

APPENDIX 5: SCHEDULE OF DESIGNATIONS

(Reference: *Part 3 District Wide Provisions, Section 17.1 Designations and Zone Maps*)

REQUIRING AUTHORITIES AND DESIGNATIONS WITHIN THE FAR NORTH DISTRICT

FAR NORTH DISTRICT COUNCIL (FN)

The Council has responsibility for maintaining the District's local roading network. There are 2,500km of road network (including bridges) within the District for which the Council is responsible for maintaining, all of which is designated. Unformed roads are not designated.

The designation provides for the Council, either itself or through its agents, to control, manage and improve the local road network, including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realigning the road, altering its physical configuration, culverts, bridges and associated protection works. The appropriate resource consents under the Act will be applied for where required.

Note: No further resource consents will be required under the Plan but may be required under Regional Plans.

In addition to the roading network, the Council has designations over several sites associated with sewerage treatment and water supplies, as well as its landfill sites.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
	All of Council's roading network (for which Council is responsible for maintaining)	FNDC	Entire District		ALL	Refer to def. of Road (Ch3)
FN155	Houhora Heads Motor Camp - Sewage Treatment & Disposal Purposes	FNDC	Houhora Heads Motor Camp Septic Tanks & Sand Filter Beds	Pt Lot 1, DP45290, Muriwhenua Parish, Blk XV, Houhora SD, approx. 3.7ha	54	CL
FN156	Awanui - Sewage Treatment & Disposal Purposes	FNDC	SH1, Awanui - Extended Aeration Plant & Wetland	Lot 1, DP99366, Blk X Rangaunu SD, 0.0716ha; Pt Sec 10S, SO62900, Awanui Settlement, Blk X Rangaunu SD, 0.2660ha	66	RP
FN157	Ahipara - Sewage Treatment & Disposal Purposes	FNDC	Sandhills Rd, Ahipara Oxidation Ponds	Pt Sec 153, SO61895, Blk IV Ahipara SD, 1.3748ha	74	RP
FN158	Ahipara - Sewage Treatment & Disposal Purposes		Wetland	Pt Allot 25, SO62853, Parish of Ahipara, 0.6888ha	18	RP
FN159	Kaitaia - Sewage Treatment & Disposal Purposes	FNDC	Bonnett Road, Kaitaia Oxidation Ponds	Sec 87 Blk V, Takahue SD 16.1876ha and 3.00ha of Pt Sec 19 Pt Pukepoto No 6 Blk V Takahue Survey District set out as per the approved plan attached to Resource Consent 2130027.	18	RP
FN160	Rangiputa - Sewage Treatment & Disposal Purposes	FNDC	Rangiputa Oxidation Ponds	Lot 1, DP72867, Blk III, Karikari SD, 1.1399ha	11 & 55	GC

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN161	Whatuwhiwi - Sewage Treatment & Disposal Purposes	FNDC	Inland Rd, Whatuwhiwi Oxidation Ponds & Wetland	Lot 1, DP52317, Blk IV, Karikari SD, 7.5481ha	11 & 56	RP
FN162	East Coast Bays - Sewage Treatment & Disposal Purposes	FNDC	Ryder Rd, Taipa Oxidation Ponds	Pt Allot 24, SO59862, Parish of Taipa, 7.4095ha, and Part A, SO69379 Parish of Taipa, 0.4509ha	60	RL, CL
FN164	Hihi - Sewage Treatment & Disposal Purposes	FNDC	Marchant Road, Hihi Treatment Plant	Lot 78, DP73991, 0.0401ha; and SO69378, Blk V Mangonui SD, 0.0183ha	59	CR
FN164 A	Hihi - Sewage Treatment & Disposal Purposes Confirmed pursuant to RC 2061079, issued November 2006 and Environment Court Consent Order, issued 1 May 2008 (refer to conditions on p.5 of Appendix 5)	FNDC	Hihi Road, Hihi Treatment Plant	Pt Lot 1 DP 37697 and Pt Lot 2 DP 86975 (sanitary works sewage disposal marsh Gaz. 1993 P1174)	59	RP
FN166	Kaeo/Whangaroa - Sewage Treatment & Disposal Purposes	FNDC	Spickmans Grant, Kaeo Oxidation Ponds & Wetland	Lot 1, DP100604, Blk II, Kaeo SD, 2.1939ha	21 & 73	RP
FN168	Kerikeri - Sewage Treatment & Disposal	FNDC	Waitangi Forest Natural Wetland	Pt of Lt 1, DP137183, Blk III, Kawakawa SD, approx 15ha	28	RP
FN169	Bay of Islands Wastewater Treatment Plant	FNDC	Bay of Islands Wastewater Treatment Plant	Pt of Lt 1, DP137183, Blk III, Kawakawa SD, approx 30ha	29	RP
FN170	Kawakawa - Sewage Treatment & Disposal	FNDC	Kawakawa Oxidation Ponds	Lot 1, DP61906, Blk XII, Kawakawa SD, 4.6134ha	36 & 105	RP
FN171	Kaikohe - Sewage Treatment & Disposal Purposes	FNDC	Kaikohe Anaerobic Pond, Oxidation Pond & Wetland	Lot 2, DP45233, Sec 2, SO12295, Sec 27, SO40585, SO69436, Blk XV, Omapere SD, 31.5127ha	41	RP
FN172	Opononi/Omapere - Sewage Treatment & Disposal Purposes	FNDC	Opononi-Omapere Oxidation Ponds	Part of Pt Taumatawiwi SO64739, Blk VI Hokianga SD, 0.4787ha	110	RP
FN173	Opononi/Omapere - Sewage Treatment & Disposal Purposes	FNDC	Opononi-Omapere Wetland	Pt Lot 1, DP111936, SO61039, Blk VII Hokianga SD, 0.7300ha	110	RP
FN174	Rawene - Sewage Treatment & Disposal Purposes	FNDC	Rawene Road, Rawene Anaerobic Pond, Oxidation Ponds & Wetland	Pt Montefiores Grant, SO64643, Blk XIV Mangamuka SD, 2.3800ha; plus Lot 13, DP170443 Blk XIV Mangamuka SD, 1.4330ha; and SO69288, Blk XIV Mangamuka SD, 0.0340ha	39	GC

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN175	Kohukohu - Sewage Treatment & Disposal Purposes	FNDC	Beach Road, Kohukohu Oxidation Pond & Wetland	Part of Sec 86, SO42291, Blk X Mangamuka SD, approx 1.2ha	33 & 100	RA
FN176	Waitangi-Haruru Falls-Water Supply, Storage & Treatment Purposes	FNDC	Waitangi River Intake & Treatment Plant	Lot 1 DP63943, Lot 2 DP52297, Lot 2 DP76319 and Portion of Lot 2 DP122614, Blk IV Kawakawa SD, approx. 1.67ha	90	R/C
FN177	Waitangi-Haruru Falls-Water Supply, Storage & Treatment Purposes	FNDC	Goffe Drive Reservoir	Lot 29, DP57560, Blk IV Kawakawa SD, 0.1265ha	90	R
FN178	Waitangi-Haruru Falls-Water Supply, Storage & Treatment Purposes	FNDC	Te Haumi Dr Reservoir	Pt Lot 1, DP108538, SO64980, Blk VIII Kawakawa SD, 0.0930ha	92	R
FN179	Waitangi-Haruru Falls-Water Supply, Storage & Treatment Purposes	FNDC	Te Haumi: Utility Res. Reservoir	Lot 226, DP85844, Blk VIII Kawakawa SD, 0.11ha	92	R
FN180	Waitangi-Haruru Falls-Water Supply, Storage & Treatment Purposes	FNDC	Paihia Reservoir	Pt Lot 42, DP15984, Blk IV Kawakawa SD, approx. 0.16ha	91	C
FN181	Kaitaia - Water Supply, Storage & Treatment Purposes	FNDC	Kaitaia Water Cons. Res. Including Kauri Creek Dam; Tributary of Okahu Stream (intake)	Sec 1, SO22827; Sec 41 SO19532; Pt Okahu 4C2 & 4D, SO45738, Blk IX Takahue SD, 501.6223ha	19	RP
FN184	Kaitaia - Water Supply, Storage & Treatment Purposes	FNDC	Norman Senn Avenue: Reservoir & Storage Treatment Plant	Sec 91, SO54559, Blk V Takahue SD, 2.2382ha	72	RL
FN186	Kerikeri - Water Supply, Storage & Treatment Purposes	FNDC	Storage Reservoir & Treatment Plant	Lot 1, DP69712, Blk XI Kerikeri SD, 0.4023ha	87	RP
FN188	Kaikohe - Water Supply, Storage & Treatment Purposes	FNDC	Taraire Hills Catchment & Dam	Pt Taraire 2J1F, 2J1G, 2J1J, 2J1K, and 2F Blks, SO27249, Lot 5 DP27131, Blk XV Omapere SD, 26.2990ha	102	RP
FN189	Kaikohe - Water Supply, Storage & Treatment Purposes <i>Updated 22-8-2011: The area subject to designation was amended pursuant to RC 2070879. The legal description and planning maps are amended accordingly.</i>	FNDC	Taraire Hills Reservoir & Treatment	<i>Pt Lot 1 DP96584 (SO 68743); Pt Lot 1 DP 96584; Pt Lot 1 DP 96584 (SO 68121); Pt 2F Taraire Blk SO 52069; 4147m²</i>	102	RP
FN190	Kaikohe - Water Supply, Storage & Treatment	FNDC	Wairoro Stream Intake	Pt Taraire 2T2, ML9720, Blk XV SO39357 Omapere SD, 0.01ha	102	RL

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN191	Kaikohe - Hone Heke Memorial Historic Reserve & Water Supply, Storage & Treatment	FNDC	Monument Hill Bore, Reservoir & Treatment	Lots 1 & 2, DP30163, Blk XV Omapere SD, 2.2990ha	103	C
FN193	Kawakawa/Moerewa Water Supply, Storage & Treatment Purposes	FNDC	Kawakawa Reservoir & Treatment Plant	Lot 1, DP76155, Blk XII Kawakawa SD, 0.7660ha	105	RP
FN194	Kawakawa/Moerewa Water Supply, Storage & Treatment Purposes	FNDC	Moerewa Reservoir	Pt Allot 167, DP2626A, Blk XV Kawakawa SD, 45.527ha	106	RP
FN195	Whangae Sanitary Landfill, Refuse Disposal Site	FNDC	Kawakawa-Opuia Rd	Sec 19, SO61116, Blk VIII Kawakawa SD, 3.552ha; Pt Lot 3, DP103919, Blk VIII Kawakawa SD, 3.8481ha; Crown Land Reserved From Sale under Sec 122 of Land Act 1908; comprising of a continuous strip 20.12m wide on W, N & E sides of Sec 19 described above; Pt Lot 3 DP10391, area marked "A" on SO69373, 4.3704ha	36	C, GC, RP
FN213	Opononi/Omapere Water Supply, Storage & Treatment Purposes	FNDC	Reservoir (Opononi)	Lot 4, DP81315, Blk VII Hokianga SD and Sec 1 SO342322; 0.1349ha	110	RP
FN219	Rawene Water Supply Storage & Treatment Purposes	FNDC	Petaka Stream Intake	Portion of Pukehuia, Pt Sec 1 SO57818, Blk VII Waaku SD; approx. 1.9ha	39 & 45	C
FN222	Rawene Water Supply Storage & Treatment Purposes	FNDC	Reservoir Storage & Treatment Plant	Pt Sec 104, SO52554, Blk XIV Hokianga SD; 0.1291ha	101	CR
FN227	Opononi/Omapere Water Supply, Storage & Treatment Purposes	FNDC	Treatment Plant	Pt of Area B, SO64739, Blk VII Hokianga SD; 0.0335ha	110	RP
FN230	Tapeka Point Sewage Treatment & Disposal Purposes	FNDC	Tapeka Rd, Russell	Pt Batemans Grant, DP1167, Blk I Russell SD	88	GC
FN250	Russell Landfill	FNDC	Russell Rd, Russell	Lot 1 being Lease over Pt 2 DP13738, Blk I Russell SD, approx 2ha	89	GC

The majority of the above designations are existing facilities that were listed in the Transitional Plan, and the public work has been implemented. However, the site notation/purpose, site location and legal description have been modified in some cases, in order to update the Plan information, to ensure that it is complete and accurate, and under a consistent notation which fully describes the nature of the designation.

1. CONDITIONS APPLYING TO FN195

This designation shall be subject to the following conditions:

- (a) That the area within the designated land marked “A” on SO Plan 69373 is to be set aside to serve as a “buffer” between the activities authorised by the designation and the adjoining land;
- (b) That the buffer area shall be maintained in its naturally occurring vegetated state and be included in the Landfill Closure Management Plan prepared by Tonkin and Taylor Ltd dated July 2003.

2. CONDITIONS APPLYING TO FN164A

FN164A Hihi Sewerage Treatment and Disposal designation applies to Pt Lot DP 37697 and Pt Lot 2 DP 86975 (sanitary works sewage disposal marsh Gaz. 1993 P1174) pursuant to RC 2061079 and subsequent Environment Court Consent Order, dated 1 May 2008. This designation shall be subject to the following conditions:

- (a) That pursuant to Section 176A Resource Management Act 1991 Amendment 1997, an outline plan for the proposed work be submitted by the applicant to the Manager, Resource Consents of the Far North District Council, to the satisfaction of the Manager. The Outline Plan is required to show –
 - (i) All buildings and tanks comprising the proposed wastewater treatment plant shall be located generally within the area indicated for structures in the proposed layout plan – Opus 26/05/06, detailed on page 19 of the hearing agenda (RC 2061079 – RMADES);
 - (ii) The maximum height of any buildings or structures shall not exceed 8 metres. The method for determining height shall be as per the definition of the District Plan in force at the time of applying for Building Consent; and
 - (iii) After consultation with the adjoining landowners and prior to the commencement of the construction works, the Consent Holder shall submit a Landscape Plan, prepared by a qualified Landscape Architect to the satisfaction of the Manager, Resource Consents of the Far North District Council. The Landscape Plan shall show all plantings proposed to visually screen the facility. The Plan shall show:
 - Schedules of planting species.
 - Site preparation requirements and proposed protection if required (fencing).
 - Average planting densities.
 - Grades of planting with any staking and fertiliser requirements.
 - Maintenance programmes detailing the manner in which the planting described above will be maintained.
 - Areas of native vegetation that are to be preserved.
 - All such work shall be undertaken in accordance with the approved implementation details of the plantings and be maintained on a continuing basis thereafter.
 - Screening of the north-eastern boundary of the facility, specifically between the location of the proposed wastewater treatment plant and the house that is currently being constructed on Lot 7 DP 195378. Planting shall be with fast growing tree species or mature specimens.
- (b) All noise associated with the site and access construction shall comply with the following permitted activity standard of the Rural Production Zone (Rule 8.6.5.7(a)) of the Far North District Council Operative Plan:

0700 to 2200 hours 65 dba L10

2200 to 0700 hours 45 dba L10 and 70 dba Lmax

Construction noise shall be within levels required by NZS 6803 1999.
- (c) The area of benefit for the proposed wastewater treatment plant on the designated site shall be restricted to Hihi township.

3. CONDITIONS APPLYING TO FN159

1. Construction traffic for the reed sludge drying beds shall be restricted between the hours of 7am to 8pm Monday to Friday and 8am to 8pm all other days.

2. The construction, operation and maintenance activities of the reed sludge drying beds shall comply with the Rural Production permitted noise standard 8.6.5.1.7.
3. Prior to any earthworks being undertaken for construction of the reed sludge drying beds all workers shall be provided with a copy of the Historic Places Accidental Discovery Protocol which explains their responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014. If any archaeological material is discovered Te Runanga o Te Rarawa should also be contacted. Careful attention should be paid to any wooden material that is unearthed due to potential for wood artefacts being present.
4. A maximum of 60 Traffic Movements per day for the operation and maintenance of the Kaitaia Sewage Treatment Plant.
5. In the event of any dust nuisance occurring to adjoining land, dust mitigation works shall be undertaken as required.

New Designations included in the Far North District Plan under Section 175 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN251	Public Road (Kerikeri Heritage Bypass)	FNDC	Kerikeri Rd to Waipapa Rd	Pt 6 DP33905, Pt Lot 2 DP33905, Lot 19 DP111953, Lot 23 DP111122, Lot 2 DP86015, Lot 1 DP157070, Lot 1 DP86015, Lot 1 DP115819, Pt Lot 3 DP86015	83	R, RA, C & CL

The above designation was confirmed by Council under s168A(4) and is subject to the conditions specified in RC2040349.

New Designations included in the Far North District Plan under Section 175 of the Resource Management Act 1991, 20th April 2017)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN252	Omanaia and Rawene water supply, storage and treatment	FNDC	2142 State Highway 12, Waima 0473	Section 1 SO 442980 and Section 2 SO 442980, 0.3850ha	39	RP

The above designation was confirmed by Council under s168A and is subject to the conditions specified in RC2160481

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN253	Kerikeri Wastewater Treatment plant	FNDC	99 Shepherd Road, Kerikeri 0230	Lot 15-16 DP321731, Pt Section Blk XI Kerikeri SD, Pt Section 2 Blk II Kawakawa SD. (held in one certificate of title being 86956 and having a total area of 83.8428ha). the extent of the designation is the 2ha area shown on the plans included as attachment 1 & 1A and entitled 'Kerikeri Designation area'	28	RP

The above designation was confirmed by Council under s168A and is subject to the conditions specified in RC2160275

Alteration to Designations included in the Far North District Plan under Section 175 of the Resource Management Act 1991, 25 March 2019

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FN253	Kerikeri Wastewater Treatment plant	FNDC	21 Okura Road, Kerikeri	Section 1 SO 496053	28	RP
FN253	Kerikeri Wastewater Treatment plant	FNDC	21 Okura Road, Kerikeri	Section 1 SO 496053	28	RP

4. CONDITIONS APPLYING TO FN252

This designation shall be subject to the following conditions:

1. Subject to the conditions below, the initial works to give effect to the designation shall be in general accordance with Notice of Requirement Documentation dated June 2016 and in particular the plans and appendices in the report entitled "*Omanaia – Rawene Water Supply – Preliminary Design Report*", by CH2M BECA dated 18 February 2015. NOTE: This condition shall not limit any future activities within the designation area provided that they are within the scope of the designation as set out above.
2. Prior to works commencing on the new WTP, an Outline Plan of works shall be prepared in accordance with section 176A of the Resource Management Act 1991.

The Outline Plan shall also include the following:

- a) A lighting Plan indicating the type and location of site lighting to be provided as part of the new WTP and proposed measures to minimise adverse light spill and glare effects on neighbouring properties
3. Noise levels shall comply with the Far North District Plan noise standard for the Rural Production Zone. These are as follows:
 - 0700 to 2200 hours 65 dba L10
 - 2200 to 0700 hours 45 dba L10 and 70 dba Lmax
 4. Noise levels shall be measured in accordance with the New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of environmental sound" and assessed in accordance with New Zealand Standard NZS6802:2008 "Acoustics – Environmental Noise".
 5. Noise from demolition and construction shall comply with the guidelines and recommendations of NZS 6803:1999 "Acoustics–Construction Noise." Noise levels shall be measured and assessed in accordance with NZS 6803: 1999 "Acoustics – Construction Noise"
 6. Any construction or ongoing operational works required for the WTP shall be undertaken in accordance with recommendations 2–4 on page 14 of the "Archaeological Assessment of the Proposed Water Treatment Facility, Waima/Omanaia, Hokianga, Far North" dated July 2016 prepared by Northern Archaeological Research Ltd. These are worded as follows:
 - "2. Should any changes to the proposed FNDC facility or further earthworks be proposed that have not been subject to an archaeological survey and assessment, the proposed works will need to be assessed for their potential to affect archaeological sites.
 3. Pit site 006/769 occurs directly adjacent to the farm and supply weir access track and this site should be marked with battens and plastic tape to prevent and accidental disturbance during delivery of machinery for digging of the pipeline.
 4. We also advise that the west side of the northern end of the pipeline route and existing easement be marked off to prevent machinery extending downstream to the area of the pa 006/5 (also recorded as 006/87)."
 7. FNDC shall ensure that the following Accidental Discovery Protocol (ADP) will be followed in the unlikely event of any unidentified archaeological site(s), kōiwi tangata human remains or artefacts of Maori origin being identified during the construction of the WTP.

Accidental Discovery Protocol:

- a. Work shall cease immediately at that place.
 - b. The contractor must shut down all machinery, secure the area and advise the Site Manager.
 - c. The Site Manager shall notify Heritage New Zealand Pouhere Taonga, FNDC, and if necessary the appropriate consent process shall be initiated.
 - d. If the site is of Maori origin, the Site Manager shall notify the appropriate iwi group(s) to determine what further actions are appropriate to safeguard the site or its contents.
 - e. If skeletal remains are uncovered the Site Manager shall advise the Police.
 - f. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga gives approval for work to continue. This standard ADP will be included as a necessary part of the site works.
8. The Requiring Authority shall provide to the Far North District Council for approval a Construction Management Plan prior to the commencement of any works associated with the construction of the new WTP.

The plan shall contain information on, and site management procedures, for the following:

- i. The timing of earthworks and construction works, including hours of work, key project and site management personnel.
- ii. The transportation of construction materials to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
- iii. The earthworks, including retaining structures and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer.
- iv. Control of dust and noise along the access corridor and on-site and any necessary avoidance or remedial measures.
- v. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- vi. Safety measures, including signage, to inform adjacent landowners and occupiers.
- vii. Erosion and sediment control measures to be in place for the duration of the works, in particular those employed to prevent discharge of silt laden stormwater runoff into the adjacent stream.

Once approved, all construction works on the site are to be undertaken in accordance with the approved Construction Management Plan identified above.

9. Any pruning of native vegetation near the boundary of section 2 that is necessary for the construction or ongoing operation of the raw and treated water tanks shall be:
- a. Undertaken by suitably qualified and experienced arborist and carried out in accordance with best arboricultural practices.
 - b. Carried out in manner that does not cause the death of the tree(s). The extent of pruning which will avoid the death of the tree shall be at the discretion of the arborist undertaking the work.
10. The exterior of the water storage reservoir and treatment plant building (excluding joinery) shall be finished in a light green or earthy colour with a light reflectance value less than 35%.
- Note: The colour selection for the exterior of the buildings and structures shall be included in the Outline Plan or Works required under condition 2 of this consent.
11. Stormwater design shall be designed so as to minimise erosion and sediment discharges to waterbodies, and any discharge of stormwater to water will not cause any conspicuous change in the colour or visual clarity of the receiving water beyond a 10m radius from point of discharge.

5. CONDITIONS APPLYING TO FN253

This designation shall be subject to the following conditions:

1. Subject to the conditions below, the initial works to give effect to the designation shall be in general accordance with the "Request Alteration to Designation FN 253- Kerikeri Wastewater

Treatment Plant” letter dated 5 October 2017 and supporting documentation including the Addendum to the Assessment of Environmental Effects prepared by AECOM dated 5 October 2017, and the letter and attachments from the FNDC Consents Planner dated 30 November 2017.

Except where altered by the subsequent Notice of Requirement to Alter Designation FN 253 – Kerikeri Wastewater Treat Plant Letter dated 27 November 2018 and supporting documentation including the Treatment Plant Landscape Plan prepared by Hawthorn Landscape Architects dated, November 2018, and the plans titled Alteration to Designation FN 253 – Kerikeri WWTP and KWWTP Designation, prepared by the Far North District Council Dated 27 November 2018.

2. Provide, for the Council’s Manager, Resource Consents, a covenant document for the continued protection of the existing gum trees in the gully to the west of the designation site as shown on the plan submitted with the application and titled “ Proposed existing gums to be protected via covenant” dated 30 November 2017. The approved covenant is to be registered on the title of the affected land prior to the operation of the new WWTP.
3. Prior to works commencing on the new WWTP, an Outline Plan of works shall be prepared in accordance with section 176A of the Resource Management Act 1991.
The Outline Plan shall also include the following:
 - (a) A Lighting Plan indicating the type and location of site lighting to be provided as part of the new WWTP and proposed measures to minimise adverse light spill and glare effects on neighbouring properties.
 - (b) A Planting Plan indicating any proposed planting to be undertaken as part of the river bank enhancement.
4. Noise levels shall comply with the Far North District Plan noise standard for the Rural Production Zone. These are as follows:

0700 to 2200 hours 65 dBa L10

2200 to 0700 hours 45 dBa L10 and 70 dBa Lmax
5. Noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS 6801:2008 "Measurement of Environmental Sound" and NZS 6802: 2008 "Acoustics-Environmental Noise".
6. Noise from construction shall not exceed the limit recommended in, and shall be measured and assessed in accordance with, New Zealand Standard NZS 6803:1999 "Acoustics- Construction Noise".
7. FNDC shall ensure that an Accidental Discovery Protocol (ADP) will be followed in the unlikely event of any unidentified archaeological site(s), kōiwi tangata human remains or artefacts of Māori origin being identified during the construction of the WWTP.
Accidental Discovery Protocol:
 - (a) Work shall cease immediately at that place.
 - (b) The contractor must shut down all machinery, secure the area and advise the Site Manager.
 - (c) The Site Manager shall notify Heritage New Zealand Pouhere Taonga, FNDC, and if necessary the appropriate consent process shall be initiated.
 - (d) If the site is of Māori origin, the Site Manager shall notify the appropriate iwi group(s) to determine what further actions are appropriate to safeguard the site or its contents.
 - (e) If skeletal remains are uncovered the Site Manager shall advise the Police.
 - (f) Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga gives approval for work to continue.

This standard ADP will be included as a necessary part of the site works.
8. The Requiring Authority shall provide to the Far North District Council for approval a Construction Management Plan prior to the commencement of any works associated with the construction of the new WWTP.
The plan shall contain information on, and site management procedures, for the following:
 - i. The timing of earthworks and construction works, including hours of work, key project and site management personnel.
 - ii. The transportation of construction materials to the site and associated controls on vehicles

through sign-posted site entrance/exits and the loading and unloading of materials.

- iii. The earthworks, including retaining structures and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer. Control of dust and noise along the access corridor and on-site and any necessary avoidance or remedial measures.
- iv. Control of dust and noise along the access corridor and on-site and any necessary avoidance or remedial measures
- v. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- vi. Measures, including signage, to inform adjacent landowners and occupiers about the construction work, and to inform road users of the associated construction traffic.
- vii. Erosion and sediment control measures to be in place for the duration of the works, in particular those employed to prevent discharge of silt laden stormwater runoff into the adjacent stream.
- viii. Measures to protect the adjoining Marginal Strip from construction activities

That all construction works on the site are to be undertaken in accordance with the approved construction management plan.

TRANSIT NEW ZEALAND – now known as NEW ZEALAND TRANSPORT AGENCY

All the New Zealand Transport Agency (NZTA) road network is designated. For the purposes of this Plan, this includes all of State Highways 1F, 10 and 11; and sections of State Highways 1N and 12 that are contained within the boundaries of the District.

The designated State Highway network is shown on the Planning Maps as “SH”. The purpose of the designations is to give public notice of the existence of the work and of the nature and extent of activities permitted pursuant to the designation.

The designation provides for NZTA, either itself or through its agents, to control, manage and improve the State Highway network including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realigning the road, altering its physical configuration, culverts, bridges and associated protection works. The appropriate resource consents under the Act will be applied for where required.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
	All of NZTA's State Highway network, including State Highways 1F, 1N, 10, 11 & 12	Transit New Zealand (now known as NZTA)			ALL	Refer definition of Road (Ch3)

Sections of the above mentioned State Highway Network subject to modification and/or alteration pursuant to Section 181(3) of the Act: (added to District Plan 22 August 2011)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
	State Highway 10, declared Limited Access Road at Bulls Gorge Purpose: construction of a realignment and widening, and ongoing operation and maintenance Confirmed pursuant to RC's 2080511 & 2110024, issued November 2009 and August 2010 respectively	NZTA	Bulls Gorge located 5km south of Kerikeri		35	Refer definition of Road (Ch3)
	State Highway 11 declared Limited Access Road, near Puketona, 8km west of Paihia; Purpose: The widening, and the ongoing operation and maintenance. Confirmed pursuant to RC 2100488, issued August 2010.	NZTA	State Highway 11 near Puketona, 8km west of Paihia – approximate extent – between Puketona quarry in the west and intersection with Retreat Rd in the east		35 & 36	Refer definition of Road (Ch3)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
	State Highway 10 and State Highway 11 declared Limited Access Road at Puketona, 12 km west of Paihia Purpose: Improvement and the ongoing operation and maintenance Confirmed pursuant to RC 2110195, June 2011	NZTA	Intersection of State Highway 10 and 11 at Puketona		35	Refer definition of Road (Ch3)

NEW ZEALAND RAILWAYS CORPORATION

Rail is not a predominant mode of transport within the District. Virtually all of the rail land holdings have been held for railway purposes for very many years and no new designations are included. Portions of railway land are no longer part of the operational railway system and therefore no longer require designations. Land designated for railway purposes is shown on the Planning maps and no schedule is incorporated into this Plan.

New Zealand Railways Corporation's Requiring Authority Status relates to the operation, maintenance and improvement of the existing railway system.

TELECOM NEW ZEALAND LIMITED (TC)

Telecom's fixed installations within the District are set out in the Schedule below. The designations are for land uses for telecommunication and radio communication purposes, including telephone exchanges.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TC17	Land Uses for telecommunication & radio communication purposes, including telephone exchange	Telecom NZ	Far North Road, Te Kao	Part Parengarenga SB2B Blk XVI Muriwhenua SD, 304 sqm	6	RP
TC18	as above	Telecom NZ	Katavich Road, Waiharara	Pt Sec 30 SO47784, Blk V Opoe SD, 278 sqm	10	RP
TC19	as above	Telecom NZ	Ahipara Road,	Sec 2 SO64120, Pt Allot 150, Pt Allot 151 Parish of Ahipara, Blk IV Ahipara SD, 1258 sqm	74	Co
TC20	as above	Telecom NZ	SH1, Awanui	Pt Lot 1 DP39089, Blk X Rangaunu SD, 3435 sqm	66	Co
TC21	as above	Telecom NZ	cnr Kohumaru Rd & Main Highway, Peria	Pt Lot 6 DP25959, Blk II Maungataniwha SD, 278 sqm	20	RP
TC22	as above	Telecom NZ	Puckey Avenue, Kaitaia	All land on DP11531, Pt OLC No.7, Pt Lot 297, DP14289, Pt OLC No.7 Blk V Takahue SD, 1115 sqm	72	Co
TC23	as above	Telecom NZ	Cemetery Rd, Mangonui	Lot 1 DP139160, Blk V Mangonui SD, 570 sqm	62	RL
TC24	as above	Telecom NZ	cnr Kaeo & Otangaroa Rd, Saies	Pt Sec 19 Blk VI Whangaroa SD, 167 sqm	21	GC
TC25	as above	Telecom NZ	Williams Road, Paihia	Lot 57 DP11040 Blk IV Kawakawa SD, 1012 sqm	91	Co
TC26	as above	Telecom NZ	cnr Gillies & Queen Sts, Kawakawa	Lot 1 DP111706 Pt Blk of land known as Te Wharau, Lot 1 DP139526, Pt Sec 64 Kawakawa Township, Blk XII Kawakawa SD, 1924 sqm	105	Co
TC27	as above	Telecom NZ	SH1, Okaihau	Lots 3,4 DP61760, Pt Allot 17 Omapere Parish Blk VII Omapere SD, 444 sqm	97	R
TC28	as above	Telecom NZ	Park Road, Kaikohe	Lot 1 DP 202268, 1886 sqm	103	I

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TC29	as above	Telecom NZ	Punakitere/Otaua Roads, Taheke	Pt Lot 3 DP11160, Pt Sec 2, Blk V Punakitere SD	40	RP
TC30	as above	Telecom NZ	cnr SH 12 & Waima Valley Rd, Waima	Pt Kaiwhare No.16 Blk, Blk VIII Waoku SD, 463 sqm	40 & 45	RP
TC31	as above	Telecom NZ	cnr Marmon & Parnell Sts, Rawene	Sec 225 Town of Rawene, Blk XIV Mangamuka SD, 1012 sqm	101	CR
TC32	as above	Telecom NZ	St. H'way 12, Pakanae	Pt Pakanae 27 Blk, Blk VI Hokianga SD, 150 sqm	109	RP
TC33	as above	Telecom NZ	St. H'way 1, Umawera	Pt Lot 19 DP409, Pt Otiria Blk & Pt Sec 17, Blk III Mangamuka SD, 278 sqm	33	RP
TC35	as above	Telecom NZ	Plunket Street, Moerewa	Lot 2 DP39952, Pt Allot 140 Parish of Kawakawa, Blk XV Kawakawa SD, 1103 sqm	106	R
TC36	as above	Telecom NZ	Pawarenga Rd, Pawarenga	Pt Paihia IDID Blk, Blk XII Whangape SD, 278 sqm	32	RP
TC127	as above	Telecom NZ	cnr Chapel & York Sts, Russell	Lot 1 DP370930 0.06ha	89	Co

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TC34	Land Uses for telecommunication & radio communication purposes, including telephone exchange	Telecom NZ	Russell Heights, Russell	Lot 1 DP335250 1518m ²	89	GC
TC126	as above	Telecom NZ	Leigh St (SH10), Kaeo	Lot 1 DP130523, Pt Snowden's Grant, Blk III Kaeo SE, 737 sqm	73	Co
TC128	as above	Telecom NZ	Hobson Avenue, Kerikeri	Sec 1 SO64119, Pt OLC No.3 Blk XI Kerikeri SD, 865 sqm	87	Co
TC129	as above	Telecom NZ	Maromaku-Towai Rd, Towai	Pt Sec 17 SO49883, Blk V Hukerenui SD, 277 sqm	48	RP
TC130	as above	Telecom NZ	cnr SH 12 & Hobson St, Ohaeawai	Pt Lt1 Blk II Deeds Plan W30, Pt OLC No.55, Blk IX Kawakawa SD, 989 sqm	98	Co
TC131	as above	Telecom NZ	Main Kohukohu Road, Broadwood	Lot 1 DP137300, Blk II Whangape SD, 434 sqm	76	RP
TC132	as above	Telecom NZ	Cook Road, Okaihau	Pt Wahamarangai Blk, Blk V Omapere SD, 1000 sqm	34	RP

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TC133	as above	Telecom NZ	Kaikohe	Pt Sec 21S, Remuera Settlement	35	RP
TC134	as above	Telecom NZ	St. Highway 12, Opononi	Pt Sec 3 SO62392, Blk VI Hokianga SD, 99 sqm	109	RP
TC135	as above	Telecom NZ	Rakautapu Rd, Kohukohu	Lot 1 DP129503, Pt Tauteihihi No.2B5D Blk, Blk X Mangamuka SD, 225 sqm	100	RP

TC34; TC126; TC128; TC129; TC130-TC135 inclusive are listed as “new” designations as they were not listed in the Transitional Plan. However, they are all existing Telecom facilities where the public work has been implemented.

1. CONDITIONS APPLYING TO ALL DESIGNATIONS

The designation shall be subject to the following conditions:

- (a) Exposures to radiofrequency fields shall comply with *NZS 2772.1:1999 “Radiofrequency Fields: Part 1: Maximum Exposure Levels 3 KHZ – 300 GHZ”* (“the New Zealand Standard”).
- (b) Prior to commencing any new transmission (including a transmission from an existing facility at a different frequency), or increasing the power of existing transmissions, the following shall be sent to and received by the Council (where any works are involved, this could be incorporated within the outline plan of works):
 - (i) written notice of the location of the facility or proposed facility and
 - (ii) a report prepared by a radio technician/engineer or physical scientist containing a prediction of whether the New Zealand Standard will be complied with.
- (c) If the report provided to the Council under condition (b) predicts that the emissions will exceed 25 percent of the exposure limit set for the general public in the New Zealand Standard, then, within three months of the change in radiofrequency emissions commencing, a report from National Radiation Laboratory certifying compliance with the New Zealand Standard, based on measurements at the site, will be provided to the Council.
- (d) The amount of earthworks and vegetation removal permitted shall be no more than is reasonably necessary to allow any structure to be erected or other work to be carried out.

2. FURTHER CONDITIONS APPLYING TO SITES TC21, TC22, TC28, TC32, TC34, TC128, TC132, TC133 AND TC135

- (a) The height of any new mast shall not be greater than 20m and the total height, including any antenna and aerials, shall not exceed 21m (height is measured from ground level, in accordance with the definitions in **Chapter 3 of the Plan**)

3. FURTHER CONDITIONS APPLYING TO ALL OTHER DESIGNATIONS OF TELECOM NEW ZEALAND

- (a) Maximum building height shall not be more than that provided for as a permitted activity in the underlying environment.
- (b) Masts and antennae shall be not more than 2 metres higher than the maximum height permitted for antennae in the underlying environment.

4. FURTHER CONDITION APPLYING TO SITE TC128

Development or works which have the potential to affect the following notable trees shall be subject to the specified conditions.

Tree or Trees	Plan references (<i>Planning Maps and Appendix 1D</i>)
<i>Stenocarpus</i> (Illawara Flame)	#69; Map 87

- (a) The following works may be carried out on the scheduled tree without an outline plan of works:

- (i) trimming and maintenance, and the felling of the scheduled tree if it has died, provided that such work is undertaken by or under the supervision of a member of the New Zealand Arboricultural Association who has advised the Council in advance of the work to be carried out.
 - (ii) felling or limbing of the scheduled tree where such work is required as emergency work to safeguard life or habitable buildings from immediate danger or maintain or restore networks for energy, telecommunications and transport, provided that such work shall be carried out to the minimum required to protect human life, habitable buildings or the networks.
 - (iii) planting and weeding of garden plants within the area covered by the crown periphery (dripline) of the tree.
- (b) The following works may be carried out in accordance with an approved outline of works, where that outline plan of works has included an appropriate assessment of the works, including the need for the works and the likely long-term effects on the tree or trees involved:
- (i) the limbing of any tree, other than for the emergency purposes described in (a) above;
 - (ii) the excavation, filling and provision of impermeable surfaces (including buildings) within the area covered by the crown periphery (dripline) of the tree, and
 - (iii) any other works which have the potential to adversely affect the specified tree shall not be carried out unless and until the terms of the designation are altered to specifically provide for such works.

TRANSPower (NEW ZEALAND) LTD (TP)

Transpower has requiring authority status and has authority to request designations “for its network operation of the supply of line function services (as defined in s2 of the Electricity Act 1992)”.

The designations for Kaikohe electricity substation (TP37) and Kaitaia electricity substation (TP38) have been transferred from Transpower NZ Ltd to Top Energy pursuant to Section 180 of the Resource Management Act 1991 in accordance with correspondence provided by Transpower NZ Ltd to Council dated 2 April 2012. TP37 (renamed TE245) and TP38 (renamed TE246) have been transferred to page 33 of Appendix 5.

MINISTER FOR COURTS (MC)

In 1995 the Justice Department was restructured. Financial responsibility for Court Houses now lies with the Minister for Courts. There are two court house facilities in the District.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
MC39	Kaitaia Court House	Min for Courts	Redan Road, Kaitaia	Lot 1, DP177374, CT109B/539, 3792sqm	72	Co
MC40	Kaikohe Courthouse	Min for Courts	Station Road, Kaikohe	Part Marino 2B2 Blk, Blk XV Omapere SD, 5325 sqm	103	Co

MC39 has been modified by extending the western boundary to enable an extension of the existing Court House.

1. ADDITIONAL CONDITION APPLYING TO MC39 (KAITAIA COURTHOUSE)

- (a) Where the designated area's external boundaries adjoin land zoned for residential or rural living purposes (and not designated for other purposes):
 - (i) the maximum building height shall not exceed 2m plus the shortest horizontal distance to the affected boundary;
 - (ii) the details of landscaping fences or walls proposed in relation to any new substation structures shall be submitted to the Council as part of an outline plan of works.

MINISTER OF CORRECTIONS (MCO)

In 1995 financial responsibility for Periodic Detention Centres and Probation Reporting Centres was transferred from the Justice Department to the Department of Corrections. There is one correctional facility in the District.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
MCO41	Kaikohe Periodic Detention & Probation Reporting Centre	Min of Corrections	Station Road, Kaikohe	Part Marino 2B2 Blk, Blk XV Omapere SD, 2878 sqm	103	Co
MCO 230	Northland Regional Prison	Min of Corrections	SH12, Ngawha	Lot 1 DP 365989 (formerly Lot 2 DP 89625) 189.6ha	41	RP

MCO230 has been added to the District Plan pursuant to designation procedures associated with the previous Transitional Plan.

MINISTER OF POLICE (NZP)

The Minister of Police has several police stations within the District for which designation has been sought. In all cases the stations have been operating on the existing site for many years.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
NZP42	Police Station	Min of Police	Lambs Road, Pukenui	Lots 1, 2 & 3 DP44000, 0.24ha	54	CR
NZP43	Police Station	Min of Police	Redan Road, Kaitaia	Lot 1 DP156143	72	Co
NZP44	Police Station	Min of Police	Beach Road, Mangonui	Sec 266 Mangonui Township, closed road SO48985 and Pt Lot 19 Sec 1 Town of Mangonui DP17900, Gaz 1974 p.2664 Pt Lot 2 DP83411 Gaz 1985 p.4228, 0.7ha	62	R
NZP45	Police Station	Min of Police	SH10, Kaeo	Pt Snowdens Grant	73	Co
NZP46	Police Station	Min of Police	Park Road & Broadway, Kaikohe	SO48804 Pt Sec 4, Blk XV Omapere SD and Lot 35 DP7981 Pt Taraire No.1 Blk, 1.1197ha	103	Co
NZP47	Police Station	Min of Police	Parnell Street, Rawene	Rawene Police Station, Sec 6 Town of Rawene	101	Co
NZP 230	Police Station	Min of Police	Albert Street, Kawakawa	Lot 1, DP168475; 0.2476ha	105	R
NZP 231	Police Station & Residence	Min of Police	York Street, Russell	Lots 7,8,17,18, BLK V, Town of Russell; 0.2022ha	89	RT
NZP 137	Kerikeri Police Station	Min of Police	Kerikeri Rd, Kerikeri	Lots 1 & 2, DP41378, part of OLC 3 & 39, Blk XI Kerikeri SD, 2499 sqm	87	Co

1. ADDITIONAL CONDITIONS RELATING TO NZP231 (RUSSELL POLICE STATION)

Development or works which have the potential to affect the following heritage site, building or object shall be subject to the specified conditions.

Designation #	Site, building or object	Plan references (<i>Planning Maps and Appendix 1E</i>)
NZP231	Police Station	#40; Map 89

- (a) The following works may be carried out on the scheduled buildings and items without an outline plan of works, where such works will not significantly alter the external appearance of the items:
- general maintenance and repair, painting, roof replacement, replacement of exterior claddings, replacement of window glass and replacement of any window frame, provided that the materials and colours are in keeping with the historic character of the building or object;
 - the provision of security features such as lighting and alarms.
- (b) The following works may be carried out on the scheduled buildings and objects only in accordance with an approved outline plan of works, where that outline plan of works has included an appropriate assessment of the works, including the need for the works and the likely effects on the heritage values of the building or item:
- additions and alterations which do not comply with (a) above.

Any other works which have the potential to adversely affect the specified buildings and objects shall not be carried out unless and until the terms of the designation are altered to specifically provide for such works.

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
NZP 136	Paihia Police Station & Accommodation	Min of Police	47 Williams Rd, Paihia	Lot 55, DP11040, 1012sqm	91	Co
NZP 138	Kohukohu Police Station & Accommodation	Min of Police	cnr Beach & Manning Sts, Kohukohu	Lot 4, DP11168, Part Allot 25, Suburbs of Kohukohu, Blk X Mangamuka SD, 1333 sqm	100	CR

Although NZP136 and NZP138 have been listed as “new” designations, they apply to police sites that have been in operation for several years. The designations are sought to ensure the sites are able to be used for police purposes.

MINISTER OF EDUCATION (ME)

The list of designated school sites comprises the largest group of separately designated sites in the Plan. These designations apply to all Ministry of Education school facilities.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME49	Ahipara Primary School & House	Min of Educ	Ahipara Road, Ahipara	Allot 19A, 82 & 83, Blk IV Ahipara SD, 2.8341ha	74 & 75	RP
ME51	Awanui Primary School & House	Min of Educ	SH1, Awanui	Pt Sec 6S Awanui Settlement and Pt OLC 6, Blk X Rangaunu SD, 2.7518ha	66	RP
ME52	Herekino Primary School & House	Min of Educ	Kaitaia-Awaroa Road, Herekino	Lot 1 DP35350, Pt Sec 13, Blk II Herekino SD, 2.8327ha	24	RP
ME53	Kaingaroa Primary School and House	Min of Educ	SH10, Kaingaroa	Lots 1 & 2 DP38912, Pt Sec8, Blk XI Rangaunu SD, 1.8082ha	14	RP
ME54	Mangonui Primary School House	Min of Educ	Colonel Mould Drive, Mangonui	Lot 3 DP81576, Blk V Mangonui SD, 1.1139ha	62	R
ME55	Ngataki Primary School & House	Min of Educ	Far North Road, Te Kao	Secs 3, 14 & 43, Blk VII Houhora East SD, 2.0872ha	7	RP
ME56	Oturu Primary School & House	Min of Educ	Oturu Road, Oturu	Pt Oturu 2D1, 2D1C & 2D3A, Blk II Takahue SD, 1.2164ha	19	RP
ME57	Oruaiti Primary School and House	Min of Educ	SH10, Oruaiti	Allot 18A Mangonui East Parish, Blk VI Mangonui SD, 5.4885ha	15	RP
ME58	Pamapurua Primary School and House	Min of Educ	SH1, Pamapurua	Te Konoti B2, Blk VII Takahue SD, 2.0234ha	19	RP
ME59	Education purposes, including (but not being limited to): Teaching spaces/classrooms Sports facilities, including outdoor courts, playing fields, swimming pool and gymnasium Staff work spaces Hall and library Car parking and vehicular access areas Toilet facilities School staff residences Early childhood education centre, including playcentre Storage sheds for	Min of Educ	West Coast Road and Sweetwater Road, Paparore	Pt Sec 27, Blk VIII Opoe SD and Lot 2 DP 150885 (also shown as Section 1 on SO 474554), 2.7193ha <i>Note:</i> <i>With respect to Lot 2 DP 150885 this only affects 1.0185 hectares of the title area, shown as:</i> <ul style="list-style-type: none"> ▪ Area A on the 'Land requirement plan' prepared by Opus, reference 9_7200_5_311 4_1R0, dated 30 October 2013. A copy 	13	RP

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
	<p>maintenance/sports equipment</p> <p><i>Note: The above purposes do not include adult education.</i></p> <p><i>Updated 09-02-2015</i></p> <p><i>Notation and purpose amended pursuant to RC 2140197, July 2014</i></p>			<p><i>of this plan follows the condition outlined with respect to ME59.</i></p> <ul style="list-style-type: none"> ▪ Section 1 on SO 474554 		
ME60	Peria Primary School & House	Min of Educ	Pamapurua-Taipa Rd, Peria	Lot 1 DP36859, Blk I Maungataniwha SD, 1.8024ha	20	RP
ME61	Pukenui Primary School & House	Min of Educ	Fitzgerald & Lamb Road, Pukenui	Lots 39-45 DP44000, Pt 3 & 3A, DP11051, 1.5091ha	54	CR
ME62	Pukepoto Primary School & House	Min of Educ	Kaitaia-Ahipara Road,	Waipapa Blk, ML2249, Blk V Ahipara SD, 4.7980ha	18	RP
ME63	Taipa Area School, Houses and Kindergarten	Min of Educ	SH10, Taipa	Lot 17 DP51192, Lot 1-7 DP155315, Allot 3, 14, 16, 17, 18, 28 Taipa Village, Sec 2 Blk IV Mangonui SD, 5.6913ha	60	R
ME65	Te Hapua Primary School & House	Min of Educ	Te Hapua Road, Te Hapua	Pakohu 2A, Pt Pakohu 2B2M2, Te Hapua 3, Blk III Muriwhenua SD, 1.2014ha	52	CL
ME66	Te Kao Area School & Houses	Min of Educ	Far North Road, Te Kao	Te Kao 1F & 65B1 Parengarenga, Pts 5B3E & 5B3P, Blk XVI Muriwhenua SD, 4.5723ha	6	RP
ME69	Waiharara Primary School and House	Min of Educ	Far North Road, Waiharara	Sec 109, Blk V Opoe SD, 1.9066ha	10	RP
ME70	<p>Kaitaia Campus comprising Kaitaia College and TKKM o Pukemiro</p> <p><i>Updated 22-8-2011</i></p> <p><i>Notation and purpose amended pursuant to RC 2110153, December 2010</i></p>	Min of Educ	Redan & Pukepoto Roads, Kaitaia	Pt OLC 7, Pt DP12477, Pt Closed Road on SO52852, Pt Allot 71, Ahipara Parish, 13.3960ha	72	R
ME71	Kaitaia Intermediate School	Min of Educ	North Road, Kaitaia	Lot 1 DP33128, Pts Lot 3 DP29054, 6.0465ha	71	R
ME72	Kaitaia Primary School, Playing Fields, Houses & Kindergarten	Min of Educ	Mission Place, Kaitaia	Pt Lot 16 DP405, Pt DP532, All DP22615 & 27211, Lot 10 DP61707, Pt Lot 19 DP22649, 8.1524ha	72	R/C

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME73	Kaeo Primary School, Kaeo Play Centre, Whangaroa College and Houses	Min of Educ	SH10, Kaeo	Pt DP20587 and Pt Snowdens Grant, Blk III Kaeo SD, 9.0148ha	73	RP
ME74	Matauri Bay Primary School & House	Min of Educ	Wainui Bay Rd, Matauri Bay	Pt Whakarara Blk, Sec 4 Blk XIII Whakarara SD, 4.0404ha	69	RP
ME74A	Kura Kaupapa, Wharekura and associated activities	Min of Educ	Wainui Bay Rd, Matauri Bay	Pt Whakarara Blk 4.0234ha	69	RP
ME75	Education purposes, including (but not being limited to): Teaching spaces/classrooms Sports facilities, including outdoor courts, playing fields, swimming pool and gymnasium Staff work spaces Hall and library Car parking and vehicular access areas Toilet facilities School staff residences Early childhood education centre, including playcentre Storage sheds for maintenance/sports equipment <i>Note: The above purposes do not include adult education.</i>	Min of Educ	Totara North Road, Totara North	Pt Allots 6A & 8, Totara Parish, Blk VI Whangaroa SD, 1.2486ha	67	CR
ME77	Bay of Islands College	Min of Educ	Derrick Road, Kawakawa	Sec 4, 6, Pts 1-3, 5, 62A & Closed Road, Blk VII Waiomio Village, 6.7451ha	105	R
ME78	Bay of Islands Intermediate & Otiria Primary School	Min of Educ	Otiria Road, Moerewa	Pt Lot 5 DP31682, Lot 2 DP164677, Blk XV Kawakawa SD, 7.7988ha	106	R
ME79	Karetu Primary School & House	Min of Educ	Kura Road, Karetu	All ML5980, Blk IX Russell SD, 1.6187ha	36	RP
ME80	Kawakawa Primary School and House	Min of Educ	Johnson Road/Albert Street, Kawakawa	Pt Secs 12, 17, 28, 33, 34, Lot 1, DP152523, Sec 1 SO68042, Blk XVI Kawakawa SD, 3.7329ha	105	R
ME81	Kerikeri Primary School	Min of Educ	Hone Heke Road, Kerikeri	Lot 2 DP41365, Blk XI Kerikeri SD, 3.2451ha	87	R

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME82	Kerikeri High School	Min of Educ	Hone Heke Road, Kerikeri	Lots 4-11 & Pt Lot 12 DP33664, Pt Lot 2 DP 31415, Pt Lot 3 DP 31415, Lot 7 DP21496, Blk XI Kerikeri SD, 11.5514ha	87	R
ME83	Maromaku Primary School and House	Min of Educ	Maromaku School Road and Towai Road, Maromaku	Sec 141, Blk V Hukerenui SD, 1.0357ha	42	RP
ME84	Moerewa Primary School	Min of Educ	Station Road, Moerewa	Lot 1 DP15044, Blk XV, Kawakawa SD, 1.6182ha	106	R
ME85	Motatau Primary School & House	Min of Educ	Henare Road, Motatau	Pts 2 Sec 57, Pt 2 Sec 54, Blk VII Motatau SD, 3.6893ha	47	RP
ME88	Ohaeawai Primary School	Min of Educ	Hobson Street, Ohaeawai	Pt OLC 47, Closed Road, Lots 11-14 Blk I Plan W30, 1.7056ha	98	R
ME89	Okaihau College and Houses	Min of Educ	Settlers Way, Okaihau	Lot 1 DP31295, Lot 2 DP40037, Pt Lot 1 DP47085, DP126294, Pt Lot 2 DP13507, Blk VI Omapere SD, 8.7361ha	97	R
ME90	Okaihau Primary School	Min of Educ	Settlers Way, Okaihau	Pt Sec22, Blk VI Omapere SD, 2.2197ha	97	R
ME91	Opua Primary School	Min of Educ	Franklin Street, Opua	School: Sec 7-9, 11 & 12, Pt Sec 10 & Closed Rd on SO51655, Blk XVI, Town of Opua, 0.6004ha;	92	CR
ME93	Oromahoe Primary School and House	Min of Educ	Te Ate Road, Oromahoe	Sec 12 SO38057, Pt 1 DP24566, Pt Sec 6, Pt Sarah Huttons Grant, Blk VI Kawakawa SD, 1.8515ha	35	RP
ME94	Paihia Primary School	Min of Educ	School Road, Paihia	Lots 38-42 DP11040, Lot 2 DP312061, Pt Lot 1 DP20570, 1.6849ha	91	Co
ME95	Pakaraka Primary School & House	Min of Educ	SH1, Pakaraka	Pt Sec 7S, Pt 24S, Pakaraka Settlement, Pt Lot 11, DP3641, Pt Lot 1 DP40562, Pt Lot 4 DP17044, Sec 1, SO62915, Sec 4 SO62915, Blk X Kawakawa SD, 1.8704ha	35	RP
ME96	Riverview Primary School and House	Min of Educ	Riverview Road, Kerikeri	Lot 18, DP24476, Blk XI Kerikeri SD, 2.6279ha	83	RL

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME97	Russell Primary School	Min of Educ	Church Street, Russell	Sec 15 of Allot 11 of Town of Russell, 0.961ha	89	RT
ME98	Tautoro Primary School and House	Min of Educ	Kaikohe-Maungatapere Rd, Kaikohe	Pt Motatau 5E10B, Blk VIII Punakitere SD, 1.6187ha	41	RP
ME100	Te Tii Primary School & House	Min of Educ	Purerua Road, Te Tii	Te Tii Manganui Pt C, SO41019, Blk IV Kerikeri SD, 1.9928ha	77	GC
ME102	Waikare Primary School & House	Min of Educ	Waihaha Road, Waikare	Pt Waikare Blk SO14121, Blk XI Russell SD, 2.0219ha	37	RP
ME104	Kaikohe East Primary School Education Purposes including (but not being limited to): Teaching spaces/classrooms Sports facilities, including outdoor courts, playing fields, cycle track, swimming pool and gymnasium Staff work spaces Hall and library Car parking and vehicular access areas Toilet facilities School staff residences Early childhood education centre Storage sheds for maintenance/ sports equipment Teen Parent Unit (TPU) Note: The above purposes do not include adult education	Min of Educ	Mangakahia Road, Kaikohe Purdy Street, Kaikohe	Lot 1-2, 4-5 DP 199441 and Section 1 SO 488017 7.1999ha	103	R
ME105	Kaikohe Intermediate School	Min of Educ	Park Road, Kaikohe	Pt 1F1B Taraire, Lot 56, DP7981, Blk XV Omapere SD, 3.6157ha	103	R
ME106	Kaikohe West Primary School & House	Min of Educ	Tawanui Road, Kaikohe	Lots 11, 12, 14, 15 DP13511, Tawaranu Blk, Pt Taraire IV, Pt No1 Roadway, Blk XV Omapere SD, 2.9ha	103	R
ME107	Northland College, Houses & Farm	Min of Educ	Mangakahia Road, Kaikohe	Lots 1, 2 & Pt 3 DP39750, Taraire 2V1, 2V2, 2V3A, 2V3B1, 2V2B2, Pt 2W2, Kohewhata 16A, 16B, 3OB1, 3OB2, 3OB3, 30A, Pts 54A, 39, 40, Blk XV Omapere SD, 53.1472ha; and Pts 2, 8, 9, A1, Lots 3, 9, 10, 11 Taraire	41, 102, 103 & 104	RP

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
				Blk, Omapere SD, 414.9195ha		
ME108	Education purposes, including (but not being limited to): Teaching spaces/classrooms Sports facilities, including outdoor courts, playing fields, swimming pool and gymnasium Staff work spaces Hall and library Car parking and vehicular access areas Toilet facilities School staff residences Early childhood education centre, including playcentre Storage sheds for maintenance/sports equipment <i>Note: The above purposes do not include adult education.</i>	Min of Educ	Hongi Street, Kaikohe	Pt Lot 52, DPW43, Blk XV Omapere SD, 2.2162ha	102	R
ME109	Broadwood Area School	Min of Educ	Main Road, Broadwood	Pts Sec 4, 52, Blk I Whangape SD, 5.7242ha	76	RP
ME110	Horeke Primary School	Min of Educ	Motukiore Road, Horeke	Pt OLC78 & Pt Lot 4 DP37515 & Pt Old Bed Hokianga Harbour & Closed Road, Blk XI Mangamuka SD, 2.2524ha	99	GC
ME111	Kohukohu Primary School and Proposed Pre School	Min of Educ	Beach Road, Kohukohu	Pt Sec 81 SO47462, Sec 57 SO32541, Lot 1 Pt 2 DP11609, Blk X Mangamuka SD, 1.0829ha	100	CR
ME112	Mangamuka Primary School & House	Min of Educ	School Road, Mangamuka	Pt 3LS SO30333, ML6554, SO17013, 1.5593ha	26	RP
ME113	Matihetihe Primary School & Houses	Min of Educ	West Coast Rd, Matihetihe	Pt Matihetihe 1B No 2D Blk & Pt Moetangi B2 No2B1 Blk, Blk I Hokianga SD, 1.9341ha	38	CR
ME114	Omanaia Primary School and House	Min of Educ	Omanaia Valley Road, Omanaia	Pt Karatia Omanaia School Reserve, ML13173, 2.0285ha	39	RP

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
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ME115	Education purposes, including (but not being limited to): Teaching spaces/classrooms Sports facilities, including outdoor courts, playing fields, swimming pool and gymnasium Staff work spaces Hall and library Car parking and vehicular access areas Toilet facilities School staff residences Early childhood education centre, including playcentre Storage sheds for maintenance/sports equipment <i>Note: The above purposes do not include adult education.</i>	Min of Educ	SH12, Omapere	Lots 7 & 8 DP120046, Pt Waianga 222, Pt Omapere No2, Pt Taiwhatiwhati 1A, Pts 1C, Pts Sec 35, Pts Putetoetoe 15, 17, 19, 21, 33 & 34, Blk VII, X Hokianga SD, 5.6091ha	111	CR
ME116	Rawene Primary School & Playcentre	Min of Educ	Marmon Street, Rawene	Allot 29, 112, 114, 115, & Pt Allot 28, Suburbs of Rawene, Lots 2 & 4, DP27081, Lot 1 DP34104, 3.4101ha	101	CR
ME117	Te Kura Taumata O Panguru School and Panguru Housing Complex	Min of Educ	West Coast Road, Panguru	Pt Panguru A23B, X1 ML15137 Blk XVI Whangape SD, 3.7842ha	32	RP
ME118	Umawera Primary School and House	Min of Educ	SH1, Umawera	Pt Sec 3 & Sec 21 (Closed Road) Blk VII Mangamuka SD and All DP22591 (Pt Lot 3 DP409), Lot 1 DP30322, Blk III Mangamuka SD, 1.8097ha	33	RP
ME119	Waima Primary School and House	Min of Educ	Waima School Road, Waima	Lot 4 ML5096, Blk VII Waoku SD, 2.1777ha	39	RP

ME74 and ME86 are existing designations that have been modified in order to update Plan information and to clearly indicate that the responsibility for the existing work lies with the Minister of Education.

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME139	Broadwood School House	Min of Educ	Main Road, Broadwood	Lot 1 DP49788, Blk I Whangape SD, 0.1012ha	76	RP

ME139: This site was not previously designated. The purpose of the designation is to accommodate proposed activities and associated uses for education purposes.

New Designations included in the Far North District Plan under Section 175(2) of the Resource Management Act 1991 (added to District Plan 22 August 2011)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME251	Primary School and Early Childhood Education Centre, Waipapa Confirmed pursuant to RC 2090474, October 2009	Min of Educ	Waipapa Road, Waipapa	Lot 2 DP 104523, 4.3404ha	82	RP

The above new designation is subject to conditions – refer Appendix 5, pg 25

New Designation included in the Far North District Plan under Section 175(2) of the Resource Management Act 1991. (added to District Plan 11 February 2015)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
ME252	Kura Kaupapa, Wharekura and Associated Activities. Confirmed pursuant to RC 2150359, 18 June 2015	Min of Educ	Koutu Point Road, Koutu Point	Lots 1-2 and 4-7 DP 417607, Lot 3 DP 417607\3.7722ha	108	CL

The various designations and requirements of the Ministry of Education are subject to the following conditions:

1. Car Parking (all designations)

Where new development increases the number of classrooms (or classroom equivalents) on a particular site, additional parking shall be provided at the rate of not less than two car parks per additional classroom or classroom equivalent, except where the Council accepts, on the basis of a specifically commissioned car parking study by an appropriately qualified engineer, that a lesser level is appropriate.

2. Traffic Management

That where an additional classroom or classrooms are proposed to be erected on the sites listed below a traffic management plan shall be submitted as a part of the outline plan of works:

- (a) Kerikeri Primary School;
- (b) Kerikeri High School;
- (c) Taipa Area School;
- (d) Kaikohe East School;
- (e) Kaikohe West School;
- (f) Paihia Primary School;
- (g) Bay of Islands College;
- (h) Kura Kaupapa, Wharekura and Associated Activities (Koutu Point Road).

3. Building Setbacks (all designations)

New buildings or structures shall comply with the setback from boundaries for permitted activities for the applicable underlying zone provided that the setback can be reduced where the written consent to such a reduction has been obtained from the registered proprietor of the relevant adjacent land.

4. Conditions Relating to ME73 (Kaeo Primary School, Play Centre & Whangaroa College) and ME97 (Russell Primary School)

Development or works which have the potential to affect the following notable trees shall be subject to the specified conditions.

Designation #	Tree or Trees	Plan references (<i>Planning Maps and Appendix 1D</i>)
ME73	Ginkgo Tree	#119; Map 73
ME97	10 x <i>Trachycarpus</i> (Fan Palms)	# 52; Map 89

- (a) The following works may be carried out on the scheduled trees without an outline plan of works:
- (i) trimming and maintenance, and the felling of any scheduled tree which has died, provided that such work is undertaken by or under the supervision of a member of the New Zealand Arboricultural Association who has advised the Council in advance of the work to be carried out;
 - (ii) felling or limbing of any tree where such work is required as emergency work to safeguard life or habitable buildings from immediate danger or maintain or restore networks for energy, telecommunications or transport, provided that such work shall be carried out to the minimum required to protect human life, habitable buildings or the networks;
 - (iii) planting and weeding of garden plants within the area covered by the crown periphery (dripline) of the tree.
- (b) The following works may be carried out in accordance with an approved outline plan of works, where that outline plan of works has included an appropriate assessment of the works, including the need for the works and the likely long-term effects on the tree or trees involved:
- (i) the limbing of any tree, other than for the emergency purposes described in 4(a)(ii) above;
 - (ii) the excavation, filling and provision of impermeable surfaces (including buildings) within the area covered by the crown periphery (dripline) of the tree.
- (c) Any other works which have the potential to adversely affect the specified trees shall not be carried out unless and until the terms of the designation are altered to specifically provide for such works.

5. Conditions Relating to ME97 (Russell Primary School), ME111 (Kohukohu Primary School) and ME116 (Rawene Primary School)

Development or works which have the potential to affect the following heritage sites, buildings or objects shall be subject to the specified conditions.

Designation #	Site, building or object	Plan references (Planning Maps and Appendix 1E)
ME97	Russell Primary School	#51; Map 89
ME111	Stone arched bridge	#169; Map 100
ME116	School building (1882)	#199; Map 101

- (a) The following works may be carried out on the scheduled buildings and items without an outline plan of works, where such works will not significantly alter the external appearance of the items:
- (i) general maintenance and repair, painting, roof replacement, replacement of exterior claddings, replacement of window glass and replacement of any window frame, provided that the materials and colours are in keeping with the historic character of the building or object;
 - (ii) the provision of security features such as lighting and alarms.
- (b) The following works may be carried out on the scheduled buildings and objects only in accordance with an approved outline plan of works, where that outline plan of works has included an appropriate assessment of the works, including the need for the works and the likely effects on the heritage values of the building or item:
- (i) additions and alterations which do not comply with the above.
- (c) Any other works which have the potential to adversely affect the specified buildings and objects shall not be carried out unless and until the terms of the designation are altered to specifically provide for such works.

6. Outstanding Landscapes

The following conditions apply to ME52, ME86, ME102 and ME117, and apply to those parts of the sites identified by the Resource Maps as being within outstanding landscape notation.

- (a) Any work within an outstanding landscape which involves any of the following:
- (i) any filling of more than 300m² in a year or involving a cut or fill upslope batter of more than an average of 1.5m in height over a continuous length;
 - (ii) removal of vegetation for buildings or access of more than 1000m², or for purposes other than buildings or access;
 - (iii) new buildings of exceeding 25m² in area;

- (iv) additions/alterations to buildings exceeding 20% of the gross floor area, or exceeding the height of, the building being added to or altered;

shall be accompanied by an outline plan of works which includes a professional assessment of the effects of the work on the landscape qualities of the outstanding landscape unit and how these are proposed to be mitigated.

7. Coastal Hazard

The following condition applies to that part of the designation numbered ME115 which is within the Coastal Hazard 2 zone:

(a) Any proposal to:

- (i) erect a new building or structure; or
- (ii) carry out alterations or additions to existing buildings or structures which increase their external dimensions; or
- (iii) excavation or filling other than that required to maintain flood protection works, existing drains, existing buildings and structures, to establish, repair or replace permitted utilities, to erect fences, and to plant trees and plants;

shall be accompanied by a report or certificate from a suitably qualified and experienced professional indicating that the works will not increase the risk to people, property or the environment caused by coastal hazard.

8. Flood Susceptible Areas

The following condition applies to those designations numbered ME51, ME57, ME62, ME66, ME71, ME72, ME85, ME87, ME92, ME102, ME104, ME107, ME108, ME109, ME117, ME119 and ME139 applies only to those parts of the sites which fall within flood susceptible areas as identified on the Council's Hazard Register:

- (a) Any outline plan of works shall be accompanied by a report or certificate from a suitably qualified and experienced professional indicating that the sub-floor design is able to withstand, and that the floor levels are above, a 50 year return period flood.

9. Conditions Relating to ME251 (Waipapa Road Primary School & Early Childhood Education Centre) – new designation added (refer pg29 of Appendix 5)

The following conditions apply to Designation ME251 (Waipapa Road Primary School & Early Childhood Education Centre) – refer RC 2090474:

(1) Traffic Management Plan (covering carparking, road upgrading works, 'set down' spaces for students, access, internal circulation etc)

The first outline plan of works shall be accompanied by a Traffic Management Plan (in conjunction with the Travel Management Plan required in condition (2)), prepared by an appropriate expert in this field of work. This plan shall show indicative phasing/staging and provide for (at a minimum):

- vehicle parking for the early childhood centre at a ratio of 1 carpark per 4 children accommodated;
- twenty (20) student 'set-down' spaces;
- dedicated off-road bus turn-around;
- on-site parking for twenty bicycles;
- indicative internal circulation patterns and signage; and
- an area for future additional carpark and set-down spaces (as required).

The Requiring Authority shall provide a report (Traffic Management Plan/Assessment), prepared by an appropriate expert in the field, of the number of 'set-down' spaces required, at the:

- initial outline plan of works for the new school and early childhood education centre; and
- provide a review of the report once the school and early childhood education centre have been completed to their full capacity and are in use.

(2) Travel Management Plan

That the School Board prepares and maintains a School Travel Management Plan. The Plan shall be implemented within the first term of the operation of the school activity on the site, monitored over time, and

reviewed as necessary to remain effective. The Plan shall have as an objective the safe transportation of pupils between homes and the school by means other than the private motor vehicle.

(3) Road Upgrading Works

The first outline plan of works shall provide details of any further Waipapa Road upgrading required outside the school (if these works have not already been completed by Council) as follows:

- road widening at site entrance(s) to Transit Diagram D standard (in addition to any road widening already completed (or to be completed) as part of the Council's Stage 2 Waipapa Road upgrading works);
- right turn bay;
- left turn deceleration lane;
- footpath on north side of Waipapa Road between the school entrance(s) and the KEA pedestrian crossing (the south side footpath having been completed, or to be completed, as part of the Council's Stage 2 Waipapa Road upgrading works);
- KEA pedestrian crossing to the east of the school entrance; and
- proposed school zone speed restrictions.

The physical upgrading of Waipapa Rd, as specified above, shall be completed prior to the school becoming operational. These works are to be completed either by the Requiring Authority or by Council at the expense of the Requiring Authority.

(4) Potential Flood Susceptibility

Any Outline Plan for new buildings shall be accompanied by a report or certificate from a suitably qualified and experienced professional indicating that the sub-floor design is able to withstand, and that the floor levels are above, a 50 year return period flood.

(5) Site Servicing

The first outline plan shall be accompanied by a site servicing report covering the following:

- If Council's reticulated water supply cannot provide adequate water pressure for fire fighting in accordance with the New Zealand Fire Service Fire Fighting Water Suppliers Code of Practice SNZ PAS 4509:2003, then details of an alternative on-site solution shall be provided;
- If Council's reticulated water supply cannot provide adequate potable water supply, then details of an alternative on-site solution shall be provided;
- A proposed Storm Water Management Plan showing that the net effect on the Waipapa River Catchment is less than minor, including any details of the proposed on-site management of stormwater disposal required to achieve this net effect; and
- If a Council reticulated sewerage system is not available to connect to, then the site servicing report shall include details of a proposed alternative on-site solution, which is to include a Site and Soil Report prepared in accordance with AS/NZS 1547:2000.

(6) Landscaping

A concept landscape plan for the designated site, which identifies the general areas where landscaping and boundary fencing may occur, shall be submitted with the first outline plan of works. The concept landscape plan shall include landscaping along the road boundary and between any on-site parking area. The concept landscape plan shall include, for any proposed landscaping along the site boundaries, the species, number and size at planting of any trees or shrubs.

The boundary landscaping is to be implemented in general accordance with the concept landscape plan within the first planting season directly following the construction of the first stage of the school.

(7) Archaeological Assessment

As part of the first outline plan, an archaeological assessment shall be provided.

(8) Building Setbacks

New buildings or structures shall be set back at least 10 metres from boundaries unless written consent to a reduction has been obtained from the registered proprietor of the relevant adjoining site.

(9) Noise

The ongoing operation of the school shall comply with the following noise limits measured at the boundary of any properties zoned for residential purposes:

Monday to Saturday	(0700hrs-2000hrs) 50dBA L ₁₀
Monday to Saturday	(2000hrs-2300hrs) 45dBA L ₁₀
Sunday and Public	
Holidays	(0700hrs-2400hrs)45dBA L ₁₀
At all other times	75dBA L _{max} and 40dBA L ₁₀

This provision shall not apply in respect of the noise generated from outdoor recreational activities between 0800hrs and 1800hrs (Monday-Saturday).

Construction noise will be controlled to comply with the relevant New Zealand Construction Noise Standard

(10) Lighting

The light spill is not to exceed 10 lux at the boundary of any adjoining site or 15 lux at the road reserve boundary.

(11) Future Car Parking

Where new development increases the number of classrooms (or classroom equivalents) on a particular site, additional parking shall be provided at the rate of not less than two car parks per additional classroom or classroom equivalent, except where the Council accepts, on the basis of a specifically commissioned car parking study by an appropriate qualified engineer, that a lesser level is appropriate.

(12) Other

In accordance with Section 184(1)(c) this designation shall lapse on the expiry of 10 years after the date on which the designation is included in the District Plan unless:

- it is given effect to before the end of that period; or
- the territorial authority determines that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made; or
- the designation lapses earlier by virtue of the District Plan ceasing to be operative.

10. Conditions relating to ME59 and Lot 2 DP 150885:

- (a) That the land be unable to be used for the designation purposes of 'Education Purposes' until;
- A Detailed Site Investigation (DSI) as required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is provided to the Council within 12 months of the recommendation of approval of the Alteration to Designation (being RC2140197) that satisfies the Council that there will not be any risk to human health and/or
 - That any remediation, as identified in the DSI, be completed and approved in a subsequent Validation Report, subject to the following timeframes;
 - Remediation Works (if required) to be undertaken and approval of the works via a Validation of Works report be completed prior to the lapsing of the Alteration to Designation (within 5 years) as provided in section 184 of the Resource Management Act 1991."
- (b) To further ensure that the land subject to the notice of requirement for an alteration to the designation of Paparore School is not used for education purposes the existing southern boundary bamboo screen is to remain in place until the requirements of condition (a) above are satisfactorily met.

11. Conditions Relating to ME252 Kura kaupapa, Wharekura and Associated Activities, Koutu Point Road, Koutu – new designation added (refer pg 29 of Appendix 5)

The following conditions apply to Designation ME252 (Kura kaupapa, Wharekura and Associated Activities, Koutu Point Road, Koutu) – refer RC 2120330:

Designation Specific Conditions

- (1) In accordance with section 184(1)(c) of the Resource Management Act 1991 this designation shall lapse on the expiry of 10 years after the date on which the designation is included in the District Plan unless:
- It is given effect to before the end of that period; or

- The territorial authority determines that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made; or
 - The designation lapses earlier by virtue of the District Plan ceasing to be operative.
- (2) The Kura shall be limited to a roll of 200 students.
- (3) As part of the first outline plan the following information shall be provided:
- (a) A Traffic Management Plan, incorporating a draft Kura Travel Plan, which shall set out the methods to be employed by the Kura to:
 - (i) Encourage shared transport to and from the Kura by students and staff;
 - (ii) Discourage the dropping-off and picking-up of students except on the Kura grounds;
 - (iii) Manage visitor parking during special Kura events on site.
 - (b) A concept site development, building layout, landscaping and planting plan for the integrated development of the site in a manner that minimises the impact of the Kura facilities and activities on the natural character of the coastal environment. This plan is to identify all areas of planting necessary to achieve successful integration of the development. This is to include but not be limited to areas for boundary planting, building and carpark screening and shall detail species, number, spacing of proposed species and size at planting along with a five year maintenance plan. The proposed location and type of boundary fencing is also to be shown;
 - (c) The proposed palette of exterior building colours and materials to be used and measures to address any reflectivity issues arising from the exterior of buildings;
 - (d) A Site Servicing Report covering wastewater treatment and disposal, stormwater management (with express consideration given to low impact design principles and the use of detention pond(s)), and potable and fire-fighting water supply. Consideration is to be given to providing for the discharge of breakout and subsurface irrigation area flow going to the north and not the south; and
 - (e) An entranceway, vehicle circulation, parking and set-down layout plan. This shall incorporate (as a minimum):
 - 2 parking spaces per classroom;
 - 6 drop-off spaces;
 - 3 van/mini-bus spaces;
 - Off-road bus turn-around;
 - On-site parking for at least 10 bicycles; and
 - Any other provisions as set out in the Traffic Management Plan.
- (4) The planting plan is to be implemented during the planting season directly following the construction of the first stage of the educational facility and thereafter maintained, including the replacement of plants that die during the first three years after planting.
- (5) The maximum height of any building shall not exceed 8m except for any “gateway” structure into the site and a single gymnasium/multi-use building which are not to exceed 9m in height. The latter building shall not exceed 540m² in open plan recreational floor area.
- (6) The height of any boundary fencing will not exceed 2m.
- (7) The maximum building coverage over the whole site shall not exceed 10% of the site area.
- (8) The Koutu Loop Road/SH12 Intersection (west) shall be upgraded. The upgrading work is to be designed in general accordance with the concept plan prepared by Fraser Thomas Limited and referenced as ‘Koutu Loop Road & SH12 Intersection 2 Vegetation Removal’, drawing number 38526 INT-02. This upgrading shall be completed prior to the educational facility becoming operational. These works may be undertaken either by the Requiring Authority or by NZTA at the expense of the Requiring Authority.
- (9) The Koutu Loop Road/Koutu Point Road intersection shall be upgraded. The layout shall be in general accordance with the concept plan prepared by Fraser Thomas Limited and referenced as ‘Koutu Loop Road and Koutu Point Road Intersection 1 Upgrade’, drawing number 38526 INT-01 and the balance of the design and plans for the upgrading shall be in accordance with the FNDC Engineering Standards. This upgrading shall be completed prior to the educational facility becoming operational. These works may be undertaken either by the Requiring Authority or by FNDC at the expense of the Requiring Authority.

- (10) The operation of the educational facility shall comply with the following noise limits measured at or within the boundary of any other site in this zone:

0700hrs-2200hrs	55dBA L ₁₀
2200hrs-0700hrs	45dBA L ₁₀ and 70dBA L _{max}

This provision shall not apply in respect of the noise generated from student voices outside between 0800hrs and 1800hrs (excluding Sundays and public holidays).

Sound levels shall be measured in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and assessed in accordance with the requirements of NZS 6802: 1991 Assessment of Environmental Sound.

- (11) Construction noise shall comply with the requirements of NZS 6803:1999 Acoustics — Construction Noise.
- (12) Light spill is not to exceed 10 lux at the boundary of any adjoining site or 15 lux at the road reserve boundary.
- (13) Prior to the educational facility becoming operational, if requested by the Council, the Minister of Education shall pay the Council a financial contribution of up to \$40,000 (plus GST) for the future construction of a footpath along Koutu Point Road to provide pedestrian access to the educational facility.
- (14) In the event of an “accidental discovery” of archaeological material during site development works the following steps shall be taken:
- All work on the site in the vicinity of the discovery will cease immediately. The contractor/works supervisor will shut down all equipment and activity in that area.
 - The contractor/works supervision will take immediate steps to secure the site (tape it off) to ensure the archaeological remains are undisturbed and the site is safe in terms of health and safety requirements. Work may continue outside of the site area.
 - The contractor/works supervisor/owner will notify the Area Archaeologist of the Heritage New Zealand Pouhere Taonga (Northland Office), Tangata Whenua and any required statutory agencies if this has not already occurred.
 - The Heritage New Zealand Pouhere Taonga will appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
 - If the material is confirmed as being archaeological under the terms of the Heritage New Zealand Pouhere Taonga Act 2014, the landowner will ensure that an archaeological assessment is carried out by the qualified archaeologist, and if appropriate, an archaeological authority is obtained from the Trust before work resumes.
 - If burials, human remains/koiwi tangata are uncovered, steps (a) to (c) above must be taken and the Area Archaeologist of the Heritage New Zealand Pouhere Taonga, the New Zealand Police and the Iwi representative for the area must be contacted immediately. The area must be treated with discretion and respect and the koiwi tangata/human remains dealt with according to law and Tikanga.
 - Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met. All parties will work towards work recommencement in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

RADIO NEW ZEALAND LIMITED (RNZ)

Radio New Zealand has two designations for facilities for radiocommunication, telecommunications and ancillary purposes and land uses (Change requested by Radio New Zealand). The nature of works to be carried out on the two sites generally involve the installation, operation, maintenance, upgrading, replacement and removal of radiocommunication and telecommunication equipment and works and other land use activities incidental to such installation, operation, maintenance, upgrading, replacement and removal.

The Ohaeawai site, while not having an existing designation in the Transitional Plan, is an existing facility, having been in use for many years.

Existing (or modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
RNZ 120	Radiocommunication, telecommunication and ancillary purposes and land uses	Radio NZ Ltd	Spains Road, Awanui	CT 2070/44, Pt Lot 4 DP43276, Pt Maxwells Grant, 5.26ha	13 & 66	RP

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
RNZ 142	Radiocommunication, telecommunication and ancillary purposes and land uses	Radio NZ Ltd	SH 12, Ohaeawai	CT 2081/9, Pt Te Riu Blk 5.3034ha	98	RP

The designations shall be subject to the following conditions:

- (a) Exposures to radiofrequency fields shall comply with *NZS 2772.1:1999 - Radiofrequency Fields Part 1: Maximum Exposure Levels: 3 kHz – 300 GHz* (“the New Zealand Standard”).
- (b) Except as provided for in condition (c), prior to commencing any new transmission (including a transmission from an existing facility at a different frequency), or increasing the power of existing transmissions, the following shall be sent to and received by the Council (where any works are involved, this could be incorporated within the outline plan of works):
 - (i) written notice of the location of the facility or proposed facility and
 - (ii) a report prepared by a radio technician/engineer or physical scientist containing a prediction of whether the New Zealand Standard will be complied with.

If the report provided to the Council under condition (b) predicts that the emissions as measured at the nearest property boundary will exceed 25% of the exposure limit set for the general public in the New Zealand Standard, then, within three months of the date of commencement or increase in radiofrequency emissions commencing, a report from National Radiation Laboratory, or an appropriately qualified independent person/organisation, certifying compliance with the New Zealand Standard, based on measurements at the site, will be provided to the Council.

- (c) The requiring authority shall be under no obligation to supply the information specified in Condition b. where any change in frequency and/or power of any existing transmission(s) results from repair or maintenance activities.

AIRWAYS CORPORATION OF NEW ZEALAND LIMITED (AC)

Airways Corporation of New Zealand Limited has one designation for a navigation beacon and communications facility.

Existing (or Modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
AC121	Air Navigation Aids	Airways Corp. NZ Ltd	Far North Road, Waipapakauri	Pt Lot 6 DP1126 (Gaz 1981 p2992), 3.96ha	13	RP

1. The following conditions apply in respect of AC121

- (a) Exposures to radiofrequency fields shall comply with *NZS 2772.1:1999 - Radiofrequency Fields: Part 1: Maximum Exposure Levels: 3 kHz – 300 GHz* (“the New Zealand Standard”) as measured at the designation boundary.
- (b) Prior to commencing any new transmission (including a transmission from an existing facility at a different frequency), or increasing the power of existing transmissions, the following shall be sent to and received by the Council (where any works are involved, this could be incorporated within the outline plan of works):
 - (i) written notice of the location of the facility or proposed facility and
 - (ii) a report prepared by a radio technician/engineer or physical scientist containing a prediction of whether the New Zealand Standard will be complied with.
- (c) If the report provided to the Council under Condition (b) predicts that the emissions will exceed 25% of the exposure limit set for the general public in the New Zealand Standard, then, within 3 months of the (change in) radiofrequency emissions commencing, a report from National Radiation Laboratory certifying compliance with the New Zealand Standard, based on measurements at the site, will be provided to the Council.

METEOROLOGICAL SERVICE OF NEW ZEALAND LIMITED (MS)

MetService is a State Owned Enterprise and has the financial responsibility for the installation, operation and maintenance of meteorological activities and associated building and equipment. MetService has four meteorological installation facilities designated in this Plan. The nature of the works concerned is meteorological activities and ancillary activities for the purpose of observing, collecting and communicating weather information.

Existing (or Modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
MS123	Meteorological Purposes	MetService	Cape Reinga Road, Cape Reinga - Automatic Weather Station	MO2818525 (Automatic Weather Station)	1	C
MS124	Meteorological Purposes	MetService	AgResearch Kaikohe Research Station, Mangakahia Road - Automatic Weather Station	PO5 855422	41	RP

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
MS143	Meteorological Purposes	MetService	Paoneone Farm, Purerua Rd, Kerikeri - Automatic Weather Station	Pt Lot 15 DP72581, CT 28C/847, 570 sqm	23	RP

MS143 is a new designation notified by MetService to ensure that the future operation, maintenance and upgrading of an existing automatic weather station, not previously designated, is suitably provided for.

NORTHLAND REGIONAL COUNCIL (NRC)

The Northland Regional Council retains and operates a number of harbour works/navigational installations in northern harbours, for which it seeks designations. While these are all existing facilities, only one was previously designated in the transitional plan. All facilities have been in operation for many years, with the full knowledge of the relevant land owners.

Existing (or Modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
NRC 125	Point Veronica Navigation Lead Light	NRC	Veronica Point, Opuia	SO46265, Pt Allot 200, Parish of Kawakawa	92	C

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
NRC 144	Houhora Harbour Navigation Beacon	NRC	Perpendicular Point, Houhora	Pt Houhora Blk, Blk XI, Houhora East SD	8	GC
NRC 145	Mangonui Harbour Navigation Sector Light	NRC	Rangikapiti, Mangonui	Sec 20 Rangikapiti, Mangonui Parish, Blk V Mangonui SD	15	C
NRC 146	Whangaroa Harbour Navigation Beacon	NRC	South Head, Whangaroa	Pt Kahikatoa Blk, Blk III, Whangaroa SD	16	GC
NRC 147	Whangaroa Harbour Navigation Beacon	NRC	Kingfish Pt, Whangaroa	Pt Secs 2 & 3, Blk III Whangaroa SD	16	GC
NRC 148	Bay of Islands Navigation Lead Light	NRC	English Bay, Opuia	Pt Allot 202, Parish of Kawakawa	92	CL

NRC144-148 inclusive are navigational aids for which a designation is sought in order to provide for continued siting and maintenance of the installation, and continued access to the site.

FAR NORTH HOLDINGS LIMITED (FH)

Far North Holdings Limited owns the airport land at Kaikohe and Kerikeri, and manages the airport at Kaitia on behalf of the Far North District Council.

Existing (or Modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
FH201	Airport Operations Updated 22-8-2011 <i>The original designation was subject to minor boundary adjustment with the adjoining property to the southwest (net change of 133m²), pursuant to RC 2080614, April 2008</i>	Far North Holdings Ltd	Wiroa Road, Kerikeri	Pt Sec 24, Blk I, Kawakawa SD, Lots 1 & 2 DP 344927 76.1967ha	28	RP

TOP ENERGY (TE)

Top Energy has eight existing substations designated. The substation sites are used to transform and control electricity from high voltage transmission lines by reducing the voltage to a point where the electricity can be distributed to consumers. The substations are also used for storage of line construction materials from time to time. The designated sites are existing uses and have been so for a number of years. Alterations are not foreseen at the present time. Activities carried out on the sites include routine maintenance work and storage of network components.

Existing (or Modified) Designations included in the Far North District Plan under Clause 4 of the First Schedule of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TE202	Kaikohe Substation - Land uses for the supply of line function services and storage, including substation and ancillary structures.	Top Energy	Reservoir Road, Kaikohe	Taraire 2T2 Blk; 1.8667ha	102	RL
TE203	Moerewa Substation - Land use as above	Top Energy	Factory Road, Moerewa	Pt Lot 3 DP12753, Blk XV Kawakawa SD; 3176.93sqm	106	I
TE204	Waipapa Substation - Land use as above	Top Energy	Near SH 10, Waipapa	Pt Lot 2 DP22952 on SO44715, Blk X Kerikeri SD; 3541.25sqm	82	I
TE205	Omanaia Substation - Land use as above	Top Energy	SH 12, near Duddy Road, Omanaia	Lots 1-4 DP194415	39	RP
TE206	Taipa Substation - Land use as above	Top Energy	Oruru Road, Taipa	Lot 64 Taipa Parish Blk IV Mangonui SD; 4360sqm	15	CL
TE207	Pukenui Substation - Land use as above	Top Energy	Lamb Road, Pukenui	Sec 74 Blk X Houhora East SD; 1225sqm	8	RP
TE208	Kawakawa Substation - Land use as above	Top Energy	Settlement Road, Kawakawa	Lot 2 DP184846;	42	RP
TE209	Haruru Substation - Land use as above	Top Energy	Near Puketona Road, Haruru	Lot 2 DP180533; 6404sqm	90	I

TE208 and TE209 have been subdivided off larger lots and therefore have been modified in land area only.

Designations transferred from Transpower NZ Ltd to Top Energy pursuant to Section 180 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TE245	Kaikohe Substation	Top Energy	cnr Reservoir & Guy Roads, Kaikohe	Lot 1 & 2 DP136600, CT's 80C/205 & 80C/206, 1.6005ha	102	RL
TE246	Kaitaia Substation	Top Energy	SH1, Kaitaia	Lot 1 DP44904, Lot 1 & 2 DP136112, CT's 77D/766, 80B/21 & 80B/22, 1.8224ha	19	RP

1. ADDITIONAL CONDITION APPLYING TO TE245 (KAIKOHE SUBSTATION)

- (a) Where the designated area's external boundaries adjoin land zoned for residential or rural living purposes (and not designated for other purposes):
 - (i) the maximum building height of any new substation structures shall not exceed 2m plus the shortest horizontal distance to the affected boundary;

- (ii) provision shall be made for landscaping, fences, walls or a combination to at least 1.8m in height along the length of the affected boundary. Where landscaping is provided, it shall be for a minimum depth of 2m.

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TE240	Okahu Substation – Land uses for the supply of line function services and storage, including substation and ancillary structures	Top Energy	Okahu Road, Kaitaia	Lot 3 DP147780, Pt Allot NE Psh of Taipa; 3254sqm	72	RP
TE241	NPL Substation – Land use as above	Top Energy	Whangatane Drive, Kaitaia	Lots 1 and 2 DP194406; 3265sqm	71	I

TE240 and TE241 are existing substations not previous designated.

New Designations included in the Far North District Plan under Section 175(2) of the Resource Management Act 1991 (added to District Plan 22 August 2011)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TE243	Mt Pokaka Substation – the establishment, operation, construction, maintenance, repair and replacement of a substation, and parts of, and works for, or relating to, electricity transformation and distribution, including impermeable surfaces and carparking areas Confirmed RC 2100406, March 2010	Top Energy	SH10, Bulls Gorge	Portion of Lot 1 DP 407838 and Lot 2 DP 383036, shown on SO 438995; 1047sqm	35	RP
TE244	Kerikeri Substation The preparation, establishment, construction, operation, maintenance, replacement, upgrading of, and entrance to and exit from a substation, and parts of, and works for, or relating to, electricity transformation and distribution Confirmed RC 2110152, February 2011	Top Energy	Cobham Rd, Kerikeri	Lot 1 DP 441604; 2943m ²	87	Co

New Designations included in the Far North District Plan under Section 175(2) of the Resource Management Act 1991 (added to District Plan 20 April 2017)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TE247	Wiroa Substation The operation, maintenance, and upgrading of an electricity substation, and related infrastructure, required for electricity supply and distribution	Top Energy	496 Wiroa Road, Kerikeri	Lot 2 DP 461681. 1.216ha	28	RP

New Designations included in the Far North District Plan under Section 175(2) of the Resource Management Act 1991 (added to District Plan 25 March 2019)

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
TE248	Omaunu Road Substation The operation, maintenance, and upgrading of an electricity substation, and related infrastructure, required for electricity supply and distribution	Top Energy	Omaunu Road, Kaeo 0479	Lot 1 DP 496549	21	RP
TE249	Oruru Road Substation The construction, operation, maintenance, and upgrading of an electricity substation, and related infrastructure, required for electricity supply and distribution	Top Energy	Oruru Road, Peria	Lot 1 DP 486988	15	RP

CONDITIONS APPLYING TO TE243

1. The subject site is within close proximity to a conservation reserve administered by the Department of Conservation. The reserve is considered to be a kiwi habitat. As such Top Energy Limited staff and contractors shall not bring dogs to the designated site.
2. An Outline Plan is not required to be submitted to Council, subject to the activity being in accordance with the plans submitted with the Notice of Requirement (refer RC-2100406-RMADES).

CONDITIONS APPLYING TO TE244

General

1. The works to give effect to the designation of the Kerikeri Substation shall be generally in accordance with the information submitted by Top Energy Ltd in support of the Notice of Requirement, and referenced "Top Energy Cobham Road, Kerikeri Proposed Contours REF 11331", dated 04/06/10 and attached to RC2110152-RMADES with the Councils approved stamp affixed to them.
2. The requiring authority shall notify Far North District Council Monitoring Team in writing two weeks prior to the commencement of activities associated with this designation.

Construction Works

3. Sediment control measures shall be installed around earthwork activities (including temporary stockpiles) to prevent discharge and run off.
4. At the beginning of the planting season following the works, areas of the site that are not forming the sealed or metalled yard or that provides access to the site shall be planted, re-grassed, landscaped or otherwise stabilised where earth has been disturbed.

Noise

5. The substation site shall be designed and used to ensure the noise levels do not exceed the following limits when measured at the site boundary
55dBA (L₁₀) at all times when measured at any point within the commercial or industrial zones.
45dBA (L₁₀) at all times when measured at any point within the residential zone
Noise from the substation operation shall be measured in accordance with the requirements of NZS 6801: 'Measurement of Sound'
Noise from the substation operation shall be assessed in accordance with the requirements of NZS6802: 1991 'Assessment of Environmental Sound'.

6. Construction at the substation site shall be restricted to the following hours:

Monday to Saturday: 8am to 6pm

This restriction does not apply to testing and commissioning works.

7. Noise from temporary construction and maintenance shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, the requirements of NZS6803:1999 'Acoustic – Construction noise'.
8. Within two months of commissioning of the substation, the noise levels at the site boundaries shall be measured to determine compliance with Condition 5. The results shall be forwarded to the Far North District Council within one month of the measurements being completed.
9. If the noise levels undertaken in accordance with Condition 8 do not comply with the standards specified in Condition 5, Top Energy shall carry out necessary noise attenuation measures within six months and repeat the noise level measurements as required by Condition 8 within three months of the noise attenuation measures being in place. The results shall be forwarded to the Far North District Council within one month of the measurements being completed.

Stormwater

10. A Stormwater Management Plan shall be submitted for the approval of Council's duly appointed officer prior to the construction works being commenced on site. The plan shall include:
- A site plan showing all proposed drainage works in relation to the substation and site infrastructure.
 - Design plans for these works shall include diameters, length and gradients of any pipes, flumes, and culverts; collection and disposal point detail calculations to support the sizes selected.
11. Provide confirmation from a Chartered Professional Engineer that all works have been completed in accordance with the approved plan required by Condition 10.

Landscaping

12. Trees and/or shrubs not exceeding a height of 2 metres are to be planted on the boundary between the substation and the adjoining Esplanade Strip so as to provide some screening between the substation and the Esplanade Strip. The trees and/or shrubs are to be planted before the end of the planting season following the commissioning of the substation.

Hazardous Substances

13. The substation shall be operated in accordance with the Top Energy procedure for "oil handling" (Procedure No CS E01 dated February 1996) and subsequent amendments.

Electronic and Magnetic Fields

14. Exposures to extremely low frequency electric and magnetic fields at the boundary of the site and at all publicly accessible areas within the site, shall comply with the guidelines recommended by the International Commission on Non-Ionising Radiation Protection in 1998.

Lighting

15. All lighting shall be directed away from Cobham Road to prevent any glare towards traffic.

Signs

16. Any signage erected at the site shall comply with the signage provisions of the Far North District Plan.

CONDITIONS APPLYING TO TE247

1. The works to give effect to the designation of the Wiroa Substation shall be generally in accordance with the information submitted by Top Energy Ltd in support of the Notice of Requirement, and the resource consent 2130173-RMALUC.
2. The requiring authority shall notify the Far North District Council Monitoring Team in writing 2 weeks prior to the commencement of activities associated with this designation.
3. Sediment control measures shall be installed around earthwork activities (including temporary stockpiles) to prevent discharge and run off.
4. At the beginning of the planting season following the works, areas of the site that are not forming the sealed or metalled yard or that provides access to the site shall be planted, re-grassed, landscaped or otherwise stabilised where earth has been disturbed.
5. The substation site shall be designed and used to ensure the noise levels from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone:
0700 to 2200 - 65dBA (L₁₀)

2200 to 0700 - 45dBA (L₁₀)
- 70dBA (L_{MAX})

Noise from the substation operation shall be measured in accordance with the requirements of NZS 6801: 'Measurement of Sound'.

Noise from the substation operation shall be assessed in accordance with the requirements of NZS6802: 1991 'Assessment of Environmental Sound'.

6. Construction at the substation site shall be restricted to the following hours:
Monday to Saturday 8am to 6pm
This restriction does not apply to testing and commissioning works.
7. Noise from temporary construction and maintenance shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, the requirements of NZS6803: 1999 'Acoustic-Construction Noise'.
8. The substation shall be operated in accordance with the Top Energy procedure for "oil handling" (Procedure No CS E01 dated February 1996) and subsequent amendments.
9. Exposures to extremely low frequency electric and magnetic fields at the boundary of the site and at all publically accessible areas within the site, shall comply with the guidelines recommended by the International Commission of Non-Ionising Radiation Protection in 1998.
10. All lighting shall be directed away from Wiroa Road to prevent any glare towards traffic.
11. Any signage erected at the site shall comply with the signage provisions of the Far North District Plan.
12. The existing landscaping shall be maintained for the duration of the activity in accordance with Resource Consent 2130173.

CONDITIONS APPLYING TO TE248

1. The works to give effect to the designation of the Omaunu Road Substation shall be generally in accordance with the information submitted by Top Energy Ltd in support of the Notice of Requirement, and the resource consent 2160418-RMACOM, Decision B; and the retrospective land use consent granted under this consent [RC 2190107- RMADES – Decision B].
2. The landscape Planting approved as part of RC 2160418-RMACOM shall be maintained for the duration of the activity.
3. Any construction works at the substation shall be restricted to the following hours:
 - Monday- Saturday 8.00am – 6.00pm
4. The substation shall be operated in accordance with the powerCo standard for Mineral Insulating Oil Maintenance 393S067 dated December 2011 and subsequent amendments.
5. Exposures to extremely low frequency electric and magnetic fields at the boundary of the site and at all publically accessible areas within the site shall comply with the guideline recommended by the International Commission of Non-Ionising radiation Protection in 1998.
6. All lighting shall, as far as practicable, be directed away from Omaunu Road to prevent any glare towards traffic, and away from the adjoining Residential Zone.
7. Any signage erected at the site shall comply with the signage provisions of the Far North District Plan.

CONDITIONS APPLYING TO TE249

1. The works to give effect to the designation of the Oruru Road Substation shall be generally in accordance with the information submitted by Top Energy Ltd in support of the Notice of Requirement, and the resource consent 2160078-RMACOM.

The area to be designation shall be 1.2130Ha in extent within Lot 1 DP 486988 as shown in the approved plan that is attached to this recommendation with the Council's ' Approved Stamp' affixed to it.

2. Prior to site and building wokrs commencing, an outline plan of works shall be provided to the Council.

3. The works to give effect to the designation of the Oruru Road substation shall be generally in accordance with the information by Top Energy Ltd in support of the Notice of Requirement, and the resource consent RC 2160078- RMACOM.
4. The Requiring Authority shall install a stormwater retention/detention pond in general accordance with the report title "Engineering Report for the Proposed Substation" prepared by Haigh Workman Ltd, dated 13th February 2015 and submitted in support of the application for RC 2160078-RMACOM.
5. Prior to the operation of the substation, provide certification from a chartered professional engineer that the stormwater retention/detention pond has been installed in accordance with condition 3.
6. The site is located within a 'kiwi present' area. Any dogs brought onto the site must be effectively controlled (i.e. secured or tied up) at all times.
7. The landscaping of the site shall be carried out in accordance with the approved Landscape Plan and Plant Schedule/ Planting Method / Maintenance Schedule prepared by Hawthorn Landscape Architects and approved as part of RC 2160078-RMACOM. The landscaping specified must be implemented within six months of the issue of a Code of Compliance Certificate for the building (s), or within six months of its use (whichever comes first), and adequately maintained thereafter. Plants requiring removal due to damage, disease or other cause shall be replaced with a similar specimen before the end of the next planting season (1st May to 30th September).
8. The Requiring authority shall provide a post construction assessment and report on the noise generated by the substation. The assessment shall be undertaken by a suitably qualified acoustic engineer and demonstrate that the substation operation complies with the permitted activity rule 8.6.5.1.7 "Noise" of the Far North District Plan.
9. The substation shall be operated in accordance with the PowerCo Standard for Mineral Insulating Oil Maintenance 393SO67, dated Dec 2011, and subsequent amendments.
10. Exposures to extremely low frequency electric and magnetic fields at the boundary of the site and at all publically accessible areas within the site, shall comply with the guidelines recommended by the International Commission of Non-Ionising Radiation Protection in 1998.
11. All lighting shall, as far as practicable, be directed away from Oruru Road to prevent any glare towards traffic.
12. Any signage erected at the site shall comply with the signage provision of the Far North District Plan.

BROADCAST COMMUNICATIONS LIMITED (BCL)

Broadcast Communications Limited owns and operates two broadcasting and telecommunications facilities in the District. The Hikurangi site is occupied and managed on behalf of the landowner Television New Zealand Limited. Broadcast Communications Limited is a wholly owned subsidiary of TVNZ Ltd. The Maungataniwha site is occupied pursuant to a license agreement with the Department of Conservation.

Both sites are key links in New Zealand's communications and broadcasting network and essential to the on-going provision of communications and broadcasting in the Far North District.

The designations provide generally for broadcasting telecommunications (including radio communications) and ancillary and associated purposes. It is intended that the designation will provide for the addition of further equipment to the existing structures as the mix of equipment will need to change over time, with particular reference to dishes, antennas and other ancillary equipment. Conditions have therefore been attached to the designations limiting the extent to which such ancillary equipment may be added without the need for an outline plan of works in terms of s176A of the Act. These conditions are as follows:

1. The following equipment shall be permitted to be attached to or erected on the existing towers and structures or elsewhere on the site, on a permanent basis without the provision of any outline plan of works pursuant to section 176A of the Resource Management Act 1991:
 - (a) up to six dish antennas with a maximum diameter greater than 2.5m but less than 5m;
 - (b) broadcasting, telecommunication and radio communication antennas including whip, grid, yagi, dipoles and panels or similar ancillary equipment, but no single antenna dish or panel shall have a solid frontal surface area of greater than 5m² or 2.5m in diameter in the case of dish antennas, unless otherwise specified in (a) above.
2. No new structures shall be erected on the site without submission of an outline plan of works pursuant to section 176A of the Resource Management Act 1991 other than those set out in condition 1 above, or structures which are either intended to replace the structures existing on the site as at 1 June 1999, or any temporary structures erected for the purposes of allowing maintenance or repair of existing structures or equipment (provided that such temporary structures will be removed once any such maintenance or repair has ceased).
3. Any additional antenna or structure shall be finished in a colour approved by the District Council. For the purpose of this condition the dark grey colour in which some of the existing structures are finished, and the orange and white bands on the tower (where required by Aviation regulations), shall be deemed to be approved colours.
4. Exposures to radiofrequency fields shall comply with *NZS 2772.1:1999 – "Radiofrequency Fields: Part 1: Maximum Exposure Levels: 3 kHz – 300 GHz"* ("the New Zealand Standard").
5. Where the requiring authority is required to submit an outline plan of works for the addition of broadcasting and telecommunications antennas at the facility, such an application shall include a statement from a suitably qualified and registered radio frequency engineer.
6. Not more frequently than every five years after commencement of the designation, the requiring authority shall, if requested by the Council, supply a certificate from an appropriately qualified and experienced registered engineer who is also an approved radio engineer in terms of the Radio Communications Act, certifying that the radiofrequency emissions from the site comply with *NZS 2772.1:1999 – "Radiofrequency Fields: Part 1: Maximum Exposure Levels 3 kHz – 300 GHz"*.

New Designations included in the Far North District Plan under Section 170 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
BC228	Broadcasting, telecommunications (including radio communications) and ancillary and associated purposes.	Broadcast Communications Limited	Hikurangi	Lot 1 DP113371; Secs 1, 2 & 3 SO45895; CT63D/289; 9.4906ha	47	C
BC229	as above	Broadcast Communications Limited	Maungataniwha	Pt Maungataniwha Blk X West 1 SO57814; 1500sqm	26	C

Although both BC228 and BC229 are listed as new designations, they are both existing facilities that have been in place for many years. The sites were not, however, designated in the Transitional District Plan.

New Designations included in the Far North District Plan under Section 175 of the Resource Management Act 1991

Desig #	Site Notation/Purpose	Admin Auth	Site Location	Legal Description	Map #	Underlying Zone
BC230	Broadcasting, telecommunications, including access and electricity route	Broadcast Communications Limited	Flagstaff Road, Russell	Pt Lot 2 DP20409, Part OLC 217 CT512/12 and Pt DP1167 being part Thomas Bateman's Grant CT480/261	88	CL

1. THE FOLLOWING ADDITIONAL CONDITION APPLIES IN RESPECT OF BC230

- (a) The number of masts or towers on site shall be limited to a total of two and the height of such structures shall not exceed a height of 16m, including aerials and lightning rods.

SCHEDULE OF UPDATES OF NEW, MODIFIED AND DELETED DESIGNATIONS

Section 175 of the Act requires that designations are to be provided for in the District Plan once the decision process associated with them is complete. This is done without using Schedule 1. This means no formal notification or submission process is needed, and that new and modified designations are simply included / recorded in the District Plan.

This Schedule lists the updates to the Designations (Appendix 5 of the District Plan) made pursuant to Section 175(2).

Date Updated	Desig #	Map(s) (if applicable)	Change description	RC reference (if applicable)
22 August 2011	FN189	41 & 102	Kaikohe water supply, storage and treatment, Reservoir Rd, Kaikohe. The physical area subject to designation amended. District Plan updated to include new legal description and area.	RC 2070879
22 August 2011	TNZ network	N/A	Name change from TNZ to NZTA (New Zealand Transport Agency)	N/A
22 August 2011	Portion of NZTA network	Updated cadastral information showing new boundaries of road reserve not yet reflected on District Plan maps	State Highway 10, Limited Access Road, at Bulls Gorge – widening and realignment.	RC's 2080511 and 2110024
22 August 2011	Portion of NZTA network	As above	State Highway 11, Limited Access Road, near Puketona, 8km west of Paihia – widening.	RC 2100488
22 August 2011	Portion of NZTA network	As above	Intersection State Highways 10 & 11 at Puketona – improvements.	RC 2110195
22 August 2011	ME70	N/A	Change to Notation and Purpose to read: Kaitaia Campus comprising Kaitaia College and TKKM or Pukemiro	RC 2110153
22 August 2011	ME251	28 & 82	New – Waipapa Rd – Primary School and Early Childhood Education Centre	RC 2090474
22 August 2011	FH201	28	Bay of Islands (Kerikeri) Airport - Minor boundary adjustment (133m ² net change)	RC 2080614
22 August 2011	TE243	35	New – Mt Pokaka substation	RC 2100406
22 August 2011	TE244	28 & 87	New – Cobham Rd, Kerikeri – substation	RC 2110152
5 April 2012	FN164A	15 & 59	Add to Pt Lot 1 DP 37697 & Pt Lot 2 DP 86975	RC 2061079
5 April 2012	ME74	17 & 69	Removal of one property All DP 24695 SO 46553	N/A
5 April 2012	ME74A	17 & 69	New – Whakarara Road, Matauri Bay – Kura Kaupapa	RC 2120150
5 April 2012	TE245 (previously TP37)	41 & 102	Boundary adjustment and removal of lot from designation (1,311m ² reduction). Transfer of designation to Top Energy.	RC 2120175
5 April 2012	TE246 (previously TP38)	19	Transfer of designation to Top Energy.	N/A
11 September 2012	FN169	29	Name change from 'Paihia/Haruru Falls/Opua Sewage Treatment & Disposal Purposes' to 'Bay of Islands Wastewater Treatment Plant.'	N/A

Date Updated	Desig #	Map(s) (if applicable)	Change description	RC reference (if applicable)
08 November 2012	FN159	18	Update and amendment to "Legal Description" to remove reference to SO50448 within the legal description and to include 3ha of Pt Sec 19 Pt Pukepoto No 6 Blk V Takahue Survey District to allow for the construction and use of permanent sludge dewatering facilities. Conditions of consent added under 3. Conditions Applying to FN159.	RC 2130027
11 February 2015	ME252	108	New designation Kura kaupapa, Wharekura and Associated Activities, Koutu Point Road, Koutou Lots 1-2 and 4-7 DP 417607	RC 2120330
11 February 2015	ME115	111	Alteration to the schedule for designation ME115, Opononi Area School, to alter the purpose of the designation	RC 2140151
11 February 2015	ME108	102	Alteration to the schedule for designation ME108, Te Kura Kaupapa o Kaikohe, including the 'purpose' of the designation	RC 2140152
11 February 2015	ME75	67	Alteration to the schedule for designation ME75, Totara North Primary School, including the 'purpose' of the designation.	RC 2140153
11 February 2015	ME59	13	Alteration to the schedule for designation ME59, Paparore Primary School, including the 'purpose' of the designation and to incorporate 1.0184 hectares of Lot 2 DP 150885 within the designation area.	RC 2140197
20 April 2017	FN252	39	New designation Omanaia and Rawene water supply, storage and treatment, 2142 State highway 12, Waima, Section 1 SO 442980 & Section 2 SO 442980	RC 2160481
20 April 2017	FN253	28	New designation of 2 hec of land for the purchase of the establishment, construction, testing and commissioning, operation, monitoring, maintenance and upgrading of a new wastewater treatment plan for Kerikeri	RC 2160275
20 April 2017	ME104	103	Alteration to the schedule for designation ME 104 Kaikohe East Primary School, including the 'purpose' of the designation and the inclusion of Section 1 SO 488017 to construct a teen parent unit.	RC 2160101
20 April 2017	ME252	108	Alteration to the schedule for designation ME 252 Kura kaupapa, Wharekura and Associated Activities, Koutu Point Road, Koutou Lots 1-2 and 4-7 DP 417607 to incorporate Lot 3 DP417607	RC 2150359
20 April 2017	TE247	28	New designation, Wairoa substation for the operation, maintenance and upgrading of an electricity substation, 469 Wiroa Road, Kerikeri, Lot 2 DP 461681	RC 2160182
16 October 2017	TE242	22	Removal of designation from Lot 1 DP 194404, Lot 1, Matauri Bay Road, Kaeo as it is no longer used for this purpose and is sold	N/A
25 March 2019	TE 248	21	New designation, Omaunu Road Substation for the operation, maintenance and upgrading of an electricity substation, Omaunu Road, Kaeo, Lot 1 DP 496549	RC 2190107
25 March 2019	TE 249	15	New designation, Oruru Road Substation for the construction, operation, maintenance, and upgrading of an electricity substation , and related infrastructure, required for electricity supply and distribution, Oruru Road, Peria, Lot 1 DP 486988	RC 2190264
25 March 2019	FN253	28	Alternation to the schedule and maps for designation FN253 Kerikeri Wastewater	RC 2180344

			Treatment Plant, 21 Okura Drive, Kerikeri, Section 1 SO 496053.	
25 March 2019	FN253	28	Alternation to the schedule and maps for designation FN253 Kerikeri Wastewater Treatment Plant, 21 Okura Drive, Kerikeri, Section 1 SO 496053.	RC 2190299
25 March 2019	ME 68	56	Removal of designation From Part Parakerake Block, 2 Matai Bay Road, Karikari peninsula (the former TKKM o Rangiawhai)	N/A