. This consent proposes to establish independent access off the State Highway network and provide a separate driveway within the site eliminating the need for the applicant to use ROW A. While this is the case, this application does not seek to cancel this easement.
- 2.4. The surrounding environment consists of a number of crossings to properties and is located within an 80km speed zone.

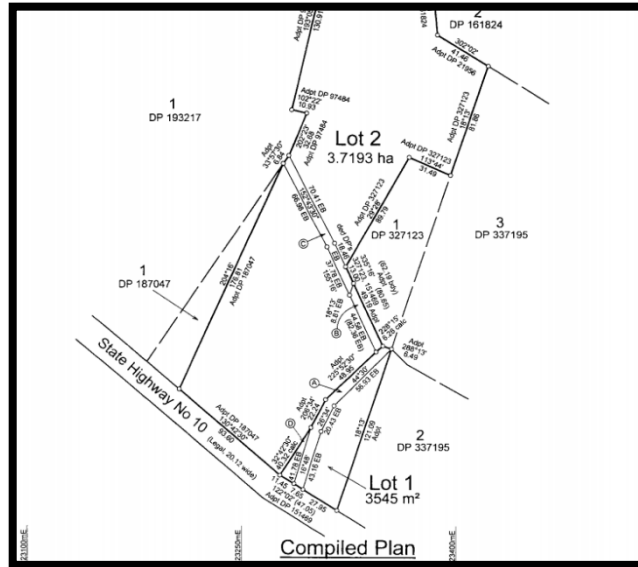


Figure 2 - Current access and ROW locations

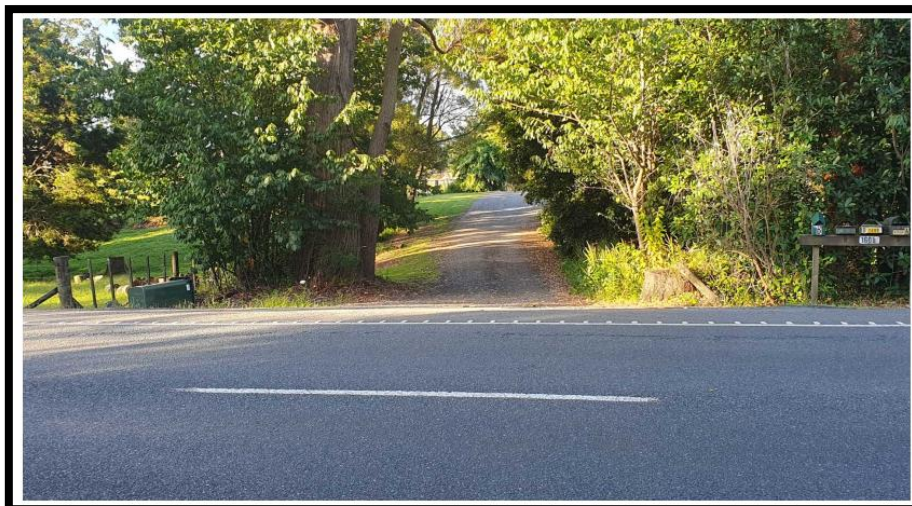


Figure 3 - Current vehicle crossing location and driveway within easement A

3. Background

Title

- 3.1. The subject site is held within Certificate of Title 242054, with an area of 3.7193ha. The site is legally described as Lot 2 DP 359447 with a title date of 9th January 2006.
- 3.2. The title is subject to interests relating to the State Highway being a limited access road, easements for ROW, right to convey water, telecom and electricity over land on the site and also a neighbouring site established at time of subdivision.
- 3.3. The site is not subject to any consent notices or private land covenants.

Site Features

- 3.4. As detailed earlier in this report, the site is zoned Rural Production in the ODP and Horticulture in the PDP. It is not subject to any other mapped overlays.
- 3.5. The site is not shown to be registered on the NRC SLU database as HAIL. A review of aeriels notes that while the surrounding sites appear to be developed with horticulture that this site has remained in grazing.
- 3.6. Councils Far North Atlas / Kohinga Mahere does not indicate that the site contains any historic sites.
- 3.7. The site is located in an area where Kiwi are present. There are no protected areas shown on the maps.
- 3.8. The NRC Hazard Maps do not indicate that the site is susceptible to natural hazards.
- 3.9. The site is not shown to be located within a Treaty Settlements Area nor within or in close proximity to a Statutory Acknowledgement Area.



Figure 4 - 1977 aerial of site

4. Weighting of Plans

- 4.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.



- 4.2. District Plan hearings on submissions have recently concluded with decisions expected in the new year. At this stage, little weight is given to the PDP provisions, except for those which have immediate legal effect.

5. Activity Status of the proposal

Operative Plan – Rural Production Zone

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Not applicable
8.6.5.1.2	SUNLIGHT	Not applicable
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted A new 3m wide driveway will be constructed along the length of Lot 1 DP 359447 providing independent access to the site. At 3.7ha the site coverage remains well within the permitted thresholds.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Not applicable
8.6.5.1.5	TRANSPORTATION	A full assessment has been undertaken in the table below.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable
8.6.5.1.7	NOISE	Not applicable
8.6.5.1.8	BUILDING HEIGHT	Not applicable
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable
8.6.5.1.10	BUILDING COVERAGE	Not applicable
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable

District Wide Matters



Assessment of the permitted 12.1 Natural & Physical Resources		
Plan Reference	Rule	Performance of Proposal
12.1 Landscape and Natural Features – Not Applicable		
12.2 Indigenous Flora and Fauna – Not Applicable		
12.3 Soils & Minerals		
12.3.6.1.3	EXCAVATION AND/OR FILLING IN THE COASTAL RESIDENTIAL ZONE	Permitted. Some minor works are anticipated within the road corridor and within the site to form a driveway. Excavation is anticipated to be well within the permitted volume of 5000m³. No cut /fill faces are anticipated which would trigger the requirement for consent.
12.4 Natural Hazards - Not applicable		
12.5 Heritage – Not Applicable		
12.6 Air – Not Applicable		
12.7 Lakes, Rivers, Wetlands and the Coastline – Not Applicable		
12.8 Hazardous Substances – Not Applicable		
12.9 Renewable Energy and Energy Efficiency – Not Applicable		
Chapter 15 - Transportation		
TRAFFIC		Not Applicable
PARKING		Not Applicable
ACCESS		Discretionary Activity 15.1.6C.1.1 Private Accessways in all zones As detailed above, a new vehicle crossing will be created directly off the State Highway, providing independent access to this site. It is reiterated that 1608B & D will not be serviced by this new crossing. While this new crossing will only service the existing site such that it does not meet the definition of a private accessway as defined by Appendix 3F, Council have determined that the rule is also applicable to private driveways such that substandard (e) is triggered. While I do not agree with Councils interpretation, given that the client needs to undertake works urgently consent is therefore sought as a Discretionary activity. 15.1.6C.1.5 Vehicle crossing standards in rural and coastal zones The crossing will be constructed to the standards determined by NZTA which exceed these requirements. 15.1.6C.1.7 General Access standards There is sufficient manoeuvring space on site.



	The new driveway can accommodate a heavy rigid vehicle. Stormwater will be managed. 15.1.6C.1.8 Frontage to existing roads. The proposal is not a subdivision. Access will be directly off the State Highway, rather than the ROW. As the ROW carries a lesser volume of traffic consent is triggered as a Discretionary Activity.
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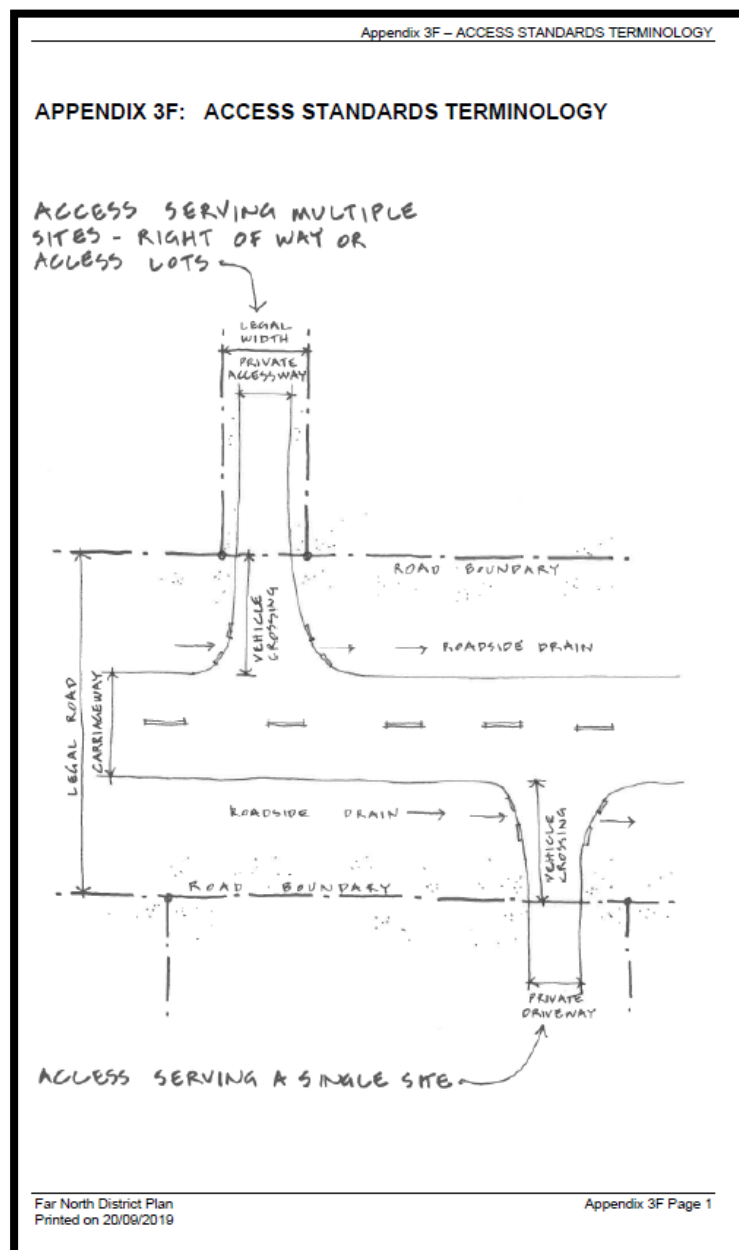


Figure 5 - Extract of Appendix 3F inserted in 2019 to provide clarification on the Access definitions



Operative District Plan Rule Infringements

- 5.1. The assessment above indicates a Rule **15.1.6C.1.1 Private Accessways in all zones** and Rule **15.1.6C.18 Frontage to existing roads** is infringed.
- 5.2. The proposal is a **Discretionary Activity** as per Section, **15.1.6C.2 Discretionary Activities**. An assessment of Section **15.1.6C.4 Assessment Criteria** will be undertaken as part of this assessment.
- 5.3. Rule **15.1.6C.3 Affected Persons** is also applicable as the infringement relates to a non-compliance within 90m of a State Highway. Written Approval from NZTA has been provided in support of this proposal.

Proposed District Plan

- 5.4. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is split zoned Settlement and Rural Residential as well as a portion of the site being within the Coastal Environment Overlay. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: 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 Rules HS-R5, HS-R6, HS-R9	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	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 applicable. The site does not contain any notable trees.
Sites and Areas of	All rules have immediate legal effect (SASM-R1 to SASM-R7)	Not applicable.



Significance to Maori	Schedule 3 has immediate legal effect	The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal will not result in any clearance of indigenous vegetation.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Earthworks as part of this proposal will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	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 applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

Proposed District Plan Breaches

5.5. The assessment above indicates that the proposal is **Permitted** insofar as the Proposed District Plan.

National Environmental Standards

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

5.6. A review of aeriels did not indicate that the site contained or has contained, any activities listed on the HAIL. The application has been considered Permitted in terms of this regulation.



- 5.7. No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.

6. Statutory Assessment

Section 104B of the Act

- 6.1. Section 104B governs the determination of applications for Discretionary Activities. With respect to Discretionary Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.

Section 104(1) of the Act

- 6.2. Section 104(1) of the Act states that when considering an application for resource consent –

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

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this proposal are that an safer independent crossing and driveway will be constructed for the applicant.

- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.



- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.

7. Environmental Effects Assessment

- 7.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 7.2. The proposal is to be assessed as a Discretionary Activity as per Rule 15.1.6C.2 Discretionary Activities. The Council may approve or refuse an application for a Discretionary Activity, and it may impose conditions on any consent. In assessing an application for a discretionary activity, the Council have full discretion. An assessment of the relevant section of 15.1.6C.4 has been undertaken below.

15.1.6C.4.1 Property Access

- 7.3. The proposed crossing place location and design has been fully assessed by NZTA. Written approval has been provided. No adverse effects are considered to be created if the works are undertaken in accordance with NZTAs recommendations.
- 7.4. We offer a condition that the works align with those recommended conditions set by NZTA.

15.1.6C.4.2 Frontage to Existing Roads

- 7.5. The crossing will provide for access directly off the State Highway. A review has been undertaken by NZTA of the location and design and they are satisfied that the utilisation of both crossings is satisfactory.
- 7.6. As per above we offer a condition that the works align with NZTAs recommendations.

8. Policy Documents

- 8.1. In accordance with Section 104(1)(b) of the Act, the following documents could be considered relevant to this application:

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

National Environmental Standards

- 8.3. As mentioned earlier in this report, there have been no previous or current activities listed on the HAIL, undertaken on the site. The proposal is therefore considered permitted in terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.
- 8.4. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

National Policy Statements

- 8.5. There are currently eight National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy on Electricity Transmission
 - National Policy Statement for Highly Productive Land
 - New Zealand Coastal Policy Statement
 - National Policy Statement for Indigenous Biodiversity.
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- 8.6. Given that the proposed works will occur entirely outside of the Coastal Environment, the NZCPS is not considered applicable to the proposal. Furthermore, the proposal does not result in any infringements for the applicable zone and is therefore considered to be consistent with development anticipated in the zone and surrounding environment.
- 8.7. No other NPS are considered applicable to the proposal.

Regional Policy Statement

- 8.8. The relevant policy statement applicable to the application is the Operative Regional Policy Statement for Northland (RPS). Given the nature of the proposal and the fact that there are no infringements of the permitted rules for the underlying zone, the proposal is considered to be consistent with the objectives and policies of the RPS.



Far North Operative District Plan

Relevant objectives and policies

- 8.9. The relevant objectives and policies of the Plan are those related to the Rural Production Zone and the Transportation Chapter.
- 8.10. Consent has been triggered due to the request for an independent crossing off the state highway. NZTA are the only affected party in this instance, and the request generally sits outside the jurisdiction of FNDC. NZTA have provided written approval on the basis that their conditions of approval will be met. There are no other relevant matters.
- 8.11. As such, it is considered that the proposal is consistent with the relevant objectives and policies of the ODP.

Proposed District Plan

- 8.12. The proposal has been determined to be a Permitted activity under the PDP and as such, is considered to be consistent with the relevant objectives and policies of the PDP.

Summary

- 8.13. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

9. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

- 9.1. There are no special circumstances that exist to justify public notification of the application given the minor nature of this proposal.

Limited Notification Assessment

- 9.2. There are no protected customary rights groups or customary marine title groups that are relevant to this application. The site does not adjoin a Statutory Acknowledgement Area.
- 9.3. There is a rule in the plan that requires notification to NZTA. They have provided written approval.
- 9.4. No other rules in the district plan or national environmental standard require notification of the proposal.
- 9.5. The proposal does not involve a boundary activity.
- 9.6. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval. As noted above NZTA have provided written approval.



9.7. Therefore, no persons will be affected to a minor or more than minor degree.

9.8. No special circumstances exist in relation to the application.

9.9. It is concluded that there are no affected persons.

10. Part 2 Assessment

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

10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the rural character of the site and surrounding environment.

10.3. Section 6 of the Act sets out a number of matters of national importance. Preservation of the natural character of the coastal environment is not impacted as the site is not within a coastal local. Public access is not considered relevant to this proposal. Historic Heritage will not be affected by the proposal as the site is not known to contain any archaeological sites. The proposal is not considered to exacerbate natural hazards. As such, the proposal is considered to have recognised and provide for the matters of national importance listed within Section 6 of the Act.

10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

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

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

11. Conclusion

11.1. Consent is sought to enable an independent crossing off the State Highway to the subject site. The development will result in no more than minor adverse effects on the environment, and nil effects on any person or party.

11.2. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.



- 11.3. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.4. As a Discretionary Activity, the proposal has been assessed against the relevant objectives, policies and assessment criteria contained within the Operative District Plan. It is considered that the proposed activity would not be contrary to those provisions and that any potential adverse effects can be avoided or mitigated. It is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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




R.W. Muir
Registrar-General
of Land

Identifier **242054**
Land Registration District **North Auckland**
Date Issued 09 January 2006

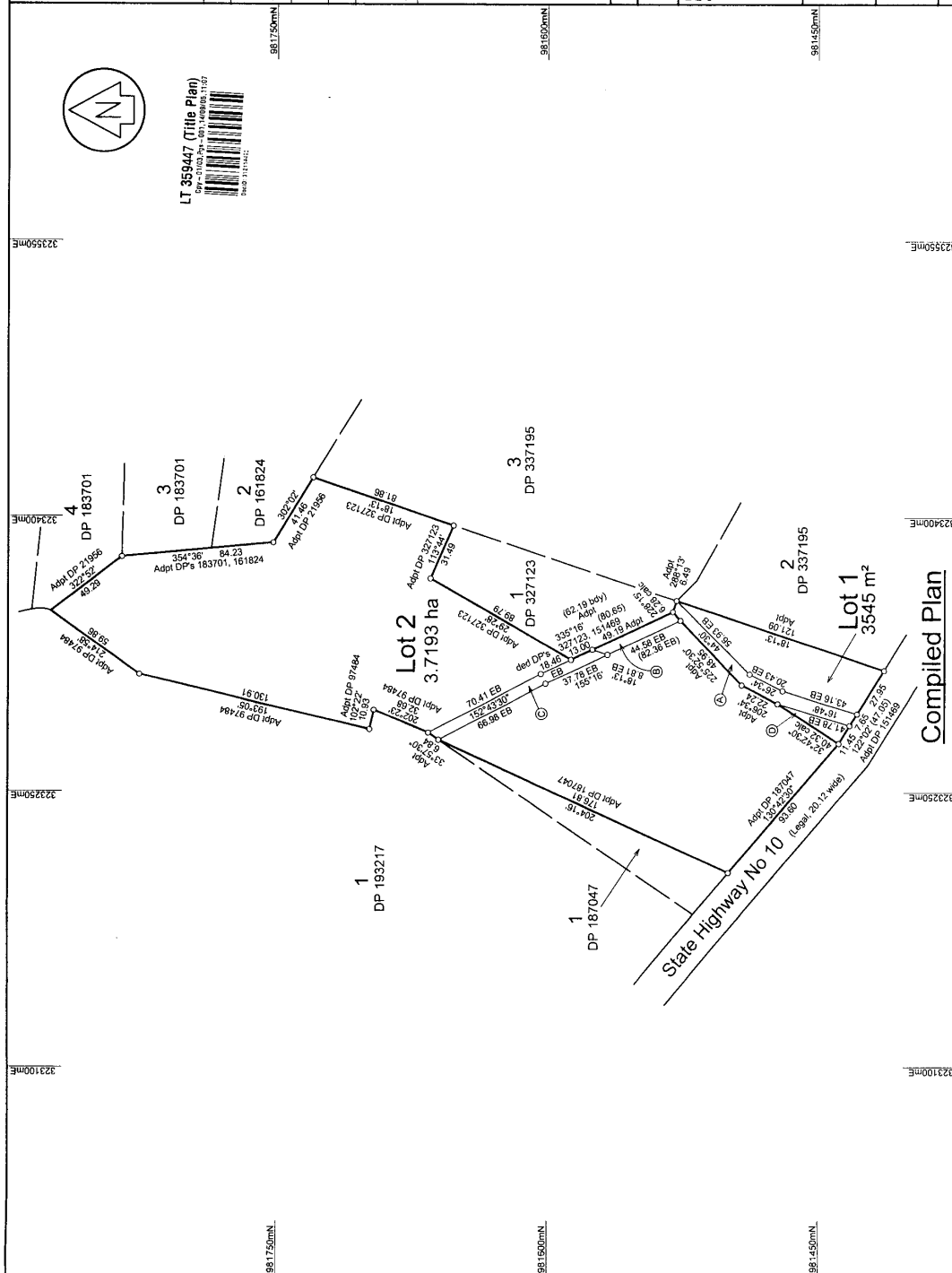
Prior References
110139

Estate Fee Simple
Area 3.7193 hectares more or less
Legal Description Lot 2 Deposited Plan 359447
Registered Owners
Sarabjit Singh and Trustee Services (2020) Limited

Interests

573901.1 Gazette Notice declaring adjoining State Highway as a limited access road - 31.1.1979 at 10.51 am
Subject to a right of way and a right to convey water and telecommunications and to an electricity supply right over parts marked B and C on DP 359447 specified in Easement Certificate C413568.5 - 15.9.1992 at 11.21 am
The easements specified in Easement Certificate C413568.5 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way and right to convey water, electricity and telecommunications created by Easement Instrument 6713577.3 - 9.1.2006 at 9:00 am
The easements created by Easement Instrument 6713577.3 are subject to Section 243 (a) Resource Management Act 1991
10477310.3 Mortgage to ANZ Bank New Zealand Limited - 1.7.2016 at 4:15 pm

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 26th day of September 2005, subject to the granting or reserving of the easements set out in the Memorandum hereon <i>[Signature]</i> Authorised Officer RC 2050995		MEMORANDUM OF EASEMENTS <table border="1"> <tr> <th>Purpose</th> <th>Shown</th> <th>Servient Tenement</th> <th>Dominant Tenement</th> </tr> <tr> <td>Right of way & water, electricity and telecommunications</td> <td>(A)</td> <td>Lot 1 hereon</td> <td>Lot 2 hereon</td> </tr> <tr> <td></td> <td>(B)</td> <td>Lot 1 hereon</td> <td>Lot 2 hereon</td> </tr> <tr> <td></td> <td>(C)</td> <td>Lot 2 hereon</td> <td>Lot 1 hereon</td> </tr> </table>		Purpose	Shown	Servient Tenement	Dominant Tenement	Right of way & water, electricity and telecommunications	(A)	Lot 1 hereon	Lot 2 hereon		(B)	Lot 1 hereon	Lot 2 hereon		(C)	Lot 2 hereon	Lot 1 hereon
Purpose	Shown	Servient Tenement	Dominant Tenement																
Right of way & water, electricity and telecommunications	(A)	Lot 1 hereon	Lot 2 hereon																
	(B)	Lot 1 hereon	Lot 2 hereon																
	(C)	Lot 2 hereon	Lot 1 hereon																
EXISTING EASEMENTS <table border="1"> <tr> <th>Purpose</th> <th>Shown</th> <th>Servient Tenement</th> <th>Creating Document</th> </tr> <tr> <td>Right of way & water, electricity and telecommunications</td> <td>(A)</td> <td>Lot 1 hereon</td> <td>C-413568.5</td> </tr> <tr> <td></td> <td>(B)</td> <td>Lot 2 hereon</td> <td>C-413568.5</td> </tr> <tr> <td></td> <td>(C)</td> <td>Lot 2 hereon</td> <td>C-413568.5</td> </tr> </table> Adoptions are from DP 151469 unless shown otherwise. Easement boundaries have been adopted from DP 151469 Geodetic 2000 Datum		Purpose	Shown	Servient Tenement	Creating Document	Right of way & water, electricity and telecommunications	(A)	Lot 1 hereon	C-413568.5		(B)	Lot 2 hereon	C-413568.5		(C)	Lot 2 hereon	C-413568.5	NEW C&T ALLOCATED Lot 1 - 242053 Lot 2 - 242054 Class of survey : Lot 1 - class I Lot 2 - class II Total Area 4.0738 ha Comprised in CT 110139 (All)	
Purpose	Shown	Servient Tenement	Creating Document																
Right of way & water, electricity and telecommunications	(A)	Lot 1 hereon	C-413568.5																
	(B)	Lot 2 hereon	C-413568.5																
	(C)	Lot 2 hereon	C-413568.5																
I, Robert John Donaldson of Kerikeri, being a person entitled to practise as a licensed cadastral surveyor, undertake to certify that the surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the provisions of the Resource Management Act 1991 and the Surveyor General's Rules for Cadastral Survey 2002. b) This dataset is accurate, and has been created in accordance with the Act and those Rules. Signed <i>[Signature]</i> Dated 24/9/05 Field Book p. Traverse Block p. Reference Plans DPs 337195, 327123, 183701, 161824, 151469, 97464, 21986 Examined Correct Approved as to Survey by Land Information New Zealand on 22/09/05 Deposited by Land Information New Zealand on 24/10/2006 File Receiver 14 SEP 2005 DP 359447																			



Compiled Plan

Lots 1 & 2 being a subdivision of Lot 2 DP 327123

TERRITORIAL AUTHORITY Far North District

Surveyed by R.J. Donaldson & Associates

Scale 1:1500 **Date** August 2005 **Ref** 4773

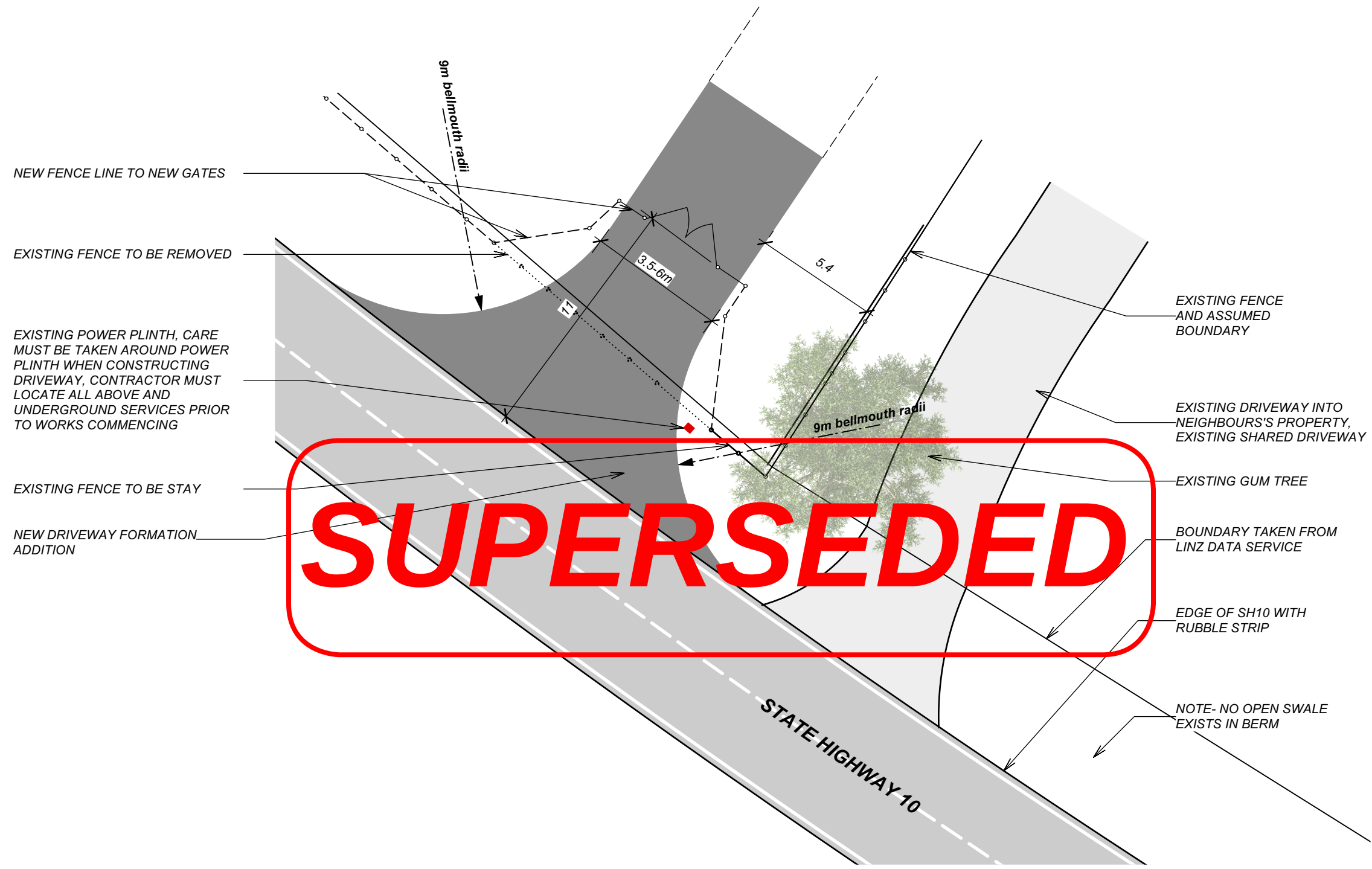
LAND DISTRICT NORTH AUCKLAND

NEW CROSSING TO THIS
SECTION

EXISTING CROSSING



1 Site Plan
Scale: 1:2000



1 Proposed layout
Scale: 1:200



PHOTO FROM OPPOSITE BLUE GUM LANE, SOUTH OF DRIVEWAY CROSSING



PHOTO FROM DRIVEWAY, NORTH OF DRIVEWAY CROSSING

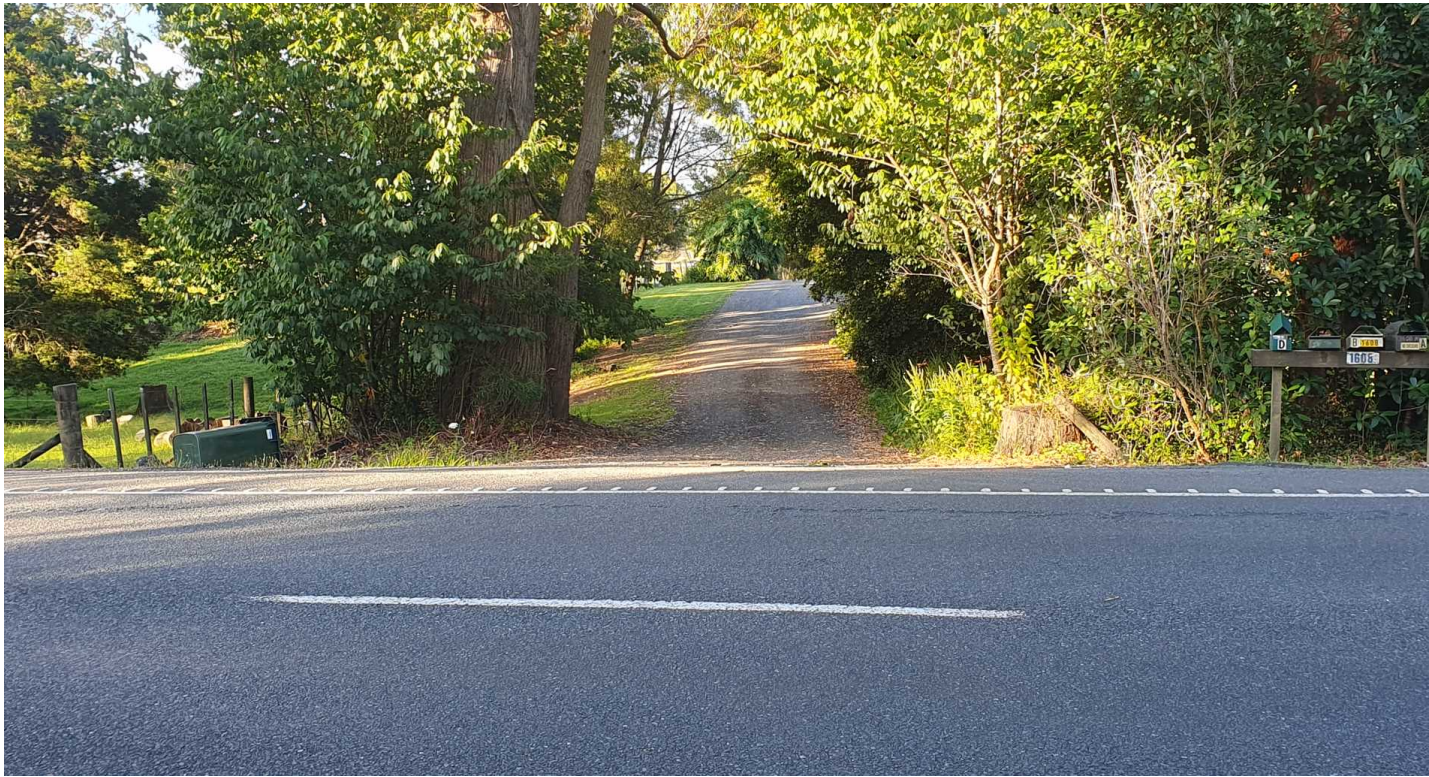
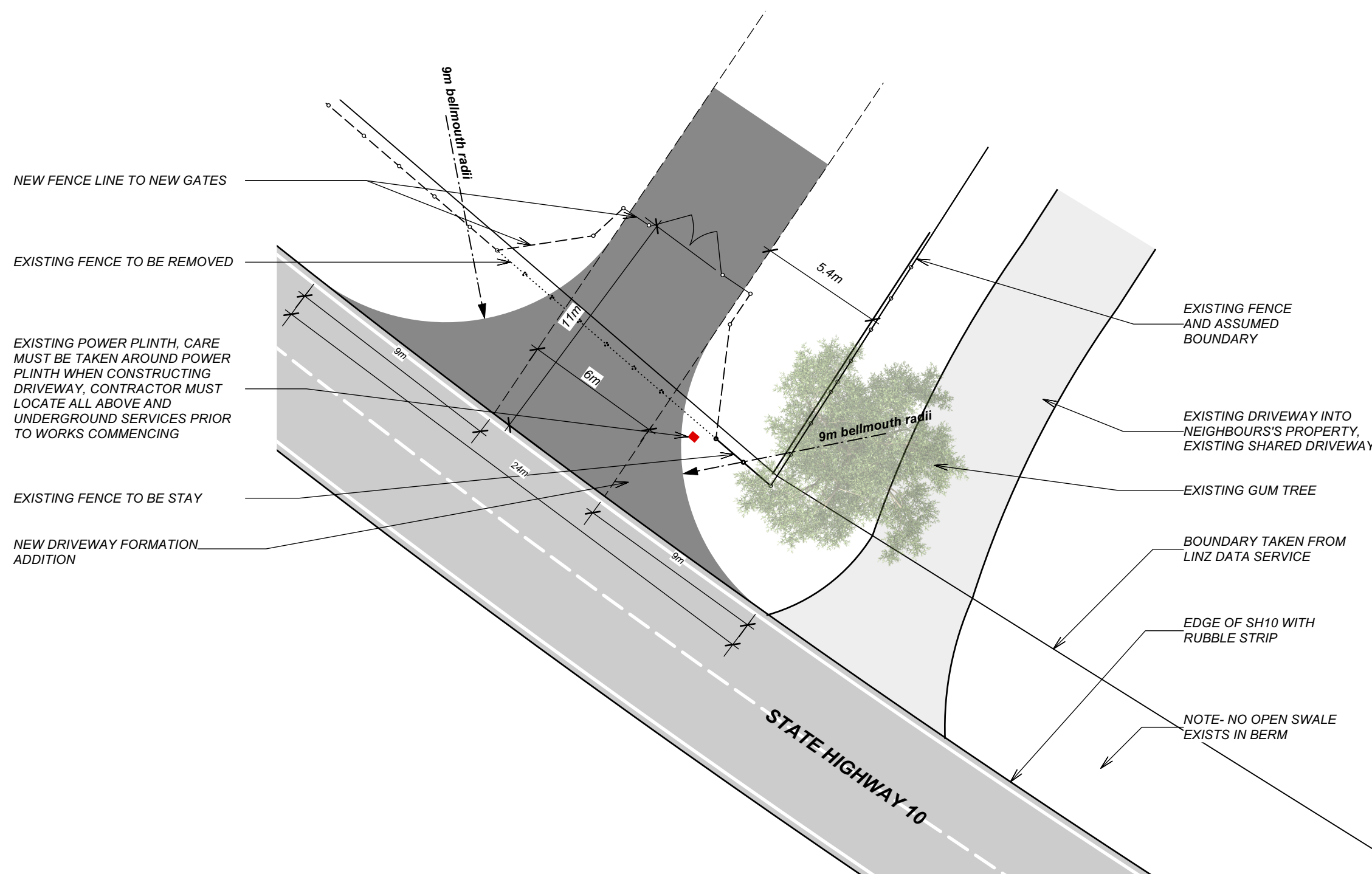


PHOTO FROM DRIVEWAY TO BE WIDENED



1 Proposed layout
Scale: 1:200

NZ Transport Agency Waka Kotahi Reference: Application-2023-1188

26 March 2024

Sarabjit Singh
1608C State Highway 10
Kerikeri 0293
New Zealand

Sent via Email: jitsabbi@yahoo.co.nz

Dear Sarabjit,

NEW VEHICLE ENTRANCE ONTO STATE HIGHWAY – 1608C STATE HIGHWAY 10, KERIKERI – SARABJIT SINGH

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- Construct a new vehicle entrance onto State Highway 10 from 1608c State Highway 10 (Lot 2 DP 359447), Kerikeri. NZTA understands that a resource consent is required for a Discretionary Activity under Rule 15.1.6C.2 of the Operative Far North District Plan, as access onto a state highway and limited access road is not permitted under Rule 15.1.6C.1.1.

Assessment

In assessing the proposed activity, NZTA notes the following:

- This section of State Highway 10 (SH 10) has a speed limit of 80km/h and an annual average daily traffic volume of 7971 vehicles per day with 7% of these being heavy.
- Currently the site gains access to SH 10 by utilising CP 125 via a right of way over Lot 1 DP 359447. NZTA understands that following construction of the new vehicle entrance, Lot 2 DP 359447 will no longer utilise CP 125.
- The proposed vehicle entrance will be utilised for rural residential purposes only. There is no change in land use as part of the proposal.
- It is anticipated that vehicle movements at the new access will be 10 per day based for rural residential use. Based on these vehicle movements, the new crossing place will be constructed in accordance with the NZTA Planning Policy Manual 2007 (PPM) Diagram C standard.
- The PPM highlights the minimum accessway spacing requirements in an 80 km/h is 100m. Given the low vehicle movements associated with the proposed access, NZTA considers that the separation distance deficiency will not adversely impact the safety of the state highway network.
- Any future increase in vehicle movements will require a reassessment of the access and its formation.
- Subject to the below conditions, NZTA consider that the proposal will not adversely impact the safety of the state highway network.

Limited Access Road (LAR)

Your site adjoins State Highway 010 which is identified as a limited access road. Per Section 91 of the Government Rounding Powers Act 1989, to access your site you require a crossing place authorised by NZTA. In this instance, a new crossing

place notice will be required for the proposed access. Once the upgrade has been completed to standard, this crossing place notice will be established (see Advice Note 2).

Conditions

In discussion with NZTA you have agreed to include the following conditions as part of your resource consent application. The legal name of NZTA is the New Zealand Transport Agency; therefore our full legal name is referred to in the conditions and approval.

1. The new crossing place shall be formed in accordance with the New Zealand Transport Agency Diagram C standard and in general accordance with the proposed Layout Plan, Sheet 002, dated 26/02/24. Works shall be undertaken to the satisfaction of the New Zealand Transport Agency Network Manager.
2. Prior to the use of the crossing place the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the State Highway, including new vehicle crossings, have been constructed to New Zealand Transport Agency standards.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

Advice Notes

1. Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR)/ Work Access Permit (WAP) and for that request to be approved. Please submit your CAR to the NZTA CAR Manager Arab Arrieta via aran.arrieta@nzta.govt.nz a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.
2. As the property has access to a limited access road, once the works have been completed to the satisfaction of the New Zealand Transport Agency Network Manager, a crossing place notice/s per Section 91 of the Government Roadway Powers Act 1989 will be registered on the title confirming the legal establishment of the crossing place.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from The New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely,



Amina Bhikoo

Planner

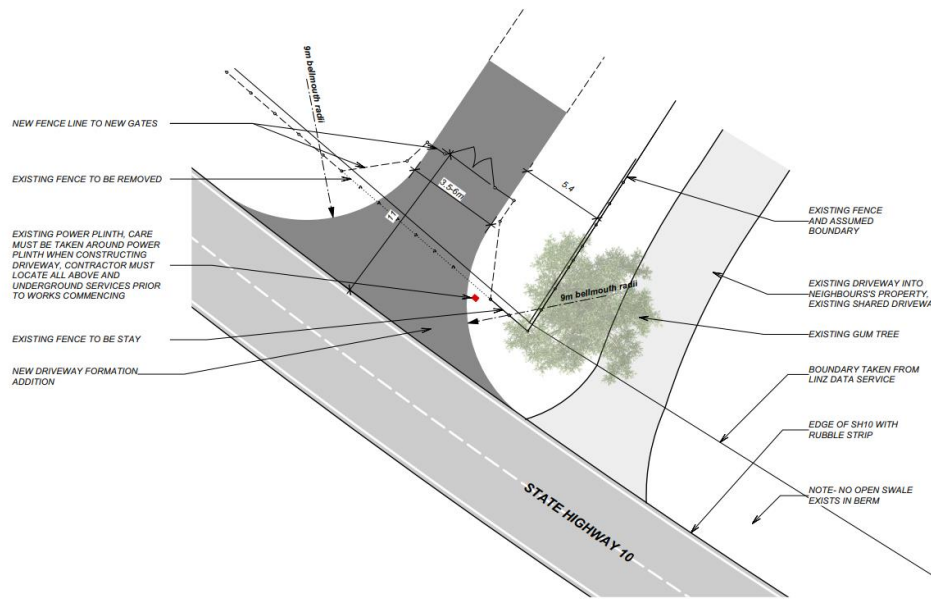
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

cc: aran.arrieta@nzta.govt.nz

Enclosed:

- Attachment 1: Proposed Layout for New Crossing Place

Attachment 1: Proposed Layout for New Crossing Place



1 Proposed layout
Scale: 1:200

[illegible]

Traffic Management Plan (TMP)				
Organisations	Contractor T8 TRAFFIC CONTROL LIMITED	Principal Sarabjit Singh	RCA NZTA Nationwide	
TMP Details	TMP ID NZTA-T184677	Revision 0.1	TMP Status Accepted	
Worksite	Name 1608C State Highway 10	Reference T8N 25-519	Address 1608C State Highway 10, Kerikeri, Northland, 0293, NZL	
	Worksite ID NZTA-W214597	Worksite Revision 1.1	Worksite Status	

Layouts		
Layout - NZTA-L1531224		
Description	D1 - Shoulder Closure	
Date Range	20 Oct 2025 to 20 Nov 2025	
Continuous Deployment	Yes	
Traffic Control In	06:00	
Site Cleared	06:00	
First Sign In		
Pickup		
Days	Sun, Mon, Tue, Wed, Thu, Fri, Sat	
Impact Category	Shoulder only	
Does this layout need to be advertised?	No	
Layout Designer	Ethan Hyde 145626	
Lane Closures		
Signage Required		
Traffic Impacts	Shoulder Closure	
UTMD		

Definitions

1. See below for definitions of common words or acronyms used in the following conditions. Applicant – the contractor PCBU applying to work under the TMP (note they may be represented by another PCBU (a TTM sub-contractor, for example)) CAR – corridor access request MWS – myWorksites – the application used to submit applications for TMP acceptance NZGTTM – New Zealand Guide to Temporary Traffic Management NZTA – New Zealand Transport Agency RCA – road controlling authority RTTMC – RCA Temporary Traffic Management Centre TCD – traffic control devices TMP – traffic management plan TOC – traffic operations centre TSL – temporary speed limit TTM – temporary traffic management WAP – works access permit

Regulatory approval of components of the TMP

2. Traffic control devices – the traffic control devices listed specifically within this TMP are approved for use on the NZTA state highway network in accordance with the Land Transport Rule: Traffic Control Devices (TCD) 2004 and Land Transport (Road User) Rule 2004.

General

3. This TMP has been accepted on the basis that the activity, the location, and the road environment have been correctly represented by the applicant. Any inaccuracy in the portrayal of this information is the responsibility of the applicant.
4. The person in charge of deployment and monitoring of the activity is reminded that it is their duty to postpone cancel, or modify operations due to adverse traffic, weather, or other conditions that may affect the safety of the sites managed by this TMP.
5. The applicant must work with the NZTA and other affected parties to coordinate, collaborate and cooperate with regard to network access coordination – this includes for resolving work clashes, as well as when other PCBUs apply to work on the state highway network.
6. This TMP must be deployed in accordance with the methodology outlined within this accepted TMP and in accordance with the principles of the NZGTTM.
7. This accepted TMP must be available on site and be available for review by any NZTA personnel (a digital copy of the accepted TMP is acceptable).
8. The NZTA retains the right to provide ongoing feedback to the applicant regarding their TTM should new risks be identified, or it becomes clear that the mitigation for existing risks is not effective.
9. Moratorium on TTM activities – no works shall take place during the NZTA moratorium periods specified in the National RCA Operating Plan unless specifically agreed as part of the methodology of this accepted TMP.
10. Redundant TTM must be removed from the site during all unattended periods (daily, weekends, public holidays, for example) and at the completion of the works.
11. No works (including storage of materials or equipment associated with the works) shall be take place/be stored on the NZTA state highway corridor outside of the designated work site areas in this TMP.
12. Where permanent traffic safety devices are temporarily covered or removed as part of the methodology accepted in this TMP, the applicant shall ensure that the permanent traffic safety devices are reinstated to the proper standard prior to removal of temporary traffic management from the site.

General - optional

13. It has been identified that your work activity requires an approved WAP. This TMP acceptance and regulatory approval is only valid if there is also an approved WAP from NZTA for the work activity.

Notifications and deployments - [Spreadsheet use]

14. This TMP acceptance does not immediately guarantee the applicant access to the NZTA state highway network. The applicant must book time and space access to the network through the deployments spreadsheet for final network access coordination approval from the NZTA before proceeding on site.
15. Deployment of any operation / layout of this TMP shall be notified to the rttmc@nzta.govt.nz email address using the spreadsheet provided on the RTTMC website - Helpful resources and tools | NZ Transport Agency Waka Kotahi. This needs to be done at least 5 working days prior to the proposed date of implementation for network access coordination and approval, and any changes (including cancellation) notified at least 24 hours prior to deployment.

16. Minimal network impacts, such as inspections, roadside activities, mobile operations, or other low-risk methods that do not involve unattended equipment, do not need to be recorded as a deployment. Any impacts beyond these thresholds, including the use of unattended devices like cones, VMS boards, or advance warning signs, must be recorded as a deployment.

Onsite adjustments to the deployed TTM

17. The applicant must ensure that any adjustments made to the active TTM on site are consistent with the traffic light framework for TTM adjustments available on the RTTMC website - [Helpful resources and tools | NZ Transport Agency Waka Kotahi](#)
18. The applicant shall ensure they take, and retain, photographic, date and time stamped evidence of the changes made on site. This evidence shall be provided to NZTA if requested.

Extensions to the accepted/approved TMP

19. • Where a simple date change is required, the applicant must submit a TMP extension form referencing the original TMP and revised start/end dates. Supporting coordination evidence must be included, if applicable. There is a standard form for this that can be used and is available on the NZTA website - [TTM library | NZ Transport Agency Waka Kotahi](#)
20. If the date change affects the traffic environment (e.g. into public holiday periods or high-risk seasons), or introduces any new network impacts, a full TMP amendment must be submitted instead (see 'amendments to the accepted/approved TMP below').

Amendments to the accepted/approved TMP

21. Any change to the approved methodology, work staging, location, or TTM layout must be submitted as a formal TMP amendment in MWS.
22. Until the amendment is accepted, the original TMP (if still valid) remains in effect. No amended works may proceed without prior TMP acceptance.

RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	Permit ref TMP ref
--------------	------------	----------------------------------	----------------------

Pre-Planning Meeting Record				Date: 8/10/2025
Location:	1608c State Highway 10, Kerikeri, 0293			
Meeting Location:	Emails			
Present:	Stakeholder Name	Role	Organisation	PCBU Stakeholder
	Ethan Hyde	TMP Designer	T8 Group Ltd	Sub-Contractor
	Phil Campbell	Operations Manager	T8 Group Ltd	Sub-Contractor
	Sarabjit Singh	Landowner	Private	Principal
Consulted:				
Feedback:				
Activity:	Vehicle Crossing upgrade works on State Highway 10. Works expected to take up to 5 days to complete works.			
Environment:	Environment 1	State Highway 10 (25/12/2024) is a level 1 primary collector road with a PSL of 80 km/h. it is a residential and commercial access road with medium street movement.		
	Environment 2	-		
	Environment 3	-		
	Environment 4	-		
	Summary	-		
Objective:	The safe completion of vehicle crossing upgrade works with zero harm to road users, civil workers and with minimal impact on the roading network.			
3C's Notes	Road closures are not reasonably practical due to the location of works and the potential disruption to the roading network.			
Principal PCBU:	RCA:	Lead Contractor PCBU:	Subcontractor PCBU:	
Sarabjit Singh	NZTA / Waka Kotahi	Sarabjit Singh	T8 Group Ltd	
Other Stakeholders:	-			
Stakeholder feedback				
Principal PBU				
RCA				
Lead Contractor PCBU				
Subcontractor PCBU Peer review				
Other				



RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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2. Risk Assessment Matrix

Step 1: Determine Likelihood (L) What is the possibility that the effect will occur?		
Criteria	Chance based	Time Based
Almost certain	Happens almost every time	Once a day
Likely	Will probably happen often	About once a week
Possible	Could happen sometimes	About once a month
Unlikely	Not expected but possible	About once a year
Rare	Almost never	Once in a decade

Step 2: Determine Consequence (C) What will be the expected effect?			
Criteria	Level of Effect	Time-Based Impact	Chance-Based Impact
Fatal	Major impact with severe outcomes	Long-term effects, permanent injury	Almost certain to result in death or severe injury
Major	Serious injuries needing hospital treatment	More than 7 days off work	Likely to cause permanent disability
Moderate	Moderate injuries needing medical treatment	1–7 days off work	Possible to cause serious injury
Minor	Minor injuries with first aid only	No days off work	Unlikely to cause serious injury
Insignificant	Very minor or no injuries	No impact on work	Rare chance of injury; mostly inconvenience

Step 3 Determine the risk score

RISK = L x C	Insignificant	Minor	Moderate	Major	Fatal
Almost certain					
Likely					
Possible					
Unlikely					
Rare					

Step 4 Record risk score on worksheet (Note – Risk scores have no fixed value and should only be used for comparison and to encourage discussion.)

SCORE	ACTION
EXTREME	Risk is Unacceptable - Stop work immediately or do not start - Raise the issue to management and create an approved action plan to mitigate risk - Do not resume until risk is reduced to an acceptable level
HIGH	Significant Risk - Take immediate steps to control or reduce risk - Escalate to management if necessary - Develop and put in place an action plan to reduce the risk to an acceptable level
TOLERABLE	Risk is acceptable but requires continual monitoring - Implement additional controls promptly - Monitor and document change - Regularly review to ensure controls are effective
LOW	Risk is acceptable - Continue with current controls - Monitor the situation regularly - Review risk periodically to ensure it remains low

T8 – Standard Risks and Controls



TTM installation, Maintenance and Removal SWMS



T8 – Standard Operating Procedures



T8 – Installation and removal Process



RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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RISK ASSESSMENT

1. Risk identification

Risk Subject (Someone/something who can be harmed/damaged)		Hazard Source (Something that can cause harm/damage)	Method of Conflict	Modifiers
Example: Children		Moving Plant	Children hurt within work area	Volume of children
1	Road users travelling around the worksite	Work plant working alongside the carriageway	Collision – Road users struck by work plant working alongside the carriageway	• Changing weather conditions
2	Road users travelling around the worksite	Work plant entering or exiting the worksite	Collision - Road users struck by work plant entering or exiting the worksite	
3	Road users travelling around the worksite	Attended excavation works taking place alongside the carriageway	Collision – Road users entering attended excavation works alongside the carriageway	
4	Road users travelling around the worksite	Unattended excavation works taking place alongside the carriageway	Collision – Road users entering unattended excavation works alongside the carriageway	
5	Civil workers working alongside the carriageway	Road users travelling around the worksite	Collision – Civil workers struck by road users travelling around the worksite	
6	Road users travelling around the worksite	Works taking place around a corner with low visibility	Impact – road users impacted by low visibility entering the worksite around a low visibility corner of the network	

2. Risk Analysis

Inherent / Environmental Risk (is natural risk exposure)	Likelihood (is the probability of occurrence)	Consequence (is potential loss severity)	Risk rating (assesses potential threat severity)
Impact – road users impacted by low visibility entering the worksite around a low visibility corner of the network	Possible	Moderate	Tolerable

Activity Risk (is an activity risk exposure)	Likelihood (is the probability of occurrence)	Consequence (is potential loss severity)	Risk rating (assesses potential threat severity)
Collision – Road users struck by work plant working alongside the carriageway	Possible	Moderate	Tolerable
Collision - Road users struck by work plant entering or exiting the worksite	Possible	Moderate	Tolerable
Collision – Road users entering attended excavation works alongside the carriageway	Possible	Moderate	Tolerable
Collision – Road users entering unattended excavation works alongside the carriageway	Possible	Moderate	Tolerable
Collision – Civil workers struck by road users travelling around the worksite	Possible	Moderate	Tolerable



RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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3. Risk Evaluation

Risk description		Risk Rating	Risk Criteria	Evaluation
1	-	-	-	-

4. Risk Treatment

Proposed Risk Treatment (control to eliminate or minimize severity of potential or actual impact)		Control (Eliminate or minimize)	Likelihood (of occurrence)	Consequence (of severity)	Risk rating (potential threat)
1	Collision – Road users struck by work plant working alongside the carriageway: - Shoulder closure to be installed around the work area - Spotters to be used when working within active range of the worksite	Minimize	Rare	Moderate	Low
2	Collision - Road users struck by work plant entering or exiting the worksite: - Work plant needing to exit or enter the worksite to be completed with the flow of traffic - Main movements will be internal, some movement into and out of the closure will be required from time to time.	Minimize	Rare	Moderate	Low
3	Collision – Road users entering attended excavation works alongside the carriageway: - Shoulder closure to be installed around the worksite - Advanced warning to be installed in advance of the worksite with good visibility	Minimize	Rare	Moderate	Low
4	Collision – Road users entering unattended excavation works alongside the carriageway: - Shoulder Closure to remain installed around the worksite - Advanced warning remains installed for the duration of unattended and attended works.	Minimize	Rare	Moderate	Low
5	Collision – Civil workers struck by road users travelling around the worksite: - Civil workers to complete works within the shoulder closure - Spotters to be used when working within 2m of the edge line	Minimize	Rare	Moderate	Low
6	Impact – road users impacted by low visibility entering the worksite around a low visibility corner of the network: - Advanced warning to be installed around the worksite - Shoulder Closure to be installed from around the corner to highlight the worksite	Minimize	Rare	Moderate	Low

Residual Risk (is new risk exposure created by Risk treatment implemented)		Likelihood (of occurrence)	Consequence (of severity)	Risk rating (potential threat)
1	-	-	-	-

Further Risk Treatment (is natural risk exposure)		Control (Eliminate or minimize)	Likelihood (of occurrence)	Consequence (of severity)	Risk rating (potential threat)
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RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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1	-	-	-	-

5. Monitoring and Review

Suggested TTM Resource:	All personnel involved in the activity will wear the following PPE equipment: • Steel cap boots, • Hi viz garment, • safety helmet • other safety equipment when required. TTM Equipment used by personnel include: • Signs, • Cones,
Attended works	Site checks to be completed every 2 hours to ensure the site remains safe and site checks to be recorded on the on-site record
Unattended works	Site checks to be completed every 24 hours to ensure the site remains safe and site checks to be recorded on the on-site record
TTM Preset Required?	Shoulder Closure



RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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Associated TMDs

Installation, Maintenance and Removal TMDs

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

TMD Number	TMD Title	T8B – Mobile Operation	No. of Sheets	1
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General TMDs.

TMD Title	D1 – Shoulder Closure	No. of Sheets	1
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General Information

Overall Programme

Start Date	20/10/2025	First Sign Down	0000	Activity Start Time (Day Shift)	0600	Activity Start Time (Night Shift)	-
End Date	20/11/2025	Last Sign Up	2359	Activity End Time (Day Shift)	1800	Activity Start Time (Night Shift)	-
Morning Peak Start	0700	Morning Peak End	0900	Afternoon Peak Start	1600	Afternoon Peak End	1800
Peak flows to be considered before installation and removal take place. (Traffic Counts and Community impact to be considered when installing and removing TTM)							

Specific TMD installation and removal Timings

TMD Number	First Sign Down	Activity start time	Activity End Time	Last Sign up
D1 – Shoulder Closure	0000	0600	1800	2359

TM Resourcing Guide – Attended

TMD Number	Resources
D1 – Shoulder Closure	1x STMS, 3x TC, 2x TMV to be used to install, maintain, and remove the worksite

TM Resourcing Guide – Unattended

TMD Number	Resources
D1 – Shoulder Closure	1x STMS, 1x Ute to be used to complete site checks

Location Details and Road Characteristic's

Road Name(s) and/or RS	Start RP/House Number	End RP/House Number	Suburb/Town	Operating Speed	AADT
State Highway 10	010-0007-B/8.275	010-0007-B/8.650	Kerikeri	80	8669

Overall Activity Description

Vehicle crossing upgrade works on State Highway 10.
Works expected to take up to 5 days to complete works.

Overall Staging/Phasing Description

Works to be completed: Vehicle crossing upgrade works, Concrete works Vehicles onsite: Ute, Concrete Truck, Excavator, Tip Truck



RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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Methodology:

All work plant working from inside the property boundary
All spoils are being hauled to a dump spot with the site

Stakeholder Management

-	-
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Delay Calculation

No delays expected

Contingency and Authorizations

General contingencies to be completed as per T8 Process and / or Contractors requirements
Authorizations are to be gained as required to complete changes and / or approvals from Contractors / TMC

Other Information

-

Contact Information

	Name	Contact Phone Number	Email Address
Principal PCBU	Sarabjit Singh	-	jitabbi@yahoo.co.nz
Primary RCA	JTOC	0800 788 628	
Lead Contractor PCBU	Sarabjit Singh	-	jitabbi@yahoo.co.nz
TTM Provider	Phil Campbell	027 244 0093	
Other Stakeholders	-	-	-

TMP Preparation*

	Name	Phone	Email	Date	Signature	Qualification / Competency
Preparation	Ethan Hyde	021 991 261	Ethan.hyde@t8.co.nz	08/10/2025	<i>Ethan Hyde</i>	TTMP – 09/09/9999

Peer Review of TMP*

	Name	Phone	Email	Date	Signature	Qualification / Competency
Reviewer	Levi Anderson-Crewther	027	Levi@t8.co.nz	08/10/2025		TTMP – 09/09/9999
Feedback						
Actions						

Contractor PCBU TMP Review* - for Client use only

	Name	Date	Signature	Organization & Role	Phone	Email
Approval						
Feedback						
Actions						



RISK MANAGEMENT PLAN

T8 Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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Road Controlling Authority (RCA) Review - for RCA use only

	Name	Date	Signature	Organization & Role	Phone	Email
RCA Reviewer						
Feedback						





Work site risk assessment prompter

Certain activities are exempted, though must be subject to a robust risk assessment process.

Detailed below are some prompters to assist when making your assessment of on-site risks before commencing work.

Look at the road

- Are there awkward or complex intersections where you will establish your work site?
- How much visibility do approaching road users have? – eg consider bends, crests of hills, trees and bushes, parked vehicles.
- Are there any railway level crossings or rail that may impact your work site?
- Are there any overhead or underground services within your work site or working space?
- Are there any other works going on, or other traffic management measures in place, nearby?

Look at the traffic

- Is the intended mobile closure appropriate for the prevailing traffic flow?
- What is the permanent speed limit of the road, and does a significant amount of traffic appear to be travelling faster than the permanent speed limit?
- What is the type or makeup of the traffic? – eg cars, heavy or large vehicles?
- Is there a cycle lane? Are there many cyclists using the route?
- Will bus routes or bus stops be affected?

Look at the local area

- Are there likely to be frequent deliveries to shops or premises within your work site? – eg delivery vehicles may park in a way that blocks signs etc. or reduces road width.
- Will the works restrict access to premises that have a lot of traffic entering or leaving? – eg schools, large stores, car parks, fast-food stores – particularly consider right turning traffic.
- What are the needs of the emergency services? – eg are there nearby police, ambulance or fire stations?
- Are there facilities for people with mobility issues? – eg parking bays, and can these be avoided?

Look at pedestrians

- Is there a high level of pedestrian traffic? – consider users of pushchairs, wheelchairs and mobility scooters.
- Consider both safe routes and the standards of fencing/barriers needed to protect pedestrians from risks from inside the work site.
- Are there significant numbers of people with reduced mobility or walking difficulties (who may have problems with steps, cable protectors, or uneven surfaces), or blind and partially sighted people? – consider any nearby hospitals, surgeries, residential homes etc.
- Are there children around? – consider nearby schools, parks, playgrounds etc.
- Will pedestrian crossings or school crossing points be affected?
- Are there other pedestrian risks, such as people leaving pubs/clubs, sports matches or events?

Look at what might change

Estimate how long the works may be in place, then think about how traffic volumes and any of the above issues might change within that time, for example:

- rush-hour traffic flows
- closures to other roads on the network or local diversions
- school run parking
- match days at sports grounds
- one-off events, concerts, etc
- street lighting levels
- weather and surface conditions
- visitor and deliveries to the work zone.

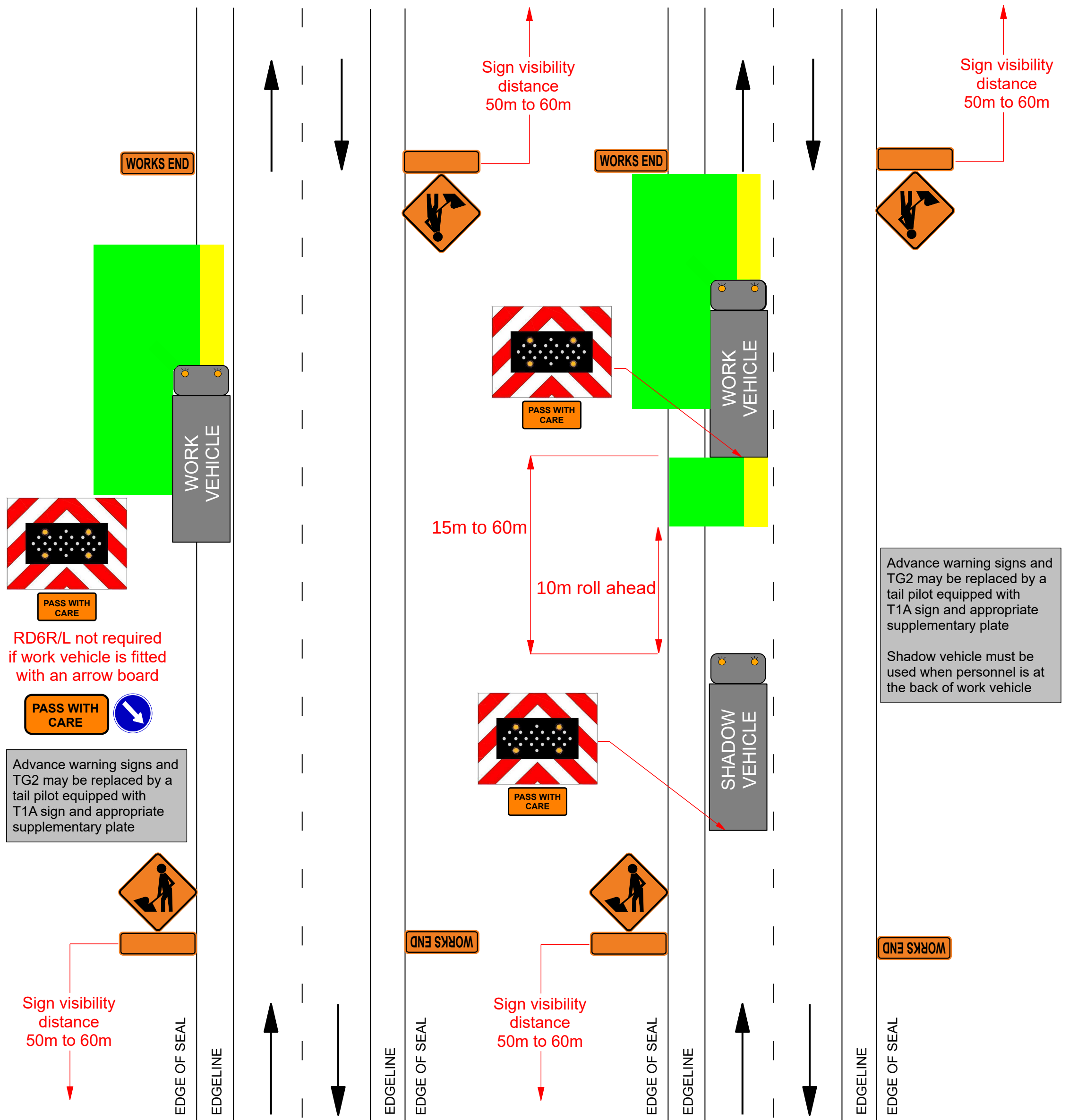
T8 Traffic Control Best Practice Layout Table - Low-Medium Volume Roads										
Permanent Speed Limit or RCA Designated Operating Speed (km/h)		<30	40	50	60	70	80	90	100	110
Traffic Signs										
A	Sign Visibility Distance (m)	20	25	50	60	70	80	90	100	110
B	Warning Distance (m)	30	40	50 or 30*	80	105	120	135	150	165
C	Sign Spacing (m)	15	20	25 or 15	40	50	60	70	75 or 100	100 or 150
Safety Zones										
D	Longitudinal (m)+	10 or 5*	10 or 5*	10 or 5*	15	30	45	55	60	70
E	Lateral (m)+	1	1	1	1	1	1	1	1	1
	Lateral behind barrier installation	As specified by the installation designer								
Tapers										
G	Taper Length (m)#	20	25	30	50	70	80	90	100	110
G	LV Roads Taper Length (m)#	15	20	25	30	35	40	45	50	55
K	Distance Between Tapers (m)	25	35	40	50	70	80	90	100	150
Delineation Devices										
Cone Spacing in Taper (m)		2.5	2.5	2.5	5	5	5	5	5	5
Cone Spacing: Working Space (m)##		5	5	5	5	10	10	10	10	10
Lane Widths										
F	Lane Width (m)	2.75	2.75	3	3	3.25	3.25	3.25	3.25	3.25
(*) Larger Minimum distance should apply on all State Highways and also on all multi-lane roads. The smaller minimum distances may be applied on other roads to accommodate road environment constraints.										
(+) On Low Volume roads the longitudinal and lateral safety zones may be reduced, or eliminated, in order to retain a single lane width if Risk Assessment has identified this as an appropriate control.										
(#) 1. On non-State Highways with speeds 50 km/h or less, a 10m taper can be used when there are road constraints (e.g. intersections and commercial accesses)										
(#) 2. On all roads where the shoulder width is less than 2.5m and the activity does not affect the live lane, a 10m shoulder taper can be used.										
(3) 3. A taper of 30m (with cones at 2.5m centers) should be used where manual traffic control (Stop/go) , portable traffic signals or priority give way are employed.										
Table above outlines General expected values used by T8 during the Design phase and implementation of TTM, as is current T8 best practice, but can be adjusted to cater for the design adjustments										

T8B Mobile Operation

WORK VEHICLE ON LIVE LANE

ALL PERMANENT SPEEDS

NOTE: This is used to install and remove static closures. Signs and cones are to be installed from work vehicle.



GENERIC MOBILE OPERATION TO
INSTALL/REMOVE STATIC SIGNS

NOT
TO
SCALE





Legend	Orientation	Plan Scale	Description of works	Closure Type / Number	Location	TMP Number	T8 Traffic Control T8 Traffic Control Ltd 18 Gumdigger Place, Raumanga, Whangarei, 0110 Telephone: 0800 Web: www.T8traffic.co.nz Email: info@t8.co.nz Sarabjit Singh Principal Sarabjit Singh Client NZ TRANSPORT AGENCY WAKA ROTAHU RCA RCA Google Maps pin		
Cone Safety Zone Work Area	N	1 : 1136 (1cm = 11m)	Vehicle Crossing Upgrade works Page 17 / 19	D1 - Shoulder Closure	1608c State Highway 10, Kerikeri, 0293 TMP 184677 v0.1 Signed by Earl Lascano NZTA acting pursuant to delegated authority 10 Oct 2025 Created By	T8N 25-519			

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TMP Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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TMP Regulatory Requirements

TMP Number:	T8N 25-519	Date:	8/10/2025
Activity Location	1608c State Highway 10, Kerikeri, 0293		
Neighboring Networks:	NZTA / Waka Kotahi		
Designer(s):	Ethan Hyde		

Authorizations

Authorized Parking	Will Authorized Parking be affected/closed under this application	No
Permanent Traffic Signals	Will Permanent Traffic Signals be affected under this application	No
Road Closure Authorizations	Will a Road Closure be required under this application	No
Public Transport Impacts	Will Bus Stops and/or Taxi Stands be impacted under this application	No
Portable Traffic Signals	Proposed make/model is Waka Kotahi approved for use	No
Over Dimensional Route Impact	Evidence of notification for OD route (such as RCA and/or Heavy Haulage association)	No
Rail Corridor Impact	Will works impact the Rail Corridor under this application	No

RCA Notification prior to occupying worksite

Work start notification via submitica

Activity Location Details and Road Characteristic's

Road Name(s) and/or RS	Start RP/House Number	End RP/House Number	Suburb/Town	Permanent Speed	AADT
State Highway 10	010-0007-B/8.275	010-0007-B/8.650	Kerikeri	80	8669

Neighboring Networks

Road Name(s) and/or RS	Start RP/House Number	End RP/House Number	Suburb/Town	Permanent Speed	AADT
-	-	-	-	-	-

Overall Programme

Start Date	20/10/2025	End Date	20/11/2025
TTM Commencement Time	0000	TTM Removal Time	2359
Activity Start Time	0600	Activity End Time	1800

Overall Activity Description

Vehicle Crossing upgrade works on State Highway 10.

Works expected to take up to 5 days to complete works.



TMP Reference	T8N 25-519	RCA Consent and/or RCA Reference	
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Proposed Temporary Speed Limit(s) (TSL(s))

Temporary Speed Limits are in terms of Section 7 of Land Transport Rule: Setting of Speed Limits 2022. This information must be retained for 12 months.

	TSL details as required	Times	Dates	TMD Reference
Active Site TSL's	No active TSLs required	-	-	-
In Active Site TSL	No inactive TSLs required	-	-	-

Contact Information

	Organization	Name	24/7 Contact Phone Number	Role
Contracting PCBU	Private Landowner	Sarabjit Singh	jitabbi@yahoo.co.nz	Landowner
Corridor Manager	NZTA / Waka Kotahi	JTOC	0800 788 628	TMC
Contractor PCBU	Private Landowner	Sarabjit Singh	jitabbi@yahoo.co.nz	Landowner
TTM Contact	T8 Group Ltd	Phil Campbell	027 244 0093	Operations Manager
Project Engineer	-	-	-	-

Road Controlling Authority (RCA) Approval

Approval of this Regulatory Request authorises:

1. The use of all traffic management equipment to be used as a Risk Control on the network.
2. The installation of any temporary speed limit(s).
3. Any inaccuracy in the portrayal of this information is the responsibility of the TTM Designer.

	Name & Contact information	Date	Signature	TTM Qualification	TTM Qualification ID	Expiry Date of Qualification
TMC						