

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

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

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Ulti Group Limited

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Owners: Dub Co Limited, Occupiers are the applicant.

**Property Address/
Location:**

258 Waimate North Road

RD 3

Kerikeri

Postcode

0293

8. Application Site Details

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

| | | | |
|------------------------------------|------------------------|--------------------|-------------|
| Name/s: | | | |
| Site Address/ Location: | 258 Waimate North Road | | |
| | RD 3 | | |
| | Kerikeri | | |
| | Postcode | 0293 | |
| Legal Description: | Lot 1 DP 340646 | Val Number: | 00227-01906 |
| Certificate of title: | 167119 | | |

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please phone Don Cottle on 021 228 2858 to arrange a site visit.

9. Description of the Proposal:

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

Retrospective land use for fabrication and assembly activity in the Rural Production Zone.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Ulti Group Limited

Email:

Phone number:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Signature:

(signature of bill payer)

Don Gille

Date 21/10/24

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Natalie Watson

Signature:

Date 21 October 2024

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

Checklist (please tick if information is provided)

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

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website.

This contains more helpful hints as to what information needs to be shown on plans.

Ulti Group Limited

Retrospective Land Use Consent for Fabrication & Assembly Operation

258 Waimate North Road, Kerikeri

Williams & King, Kerikeri¹
21 October 2024



Cover Photograph: Existing Ulti Group Ltd Building

¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitiaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1.0 Overview

The Applicants, Ulti Group Limited, are seeking retrospective land use consent for a door and loading system business located on Lot 1 DP 340646 at 258 Waimate North Road, Kerikeri. The business primarily creates high speed roller doors along with sheltered loading systems. The assembly and fabrication business operates from an existing building, which was previously authorised as storage for a private tractor and machinery collection not to be open to the public or used as a commercial centre (RC-2090410-RMALUC and BC-2009-1273-0).

Land Use consent is required under the 'Scale of Activities', 'Noise', 'Setback from Boundaries', 'Traffic Intensity' and 'On-site Car Parking Spaces' Rules of the Operative Far North District Plan, under which the application site is zoned as 'Rural Production'. This application has been assessed as being a discretionary activity overall.

The site is zoned Horticulture in the Proposed Far North District Plan. There are no relevant rules that are operative under the Proposed District Plan.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

2.1 Fabrication and Assembly Activity

A high-speed roller door and loading system fabrication and assembly activity is occurring on Lot 1 DP 340646, operating from existing buildings, including a large steel shed, with smaller ancillary buildings (sheds and containers). The site receives door components and uses these to assemble and fabricate the finished product. Within the large building, partitioning has been used to create a reception area and offices, with the remainder being used to store, assemble and fabricate the components. One of the containers is used as to paint components, and another is used as a testing site for weatherproof enclosures for truck unloading and loading. The site receives occasional deliveries and dispatches finished door products.

The existing site layout is shown on the Site Plan in **Appendix 1** and in **Figure 1** below. This shows that the majority of the site is covered by buildings and other metalled and concrete hardstand areas, with access from Waimate North Road via an existing metalled driveway with two lanes, separated by the existing wastewater disposal field. The existing septic tank and pump chamber and water tank are located in the northern corner of the site. An additional container has been placed between the two concrete areas near the western corner of the site.

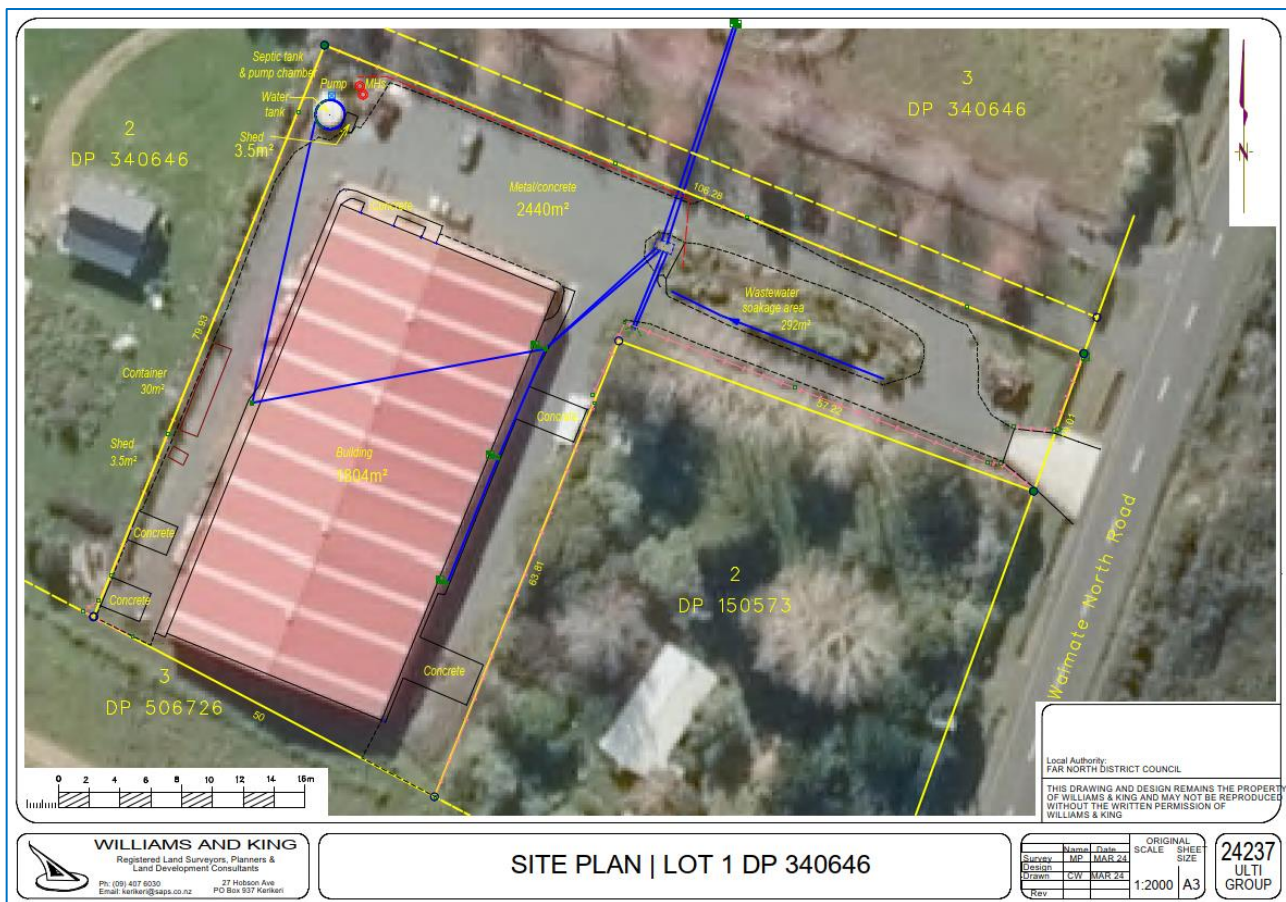


Figure 1: Williams & King Site Plan

2.2 Hours of Operation

Normal hours of operation are 6:00am until 5:00pm Monday to Friday, with occasional weekend work.

2.3 Staff Numbers

Up to 11 staff members are on site at any one time.

2.4 Noise Generation

Noise measurements were taken by Marshall Day Acoustics Limited, who have determined that noise limits may be exceeded at the site boundary during busy times when doors are open, but that noise levels would predominantly comply with the permitted activity standard and a readily acceptable level of daytime noise at dwelling notional boundaries in the area, except for at 256 and 260 Waimata North Road where there is a slight exceedance. Written approval has been obtained from the occupants and property owners of these sites.

Recommended consent conditions are set out in Section 10 of the Marshall Day Acoustics Limited Noise Assessment (**Appendix 2**), and these are all accepted by the applicant.

2.5 Wastewater, Stormwater & Water Supply

Existing impermeable areas are depicted on the Site Plan. These incorporate the roof area of existing buildings, together with the metalled and concreted hardstand areas surrounding the building (including existing unmarked parking areas), the concrete entrance and the metalled driveway areas that provide vehicle access to the parking area. An additional container has been placed between the two concrete areas near the western corner of the site.

Existing provision for stormwater management and the treatment and disposal of wastewater are described in Section 3.4 of this Report.

No changes to the existing on-site wastewater, stormwater disposal and water supply systems that were established at the time that the existing building was developed via RC-2090410-RMALUC and BC-2009-1273-0 (refer to **Appendices 3 and 4**).

2.6 Property Access and Parking

Existing property access and on-site car parking provisions are described in the Traffic Impact Assessment in **Appendix 5**.

The Traffic Impact Assessment describes that the actual weekday average daily traffic generated is 40; being significantly less than the TIF figure derived from the Operative District Plan.

It also describes the existing ten existing parking spaces provided onsite. These are unmarked parking spaces on a gravel hardstand area along the northern boundary of the site. It is proposed to provide 11 car parking spaces on the site, comprised of ten along the northern boundary and one along the eastern side of the building. This will be sufficient for the number of staff at the site.

The Traffic Impact Assessment recommends that the existing vehicle crossing off Waimate North Road should be upgraded to the FNDC Type 1B standard, to cater for heavy vehicles. Refer to **Figure 2**.

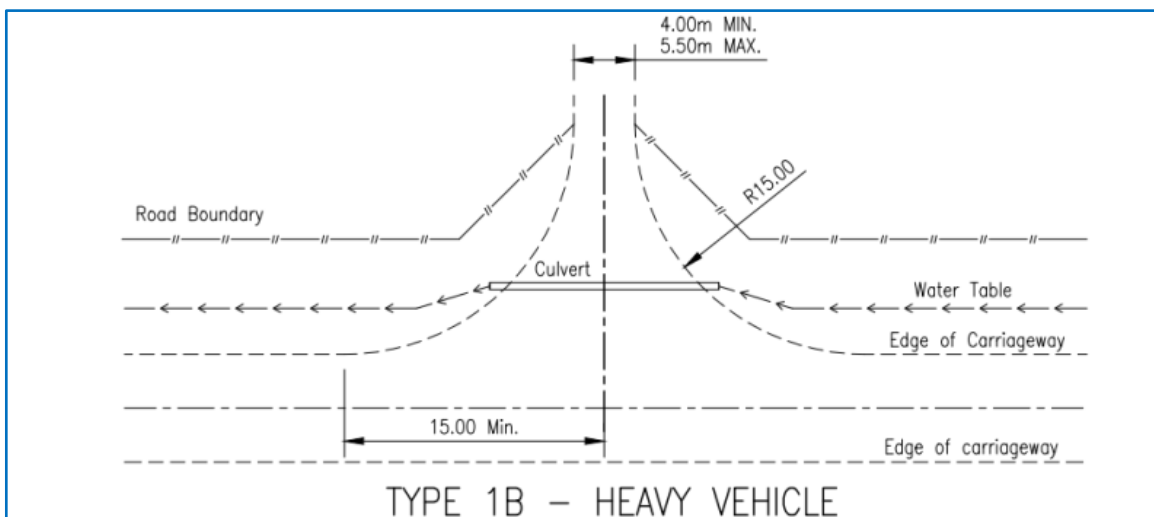


Figure 2 – FNDC Type 1B Vehicle Crossing Diagram.

It also assesses that the existing on-site car parking provisions are sufficient for the activity.

3.0 Application Site Details and Description

Details of the application site are provided below.

3.1 Legal Details

RECORD OF TITLE: 167119

LEGAL DESCRIPTION & AREA: Lot 1 DP 340646 (5244m² more or less)

ADDRESS: 258 Waimate North Road, Kerikeri

RELEVANT INTERESTS:

- i. **Transfer C376291.3:** Appurtenant electricity supply right.
- ii. **6777219.2 Consent Notice pursuant to Section 221 RMA 1991:**
 - i. The area commonly has a high water table. Future development on Lots 1 and 2 will require a report by a suitably qualified and registered engineer on the waste water disposal system to comply with technical paper 58 (TP58) and submitted in conjunction with the building consent application.
 - ii. The landowners of the respective lots shall preserve the screen planting required under condition 1 and within the areas of land covenants detailed in Condition 3B of Resource Consent 2020212 and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any matured trees or screen plantings.
 - iii. All roof surface water from future development on Lots 1 and 2 is to be contained in storage tanks.
- iii. **Easement Instrument 8483038.1:** Appurtenant right to drain water. Conditions varied by 11222529.1.

The Record of Title is attached in **Appendix 6**.

3.2 Location

The property is located at 258 Waimate North Road, Kerikeri. The property is situated on the western side of Waimate North Road, approximately 1.1km north of its intersection with Valencia Lane. Refer to the Location and Cadastral Maps in **Figures 3 and 4**.

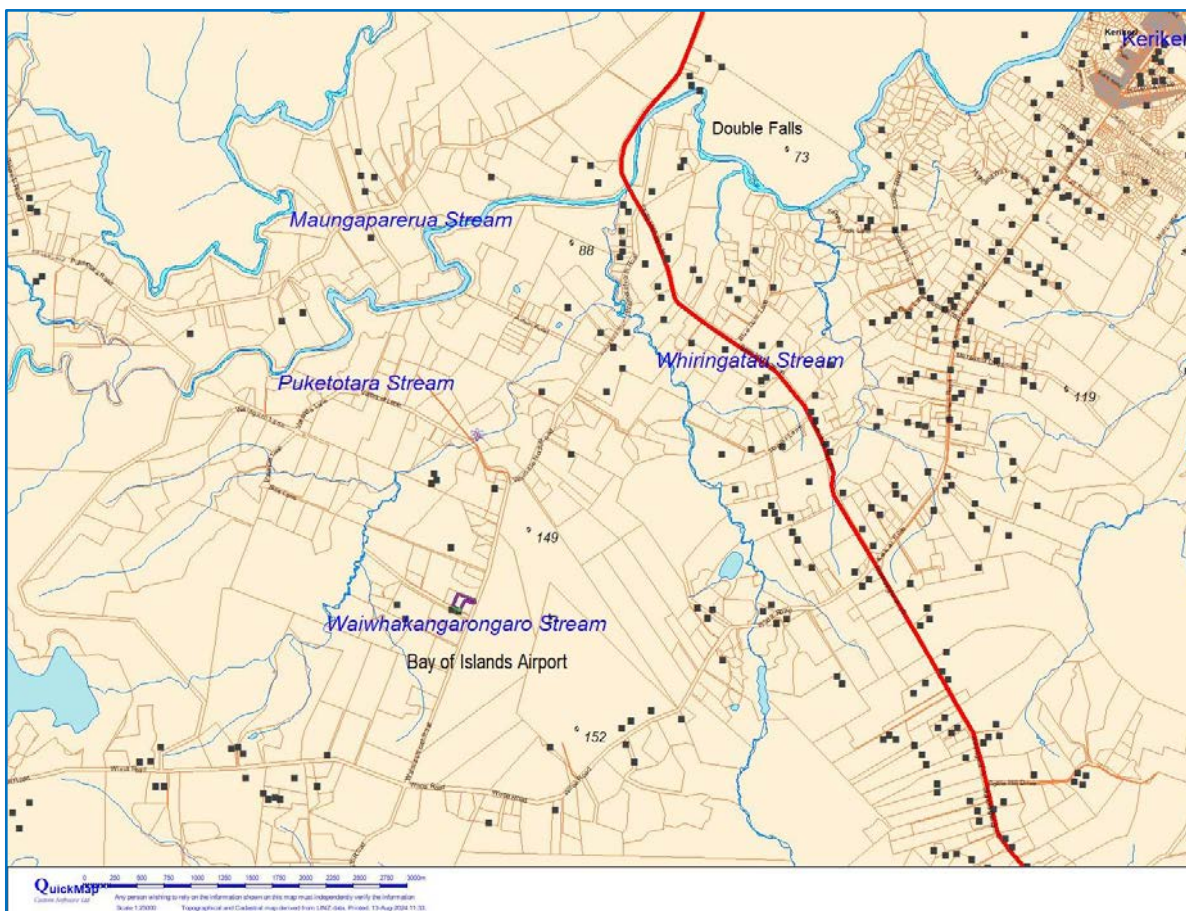


Figure 3: Location Map (Source: QuickMap)



Figure 4: Cadastral Map (Source: QuickMap)

3.3 Consent History

The subject site was created by subdivision consent RC 2020212-RMASUB, which was granted in August 2002. This consent included ongoing consent notice conditions as specified in Document 6777219.2 (refer to Section 3.1 of this Report).

Land use consent RC 2090410 was granted in 2009 for a storage building for a private collection of tractors and machinery, in breach of the impermeable surface and setback rules on the subject site. This resulted in the establishment of the large building on the site, together with the onsite wastewater treatment and disposal system, stormwater management, and the metalled hardstand area surrounding the building. At this time, District Plan Change 17 (Operative 11 February 2015) had not occurred, and metalled surfaces were not defined as being ‘impermeable’. The storage building and effluent disposal system were constructed under BC-2009-1273/1, with Code Compliance Certification issued in July 2007.

3.4 Site Conditions

The subject site comprises a level area made up of two rectangular areas. The larger western portion of the site contains a large steel-clad building with the wastewater treatment system and water tank located in the northern corner, and metalled and concrete areas around the perimeter of the building, including metalled parking spaces along the northern boundary and storage along the southeastern, southwestern and northwestern boundaries. Small accessory buildings are located along the northwestern boundary. The eastern portion contains the formed access off Waimate North Road and onsite wastewater disposal field.

Refer to the **Cover Photograph** and **Photographs 1** and **2** below.



Photograph 1: Metalled and concreted area including storage along south western boundary, neighbouring manufacturing activity is also visible.



Photograph 2: North Western boundary showing existing containers.

The wastewater treatment system comprises a 4,500 litre dual chamber septic tank with filter, with a macerator pump which pumps effluent from the septic tank to a distribution box. The septic tank and pump are located in the northern western corner of the site, together with a water storage tank. The disposal field is approximately 150m² comprising two perforated pipes laid level in scoria in evapotranspiration mounds. located between the two driveway areas within the eastern part of the site. The system was designed within an Onsite Effluent Disposal Report, which was sourced from the FNDC Property File.² The system was designed based on a design occupancy of 36 people and is therefore considered sufficient for the current activity. The reserve area was shown to be located to the east of the building, in an area that is now metalled. No permanent surfacing or buildings should be established in this area. Refer to **Photographs 3 and 4** below.

² FNDC Property File BC-2009-1273-0 – Building Application Information 127855. 'On-Site Effluent Disposal Report for Proposed Building At 250 Waimate North Road Kerikeri for Milton Randell', Job No: 08-101, Date March 2009.



Photograph 3: Water storage tank, small building and area of wastewater treatment system.



Photograph 4: The primary wastewater disposal field is located within the planted area between the two driveway areas.

Stormwater management was also described in a response to a request for further information for RC 2090410-RMALUC, this commented that:

“... increased stormwater will be managed very carefully by piping it to a small stilling basin to attenuate the peak flows before it reaches the main flow path” and “a 25,000 litre water tank will be used to store water from roof runoff”.

The stilling basin is covered by easements over Lots 2 & 3 DP 340646 (refer to the Record of Title in **Appendix 6**).

3.5 Recorded Natural Features

The site is mapped as comprising two Land Use Capability (“LUC”) units – 4w1 is the majority of the land including the eastern side of the property and the pan handle access, while 3s2 applies to the western side of the property. Refer to **Figure 5**. Unit 3s2 meets the definition of ‘highly productive land’ in the National Policy Statement for Highly Productive Land and ‘highly versatile land’ in the Regional Policy Statement, while 4w1 does not.



Figure 5: Land Cover and land use map showing mapped Land Use Capability Units (Source: Far North Maps, Far North District Council)

3.6 Existing Environment

Despite the Rural Production Zoning, the immediate adjacent properties to the northwest and southeast of the subject site are used for building manufacturing of small cabins and tiny homes. Beyond this immediate area, the environment supports contractor’s yards, rural land, rural lifestyle and rural residential properties. Bay of Islands Airport is located to the east. The existing environment therefore contains a number of existing industrial and commercial activities, resulting in a varied character and form.

4.0 District Plan Assessment

4.1 Far North Operative District Plan

4.1.1 Rural Production Zone

The proposal relates to the use of an existing legally established building, and does not require any additional buildings to be established on the site. The relevant Rural Production Zone rules are commented on below.

| Rule | Discussion | Compliance |
|-------------------------------------|---|----------------------|
| 8.6.5.1 PERMITTED ACTIVITIES | | |
| 8.6.5.1.3 Stormwater Management | Implemented RC 2090410-RMALUC authorised impermeable surface coverage up to 47% - this was prior to the District Plan Change 17 (Operative 11 February 2015), when metalled surfaces were not classified as being ‘impermeable’. As such, the existing extent of impermeable surfaces is considered to be legally established. Note that the property owner proposes to seal the front car park and driveway in. | No change, complies. |

| | | |
|--|---|------------------|
| 8.6.5.1.4 Setback from Boundaries | Existing large building approved under RC 2090410. Sheds and containers within 10m of boundary. | Does not comply. |
| 8.6.5.1.7 Noise | Calculated operational noise levels will not comply due to the close proximity of the two adjacent Rural Production Zoned properties. Refer to the Noise Assessment Report. | Does not comply. |
| 8.6.5.1.11 Scale of Activities | The number of staff exceeds the permitted activity standard, which in this case is 4 persons per site. | Does not comply. |
| 8.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES | | |
| 8.6.5.3.4 Setback from boundaries. | The activity is specified as a restricted discretionary activity. | Complies. |
| 8.6.5.3.5 Noise | The activity is specified as a restricted discretionary activity. | Complies. |
| 8.6.5.3.7 Scale of Activities | The activity is not ancillary to farming or forestry. | Does not comply. |
| 8.6.5.4 DISCRETIONARY ACTIVITIES | | |
| 8.6.5.4.4 Scale of Activities | The activity is specified as a discretionary activity. | Complies |

4.1.2 Signs and lighting

| Rule | Discussion | Compliance |
|--|---|------------|
| 16.6.1 PERMITTED ACTIVITIES | | |
| 16.6.1.1 Light Spill & Glare | Outdoor security lighting can comply with this standard. | Complies |
| 16.6.1.2 General Requirements for All Signs. | Signage at the property entrance is: <ul style="list-style-type: none"> • Less than 4m in height. • Not lighted or animated. • Less than 3m² • Attached to fencing and is not freestanding. • Does not interfere with visibility for traffic. | Complies |

4.1.3 Transportation

| Rule | Discussion | Compliance |
|--|---|------------------|
| 15.1.6A TRAFFIC | | |
| 15.1.6A.1 PERMITTED ACTIVITIES | | |
| 15.1.6A.2.1 Traffic Intensity | Traffic Intensity Factor is based on Appendix 3A will be 240, exceeding the permitted activity standard. Refer to the Traffic Impact Assessment. | Does not comply. |
| 15.1.6A.4 RESTRICTED DISCRETIONARY ACTIVITIES | | |
| 15.1.6A.4.1 Traffic Intensity | Traffic Intensity Factor is based on Appendix 3A will be 240, exceeding the restricted discretionary activity standard. Refer to the Traffic Impact Assessment. | Does not comply. |
| 15.1.6A.4 RESTRICTED DISCRETIONARY | | |
| 15.1.6A.5.1 Traffic Intensity | The activity is specified as a discretionary activity. | Complies |
| 15.1.6B PARKING | | |
| 15.1.6B.1 PERMITTED ACTIVITIES | | |
| 15.1.6B.1.1 On-site Car Parking Spaces | Refer to the Traffic Impact Assessment, which assesses that 24 car parks are required. | Does not comply. |

| | | |
|---|--|----------------------|
| 15.1.6B.1.4 Accessible Car Parking Spaces | Refer to the Traffic Impact Assessment, which assesses that of the 24 car parks required, two must be accessible. | Does not comply. |
| 15.1.6B.1.5 Car Parking Space Standards | The existing car parking spaces are not marked out. | Does not comply. |
| 15.1.6B.1.6 Loading Spaces | Sufficient loading space is available. | Complies |
| 15.1.6B.2 Restricted Discretionary Activities | | |
| 15.1.6B.2 Restricted Discretionary Activities | As compliance is not achieved with Rules 15.1.6B.1.4 & 5, this rule is not met. | Does not comply. |
| 15.1.6B.3 Discretionary Activities | | |
| 15.1.6B.3 Discretionary Activities | The activity is specified as a discretionary activity. | Complies. |
| 15.1.6C ACCESS | | |
| 15.1.6C.1 PERMITTED ACTIVITIES | | |
| 15.1.6C.1.1 Private Accessway in all Zones | Existing vehicle access. | No change, complies. |
| 15.1.6C.1.5 Vehicle crossing standards in Rural ... Zones | The Traffic Impact Assessment recommends upgrade of the existing crossing to FNDC 1B Standard of the 2023 Engineering Standards. | Complies. |
| 15.1.6C.1.7 General Access Standards | An adequate area for onsite manoeuvring is available within the site. | Complies |

4.1.4 Overall Activity Status

Overall, the proposed activity will be a discretionary activity in terms of the District Plan provisions.

4.2 Proposed Far North District Plan

The site is zoned Horticulture under the Proposed District Plan. There are no relevant rules with Immediate Legal Effect that apply to the activity.

5.0 Assessment of Environmental Effects

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. As a discretionary activity, the Operative District Plan sets out assessment criteria which Council will have regard to in considering this application. These matters are listed in Chapters 11 and 15 of the Operative District Plan, and have been taken into account in assessing the actual and potential adverse effects of the proposal as follows.

5.1 Noise

The Noise Assessment Report in **Appendix 2** assesses the effects of noise arising from the activity. Its results are outlined in Section 6.2 of that Report and summarised below.

-
- Noise limits at the site boundary are exceeded during busy times when doors are open.
 - However, noise levels would largely be below the permitted standard (and a readily acceptable level of daytime noise) at dwelling notional boundaries in the area, other than at 256 Waimate North Road. Noise levels would readily comply with national and international guidelines for environmental noise levels.
 - At 256 Waimate North Road, there is a slight exceedance of the District Plan noise limits, but a relatively high level of noise which could reasonably be expected to result in adverse effects on the residential amenity of this dwelling. This site has the same ownership as the application site, and it is used for building manufacturing of small cabins. Written approval from the owner and occupier of this site has been obtained, therefore this adverse effect may be disregarded.
 - The rating noise level at 260 Waimate North Road (Mod Space) is expected to be up to 67 dB LA10 at the site boundary. This would marginally exceed the Operative District Plan noise limit. There is a residential style building on this site, but it appears to be used as part of the Mod Space commercial operations rather than a dwelling. Mod Space manufacture small homes on this site and generate regular carpentry noise. It is expected that the use of the Mod Space site is largely insensitive to noise generated by Ulti Group (assuming the building on site is not used as a dwelling). The site has the same ownership as the application site. Written approval from the owner and occupier of this site has been obtained therefore this adverse effect may be disregarded. While there are likely to be few noise effects arising at this property currently, if 260 Waimate North Road was to be used for residential activity (either now or in the future), noise levels from Ulti Group may result in amenity effects on this property.
 - There is no one located near the site on the southern boundary. This part of the adjacent site is used for vehicular access and any technical breach of the District Plan noise limits at the boundary will not result in any material noise effects on this property. However, to avoid technically exceeding the District Plan noise limits, we recommend a consent condition that requires the south-west doors to be closed during any metalwork activity or when any dropsaws are in use, resulting in this potential adverse noise effect being avoided. This will avoid any technical breach of the limit at this boundary and will avoid any written approval needing to be sought.

The proposed conditions listed in Section 10 of the Noise Assessment can be applied to the consent. This makes reference to the varying noise limits during daytime hours and in the evening, which the hours of operation for the activity will need to comply with. Overall, with the recommended conditions, the potential adverse effects of noise on the environment are able to be avoided and mitigated so as to be less than minor.

5.2 Traffic

The traffic impacts of the established activity have been considered and reported on within the Traffic Impact Assessment. This includes an assessment of the relevant Assessment Criteria listed in Section 11.12 of the Operative District Plan, noting that these are equivalent to those listed under Rule 15.1.6A.7 of the Operative District Plan, with the exception of two further criteria:

- (l) Whether providing or having access to bicycle parking, shower/changing facilities or alternative transportation would reduce the number of vehicle movements associated with the proposed activity.*
- (m) the provision of safe access for pedestrians moving within or exiting the site.*

Refer to Section 7 of the Traffic Impact Assessment in **Appendix 5**. It concludes that actual measured one way traffic movements are significantly less than the calculated Traffic Intensity Factor derived from the Operative District Plan, and that subject to vehicle crossing upgrade works being undertaken (to provide Rural Type 1B vehicle crossing, to cater for a heavy vehicle), traffic to and from the site can operate safely and without adverse effects on Waimate North Road. It notes that the site entrance can operate safely, and that suitable visibility distances, exceeding the

minimum requirements specified in the FNDC Engineering Standards, are achieved in both directions from the entrance.

Given the nature of the activity and its rural location, and that the traffic generation is predominantly generated by staff movements to and from the site and delivery / dispatch activities, pedestrian traffic is limited, and traffic is unlikely to be reduced by way of bicycle parking or alternative transportation provision.

An additional relevant assessment criterion is included in 11.1 (Assessment Criteria – Residential Intensity (Including Minor Residential Units and Scale of Activities):

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

The proposed parking and access provisions are also described in the Traffic Impact Assessment. Mitigation, which notes that there are no adverse (traffic) effects that need to be mitigated.

5.3 Parking

The assessment criteria listed in Rule 15.1.6B. of the Operative District Plan are listed and commented on in Section 7 of the Traffic Impact Assessment in **Appendix 5**. This states that while there is insufficient space onsite to provide the District Plan required number of parking spaces, onsite parking is sufficient for the needs of the activity, and that car parking dimensions as well as manoeuvring spaces can comply with the District Plan.

Parking is primarily for staff, who are familiar with parking arrangements, avoiding the need for car parks to be marked out. The car parking spaces are in an equivalent location to those that were provided for RC 2090410, and effects on the amenity of adjoining properties are avoided.

Overall, as the extent of available onsite car parking is sufficient for the proposed activity in its current state, it is considered that the proposal avoids adverse effects on the built and natural environment.

5.4 Visual and Amenity Effects

The activity utilises existing buildings, meaning that the character and appearance of the main building does not generate adverse visual effects. The existing buildings are setback from Waimate North Road, with existing established hedging along the road frontage, where not occupied by the property entrance. Refer to **Photograph 5**.



Photograph 5: Existing hedge along road boundary.

As identified previously, the exiting site is fully developed, and no further physical changes to the site are required. There will be no loss of open space. Existing road side hedging will be retained, as required by an existing consent notice condition. No further mitigation of adverse visual effects is required.

The existing environment supports a range of existing land uses of various nature, and it is noted that the immediately surrounding area contains existing manufacturing activities and contractors' yards, with associated signage. The current use of the building that is the subject of this application is not considered to be a visually dominant feature of the existing environment, or one which would detract from the existing visual amenity of the area.

In summary, it is considered that actual and potential adverse effects of the activity are less than minor.

5.5 Wastewater and Stormwater

The wastewater, stormwater and water provisions were established as part of earlier building and resource consents, as previously described. The general layout of these services remains unchanged as a result of the proposal, although it is noted that the indicated reserve wastewater disposal area has now been metalled. Provided that buildings are not placed over this reserve area, and it is not permanently surfaced, then it can remain available. As the proposal will not introduce new impermeable surfaces to the site, it is considered that it will not generate any adverse effects in relation to stormwater discharge.

5.6 Soils

The subject site is fully developed, and the land use activity will not detract from the life supporting capacity of soils. As a result, actual and potential adverse effects on soils are considered to be nil.

5.7 Land Use Compatibility

The proposed activity is not one that is sensitive to surrounding land use activities and is unlikely to generate any adverse reverse sensitivity effects by constraining any surrounding land use activities, in particular rural production activities, or the Bay of Islands Airport to the east. Likewise, properties to the northwest and southeast of the subject site also have manufacturing activities occurring on them, making them less susceptible to any external adverse effects arising from the proposed activity.

6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.6 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *National Policy Statement for Highly Productive Land*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.³

The proposal does not involve any activities as listed in Section 5(2) – (6), therefore the above regulations are not applicable.

6.2 National Policy Statements

6.2.1 National Policy Statement for Highly Productive Land (“NPSHPL”)

The subject site is zoned Rural Production under the Operative District Plan and Horticulture under the Proposed District Plan. The site is mapped as comprising two Land Use Capability (“LUC”) units – 4w1 is the majority of the land including the eastern side of the property and the pan handle access, while 3s2 applies to the western side of the property. Unit 3s2 meets the definition of ‘highly productive land’ in the National Policy Statement for Highly Productive Land, while 4w1 does not.

Part 3 of the NPSHPL sets out a non-exhaustive list of things that local authorities must do to give effect to the objective and policies of the NPSHPL. Of relevance is 3.9 (Protecting highly productive land from inappropriate use and development). The physical development over the site is existing, and while the use has changed, from a private storage facility to a manufacturing activity, this change in activity will not be contrary to the protection of highly productive land.

In terms of 3.10 (Exemption for highly productive land subject to permanent or long-term constraints), the permanent or long-term constraints imposed by the existing large, consented building and the size of the site mean that land-based primary production would not be economically viable on the subject site and there are no options to address this. It therefore avoids loss of productive capacity of highly productive land in the district and avoids potential reverse sensitivity effects on surrounding land-based primary production.

6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character. The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires subdivision, use and development to be located, designed and built in a planned and co-ordinated manner. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters, where relevant, have been considered in preceding sections of this report. In particular:

³ Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 6 August 2024 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

- Is consistent with the Regional form and development guidelines, as it has existing servicing with the necessary infrastructure in place, including onsite storage of potable water and onsite wastewater disposal, and power and telecommunication supply, does not affect landscape or natural character values, historic or cultural heritage values, transport corridors, or ecological values, and does not result in any adverse hydrological or natural hazard effects.
- Is located amongst similar activities to incompatible land uses in close proximity. Conversely, the activity is insensitive to potential noise effects arising from the subject site's proximity to the Bay of Islands Airport.
- Will retain the existing character of this part of the rural environment and avoids cumulative effects.

6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Production Zone and Transportation Sections of the District Plan are relevant to this proposal.

RURAL ENVIRONMENT

8.3 OBJECTIVES

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.*
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.*
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*

8.4 POLICIES

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.*
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.*
- 8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.*
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).*
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.*
- 8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.*

RURAL PRODUCTION ZONE

8.6.3 OBJECTIVES

These objectives supplement those set out in Section 8.3.

- 8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.*
- 8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*
- 8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*
- 8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*
- 8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*
- 8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*

8.6.4 POLICIES These policies supplement those set out in Section 8.4.

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

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

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

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

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

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

The objectives and policies for the Rural Environment and Rural Production Zone emphasize maintenance and enhancement of amenity values, avoiding land use incompatibility and reverse sensitivity, and sustainable management of natural and physical resources within the zone. The subject site and the adjacent properties to the northwest and southeast do not support primary production activities, however this is the existing environment within which the activity occurs.

Given the nature of the existing environment, the proposal is considered to be consistent with the characteristics and amenity values of the environment, and as it is not a sensitive activity, will not generate adverse reverse sensitivity effects. Likewise, off site effects (in particular, noise and traffic) can be suitably managed to avoid adverse effects and land use conflicts.

The proposed activity uses existing buildings and infrastructure and does not undermine the availability of highly productive land or highly versatile soils.

Overall, the proposal is considered to be consistent with these objectives and policies.

TRANSPORTATION

15.1.3 OBJECTIVES

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.

15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.

15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.

15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.

POLICIES

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.

15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.

15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.

15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.

15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.

15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.

15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.

These matters are considered within the Traffic Impact Assessment, which considers that:

- There are no adverse traffic effects that need to be mitigated.
- Sufficient provision of car parking, loading and access has been made.
- The upgrade of the existing vehicle crossing is proposed.

The proposal is considered to be consistent with the above objectives and policies.

6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the 'Horticulture Zone' chapters. These are assessed below, and it is concluded that the proposal will generally be consistent with the relevant strategies.

Horticulture Zone

Objectives

HZ-O1 The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.

HZ-O3 Land use and subdivision in the Horticulture zone:

- a. *avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;*
- b. *avoids land fragmentation that comprises the use of land for horticultural activities;*
- c. *avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;*
- d. *does not exacerbate any natural hazards;*
- e. *maintains the rural character and amenity of the zone;*
- f. *is able to be serviced by on-site infrastructure.*

Policies

HZ-P2 Avoid land use that:

- a. *is incompatible with the purpose, function and character of the Horticulture zone;*
- b. *will result in the loss of productive capacity of highly productive land;*
- c. *compromises the use of highly productive land for horticultural activities in the Horticulture zone; and*
- d. *does not have a functional need to be located in the Horticultural zone and is more appropriately located in another zone.*

HZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. *whether the proposal will increase production potential in the zone;*
- b. *whether the activity relies on the productive nature of the soil;*
- c. *consistency with the scale and character of the rural environment;*
- d. *location, scale and design of buildings or structures;*
- e. *for subdivision or non-primary production activities:*
 - i. *scale and compatibility with rural activities;*
 - ii. *potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. *the potential for loss of highly productive land, land sterilisation or fragmentation*
- f. *at zone interfaces:*
 - i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- h. *the adequacy of roading infrastructure to service the proposed activity;*
- i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed activity is not currently in horticultural use and is of a size that is unlikely to be suitable for horticulture or other soil based primary production. The size of the subject site, together with the existing built and hardstand coverage over the site and on-site servicing has been approved by previous subdivision and land use activities, and the use of the property as proposed will not adversely affect long term availability of land for horticultural activities in accordance with objectives HZ-O1 and O3 and Policy HZ-P2. Further, the manufacturing activity is not sensitive to horticultural activities should these be established in close proximity to the site.

In terms of Policy HZ-P2, there are no heritage, cultural, landscape, indigenous biodiversity or other natural features or values on the subject site. Roading infrastructure and onsite infrastructure is established. Given the nature of the activity, reverse sensitivity effects on primary production activities or existing infrastructure are unlikely to arise, and there will be no new adverse effects in terms of the loss of highly productive land, land sterilisation or fragmentation. The proposal will neither increase nor reduce the productive potential within the zone. The building is existing, and no new effects on the scale and character of the rural environment will arise. Overall, although the manufacturing activity does not have a functional need to be located within the Horticulture Zone, it makes use of an existing site, building and other infrastructure so as to be an appropriate activity.

6.6 Weighting of Far North Proposed District Plan

Some of the strategies of the Operative and Proposed District Plans align, particularly in relation to avoiding incompatible land uses, maintaining rural character and amenity and the maintenance of rural productivity, although this last matter is given more emphasis in the Proposed District Plan. Minimal weight should be attributed to the Proposed District Plan objectives and policies as the hearings process for the relevant chapters has not yet occurred.

6.7 Regional Plans

6.7.1 Proposed Regional Plan for Northland (February 2024)

No new stormwater discharge or additional impermeable surface is proposed, and the activity does not involve any earthworks. The discharge to sewage effluent on to land is controlled by the permitted activity rule C.6.1.3 of the Regional Plan for Northland. The existing effluent field has been installed and reserve area has been identified via earlier consents. No consents are considered necessary for the proposal under the Proposed Regional Plan for this proposal.

6.8 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

7 Other matters

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

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by utilising an existing building and other associated infrastructure for a manufacturing use, in a location which includes other existing similar activities and in a manner which does not affect the life supporting capacity of air, water, soil and ecosystems. Potential adverse traffic and noise effects can be mitigated where required.

There are no relevant matters of national importance.

The manufacturing activity utilises existing built development so as to be an efficient use of existing physical resources. The activity is not considered to detract from amenity values or the quality of the environment, provided that continued regard is given to minimising noise and observing hours of operation. In the context of the existing surrounding environment, the manufacturing use fits within the setting so as not to diminish visual values. Existing hedge planting the road frontage (outside of the vehicle crossing) is well established).

The proposal has no known implications in terms of the Treaty of Waitangi.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7.0 Consultation

7.1 Consultation

The applicant has undertaken consultation with owners and occupiers of adjacent properties which may be affected by the activity. As a result, written approvals have been obtained as follows, and these are attached in **Appendix 7. Figure 6** identifies the properties whose owner and occupiers have provided written approval.

- Owen Collis Shepherd, owner of 254 Waimate North Road (Lot 3 DP 340646).
- Dub Co Limited, owner of applicant site, as well as 256 & 260 Waimate North Road (Lot 2 DP 340646 & Lot 2 DP 150573).
- Kane David Mills, occupier of 256 Waimate North Road (Lot 2 DP 340646).
- Andrew Frederic Abercrombie, occupier of 260 Waimate North Road (Lot 2 DP 150573).



Figure 6: Properties whose owners and occupiers have provided written approval.

7.2 Public Notification

Step 1: Public notification is not requested. sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded in terms of section 95A(5).

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor. As such, public notification is not considered necessary.

Step 4: No special circumstances exist to warrant public notification.

7.3 Limited Notification

Step 1: There are no affected protected customary rights groups or affected customary marine title groups. The activity is not on or adjacent to land that is the subject of a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: The property owners and occupiers identified in Section 7.1 are not affected persons as set out in section 95E(3)(a). No other person is expected to suffer adverse effects that exceed a 'less than minor' level. As such, the proposal has no adverse effects on any person, and limited notification is not required.

Step 4: There are no special circumstances to warrant notification to any person.

7.4 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8.0 Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- The actual and potential adverse effects on the environment resulting from the proposed activity will be less than minor;
- The proposal is considered to be consistent with the objectives and policies of the Operative and Proposed District Plan, the Regional Policy Statement and the National Policy Statement for Highly Productive Land; and
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- Written approvals have been obtained from every potentially affected person.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 

Natalie Watson,
Resource Planner

Date 21 October 2024

WILLIAMS & KING
Kerikeri

9.0 Appendices

Appendix 1: Site Plan

Appendix 2: Marshall Day Acoustics Ltd Noise Assessment

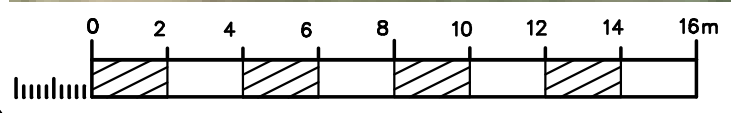
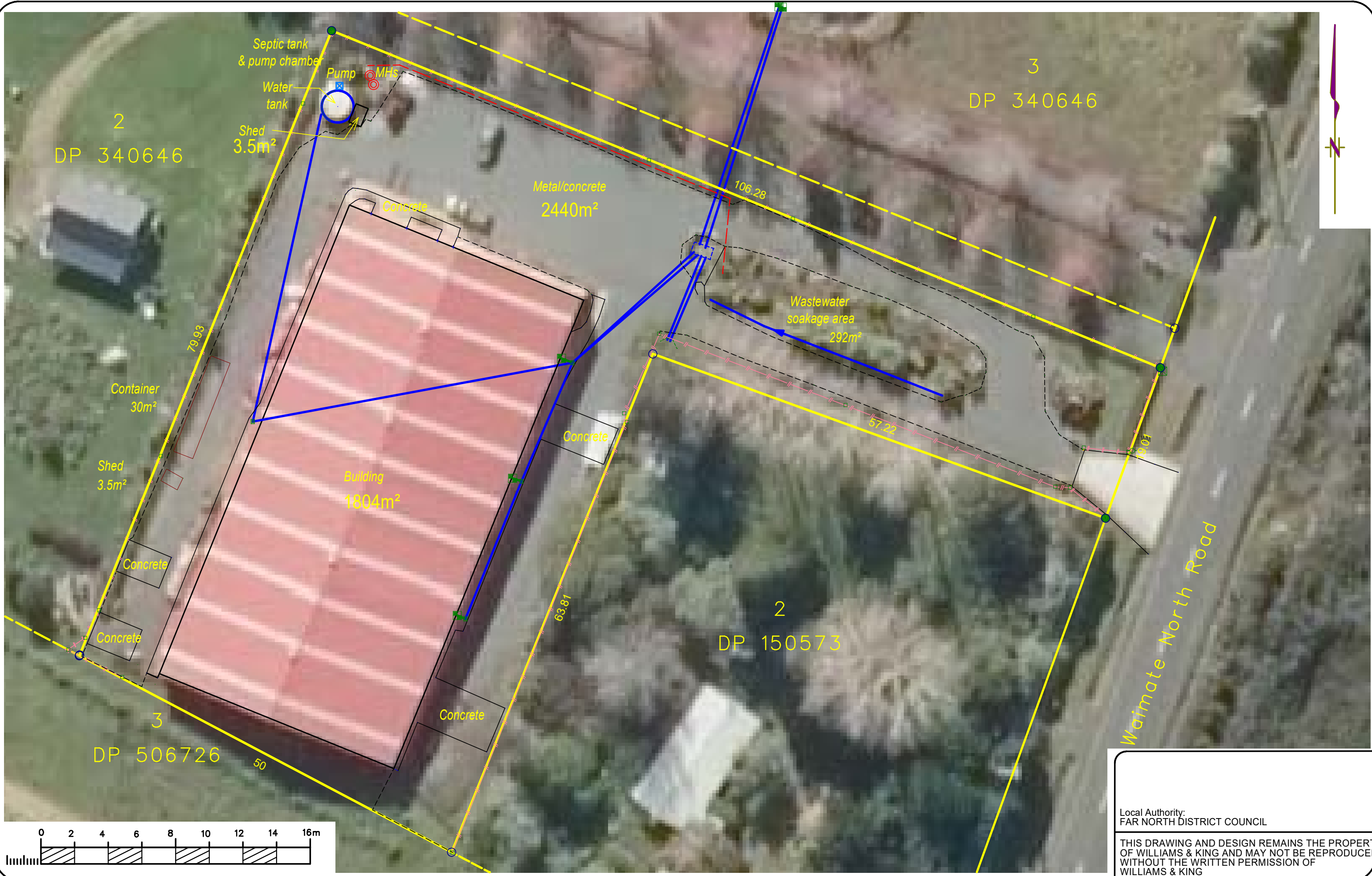
Appendix 3: RC 2090410

Appendix 4: BC-2009-1273

Appendix 5: Haigh Workman Limited Traffic Impact Assessment

Appendix 6: Record of Title

Appendix 7: Written Approvals



Local Authority:
 FAR NORTH DISTRICT COUNCIL

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SITE PLAN | LOT 1 DP 340646

| Survey | Name | Date | ORIGINAL SCALE | SHEET SIZE |
|--------|------|--------|----------------|------------|
| Design | MP | MAR 24 | 1:2000 | A3 |
| Drawn | CW | MAR 24 | | |
| Rev | | | | |

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 ULTI
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PROTECTING WHAT MATTERS

Reception

MARSHALL DAY
Acoustics 

ULTI GROUP NORTHLAND
NOISE ASSESSMENT

Rp 001 20240374 | 7 August 2024

Project: **ULTI GROUP NORTHLAND**

Prepared for: **Ultigroup
258 Waimate North Road
Kerikeri
Northland**

Attention:

Report No.: **Rp 001 20240374**

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| Status: | Rev: | Comments | Date: | Author: | Reviewer: |
|----------------|-------------|----------------------------|--------------|----------------|------------------|
| Approved | - | For client review | 16 July 2024 | Peter Ibbotson | Aaron Staples |
| Approved | - | For consent / consultation | 7 Aug 2024 | Peter Ibbotson | External |

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1.0 INTRODUCTION

Marshall Day Acoustics has been engaged to assess noise from an industrial door manufacturing operation at 258 Waimate North Road, near Kerikeri. The operation already occurs, and consent is sought for the existing operation.

The site is in a *Rural Production* zone on Waimate North Road. The site and surrounds are located adjacent to the airport and Waimate Road and receive noise from these sources. The character of the wider area is largely rural and rural-lifestyle. However, the two sites adjacent to the subject site appear to be used for commercial manufacturing purposes.

Our overall finding is that the calculated operational noise levels will not comply with the Operative District Plan noise rules due to the close proximity of the two adjacent *Rural Production* zoned properties (both of which appear to also be used for commercial activity). The written approval of these properties will be sought and the written approvals (if obtained) will accompany the application. Noise levels at dwellings in the wider Waimate North Road area will be low overall. Resource consent will likely require the written approval of potentially affected parties to be obtained from the two adjacent properties, or noise mitigation measures will be required to reduce noise levels at the immediate site boundaries.

2.0 PROPOSED CONSENT DETAIL

The Ulti Group door manufacture operation activity already occurs within an existing industrial building on the 258 Waimate North Road site (Lot 1 DP 340646). An application will be made retrospectively for the activity in the *Rural Production Zone*.

3.0 APPLICATION SITE AND ACTIVITY DESCRIPTION

The Ulti Group building is a large industrial steel shed within which a door manufacturing activity occurs. The site receives occasional deliveries, manufactures door components (and other products) and despatches finished door products. A staff and visitor carparking area is located to the northern side of the industrial building. Details of the operation are as follows:



- Maximum of 11 staff on site currently
- Cutting of steel/timber and mechanical assembly of doors in a 1800m² industrial building
- Routing, cutting and welding of PVC curtains for high-speed doors
- Painting of items in converted 40ft container (outside the main building)
- Normal working hours from 7:00am until 5:00pm Monday to Friday, with occasional weekend work. A meeting occurs at 7:00am which is followed by productive work. Work before 6:00am is very rare, and if it was to occur, it would typically be quiet work with all doors closed.
- Unloading of trucks when deliveries occur (this is very infrequent, with international deliveries of components occurring perhaps once per year). Ulti Group has their own truck and may load and despatch finished products three times per week, during the daytime only.

The nearest dwellings are to the north, south and west of the industrial building. Waimate North Road is to the east of the site. The Bay of Islands airport is located to the east of Waipapa Road. It is unlikely that any dwellings will be constructed east of Waimate North Road in the future, due to airport proximity and the zoning. The site and surrounding area is within the *Airport Noise Buffer* in the Operative District Plan, but is outside the *Outer Control Boundary* in the Proposed District Plan.

The existing industrial building is a sheet steel clad, steel-framed building. There are three roller-shutter doors on both the west and east façades of the building (six doors in total) which may be opened for access or ventilation. During our visit, all doors were opened. However, Ulti Group have advised that it is typical for some doors to be closed. The site layout is overlaid on aerial images in Figure 1 overleaf.

Figure 1: Proposed site and surrounds



| | | |
|--|---|--------------|
| PROJECT: ULTI GROUP | TITLE: SITE AND SURROUNDS | |
| JOB NO: 20240374 | DRAWN: PETER IBBOTSON | DRAWING REF: |
|  <small>© COPYRIGHT THE DESIGN SHOWN ON THIS DRAWING REMAINS THE PROPERTY OF MARSHALL DAY ACOUSTICS AND MUST NOT BE REPRODUCED WITHOUT THE OWNER'S PERMISSION</small> | DATE: 8 JULY 2024 | Dw 001 |
| | SCALE:  | |

4.0 DISTRICT PLAN NOISE STANDARDS

Permitted activity noise standards and policies for the zones are set out in the District Plan in Chapter 8. The relevant standards are summarized below and reproduced in Appendix C.

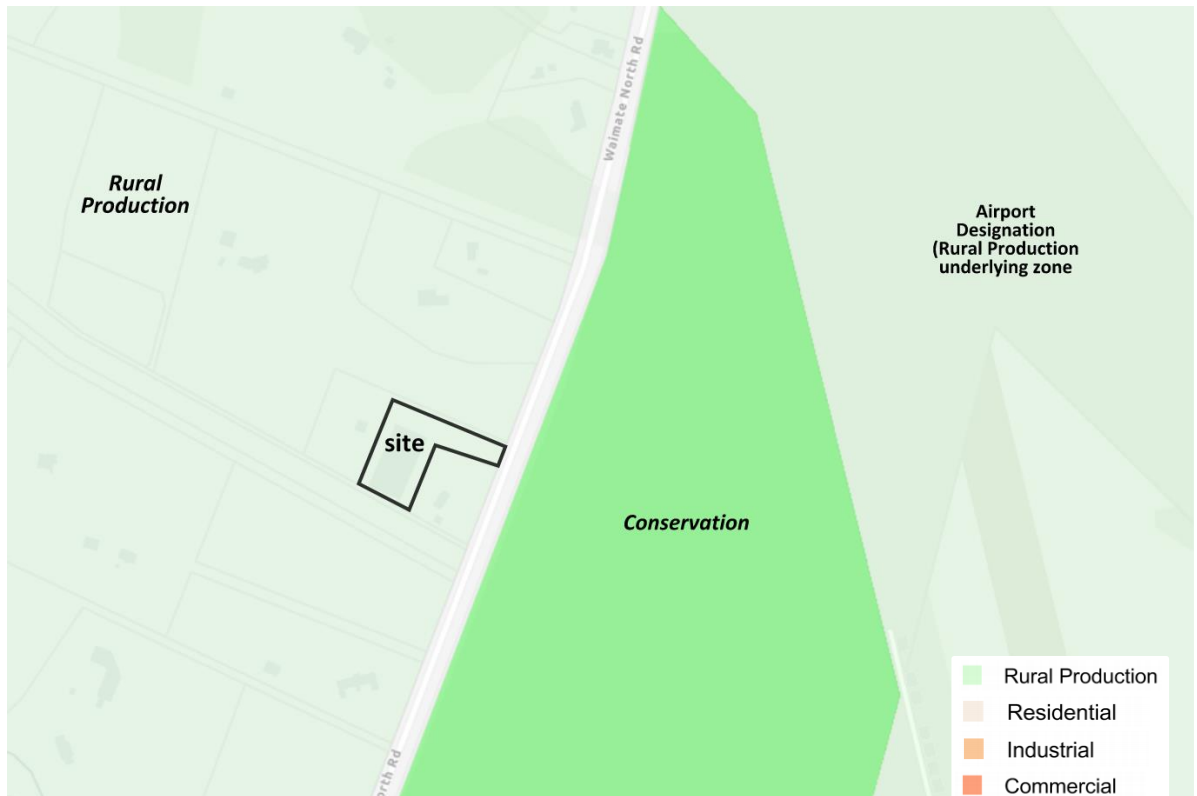
4.1 Zoning

The proposed site is in the *Rural Production* zone of the Far North District. The approximate outline of the site is shown in Figure 2 below. Land is zoned *Rural Production* on all sides, with some *Conservation* land to the east of Waimate North Road (which is broadly associated with the airport).

Note that the *Rural Production* zoning of this land is no longer representative of the character of the site(s) adjacent to the Ulti Group operation. The site to the east is used for Mod Space building manufacture (there does not appear to be a dwelling on this site) and the site to the west is also used to manufacture small cabins (a dwelling is located on this site). The site to the south is also used as a base for a landscaping business and does not have a dwelling on it.

Other sites around the area have a broadly “rural” or “rural-living” type character. There are dwellings to the further south that are used for accommodation (bed and breakfast type) activity.

Figure 2: Approximate site location and underlying zoning



4.2 Construction

4.2.1 Construction Noise

The activity already occurs on site within an established building. No construction of any new building or extension is proposed. As no construction work is proposed, the activity would therefore comply with the construction noise rules in the District Plan. If any future construction was proposed, that construction activity would need to comply with the District Plan noise rules.

4.3 Operational Noise Limits – Rural Production

The activity occurs entirely within the *Rural Production Zone*. The noise limits that apply to this zone are set out in Section 8.6.5.1.7 of the District Plan. This section states that all activities within the *Rural Production Zone* shall not exceed:

- 65 dBA L_{10} between 0700 to 2200 hours;
- 45 dBA L_{10} and 70 dBA L_{AFmax} between 2200 to 0700 hours

These noise rules apply “...**at or within the boundary of any other site in the zone, or at any site in the Residential [zone]...or at or within the notional boundary of any dwelling in any other rural or coastal zone.**”. This means the following:

- The *Rural Production* noise rules apply at the boundary of any other site in the zone. The relevant locations that could restrict activity as indicated in Figure 2 are the immediate site boundaries to the north, east, south and west. These noise boundaries are very close to the existing industrial building and compliance at the site boundary will be challenging.
- The rules would also be applicable at other *Rural Production* sites at a further distance. However, provided compliance is achieved at the above assessment locations, compliance would also be achieved at any other more distant sites.

While the *Rural Production* noise rules technically apply at the site boundary of this site, compliance (or otherwise) with the noise rules does not necessarily bear a strong relationship to the effect on amenity that would occur at any dwelling.

4.4 Other FNDC Zone Standards (for comparison)

The FNDC *Rural Production* zone rules are unusual in that they provide a site boundary noise limit but do not apply a noise limit at the *notional boundary* of nearby dwellings. In most *rural* zones around New Zealand (e.g. Whangārei District Plan), it is typical to apply a noise limit at the notional boundary of dwellings.

The activity occurs on *Rural Production* land, but is “light industrial” in nature. By comparison, if the activity was to occur on *Industrial* or *Commercial* zoned land, it would be required to achieve the following noise limits:

At or within any other [commercial or industrial] zone boundary:

- 65 dBA L_{10} between 0700 to 2200 hours;
- 55 dBA L_{10} and 80 dBA L_{max} between 2200 to 0700 hours

At or within any residential site or at or within the notional boundary of any rural zone

- 55 dBA L_{10} between 0700 to 2200 hours;
- 45 dBA L_{10} and 70 dBA L_{max} between 2200 to 0700 hours

Notional boundary noise rules of 55 dB L_{A10} (daytime) and 45 dB L_{A10} (night-time) apply for activity occurring on *Commercial / Industrial* sites whereas the same type of activity occurring on *Rural Production sites* is subject to a very different set of rules (65 dB L_{A10} (daytime) and 45 dB L_{A10} (night-time) at all *site boundaries*). The *commercial* zone noise limits apply a more appropriate set of noise limits at a more appropriate assessment location and therefore better describe whether there is any risk of adverse noise effects arising. The *Rural Production* zone limits are a much more arbitrary set of controls in this area, and compliance or exceedance with the *Rural Production* rules does not infer that noise effects will necessarily arise or be avoided.

4.5 Proposed District Plan

The Proposed District Plan has yet to be heard by the hearings panel, and therefore only has limited legal effect. We also note that there are significant technical issues in the drafting of the Proposed District Plan which Marshall Day Acoustics has recommended be addressed before the District Plan is made operative. Nevertheless, it is appropriate to consider what provisions may potentially be applied to the site, should the Proposed District Plan become operative.

The Proposed District Plan would zone the site *Horticulture*. The District Plan is unclear on how noise from *Horticulture* sites would be controlled within other *Horticulture* sites, but it is likely that the intention is to apply a daytime noise limit of 55 dB L_{Aeq} at the notional boundaries for nearby dwellings. The following rules are currently within the Proposed District Plan.

| NOISE-S1 | Maximum noise levels – zone specific | |
|--|---|---|
| <i>Rural Production zone</i> | Noise generated by any activity shall not exceed the following limits within the notional boundary of any noise sensitive activity in the Rural Production, Rural Lifestyle or Māori Purpose zones: 7.00 am to 10.00 pm - 55 dB L_{Aeq} (15min); 10.00 pm to 7.00 am - 40 dB L_{Aeq} (15 min); and 10.00 pm to 7.00 am - 70 dB L_{AFmax} . | Matters of discretion if compliance not achieved: |
| <i>Rural Lifestyle zone</i> | | a) ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; |
| <i>Māori Purpose zone</i> | | b) type, scale and location of the activity in relation to any noise sensitive activities; |
| <i>Horticulture zone</i> | | c) hours of operation and duration of activity; |
| <i>Moturoa Island zone</i> | | d) the temporary or permanent nature of any adverse effects; |
| <i>Kauri Cliffs zone</i> | | e) the ability to internalise and/or minimise any conflict with adjacent activities; |
| <i>Ngawha</i> | | f) any mitigation proposed, in accordance with the best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operation); and |
| <i>Innovation and Enterprise Park zone</i> | | g) any mitigation proposed, in accordance with the best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operation). |

4.6 Measurement and Assessment Standards

The FNDP states that sound levels should be measured in accordance with NZS 6801:1991 “*Measurement of Sound*” and assessed in accordance with NZS 6802:1991 “*Assessment of Environmental Sound*”. However, both these standards have been superseded by 2008 revisions. We recommend that the current revisions of these standards are used.

4.6.1 Special Audible Characteristics

NZS6802:2008 addresses the issue of sounds having special audible character. The standard states that where special audible character is present, an adjustment of +5 decibels to the measured level is appropriate. The noise from the Ulti Group activity is predominantly non-tonal, although the cutting of steel components can have a tonal character and the reversing of the forklift generates a tonal reversing alarm. Hammering also occurs at times, which has impulsive special audible characteristics. During the loudest periods of noise emission (cutting of steel components), noise would have special audible characteristics and an adjustment would be required. A 5 dB adjustment has been applied to our calculations.

4.6.2 Averaging

NZS6802:2008 allows for activities to be “duration corrected” or “averaged” over the assessment period. This allows for activities that occur over a period of only a few hours to be “energy averaged” (logarithmically) over the 15-hour day period in the District Plan. The clause does not allow more than 5 decibels of averaging to occur in any daytime period (or any averaging at night).

Cutting of steel components is an irregular activity, and it is typical for noise levels within the building to be much lower than the loudest period of noise generation. A 5 dB duration averaging adjustment is appropriate for the assessment of the loudest period of noise generation within the building.

5.0 SITE INSPECTION

A site inspection of the existing Ulti Group Operation was carried out on Tuesday, 9 July 2024 between 1:30 and 3:30pm. The purpose of the site visit was to measure noise during periods of typical manufacturing. Noise measurements were undertaken in accordance with the relevant standards.

The weather was fine and within allowable parameters for measuring noise. Table 2 summarises the ambient measurement results.

Table 1: Measured Noise Levels

| Measurement Position | Measurement | | Measured Level (dB) | | | | Noise Source |
|--|----------------------|------------------|---------------------|------------------|------------------|--------------------|---|
| | Start Times | Duration min:sec | L _{Aeq} | L _{A10} | L _{A90} | L _{AFmax} | |
| Relevant Internal Source Noise Levels | | | | | | | |
| Inside Ulti Group Factory | 9 Jul 2024 1:44pm | 5:46 | 84 | 78 | 50 | 109 | Measured in reverberant field of factory <u>Occasional cutting of steel using drop saw, impulsive and tonal character</u> Plastic routing also occurring (noted at c. 74 dB LAF when occurring) |

| Measurement Position | Measurement | | Measured Level (dB) | | | | Noise Source The controlling noise source is <u>underlined</u> |
|--|----------------------|------------------|---------------------|------------------|------------------|--------------------|--|
| | Start Times | Duration min:sec | L _{Aeq} | L _{A10} | L _{A90} | L _{AFmax} | |
| Inside Ulti Group Factory | 9 Jul 2024 1:50pm | 00:51 | 67 | 70 | 59 | 79 | Measured in reverberant field of factory <u>Routing of plastic material on eastern side of building, and other general work occurring</u> |
| Inside Ulti Group Factory | 9 Jul 2024 2:16pm | 2:47 | 66 | 72 | 39 | 81 | Same location as above, similar work occurring, aiming to gauge if any difference in overall noise level <u>Routing of plastic material</u> |
| Inside Ulti Group Factory | 9 Jul 2024 2:28pm | 4:46 | 61 | 65 | 41 | 76 | Measured in reverberant field of factory <u>Quieter period of operation, airhose cleanup, minor tool use</u> |
| Inside Ulti Group Factory | 9 Jul 2024 2:35pm | 1:10 | 74 | 78 | 68 | 85 | Measured in reverberant field of factory <u>Plastic cutting with drop saw, measured over a short period.</u> Could be representative of busy cutting operations over longer period (though possibly conservative) |
| Inside Ulti Group Factory | 9 Jul 2024 2:47pm | 0:36 | 73 | 77 | 64 | 82 | Measured in reverberant field of factory <u>Plastic cutting with drop saw, measured over a short period.</u> Would be representative of busy cutting operations over longer period (possibly conservative) |
| Noise levels at Site Boundaries | | | | | | | |
| Western Boundary | 9 Jul 2024 1:52pm | 10:23 | 67 | 70 | 47 | 88 | Near (but not at) Western Boundary at around 6 metres from open door during loudest period of cutting inside. Hammering and plastic routing activity, outdoor water blasting, tonal reversing beeper from brief period of forklift use, <u>drop saw metal cutting at times</u> |

| Measurement Position | Measurement | | Measured Level (dB) | | | | Noise Source |
|------------------------|-----------------------|------------------|---------------------|------------------|------------------|--------------------|--|
| | Start Times | Duration min:sec | L _{Aeq} | L _{A10} | L _{A90} | L _{AFmax} | The controlling noise source is <u>underlined</u> |
| South-western Boundary | 9 Jul 2024 2:04 pm | 10:19 | 49 | 52 | 38 | 65 | At south-western boundary Quieter period of operation (no metal cutting or routing audible, <u>compressor operation, occasional hammering</u>) |
| Eastern boundary | 9 Jul 2024 2:21pm | 5:26 | 53 | 56 | 36 | 73 | Near eastern site boundary, approximately 9m from doors No cutting of metal occurring during this measurement. <u>Routing/cutting of plastic material is main task occurring</u> |
| Eastern boundary | 9 Jul 2024 2:41pm | 0:49 | 64 | 66 | 61 | 67 | Near eastern site boundary, approximately 9m from doors No cutting of metal occurring during this measurement. <u>Routing/cutting of plastic material is main task occurring. Measured over shorter period during higher levels of routing activity</u> |
| South-eastern boundary | 9 Jul 2024 2:43pm | 0:47 | 54 | 56 | 52 | 58 | Near south-eastern site boundary, corner of site <u>Routing of plastic material is main task occurring. Measured over shorter period during higher levels of routing activity</u> |
| Northern Site Boundary | 9 Jul 2024 2:52pm | 2:46 | 57 | 61 | 44 | 69 | At northern site boundary <u>Ambient noise from road and aircraft (aircraft doing touch and goes), hammering/building noise from Mod Space at times. Little noise from Ulti Group</u> |
| Northern Site Boundary | 9 Jul 2024 2:58pm | 0:06 | 43 | 44 | 41 | 46 | At northern site boundary <u>Routing noise</u> (measured during brief period of quiet from road and airport). Representative of noise emitted from factory during busy period. |

The above measurements were taken during a representative period of operation, but as is typical of industrial operations, noise levels varied throughout the measurement period. The above data has been used to consider noise from the site through the preparation of a noise model. Details of this noise model are given in the following section.

6.0 OPERATIONAL NOISE ASSESSMENT

Noise levels from the proposed operation of the site have been calculated at the nearby site boundaries, as well as the notional boundaries. The following sections provide further information on this matter.

6.1 Noise Sources

The noise sources used in this assessment are detailed in the table below.

Table 2: Noise sources

| Activity | Source noise level (L_w or L_{prev}) | Number of sources |
|---------------------|---|--|
| Cars in the carpark | 86 dB L_{wA} | 11 movements in the morning and evening, occasional movements throughout the day |
| Forklifts unloading | 92 dB L_{wA} | One operating at times during the daytime |
| HGVs | 102 dB L_{wA} | One arrival and one departure on a despatch day |
| Internal noise | 80 dB L_{A10} (rev) | Representative of loudest periods of manufacture inside building |

We understand that trucks are loaded and despatched only around three times per week (although as with this type of manufacture, there will of course be appreciable variation). We have allowed for a single truck to arrive, be loaded and despatched per day.

6.2 Calculated levels

The calculated noise levels at the nearby receivers are shown in Table 3.

Table 3: Calculated noise levels – Doors open

| Location | Predicted noise level (L_{A10}) | |
|-----------------------------------|---|---|
| | Includes special audible characteristics correction(+5 dB), Duration correction (-5 dB) | |
| | Site Boundary Daytime Rating Level ¹ (65 dB L_{A10} limit) | Notional Boundary Daytime Rating Level ¹ (no specific noise limit, though would be 55 dB L_{A10} for industrial activity) |
| Site boundary position | | |
| Northern Boundary | 56 | - |
| Eastern Boundary | 67 | - |
| Southern Boundary | 67 reducing to 58 dB L_{A10} if southern door(s) are closed | - |
| Western Boundary | 66 | - |
| Notional boundary position | | |
| 226 Waimate North Rd | - | 35 |
| 238 Waimate North Rd | - | 28 |
| 240 Waimate North Rd | - | 33 |
| 244 Waimate North Rd | - | 41 |
| 254 Waimate North Rd | - | 38 |

| Location | Predicted noise level (L_{A10}) | |
|--|---|---|
| | Includes special audible characteristics correction(+5 dB), Duration correction (-5 dB) | |
| | Site Boundary Daytime Rating Level ¹ (65 dB L_{A10} limit) | Notional Boundary Daytime Rating Level ¹ (no specific noise limit, though would be 55 dB L_{A10} for industrial activity) |
| 256 Waimate North Rd | - | 60 |
| 262A Waimate North Rd | - | 35 |
| 262B Waimate North Rd | - | 35 |
| 274 Waimate North Rd | - | 41 |
| 274A Waimate North Rd | - | 38 |
| Non-dwelling receivers | | |
| 260 Waimate North Rd (Mod Space construction) | - | 64 |
| 274B Waimate North Rd (Tuatara Landscaping) | - | 53 |

The noise modelling (and above results) shows the following:

- Rating noise levels would not comply with the Far North District Plan operative noise limits at the **site boundary during busy times of activity when doors are open**. This was also indicated by the measurements of noise on site where noise levels of around 70 dB L_{A10} were measured near to (but not at) the western site boundary¹ and 66 dB L_{A10} when measured close to the eastern site boundary.
- Although noise levels would not comply with the District Plan noise limits at the site boundary, rating noise levels would largely be below 45 dB L_{A10} at dwelling notional boundaries in the area². This is a readily acceptable level of daytime noise and is unlikely to result in environmental noise effects in this environment (other than at the dwellings discussed below). Noise levels would be well below noise limits that are likely intended to be applied by the Proposed District Plan (and would readily comply with national and international guidelines for environmental noise levels).
- The rating noise level at 256 Waimate North Road (the dwelling to the west of the site) is calculated to be 60 dB L_{A10} outside the dwelling, and up to 66 dB L_{A10} at the property boundary that is shared with Ulti Group. This just exceeds the District Plan noise limit. This is a relatively high level of noise which could reasonably be expected to result in adverse effects on the residential amenity of this dwelling.

We understand that the subject site and the site at 256 Waimate North Road are under the same ownership, and that the site at 256 Waimate North Road is also used for building manufacturing of small cabins. It is possible that the use of the sites for commercial purposes is a mitigating factor in terms of noise effects. This should be confirmed when any written approvals of potentially affected parties is sought.

If the written approval of the potentially affected parties cannot be obtained, it will be necessary to reduce noise emissions to this dwelling. This is discussed in the following section.

¹ This would have equated to rating noise levels of around 67 dB L_{A10} at site boundaries.

² except 256 Waimate North Road which are discussed below this paragraph

- The rating noise level at 260 Waimate North Road (Mod Space) is expected to be up to 67 dB L_{A10} at the site boundary. This would marginally exceed the Operative District Plan noise limit. There is a residential style building on this site, but it appears to be used as part of the Mod Space commercial operations rather than a dwelling. Mod Space manufacture small homes on this site and generate regular carpentry noise. It is expected that the use of the Mod Space site is largely insensitive to noise generated by Ulti Group (assuming the building on site is not used as a dwelling).

We understand that the subject site and the site at 260 Waimate North Road are under the same ownership. As with 256 Waimate North Road, the written approval of the potentially affected party(s) at 260 Waimate North Rd should be sought. While there are likely to be few noise effects arising at this property currently, if 260 Waimate North Road was to be used for residential activity (either now or in the future), noise levels from Ulti Group may result in amenity effects on this property.

- There is no one located near the site on the southern boundary. This part of the adjacent site is used for vehicular access and any technical breach of the District Plan noise limits at the boundary will not result in any material noise effects on this property. However, to avoid technically exceeding the District Plan noise limits, we recommend a consent condition that requires the south-west doors to be closed during any metalwork activity or when any dropsaws are in use. This will avoid any technical breach of the limit at this boundary and will avoid any written approval needing to be sought.

7.0 NOISE MITIGATION

If the written approval of potentially affected parties (at 256 and 260 Waimate North Road) **cannot be obtained**, noise mitigation will be required to reduce noise from specific activities. Noise would need to be mitigated to below 65 dB L_{A10} to comply with the Operative District Plan zone standard, though should ideally be reduced to below 55 dB L_{Aeq} to reduce noise effects to those typically accepted in this environment.

This would likely take the form of one or both of the following:

- **Closing external doors.** Closing the external roller shutter doors and ensuring they are well-sealed around the perimeter when closed will reduce noise emissions. We expect rating noise levels would be around 55 dB L_{Aeq} at all site boundaries if all doors are closed and well-sealed. This would result in compliance with the District Plan noise limits and would result in generally acceptable noise levels at adjacent dwellings at 256 and 260 Waimate North Road properties

Note that some roller shutter doors are not well sealed when closed. In such situations on other projects, it has been necessary to remove the roller shutter doors and board-over the openings. Ulti Group need to consider whether their existing doors will provide the requisite perimeter seal, or whether replacement or remediation of the openings may be required.

- **Noise mitigation of activity within the factory.** The key noise sources that generate noise were observed to be the steel drop saw and the routing and cutting (drop saw) of the plastic balustrade material.

It is possible to construct enclosures for these areas so that noise does not emanate to the rest of the factory. Enclosing noise-generating sources will allow for the external doors to be open (and would reduce noise exposure to other staff working in the factory). Enclosures need to carefully consider how materials will be brought into and out of the enclosure. It is typical for these to be constructed from heavy PVC strips (with an enclosure roof or backing) to allow daylight and materials to be brought into the enclosure.

The design and implementation of the above noise mitigation would be a matter for Ulti Group to work through as part of developed and detailed design (and subject to whether written approvals are

obtained). The purpose would be to ensure compliance with the Operative District Plan noise levels and to ensure noise levels remain reasonable at no higher than 55 dB L_{Aeq} at the notional boundary of any dwelling where written approval has not been obtained.

8.0 NOISE MAPS

We have summarised the above calculations in the following noise maps. Three scenarios are given:

- Doors open on east and west façades (excluding the south-west doors)
- All doors closed on east and west façades
- East doors open, west doors closed

These figures are given overleaf.

9.0 SUMMARY

Marshall Day Acoustics has assessed potential noise from an existing door manufacturing operation on Waimate North Road, Kerikeri, Far North District.

In summary:

- The calculated operational noise levels will not comply with the Operative District Plan noise rules due to the presence of two adjacent *Rural Production* zoned properties (both of which appear to also be used for commercial activity).
- The above properties are under the same ownership as the subject site. We understand that written approval will be sought from the owner and occupiers of these sites.
- Noise levels at the notional boundaries of dwellings in the wider Waimate North Road area will be low overall (less than 41 dB L_{A10}).
- Resource consent will either require the written approval of potentially affected parties to be obtained from the two adjacent properties, or noise mitigation measures will need to be undertaken to reduce noise levels at the immediate site boundaries.
- Potential noise mitigation options include closing external doors and ensuring they are well sealed at the perimeter, and/or the construction of enclosures around louder operations (such as drop saws). Subject to these noise mitigation measure(s), we consider that noise levels can be made reasonable overall.
- Regardless of whether written approvals are obtained, we recommend that the south-west door is closed during metalwork or during the use of any unenclosed drop saw. This will avoid any technical breach of the District Plan noise rule at the adjacent site boundary to the south and will avoid further written approvals being sought.

Figure 3: All Doors Open (excluding SW doors)



Figure 4: All Doors Closed

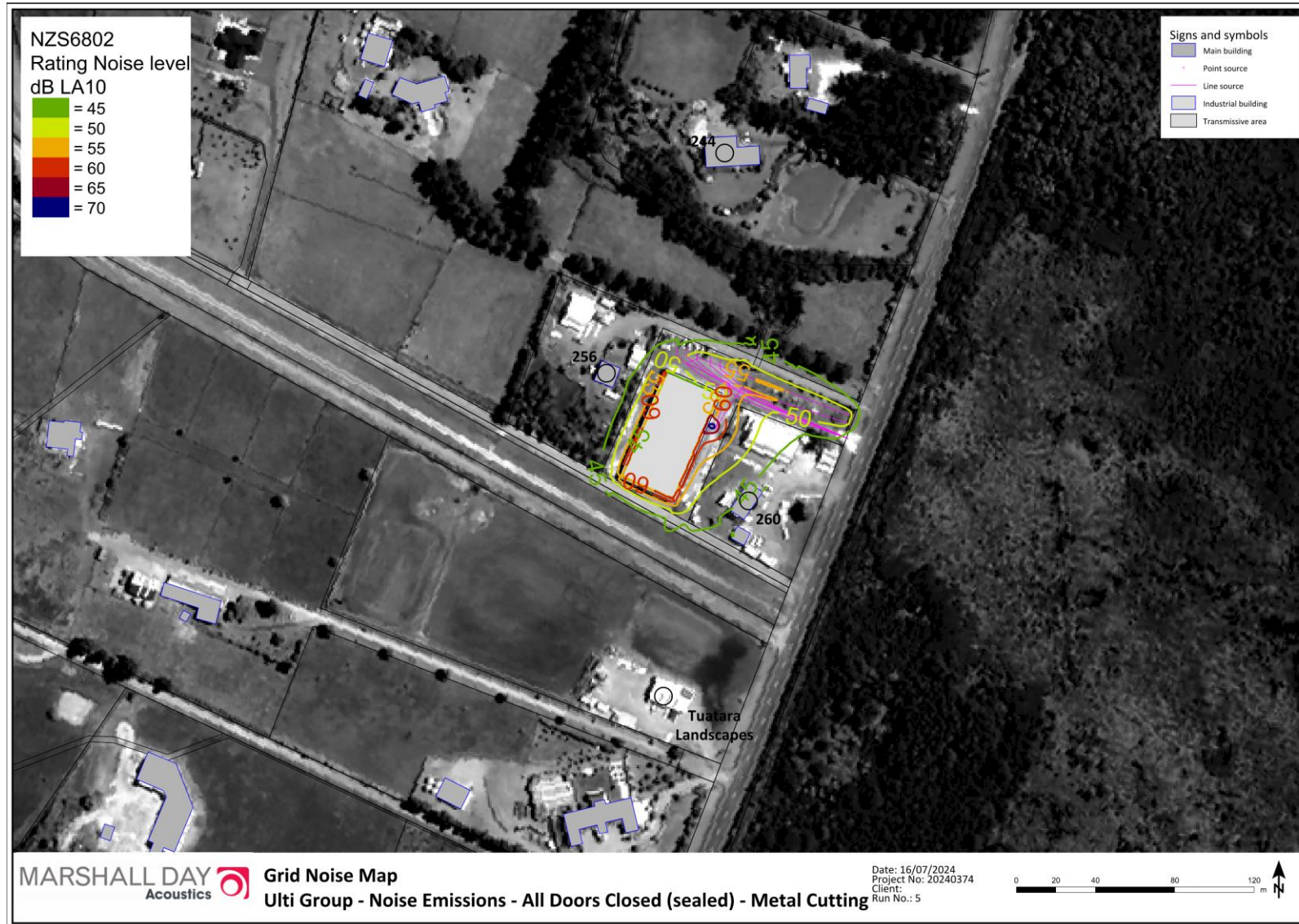


Figure 5: East Doors Open, West Doors Closed



10.0 RECOMMENDED CONSENT CONDITIONS

1. Noise from the operation of the site for the purposes of door manufacture shall comply with the following noise limits at the site boundary, except at any site boundary where written approval has been obtained to exceed the following noise limits:
 - 65 dBA L_{10} between 0700 to 2200 hours;
 - 45 dBA L_{10} and 70 dBA L_{AFmax} between 2200 to 0700 hours
2. Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with New Zealand Standard NZS 6802:2008 *Acoustics - Environmental Noise*.
3. The south-western roller / sectional door shall remain closed at any times when the following activity is occurring within the building:
 - i. Any metalwork including grinding, drilling, welding, fabricating or cutting.
 - ii. Any drop saw use (for the cutting of any material, including plastic or wood)
 - iii. Any other future activity that is reasonably judged to generate similar or higher levels of noise as the above
4. Should any of the above noise generating activities be enclosed within a suitable noise attenuating enclosure (e.g. a dropsaw enclosure) which, in the opinion of a recognised acoustician, is suitable to ensure compliance the consented noise limits with all doors open, then the south-western roller door will not need to be closed during any relevant activity that occurs within that enclosure. The consent holder must obtain and keep any written documentation from the recognised acoustician retained to provide this advice.

APPENDIX A GLOSSARY OF TERMINOLOGY

| | |
|--|--|
| Noise | A sound that is unwanted by, or distracting to, the receiver. |
| Ambient | The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source. |
| Special Audible Characteristics | Distinctive characteristics of a sound which are likely to subjectively cause adverse community response at lower levels than a sound without such characteristics. Examples are tonality (e.g. a hum or a whine) and impulsiveness (e.g. bangs or thumps). |
| SPL or L_p | <u>Sound Pressure Level</u> A logarithmic ratio of a sound pressure measured at distance, relative to the threshold of hearing (20 μ Pa RMS) and expressed in decibels. |
| SWL or L_w | <u>Sound Power Level</u> A logarithmic ratio of the acoustic power output of a source relative to 10^{-12} watts and expressed in decibels. Sound power level is calculated from measured sound pressure levels and represents the level of total sound power radiated by a sound source. |
| dB | <u>Decibel</u> The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu$ Pa i.e. $dB = 20 \times \log(P/P_r)$ |
| dBA | The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear. |
| A-weighting | The process by which noise levels are corrected to account for the non-linear frequency response of the human ear. |
| $L_{Aeq}(t)$ | The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level. The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am. |
| L_{Amax} | The A-weighted maximum noise level. The highest noise level which occurs during the measurement period. |

APPENDIX B SITE LAYOUT



Local Authority:
FAR NORTH DISTRICT COUNCIL

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WILLIAMS & KING

WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 407 8030
Email: korker@waks.co.nz

27 Hobson Ave
PO Box 937 Kerikeri

SITE PLAN | LOT 1 DP 340646

| Name | Date | ORIGINAL SCALE | SHEET SIZE |
|--------|------|----------------|------------|
| Survey | MP | MAR 24 | |
| Design | | | |
| Drawn | OW | MAR 24 | |
| Rev | | | |

24237
ULTI
GROUP

1:2000 | A3

APPENDIX C FAR NORTH DISTRICT PLAN PROVISIONS

Chapter 8 - RURAL ENVIRONMENT
Section 6 – Rural Production Zone

8.6 RURAL PRODUCTION ZONE

CONTEXT

8.6.5.1.7 NOISE

- (a) All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone:

| | |
|--------------------|---|
| 0700 to 2200 hours | 65 dBA L ₁₀ |
| 2200 to 0700 hours | 45 dBA L ₁₀ and 70 dBA L _{max} |

Exemptions: The foregoing noise limits shall not apply to airport operations at Kaitaia, Kerikeri and Kaikohe including aircraft being operated during or immediately before or after flight. For the purposes of this exemption aircraft operations shall include all aircraft activity from start up to shut down of engines. The noise limits shall also not apply to activities periodically required by normal farming and plantation forestry activities and the use of aircraft, provided that the activity shall comply with the requirements of s.16 of the Act.

Noise Measurement and Assessment:

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

The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

Construction Noise:

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

APPENDIX D NZS6803 CONSTRUCTION NOISE LIMITS

NZS6803:1999 sets out the following noise limits:

“Residential zones and dwellings in rural areas:

Table 2 – Recommended upper limits for construction noise received in residential zones and dwellings in rural areas

| Time of week | Time period | Duration of work | | | | | |
|-----------------------------|-------------|------------------------|------------------|---------------------------|------------------|--------------------------|------------------|
| | | Typical duration (dBA) | | Short-term duration (dBA) | | Long-term duration (dBA) | |
| | | L _{eq} | L _{max} | L _{eq} | L _{max} | L _{eq} | L _{max} |
| Weekdays | 0630-0730 | 60 | 75 | 65 | 75 | 55 | 75 |
| | 0730-1800 | 75 | 90 | 80 | 95 | 70 | 85 |
| | 1800-2000 | 70 | 85 | 75 | 90 | 65 | 80 |
| | 2000-0630 | 45 | 75 | 45 | 75 | 45 | 75 |
| Saturdays | 0630-0730 | 45 | 75 | 45 | 75 | 45 | 75 |
| | 0730-1800 | 75 | 90 | 80 | 95 | 70 | 85 |
| | 1800-2000 | 45 | 75 | 45 | 75 | 45 | 75 |
| | 2000-0630 | 45 | 75 | 45 | 75 | 45 | 75 |
| Sundays and public holidays | 0630-0730 | 45 | 75 | 45 | 75 | 45 | 75 |
| | 0730-1800 | 55 | 85 | 55 | 85 | 55 | 85 |
| | 1800-2000 | 45 | 75 | 45 | 75 | 45 | 75 |
| | 2000-0630 | 45 | 75 | 45 | 75 | 45 | 75 |

“Industrial or commercial areas:

Table 3 – Recommended upper limits for construction noise received in industrial or commercial areas for all days of the year

| Time period | Duration of work | | |
|-------------|-----------------------|-----------------------|-----------------------|
| | Typical duration | Short-term duration | Long-term duration |
| | L _{eq} (dBA) | L _{eq} (dBA) | L _{eq} (dBA) |
| 0730-1800 | 75 | 80 | 70 |
| 1800-0730 | 80 | 85 | 75 |

Notes in the standards to the tables above:

7.2.5

The night time limits in Table 2 shall apply to activities carried out in industrial or commercial areas where it is necessary to prevent sleep interference, specifically where there are residential activities, hospitals, hotels, hostels, or other accommodation facilities located within commercial areas. The limits in Table 2 may also be used to protect other specific noise sensitive activities at certain hours of the day.

7.2.6

One major factor which should be considered is whether there is a relatively high background sound level (L_{90}) due to noise from sources other than construction work at the location under investigation. In such cases limits should be based on a determination of the existing level of noise in the area (a “background plus” approach).

7.2.7

Where there is no practicable method of measuring noise outside a building, the upper limits for noise measured inside the building shall be the levels stated in tables 2 and 3 minus 20 dBA. This is considered to be a typical value for the sound reduction normally achieved in New Zealand buildings with doors and windows closed.”

FAR NORTH DISTRICT COUNCIL

FAR NORTH DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
under the aforesaid Act by

Milton Herbert Randell

FILE NUMBER: **RC-2090410-RMALUC**

That pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, the Council grants its consent to Milton Herbert Randell, to erect a storage building for private collection of tractors and machinery, in breach of the impermeable surfaces and setback rules; at Lot 1, Waimate North Road, Kerikeri 0293, being more particularly described as Lot 1 DP 340646 contained in CT-167119 (North Auckland Registry) subject to the following conditions:

1. The development shall be carried out in accordance with the site plan shown on Sheet S1 prepared by PK Engineering Limited, referenced Project No. 08-101, dated March 2009, attached to this consent with the Council's "Approved Plan" stamp affixed to it; and with the elevations and floor plans prepared by KiwiSpan, referenced Job No. Fa01, dated 6-7-08; and the elevations and plans prepared by KiwiSpan North, undated; both attached to this consent with the Council's "Approved Plan" stamp affixed to them.
2. The development of the stormwater system shall be carried out in accordance with the Stormwater Management Report and Plans prepared by PK Engineering Limited, Reference Job No.08-101, dated October 2008 and March 2009, the plans for which are attached to this consent with the Council's "Approved Plan" stamp affixed to it.
3. With reference to the stormwater design outlined in condition 2 above, provide within 9 months of the date of this consent, evidence that a stormwater easement instrument for drainage purposes has been registered against properties legally described as Lots 2 & 3 DP 340646 (CT references 167120 and 167121) in favour of Lot 1 DP 340646 (CT reference 167119).
4. The development of the on-site effluent system shall be carried out in accordance with the On-Site Effluent Disposal Report prepared by PK Engineering Limited, Reference Job 08-101, dated March 2009, submitted with the application.

5. Close the eastern most road access to the site such that there is only one point of access/exit to and from the site; and upgrade the western entrance to comply with the Council's Engineering Standard FNDC/S/6C and seal the entrance and splays between the existing seal edge and the property boundary.
6. Provide formed surfaced, marked and drained access, manoeuvring and parking area, consistent with the parking and turning area shown on the stamped "Approved Plans" attached to this consent, reference sheet S1.
7. Within 3 months of the date of this consent, provide for the Council's approval, a landscaping/planting plan, which details the means of reducing the visual impact of the buildings and earthworks, including proposed screen hedging on the boundaries of the site; the planting to be contained within the evapo-transpiration mound, and replacement screen planting on the road boundary (such screen planting being a requirement of existing Consent Notice 6777219.2). The plan should identify the species of plants to be used, their approximate number and location on the site.
8. The landscaping/planting is to be provided (implemented) within the first planting season following Council's approval of the landscaping/planting plan, and is to be maintained for the duration of the consent. Any plants removed or damaged are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).
9. The proposed building is to house a lifetime collection of tractors and bulldozers for private satisfaction and use only, and may not be used for commercial purposes or be open to the public without the prior resource consent approval being obtained from the Council.

After consideration of the application under Section 104, the following reasons are given for this decision pursuant to Section 113 of the Act:

- A. Consideration was given to the District Plan, particularly consideration was given to Chapters 8.6 and 15.1, and the associated appendices of the District Plan. The proposal was also assessed against the relevant District Wide Provisions outlined in Volume 2 of the District Plan.
- B. The principal issues that were in contention were effects of increased stormwater runoff, the visual impact of both the building and site works, and any adverse effects on sunlight and privacy resulting from the breach of setback.

A comprehensive stormwater management report has been provided with the application and referred to in conditions of consent. This will satisfactorily deal with stormwater runoff such that adverse effects will be no more than minor. It is also consistent with the requirements of an existing Consent Notice (6777219.2) that requires stormwater to be contained in storage tanks (prior to controlled discharge).

The applicant has offered, and conditions of consent reflect, extensive screen planting on boundaries. This will result in the adverse visual effects being no more than minor. The boundary affected by the breach of setback is with access portions of adjoining properties only and therefore no potential building site on the adjoining properties is adversely affected.

- C. Written approval has been obtained from all persons and interested parties who might be adversely affected by the granting of consent to the proposal.
- D. The imposed conditions will ensure that the effect of the consent will be consistent with the relevant provisions of the District Plan; and that such conditions will adequately avoid, or mitigate to a minor impact level, the expected adverse effects on the environment.
- E. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the Plan.

STATUTORY INFORMATION / ADVICE NOTES

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- A. Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent relates may be subject to Development Contributions.

You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this consent relates.

- B. If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local Iwi contacted. It is unlawful to modify damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993.
- C. The processing of the consent took into account the Consent Holder's declaration that the development shall only be used for Applicant's private collection of tractors and bulldozers only. This facility shall not be open to the public and shall not be used as a commercial centre without prior resource consent approval being obtained from the Council.
- D. The proposed stormwater system involves channelling stormwater across other properties in different ownership. Accordingly the Written Approval of that property owner has been obtained. That approval indicates the property owners' willingness for the stormwater to be discharged over, and to, their properties; and their willingness for

an appropriate stormwater easement plan and instrument to be prepared. It is recommended that the consent holder proceed to have the easement plan and instrument prepared as quickly as possible following the construction of the stormwater system.

- E. Noise associated with the proposed activity is to comply with the relevant standards in the District Plan (**Chapter 8.6**, Rural Production Zone provisions).
- F. Any signage or lighting proposed for the activity shall comply with the requirements of the District Plan under **Chapter 16**.
- G. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.

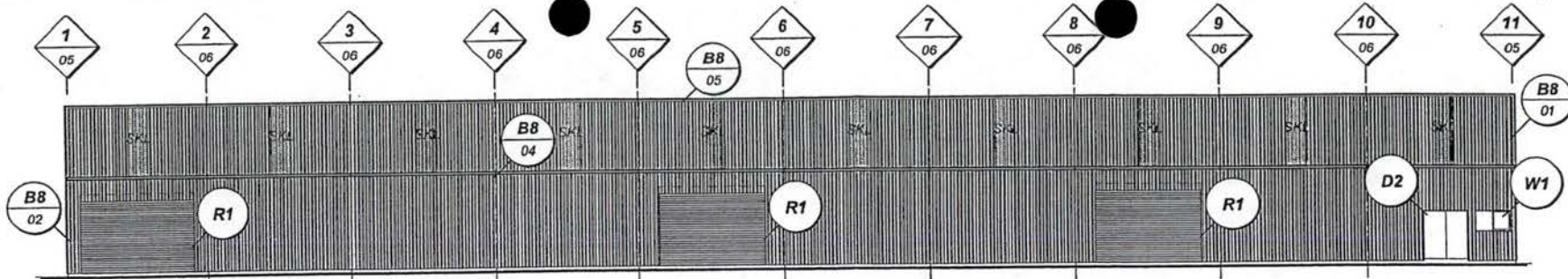
DECISION PREPARED BY: Lynley Newport, Senior Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

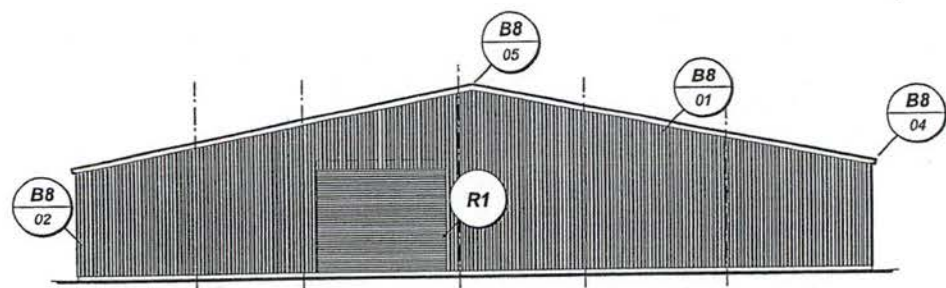


Pat Killalea **RESOURCE CONSENTS MANAGER**

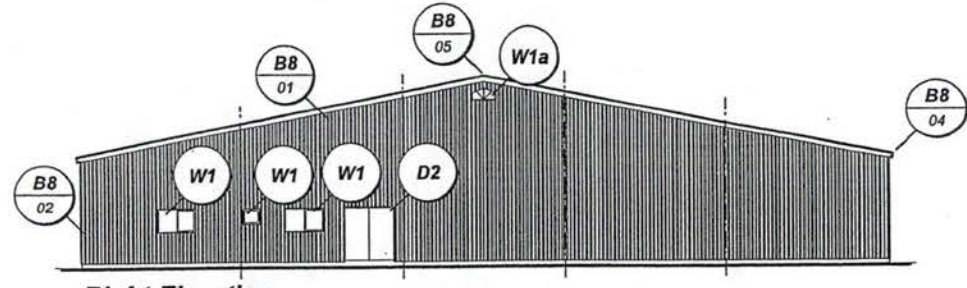
1st April 2009 **DATE**
RC-2090410-RMALUC



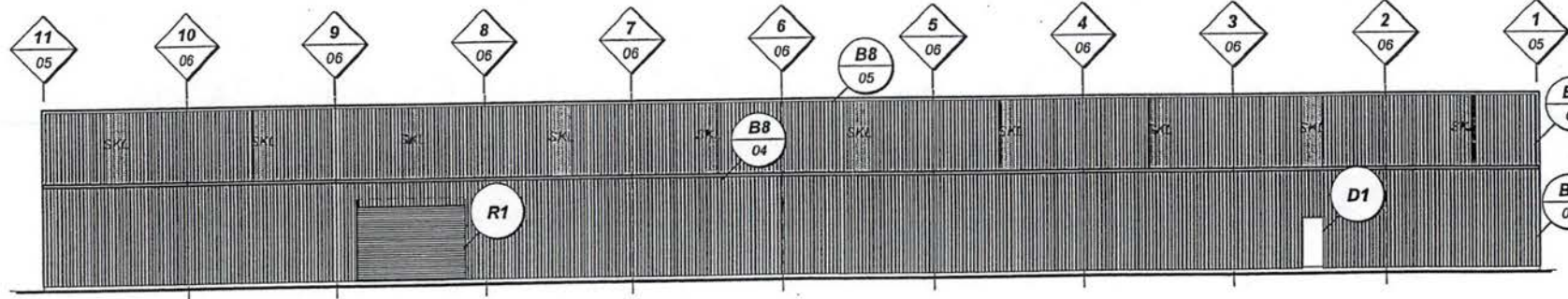
Front Elevation



Left Elevation



Right Elevation



Front Elevation

Reference Key



- Grid Line
- Sheet No.



- Drawing No.



- Drawing No.
- Detail No.

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 PLANNER
 RC2040410 Date 27-3-09

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emc[®] limited
structural & civil engineering
be, mipenz, cpeng, intpe

job no.
Fa01

original size
A3

Elevations

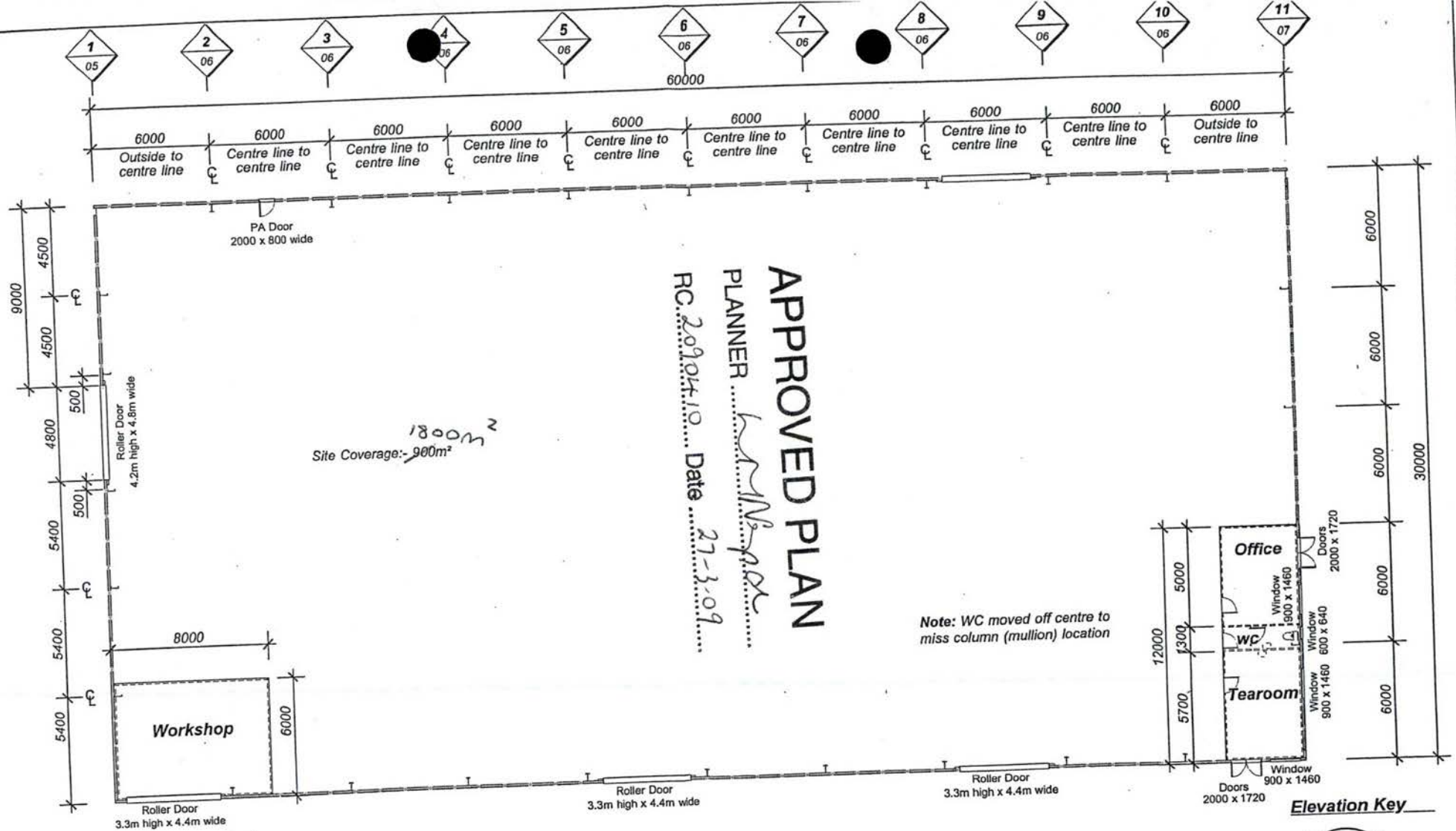
Client
M Ran...

Address
Waimate North Road, Waipapa, Ke. ri

sheet no.
WD 03 of 8

scale: 1:200
date:06/07/08

www. **KiwiSpan** .co.nz
Buildings for the future



APPROVED PLAN
 PLANNER
 RC: 2090410 Date: 27-3-09

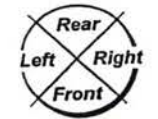
Site Coverage:- 900m²

Note: WC moved off centre to miss column (mullion) location

Reference Key



Elevation Key



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emc² limited
 structural & civil engineering
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Fa01

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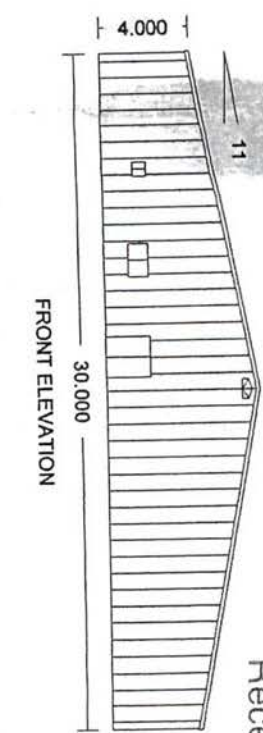
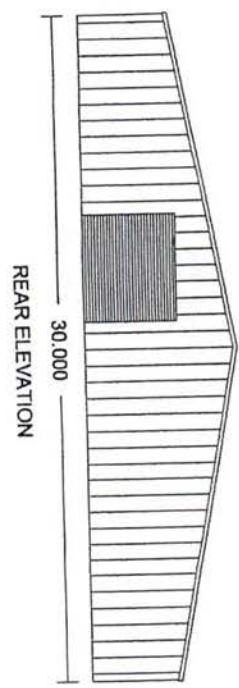
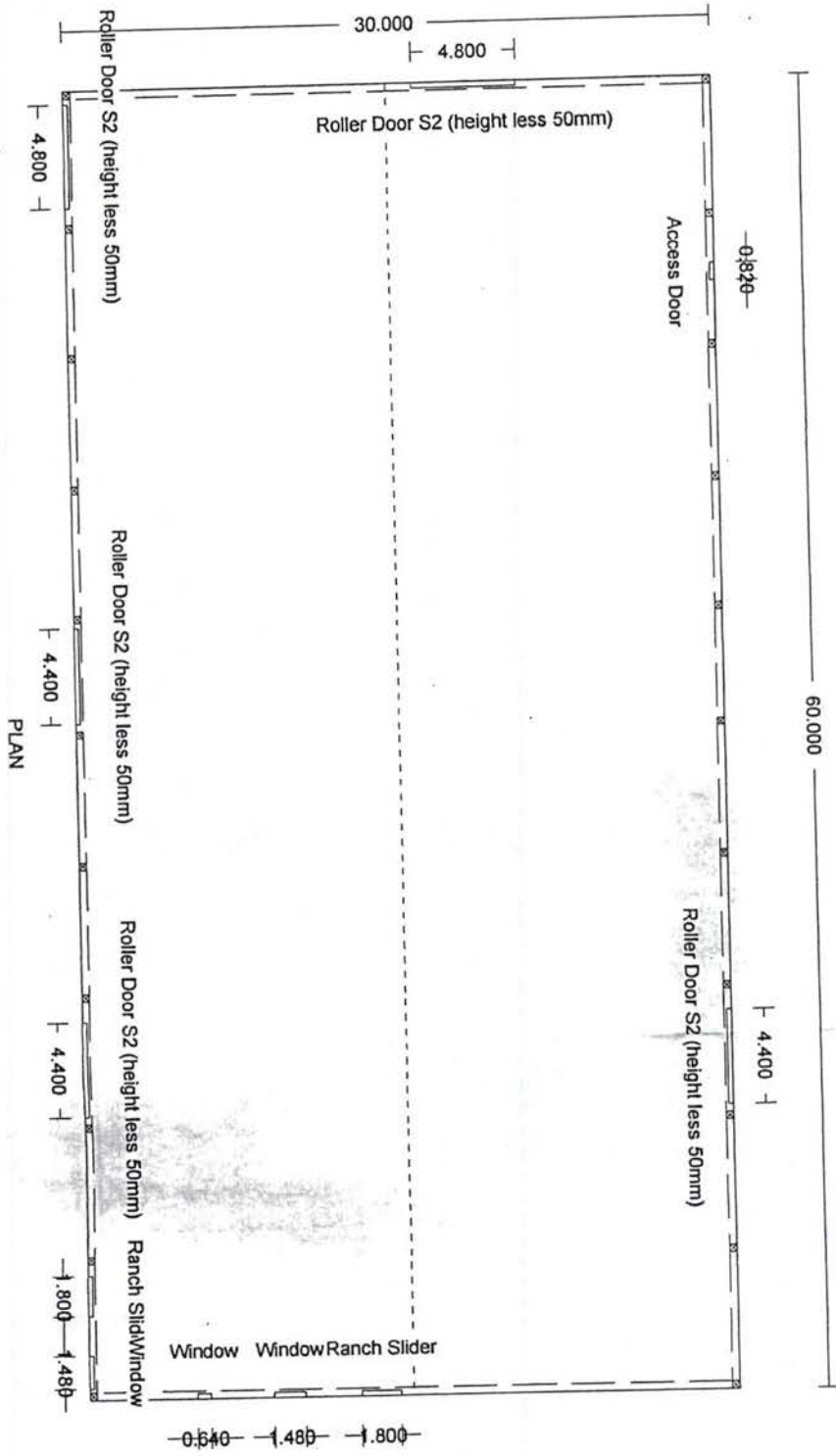
Floor Plan

Client: M F tell
 Address: Waimate North Road, Waipapa, Kerikeri

sheet no.
WD 02 of 8
 date: 06/07/08

Scale: 1:200

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 Buildings for the future



Far North District
Council
Received

KiwiSpan North

KiwiSpan

19a Winger Crescent Kero PO Box 1787 Whangarei Freephone: 0800 549477 Mobile: 021 435512 Ph: 09 4355512 Fax: 09 4355542

APPROVED PLAN
PLANNER *[Signature]*
RC 2090410 Date 27-3-09

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| | |
|--|-----------------------------------|
| PROPOSED 30.000x60.000x4.000 High Wind | |
| At Kerikeri . | |
| For Jeff Chandler | |
| Wall Colour - Colour Steel | Roof colour - Colour Steel |
| Barge Colour - Colour Steel Trim | Roller Door Colour - Colour Steel |
| Job No JaNZS111221115328Quote No QaNZS12011711465295scale 1:300 | |
| All Work To Be In Accordance With Accompanying Engineers Details | |

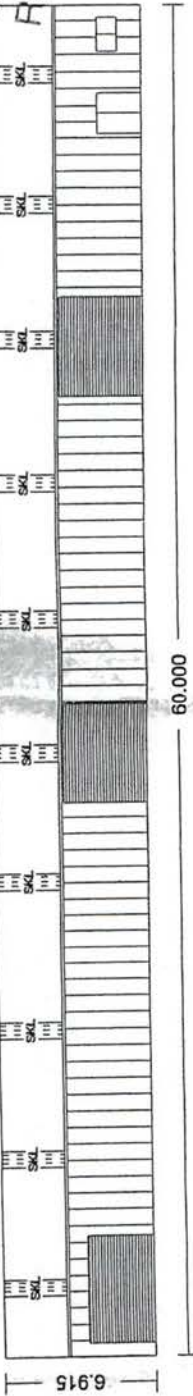
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PLANNER *h. n. g. r. a. l.*

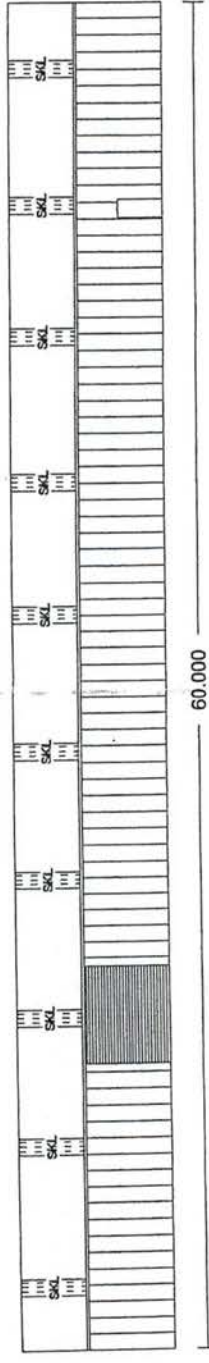
RC. 2090410 Date 27-3-09

Far North District
Council
Received

FFL



60.000
LEFT ELEVATION

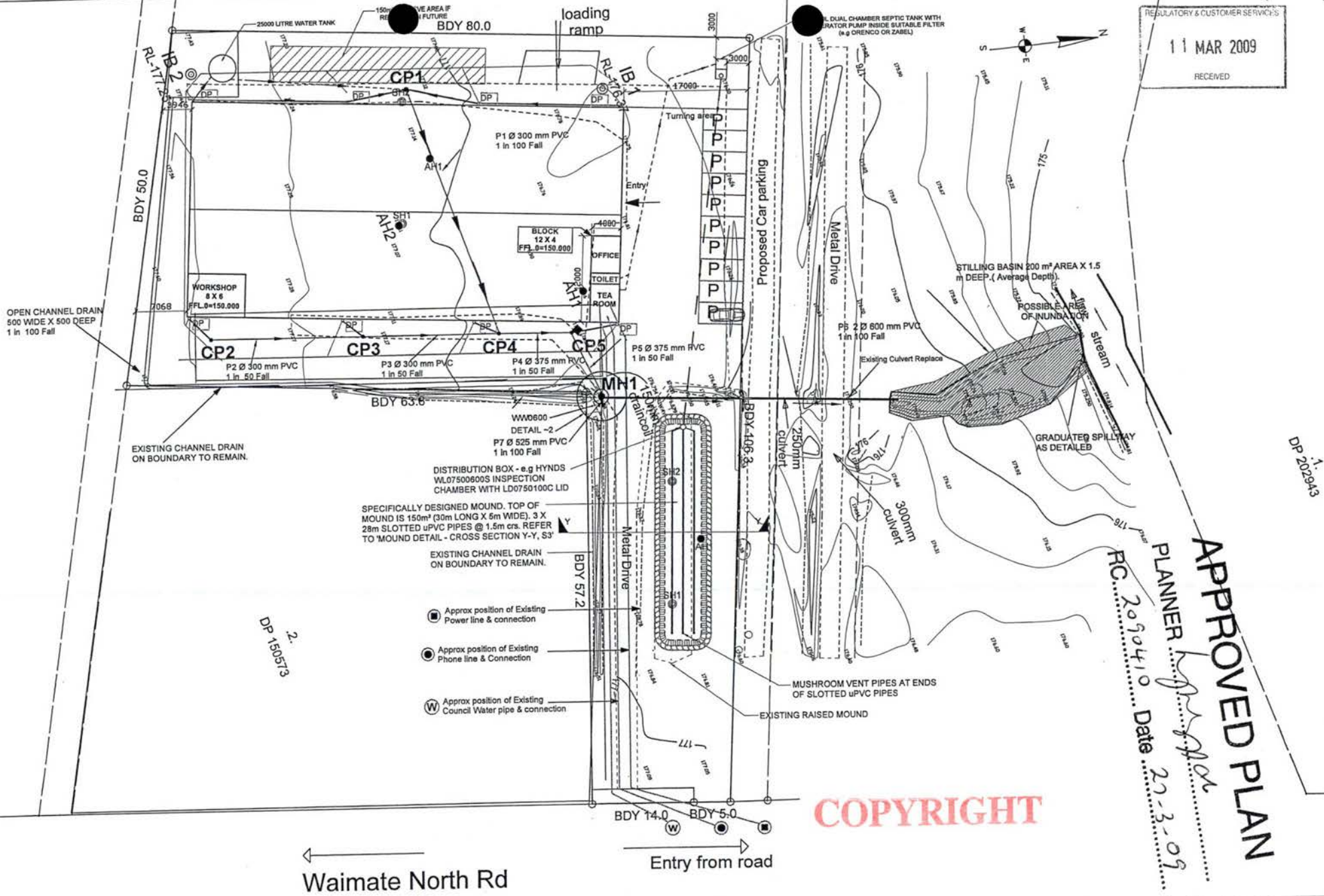


60.000
RIGHT ELEVATION

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11 MAR 2009

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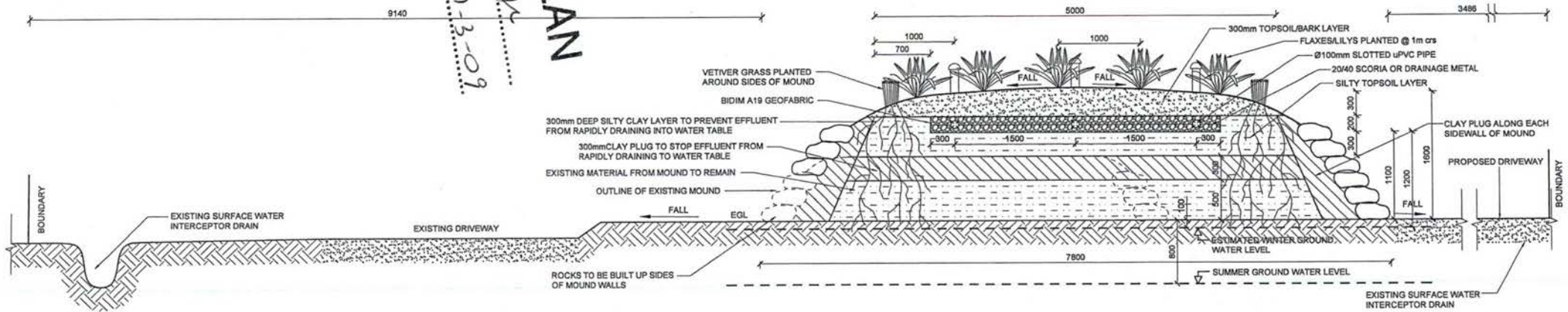
PLANNER: *[Signature]*

RC 2090410 Date 23-3-09

← Waimate North Rd →

Entry from road

APPROVED PLAN
 PLANNER *[Signature]*
 RC. 2090410 Date 22-3-09



ENSURE PIPES ARE LAID LEVEL
 ENSURE THERE IS 1200mm SEPARATION DISTANCE FROM DISCHARGE POINT TO WINTER GROUND WATER LEVEL

SEEPAGE ASSISTED EVPO-TRANSPARATION MOUND DETAIL - CROSS SECTION Y-Y

SCALE - 1 : 50 @ A3

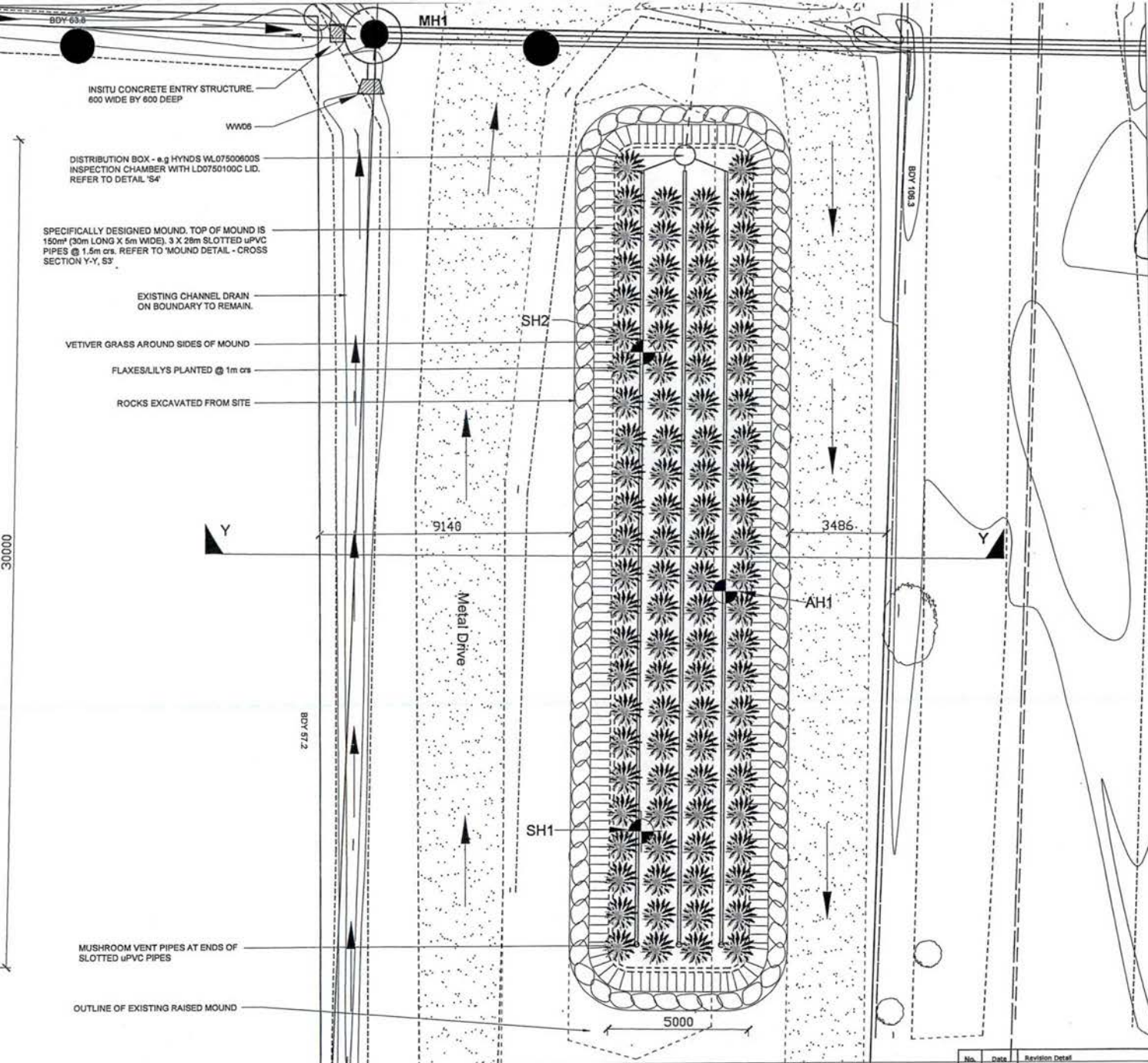
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 PC: 209041111 Date: 27-3-09

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PK ENGINEERING LIMITED
 CHARTERED PROFESSIONAL ENGINEERS

LEVEL 1
 National Bank Building
 90 Kerikeri road,
 P.O. Box 164
 KERIKERI
 Tel. (09) 4073255
 Fax. (09) 4073256
 E-mail. pk_engin@xtra.co.nz

PROJECT:
**PROPOSED NEW SHED
 MILTON RANDELL**

CLIENT:
MILTON RANDELL

DRAWING:
PLAN VIEW 2

Drawn: JC
 Checked: PK
 Date: MAR 09
 Scale: 1:150

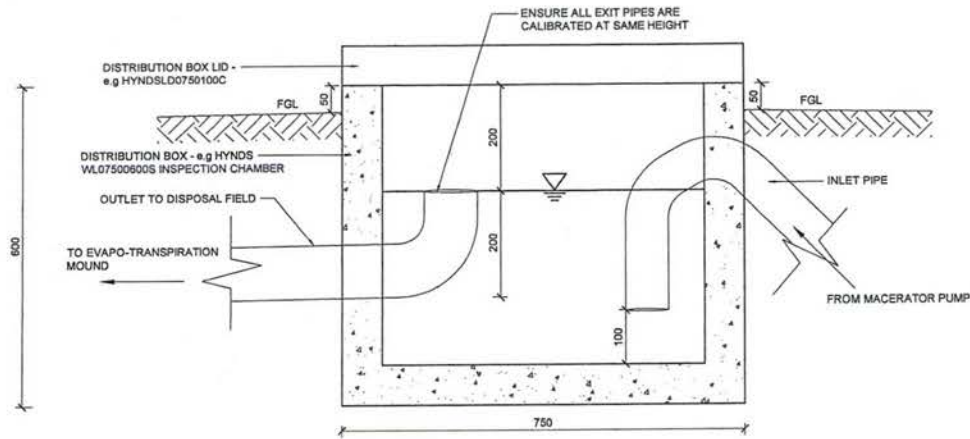
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S2

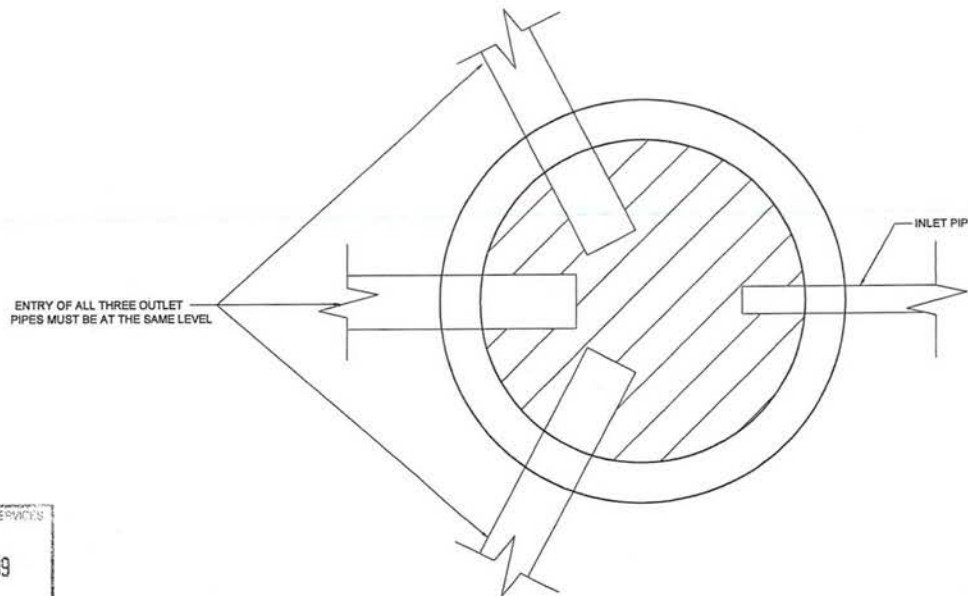
Revision Detail
A3

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PROJECT No:
08-101



DISTRIBUTION BOX DETAIL - SIDE VIEW
SCALE - 1 : 10 @ A3

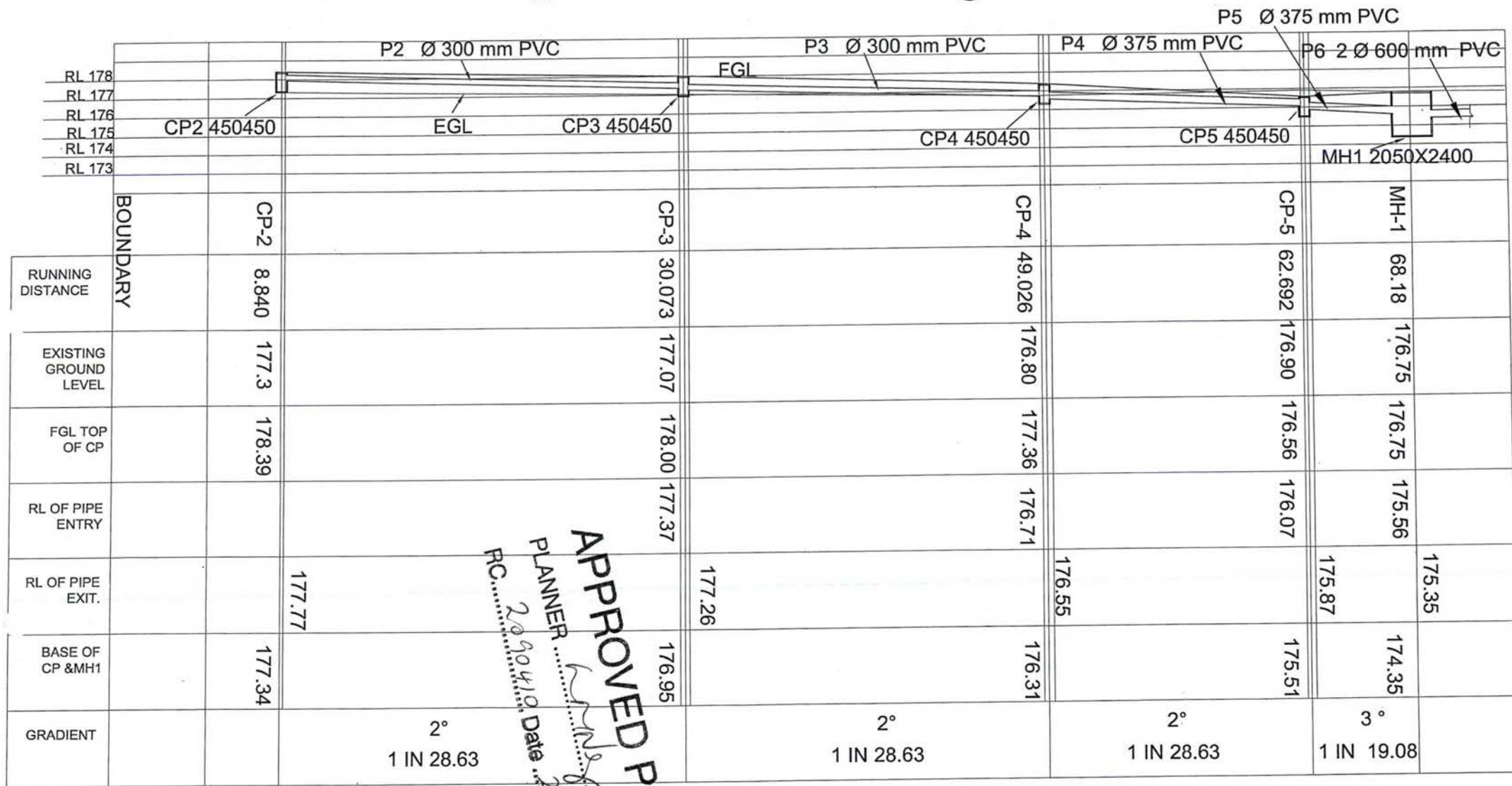


DISTRIBUTION BOX DETAIL - PLAN VIEW
SCALE - 1 : 10 @ A3

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 RC...2090410... Date...23-3-09

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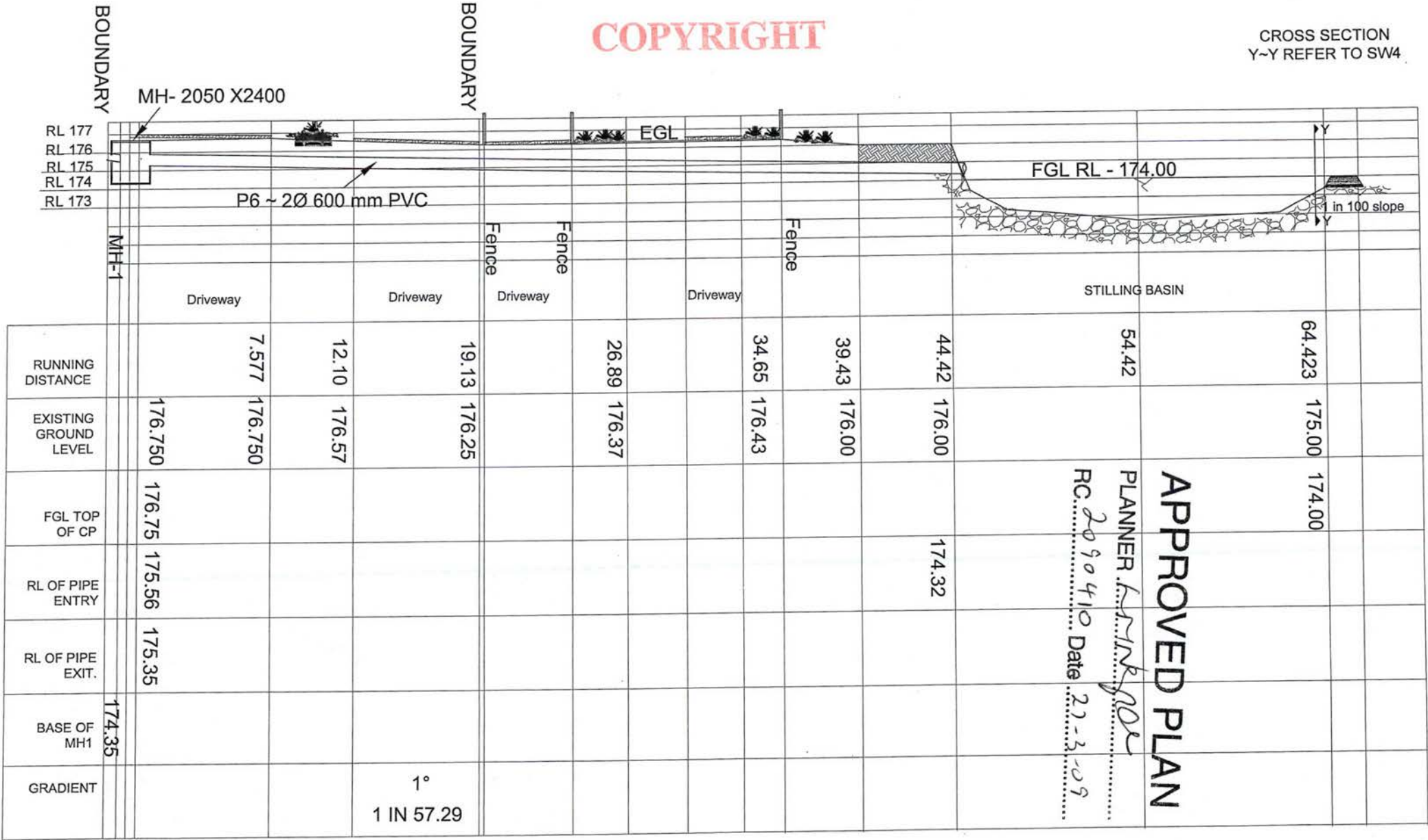


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 RC: 2090410 Date: 22-3-09

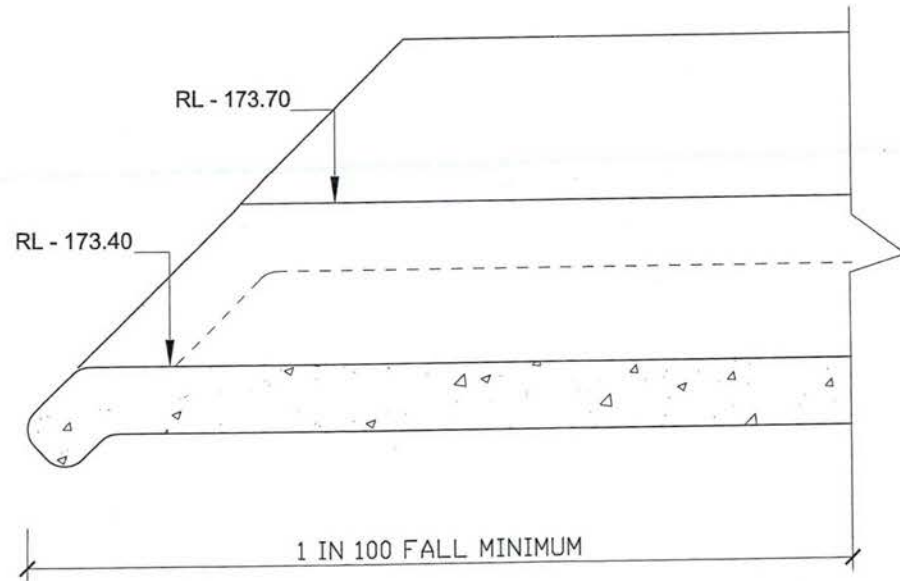
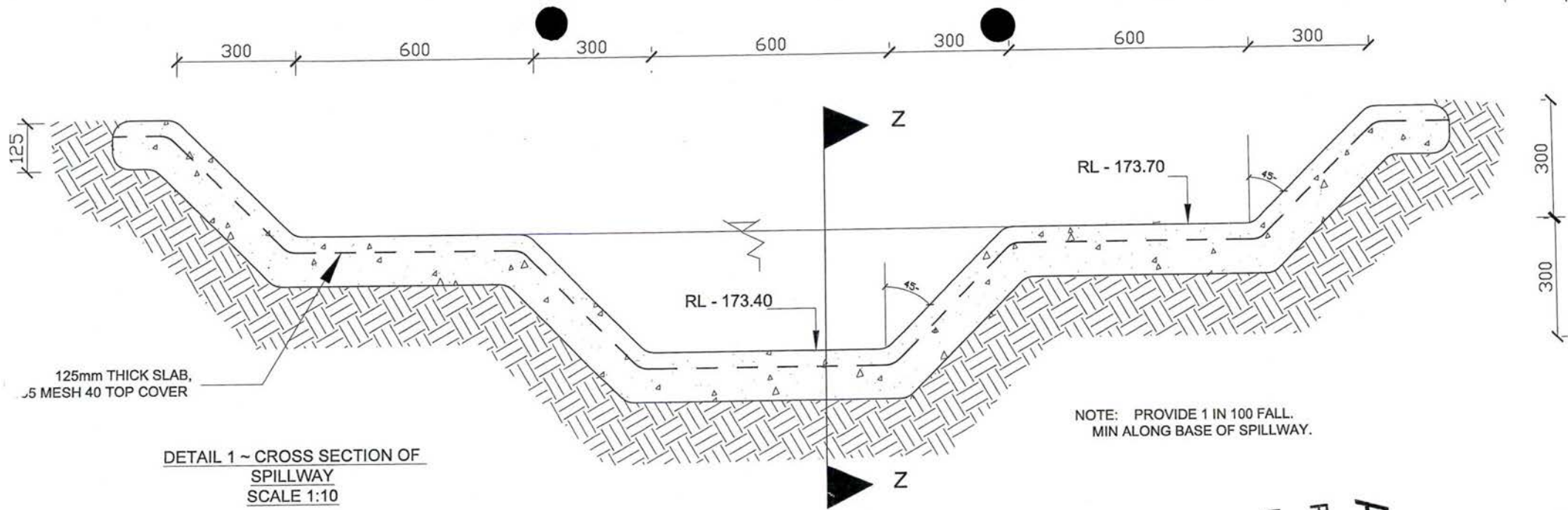
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CROSS SECTION
Y~Y REFER TO SW4



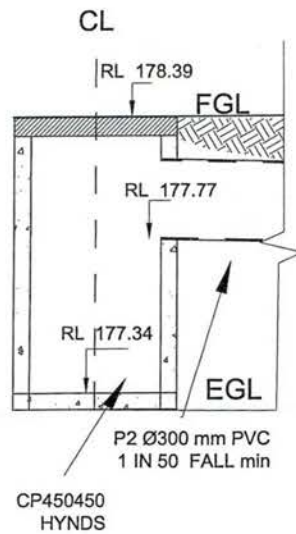
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 RC: 2090410 Date: 22-3-09



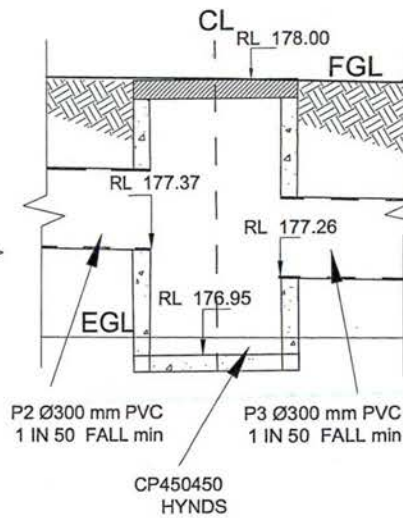
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APPROVED PLAN
 PLANNER: *Milton Randell*
 PC: 20990410, Date: 21-3-08

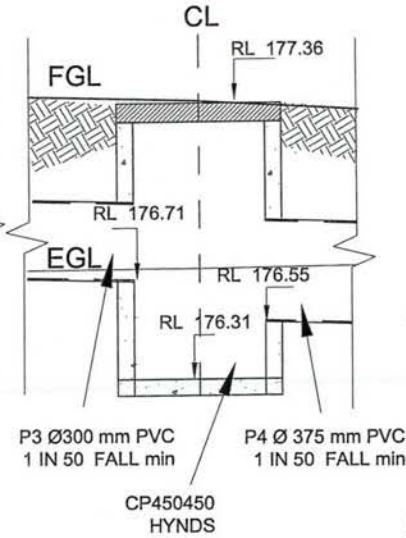
DETAIL CP2



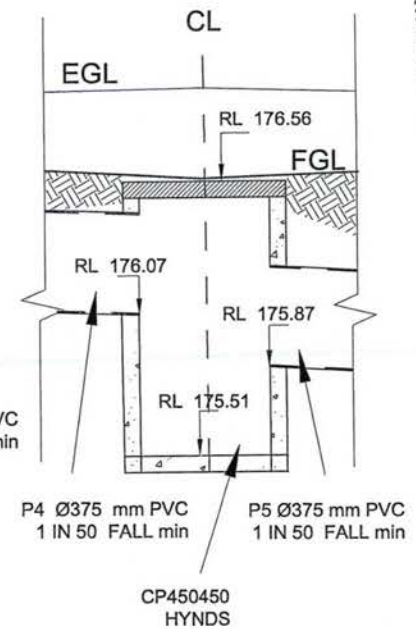
DETAIL CP3



DETAIL CP4

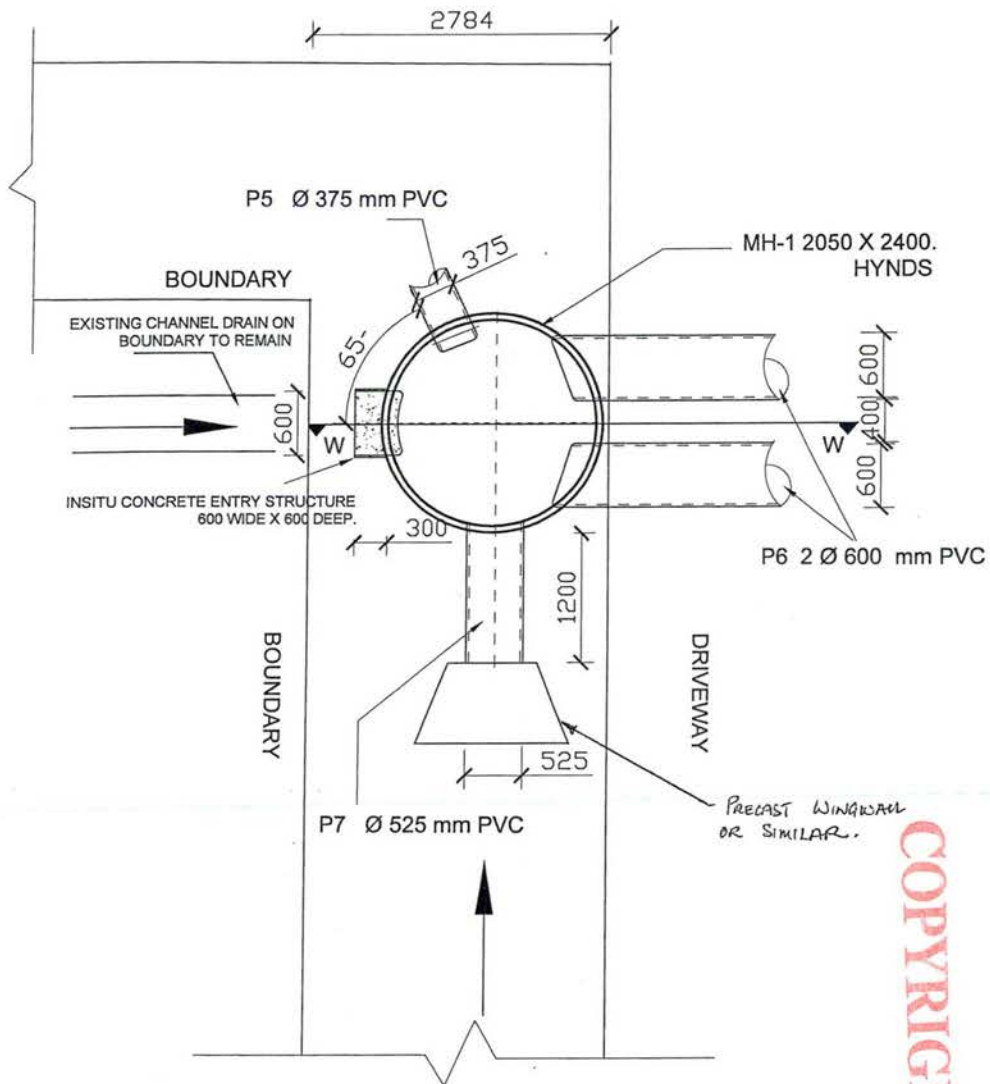


DETAIL CP5

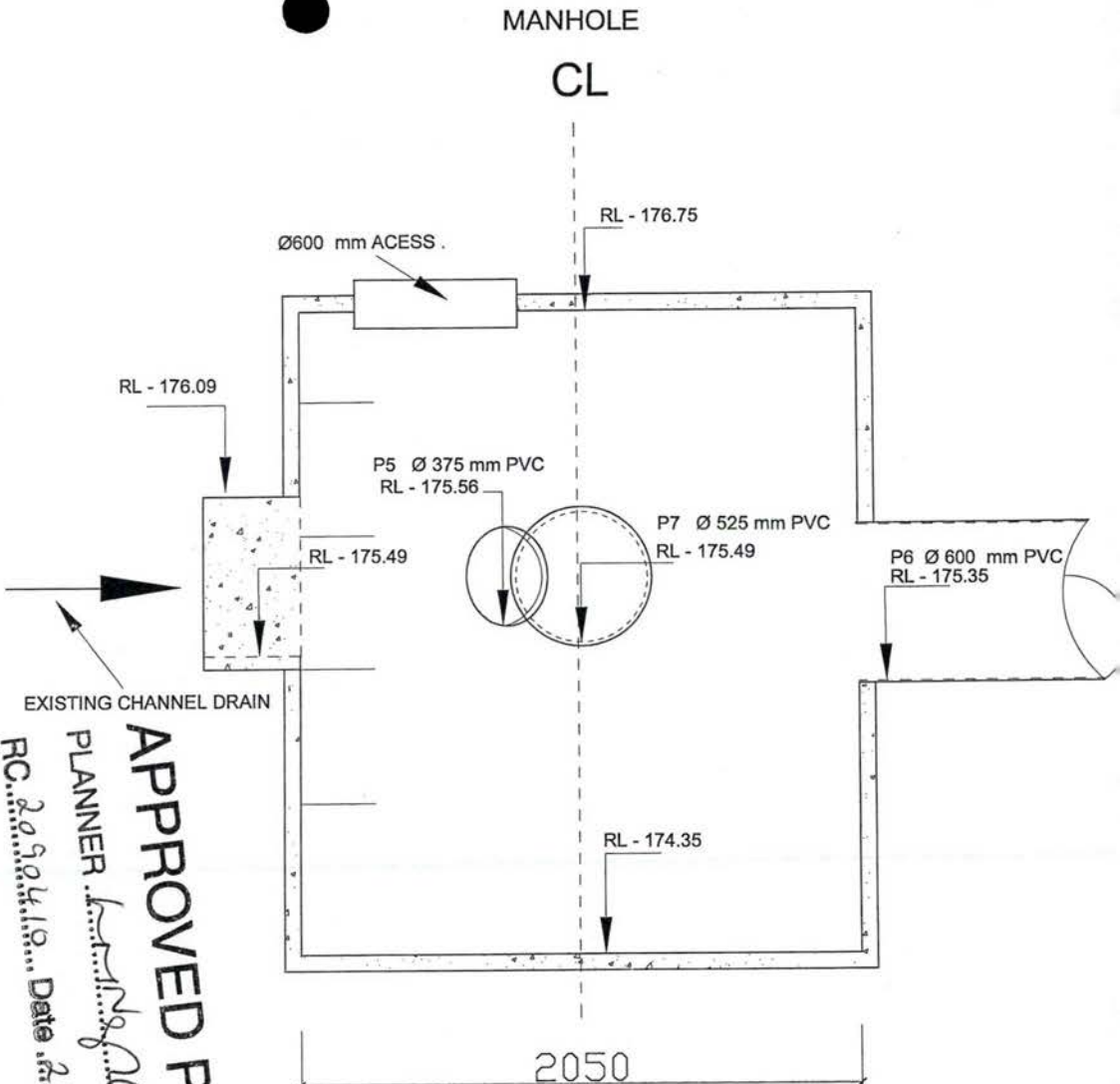


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PLANNER
PC 2050410 Date 23-3-09



DETAIL 2 ~ PLAN VIEW OF MANHOLE
SCALE 1:50



DETAIL 3 ~ ELEVATION OF MANHOLE
SCALE 1:20

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 PLANNER: *[Signature]*
 RC: 20/04/10 Date: 22-3-08



FORM 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

Property ID: 3348481

THE BUILDING

Street Address of Building: Lot 1, Waimate North Road, Kerikeri 0293
Legal description of land where building is located: Lot 1 DP 340646
Building Name:
Location of Building within site/block number:
Level/Unit Number:
Current lawfully established, use: RESIDENTIAL STORAGE BUILDING

THE OWNER

Name of Owner: Milton Herbert Randell and John Meyer

THE CONTACT PERSON

Contact Person Name:
Mailing Address: M & M Randell Trust
State Highway 12
RD 3
Kaikohe 0473
Street Address / Registered Office: As Above
Landline: 09 407073567
Mobile Phone Number: 027 4949014
After Hours:
Facsimile Number:
Email Address:
Website:
First point of contact for communications with the council / building authority:
Customer Service - 0800 920029

Building Consent No.: BC-2009-1273/1

Building Work: 1800m2 Storage Building for Private Use plus Effluent Disposal System

Issued By: FAR NORTH DISTRICT COUNCIL



BCDEC



**Far North
District Council**

Code Compliance:

The building consent authority named below is satisfied, on reasonable grounds, that:-
The building work complies with the building consent

Signature:


_____ Paul Cook

Position:

BUILDING MANAGER

On behalf of :

FAR NORTH DISTRICT COUNCIL

Date:

7 July 2011



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

7 July 2011

Application No: BC-2009-1273/1

Milton Herbert Randell and John Meyer
M & M Randell Trust
State Highway 12
RD 3
Kaikohe 0473

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Sirs

Re: Code Compliance Certificate for 1800m² Storage Building for Private Use plus Effluent Disposal System at Lot 1, Waimate North Road, Kerikeri 0293

The Far North District Council wishes to congratulate you on successfully completing your Building project. This brings the consent process to its conclusion and your property file will be updated with this information.

In issuing the code compliance certification, your building is now entering the monitoring and maintenance phase. We would like to bring your attention to this, to ensure that your building will continue to perform in the built environment.

This certificate is issued with reliance on producers statements supplied by or on behalf of the building owner as statements of compliance.

Regular and ongoing monitoring and maintenance of all building elements is necessary for specified intended life purposes; you may wish to contact your designer to establish a site specific maintenance schedule to ensure the minimum performance criteria is achieved.

Please refer to the Department of Building and Housing website, www.dbh.govt.nz, for guidance documents or alternatively, Building Research Association of New Zealand (Branz) has available for purchase a best practise book on maintaining your home.

Thank you for the use of your photographs which are returned

Yours sincerely,

↳ The Building Team at the Far North District Council



BUILDING CONSENT NUMBER: BC-2009-1273/0
SECTION 51, BUILDING ACT 2004

DETAILS OF APPLICANT / OWNER

Name: Milton Herbert Randell
Mailing Address: C/- Kiwispan Northland
PO Box 1674
Whangarei 0140
Contact Person: Allan Alsweiler - *Manager*
Telephone : 09 4357172

SITE LOCATION

Address Lot 1, Waimate North Road, Kerikeri 0293
Legal Description Lot 1 DP 340646

PROJECT DESCRIPTION

Consent Type: New Building
Estimated Value \$280000
(including GST):
Floor Area: 1800 m2

PROPOSED WORK

1800m2 Storage Building for Private Use plus Effluent Disposal System

INTENDED LIFE

Not Less Than 50 years.

The building consent is a consent under the Building Act 2004, to undertake building work in accordance with the attached plans and specifications, to comply with the provisions of the Building Code. It does affect any duty or responsibility under any other act, or permit any breach of any other Act.

This building consent is issued subject to endorsements shown on the approved plans and may be subject to any conditions as attached.

SIGNED FOR AND ON BEHALF OF COUNCIL

PP STRADSEY

Name: Mark Christiansen
Position: BUILDING OFFICER

Date: 22 May 2009



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

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Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

ATTACHMENT FOR APPLICATION No: BC-2009-1273/0/A

APPLICANT NAME: Milton Herbert Randell
PROPERTY ID: 3348481
PROJECT DESCRIPTION: Isolated Foundation Detail.
SITE LOCATION: Lot 1, Waimate North Road, Kerikeri 0293
LEGAL DESCRIPTION: Lot 1 DP 340646

IMPORTANT AND IMPERATIVE INFORMATION REQUIRED PRIOR TO THE APPLICATION OF CODE COMPLIANCE CERTIFICATE (TWO YEARS FROM THE DATE THE BUILDING CONSENT IS GRANTED):

1. Engineer to supervise construction of foundations and provide PS4.

Stuart Jobe
BUILDING OFFICER



**BUILDING CONSENT NUMBER: BC-2009-1273/0
SECTION 51, BUILDING ACT 2004**

DETAILS OF APPLICANT / OWNER

Name: Milton Herbert Randell
 Mailing Address: C/- Kiwispan Northland
 PO Box 1674
 Whangarei 0140
 Contact Person: Allan Alsweller
 Telephone : 09 4357172

SITE LOCATION

Address Lot 1, Waimate North Road, Kerikeri 0293
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PROJECT DESCRIPTION

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This building consent is issued subject to endorsements shown on the approved plans and may be subject to any conditions as attached.

SIGNED FOR AND ON BEHALF OF COUNCIL

PP STRADSBY

Name: Mark Christiansen
 Position: BUILDING OFFICER

Date: 22 May 2009



STANDARD INFORMATION
BUILDING CONSENT NUMBER: BC-2009-1273/0
SECTION 51, BUILDING ACT 2004

This Building Consent is issued subject to the conditions specified below and contained in the Building Consent headed "Special Conditions" applicable to Building Consent Application No.

1. The building consent is a consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.
2. The applicant is fully responsible for any damage done to any systems such as telecom cables, power lines, water mains, sewer and stormwater pipes, footpaths, roads or any other utility or service.
3. No deviation or alteration from the original approved plans and specifications is permissible without a further consent being obtained from Council.

It is also an offence to convert the building to any other use than that stated in this consent.

These and other offences are contained in Section 80 of the Building Act 2004, in association with all relevant penalties.

4. This consent expires and becomes void if:
 - a) *The work it authorises is not commenced within twelve (12) months after the date of issue of the consent or within such additional time as Council, in its absolute discretion, may allow*
 - b) *Reasonable progress on the building work has not been made within twelve (12) months after work has commenced or within such additional time as Council in its absolute discretion, may allow*

Written applications for extensions of time must be submitted to Council.

Council may further cancel building consent as specified in Sections 40 – 52 of the Building Act 2004.

5. Inspections of the building work are to be carried out at the stages of construction as endorsed on the approved plans with the notice time being given as specified in those endorsements.
6. This Building Consent is issued in accordance with Project Information Memorandum No: BC 2009-766
7. To provide access to all parts of the building work, including safe ladders and scaffolds in accordance with Occupational Safety & Health requirements and consent conditions where required

Traffic Impact Assessment for
Manufacturing Facility
258 Waimate North Road, Kerikeri
For
Ulti Group Limited

Supporting report for Land use Consent application to Far North District Council

Haigh Workman reference 24 060

April 2024



Revision History

| Revision N ^o | Issued By | Description | Date |
|-------------------------|------------|-------------|---------------|
| A | Aimee Page | First Issue | 17 April 2024 |
| | | | |
| | | | |
| | | | |

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Executive Summary

Ulti Group Limited propose to gain a retrospective land use consent for an existing roller door manufacturing facility at 258 Waimate North Road, Kerikeri. The site was previously consented as a storage building for a private collection of tractors and machinery.

Traffic Movements

Ventia undertook tube traffic counts at the site entrance and at Waimate North Road near the site entrance from 7-13 April 2024.

The traffic count showed the weekday ADT to/ from the site was 40 with a peak of 11 vehicles per hour in both directions.

The weekday ADT on Waimate North Road near the site entrance was 2573 with a peak of 272 vehicles per hour in both directions.

Existing Vehicle Crossing

The site is accessed from Waimate North Road using an existing concrete vehicle crossing. The existing crossing is 10.5m wide approximately 1m back from the edgeline and is 7.9m wide at the boundary. There is no formed shoulder on Waimate North Road in either direction near the crossing.

Based on the traffic volumes, FNDC Engineering Standards Figure 3-1 requires the crossing be upgraded to Type 1B heavy vehicle to service the site.

On-Site Parking

11 unmarked gravel parking spaces are currently provided onsite. This is less than the 24 required by the district plan but was confirmed as sufficient by means of a parking survey which showed that 1 parking space is required per worker. Ulti Group advise their maximum number of staff onsite at any one time is 11. There is sufficient manoeuvring room on site to use the parking spaces. Eleven carparks are considered sufficient for the needs of the development. A resource consent will be required for the reduced number of parking spaces.

Waimate North Road

Access to the site is from Waimate North Road. This is a Primary Collector Road that links traffic from Waipapa to Waimate North and also serves as a primary route for traffic travelling from Waipapa toward Okaihau and Kaikohe and the Bay of Islands Airport.

Waimate North Road is sealed road with 7m average carriageway width and an 80 km/h speed limit past the site.

We conclude that subject to vehicle crossing upgrade works being undertaken as outlined in this report, traffic to and from the site can operate safely and without adverse effects on Waimate North Road.

1. Introduction

1.1. Introduction

Haigh Workman Ltd (Haigh Workman) was commissioned by Ulti Group Limited (the client) to undertake a Traffic Impact Assessment to support a land use consent application for an existing manufacturing facility at 258 Waimate North Road, Kerikeri.

The Williams and King site plan reference 24237 is appended to this report.

1.2. Objective and Scope

This report is a traffic impact assessment to support a retrospective land use consent application for the operation of a roller door manufacturing facility onsite.

This report addresses the effects of the development on Waimate North Road and the local transportation network. It includes an assessment of traffic flows, car parking on site, and any cycling and pedestrian movements for the purpose of resource consent applications.

This report should be read in conjunction with any specialist reports also undertaken for the site.

1.3. Applicability

This report has been prepared for our Client, Ulti Group Limited, with respect to the particular brief given to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council when considering a resource consent application for the proposed development. The information and opinions contained within this report It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior written agreement by Haigh Workman Ltd. This report may not be read or reproduced except in its entirety.

The comments and opinions presented in this report are based on FNDC standards and information provided by the Client. There may be other facts prevailing for the site which have not been revealed by this investigation and which have not been considered by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation.

2. Site Description

2.1 Site Identification

Site Address: 258 Waimate North Road, Kerikeri

Appellation: Lot 1 DP 340646

Site Area: 5244m²



Figure 1 Site Location

The site is located at 258 Waimate North Road Kerikeri, 1.1km north of the Waimate North Road/ Wiroa Road intersection and 730m south of the Valencia Lane intersection.

The site contains an existing 1802m² shed building and gravel hardstand area and is zoned Rural Production in the Far North District Plan.

2.2 Previously Consented Development

RC 2090410 was granted in 2009 for the construction of a storage building for private collection of tractors and machinery. The site plan included the provision of 10 parking spaces onsite.

Condition 9 stipulated “The proposed building is to house a lifetime collection of tractors and bulldozers for private satisfaction and use only, and may not be used for commercial purposes or be open to the public without the prior resource consent approval being obtained from the Council.”

Thus, for the purposes of our traffic report was have not treated the site as having any existing use rights.

2.3 Current Development

The site is currently being used as a roller door manufacturing facility. It is proposed to gain a retrospective land use consent for this activity.

3. Traffic Generation

3.1 District Plan TIF

The Far North District Plan Appendix 3A calculates a Traffic Intensity Factor (TIF) to determine the activity status of proposed land uses. Note 3A.2 states that *If there is no TIF in Appendix 3A for the activity being considered, the TIF for the Activity in Appendix 3A that is closest in scale, intensity and character to the activity being considered may be used.*

The total TIF for the proposed site in accordance with District Plan Appendix 3A is:

| Activity | District Plan TIF | Calculation | Calculated TIF |
|-----------------------|------------------------------|-------------|----------------|
| Industrial Activities | 10 per 100m ² GBA | 2400 / 10 | 240 |

In the Rural Production Zone, District Plan Table 15.1.6A.1 provides for 60 TIF as a Permitted Activity and up to 200 TIF as a Restricted Discretionary activity. The total TIF indicates Discretionary Activity for traffic.

3.2 Actual Traffic Generated

Ventia placed traffic counting tubes at the site entrance between 7-13 April 2024 to verify the traffic movements to and from site. The results are summarised in Table 1 below:

Table 1 Ventia Site Entrance Traffic Count Summary

| Direction | Count ADT (weekday average) | Peak VPH (weekday) | % Heavy Vehicles |
|-------------|-----------------------------|--------------------|------------------|
| Into site | 19 | 10 on Friday 7-8am | 24% |
| Out of site | 21 | 8 on Friday 5-6pm | 53% |
| Total | 40 | 11 on Friday 7-8am | 39.4% |

As shown by the actual traffic count data, the actual traffic generated is significantly less than the TIF figure. The resource consent application is for an existing activity and no increase in traffic volumes beyond the permitted activity threshold proposed.

4. Traffic Count Data

4.1 Waimate North Road

Access to the site is from Waimate North Road. This is a Primary Collector Road that links traffic from Waipapa to Waimate North and also serves as a primary route for traffic travelling from Waipapa toward Okaihau and Kaikohe and the Bay of Islands Airport.

Waimate North Road is sealed road with 7m average carriageway width and an 80 km/h speed limit past the site.



Figure 2 Waimate North Road past site entrance (Google)

Traffic counts recorded for Waimate North Road past the site are provided by Ventia as follows:

Table 2 Ventia Waimate North Rd Traffic Count Summary

| Approach from | Count ADT (weekday average) | Peak VPH (weekday) | % Heavy Vehicles |
|---------------|-----------------------------|----------------------|------------------|
| North | 1298 | 157 on Tuesday 5-6pm | 1.89% |
| South | 1275 | 150 on Monday 8-9am | 1.96% |
| Total | 2573 | 272 on Tuesday 8-9am | 1.92% |

4.2 Crash History

The NZTA CAS database was checked for recorded crashes within 1km of the existing vehicle crossing, between the Wiroa Road and Valencia Lane intersections. Two crashes have been recorded on this stretch of road in the last 10 years. There was a minor crash recorded in 2016 approximately 90m south of the site entrance. According

to the database two vehicles collided when an inexperienced driver overtook a vehicle which was signalling a right turn into a driveway. The other crash occurred north of the site in 2023 where a vehicle lost control and went into a drain.

It should be noted that this section of road had a 100km/ hr speed limit in place which was reduced to 80 km/hr in 2021. The road also has extremely narrow/ non existent shoulders beyond the painted edgeline with deep table drains on both sides of the road.

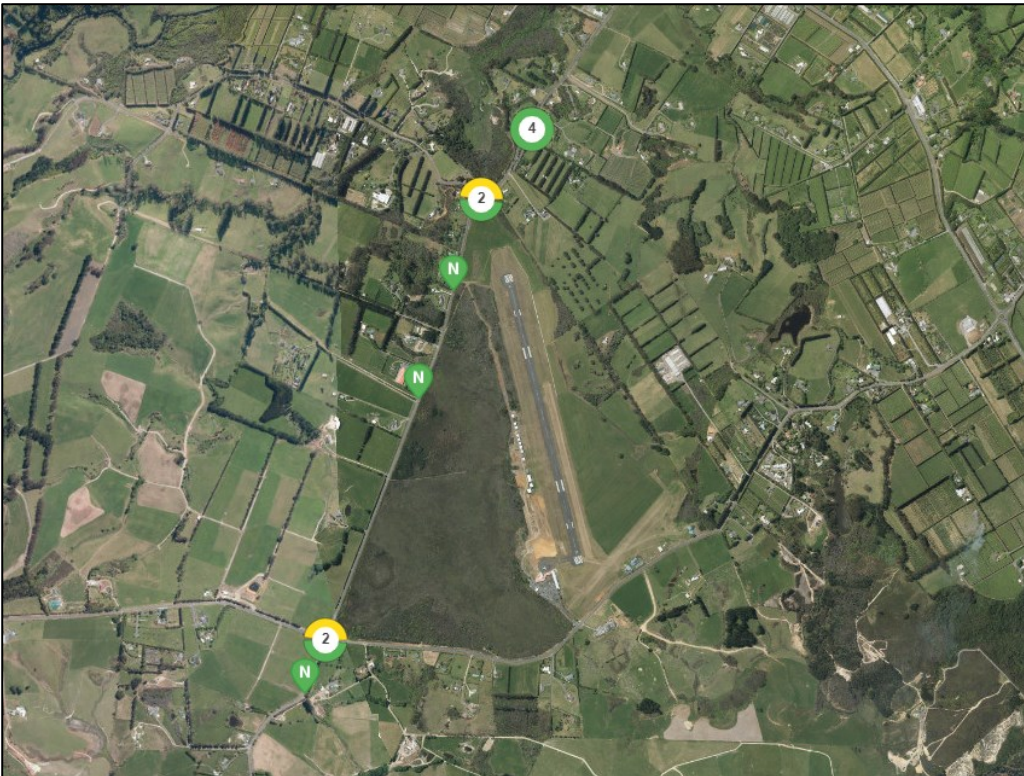


Figure 3 NZTA CAS database crash locations

Based on a review of the CAS database events, we conclude that the site entrance can operate safely.

5. Vehicle Access, Parking and Pedestrians

5.1 Existing Vehicle Crossing

The site is accessed from Waimate North Road using an existing concrete vehicle crossing. The existing crossing is 10.5m wide approximately 1m back from the edgeline and is 7.9m wide at the boundary. The crossing has no formed turning radiuses and there is no formed shoulder on Waimate North Road in either direction near the crossing.

5.2 Vehicle Crossing Visibility

The site entrance is located on a straight stretch of Waimate North Road with 200m + of visibility in both directions and an approximately level longitudinal gradient.

Visibility from the existing crossing has been assessed against FNDC Engineering Standards 2023 sheet 4 for Primary and Secondary Collector roads with an 80 km/hr posted speed limit. This standard uses a reaction time of 2 seconds.

Table 3 Sight Distance Achieved

| Approach from | Posted Speed Limit km/hr | FNDC 2023 Engineering Standards Sight Distance Requirement | Visibility Achieved |
|---------------|--------------------------|--|---------------------|
| North | 80 | 145 | 200m+ |
| South | 80 | 145 | 200m+ |

Minimum sight distance requirements are exceeded in both directions without the need for any vegetation clearance.

Visibility from the existing vehicle crossing is illustrated in the photographs below:



Figure 4 Visibility North of existing crossing



Figure 5 Visibility south of existing crossing



Figure 6 Existing vehicle crossing

5.3 Proposed Vehicle Crossing Construction

Council's Engineering Standards 2003 includes the following diagram for assessing rural vehicle crossings (Figure 3-1):

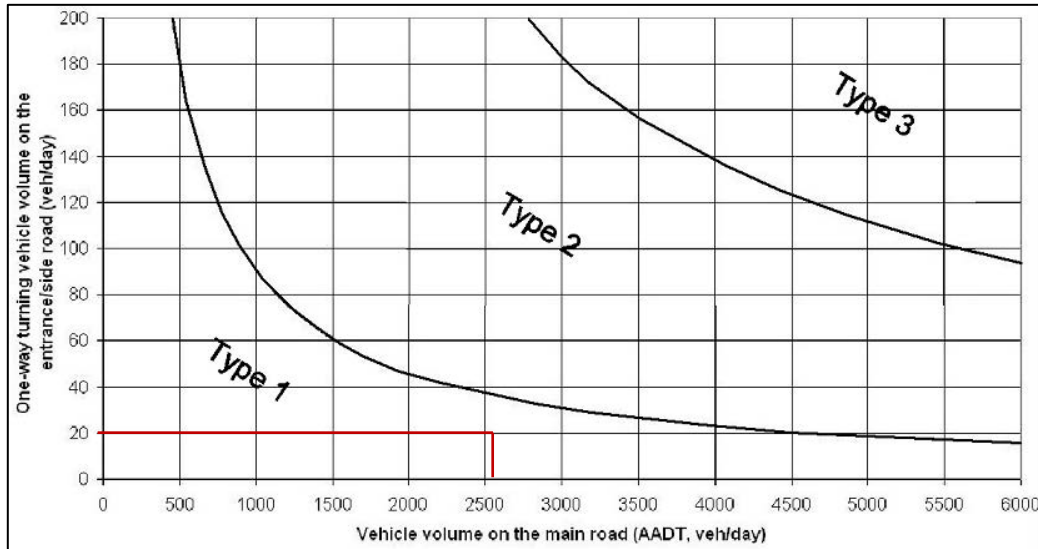


Figure 7 FNDC Engineering Standards 2023 Figure 3-1

As seen in Figure 7, for a site having 20 one way vehicle movements per day and 2575 AADT on the main road, a type 1 vehicle crossing is required. Section 3.2.27.4 of the engineering standards stipulate that rural crossings shall be designed to accommodate the largest vehicle that is likely to access the site. For this site, that would be a truck up to 17m long (Heavy Vehicle). A Type 1B crossing would be appropriate for the site.

The existing crossing shall be upgraded to FNDC 1B Standard as depicted on Sheet 21 of the 2023 Engineering Standards.

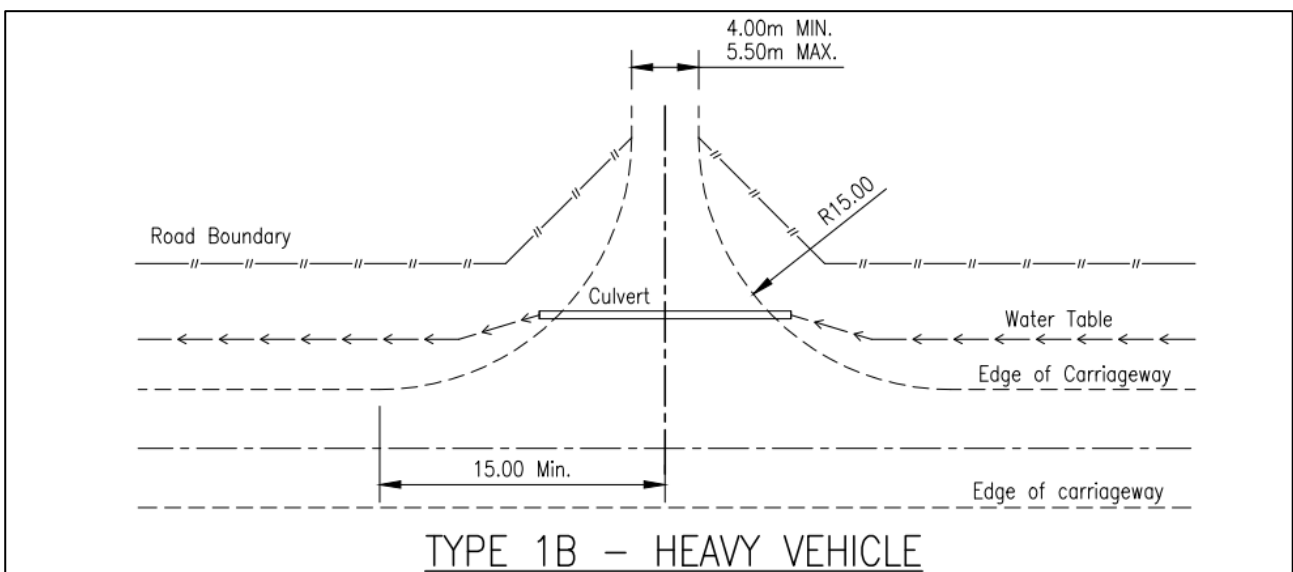


Figure 8 FNDC 2023 Engineering Standards 1B Crossing

5.4 District Plan Parking Requirements

Far North District Plan Rule 15.1.6B.1.1 / Appendix 3C specifies the number of car parks required for a permitted activity under the District Plan rules. Note 3C.2 states that *'If a particular activity is not referred to in this Appendix, use the closest, most similar activity for the proposal – calculating the most appropriate parking requirement to apply.'*

The total parking required for the existing site calculated in accordance with District Plan Appendix 3C is:

| Activity | DP Requirement | Calculation | Car Parks Required |
|-----------------------|-----------------------------|-------------|--------------------|
| Industrial Activities | 1 per 100m ² GBA | 2400 / 100 | 24 |

The Operative District Plan requires 24 parking spaces including 2 accessible parks.

5.5 Proposed Car Parking

There are 10 existing parking spaces provided onsite. These are unmarked parking spaces on a gravel hardstand area along the northern boundary of the site. Haigh Workman visited the site on 25 March 2024. At the time of the visit there were 8 staff working on site and 8 vehicles parked on site. 7 of these were along the northern boundary and one along the eastern side of the building.

It can thus be inferred that one parking space is required per member of staff. We have been advised by the client that the maximum number of staff working on site is 11.

There is adequate manoeuvring space adjacent to the car parks.

There is sufficient space for 11 parking spaces onsite, comprised of 10 along the northern boundary and one along the eastern side of the building. Resource consent is required for the reduced number of carparks.



Figure 9 Unmarked parking spaces along northern boundary



Figure 10 Informal parking space along side of building

5.6 Pedestrian and Cycling

There are no existing pedestrian facilities along this section of Waimate North Road.

Cyclists are able to share the road.

6. Conclusion

We conclude that subject to the vehicle crossing being upgraded, traffic to and from the site can operate safely and without adverse effects on Waimate North Road.

Sufficient parking to service the existing roller door manufacturing facility has been provided on-site.

7. Assessment Criteria

The proposal has been assessed against the Far North District Plan Assessment Criteria as follows:

Assessment Criteria for Traffic Intensity [Section 11.12]

| Criterion | Comment |
|--|---|
| <i>(a) The extent by which the expected traffic intensity exceeds the threshold set by the Traffic Intensity Factor contained in Appendix 3A in Part 4 of the Plan.</i> | <i>The calculated TIF is 240, however the measured one way traffic movements averaged 40 per day which is significantly less and below the permitted activity threshold.</i> |
| <i>(b) The time of day when the extra vehicle movements will occur.</i> | <i>Vehicle movements occur mostly at 7-8am, 1-2pm and 5-6pm daily as supported by the Ventia traffic count data.</i> |
| <i>(c) The distance between the location where the vehicle movements take place and any adjacent properties.</i> | <i>There are vehicle crossings within 20m north and south of the site entrance.</i> |
| <i>(d) The width and capability of any street to be able to cope safely with the extra vehicle movements.</i> | <i>The section of Waimate North road outside the site is a 7m wide sealed Primary Collector road. The road is in good condition and can accommodate the vehicle movements to/ from the site.</i> |
| <i>(e) The location of any footpaths and the volume of pedestrian traffic on them.</i> | <i>The local roads are rural roads with no footpaths.</i> |
| <i>(f) The sight distances associated with the vehicle access onto the street.</i> | <i>Adequate sight distances have been achieved.</i> |
| <i>(g) The existing volume of traffic on the streets affected.</i> | <i>The section of Waimate North Road outside the site frontage has an AADT of 2573 during the week. Traffic from the proposal will be readily absorbed by Waimate North Road and the road network</i> |

| Criterion | Comment |
|--|---|
| <i>(h) Any existing congestion or safety problems on the streets affected.</i> | <i>The section of Waimate North Road outside the site entrance is appropriately formed and sealed. There are no known congestion issues. There have been recorded crashes on this stretch of road, but they appear to be due to drive behavior rather than road formation or condition. This section of road was reduced from 100 to 80km/hr in 2021.</i> |
| <i>(i) With respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur.</i> | <i>There are no adverse effects that need to be mitigated.</i> |
| <i>(j) With respect to the effects on through traffic on arterial roads, strategic roads and State Highways, any measures such as right-turn bays, flush medians, left turn deceleration tapers, etc. proposed to be installed on the road as part of the development to accommodate traffic turning into and out of the site.</i> | <i>The proposed development achieves required sight visibility and has no adverse effect on arterial roads or the state highway.</i> |
| <i>(k) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.</i> | <i>Not applicable</i> |

10.3.7.2 VEHICLE ACCESS

| Criterion | Comment |
|--|--|
| <i>(a) Adequacy of sight distances available at the access location.</i> | <i>Minimum sight distance requirements are exceeded.</i> |
| <i>(b) Any current traffic safety or congestion problems in the area.</i> | <i>The CAS database was reviewed, and no safety issues relating to the site were identified.</i> |
| <i>(c) Any foreseeable future changes in traffic patterns in the area.</i> | <i>No</i> |

| Criterion | Comment |
|---|--|
| <i>(d) Possible measures or restrictions on vehicle movements in and out of the access.</i> | <i>No restrictions required from a traffic perspective.</i> |
| <i>(e) The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.</i> | <i>Engineering standards shall be complied with for the site access.</i> |
| <i>(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled, vehicular.</i> | <i>Vehicle access has been provided with space for accessible parking.</i> |
| <i>(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.</i> | <i>No additional effects as increased runoff from widened crossing can be accommodated in existing drainage network.</i> |
| <p><i>(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:</i></p> <p>i) the visual impact of hard surfaces and vehicles on the natural character;</p> <p>ii) the cumulative effects of additional vehicle access onto Kerikeri Road and the potential vehicle conflicts that could occur;</p> <p>iii) possible use of right of way access and private roads to minimise the number of additional access points onto Kerikeri Road;</p> <p>(iv) the vehicle speed limit on Kerikeri Road at the additional access point and the potential vehicle conflicts that could occur.</p> | <i>No frontage to Kerikeri Road. Not applicable.</i> |
| <i>(i) The provisions of the roading hierarchy, and any development plans of the roading network.</i> | <i>None known</i> |
| <i>(j) The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.</i> | <i>Not applicable</i> |

| Criterion | Comment |
|---|-----------------------|
| <i>(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.</i> | <i>None required.</i> |
| <i>(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7)</i> | <i>None required.</i> |
| <i>(m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.</i> | <i>Not applicable</i> |

Assessment Criteria for Car Parking (15.1.7.1 PARKING)

| Criterion | Comment | Acceptable |
|--|---|------------|
| <i>(a) Whether it is physically practicable to provide the required car parks on site.</i> | <i>There is insufficient space onsite to provide the District Plan required number of parking spaces due to the position of the wastewater treatment plant onsite. Parking onsite is sufficient for the needs of the development.</i> | <i>Yes</i> |
| <i>(b) Whether there is an adequate alternative supply of parking in the vicinity, such as a public car park or angled road parking.</i> | <i>Not required</i> | <i>Yes</i> |

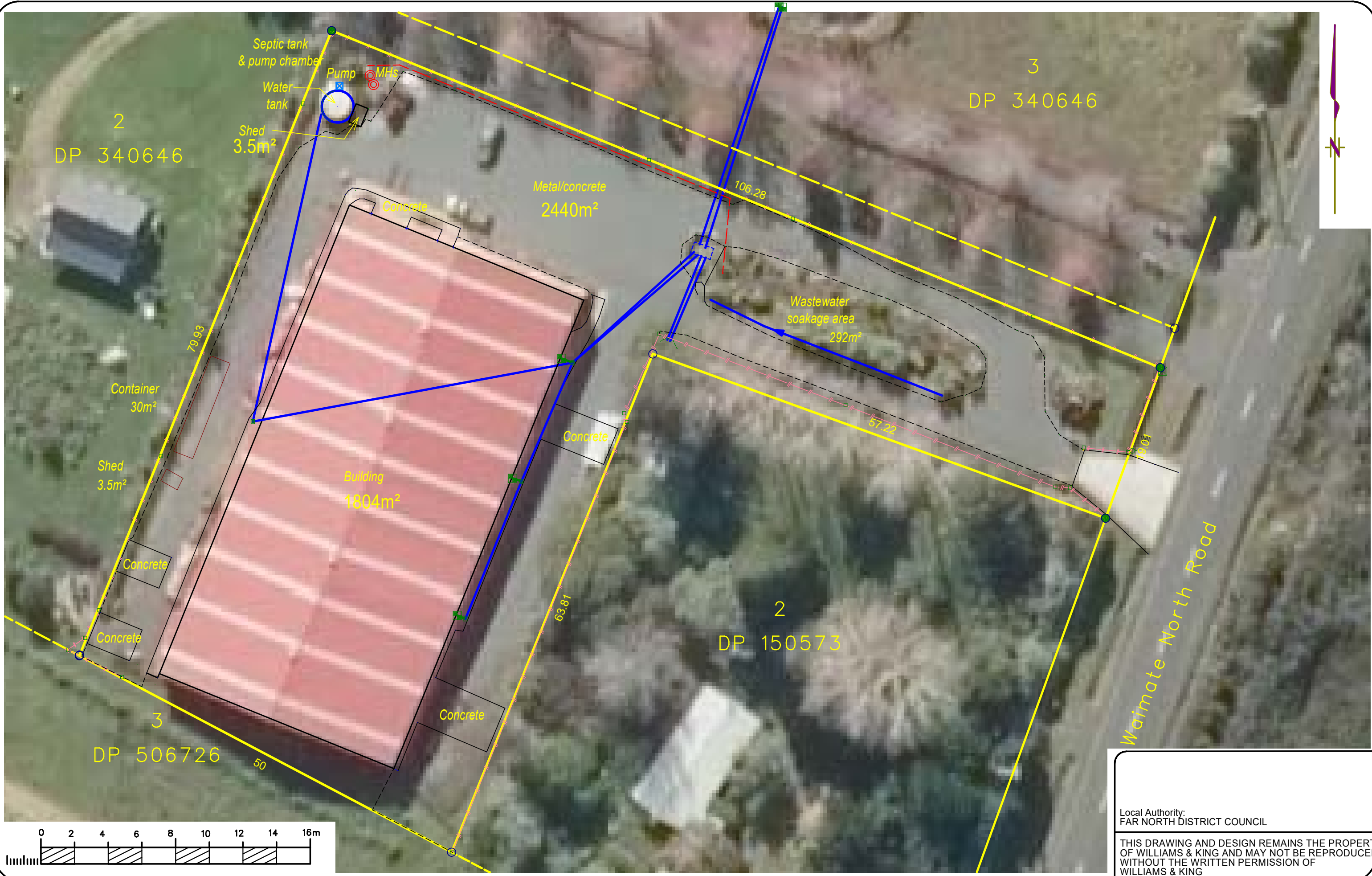
| Criterion | Comment | Acceptable |
|---|--|------------|
| <i>(c) Whether there is another site nearby where a legal agreement could be entered into with the owner of that site to allow it to be used for the parking required for the application.</i> | <i>Not required</i> | Yes |
| <i>(d) Whether it can be shown that the actual parking demand will not be as high as that indicated in Appendix 3C.</i> | <i>10 spaces along the northern boundary are provided and one space next to the building. Number of carparks are sufficient for the site.</i> | Yes |
| <i>(e) Adequacy of the layout and design of the car parking areas in terms of other recognised standards, including the provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.</i> | <i>Car parking dimensions and manoeuvring spaces comply with District Plan Appendix 3D. The carparks are proposed with metalled surfaces that have no adverse effects on stormwater runoff.</i> | Yes |
| <i>(f) Degree of user familiarity with the car park and length of stay of most vehicles.</i> | <i>Parking is mostly for staff who will be onsite for approx. 8 hours. Staff will be familiar with the parking arrangements.</i> | Yes |
| <i>(g) Total number of spaces in the car park.</i> | <i>10 spaces along the northern boundary are provided and one space next to the building.</i> | Yes |
| <i>(h) Clear space for car doors to be opened even if columns, walls and other obstructions intrude into a car parking space.</i> | <i>There is sufficient clear space.</i> | Yes |

| Criterion | Comment | Acceptable |
|---|---|------------|
| <i>(i) For sites with a frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive: (i) the visual impact of hard surfaces and vehicles on the natural environment; (ii) the effectiveness of any landscape plantings in screening hard surfaces and vehicles associated with parking areas.</i> | <i>Not applicable</i> | Yes |
| <i>(j) Whether cycling facilities or open green space have been considered or are appropriate as an alternative to car parking.</i> | <i>Not applicable due to lack of cycling infrastructure in the area.</i> | Yes |
| <i>(k) Whether adequate consideration has been given to providing accessible car parking spaces for those with disabilities, the location of these spaces and regulating inappropriate use of the spaces</i> | <i>No parking spaces are marked, however there is sufficient space for accessible parking near the building. The carpark is flat and would accommodate accessible carparking.</i> | Yes |
| <i>(l) The extent to which the site can be accessed by alternative transport means such as buses, cycling or walking.</i> | <i>Not applicable due to rural location of the site</i> | Yes |
| <i>(m) The extent to which the reduced number of car parking spaces may increase congestion along arterial and strategic roads.</i> | <i>Not applicable</i> | Yes |
| <i>(n) The degree to which provision of on-site car parking spaces may have resulted in adverse visual effects or fragmented pedestrian links</i> | <i>Not applicable</i> | Yes |

| Criterion | Comment | Acceptable |
|--|--|------------|
| <i>(o) Whether a financial contribution in lieu of car parking spaces is appropriate.</i> | <i>Not applicable</i> | <i>Yes</i> |
| <i>(p) Consideration given to shared parking options between adjacent sites and activities that have varying peak parking demands.</i> | <i>Not applicable</i> | <i>Yes</i> |
| <i>(q) The varying parking requirements for staff and customers.</i> | <i>Sufficient parking for anticipated use has been provided, with additional short term informal parking available next to the building if required.</i> | <i>Yes</i> |

Appendices

Appendix A – Survey Plan



Local Authority:
FAR NORTH DISTRICT COUNCIL

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants

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SITE PLAN | LOT 1 DP 340646

| | | | ORIGINAL | SHEET |
|--------|------|--------|----------|-------|
| Survey | Name | Date | SCALE | SIZE |
| Design | MP | MAR 24 | 1:2000 | A3 |
| Drawn | CW | MAR 24 | | |
| Rev | | | | |

24237
ULTI
GROUP

Appendix B –Ventia Traffic Count Data

Waimate North Road
Ventia Traffic Count

RP2575 WAIMATE NTH RD 258 Waimate Nth Rd 7/04/2024 - 13/04/2024
 Site: 4.0842 **RP2575** **Road ID - 32500**

| Site | Street | Location | Direction | Date | 5Day Av | 7 Day Av | Sat total | Sun total | AM Peak | Midday | PM Peak | Road ID |
|--------|----------------|--------------------|---------------------------|----------|---------|----------|-----------|-----------|---------|--------|---------|---------|
| 4.0842 | WAIMATE NTH RD | 258 Waimate Nth Rd | Valencia Lane to Wiroa Rd | 13/04/24 | 1298 | 1163 | 931 | 721 | 125 | 102 | 157 | 32500 |
| 4.0842 | WAIMATE NTH RD | 258 Waimate Nth Rd | Wiroa Rd to Valencia Lane | 13/04/24 | 1275 | 1153 | 966 | 728 | 150 | 102 | 121 | 32500 |

WAIMATE NTH RD
RP2575
Lane 1

Road ID - 258 Waimate Nth Rd
32500
7/04/2024 - 13/04/2024

Site: 4.0842

Transfield_000004_WAIMATE NTH RD_258 Waimate Nth Rd_20240413

Valencia Lane to Wiroa Rd

| Vehicle Class | | V. SHORT < 2m | Short 2 - 5.5m | Car Towing 3 | Medium 5.5 - 11m | | | LONG 3 TO 7 AXLE TRUCKS 11 - 17m | | | | VERY LONG TRUCKS >17m | | | Un Classified | 24 Hour |
|---------------|-----|------------------|-------------------|-----------------|---------------------|-------|-------|-------------------------------------|-------|-------|-------|--------------------------|-------|-------|------------------|---------|
| Date | Day | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | |
| 8/04/2024 | Mon | 5 | 906 | 37 | 213 | 17 | 15 | 15 | 4 | 0 | 4 | 8 | 0 | 3 | 0 | 1227 |
| 9/04/2024 | Tue | 4 | 968 | 42 | 232 | 36 | 11 | 15 | 2 | 0 | 2 | 10 | 1 | 1 | 0 | 1324 |
| 10/04/2024 | Wed | 3 | 1030 | 55 | 246 | 18 | 0 | 14 | 4 | 0 | 2 | 6 | 1 | 3 | 0 | 1382 |
| 11/04/2024 | Thu | 1 | 934 | 34 | 199 | 17 | 4 | 6 | 4 | 0 | 1 | 3 | 3 | 3 | 0 | 1209 |
| 12/04/2024 | Fri | 8 | 1039 | 41 | 222 | 14 | 3 | 10 | 4 | 0 | 1 | 2 | 1 | 4 | 0 | 1349 |
| 13/04/2024 | Sat | 9 | 759 | 36 | 109 | 6 | 0 | 8 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 931 |
| 7/04/2024 | Sun | 6 | 576 | 35 | 97 | 1 | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 721 |
| SUMMARY | | | | | | | | | | | | | | | | |
| 5 Day Ave | | 4 | 975 | 42 | 222 | 20 | 7 | 12 | 4 | 0 | 2 | 6 | 1 | 3 | 0 | 1298 |
| 7 Day Ave | | 5 | 887 | 40 | 188 | 16 | 5 | 10 | 3 | 0 | 2 | 4 | 1 | 2 | 0 | 1163 |
| % of Total | | 0.44% | 76.29% | 3.44% | 16.19% | 1.34% | 0.42% | 0.90% | 0.23% | 0.01% | 0.14% | 0.37% | 0.07% | 0.17% | 0.00% | 100.00% |

WAIMATE NTH RD

258 Waimate Nth Rd
7/04/2024 - 13/04/2024

Site: 4.0842

Wiroa Rd to Valencia Lane

| Vehicle Class | | V. SHORT < 2m | Short 2 - 5.5m | Car Towing 3 | Medium 5.5 - 11m | | | LONG 3 TO 7 AXLE TRUCKS 11 - 17m | | | | VERY LONG TRUCKS >17m | | | Un Classified | 24 Hour |
|---------------|-----|------------------|-------------------|-----------------|---------------------|-------|-------|-------------------------------------|-------|-------|-------|--------------------------|-------|-------|------------------|---------|
| Date | Day | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 15 | |
| 8/04/2024 | Mon | 4 | 941 | 49 | 148 | 18 | 8 | 12 | 3 | 0 | 6 | 14 | 10 | 3 | 0 | 1216 |
| 9/04/2024 | Tue | 2 | 1004 | 57 | 160 | 32 | 10 | 9 | 6 | 0 | 1 | 10 | 9 | 4 | 0 | 1304 |
| 10/04/2024 | Wed | 1 | 1164 | 50 | 173 | 12 | 6 | 4 | 3 | 0 | 5 | 5 | 3 | 2 | 0 | 1428 |
| 11/04/2024 | Thu | 0 | 975 | 30 | 138 | 20 | 6 | 4 | 1 | 0 | 3 | 4 | 2 | 3 | 0 | 1186 |
| 12/04/2024 | Fri | 1 | 1004 | 53 | 145 | 13 | 2 | 4 | 2 | 0 | 1 | 6 | 6 | 5 | 0 | 1242 |
| 13/04/2024 | Sat | 9 | 809 | 40 | 97 | 4 | 2 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 966 |
| 7/04/2024 | Sun | 10 | 613 | 33 | 65 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 728 |
| SUMMARY | | | | | | | | | | | | | | | | |
| 5 Day Ave | | 2 | 1018 | 48 | 153 | 19 | 6 | 7 | 3 | 0 | 3 | 8 | 6 | 3 | 0 | 1275 |
| 7 Day Ave | | 4 | 930 | 45 | 132 | 14 | 5 | 6 | 2 | 0 | 2 | 6 | 4 | 3 | 0 | 1153 |
| % of Total | | 0.33% | 80.67% | 3.87% | 11.47% | 1.24% | 0.45% | 0.48% | 0.19% | 0.00% | 0.21% | 0.48% | 0.37% | 0.22% | 0.01% | 100.00% |

WAIMATE NTH RD

258 Waimate Nth Rd
7/04/2024 - 13/04/2024

Site: 4.0842

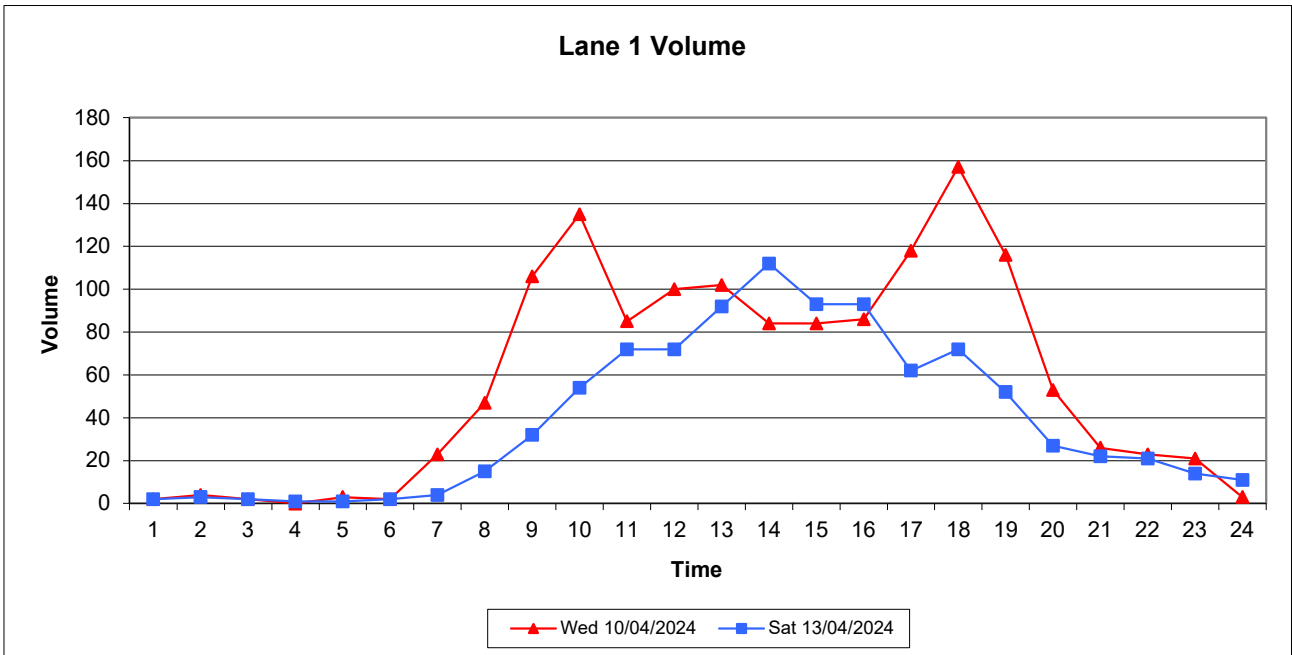
All Lanes

| Vehicle Class | | V. SHORT < 2m | Short 2 - 5.5m | Car Towing 3 | Medium 5.5 - 11m | | | LONG 3 TO 7 AXLE TRUCKS 11 - 17m | | | | VERY LONG TRUCKS >17m | | | Un Classified | 24 Hour |
|---------------|-----|------------------|-------------------|-----------------|---------------------|-------|-------|-------------------------------------|-------|-------|-------|--------------------------|-------|-------|------------------|---------|
| Date | Day | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 15 | |
| 8/04/2024 | Mon | 9 | 1847 | 86 | 361 | 35 | 23 | 27 | 7 | 0 | 10 | 22 | 10 | 6 | 0 | 2443 |
| 9/04/2024 | Tue | 6 | 1972 | 99 | 392 | 68 | 21 | 24 | 8 | 0 | 3 | 20 | 10 | 5 | 0 | 2628 |
| 10/04/2024 | Wed | 4 | 2194 | 105 | 419 | 30 | 6 | 18 | 7 | 0 | 7 | 11 | 4 | 5 | 0 | 2810 |
| 11/04/2024 | Thu | 1 | 1909 | 64 | 337 | 37 | 10 | 10 | 5 | 0 | 4 | 7 | 5 | 6 | 0 | 2395 |
| 12/04/2024 | Fri | 9 | 2043 | 94 | 367 | 27 | 5 | 14 | 6 | 0 | 2 | 8 | 7 | 9 | 0 | 2591 |
| 13/04/2024 | Sat | 18 | 1568 | 76 | 206 | 10 | 2 | 12 | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 1897 |
| 7/04/2024 | Sun | 16 | 1189 | 68 | 162 | 2 | 3 | 7 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1449 |
| SUMMARY | | | | | | | | | | | | | | | | |
| 5 Day Ave | | 6 | 1993 | 90 | 375 | 39 | 13 | 19 | 7 | 0 | 5 | 14 | 7 | 6 | 0 | 2573 |
| 7 Day Ave | | 9 | 1817 | 85 | 321 | 30 | 10 | 16 | 5 | 0 | 4 | 10 | 5 | 5 | 0 | 2316 |
| % of Total | | 0.39% | 78.47% | 3.65% | 13.84% | 1.29% | 0.43% | 0.69% | 0.21% | 0.01% | 0.17% | 0.43% | 0.22% | 0.20% | 0.01% | 100.00% |

WAIMATE NTH RD
 RP2575
 Lane 1

258 Waimate Nth Rd
 Road ID - 32500
 7/04/2024 - 13/04/2024

Site: 4.0842
 Valencia Lane to Wiroa Rd



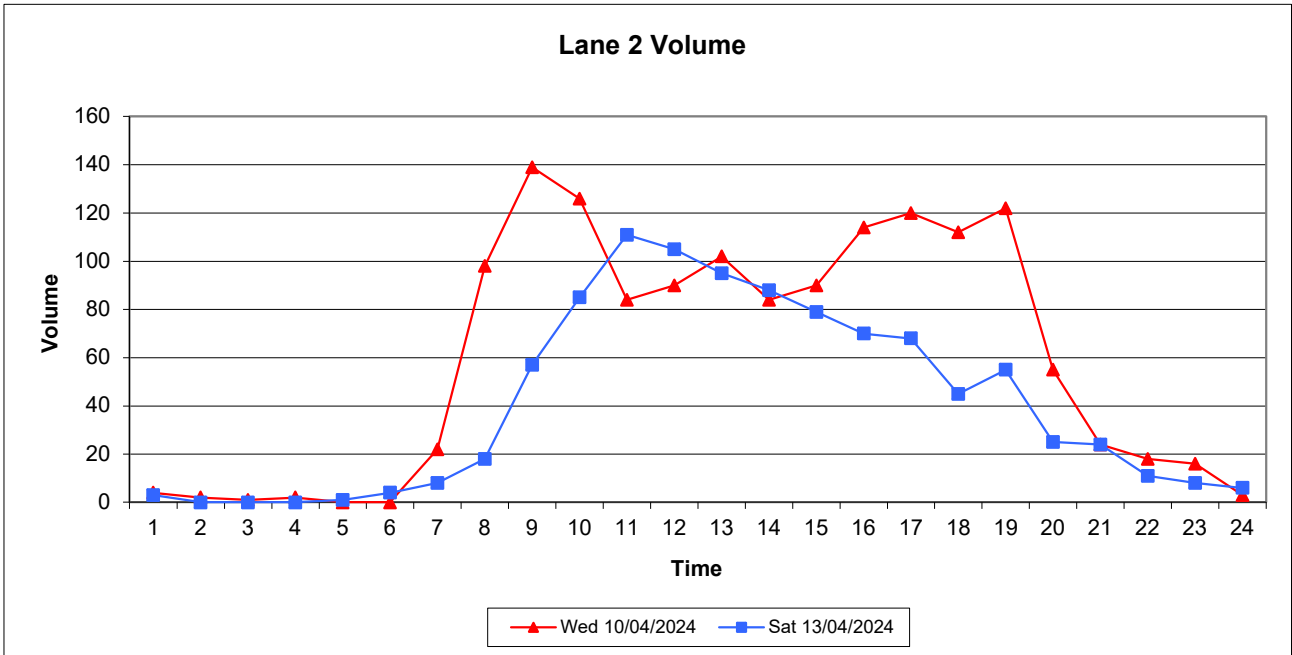
| Summary For Valencia Lane to Wiroa Rd | | | |
|---------------------------------------|------|-----------------------------------|----------|
| Total Volume For Week | 8143 | Weekday AM Average (6-10am) | 74 V/Hr |
| Average Daily Volume (7 Days) | 1163 | Weekday Midday Average (10am-3pm) | 84 V/Hr |
| Average Daily Volume (Mon - Fri) | 1298 | Weekday PM Average (3-9pm) | 112 V/Hr |

| Hour End | Day | | | | | | | 5 Day Ave | 7 Day Ave |
|----------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-----------|-----------|
| | Mon 8/04/2024 | Tue 9/04/2024 | Wed 10/04/2024 | Thu 11/04/2024 | Fri 12/04/2024 | Sat 13/04/2024 | Sun 7/04/2024 | | |
| 0-1 | 2 | 5 | 2 | 7 | 4 | 2 | 11 | 4 | 5 |
| 1-2 | 0 | 3 | 4 | 0 | 2 | 3 | 5 | 2 | 2 |
| 2-3 | 0 | 3 | 2 | 0 | 1 | 2 | 1 | 1 | 1 |
| 3-4 | 0 | 1 | 0 | 0 | 2 | 1 | 0 | 1 | 1 |
| 4-5 | 1 | 3 | 3 | 4 | 2 | 1 | 0 | 3 | 2 |
| 5-6 | 2 | 4 | 2 | 6 | 3 | 2 | 4 | 3 | 3 |
| 6-7 | 29 | 16 | 23 | 12 | 9 | 4 | 1 | 18 | 13 |
| 7-8 | 47 | 50 | 47 | 34 | 30 | 15 | 10 | 42 | 33 |
| 8-9 | 111 | 125 | 106 | 101 | 94 | 32 | 19 | 107 | 84 |
| 9-10 | 116 | 129 | 135 | 153 | 119 | 54 | 41 | 130 | 107 |
| 10-11 | 78 | 90 | 85 | 80 | 80 | 72 | 55 | 83 | 77 |
| 11-12 | 75 | 79 | 100 | 74 | 88 | 72 | 69 | 83 | 80 |
| 12-13 | 68 | 83 | 102 | 90 | 96 | 92 | 70 | 88 | 86 |
| 13-14 | 65 | 81 | 84 | 91 | 93 | 112 | 73 | 83 | 86 |
| 14-15 | 77 | 80 | 84 | 90 | 91 | 93 | 75 | 84 | 84 |
| 15-16 | 76 | 92 | 86 | 78 | 109 | 93 | 59 | 88 | 85 |
| 16-17 | 120 | 137 | 118 | 111 | 121 | 62 | 53 | 121 | 103 |
| 17-18 | 118 | 112 | 157 | 97 | 145 | 72 | 52 | 126 | 108 |
| 18-19 | 132 | 107 | 116 | 100 | 114 | 52 | 55 | 114 | 97 |
| 19-20 | 60 | 51 | 53 | 31 | 60 | 27 | 27 | 51 | 44 |
| 20-21 | 19 | 26 | 26 | 22 | 23 | 22 | 15 | 23 | 22 |
| 21-22 | 15 | 26 | 23 | 15 | 32 | 21 | 18 | 22 | 21 |
| 22-23 | 11 | 12 | 21 | 11 | 23 | 14 | 4 | 16 | 14 |
| 23-24 | 5 | 9 | 3 | 2 | 8 | 11 | 4 | 5 | 6 |
| 6am-6pm | 980 | 1074 | 1127 | 1011 | 1075 | 773 | 577 | 1053 | 945 |
| 4am-8pm | 1175 | 1239 | 1301 | 1152 | 1254 | 855 | 663 | 1224 | 1091 |
| 3am-9pm | 1194 | 1266 | 1327 | 1174 | 1279 | 878 | 678 | 1248 | 1114 |
| 24 Hour | 1227 | 1324 | 1382 | 1209 | 1349 | 931 | 721 | 1298 | 1163 |

WAIMATE NTH RD
 RP2575
 Lane 2

258 Waimate Nth Rd
 Road ID - 32500
 7/04/2024 - 13/04/2024

Site: 4.0842
 Wiroa Rd to Valencia Lane



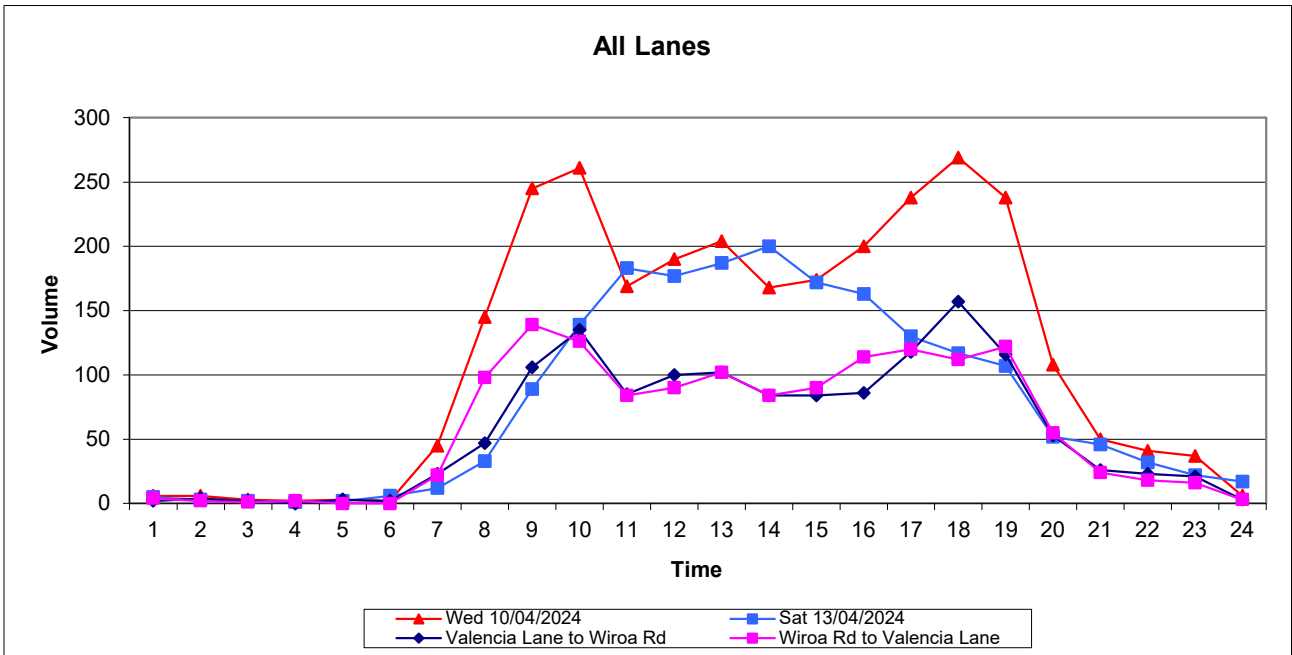
| Summary For Wiroa Rd to Valencia Lane | | | |
|---------------------------------------|------|-----------------------------------|---------|
| Total Volume For Week | 8070 | Weekday AM Average (6-10am) | 89 V/Hr |
| Average Daily Volume (7 Days) | 1153 | Weekday Midday Average (10am-3pm) | 85 V/Hr |
| Average Daily Volume (Mon - Fri) | 1275 | Weekday PM Average (3-9pm) | 98 V/Hr |

| Hour End | Day | | | | | | | 5 Day Ave | 7 Day Ave |
|----------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-----------|-----------|
| | Mon 8/04/2024 | Tue 9/04/2024 | Wed 10/04/2024 | Thu 11/04/2024 | Fri 12/04/2024 | Sat 13/04/2024 | Sun 7/04/2024 | | |
| 0-1 | 3 | 2 | 4 | 7 | 0 | 3 | 0 | 3 | 3 |
| 1-2 | 0 | 0 | 2 | 2 | 0 | 0 | 1 | 1 | 1 |
| 2-3 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 1 | 1 |
| 3-4 | 3 | 1 | 2 | 0 | 1 | 0 | 1 | 1 | 1 |
| 4-5 | 1 | 3 | 0 | 0 | 0 | 1 | 3 | 1 | 1 |
| 5-6 | 3 | 4 | 0 | 2 | 2 | 4 | 1 | 2 | 2 |
| 6-7 | 30 | 20 | 22 | 18 | 21 | 8 | 6 | 22 | 18 |
| 7-8 | 89 | 83 | 98 | 78 | 65 | 18 | 29 | 83 | 66 |
| 8-9 | 150 | 147 | 139 | 120 | 116 | 57 | 20 | 134 | 107 |
| 9-10 | 115 | 133 | 126 | 113 | 102 | 85 | 41 | 118 | 102 |
| 10-11 | 81 | 99 | 84 | 88 | 103 | 111 | 68 | 91 | 91 |
| 11-12 | 75 | 86 | 90 | 89 | 96 | 105 | 95 | 87 | 91 |
| 12-13 | 61 | 88 | 102 | 66 | 92 | 95 | 73 | 82 | 82 |
| 13-14 | 80 | 88 | 84 | 69 | 75 | 88 | 58 | 79 | 77 |
| 14-15 | 64 | 87 | 90 | 95 | 91 | 79 | 57 | 85 | 80 |
| 15-16 | 73 | 78 | 114 | 80 | 88 | 70 | 53 | 87 | 79 |
| 16-17 | 91 | 88 | 120 | 121 | 112 | 68 | 56 | 106 | 94 |
| 17-18 | 93 | 91 | 112 | 89 | 106 | 45 | 55 | 98 | 84 |
| 18-19 | 125 | 109 | 122 | 81 | 61 | 55 | 55 | 100 | 87 |
| 19-20 | 42 | 49 | 55 | 29 | 47 | 25 | 23 | 44 | 39 |
| 20-21 | 15 | 25 | 24 | 11 | 17 | 24 | 10 | 18 | 18 |
| 21-22 | 11 | 19 | 18 | 14 | 20 | 11 | 11 | 16 | 15 |
| 22-23 | 7 | 4 | 16 | 10 | 17 | 8 | 5 | 11 | 10 |
| 23-24 | 4 | 0 | 3 | 3 | 9 | 6 | 6 | 4 | 4 |
| 6am-6pm | 1002 | 1088 | 1181 | 1026 | 1067 | 829 | 611 | 1073 | 972 |
| 4am-8pm | 1173 | 1253 | 1358 | 1138 | 1177 | 914 | 693 | 1220 | 1101 |
| 3am-9pm | 1191 | 1279 | 1384 | 1149 | 1195 | 938 | 704 | 1240 | 1120 |
| 24 Hour | 1216 | 1304 | 1428 | 1186 | 1242 | 966 | 728 | 1275 | 1153 |

WAIMATE NTH RD
 RP2575
 All Lanes

258 Waimate Nth Rd
 Road ID - 32500
 7/04/2024 - 13/04/2024

Site: 4.0842



| Summary For All Lanes | | | |
|----------------------------------|-------|-----------------------------------|----------|
| Total Volume For Week | 16213 | Weekday AM Average (6-10am) | 164 V/Hr |
| Average Daily Volume (7 Days) | 2316 | Weekday Midday Average (10am-3pm) | 169 V/Hr |
| Average Daily Volume (Mon - Fri) | 2573 | Weekday PM Average (3-9pm) | 210 V/Hr |

| Hour End | Day | | | | | | | 5 Day Ave | 7 Day Ave |
|----------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-----------|-----------|
| | Mon 8/04/2024 | Tue 9/04/2024 | Wed 10/04/2024 | Thu 11/04/2024 | Fri 12/04/2024 | Sat 13/04/2024 | Sun 7/04/2024 | | |
| 0-1 | 5 | 7 | 6 | 14 | 4 | 5 | 11 | 7 | 7 |
| 1-2 | 0 | 3 | 6 | 2 | 2 | 3 | 6 | 3 | 3 |
| 2-3 | 0 | 3 | 3 | 1 | 2 | 2 | 2 | 2 | 2 |
| 3-4 | 3 | 2 | 2 | 0 | 3 | 1 | 1 | 2 | 2 |
| 4-5 | 2 | 6 | 3 | 4 | 2 | 2 | 3 | 3 | 3 |
| 5-6 | 5 | 8 | 2 | 8 | 5 | 6 | 5 | 6 | 6 |
| 6-7 | 59 | 36 | 45 | 30 | 30 | 12 | 7 | 40 | 31 |
| 7-8 | 136 | 133 | 145 | 112 | 95 | 33 | 39 | 124 | 99 |
| 8-9 | 261 | 272 | 245 | 221 | 210 | 89 | 39 | 242 | 191 |
| 9-10 | 231 | 262 | 261 | 266 | 221 | 139 | 82 | 248 | 209 |
| 10-11 | 159 | 189 | 169 | 168 | 183 | 183 | 123 | 174 | 168 |
| 11-12 | 150 | 165 | 190 | 163 | 184 | 177 | 164 | 170 | 170 |
| 12-13 | 129 | 171 | 204 | 156 | 188 | 187 | 143 | 170 | 168 |
| 13-14 | 145 | 169 | 168 | 160 | 168 | 200 | 131 | 162 | 163 |
| 14-15 | 141 | 167 | 174 | 185 | 182 | 172 | 132 | 170 | 165 |
| 15-16 | 149 | 170 | 200 | 158 | 197 | 163 | 112 | 175 | 164 |
| 16-17 | 211 | 225 | 238 | 232 | 233 | 130 | 109 | 228 | 197 |
| 17-18 | 211 | 203 | 269 | 186 | 251 | 117 | 107 | 224 | 192 |
| 18-19 | 257 | 216 | 238 | 181 | 175 | 107 | 110 | 213 | 183 |
| 19-20 | 102 | 100 | 108 | 60 | 107 | 52 | 50 | 95 | 83 |
| 20-21 | 34 | 51 | 50 | 33 | 40 | 46 | 25 | 42 | 40 |
| 21-22 | 26 | 45 | 41 | 29 | 52 | 32 | 29 | 39 | 36 |
| 22-23 | 18 | 16 | 37 | 21 | 40 | 22 | 9 | 26 | 23 |
| 23-24 | 9 | 9 | 6 | 5 | 17 | 17 | 10 | 9 | 10 |
| 6am-6pm | 1982 | 2162 | 2308 | 2037 | 2142 | 1602 | 1188 | 2126 | 1917 |
| 4am-8pm | 2348 | 2492 | 2659 | 2290 | 2431 | 1769 | 1356 | 2444 | 2192 |
| 3am-9pm | 2385 | 2545 | 2711 | 2323 | 2474 | 1816 | 1382 | 2488 | 2234 |
| 24 Hour | 2443 | 2628 | 2810 | 2395 | 2591 | 1897 | 1449 | 2573 | 2316 |

Ulti Group Entrance Traffic Count

RP2575 258 Waimate Nth Rd In Entrance 7/04/2024 - 13/04/2024
 Site: 4.0843 **RP2575** **Road ID - 32500**

| Site | Street | Location | Direction | Date | 5Day Av | 7 Day Av | Sat total | Sun total | AM Peak | Midday | PM Peak | Road ID |
|--------|--------------------|-------------|----------------------------|----------|---------|----------|-----------|-----------|---------|--------|---------|---------|
| 4.0843 | 258 Waimate Nth Rd | In Entrance | Waimate Nth Rd to Property | 13/04/24 | 19 | 14 | 0 | 5 | 10 | 4 | 3 | 32500 |
| 4.0843 | 258 Waimate Nth Rd | In Entrance | Property to Waimate Nth Rd | 13/04/24 | 21 | 15 | 0 | 3 | 2 | 4 | 8 | 32500 |

258 Waimate Nth Rd
RP2575
Lane 1

In Entrance
Road ID - 32500
7/04/2024 - 13/04/2024

Site: 4.0843

Transfield_000004_258 Waimate Nth Rd_In Entrance_20240413

Waimate Nth Rd to Property

| Vehicle Class | | V. SHORT < 2m | Short 2 - 5.5m | Car Towing | Medium 5.5 - 11m | | | LONG 3 TO 7 AXLE TRUCKS 11 - 17m | | | | VERY LONG TRUCKS >17m | | | Un Classified | 24 Hour |
|---------------|-----|------------------|-------------------|------------|---------------------|--------|-------|-------------------------------------|-------|-------|-------|--------------------------|-------|-------|------------------|---------|
| Date | Day | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | |
| 8/04/2024 | Mon | 2 | 6 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 9/04/2024 | Tue | 0 | 6 | 0 | 0 | 7 | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 17 |
| 10/04/2024 | Wed | 2 | 9 | 0 | 0 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 11/04/2024 | Thu | 2 | 9 | 0 | 0 | 4 | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| 12/04/2024 | Fri | 0 | 11 | 0 | 0 | 4 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| 13/04/2024 | Sat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7/04/2024 | Sun | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| SUMMARY | | | | | | | | | | | | | | | | |
| 5 Day Ave | | 1 | 8 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| 7 Day Ave | | 1 | 6 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| % of Total | | 10.00% | 42.00% | 0.00% | 0.00% | 23.00% | 1.00% | 23.00% | 0.00% | 0.00% | 1.00% | 0.00% | 0.00% | 0.00% | 0.00% | 100.00% |

258 Waimate Nth Rd
Lane 2

In Entrance
7/04/2024 - 13/04/2024

Site: 4.0843

Property to Waimate Nth Rd

| Vehicle Class | | V. SHORT < 2m | Short 2 - 5.5m | Car Towing | Medium 5.5 - 11m | | | LONG 3 TO 7 AXLE TRUCKS 11 - 17m | | | | VERY LONG TRUCKS >17m | | | Un Classified | 24 Hour |
|---------------|-----|------------------|-------------------|------------|---------------------|--------|-------|-------------------------------------|--------|-------|-------|--------------------------|-------|-------|------------------|---------|
| Date | Day | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 15 | |
| 8/04/2024 | Mon | 2 | 0 | 0 | 2 | 6 | 0 | 5 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 20 |
| 9/04/2024 | Tue | 1 | 3 | 0 | 1 | 3 | 0 | 8 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| 10/04/2024 | Wed | 2 | 1 | 0 | 2 | 4 | 0 | 5 | 4 | 0 | 1 | 1 | 0 | 0 | 0 | 20 |
| 11/04/2024 | Thu | 4 | 1 | 0 | 0 | 6 | 1 | 8 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 26 |
| 12/04/2024 | Fri | 0 | 5 | 0 | 0 | 5 | 0 | 7 | 3 | 0 | 1 | 0 | 0 | 1 | 0 | 22 |
| 13/04/2024 | Sat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7/04/2024 | Sun | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| SUMMARY | | | | | | | | | | | | | | | | |
| 5 Day Ave | | 2 | 2 | 0 | 1 | 5 | 0 | 7 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 21 |
| 7 Day Ave | | 1 | 1 | 0 | 1 | 3 | 0 | 5 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 15 |
| % of Total | | 9.26% | 9.26% | 0.00% | 4.63% | 22.22% | 0.93% | 31.48% | 14.81% | 0.00% | 5.56% | 0.93% | 0.00% | 0.93% | 0.00% | 100.00% |

258 Waimate Nth Rd
All Lanes

In Entrance
7/04/2024 - 13/04/2024

Site: 4.0843

| Vehicle Class | | V. SHORT < 2m | Short 2 - 5.5m | Car Towing | Medium 5.5 - 11m | | | LONG 3 TO 7 AXLE TRUCKS 11 - 17m | | | | VERY LONG TRUCKS >17m | | | Un Classified | 24 Hour |
|---------------|-----|------------------|-------------------|------------|---------------------|--------|-------|-------------------------------------|-------|-------|-------|--------------------------|-------|-------|------------------|---------|
| Date | Day | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 15 | |
| 8/04/2024 | Mon | 4 | 6 | 0 | 2 | 11 | 0 | 10 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 38 |
| 9/04/2024 | Tue | 1 | 9 | 0 | 1 | 10 | 0 | 11 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 34 |
| 10/04/2024 | Wed | 4 | 10 | 0 | 2 | 7 | 0 | 9 | 4 | 0 | 1 | 1 | 0 | 0 | 0 | 38 |
| 11/04/2024 | Thu | 6 | 10 | 0 | 0 | 10 | 2 | 13 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 47 |
| 12/04/2024 | Fri | 0 | 16 | 0 | 0 | 9 | 0 | 13 | 3 | 0 | 1 | 0 | 0 | 1 | 0 | 43 |
| 13/04/2024 | Sat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7/04/2024 | Sun | 5 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| SUMMARY | | | | | | | | | | | | | | | | |
| 5 Day Ave | | 3 | 10 | 0 | 1 | 9 | 0 | 11 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 40 |
| 7 Day Ave | | 3 | 7 | 0 | 1 | 7 | 0 | 8 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 30 |
| % of Total | | 9.62% | 25.00% | 0.00% | 2.40% | 22.60% | 0.96% | 27.40% | 7.69% | 0.00% | 3.37% | 0.48% | 0.00% | 0.48% | 0.00% | 100.00% |

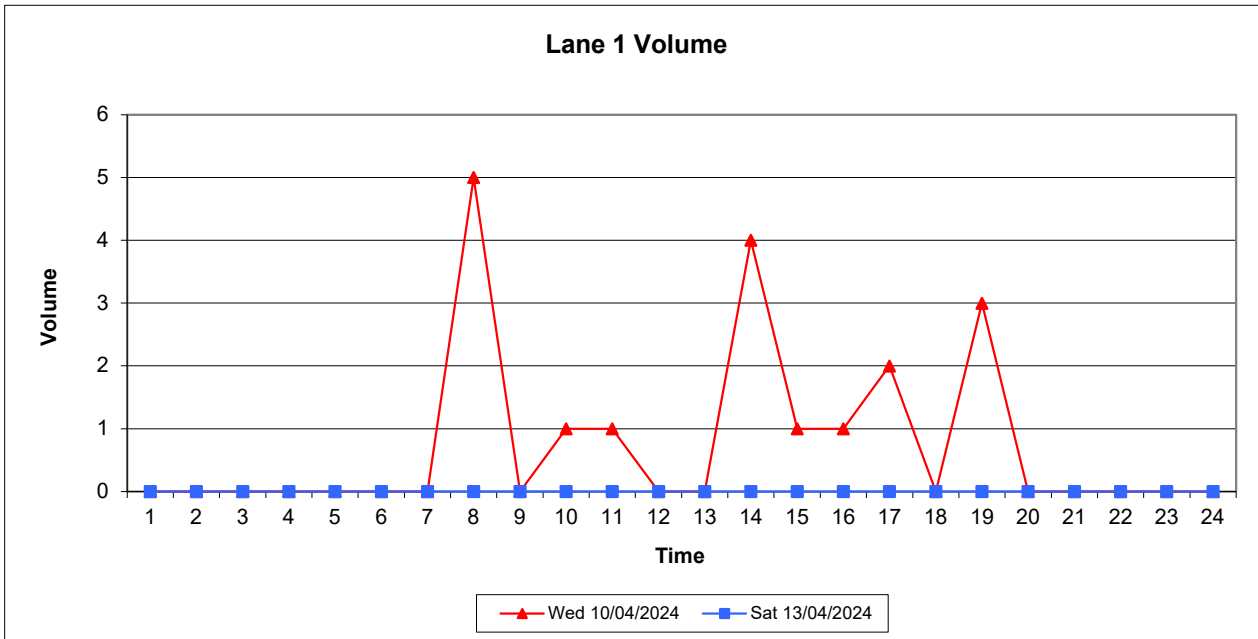
258 Waimate Nth Rd
 RP2575
 Lane 1

In Entrance
 Road ID - 32500
 7/04/2024

Site: 4.0843

13/04/2024

Waimate Nth Rd to Property



| Summary For Waimate Nth Rd to Property | | | |
|--|-----|-----------------------------------|--------|
| Total Volume For Week | 100 | Weekday AM Average (6-10am) | 2 V/Hr |
| Average Daily Volume (7 Days) | 14 | Weekday Midday Average (10am-3pm) | 1 V/Hr |
| Average Daily Volume (Mon - Fri) | 19 | Weekday PM Average (3-9pm) | 1 V/Hr |

| Hour End | Day | | | | | | | 5 Day Ave | 7 Day Ave |
|----------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-----------|-----------|
| | Mon 8/04/2024 | Tue 9/04/2024 | Wed 10/04/2024 | Thu 11/04/2024 | Fri 12/04/2024 | Sat 13/04/2024 | Sun 7/04/2024 | | |
| 0-1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1-2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4-5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5-6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6-7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7-8 | 8 | 7 | 5 | 6 | 10 | 0 | 0 | 7 | 5 |
| 8-9 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| 9-10 | 0 | 2 | 1 | 4 | 0 | 0 | 0 | 1 | 1 |
| 10-11 | 1 | 1 | 1 | 3 | 1 | 0 | 0 | 1 | 1 |
| 11-12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12-13 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| 13-14 | 4 | 2 | 4 | 3 | 4 | 0 | 0 | 3 | 2 |
| 14-15 | 0 | 2 | 1 | 2 | 2 | 0 | 0 | 1 | 1 |
| 15-16 | 0 | 1 | 1 | 1 | 2 | 0 | 2 | 1 | 1 |
| 16-17 | 3 | 0 | 2 | 1 | 0 | 0 | 2 | 1 | 1 |
| 17-18 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| 18-19 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 |
| 19-20 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 20-21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21-22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22-23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23-24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6am-6pm | 18 | 17 | 15 | 20 | 21 | 0 | 5 | 18 | 14 |
| 4am-8pm | 18 | 17 | 18 | 21 | 21 | 0 | 5 | 19 | 14 |
| 3am-9pm | 18 | 17 | 18 | 21 | 21 | 0 | 5 | 19 | 14 |
| 24 Hour | 18 | 17 | 18 | 21 | 21 | 0 | 5 | 19 | 14 |

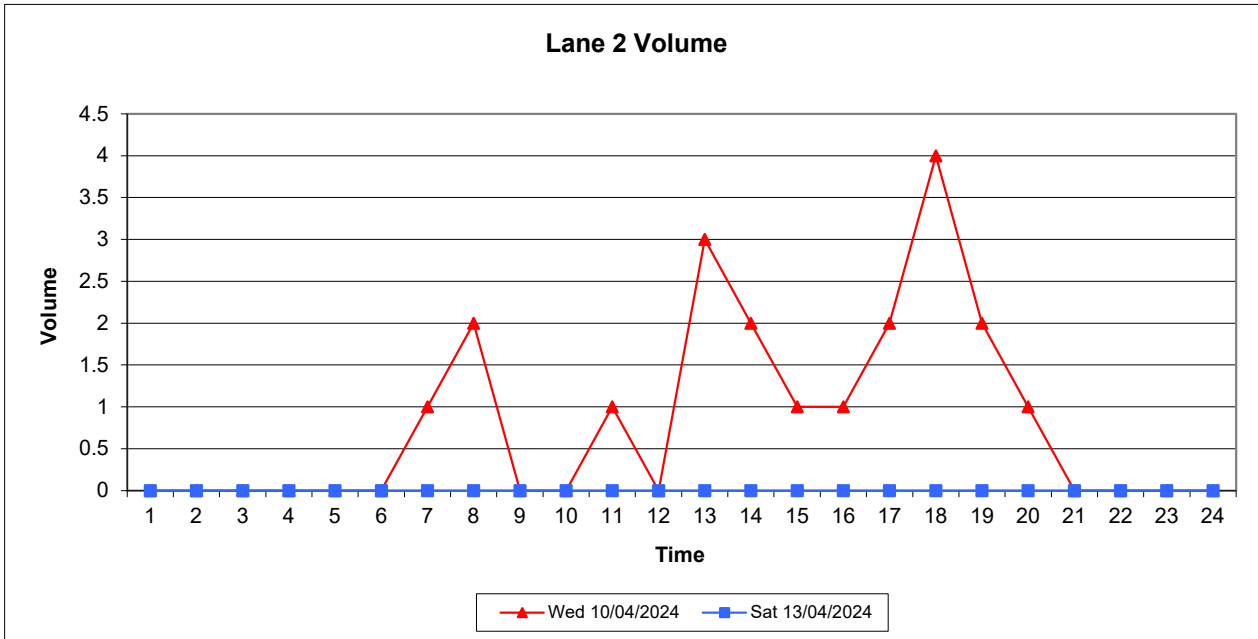
258 Waimate Nth Rd
 RP2575
 Lane 2

In Entrance
 Road ID - 32500
 7/04/2024

- 13/04/2024

Site: 4.0843

Property to Waimate Nth Rd



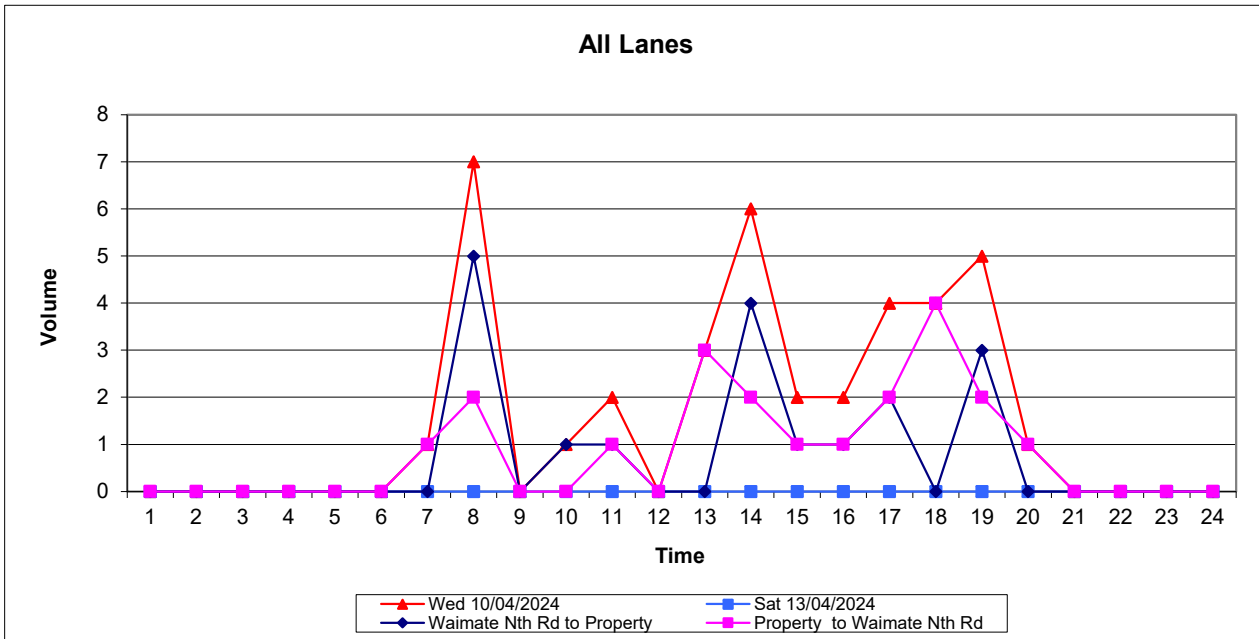
| Summary For Property to Waimate Nth Rd | | | |
|--|-----|-----------------------------------|--------|
| Total Volume For Week | 108 | Weekday AM Average (6-10am) | 1 V/Hr |
| Average Daily Volume (7 Days) | 15 | Weekday Midday Average (10am-3pm) | 2 V/Hr |
| Average Daily Volume (Mon - Fri) | 21 | Weekday PM Average (3-9pm) | 2 V/Hr |

| Hour End | Day | | | | | | | 5 Day Ave | 7 Day Ave |
|----------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-----------|-----------|
| | Mon 8/04/2024 | Tue 9/04/2024 | Wed 10/04/2024 | Thu 11/04/2024 | Fri 12/04/2024 | Sat 13/04/2024 | Sun 7/04/2024 | | |
| 0-1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1-2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4-5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5-6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6-7 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7-8 | 2 | 1 | 2 | 1 | 1 | 0 | 0 | 1 | 1 |
| 8-9 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 |
| 9-10 | 0 | 2 | 0 | 4 | 0 | 0 | 1 | 1 | 1 |
| 10-11 | 1 | 1 | 1 | 2 | 1 | 0 | 0 | 1 | 1 |
| 11-12 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 12-13 | 2 | 2 | 3 | 3 | 3 | 0 | 0 | 3 | 2 |
| 13-14 | 2 | 3 | 2 | 1 | 4 | 0 | 0 | 2 | 2 |
| 14-15 | 0 | 1 | 1 | 2 | 2 | 0 | 0 | 1 | 1 |
| 15-16 | 0 | 1 | 1 | 2 | 1 | 0 | 0 | 1 | 1 |
| 16-17 | 5 | 1 | 2 | 2 | 1 | 0 | 1 | 2 | 2 |
| 17-18 | 5 | 4 | 4 | 4 | 8 | 0 | 0 | 5 | 4 |
| 18-19 | 0 | 0 | 2 | 3 | 0 | 0 | 0 | 1 | 1 |
| 19-20 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 1 | 0 |
| 20-21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21-22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22-23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23-24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6am-6pm | 20 | 17 | 17 | 21 | 22 | 0 | 3 | 19 | 14 |
| 4am-8pm | 20 | 17 | 20 | 26 | 22 | 0 | 3 | 21 | 15 |
| 3am-9pm | 20 | 17 | 20 | 26 | 22 | 0 | 3 | 21 | 15 |
| 24 Hour | 20 | 17 | 20 | 26 | 22 | 0 | 3 | 21 | 15 |

258 Waimate Nth Rd
 RP2575
 All Lanes

In Entrance
 Road ID - 32500
 7/04/2024

Site: 4.0843
 - 13/04/2024



| Summary For All Lanes | | | |
|----------------------------------|-----|-----------------------------------|--------|
| Total Volume For Week | 208 | Weekday AM Average (6-10am) | 3 V/Hr |
| Average Daily Volume (7 Days) | 30 | Weekday Midday Average (10am-3pm) | 3 V/Hr |
| Average Daily Volume (Mon - Fri) | 40 | Weekday PM Average (3-9pm) | 3 V/Hr |

| Hour End | Day | | | | | | | 5 Day Ave | 7 Day Ave |
|----------|---------------|---------------|----------------|----------------|----------------|----------------|---------------|-----------|-----------|
| | Mon 8/04/2024 | Tue 9/04/2024 | Wed 10/04/2024 | Thu 11/04/2024 | Fri 12/04/2024 | Sat 13/04/2024 | Sun 7/04/2024 | | |
| 0-1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1-2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4-5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5-6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6-7 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7-8 | 10 | 8 | 7 | 7 | 11 | 0 | 0 | 9 | 6 |
| 8-9 | 2 | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 1 |
| 9-10 | 0 | 4 | 1 | 8 | 0 | 0 | 1 | 3 | 2 |
| 10-11 | 2 | 2 | 2 | 5 | 2 | 0 | 0 | 3 | 2 |
| 11-12 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 12-13 | 3 | 3 | 3 | 3 | 4 | 0 | 0 | 3 | 2 |
| 13-14 | 6 | 5 | 6 | 4 | 8 | 0 | 0 | 6 | 4 |
| 14-15 | 0 | 3 | 2 | 4 | 4 | 0 | 0 | 3 | 2 |
| 15-16 | 0 | 2 | 2 | 3 | 3 | 0 | 2 | 2 | 2 |
| 16-17 | 8 | 1 | 4 | 3 | 1 | 0 | 3 | 3 | 3 |
| 17-18 | 5 | 5 | 4 | 4 | 9 | 0 | 0 | 5 | 4 |
| 18-19 | 0 | 0 | 5 | 3 | 0 | 0 | 0 | 2 | 1 |
| 19-20 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 1 | 1 |
| 20-21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21-22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22-23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 23-24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6am-6pm | 38 | 34 | 32 | 41 | 43 | 0 | 8 | 38 | 28 |
| 4am-8pm | 38 | 34 | 38 | 47 | 43 | 0 | 8 | 40 | 30 |
| 3am-9pm | 38 | 34 | 38 | 47 | 43 | 0 | 8 | 40 | 30 |
| 24 Hour | 38 | 34 | 38 | 47 | 43 | 0 | 8 | 40 | 30 |



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




R. W. Muir
Registrar-General
of Land

Identifier **167119**
Land Registration District **North Auckland**
Date Issued 06 March 2006

Prior References

NA131A/303

Estate Fee Simple
Area 5244 square metres more or less
Legal Description Lot 1 Deposited Plan 340646

Registered Owners

DUB CO LIMITED

Interests

Appurtenant hereto is an electricity supply right created by Transfer C376291.3

6777219.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.3.2006 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 8483038.1 - 3.5.2011 at 4:39 pm

11222529.1 Variation of the conditions of the easement specified in/created by 8483038.1 - 14.9.2018 at 1:28 pm



Approvals
 I hereby certify that this plan was approved by the North District Council pursuant to section 223 of the Resource Management Act 1991, on the 27th day of May 2004.
 P. K. Kelly
 authorized officer
 PC 202022

Areas shown (A) to be subject to a Land Convention for a 2m wide adjoining strip.

CB - Government boundary
 New CRT allocated.
 Lot 1 167119
 Lot 2 167120
 Lot 3 167121

Class of survey II
 Total Area 5.4302 ha

Comprised in DP 151514/503 (ent)

By Order of the Registrar-General of Land, dated 27th day of May 2004.
 This survey is subject to the provisions of the Land Act 2002 and the Survey-General Rules for Cadastral Survey. The survey is accurate and has been made in accordance with the Act and those Rules.
 Signed: P. Kelly, Registrar-General of Land
 Date: 27/05/2004

File Book p. _____ Page Book p. _____
 Entered _____ Correct

Approved as to Survey by Land Information NZ on 11/18/2004

Deposited by Land Information NZ on 6/3/2004

File No. DP 340646

TERRITORIAL AUTHORITY For North District
 Surveyed by R. D. Williams
 Scale 1:1250 Date Jan. 2004

Lots 1-3
 being a subdivision of Lot 2 DP 202943

LAND DISTRICT North Auckland

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE



Far North
District Council

CONO 6777219.2 Cons

Cpy - 01/01, Pgs - 001, 06/03/06, 12:34



DocID: 312367195

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2020212
the Subdivision of Lot 2 DP 202943
North Auckland Registry

PURSUANT to Section 221 for the purpose of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the titles of Lots 1 & 2 DP 340646.

SCHEDULE

- i. The area commonly has a high water table. Future development on Lots 1 & 2 will require a report by a suitably qualified and registered engineer on the waste water disposal system to comply with technical paper 58 (TP58) and submitted in conjunction with the building consent application.
- ii. The landowners of the respective Lots shall preserve the screen planting required under Condition 1 and within the areas of land covenants detailed in Condition 3B of Resource Consent 2020212 and shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any matured trees or screen plantings.
- iii. All roof surface water from future development on Lots 1 & 2 is to be contained in storage tanks.

SIGNED:

Mr Pat Killalea

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 14th day of June 2005

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Owen Collis Shepherd

Address of affected property including legal description

254 Wairakei North Rd Kerikeri
Lot 3 DP 340646

Contact Phone Number/s and email address

Daytime: 0212168258 email: —

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

OC Shepherd

Date

9-10-24

Signature

Date

Signature

Date

Signature

Date



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

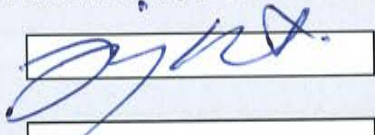
| | |
|---|---|
| Applicant/s Name: | Ulti Group Limited |
| Address of proposed activity: | 258 Waimate North Road, Kerikeri |
| Legal description: | Lot 1 DP 340646, held in Record of Title 167119 |
| Description of the proposal (including why you need resource consent): | Roller Door Manufacturing Facility in the Rural Production Zone. Does not comply with the Operative Far North District Plan Rules: Noise (affecting Lot 2 DP 340646 & Lot 2 DP 150573), Scale of Activities, Traffic Intensity & On-site Car Parking Spaces. |
| Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval): | <ol style="list-style-type: none"> 1. <u>Site Plan Lot 1 DP 340646, Ref 24237, Mar 24</u> 2. <u>Traffic Impact Assessment - Ref 24 060, April 2024</u> 3. <u>Noise Assessment Ref RP001-20240379</u> <li style="padding-left: 100px;">(August 2024) 4. _____ 5. _____ 6. _____ |

- Notes to Applicant:**
1. Written approval must be obtained from all registered owners and occupiers.
 2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

| | |
|---|---|
| Full name/s of party giving approval: | Dub Co LTD (Murray James Wright Director) |
| Address of affected property including legal description | 260 Warmode North Road ~ 256 Warmode MURK RD Lot 2 DP 340646 ~ Lot 2 DP 150573 |
| Contact Phone Number/s and email address | Daytime: 0221075077 email: murrayandjulie77@gmail.com |
| <p>I am/we are the <u>OWNER(S)</u> OCCUPIER(S) of the property (circle which is applicable)</p> <p><i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i></p> | |
| <ol style="list-style-type: none"> 1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan. 2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form). 3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application. 4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn. | |
| Signature |  |
| Date | 19/9/24 |
| Signature | |
| Date | |
| Signature | |
| Date | |
| Signature | |
| Date | |



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

| | |
|---|--|
| Applicant/s Name: | Ulfi Group Limited |
| Address of proposed activity: | 258 Waimate North Road, Kerikeri |
| Legal description: | Lot 1 DP 340646, held in Record of Title 167119 |
| Description of the proposal (including why you need resource consent): | Roller Door Manufacturing Facility in the Rural Production Zone. Does not comply with the Operative Far North District Plan Rules: Noise (affecting Lot 2 DP 340646 & Lot 2 DP 150573), Scale of Activities, Traffic Intensity & On-site Car Parking Spaces. Existing shed and container are located within 10m of shared boundary with Lot 2 DP 340646 in breach of Rule 8.6.5.1.4 (Setback from Boundaries). |
| Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval): | <ol style="list-style-type: none"> 1. <u>Site Plan Lot 1 DP 340646, Ref 24237, Mar 24</u> 2. <u>Traffic Impact Assessment - Ref 24 060, April 2024</u> 3. <u>Noise Assessment Ref-RFO01-20240374</u> <u>(August 2024)</u> 4. _____ 5. _____ 6. _____ |

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
 2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
 3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
 4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
 5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime: email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

| | | | |
|-----------|--|------|--|
| Signature | <input type="text" value="Kare Dowd Mills"/> | Date | <input type="text" value="12-9-2024"/> |
| Signature | <input type="text"/> | Date | <input type="text"/> |
| Signature | <input type="text"/> | Date | <input type="text"/> |
| Signature | <input type="text"/> | Date | <input type="text"/> |



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

| | |
|---|--|
| Applicant/s Name: | Ulti Group Limited |
| Address of proposed activity: | 258 Waimate North Road, Kerikeri |
| Legal description: | Lot 1 DP 340646, held in Record of Title 167119 |
| Description of the proposal (including why you need resource consent): | Roller Door Manufacturing Facility in the Rural Production Zone. Does not comply with the Operative Far North District Plan Rules: Noise (affecting Lot 2 DP 340646 & Lot 2 DP 150573), Scale of Activities, Traffic Intensity & On-site Car Parking Spaces. Existing shed and container are located within 10m of shared boundary with Lot 2 DP 340646 in breach of Rule 8.6.5.1.4 (Setback from Boundaries). |
| Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval): | <ol style="list-style-type: none"> 1. <u>Site Plan Lot 1 DP 340646, Ref 24237, Mar 24</u> 2. <u>Traffic Impact Assessment - Ref 24 060, April 2024</u> 3. <u>Nurse Assessment Ref 001-20240324</u> 4. <u>(August 2024).</u> 5. _____ 6. _____ |

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
 2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
 3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
 4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
 5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval: Andrew Frederic Abercrombie

Address of affected property including legal description: 260 Wainate North Road

Contact Phone Number/s and email address: Daytime: 021 271 6500 email: andrew@sitescope.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

| | | | |
|-----------|---------------------------|------|---------------|
| Signature | <u>Andrew Abercrombie</u> | Date | <u>8/8/24</u> |
| Signature | | Date | |
| Signature | | Date | |
| Signature | | Date | |

AA



NOTICE OF WRITTEN APPROVAL

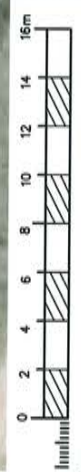
Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

| | |
|---|--|
| Applicant/s Name: | Ulti Group Limited |
| Address of proposed activity: | 258 Waimate North Road, Kerikeri |
| Legal description: | Lot 1 DP 340646, held in Record of Title 167119 |
| Description of the proposal (including why you need resource consent): | Roller Door Manufacturing Facility in the Rural Production Zone. Does not comply with the Operative Far North District Plan Rules: Noise (affecting Lot 2 DP 340646 & Lot 2 DP 150573), Scale of Activities, Traffic Intensity & On-site Car Parking Spaces. |
| Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval): | <ol style="list-style-type: none"> 1. Site Plan Lot 1 DP 340646, Ref 24237, Mar 24 2. Traffic Impact Assessment - Ref 24 060, April 2024 3. Noise Assesment RP 001-20240374 August 2024 4. _____ 5. _____ 6. _____ |

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



Local Authority:
FAR NORTH DISTRICT COUNCIL

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Williams & King

| | |
|-------|----------|
| 24237 | ORIGINAL |
| ULTI | SHEET |
| GROUP | SIZE |
| | 1:2000 |
| | A3 |

SITE PLAN | LOT 1 DP 340646



WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6000
Email: willkings@willkings.co.nz
27 Hobson Ave
PO Box 837 Kaitiaki

Traffic Impact Assessment for
Manufacturing Facility
258 Waimate North Road, Kerikeri
For
Ulti Group Limited

Supporting report for Land use Consent application to Far North District Council

Haigh Workman reference 24 060

April 2024



Phone: +64 9 407 8327 • info@haighworkman.co.nz • www.haighworkman.co.nz

PO Box 89 • 6 Fairway Drive • Kerikeri 0245 • New Zealand

o.c.g.
H. Smith
o.c.g.

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|-------------------------|------------|-------------|---------------|
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ultigroup

PROTECTING WHAT MATTERS

Reception

MARSHALL DAY
Acoustics 

ULTI GROUP NORTHLAND
NOISE ASSESSMENT
Rp 001 20240374 | 7 August 2024

000. Marshalls  

Project: **ULTI GROUP NORTHLAND**

Prepared for: **Ultigroup
258 Waimate North Road
Kerikeri
Northland**

Attention:

Report No.: **Rp 001 20240374**

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a.c.d
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