

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):

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

* *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:

Martin and Denise Cole

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:

Steven Sanson - Bay of Islands Planning

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:

Refer Title

**Property Address/
Location:**

1265A State Highway 10, Kerikeri

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

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)

Date

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)

Steven Sanson

Signature:

[Redacted Signature]

Date 06-Nov-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.

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)

MARTIN / DENISE COLE

Email:

Phone number:

Postal address:

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

Fees Information

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Name: (please write in full)

MARTIN JAMES COLE DENISE ANN COLE

Signature:

(signature of bill payer)

Date 06-11-24

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15. Important Information:

Note to applicant

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Bay of Islands Planning Ltd

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

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

06 November 2024

Far North District Council
John Butler Centre
Kerikeri

Application for consent condition variation s127 – Proposal to cancel / remove condition B.3 of RC 1990845

Please find attached a s127 application in relation to a proposed variation of consent conditions associated with RC 1990845. RC 2200299 approved the establishment and operation of a mobile motor home park currently known as ‘Wagon Wheel’.

The conditions to be varied are sought under s127 of the Resource Management Act 1991 (**RMA**), which is a **Discretionary Activity**.

Yours sincerely,



Steven Sanson
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	Martin and Denise Cole
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Steven Sanson steve@bayplan.co.nz 0211606035
Legal Description	Lot 1 DP 551648
Certificate Of Title	953992
Physical Address	1265A State Highway 10, Kerikeri
Site Area	8,315m ²
Owner of the Site	Denise Ann Cole and Martin Jame Cole
Operative District Plan Zone / Features	Rural Production [ODP]
Proposed District Plan	Rural Production [PDP]; NZTA2 – State Highway 10
Archaeology	Nil
NRC Overlays	Nil
Soils	2c1
Protected Natural Area	Nil
HAIL	Nil

Schedule 1

SUMMARY OF PROPOSAL

Proposal	A variation to consent conditions of proposal to cancel / remove condition B.3 of RC 1990845
Reason for Application	The proposed variation is required because of the amended design to the approved dwelling under RC 1990845 RMALUC. An application under s127 of the RMA is needed.
Appendices	Appendix A – Record of Title & Instruments Appendix B – Copy of RC 1990845
Consultation	Not applicable
Pre Application Consultation	Not applicable

1.0 INTRODUCTION & PROPOSAL

1.1 Report Requirements

This report has been prepared for Martin & Denise Cole in support of a s127 application in relation to the proposed variation of a consent condition B.3 associated with RC 1990845, which approved the establishment and operation of a mobile motor home park currently known as ‘Wagon Wheel’.

Details about the site are found above in Schedule 1 and in the Record of Title & Instrument found in Appendix A.

Decision documents associated with the original application RC 1990845 can be found in Appendix B.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if—

- a) the application was an application for a resource consent for a discretionary activity; and
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

-
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.

The conditions sought to be changed with the proposed wording is outlined below.

- Condition B.3 which refers to a 14 day staying limit for campervans on the site.

The proposed variation to read as follows (refer underlined for additions and ~~striketrough~~ for deletions):

~~B.3 Length of occupation of the motor home park shall be limited to a maximum of fourteen days for any single campervan.~~

The rationale behind the changes are as follows:

- The 14-day limitation is severely impacting the ability to operate the campground, particularly during the winter months. The majority of campers who visit the Far North during winter do so with the intention of "wintering over," staying for extended periods ranging from three to six months. Offering only a 14-day stay period is impractical for this demographic, resulting in a significant loss of potential business during the off-season. Without the ability to host these medium-term visitors, they are unable to generate the necessary revenue to sustain the campground. This is creating financial difficulties, and the current limitation is making it impossible to cover their operational costs.
- When the Resource Consent was granted in 1999, the camping and campervan landscape was significantly different. In 2024, a growing number of people live in campervans full-time and travel throughout New Zealand as part of their permanent lifestyle. These individuals, especially those travelling in the winterless North, often prefer longer stays in one location to rest, recharge, and enjoy the region's mild climate. The restrictive 14-day condition fails to meet the needs of this growing market, driving campers away to other areas where longer stays are permitted.
- The 14-day limit on campervan stays is unique and unwarranted. Most campgrounds across New Zealand are not subject to such restrictions in their Resource Consents, allowing them to operate more freely and flexibly in response to demand. There is no practical reason for this outdated clause to remain in effect, as other campgrounds have successfully managed long-term stays without issues. Removing this restriction would allow them to compete on a level playing field with other campgrounds across the country, who are able to meet the needs of long-term travellers.
- Kerikeri and the wider Far North region have very limited facilities available for motorhomes, further exacerbating the need for our campground to operate without the 14-day restriction. This limitation not only reduces the appeal of the Far North as a destination for campervans, but also directly impacts tourism in the area. Allowing longer stays at their campground would help fill a critical gap in available facilities, encouraging more tourism and economic activity in Kerikeri and the surrounding region.
- The campground plays an important role in supporting tourism in the Far North. With the 14-day restriction in place, they are unable to fully cater to the needs of long-term visitors, reducing the overall appeal of the area for campervan tourists. This has a wider impact on local businesses and the economy, as fewer tourists are able to stay and spend money in the region. Removing the 14-day condition would not only benefit the campground but would also have a positive effect on local tourism and the broader economy of Kerikeri and the Far North.

- Long-term campers tend to settle into a community, building rapport with local businesses and supporting the social fabric of small towns like Kerikeri. Removing this limitation would foster a stronger, more sustainable connection between these travellers and the local area. Environmentally, allowing campers to stay in one place longer also reduces the overall impact of constant travel and emissions, contributing to a greener approach to tourism.
- On consideration of all of the other similar typed activities recently consented¹ only RC 2150190 for the NZ Motor Caravan Association had a similar conditions. That consent has a maximum timeframe of 14 days in any 60 days i.e. they can't come back within 60 days of staying on site. This was offered by the NZMCA as part of their code of conduct rules. That case can be distinguished as that consent / activity has no formal wastewater infrastructure on site. The Wagon Wheel activity does.
- Having reviewed the file, I am of the understanding that the condition of relevance was offered / volunteered. On review the key matters of concern appeared to relate to wastewater disposal and capacity constraints, screening for neighbours and traffic / access related effects from the State Highway. None of these matters are implicated by the proposed change.

Should there be any other changes (consequential or otherwise) that arise during process, we retain the right to make further alternations and also provide FNDC staff with discretion to make changes that assist in workability and better implementation of consent conditions.

1.2 Section 127

The RMA establishes that a request under s127 is deemed to be discretionary activity and Section 88 to 121 apply with the necessary modifications. Additionally, in considering the request to change the condition Council is limited to only considering what is being sought within the condition change and the effects there from.

The original resource consent application was the subject of a publicly notified process but approved. The decision was not the subject of an appeal. In terms of the effects created by this variation these factors are addressed as follows.

1.3 Application Process

¹ i.e Reef Lodge – RC 2200237, Aranga Road Holiday Park – RC 2180028 & RC 2230528

The Council retains the discretion to determine whether a discretionary activity should be notified. In determining this factor, it is the change in the effects of the consent conditions which are assessed against any possible adverse effects upon any person.

The RMA also requires Council to consider the effect of the change on those persons who lodged a submission to the original application. In this case the original consent was processed heard.

This aspect requires the Council to assess if the effects of the condition change would have an adverse effect upon any of the submitters.

The change of conditions would not in my opinion create any adverse effects that are more than minor. It is also considered the change to consent conditions does not create effects of a nature that would necessitate involving any third party or those original submitters. The reasons for this conclusion are provided below.

Overall, it is considered that the application to change the condition can be processed without notification.

1.4 Effects

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as differing from the consented proposal. This is to remove a limitation on the 14-day stay restriction for campervans.

The existing consents² determines the 'existing environment' and it is considered that the proposed change will incur no additional effects to that already seen on the site. On review of the decision and the overall conditions the following is noted:

- The decision required that a suitable crossing from the SH and internal access be upgraded. This has been completed. The change of the time limit restriction incurs no additional effects to this matter because the approved plans which limit the number of Camper Van Parking to 20 parks. Wastewater upper limits in the NRC decision also limit the potential for traffic / access effects to arise as the owner / applicant must operate within these limits.
- Similarly, the change in duration from 14-days to an unlimited stay incurs no additional effects, because there are clear parameters for the application / owner to

² The original decision also includes a discharge consent from the Northland Regional Council

operate within in terms of wastewater management. People staying longer incur no additional wastewater effects because there is a limit on the total number of campervans at any one time and the wastewater limitations are linked to this potential.

- In terms of landscaping and screening for neighbours, the length of stay does not change the arrangements already implemented in this respect. Similarly, there are no effects arising on this matter because the consent authorises up to 20 campervans on a rotating 14 day basis. The total number is not proposed to be changed, just the length of stay. Therefore, under the current consent neighbours could be subjected to 20 total campervans at all times on a different 14-day rotation basis. Campervans could simply leave for a day and come back. Therefore, the length of stay would not incur any changes to the status quo.

1.5 Conclusion

Based on the above assessment, it considered that the actual and potential adverse effects of the proposal that would be less than minor and that there are no affected parties resulting from the proposed removal of Condition B.3.

2.0 STATUTORY CONTEXT

2.1 Objectives, Policies and Rules of the Far North District Plan

The variation is to be assessed as a Discretionary Activity as if it was a resource consent. Section 104B requires the consideration of any relevant objectives and policies in addition to the effects of the activity.

It is considered these factors have been addressed within the original land use application, however further assessment has been provided in the tables below given the time that has elapsed since the original application. Therefore, an appraisal of the Operative District Plan [ODP] is also undertaken, relative to the change sought.

The Proposed District Plan [PDP] was not previously considered therefore the relevant objectives, policies and rules are assessed below as well.

2.2 Far North District Plan Assessment

An assessment of the relevant objectives and policies associated with the Far North District Plan has been undertaken:

Table 1 – ODP Rural Production Zone Assessment

Objectives	Assessment
8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The proposal already achieves this through the underlying decision. The proposal to change length of stay also meets the sustainable management of natural and physical resources as outlined in section 1.1 and 1.4 of this report.
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.	Refer to 1.1 and 1.4 of this report. The ethos of this application is to make the investment in the land and infrastructure more efficient to provide for enhanced wellbeing.
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.	The proposal already achieves this through the underlying consent conditions. As per 1.4 of this report there are no additional effects considered to arise.
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	These are not apparent on the site.
8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.	Not applicable.
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.	No new land use activity is proposed.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	No incompatible activity is proposed.
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.	The existing approval confirms this objective. The change simply allows a more efficient operation of the overall activity.

8.6.3.9 To enable rural production activities to be undertaken in the zone.	Noted.
Policy	Assessment
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.	The existing approval confirms this objective. Reverse sensitivity effects will not arise.
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.	There are no off-site effects arising.
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	These are engrained within the current consent conditions. These are either met, or continue to be met on an ongoing basis.
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.	The existing approval confirms this objective.
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.	The change simply seeks the [more] efficient operation of the overall activity.
8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not applicable.
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.	There are no such conflicting uses. Campervan use is already approved on the site. Their length of stay is immaterial.

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.	Appropriate separation distances are considered to exist.
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.	There are no such conflicting uses. Campervan use is already approved on the site. Their length of stay is immaterial.

2.3 FNDC Proposed District Plan

These comprise relevant rules that have immediate effect under the PDP.

Table 2 – PDP Rule Assessment

Matter	Rule/Std Ref	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	Yes	Not relevant as no such substances proposed.
Heritage Area Overlays (Property specific) This chapter applies only to	All rules have immediate legal effect (HA-R1 to HA-R14)	Yes	Not indicated on Far North Proposed District Plan

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

	Schedule 1 has immediate legal effect		
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Māori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Yes	Not indicated on Far North Proposed District Plan
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	Yes	Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Yes	Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new	The following rules have immediate legal effect: EW-R12, EW-R13	Yes	No works required.

definition) need to comply with this	The following standards have immediate legal effect: EW-S3, EW-S5		
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Yes	Not indicated on the Far North Proposed District Plan.
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Yes	Not indicated on Far North Proposed District Plan
Subdivision	Various rules have legal effect.	Yes	No subdivision proposed.

2.4 Proposed District Plan Objectives and Policies

These comprise relevant objectives and policies that are to be considered.

Table 3 – PDP Rural Production Zone Assessment

Objectives	Assessment
RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.	The current decision seeks a differing land use than just primary production.

<p>RPROZ-O2 The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.</p>	<p>The activity has a consent and is therefore considered compatible with the surrounds. The change proposed does little to change its compatibility with other uses.</p>
<p>RPROZ-O3 Land use and subdivision in the Rural Production zone:</p> <ul style="list-style-type: none"> a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; c. does not compromise the use of land for farming activities, particularly on highly productive land; d. does not exacerbate any natural hazards; and e. is able to be serviced by on-site infrastructure. 	<p>The existing activity operates under an approved consent. These matters are protected or are not compromised insofar as the consent allows.</p> <p>The change does not impact these matters as it does not result in any physical changes to an approved situation, merely the length of stay of a caravan.</p>
<p>RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.</p>	<p>This is considered to be met through the approval.</p>
<p>Policies</p>	<p>Assessment</p>
<p>RPROZ-P1 Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.</p>	<p>The current decision seeks a differing land use than just primary production.</p>

<p>RPROZ-P2</p> <p>Ensure the Rural Production zone provides for activities that require a rural location by:</p> <ul style="list-style-type: none"> a. enabling primary production activities as the predominant land use; b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses. 	<p>The current decision seeks a differing land use than just primary production. Given the existing approval, the land use is considered compatible with the surrounds.</p>
<p>RPROZ-P3</p> <p>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.</p>	<p>There are no new sensitive activities proposed.</p>
<p>RPROZ-P4</p> <p>Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:</p> <ul style="list-style-type: none"> a. a predominance of primary production activities; b. low density development with generally low site coverage of buildings or structures; c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and d. a diverse range of rural environments, rural character and amenity values throughout the District. 	<p>The approval has set a level of rural character and amenity and the proposed change incurs no effects on these matters.</p>

<p>RPROZ-P5</p> <p>Avoid land use that:</p> <ul style="list-style-type: none"> a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of productive capacity of highly productive land; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure. 	<p>The proposed change to the approval meets the policy and avoids those matters listed.</p>
<p>RPROZ-P6</p> <p>Avoid subdivision that:</p> <ul style="list-style-type: none"> a. results in the loss of highly productive land for use by farming activities; b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account: <ul style="list-style-type: none"> i. the type of farming proposed; and ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. c. provides for rural lifestyle living unless there is an environmental benefit. 	<p>No subdivision is proposed.</p>

<p>RPROZ-P7</p> <p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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; 	<p>The current approval addresses these matters and the changes incur no additional effects. Therefore, the policy is met.</p>
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<p>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;</p> <p>h. the adequacy of roading infrastructure to service the proposed activity;</p> <p>i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;</p> <p>j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

2.5 Proposed Far North District Plan Objectives & Policies & Weighting

Section 88A(2) provides that “any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b).” This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan move through the notification and hearing process. In *Keystone Ridge Ltd v Auckland City Council*, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;
- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Rural Production Zone however this has still been provided. The change in the conditions is not deemed to offend the relevant objectives and policies.

2.6 Northland Regional Council Policy & Plans

The Northland Regional Policy Statement is the applicable regional statutory document that applies to the Northland region. This is assessed below.

Table 4 – RPS Assessment

Objective / Policy	Assessment
Integrated Catchment Management	Not relevant.
Region Wide Water Quality	Not relevant.
Ecological Flows and Water Quality	Not relevant.
Enabling Economic Wellbeing	The proposal will increase economic wellbeing for the applicants / owners and the local economy through more efficient management of the operation which will allow greater stays on the site.
Economic Activities – Reverse Sensitivity and Sterilisation.	The proposed change does not result in reverse sensitivity or sterilisation.
Regionally Significant Infrastructure	The use of the SH remains unchanged.
Efficient and Effective Infrastructure	The proposal largely relies on internal infrastructure to service the use and proposed change.
Security of Energy Supply	The site is already serviced with respect to power.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any change in reverse sensitivity or change in character.

Tangata Whenua Role in Decision Making	Council may seek relevant input through the consent process.
Natural Hazard Risk	Natural Hazards are not considered to be a factor.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	Not relevant.

In terms of the Proposed Regional Plan, the proposal does not seek to change the wastewater arrangements as consented by the Northland Regional Council. There are no earthworks or other discharges, or water takes proposed. On review, no additional consents or alterations to the original NRC consent is required or proposed.

2.7 National Policy Statements & National Environmental Standards

The following is noted in terms of the relevant National Policy Statements and National Environmental Standards:

- New Zealand Coastal Policy Statement – Not relevant.
- National Policy Statement for Highly Productive Land – Whilst the site does contain highly productive land, the proposal does not change the underlying land use already approved. Therefore, there are no effects to soils resulting.
- National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health – Whilst the proposal is seeking a change to the approval, this does not result in a change of land use that would necessitate any need to consider this document.

2.8 Conclusion

Having considered the above, I am of the opinion that the proposal is not inconsistent with the relevant suite of statutory documents.

3.0 PART 2 ASSESSMENT

3.1 Section 5 – Purpose of The RMA

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

3.2 Section 6 – Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- f) the protection of historic heritage from inappropriate subdivision, use, and development:
- g) the protection of protected customary rights:
- h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal have been recognised and provided for in the design of the development.

3.3 Section 7 – Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:

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

These matters have been given particular regard through the design of the proposal.

3.4 Section 8 – Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

3.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

4.0 CONCLUSION

This application seeks a variation under s127 to amend an existing consent condition in relation to the existing activity at 1265A State Highway 10, Kerikeri.

This change is minor in nature and relates to the length of stay currently restricted in the decision to 14-days. This is proposed to be removed for the reasons outlined throughout this report. The report assesses effects of the change and concludes that effects will be less than minor to the environment and to persons in the localized environment.

The change has also been assessed against the suite of relevant statutory documents and the proposal is not inconsistent with their aims and intent.

An assessment of Part II of the RMA has been completed with the proposal generally able to satisfy this higher order document.

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

Please provide us with an opportunity to review the draft conditions before variation is signed off.

Yours sincerely,



Steve Sanson
Consultant Planner



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

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




R.W. Muir
Registrar-General
of Land

Identifier **953992**
Land Registration District **North Auckland**
Date Issued 18 December 2020

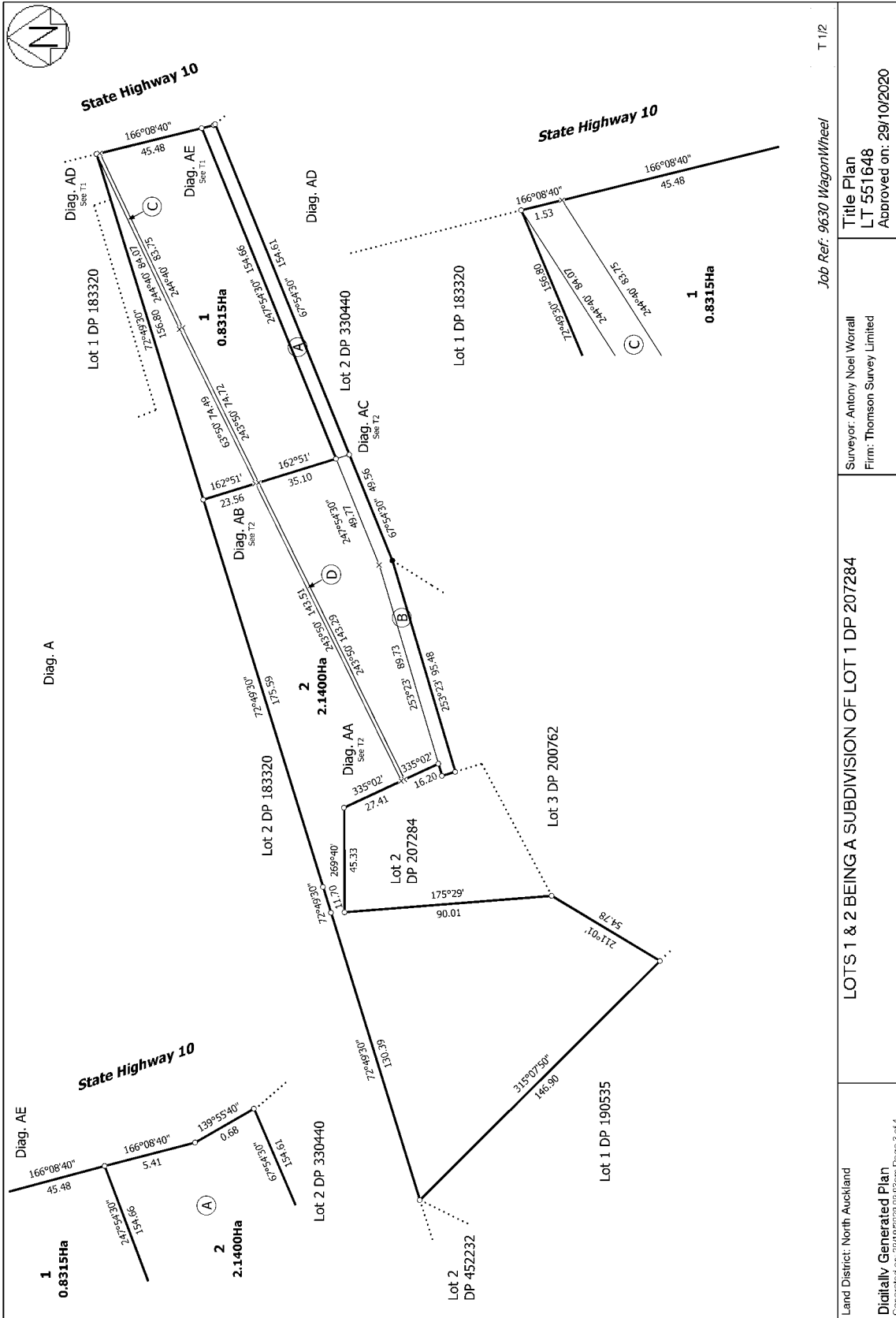
Prior References
NA135C/533

Estate Fee Simple
Area 8315 square metres more or less
Legal Description Lot 1 Deposited Plan 551648

Registered Owners
Martin James Cole and Denise Ann Cole

Interests

573901.1 Gazette Notice declaring State Highway to be a limited access road - 31.1.1979 at 10:51 am
Subject to an electricity right over part marked C on DP 551648 specified in Easement Certificate D604158.5 - 30.5.2001 at 9:00 am
The easements specified in Easement Certificate D604158.5 are subject to Section 243 (a) Resource Management Act 1991
5501995.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.2.2003 at 9:00 am
11933414.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2020 at 11:20 am
Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and water created by Easement Instrument 11933414.3 - 18.12.2020 at 11:20 am
The easements created by Easement Instrument 11933414.3 are subject to Section 243 (a) Resource Management Act 1991



Job Ref: 9630 WagonWheel
T 112

Surveyor: Antony Noel Worrall
Firm: Thomson Survey Limited

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 1 DP 207284

Land District: North Auckland
Digitally Generated Plan
Generated on: 29/10/2020 05:03am Page 3 of 4

Title Plan
LT 551648
Approved on: 29/10/2020

View Instrument Details



Instrument No 11933414.2
Status Registered
Date & Time Lodged 18 December 2020 11:20
Lodged By McGee, Carmen Sheila
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
953992	North Auckland
953993	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Dennis John McBrearty as Territorial Authority Representative on 18/12/2020 09:48 AM

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



Piretta Bay 732, Akaroa Rd
Kirkcaldy 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fnidc.govt.nz
Website: www.fnidc.govt.nz

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC2200386

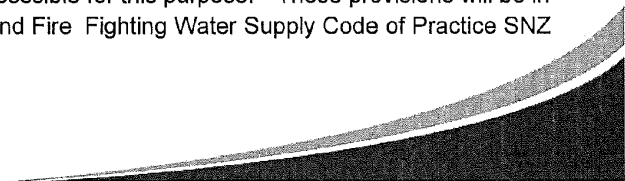
Being the subdivision of Lot 1 DP 207284
North Auckland Registry

PURSUANT to section 221 and for the purpose of section 224 (c) (ii) 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 these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 1 DP 551648

- i. Reticulated telecommunication services are not provided to the lot. The responsibility for providing telecommunication services will remain the responsibility of the property owner.
- ii. In conjunction with the construction of any new impervious area on the lot, the lot owner shall submit for the approval of Council, a stormwater management appraisal report prepared by a suitably qualified engineer detailing sustainable stormwater applications which shall provide attenuation design of peak stormwater runoff from the lot under pre and post development outcomes modelled under the 10% AEP and allowance for climate change scenarios
- iii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.





Private Bag 752, Maniapoto Ave
Kaikōhe 0440, New Zealand
Freephone: 0800 970 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fnidc.govt.nz
Website: www.fnidc.govt.nz

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wants to live, work and invest*

Lots 1 and 2 DP 551648

- iv. The site is identified as being within a kiwi high density zone. No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators with the exception of the two existing dogs on Lot 2 DP 551648 (as identified pursuant to condition 3(d) of subdivision consent RC2200386).

SIGNED:

A handwritten signature in black ink that reads 'P.J. Killalea'.

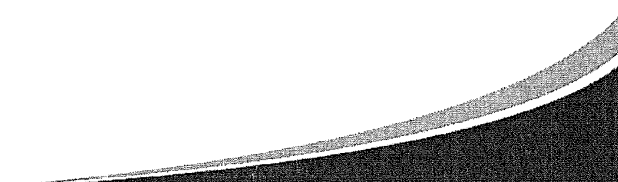
Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 8th day of October 2020



RECORD OF DECISION ON
RESOURCE CONSENT APPLICATIONS

Participants: _____

Decision Date: _____



RC Number : 1990845

Val Number : 219-683-00

Lodged : 13.4.99 received : 21.4.99

Applicant : WACKER P

Location : SH 10, Kenton

Zoning - Transitional Plan : Rural

Proposal : operate a 20 berth mobile home/caravan park (camping ground) & construct a reception/utility block.

Type - Transitional Plan : Discretionary

Issues : Access SH, Iwi, discharge, neighbours approval, site history (COCR sub.), visual

Approvals : 2 submitted - more requested refer S.92.

Notified :

Hearing :

Decision :

Findings :

Building (JSM)	Sewerage (MMG)	Roading (GKC)	Com Fac (GCR)	Projects (MPK)

Monitoring (CCO)	Health (BMD)	Liquor License (JEP)	Legal (SMH)	Transit

FAR NORTH DISTRICT COUNCIL

SCHEDULE B

EARTHWORKS PERMIT

N^o 20006

DATE: 13/09/99

RECEIPT N^o: Issued in conjunction with RC 1990845.

PAID BY: Mr P. Walker

VALUATION
ASSESSMENT N^o: 219 - 683 - 00

<p>1. OWNER: <u>Philip Walker</u></p> <p>ADDRESS: <u>Bulls Cerge SH10</u> <u>KERIKERU</u></p>	<p>CONTRACTOR:</p> <p>ADDRESS:</p>																		
<p>2. LOCATION: LOT: <u>3</u> D.P.: <u>59576</u> SECTION: BLK:</p> <p> S.D.: STREET: TOWN/DISTRICT:</p>																			
<p>3. ZONING:</p>																			
<p>4. NATURE OF PERMIT (tick box):</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Excavation:</td> <td style="width: 10%;"><input checked="" type="checkbox"/></td> <td style="width: 25%;">Cellar:</td> <td style="width: 10%;"><input type="checkbox"/></td> <td style="width: 25%;">Filling:</td> <td style="width: 10%;"><input type="checkbox"/></td> </tr> <tr> <td>Length:</td> <td><input type="checkbox"/></td> <td>Metres:</td> <td><input type="checkbox"/></td> <td>Width:</td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Depth:</td> <td><input type="checkbox"/></td> </tr> </table>		Excavation:	<input checked="" type="checkbox"/>	Cellar:	<input type="checkbox"/>	Filling:	<input type="checkbox"/>	Length:	<input type="checkbox"/>	Metres:	<input type="checkbox"/>	Width:	<input type="checkbox"/>					Depth:	<input type="checkbox"/>
Excavation:	<input checked="" type="checkbox"/>	Cellar:	<input type="checkbox"/>	Filling:	<input type="checkbox"/>														
Length:	<input type="checkbox"/>	Metres:	<input type="checkbox"/>	Width:	<input type="checkbox"/>														
				Depth:	<input type="checkbox"/>														
<p>5. DESCRIPTION OF WORK AND MAIN USE OR PURPOSE:</p> <p><u>Excavation for access & parking.</u></p> <p>_____</p> <p>_____</p> <p>_____</p>																			
<p>6. SPECIAL CONDITIONS:</p> <p><u>All stormwater runoff from the excavated area</u> <u>is to be collected and channelled into</u> <u>a silt retention trap/s to remove silt & debris</u> <u>prior to discharge.</u></p> <p><u>Revegetate all exposed surfaces and maintain</u> <u>the silt retention traps until vegetation cover has</u> <u>been re-established.</u></p> <p>_____</p> <p>_____</p>																			

PERMISSION IS HEREBY GRANTED to carry out the proposed works described herein in accordance with the approved drawings, documents and any conditions imposed: such work to be subject at any time during progress to inspection and to be carried out in strict conformity with the requirements and subject to the contractor taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads or other services or any adjacent property.

Issuing Officer: R.M. Sherrin

FAR NORTH DISTRICT COUNCIL

SCHEDULE B

➔➔ EARTHWORKS PERMIT ➔➔

Nº 20006

DATE: 13/09/99
 RECEIPT Nº: Issued in conjunction with PC 1990245.
 PAID BY: Mr P. Walker
 VALUATION ASSESSMENT Nº: 219-683-00

1. OWNER: <u>Philip Walker</u> ADDRESS: <u>Bulls Cerge SH10, KERUAH</u>	CONTRACTOR: ADDRESS:
----------------------------------------------------------------------------	-------------------------

2. LOCATION: LOT: 3 D.P.: 59576 SECTION: BLK:
 S.D.: STREET: TOWN/DISTRICT:

3. ZONING:

4. NATURE OF PERMIT (tick box):

Excavation: Cellar:
 Length: Metres: Filling:
 Width: Depth:

5. DESCRIPTION OF WORK AND MAIN USE OR PURPOSE:
Excavation for access & parking.

6. SPECIAL CONDITIONS:

All stormwater runoff from the excavated area is to be collected and channelled into a silt retention traps to remove silt & debris prior to discharge.

Revegetate all exposed surfaces and maintain the silt retention traps until vegetation cover has been re-established.

PERMISSION IS HEREBY GRANTED to carry out the proposed works described herein in accordance with the approved drawings, documents and any conditions imposed: such work to be subject at any time during progress to inspection and to be carried out in strict conformity with the requirements and subject to the contractor taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads or other services or any adjacent property.

Issuing Officer: R.M. Skerrett

**FAR NORTH DISTRICT COUNCIL JOINT HEARING WITH
NORTHLAND REGIONAL COUNCIL**

IN THE MATTER of the Resource
Management Act 1991:

AND

IN THE MATTER of an application
under the aforesaid Act, 1991
by P WALKER

APPLICATION NUMBER RC 1990845

HEARINGS APPLICATION TO ESTABLISH AND OPERATE A MOBILE MOTOR
HOME PARK.

The property in respect of which the application is made, is situated at SH10, KERIKERI

HEARING

Before the Hearings Committee of the Far North District Council, on the 2 AUGUST
1999

DECISION

FAR NORTH DISTRICT COUNCIL DECISION:

“THAT PURSUANT TO SECTION 105(1)(B) OF THE RESOURCE
MANAGEMENT ACT 1991, THE FAR NORTH DISTRICT COUNCIL GRANTS
CONSENT TO PHILIP WALKER TO ESTABLISH AND OPERATE A MOBILE
MOTOR HOME PARK FOR A MAXIMUM OF 20 VANS ON LOT 3 DP 59516, IN
GENERAL ACCORDANCE WITH THE PLANS AND INFORMATION
SUBMITTED WITH THE APPLICATION.

THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

- A. THAT PRIOR TO OPENING THE MOBILE MOTOR HOME PARK TO
CUSTOMERS THE APPLICANT SHALL:
1. PROVIDE COUNCIL WITH EVIDENCE THAT THE REQUIREMENTS OF
TRANSIT NEW ZEALAND, AS STATED IN THEIR LETTERS DATED 9
DECEMBER 1998 AND 18 MAY 1999, HAVE BEEN MET TO THE
SATISFACTION OF TRANSIT NEW ZEALAND.
 2. PROVIDE TO COUNCIL FOR THE APPROVAL BY THE MANAGER OF
ENVIRONMENTAL SERVICES A DETAILED LANDSCAPING PLAN BASED
ON THE PLANS PRESENTED AT THE HEARING SHOWING:

- (i) SOLID SCREEN FENCING WITH A 1.8M HIGH FENCE ALONG THE NORTHERN BOUNDARY OF THE SITE FROM THE ROAD BOUNDARY TO A POINT LEVEL WITH THE REAR BOUNDARY OF THE HOOTEN PROPERTY.
 - (ii) LANDSCAPE PLANTING OVER THE IRRIGATION FIELD AND ALONG BOTH SIDE BOUNDARIES AND THE ROAD BOUNDARY.
 - (iii) A LIGHTING SCHEME SHOWING THE LOCATION AND INTENSITY OF LIGHTS AND HOW EFFECTS ON NEIGHBOURING PROPERTIES WILL BE MITIGATED.
 - (iv) THE MEANS OF ONGOING MAINTENANCE OF THE PLANTED AREAS.
3. CARRY OUT THE WORKS DETAILED ON THE APPROVED LANDSCAPING PLAN.
 4. WIDEN AND SEAL THE FIRST 90 METRES OF RIGHT-OF-WAY TO PROVIDE A 5.5 METRE WIDE SEALED CARRIAGEWAY. THE FORMATION IS TO INCLUDE WATER TABLE DRAINS AND CULVERTS AS REQUIRED TO CONTROL STORMWATER RUNOFF.
 5. FORM AND SEAL THE BALANCE OF THE INTERNAL ACCESS AND WASHDOWN AREA.
 6. OBTAIN A BUILDING CONSENT FOR AND INSTALL THE WASTEWATER TREATMENT AND DISPOSAL SYSTEM IN ACCORDANCE WITH THE REPORT PREPARED BY BROWN AND THOMSON AND THE REGIONAL COUNCIL CONSENT.
 7. INSTALL A WATER TREATMENT SYSTEM TO ENSURE ALL WATER WHICH HAS THE POTENTIAL TO BE USED FOR HUMAN CONSUMPTION IS TREATED TO A POTABLE STANDARD.
- B. THE FOLLOWING CONDITIONS APPLY FOR THE DURATION OF THE CONSENT:
1. USE OF THE SEWAGE DUMP POINT IS LIMITED TO PATRONS OF THE MOTOR HOME PARK WHO ARE USING THE PARK FOR AN OVERNIGHT STAY.
 2. USE OF THE MOTOR HOME PARK IS TO BE RESTRICTED TO CAMPERVANS ONLY (NO BUSES).
 3. LENGTH OF OCCUPATION OF THE MOTOR HOME PARK SHALL BE RESTRICTED TO A MAXIMUM OF FOURTEEN DAYS FOR ANY SINGLE CAMPERVAN.
 4. LANDSCAPE PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE MAINTENANCE PLAN.

Advice Clauses:

1. Pursuant to Section 36(3) of the Resource Management Act 1999, an invoice for \$1130.85, being additional costs incurred in processing this application is attached. This amount must be paid within 30 days of receipt of this decision.

2. A separate resource consent will be required for any sign that does not comply with District Plan rules.
3. An application for a controlled activity resource consent for the purpose for determining an appropriate development contribution pursuant to Section 409 of the Resource Management Act 1991 will be required if the value of the development (including site works) exceeds \$100,000.

Reasons for the Decision:

1. The proposal, as mitigated by conditions of consent, will have no more than minor adverse effects on the environment.
2. The proposal is consistent with the objectives and policies of the District Plan and with the purpose and principles of the Resource Management Act 1991.
3. The nature and scale of the proposed mobile motor home park is appropriate to the locality.

NORTHLAND REGIONAL COUNCIL DECISION:

That pursuant to the Resource Management Act 1991, the Northland Regional Council grants consents to **PHILIP GREY WALKER** for the following:

To discharge treated wastewater to ground via subsurface irrigation and to discharge contaminants to air from the operation of two wastewater treatment and disposal systems serving a mobile motor home park on Proposed Lot 1 of a subdivision of Lot 3 DP 59516 Blk II Kawakawa SD at Map Reference P05:962 588 subject to the following conditions:

- 1 The quantity of treated wastewater discharged to ground from the aerated wastewater treatment system shall not exceed 10 cubic metres per day nor shall the quantity discharged from the dump site wastewater treatment system exceed 2 cubic metres per day.
- 2 The proposed treatment and disposal system shall be constructed in accordance with the information supplied with the application, in particular the letter dated 17 December 1998 from Subsurface Technologies Ltd and the Drawing entitled "Campervan Park for Philip Walker SH 10, Kerikeri" Sheet S3 (Job No. 3351C) prepared by Brown and Thomson Consulting Engineers. The Consent Holder may install an alternative aerated wastewater treatment system located within the same area provided it treats the wastewater to a similar or higher standard. The Consent Holder shall submit to the Northland Regional Council for approval, detailed plans of any such alternative wastewater treatment system. The Consent Holder shall not install any such alternative wastewater treatment system until written approval has been given by the Northland Regional Council.
- 3 The Consent Holder shall ensure that the construction of the treatment and disposal system shall be supervised by a suitably qualified person. The Consent Holder shall submit to the Northland Regional Council a certification of compliance from that qualified person prior to the exercise of this consent.
- 4 The Consent Holder shall engage the services of a suitably qualified person to conduct at least two soakage tests within the area to be used

for subsurface irrigation. The soakage tests shall be conducted in accordance with procedure outlined in Schedule 1 (attached). Results of the soakage testing shall be forwarded to the Northland Regional Council prior to installation of the wastewater treatment systems.

- 5 The Consent Holder shall ensure that only wastewater from vehicles staying overnight at the mobile motor home park enters the wastewater treatment systems.
- 6 The Consent Holder shall ensure that no wastewater that contains chemicals used to de-odourise such wastewater during transport in any mobile motor home enters the aerated wastewater treatment plant.
- 7 The Consent Holder shall install flow meters, with accuracies of $\pm 5\%$, on the outlets of the aerated wastewater treatment system and the dump site wastewater treatment system to measure the quantities of wastewater discharged to ground.
- 8 The Consent Holder shall record the daily quantities of treated wastewater discharged to ground from both wastewater treatment systems. The Consent Holder shall supply to the Northland Regional Council by 1 May each year, and also immediately on written request by the Northland Regional Council, details of the daily quantities of treated wastewater discharged from both wastewater treatment systems.
- 9 The Consent Holder shall enter into a maintenance contract with a suitably qualified person to maintain the treatment and disposal system to a satisfactory standard. Copies of maintenance records shall be forwarded to the Northland Regional Council within one week of their receipt by the Consent Holder.
- 10 The Consent Holder shall submit a Management Plan to the Northland Regional Council for approval prior to the commissioning of the wastewater treatment and disposal system. The Management Plan shall cover all aspects of the operation and maintenance of the system including contingency measures for unforeseen or emergency situations and measures to ensure compliance with conditions 5 and 6 above.
- 11 The operation and maintenance of the wastewater treatment and disposal system shall be carried out in accordance with the approved Management Plan produced in accordance with Condition 10.
- 12 The Consent Holder shall construct and maintain cut-off drains on the upgradient side of the subsurface irrigation area to minimise stormwater entering the disposal area.
- 13 There shall be no surface runoff of any contaminants from the subsurface irrigation area as a result of the exercise of this consent.
- 14 The Consent Holder shall install an approved filter media on the outlet of the septic tanks and the aerated wastewater treatment plant to minimise the discharge of contaminants into the air from these sources.
- 15 The Consent Holder's operations shall not give rise to any discharge of contaminants to air, which in the opinion of an Enforcement Officer of the Northland Regional Council is noxious, dangerous, offensive or objectionable at or beyond the property boundary.

- 16 The Northland Regional Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of these consents. Such notice may be served on an annual basis. The review may be initiated to deal with any adverse effects on the environment that may arise from the exercise of these consent and which it is appropriate to deal with at a later stage, or to deal with any such effects following assessment of the results of the monitoring of the consent and/or as a result of the Northland Regional Council's monitoring of the state of the environment in the area. The Consent Holder shall meet the reasonable costs of any such review.

EXPIRY DATE: 30 APRIL 2004

Reasons for the Decision:

- (1) In making this decision, the Northland Regional Council considers that:
- (a) Provided that the wastewater treatment and disposal systems are operated and maintained properly, there should be no adverse effects on the environment, including neighbouring property owners and/or occupiers. The conditions imposed in these consents require the Consent Holder to mitigate the potential adverse effects of the activities (particularly Conditions 5, 6, 8, 9, 10, 12 and 14).
 - (b) The ability of the soils in the subsurface irrigation area to accept the daily wastewater loadings needs to be confirmed by conducting at least two more soil soakage tests at the site to confirm the measured soakage rate (Condition 4).
 - (c) To ensure that the treatment systems are not overloaded, the Consent Holder should not be allowed to accept wastewater from motor homes that are not staying overnight at the park (Condition 5). In addition, the Committee considered it appropriate that flow meters be installed to measure the daily wastewater volumes discharged to ground from both treatment systems (Condition 8).
 - (d) The five year term for the consents will allow the effects of the activities to be reviewed after this period and is consistent with Northland Regional Council policy. The relatively short-term is considered appropriate for a new activity such as the applicant's, as it allows the Northland Regional Council, as Consent Authority, to reassess the effects of the discharges following a period of operation of the treatment and disposal systems.
 - (e) Granting the consent provides the Northland Regional Council with a range of enforcement options, which can be implemented effectively, if required, to ensure there is no adverse effects on the environment as a result of exercising these consents.
2. Provided the conditions of the resource consents are complied with and adhered to, sustainable use of the affected resources (air and water) will not be compromised. The granting of these consents, subject to conditions, conforms with Part II of the Resource Management Act 1991.

3. The discharge of treated wastewater to ground is consistent with the Objectives and Policies of both the Regional Policy Statement for Northland and the Revised Proposed Regional Water and Soil Plan for Northland (RPRWSP), particularly Objectives 7.4.1, 8.6.1 and 8.6.2 and Policies 8.7.1(1), 8.7.3(2) and 8.7.4(3) of the RPRWSP.
4. The discharge of contaminants to air is consistent with the Objectives and Policies of the RPS and the Revised Proposed Air Quality Plan for Northland (RPAQP), particularly Objectives 6.6.1 and 6.6.2 and Policies 6.7.1 and 6.15.1 of the RPAQP.

MONITORING

The Northland Regional Council will be responsible for monitoring the exercise of the resource consents and compliance with the conditions, and will take appropriate action where conditions are not being met or fulfilled.

The Northland Regional Council will implement a monitoring programme that will include:

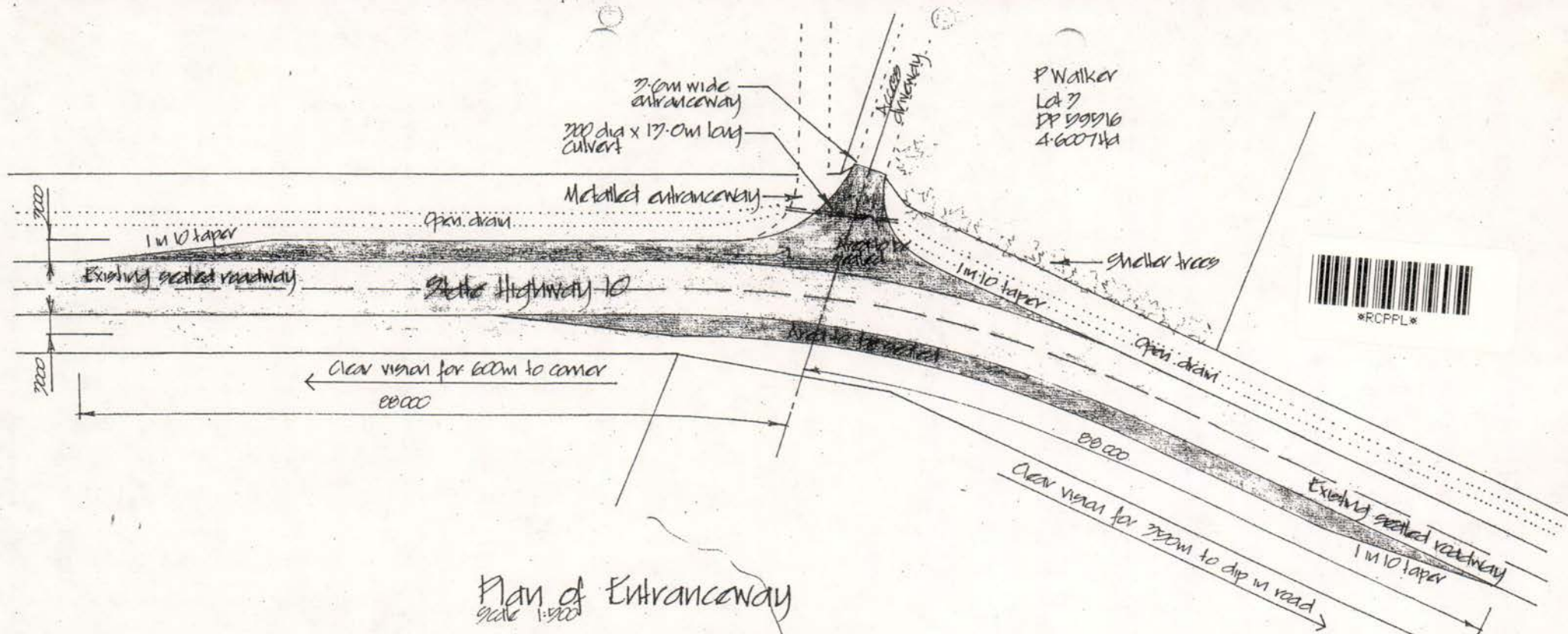
- Collecting water samples upgradient and downgradient of the subsurface irrigation area and analysing for faecal coliforms;
- Assessment of odour at the property boundary;
- Review of maintenance contract documents and service records;
- Review of daily wastewater flow measurements submitted to the Northland Regional Council annually.

COSTS OF MONITORING

In accordance with Section 36 of the Resource Management Act 1991, it is intended that the Consent Holder meets the full cost of monitoring the effects of the exercise of these consents.

APPLICATION FEES

The cost of processing these applications will be determined on a cost recoverable basis and invoices will follow under separate cover.

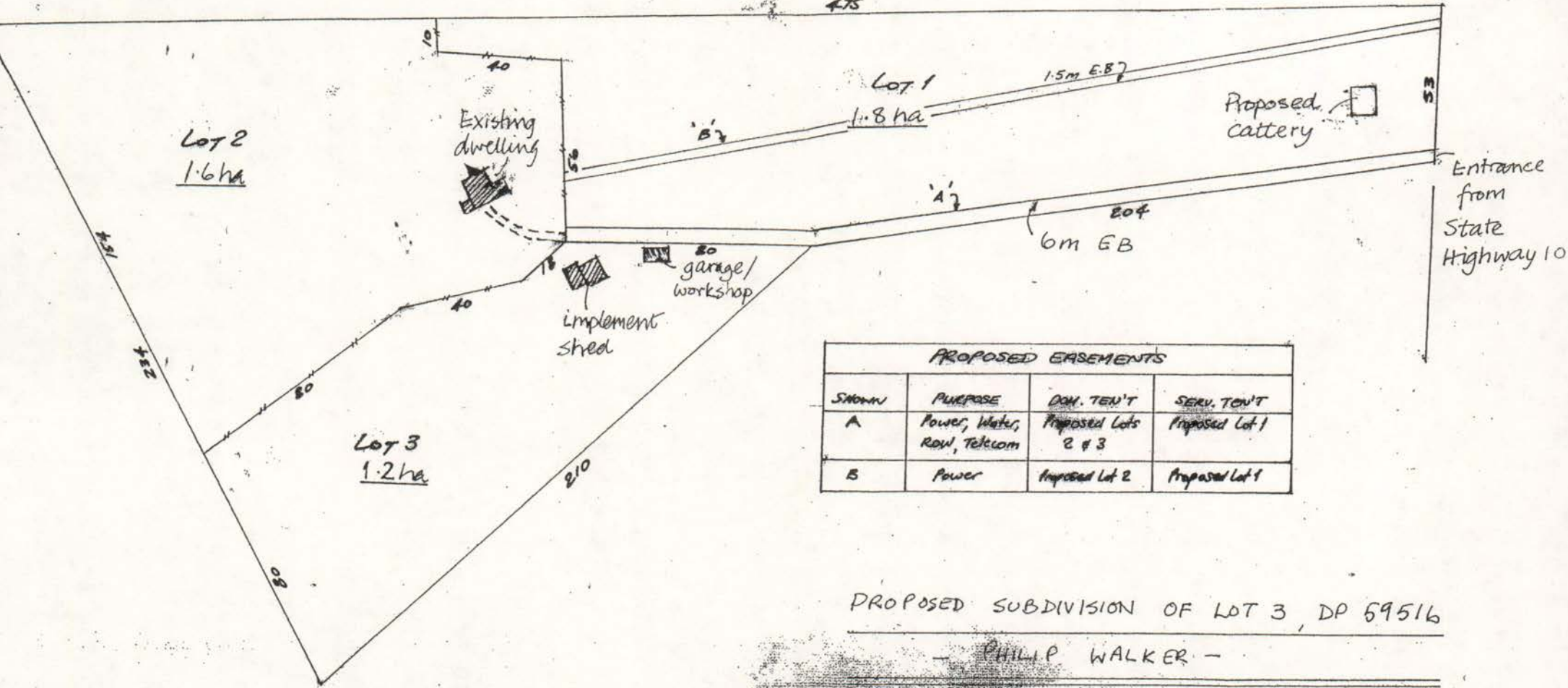


Plan of Entranceway
Scale 1:500

References
1. Trench NZ drawing ACCESS-D

D Altered 2.0m wide strip to standard lane A Removed right hand kerb & cattle guard	1-99 CP	CP
REVISION	DATE	INITIALS
BROWN & THOMSON CONSULTING		
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Proposed Alterations to Vehicle Entrance		
DATE: Oct '98	SCALE: 1:500	
DRAWN: Draham		
JOB No: 3351C	SHEET: S2	REV: D

Note. All dimensions and areas subject to final survey.

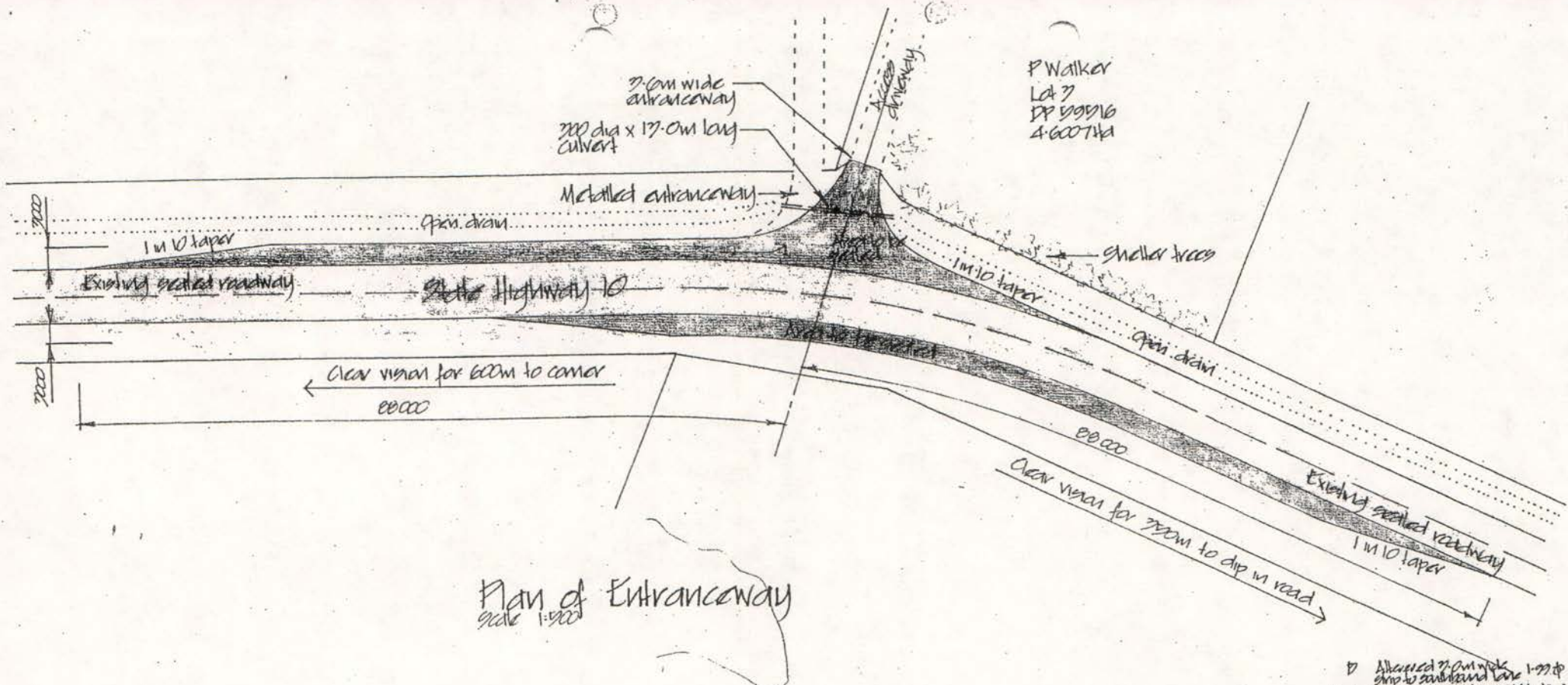


PROPOSED EASEMENTS			
SHOWN	PURPOSE	DON. TEN'T	SERV. TEN'T
A	Power, Water, Row, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
B	Power	Proposed Lot 2	Proposed Lot 1

PROPOSED SUBDIVISION OF LOT 3, DP 59516

— PHILIP WALKER —

Scale 1:1250 (Approx.)

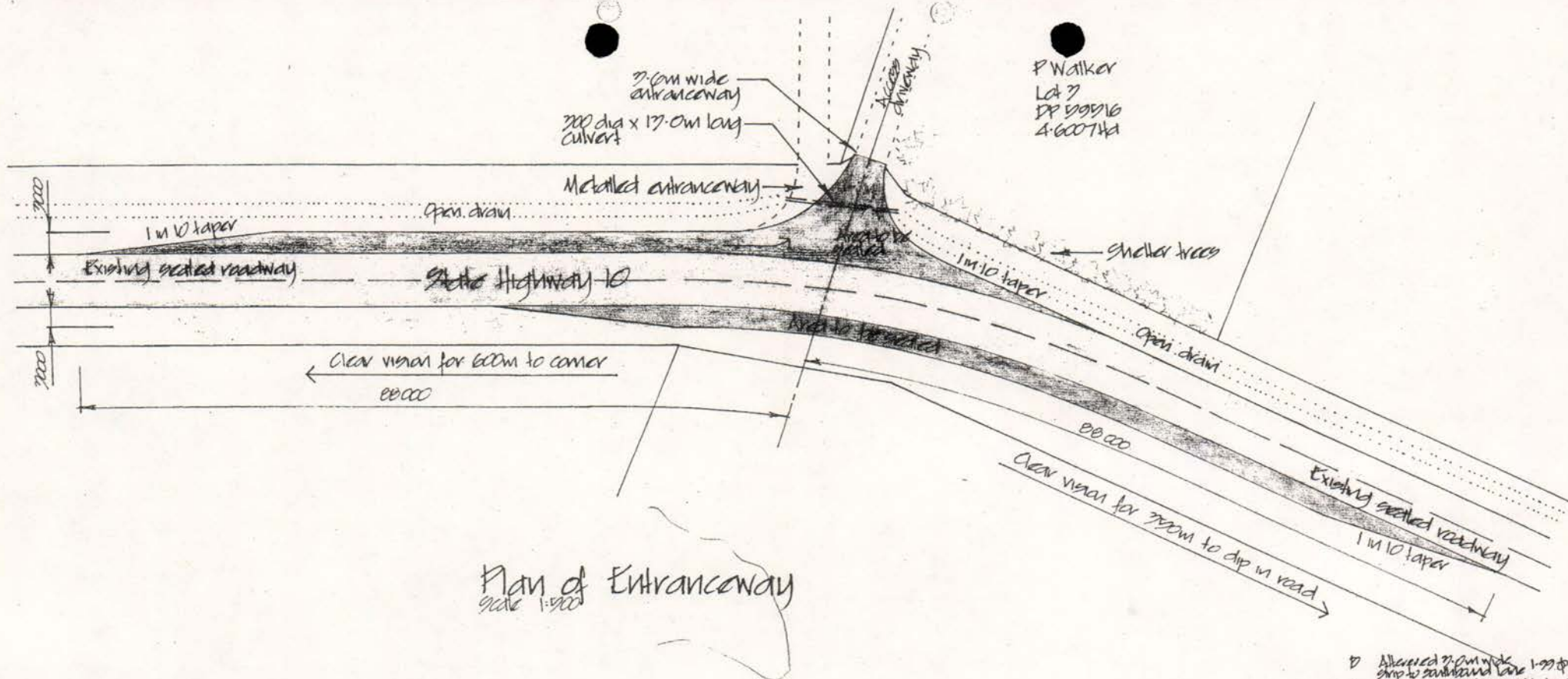


P Walker
 Lot 7
 DP 89916
 4-600744

Plan of Entranceway
 scale 1:500

References
 1. Transit NZ drawing ACCESS-D

D Allocated 2.0m wide strip to sandstone lane A Removed right turn kerb & cattle guard	1-99 DP	DP
REVISION	DATE	INITIALS
BROWN & THOMSON CONSULTING <small>PHONE (06) 350 2444 FAX (06) 350 2445</small>		
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Proposed Alterations to Vehicle Entrance		
DATE: Oct '98	SCALE: 1:500	
DRAWN: Graham	SHEET	REV.
3351C	S2	D



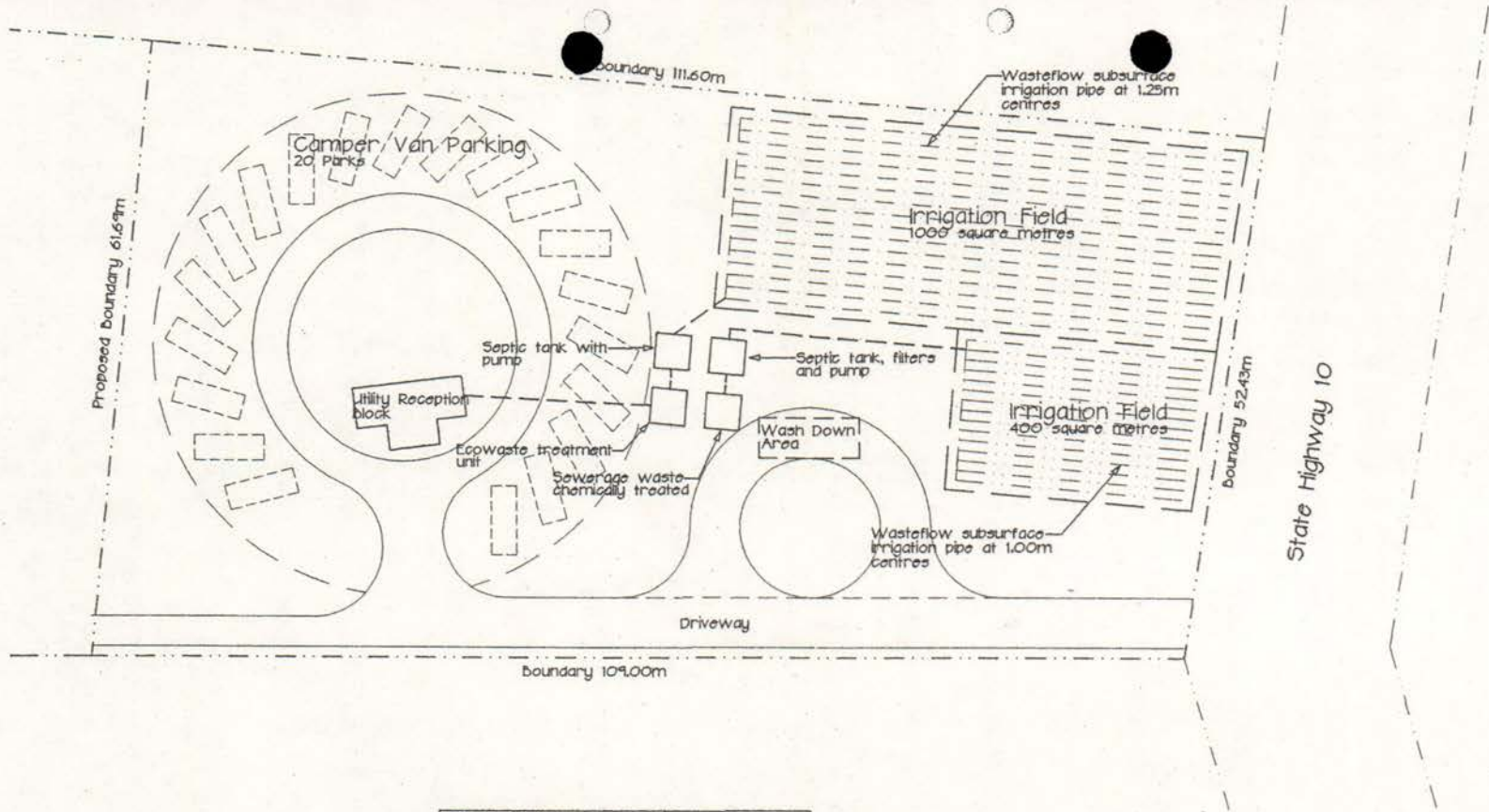
Plan of Entranceway
scale 1:500

References

1. Transit NZ drawing ACCESS-D

- B Allocated 7.0m wide strip to southbound lane 1-99 DP
- A Removed right turn 1-99 DP
lane & cattle yard

REVISION	DATE	INITIALS
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Proposed Alterations to Vehicle Entrance		
DATE: Oct '98	SCALE: 1:500	
DRAWN: Draham		
JOB No: 3351C	SHEET S2	REV. D



EFFLUENT DISPOSAL PLAN

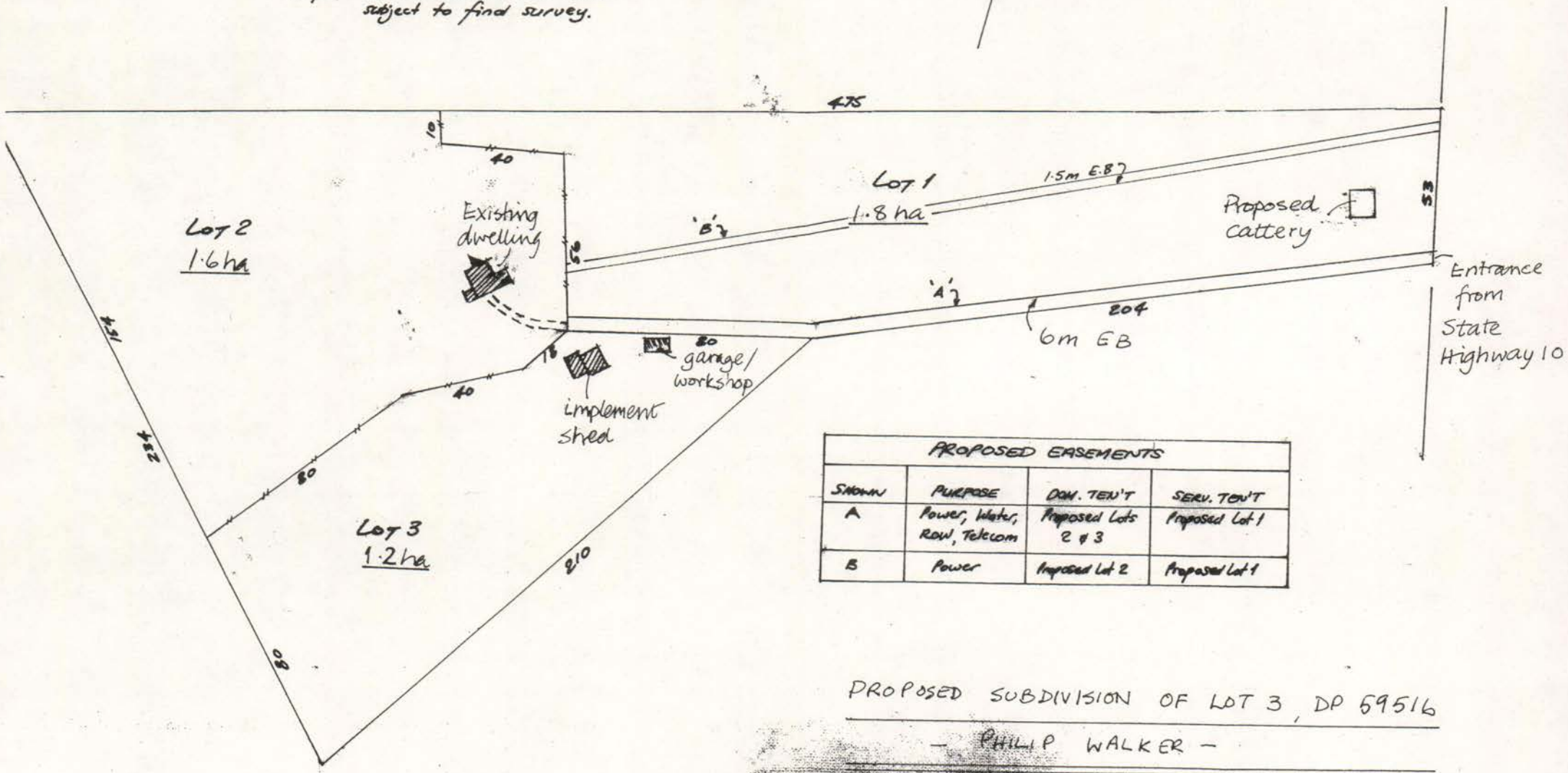
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REVISION	DATE	INITIALS
PROJECT <i>Campervan Park for Philip Walker</i> <i>SH10, Kerikeri</i>		
TITLE <i>Effluent Disposal Layout</i>		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Braham</i>		
JOB No: 3351C	SHEET: S3	REV.

FILE: CAMPV.PWG

PHONE (09) 838 2404 AUCKLAND
PHONE (09) 407 8332 KERIKERI

Note. All dimensions and areas subject to final survey.

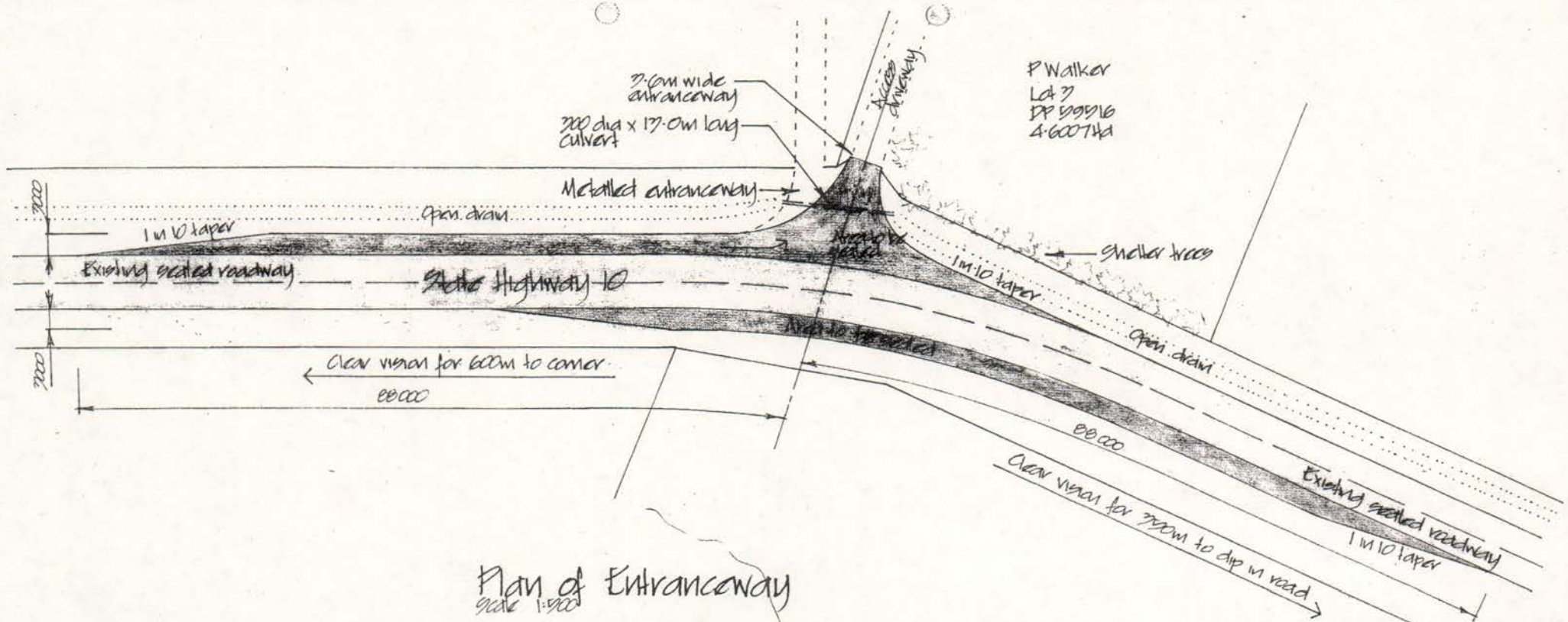


PROPOSED EASEMENTS			
SHOWN	PURPOSE	DON. TEN'T	SERV. TEN'T
A	Power, Water, ROW, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
B	Power	Proposed Lot 2	Proposed Lot 1

PROPOSED SUBDIVISION OF LOT 3, DP 59516

— PHILIP WALKER —

Scale 1:1250 (Approx.)



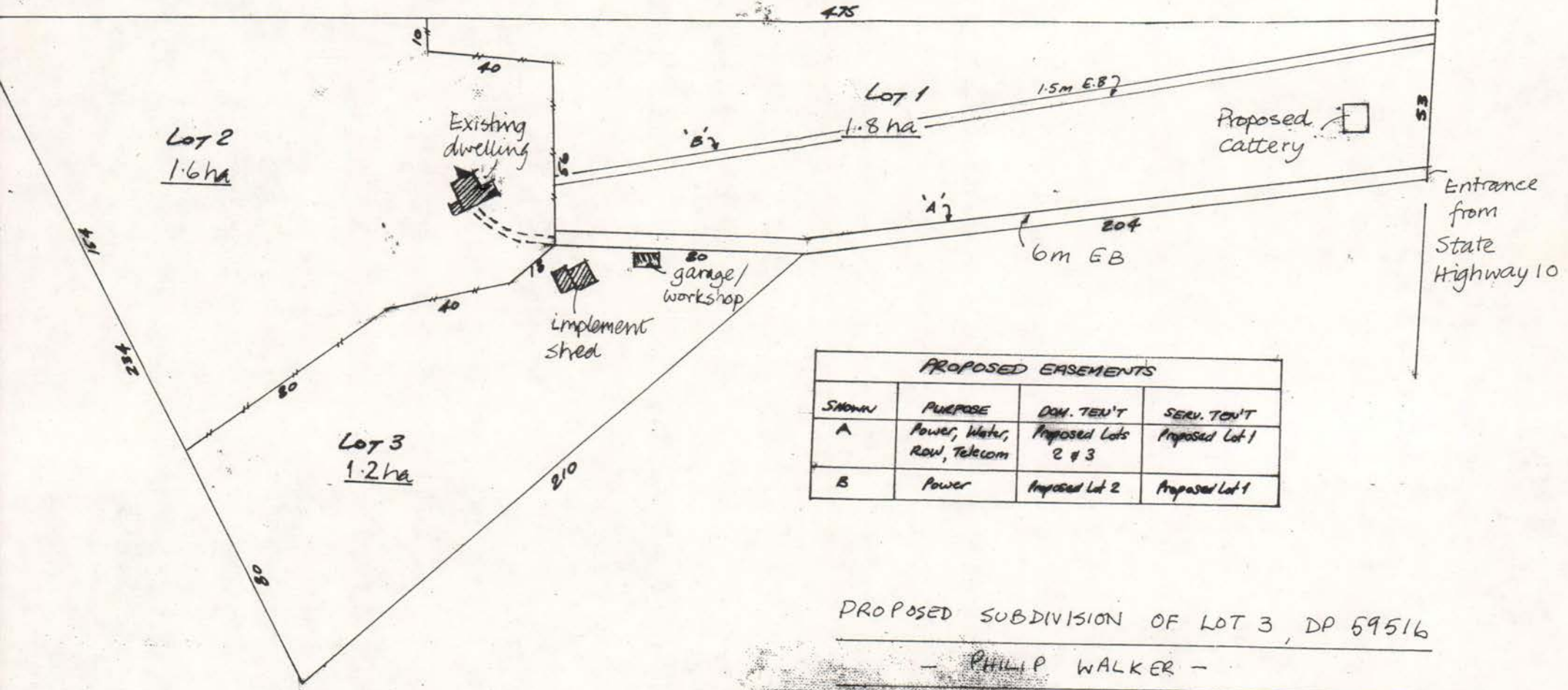
Plan of Entranceway
 scale 1:500

References

1. Transit NZ drawing ACCESS-D

REVISION	DATE	INITIALS
D	Allocated 2.0m wide strip to sandstone lane	1-99 DP
A	Removed right turn 1999 kerb & cattle guard	DP
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Proposed Alterations to Vehicle Entrance		
DATE: Oct '98	SCALE: 1:500	
DRAWING: Draham		
JOB No: 3351C	SHEET: S2	REV: D

Note. All dimensions and areas subject to final survey.

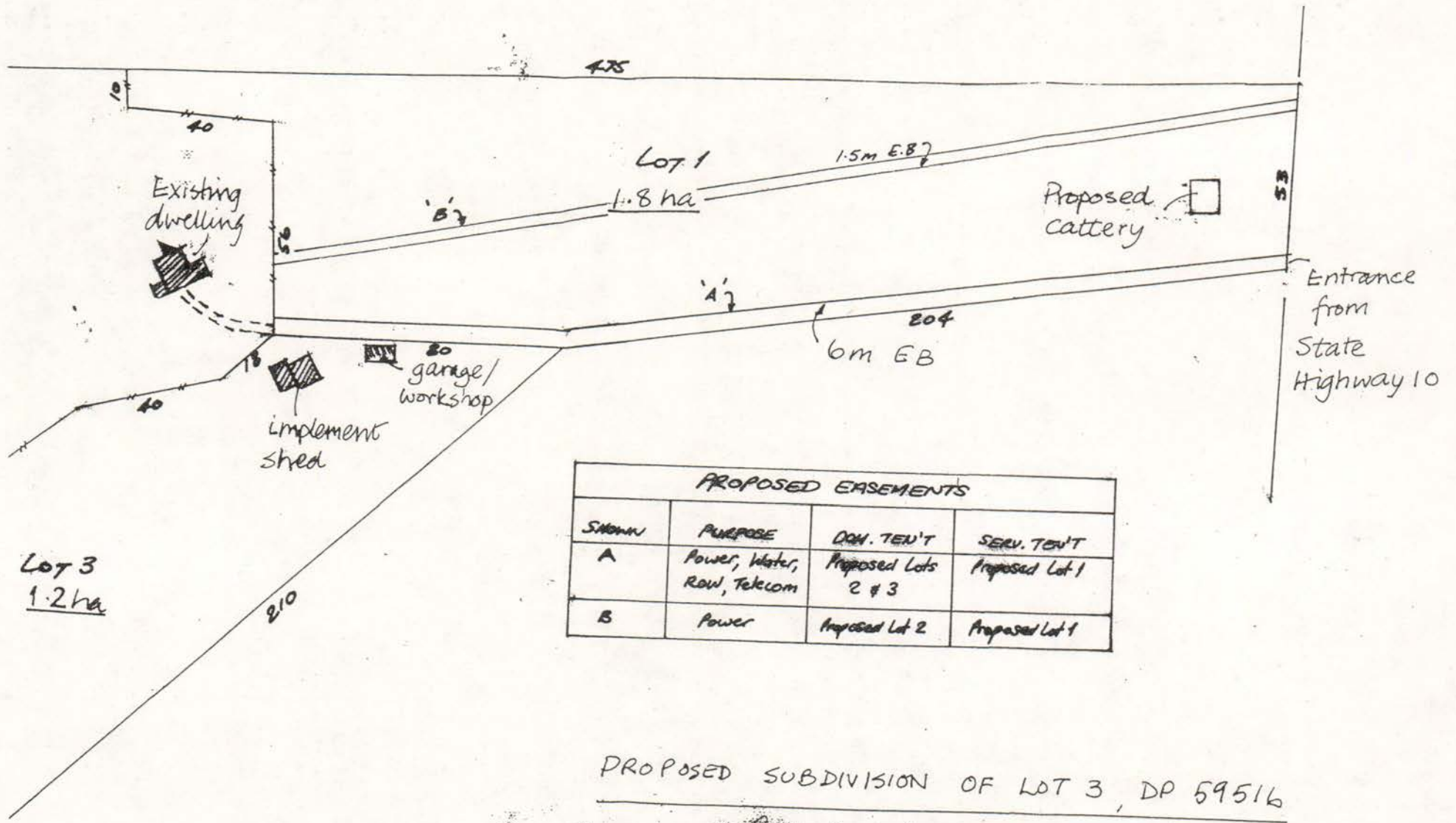


PROPOSED EASEMENTS			
SHOWN	PURPOSE	DOM. TEN'T	SERV. TEN'T
A	Power, Water, Row, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
B	Power	Proposed Lot 2	Proposed Lot 1

PROPOSED SUBDIVISION OF LOT 3, DP 59516

— PHILIP WALKER —

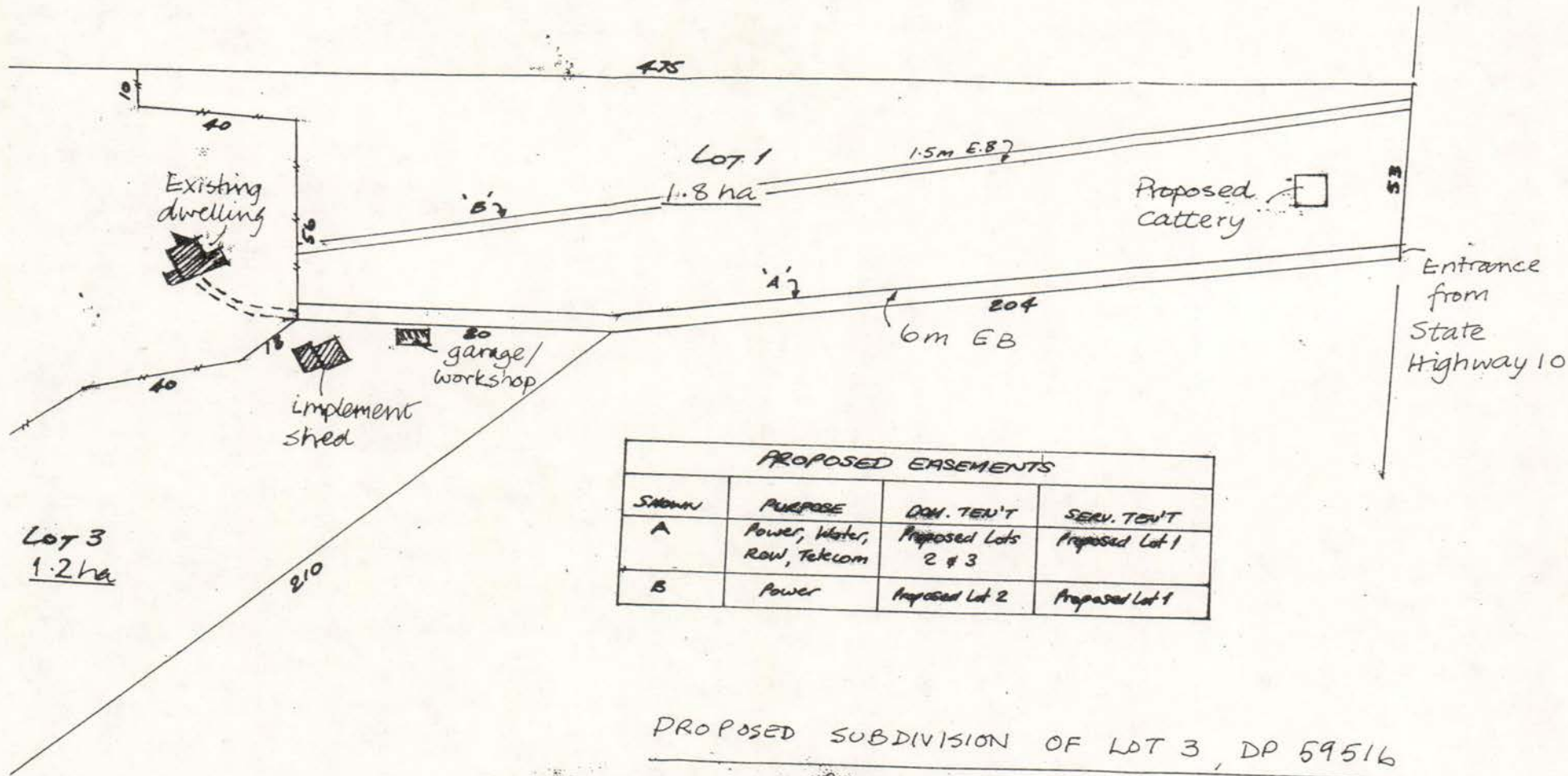
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PROPOSED EASEMENTS			
SHOWN	PURPOSE	DOM. TEN'T	SERV. TEN'T
A	Power, Water, Row, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
B	Power	Proposed Lot 2	Proposed Lot 1

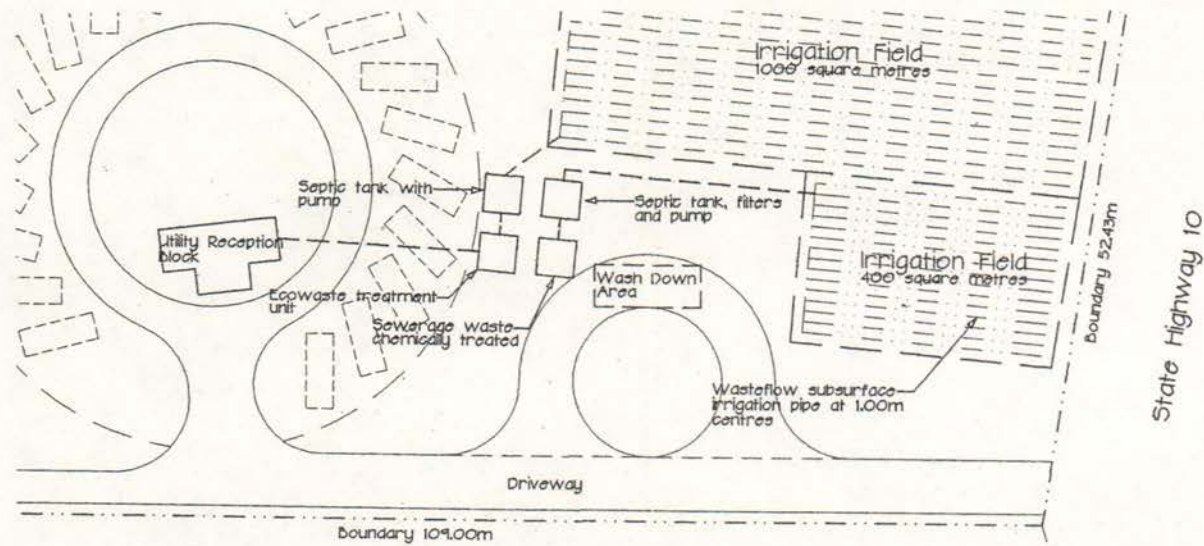
PROPOSED SUBDIVISION OF LOT 3, DP 59516
 - PHILIP WALKER -

Scale 1:1250 (Approx.)



— PHILIP WALKER —

Scale 1:1250 (Approx.)



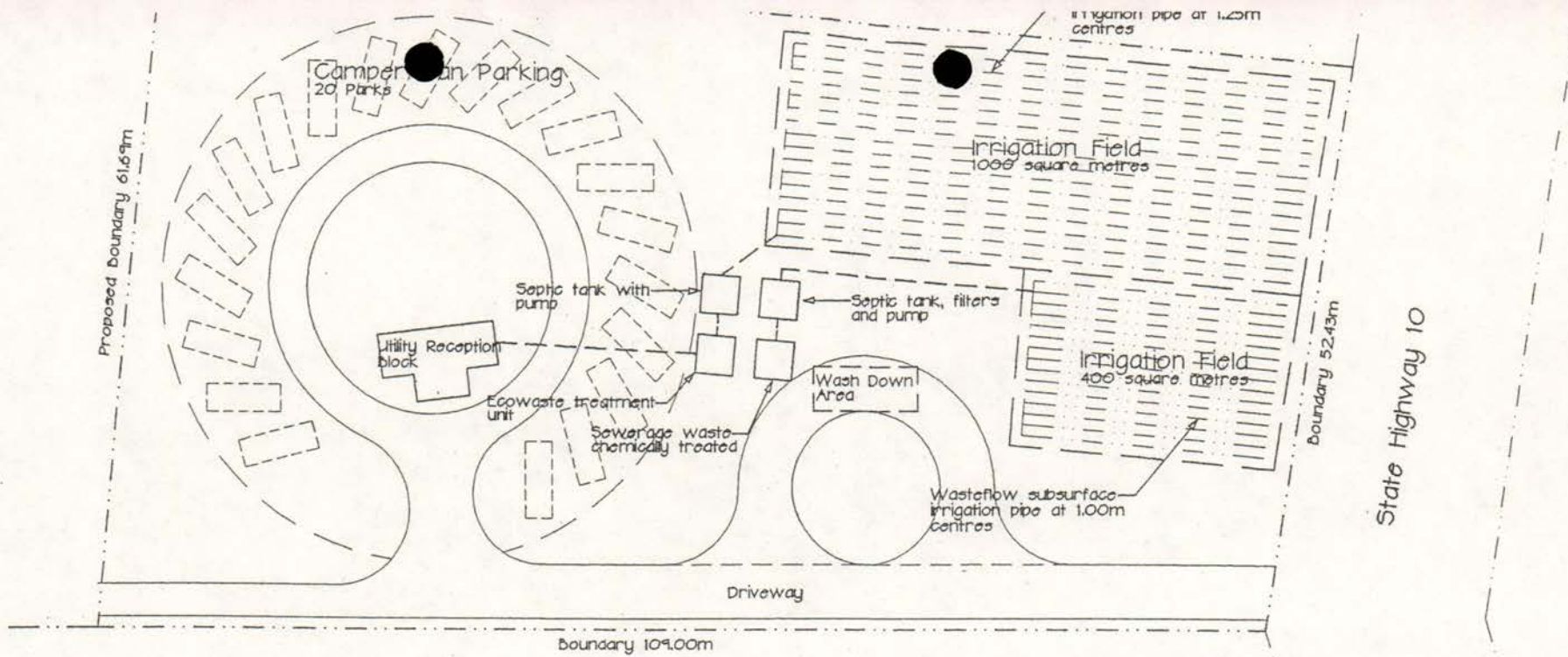
EFFLUENT DISPOSAL PLAN

Scale 1:500

REVISION	DATE	INITIALS
BROWN & THOMSON <small>CONSULTING ENGINEERS</small>		
PROJECT <i>Campervan Park for Philip Walker SH10, Kerikeri</i>		
TITLE <i>Effluent Disposal Layout</i>		

FILE: CAMPERVAN.DWG

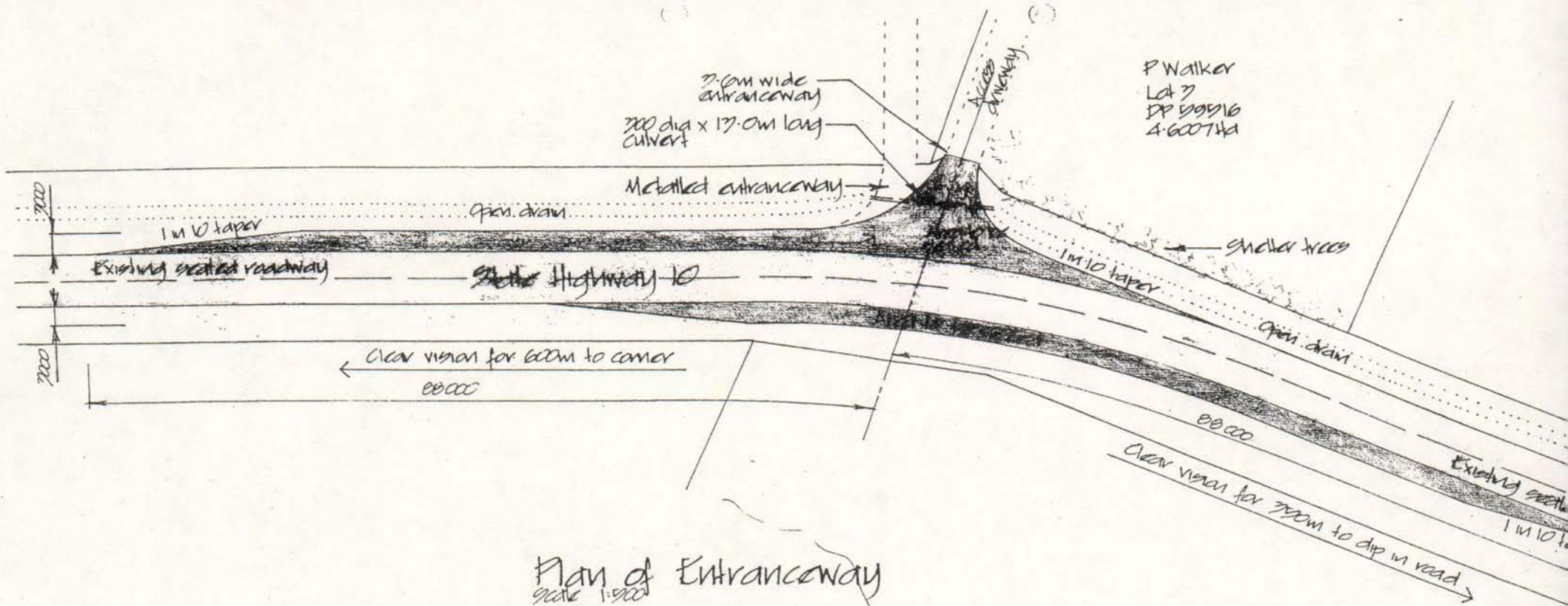
PHONE (09) 529 2404 AUCKLAND
FAX (09) 407 9332 KERIKERI



EFFLUENT DISPOSAL PLAN

Scale 1:500

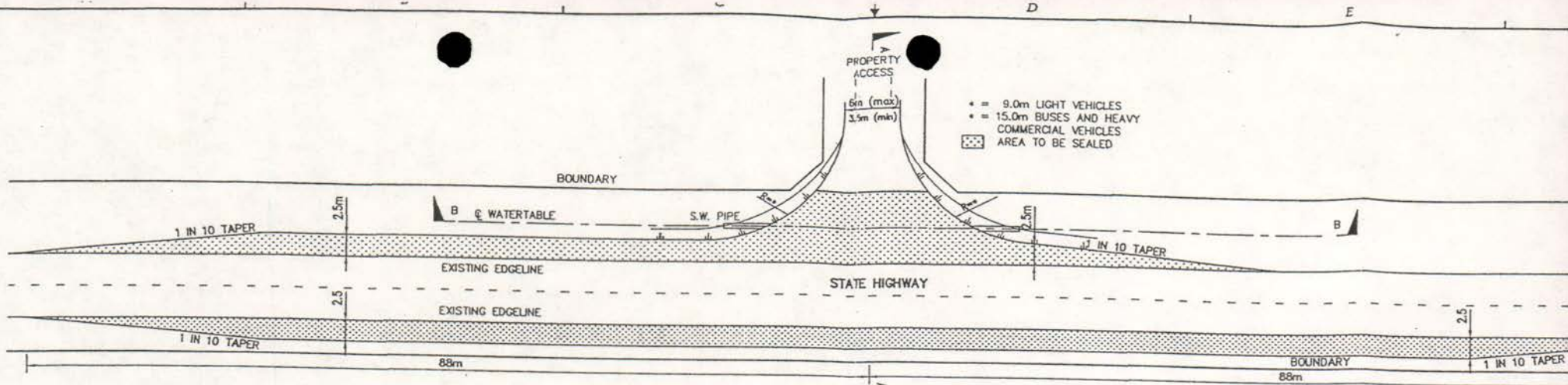
FILE: CAMPER.DWG
REVISION
PROJECT Camp Philip SH10
TITLE Efflu Layou
DATE: Jc
DRAWN: E-
JOB No:



P Walker
Lot 7
DP 500916
4-60074d

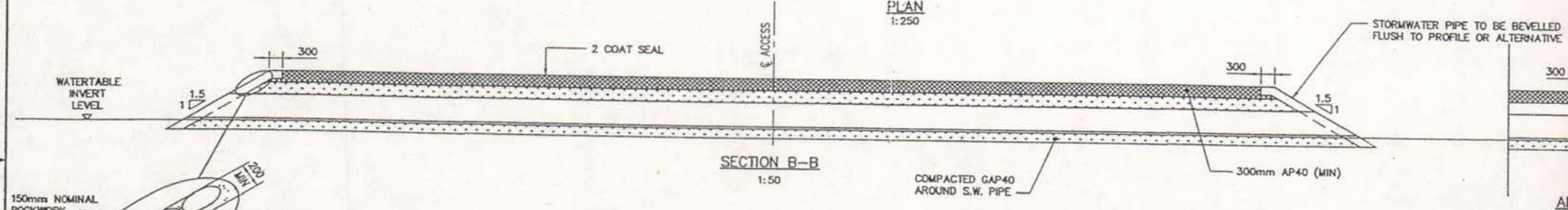
References
1. Transit NZ drawing ACCESS-D

REVISION	D Allow strip to remain
A	Remove
PROJECT	Campe Philip SH10,
TITLE	Propos to Veh
DATE:	Oct
DRAWN:	ba
JOB No:	335

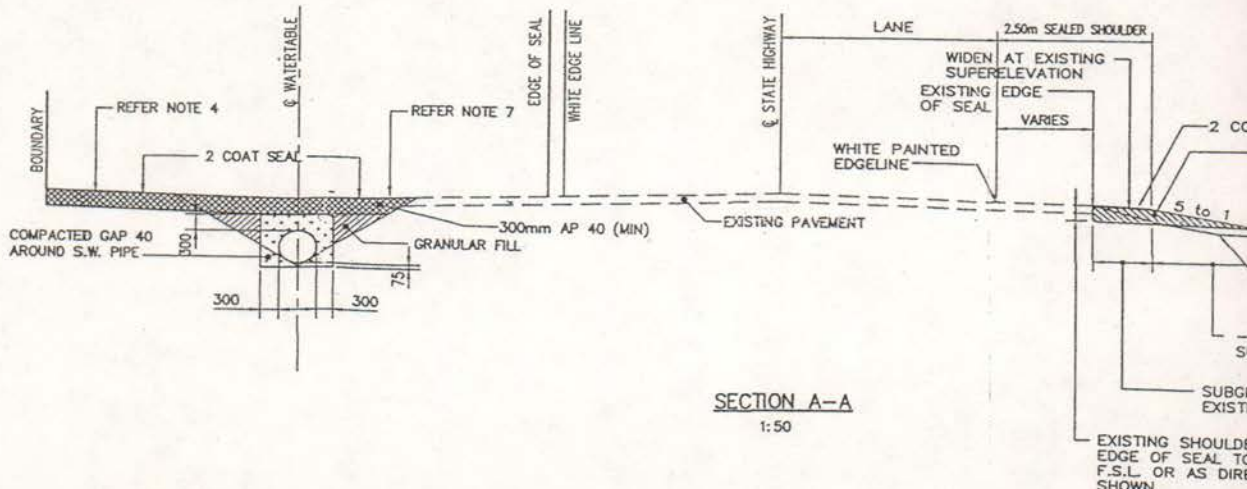
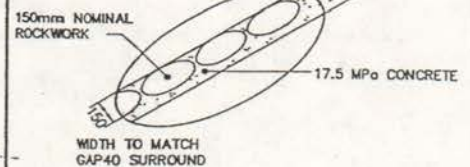


* = 9.0m LIGHT VEHICLES
 * = 15.0m BUSES AND HEAVY COMMERCIAL VEHICLES
 [Pattern] AREA TO BE SEALED

PLAN
1:250



SECTION B-B
1:50



SECTION A-A
1:50

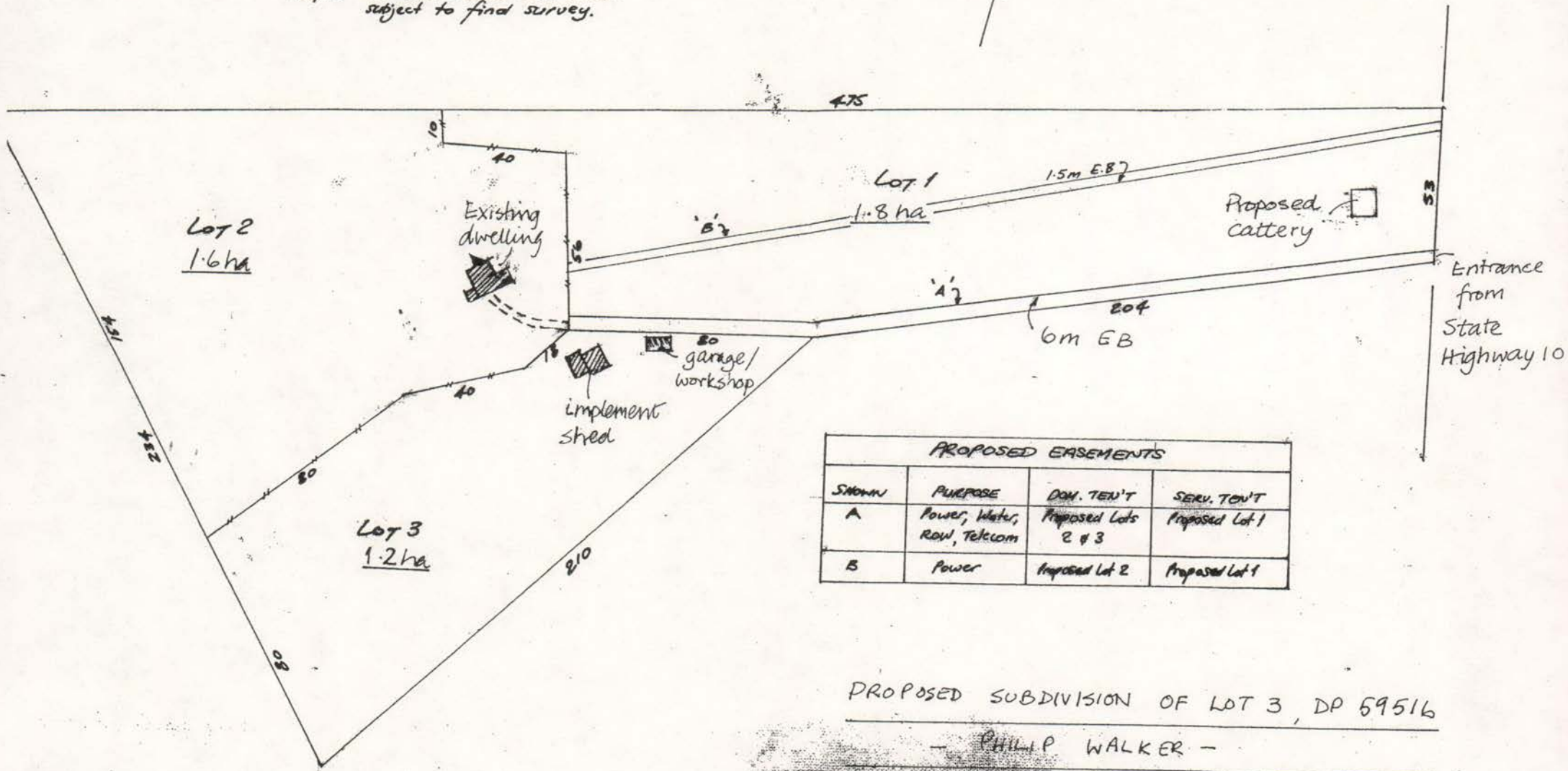
- NOTES**
- S.W. PIPE TO BE 300mm ϕ (MIN) CLASS X R.C.R.R.J. PIPE IN ACCORDANCE WITH SPECIFICATION TNZ F/3 AND PIPE DIAMETER NOT TO BE LESS THAN UPSTREAM PIPES. IF A PIPE >300mm ϕ IS REQUIRED THE ENGINEER WILL ADVISE ON THE REQUIRED DIAMETER.
 - THE PIPE SHALL BE INSTALLED TO THE INVERT LEVELS AND GRADES AS ADVISED BY THE ENGINEER.
 - ALL EXISTING WATERCOURSES ARE TO BE RETAINED UNLESS DIRECTED OTHERWISE.
 - ACCESS PAVEMENT TO EXTEND TO BOUNDARY OR TO A POINT AS DIRECTED BY THE REGIONAL STATE HIGHWAY MANAGER. GRADE SHALL CONFORM WITH NOTE 7.
 - CONSTRUCT CONCRETE ROCKWORK HEADWALLS ON BOTH ENDS OF DRIVEWAY CULVERT.
 - THE ENTRANCE IS TO HAVE A STANDING AREA APPROX. 1.25 TIMES THE LENGTH OF THE LONGEST VEHICLE LIKELY TO USE THE ENTRANCE. EXTENDING FROM THE EDGE LINE OF THE CARRIAGEWAY. THE GATEWAY IS TO BE RECESSED INTO THE PROPERTY IF NECESSARY TO PROVIDE THE REQUIRED LENGTH.
 - THE STANDING AREA IS TO BE WITHIN PLUS OR MINUS 5% OF THE EXISTING CROSSFALL OF THE HIGHWAY. WHERE IT IS NOT POSSIBLE TO ACHIEVE THIS DISCUSSION SHOULD TAKE PLACE WITH THE REGIONAL STATE HIGHWAY MANAGER BEFORE PROCEEDING.
 - 2 COAT SEAL CHIP SIZE TO MATCH EXISTING.
 - ALL MATERIALS USED SHALL COMPLY WITH THE RELEVANT TRANSIT NEW ZEALAND SPECIFICATION AND THE MATERIALS AND STANDARD OF CONSTRUCTION SHALL BE TO THE APPROVAL OF THE REGIONAL STATE HIGHWAY MANAGER, TRANSIT NEW ZEALAND.

	BY	CHECKED	DATE
SURVEY			
DESIGN			
DRAWN	R.W.	MBS	11/97
RECORD			
APPROVED:			
R1 - NOTES AMENDED AND ADDED	<i>M.S. 1/98</i>		
AMENDMENT	APPD	DATE	STATUS

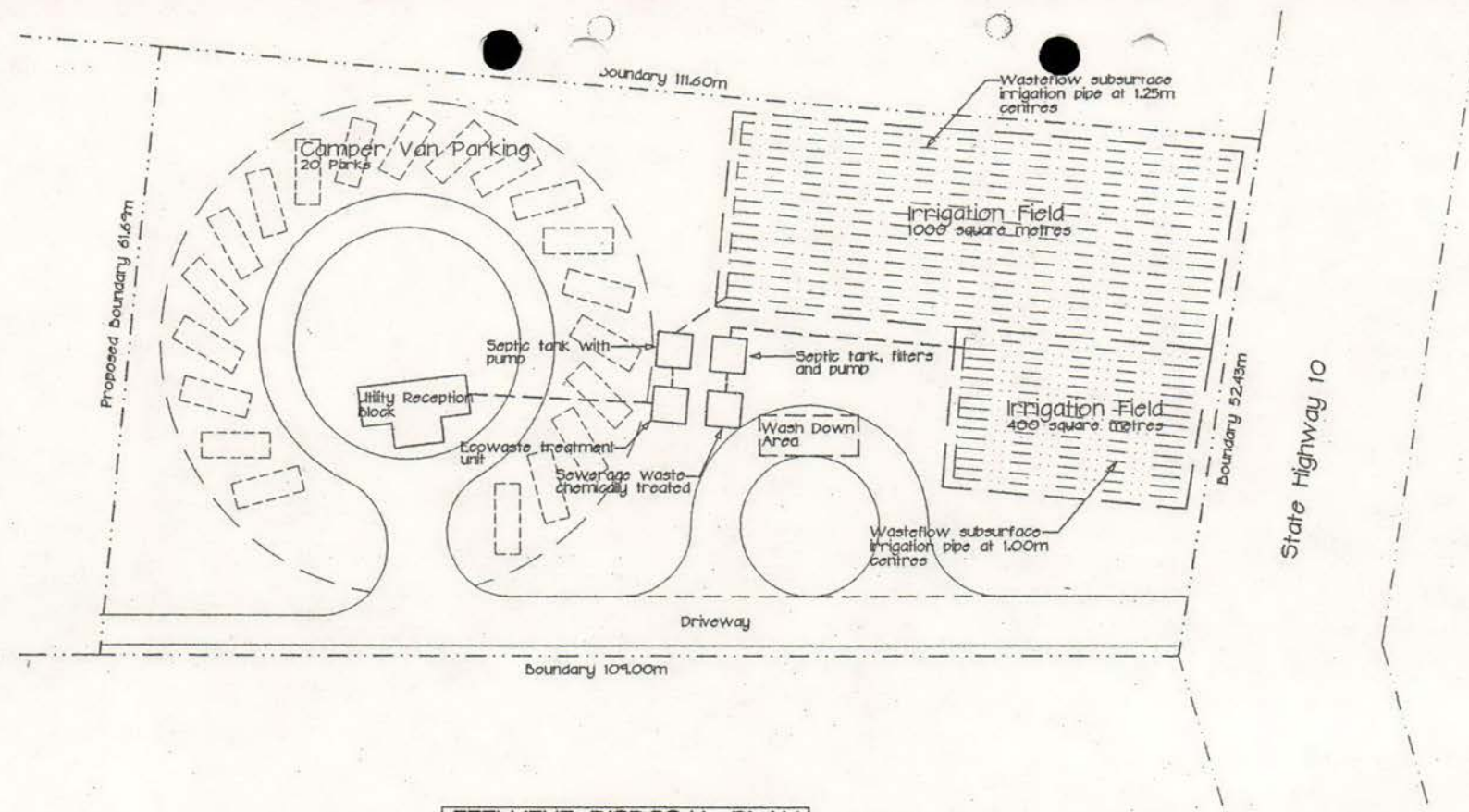


TITLE: TRANSIT NEW ZEALAND
 TYPICAL RURAL ACCESS
 30 - 60 VEHICLES PER DAY (B)
PLAN AND SECTIONS
This drawing and its contents are the property of Transit New Zealand. Any unauthorised employment or reproduction in full or in part, is forbidden.
 SCALE: AS SHOWN
 PLOT DATE: 18/3/98

Note. All dimensions and areas subject to final survey.



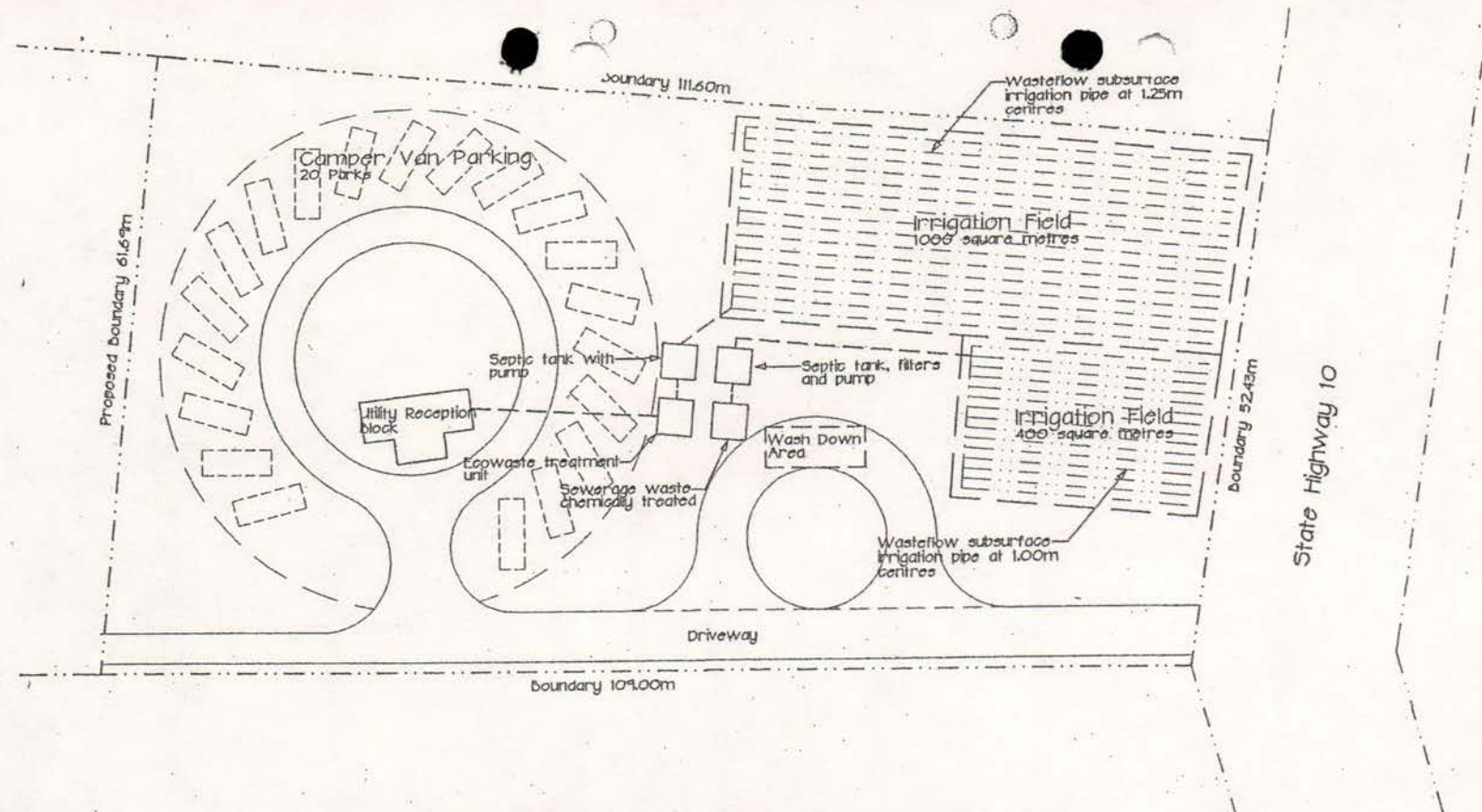
Scale 1:1250 (Approx.)



EFFLUENT DISPOSAL PLAN

Scale 1:500

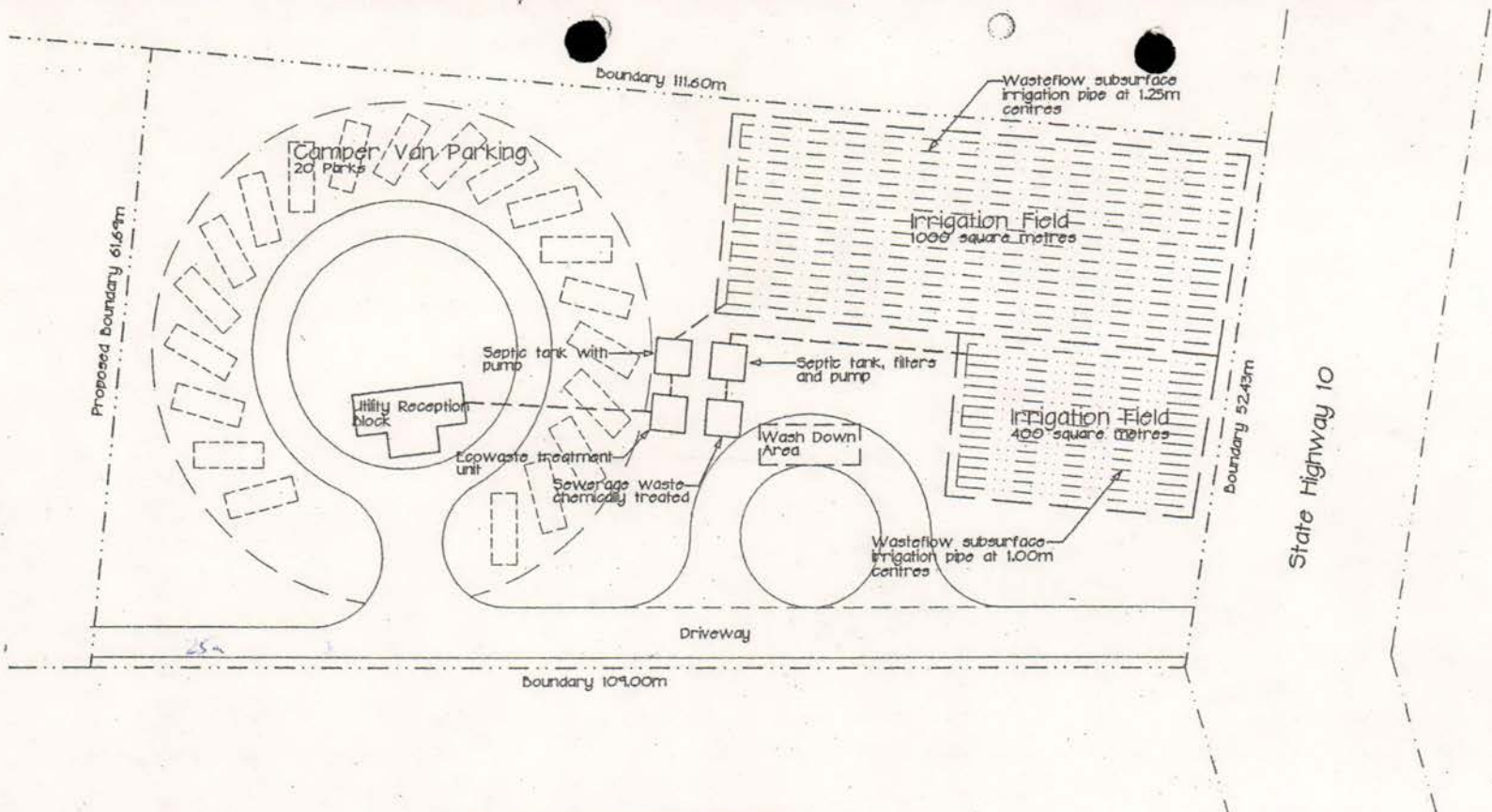
REVISION	DATE	INITIALS
PROJECT <i>Campervan Park for Philip Walker SH10, Kerikeri</i>		
TITLE <i>Effluent Disposal Layout</i>		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Braham</i>	SHEET	REV.
JOB No: 3351C	S3	



EFFLUENT DISPOSAL PLAN

Scale 1:500

REVISION	DATE	INITIALS
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Effluent Disposal Layout		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Braham</i>		
JOB No: 3351C	SHEET S3	REV.



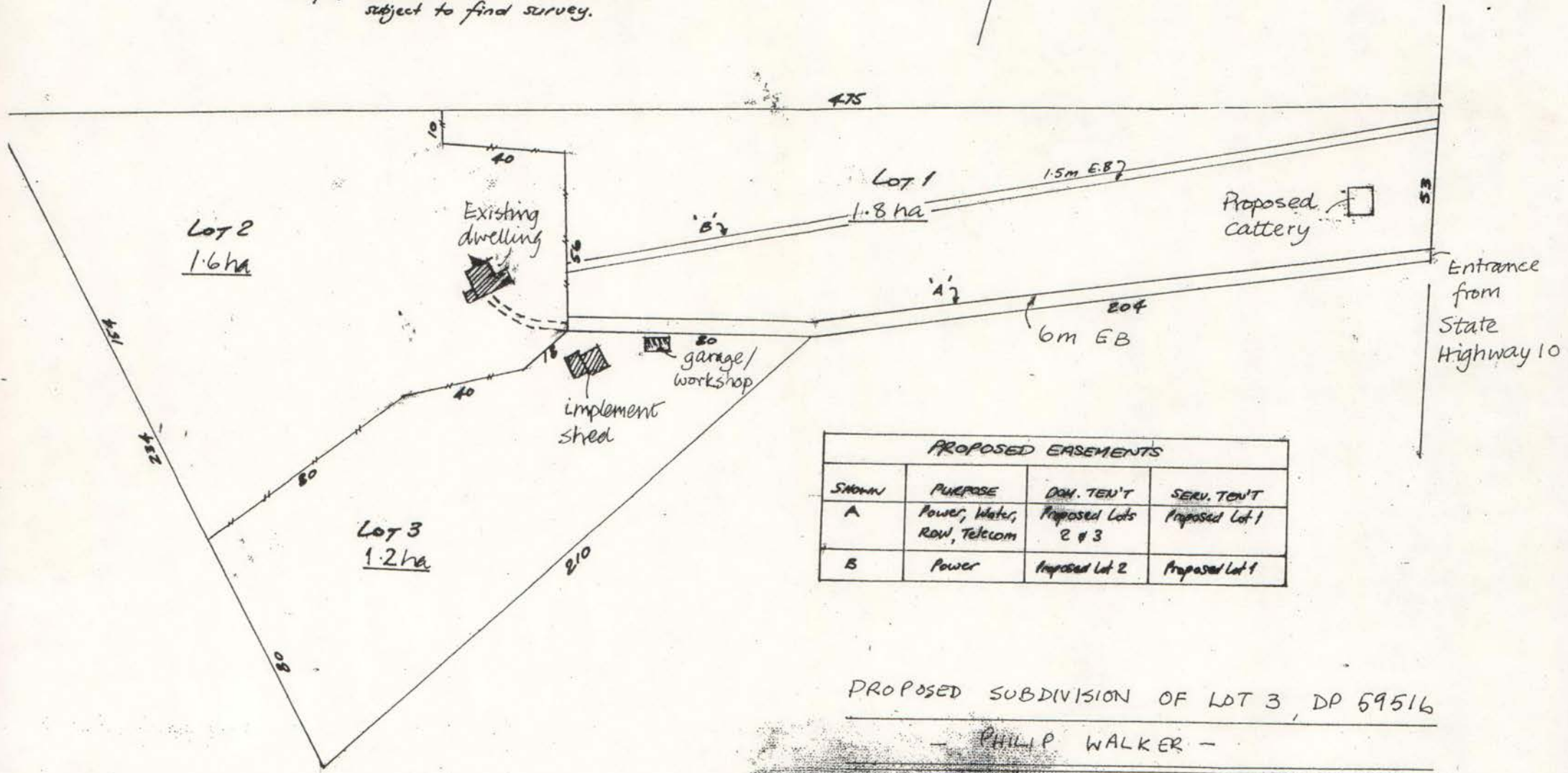
EFFLUENT DISPOSAL PLAN Scale 1:500

109-
-25

8.4

REVISION	DATE	INITIALS
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Effluent Disposal Layout		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Draham</i>	SHEET	REV.
3351C	S3	

Note. All dimensions and areas subject to final survey.

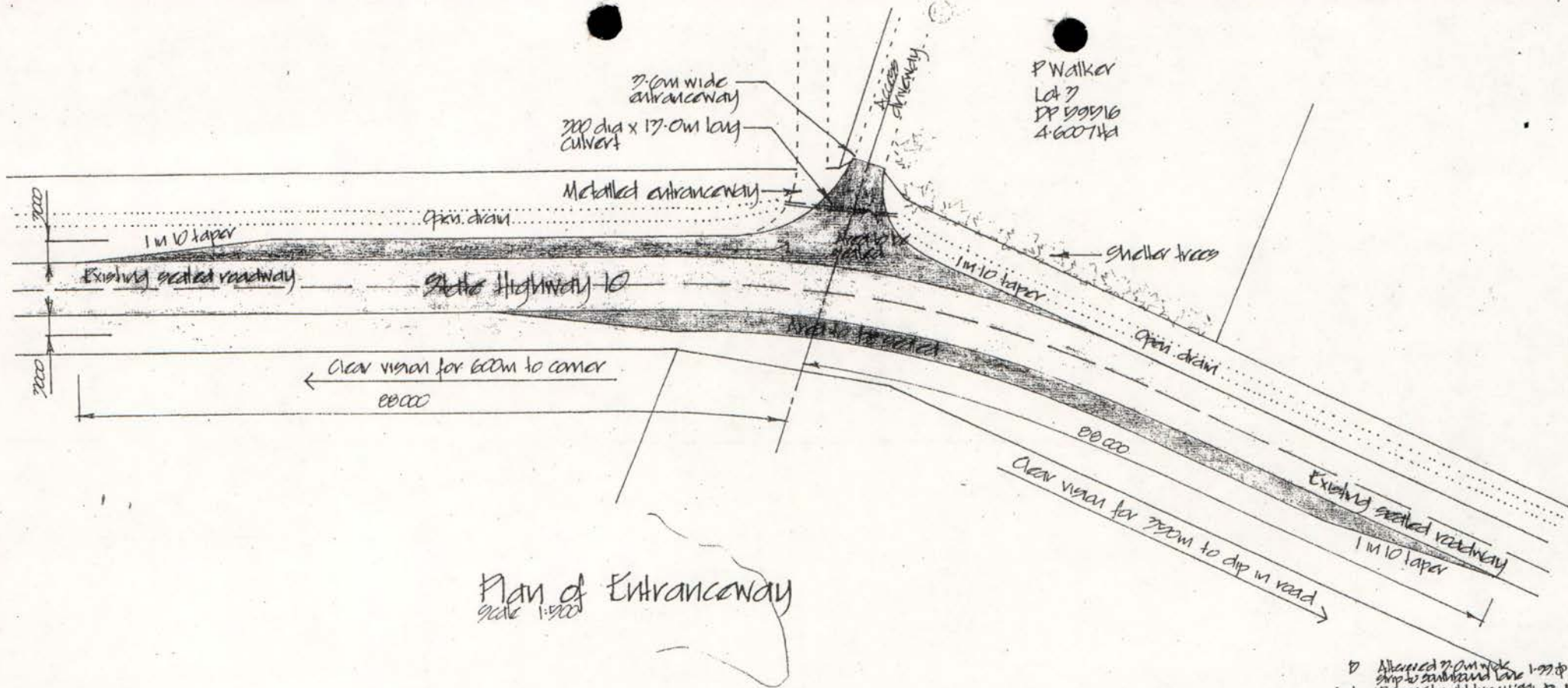


PROPOSED EASEMENTS			
SHOWN	PURPOSE	DOM. TEN'T	SERV. TEN'T
A	Power, Water, ROW, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
B	Power	Proposed Lot 2	Proposed Lot 1

PROPOSED SUBDIVISION OF LOT 3, DP 59516

— PHILIP WALKER —

Scale 1:1250 (Approx.)



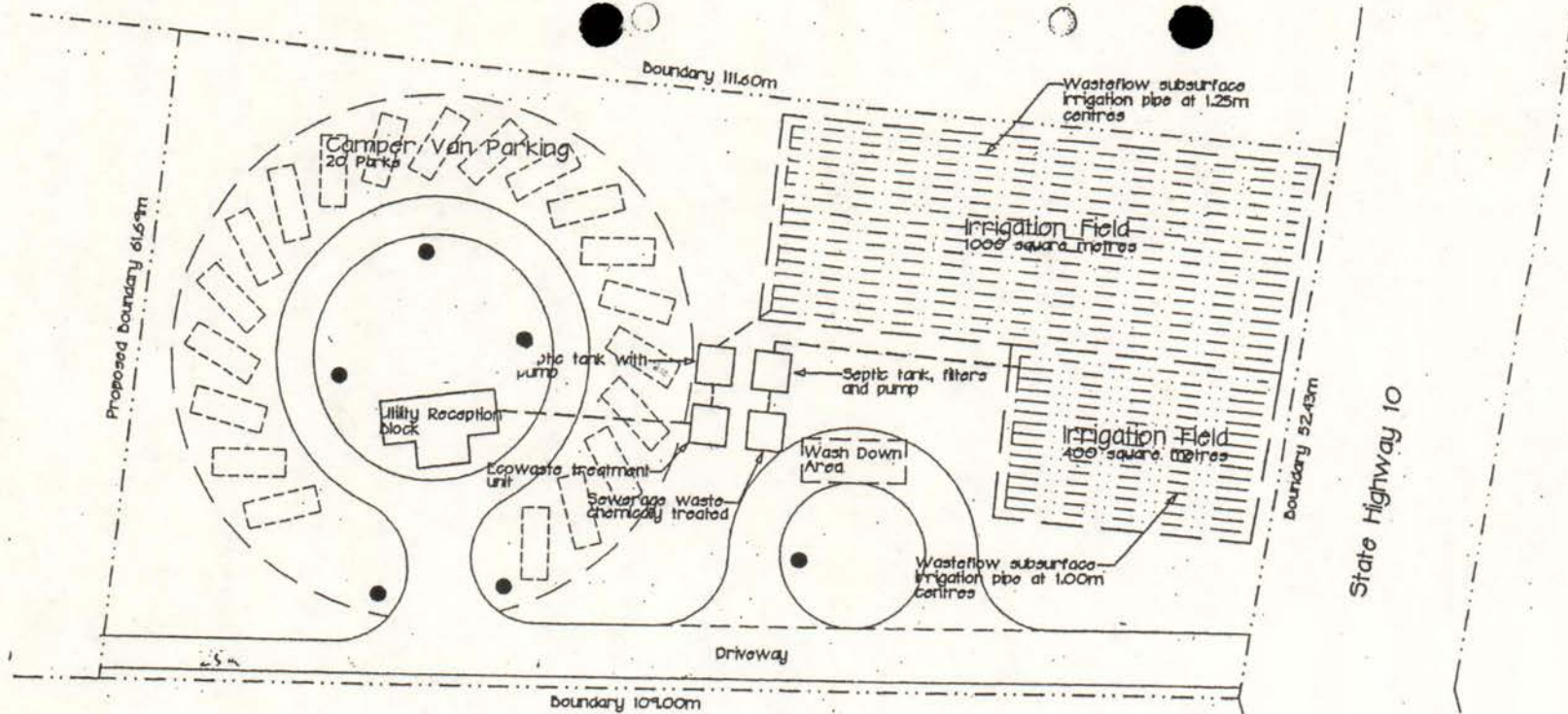
Plan of Entranceway
scale 1:500

References

1. Transit NZ drawing ACCESS-D

- D Altered 20m wide strip to standard lane 1:500 P
- A Removed right hand kerb & cattle guard P

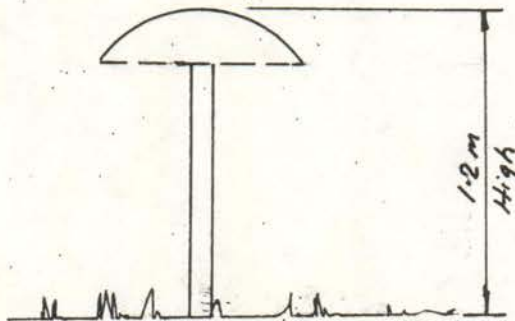
REVISION	DATE	INITIALS
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Proposed Alterations to Vehicle Entrance		
DATE: Oct '98	SCALE: 1:500	
DRAWN: Drahm		
JOB No: 3351C	SHEET: S2	REV: P



EFFLUENT DISPOSAL PLAN

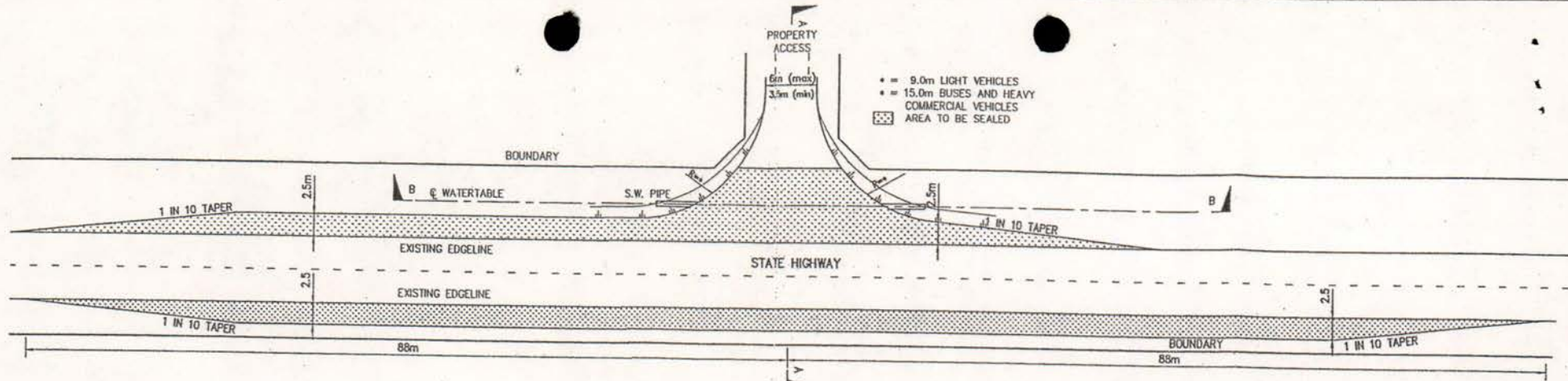
Scale 1:500

PHILIP WALKER - R.V. PARK.
 LIGHTING LAYOUT
 & DESIGN.

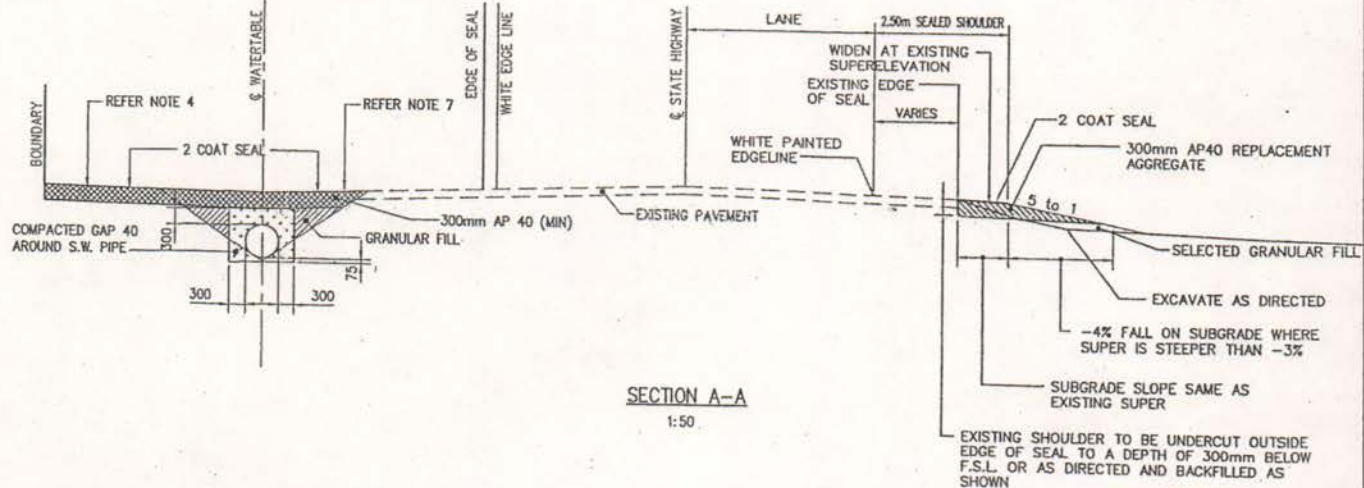
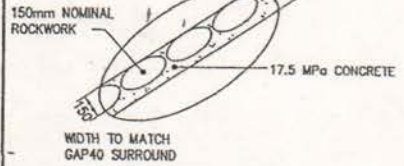
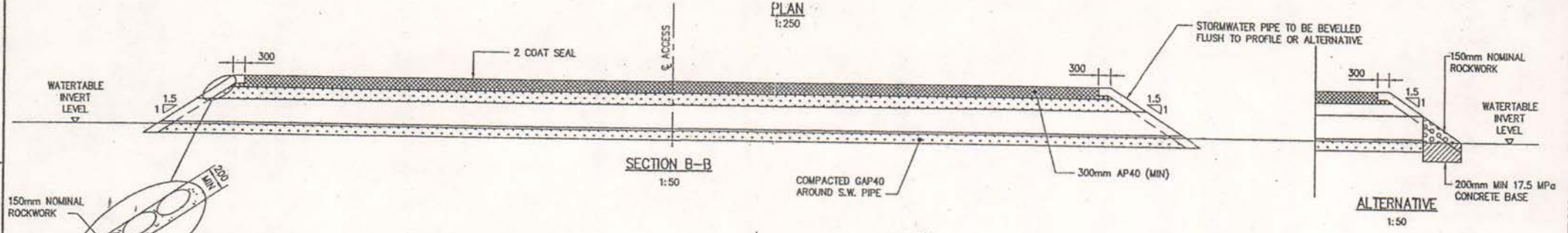


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REVISION	DATE	INITIALS
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Effluent Disposal Layout		
DATE: Jan '99	SCALE:	
DRAWN: Ebrahim	1:500	
JOB No:	SHEET	REV.
3351C	S3	



- = 9.0m LIGHT VEHICLES
- = 15.0m BUSES AND HEAVY COMMERCIAL VEHICLES
- ▨ AREA TO BE SEALED

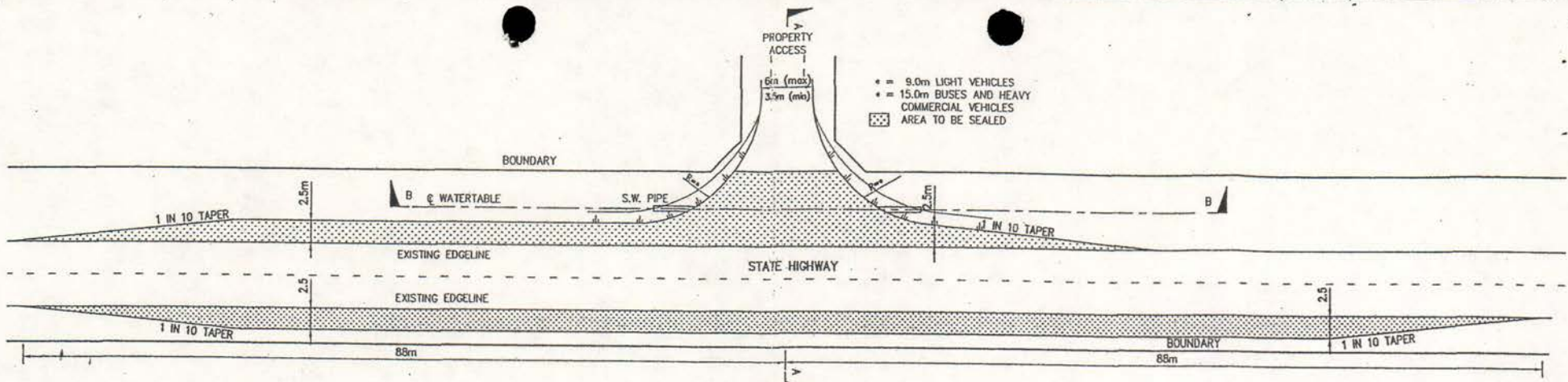


- NOTES**
1. S.W. PIPE TO BE 300mm (MIN) CLASS X R.C.R.R.J. PIPE IN ACCORDANCE WITH SPECIFICATION TNZ F/3 AND PIPE DIAMETER NOT TO BE LESS THAN UPSTREAM PIPES. IF A PIPE >300mm IS REQUIRED THE ENGINEER WILL ADVISE ON THE REQUIRED DIAMETER.
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 8. 2 COAT SEAL CHIP SIZE TO MATCH EXISTING.
 9. ALL MATERIALS USED SHALL COMPLY WITH THE RELEVANT TRANSIT NEW ZEALAND SPECIFICATION AND THE MATERIALS AND STANDARD OF CONSTRUCTION SHALL BE TO THE APPROVAL OF THE REGIONAL STATE HIGHWAY MANAGER, TRANSIT NEW ZEALAND.

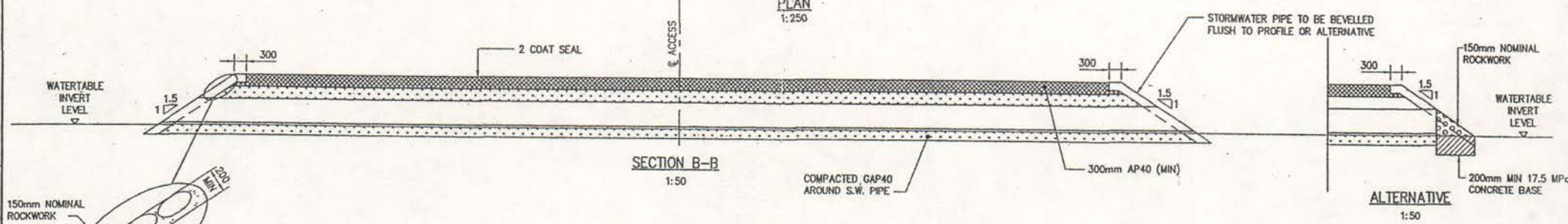
		BY	CHECKED	DATE
SURVEY				
DESIGN				
DRAWN		RJM	MS	11/97
RECEIVED				
APPROVED:				
RI - NOTES AMENDED AND ADDED		M. J. G.		
AMENDMENT	APP'D	DATE	STATUS	STATUS



TITLE: TRANSIT NEW ZEALAND TYPICAL RURAL ACCESS 30 - 60 VEHICLES PER DAY (DIAGRAM D)			
PLAN AND SECTIONS			
<small>This drawing and its contents are the property of Transit New Zealand. Any unauthorised employment or reproduction in full or in part, is forbidden.</small>			
SCALE: AS SHOWN	FILE DATE: 18/3/98	JOB: 9/2000/78	CODE: 7114
		FILE	REVISION: R1
		CAD FILE: ACCESS-D	SHEET: 2

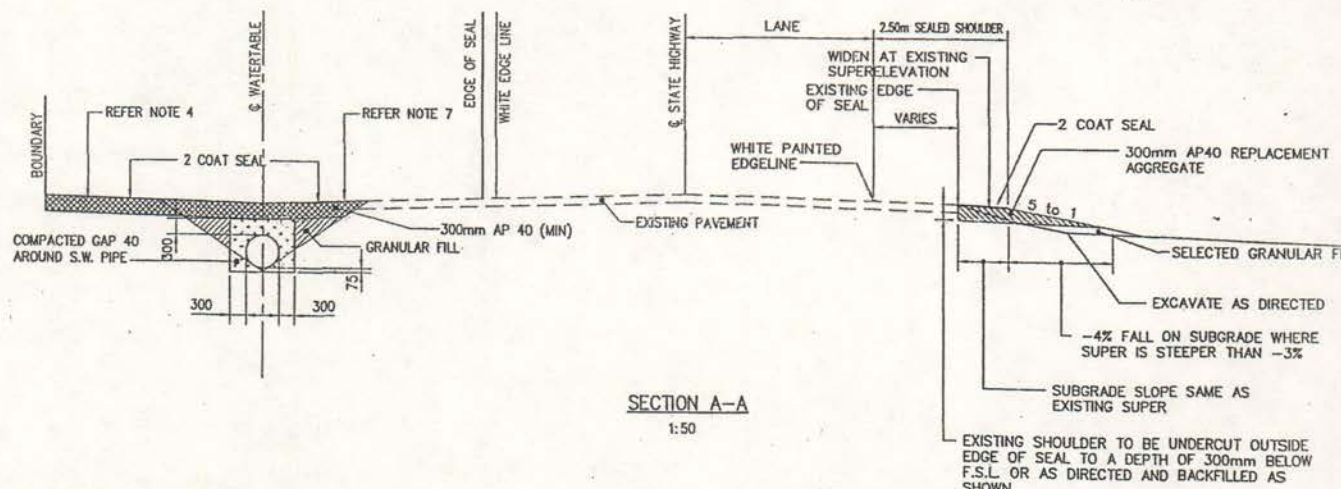


PLAN
1:250



SECTION B-B
1:50

ALTERNATIVE
1:50



SECTION A-A
1:50

- NOTES**
- S.W. PIPE TO BE 300mm (MIN) CLASS X R.C.R.R.J. PIPE IN ACCORDANCE WITH SPECIFICATION TNZ F/3 AND PIPE DIAMETER NOT TO BE LESS THAN UPSTREAM PIPES. IF A PIPE >300mm IS REQUIRED THE ENGINEER WILL ADVISE ON THE REQUIRED DIAMETER.
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BY	CHECKED	DATE
SURVEY		
DESIGN		
DRAWN	RJM	MBS 11/07
RECOMM.		
APPROVED:		
RS - NOTES AMENDED AND ADDED	M/S	1/18
AMENDMENT	APPD	DATE
	STATUS	STATUS



TITLE: TRANSIT NEW ZEALAND TYPICAL RURAL ACCESS 30 - 60 VEHICLES PER DAY (DIAGRAM D)			
PLAN AND SECTIONS			
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SCALE: AS SHOWN	FILE: 9/2000/78	CODE: 7114	SHEET: 2
NOT DATE: 18/3/98	FILE: ACCESS-D	REVISION: R1	

9 - 5 M.

ROLLA DOOR

CLOTHS DRYER

CLOTHS DRYER

LAUNDRY M.

LAUNDRY M.

LAUNDRY M.

TOILET

SHOWER

PART
5.5 x 3.6 M

SHOWER

TOILET

7.2 M.

CONCRETE SLAB FLOOR

OFFICE
3 x 3.6 M.

LOBBY
3.5 x 3.6 m.

STORAGE
3 x 3.6 M.

ROLLA DOOR

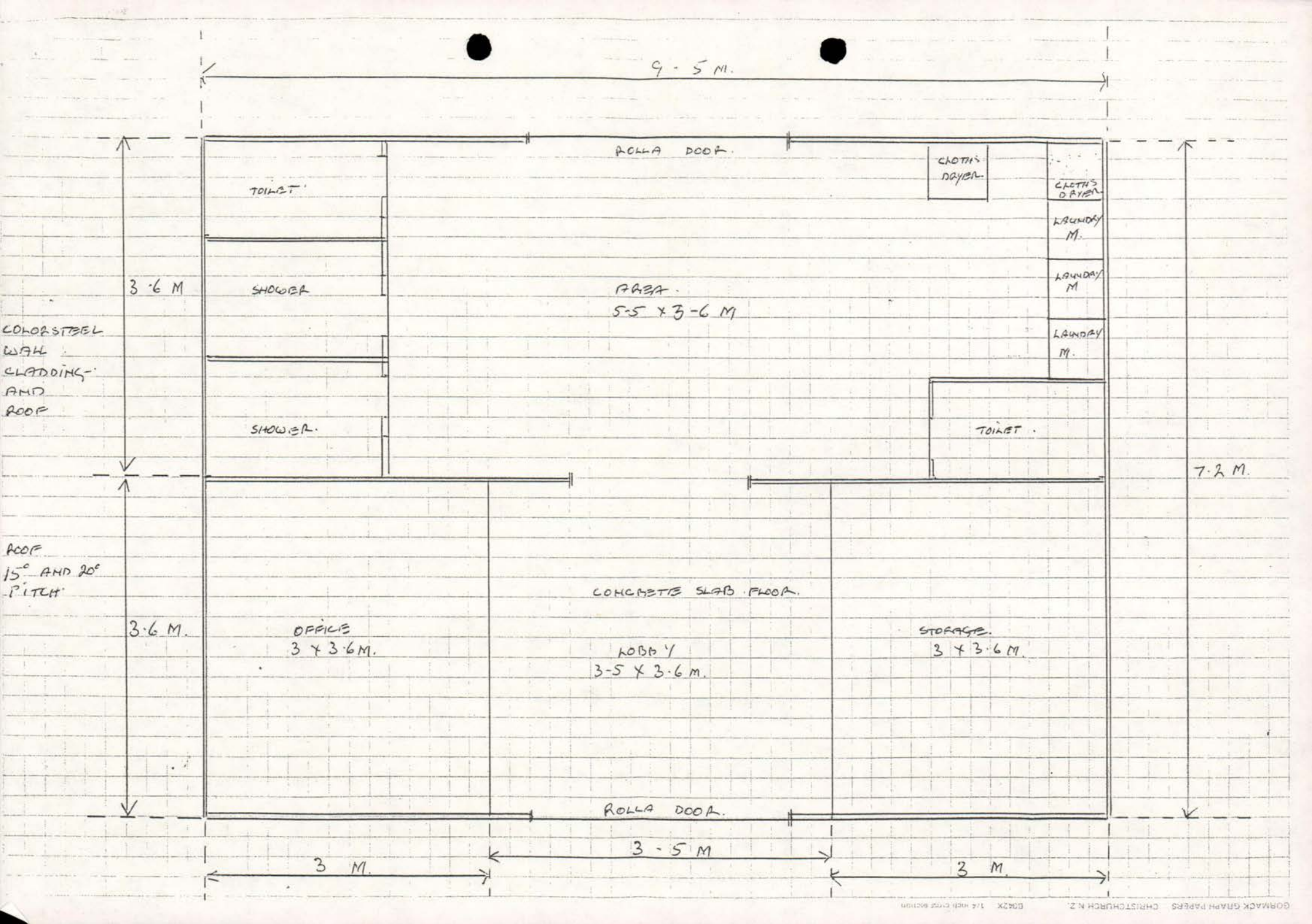
3 - 5 M

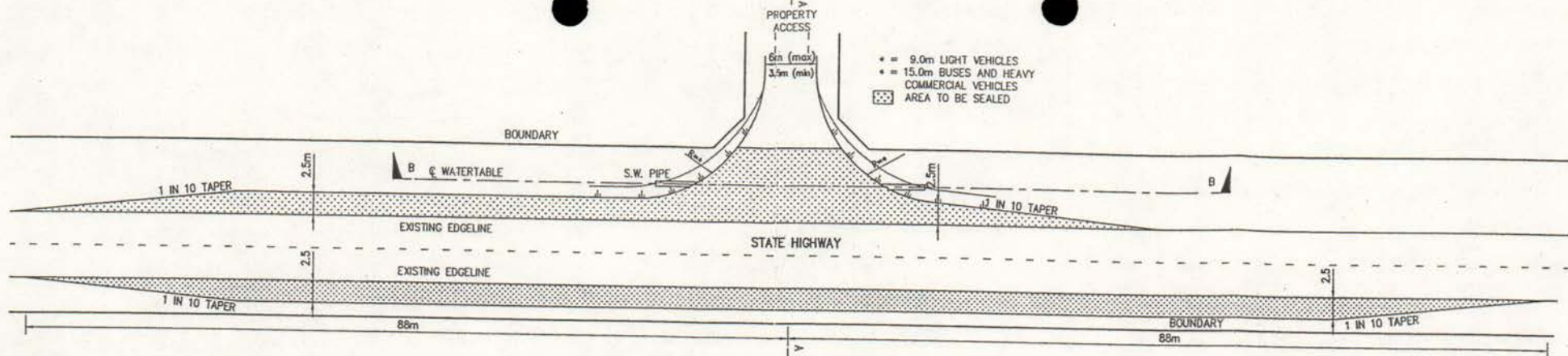
3 M.

3 M.

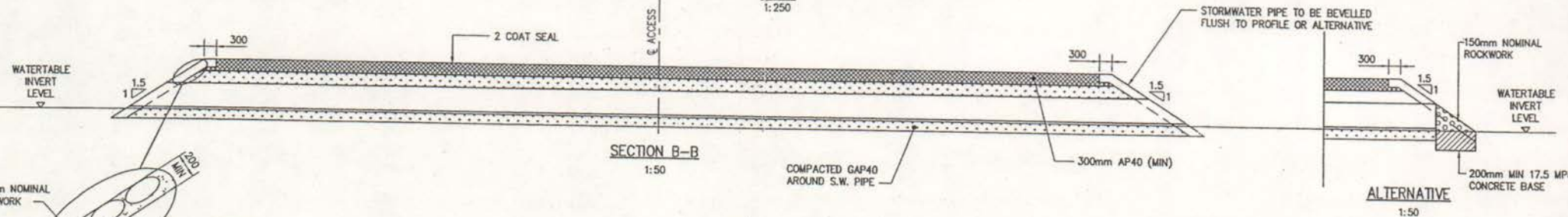
STOBESTEL
LADDER
AND
ROOF

ROOF
5° AND 20°
PITCH



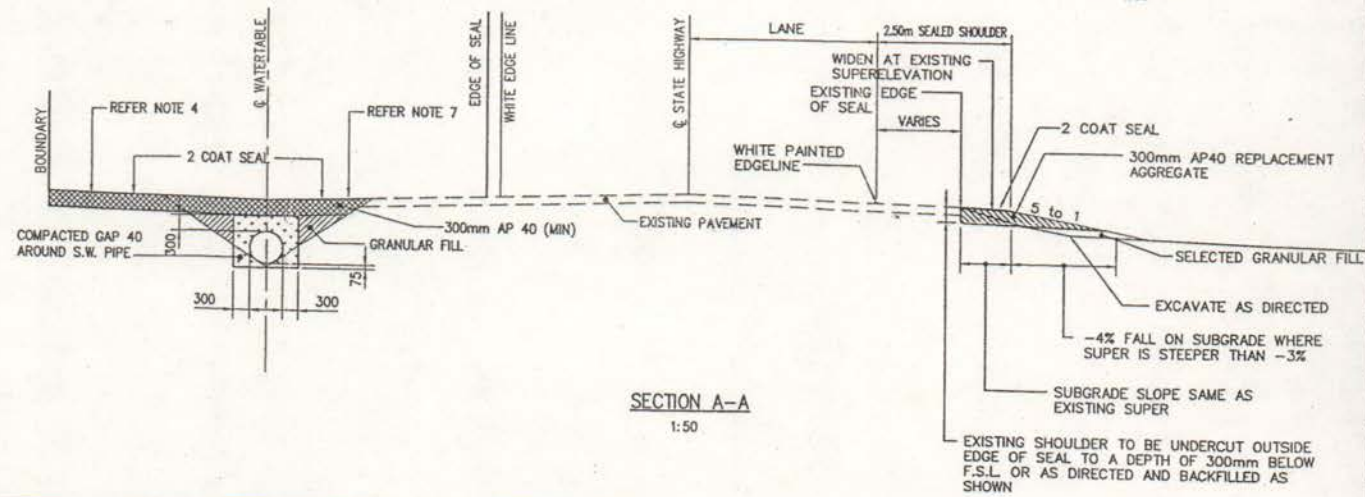


PLAN
1:250



SECTION B-B
1:50

ALTERNATIVE
1:50



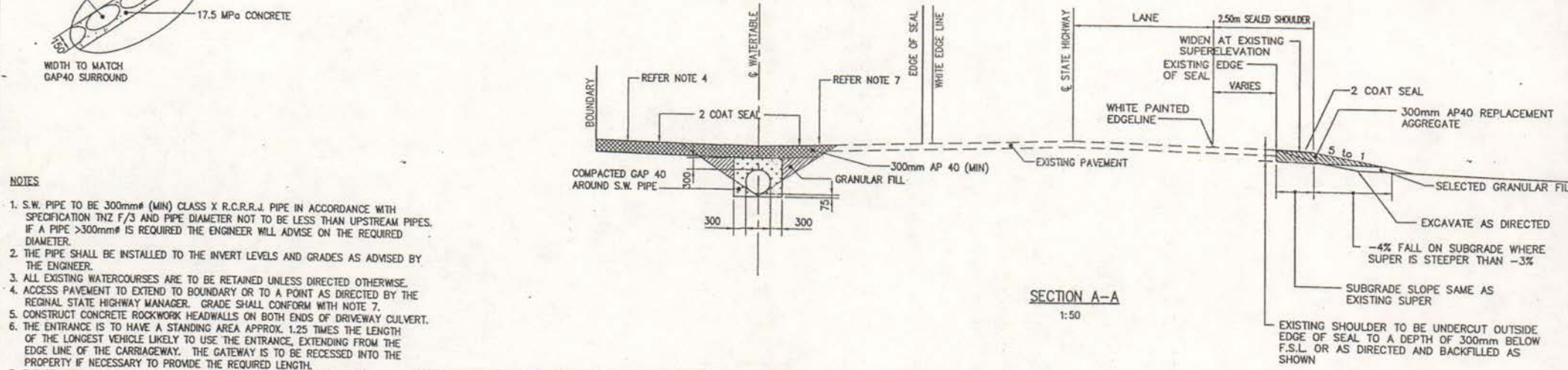
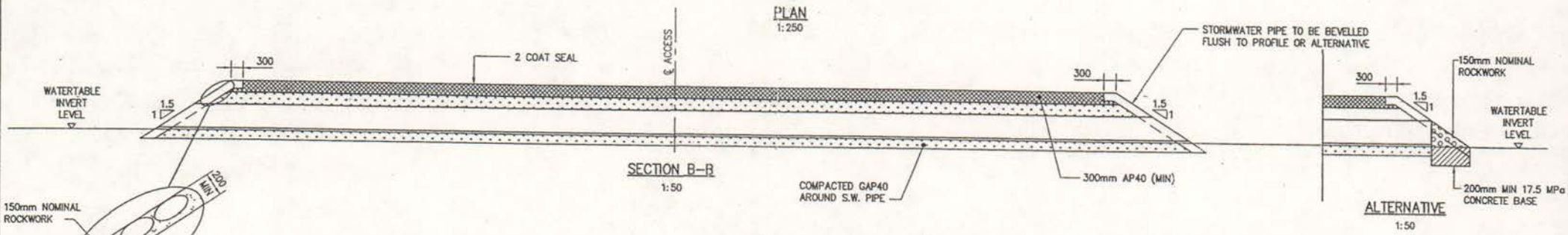
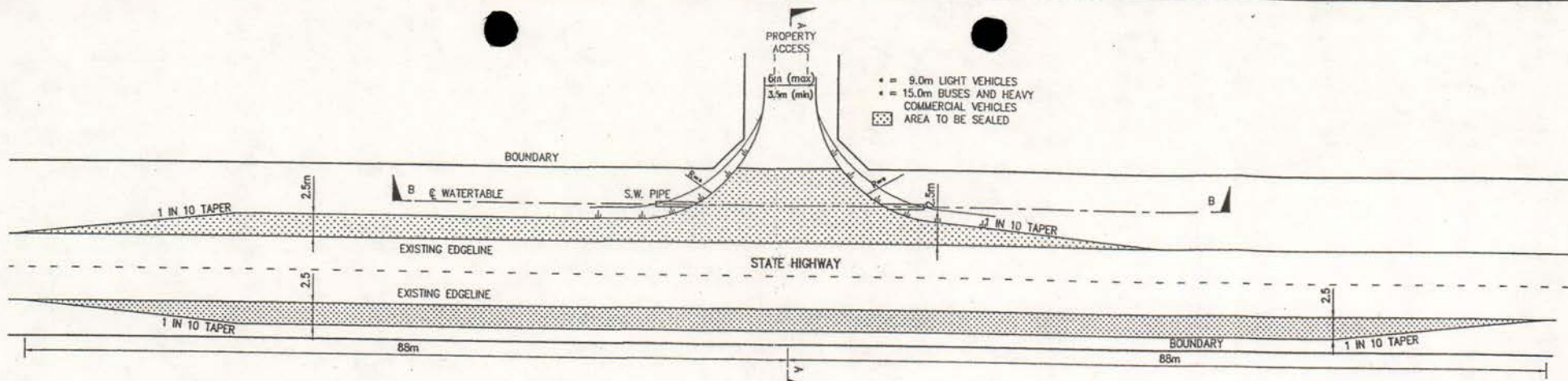
SECTION A-A
1:50

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	BY	CHECKED	DATE
SURVEY			
DESIGN			
DRAWN	RAW	MBS	11/97
RECORD			
APPROVED:			
AMENDMENT	APPD DATE	STATUS	STARS



TITLE: TRANSIT NEW ZEALAND TYPICAL RURAL ACCESS 30 - 60 VEHICLES PER DAY (DIAGRAM D)			
PLAN AND SECTIONS			
SCALE: AS SHOWN	PLOT DATE: 18/3/98	FILE	CAD FILE: ACCESS-D
JOB: 9/2000/78	CODE: 7114	REVISION: R1	SHEET: 2

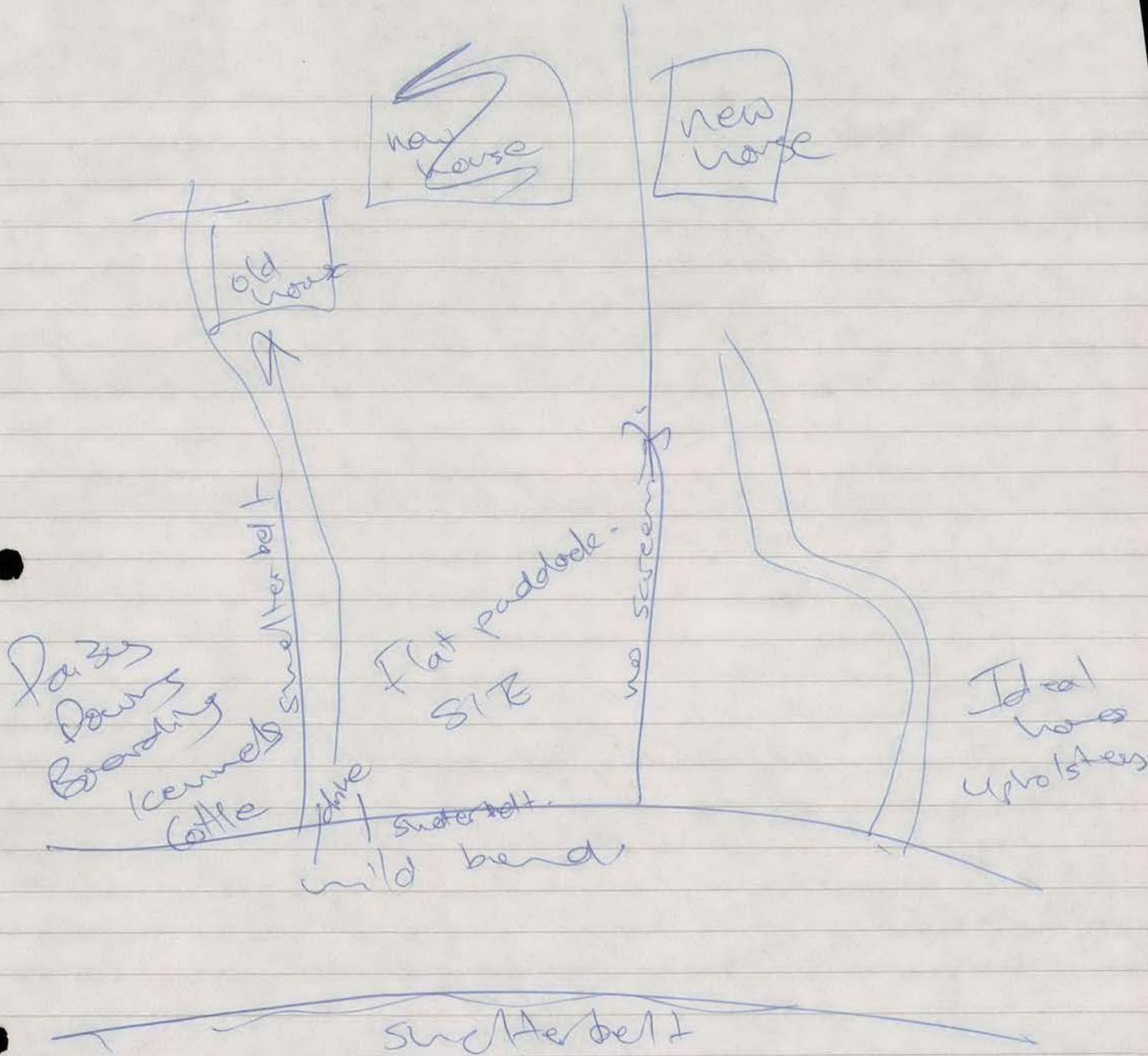


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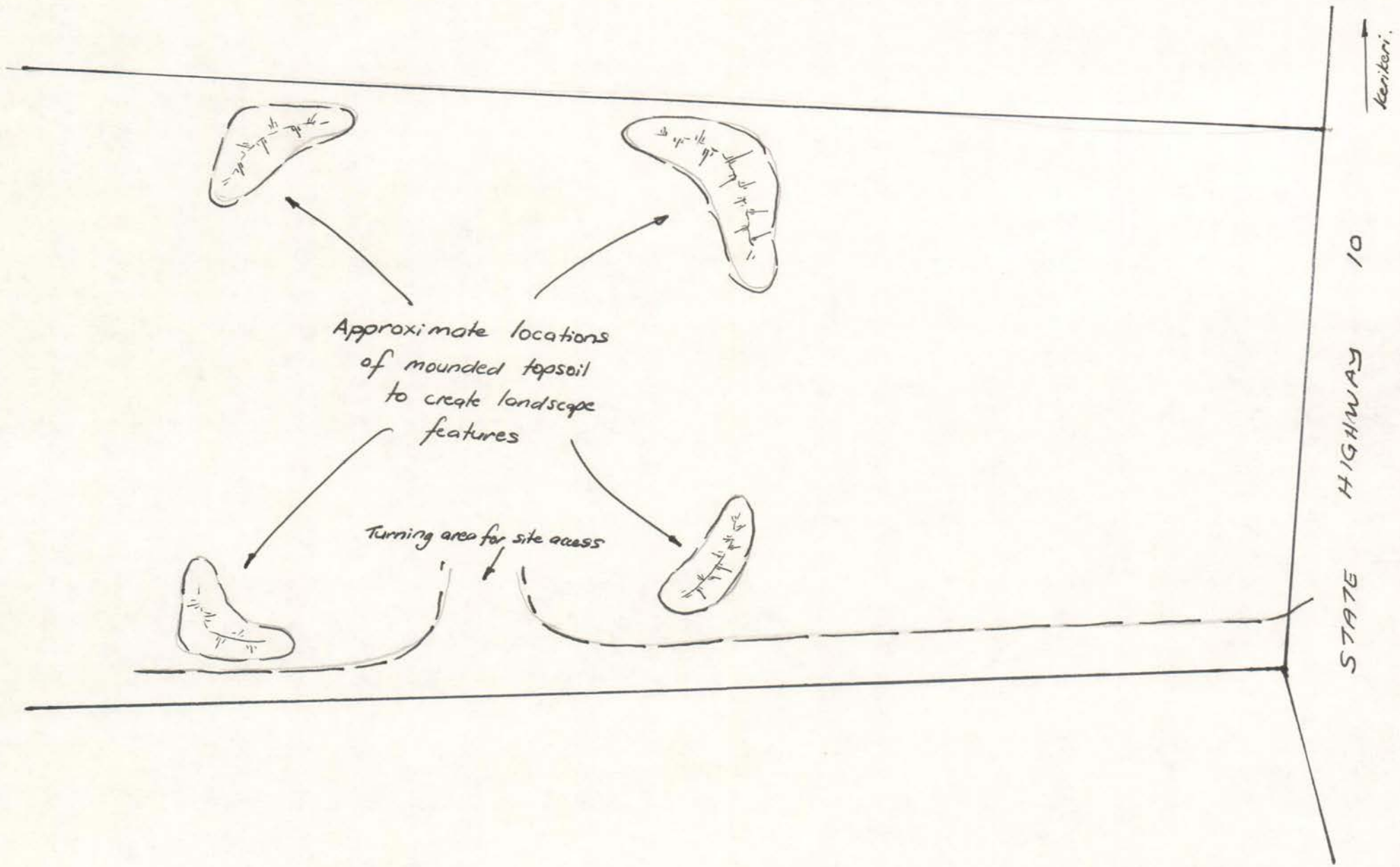
	BY	CHECKED	DATE
SURVEY			
DESIGN			
DRAWN	BJW	MSS	11/97
RECORD			
APPROVED			
AMENDMENT	APRD	DATE	STATUS: STABUS



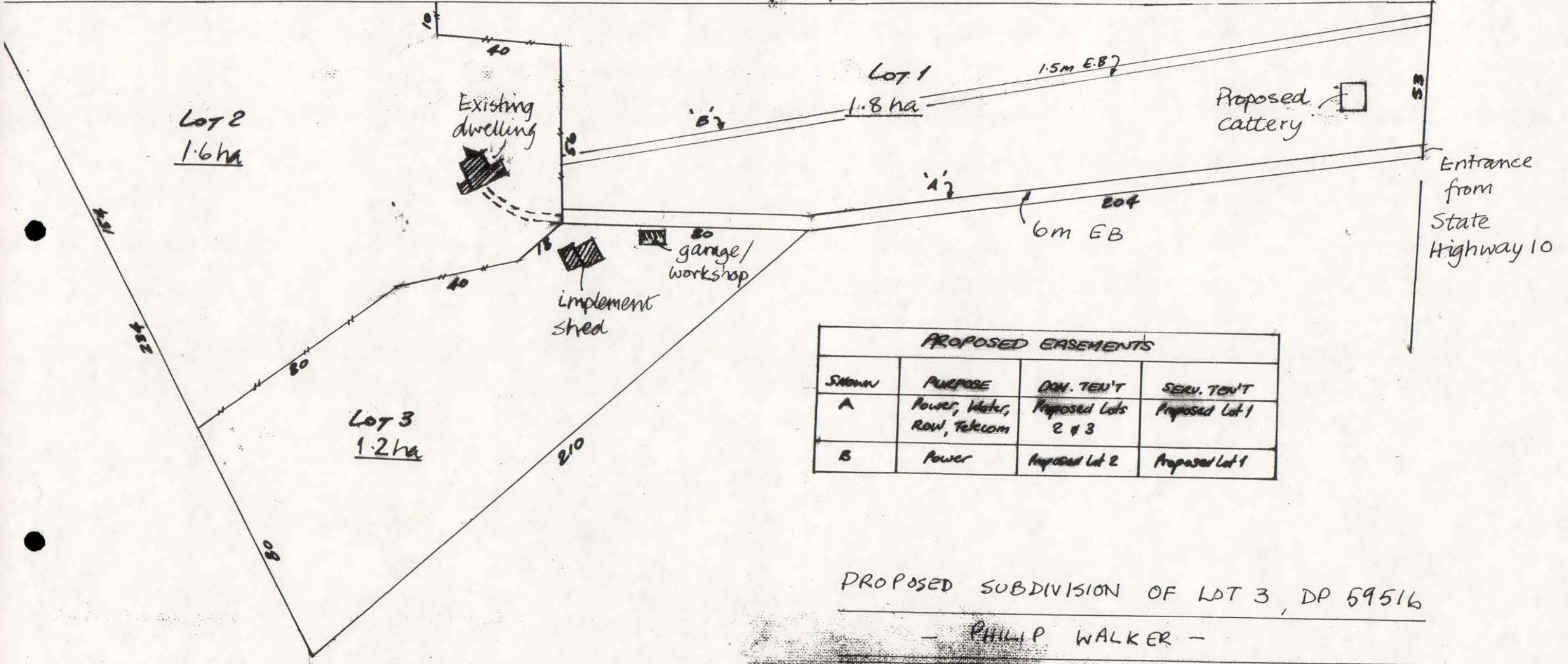
TITLE: TRANSIT NEW ZEALAND TYPICAL RURAL ACCESS 30 - 60 VEHICLES PER DAY (DIAGRAM D)			
PLAN AND SECTIONS			
SCALE: AS SHOWN	JOB: 9/2000/78	CODE: 7114	SHEET: 2
PLT DATE: 18/3/98	FILE:	CAD FILE: ACCESS-D	REVISION: R1



Living
nature



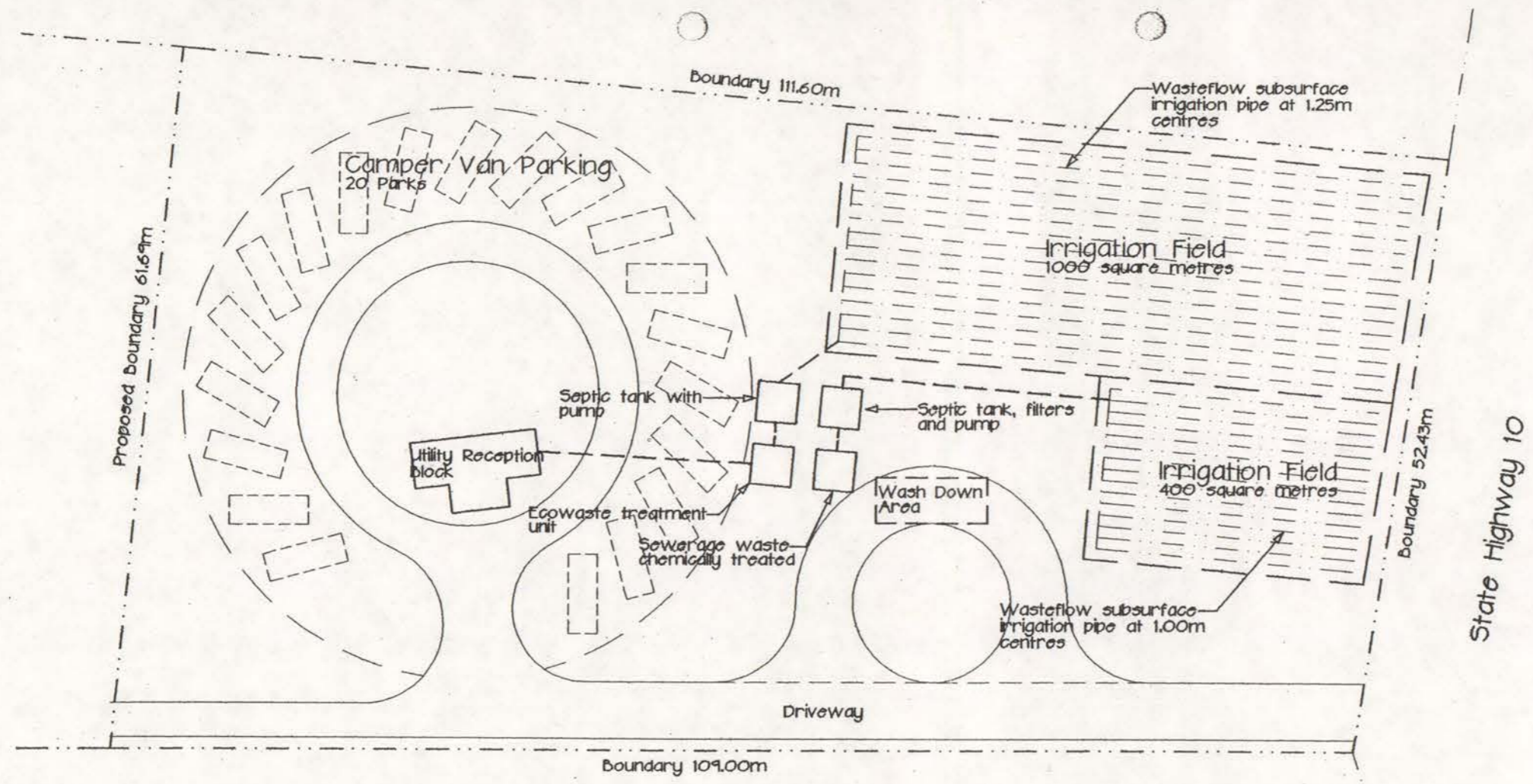
Note. All dimensions and areas subject to final survey.



PROPOSED SUBDIVISION OF LOT 3, DP 59516

— PHILIP WALKER —

Scale 1:1250 (Approx.)

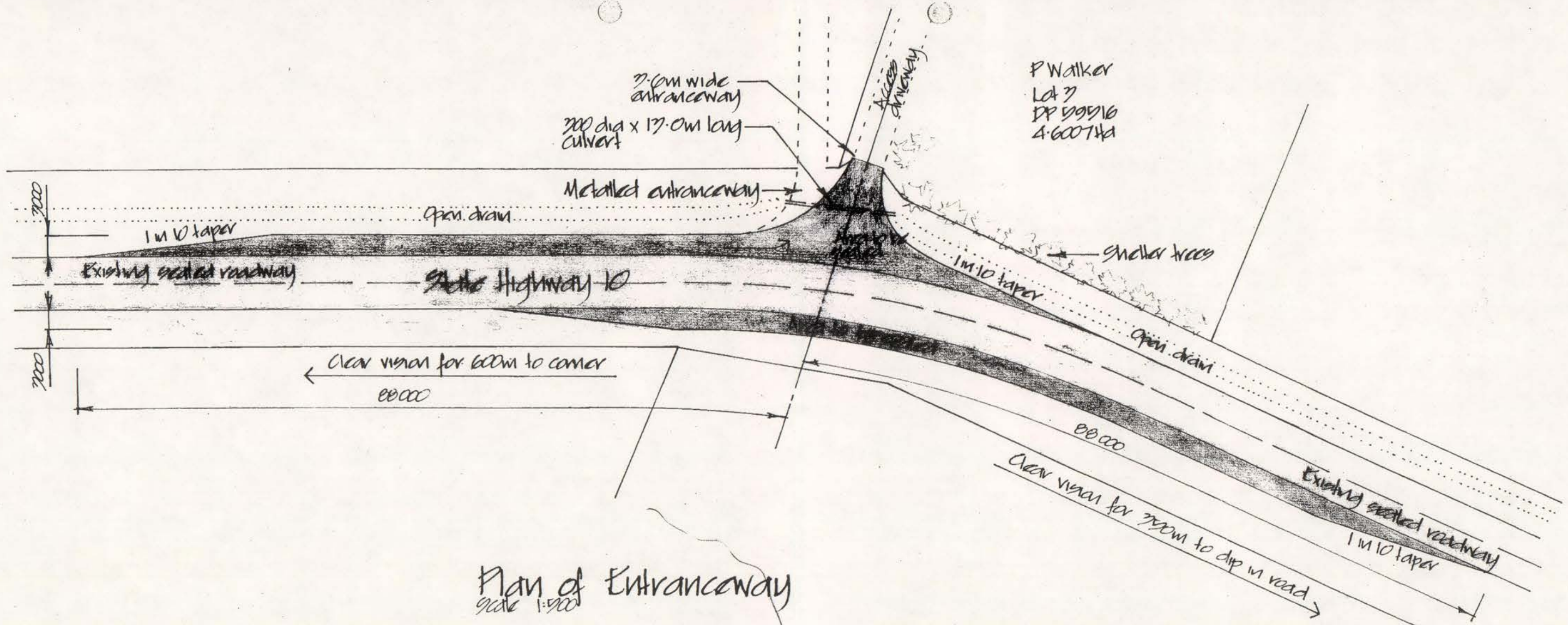


EFFLUENT DISPOSAL PLAN Scale 1:500

REVISION	DATE	INITIALS
BROWN & THOMSON CONSULTING ENGINEERS		
PROJECT <i>Campervan Park for Philip Walker</i> <i>SH10, Kerikeri</i>		
TITLE Effluent Disposal Layout		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Braham</i>		
JOB No: 3351C	SHEET S3	REV.

FILE: CAMPER.DWG

PHONE (09) 829 7404 AUCKLAND
PHONE (08) 407 8332 KERIKERI

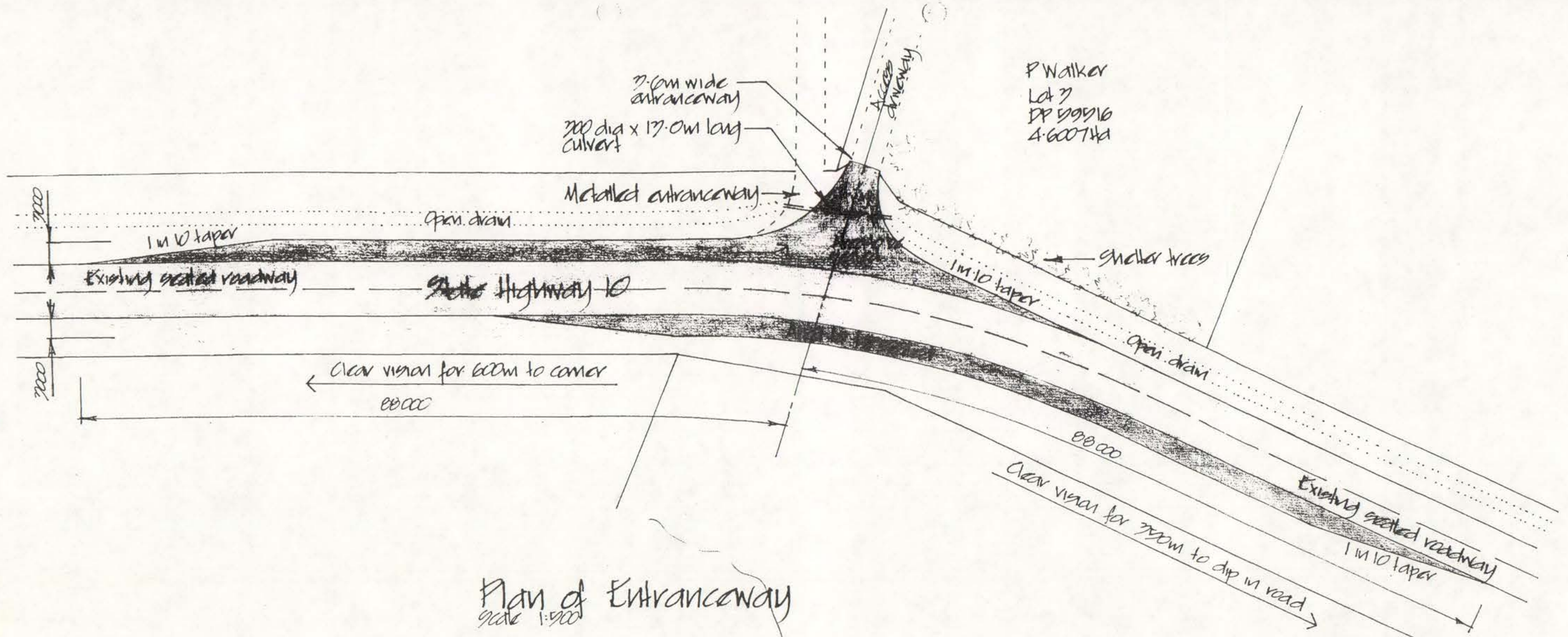


P Walker
 Lot 7
 DP 59916
 4.6007HA

Plan of Entranceway
 scale 1:500

References
 1. Transit NZ drawing ACCESS-D

D	Altered 2.0m wide strip to southbound lane	1-99	CP
A	Removed right turn kerb & cattle guard	1-99	CP
REVISION	DATE	INITIALS	
PROJECT Campervan Park for Philip Walker SH10, Kerikeri			
TITLE Proposed Alterations to Vehicle Entrance			
DATE: Oct '98	SCALE: 1:500		
DRAWN: Drahm	SHEET	REV.	
JOB No: 3351C	S2	D	



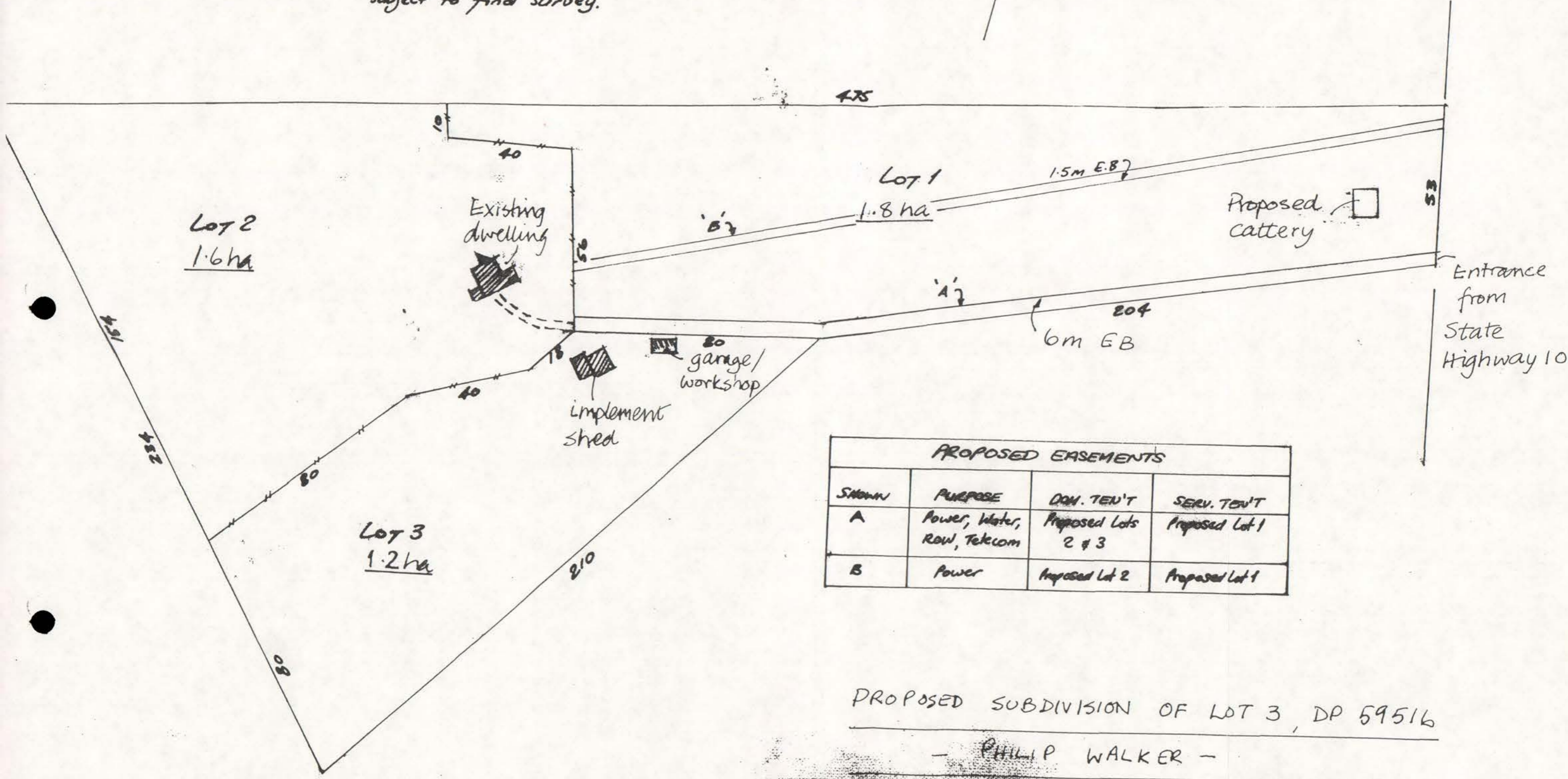
P Walker
 Lot 7
 DP 50916
 4-60074d

Plan of Entranceway
 scale 1:500

References
 1. Transit NZ drawing ACCESS-D

REVISOR	DATE	INITIALS
D	1-99	DP
A	1-99	DP
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Proposed Alterations to Vehicle Entrance		
DATE: Oct '98	SCALE: 1:500	
DRAWN: Draham	SHEET	REV.
JOB No: 3351C	S2	D

Note. All dimensions and areas subject to final survey.

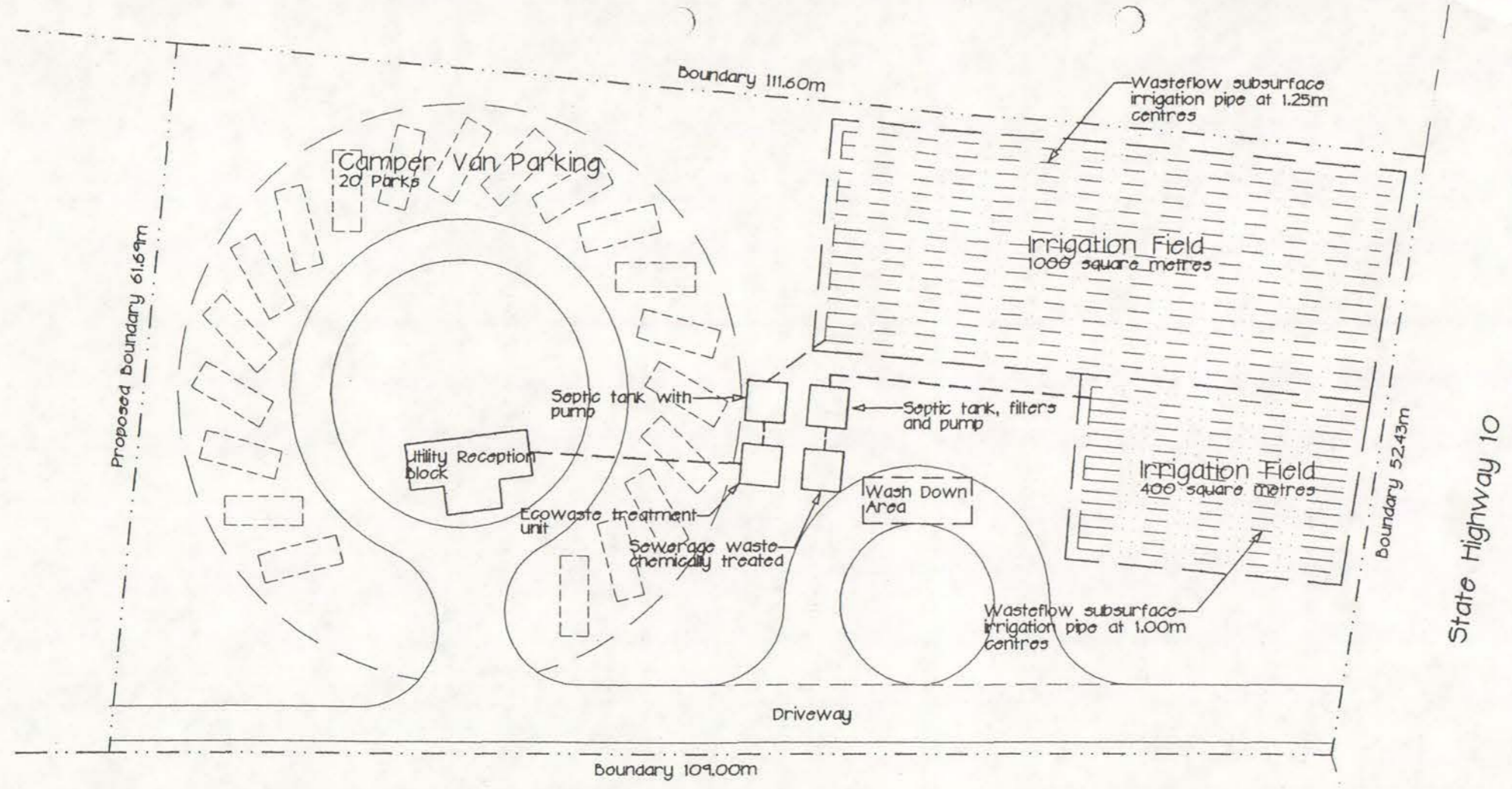


PROPOSED EASEMENTS			
SHOWN	PURPOSE	DOM. TEN'T	SERV. TEN'T
A	Power, Water, Row, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
B	Power	Proposed Lot 2	Proposed Lot 1

PROPOSED SUBDIVISION OF LOT 3, DP 59516

- PHILIP WALKER -

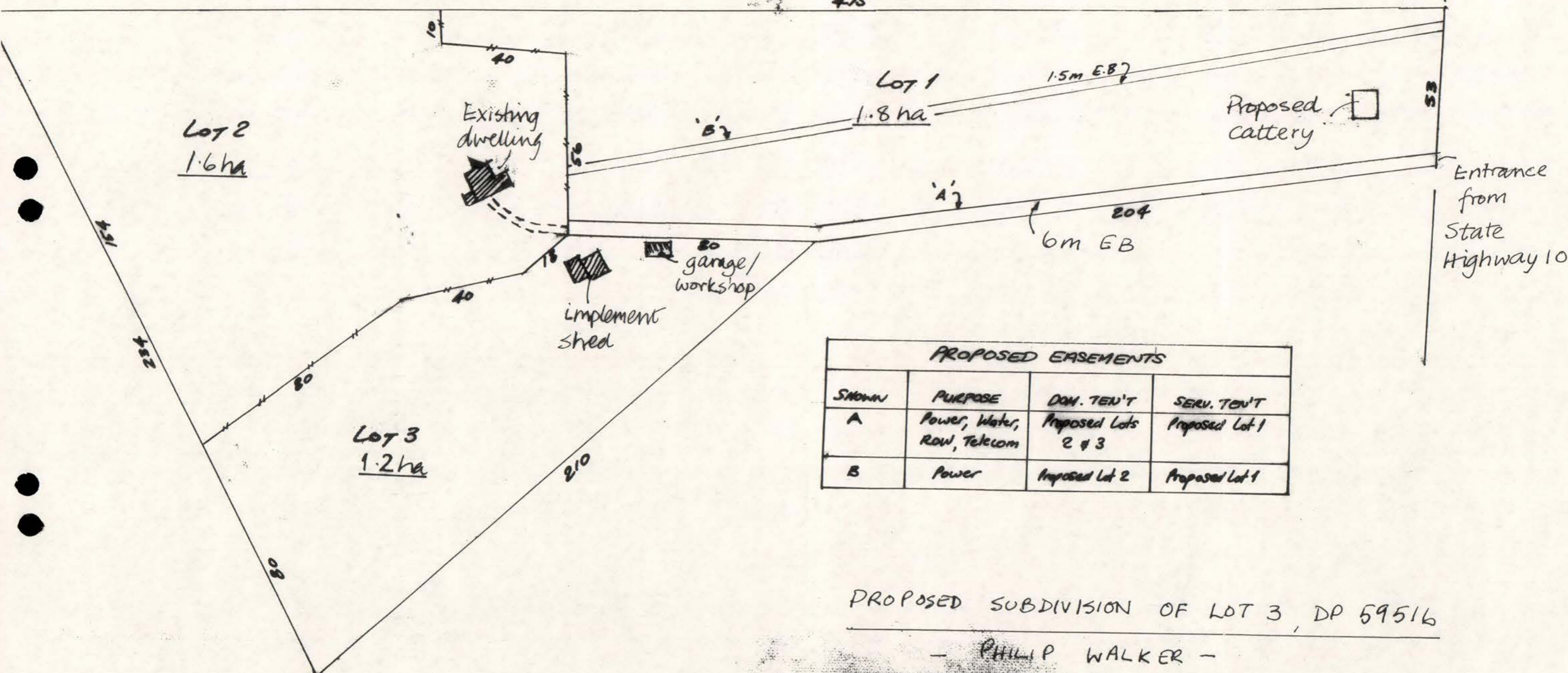
Scale 1:1250 (Approx.)



EFFLUENT DISPOSAL PLAN Scale 1:500

REVISION	DATE	INITIALS
PROJECT <i>Campervan Park for Philip Walker</i> <i>SH10, Kerikeri</i>		
TITLE Effluent Disposal Layout		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Braham</i>		
JOB No: 3351C	SHEET S3	REV.

Note. All dimensions and areas subject to final survey.

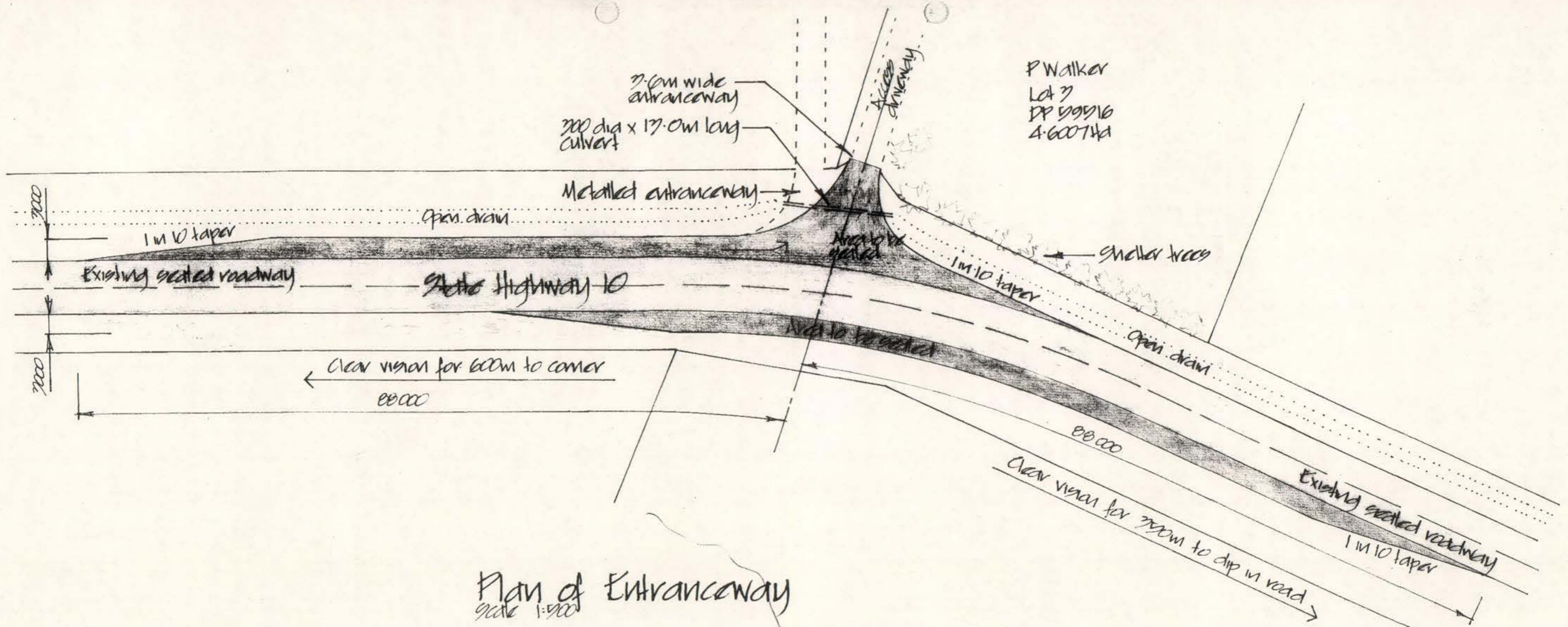


PROPOSED EASEMENTS			
SHOWN	PURPOSE	DOM. TEN'T	SERV. TEN'T
A	Power, Water, Row, Telecom	Proposed Lots 2 & 3	Proposed Lot 1
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PROPOSED SUBDIVISION OF LOT 3, DP 59516

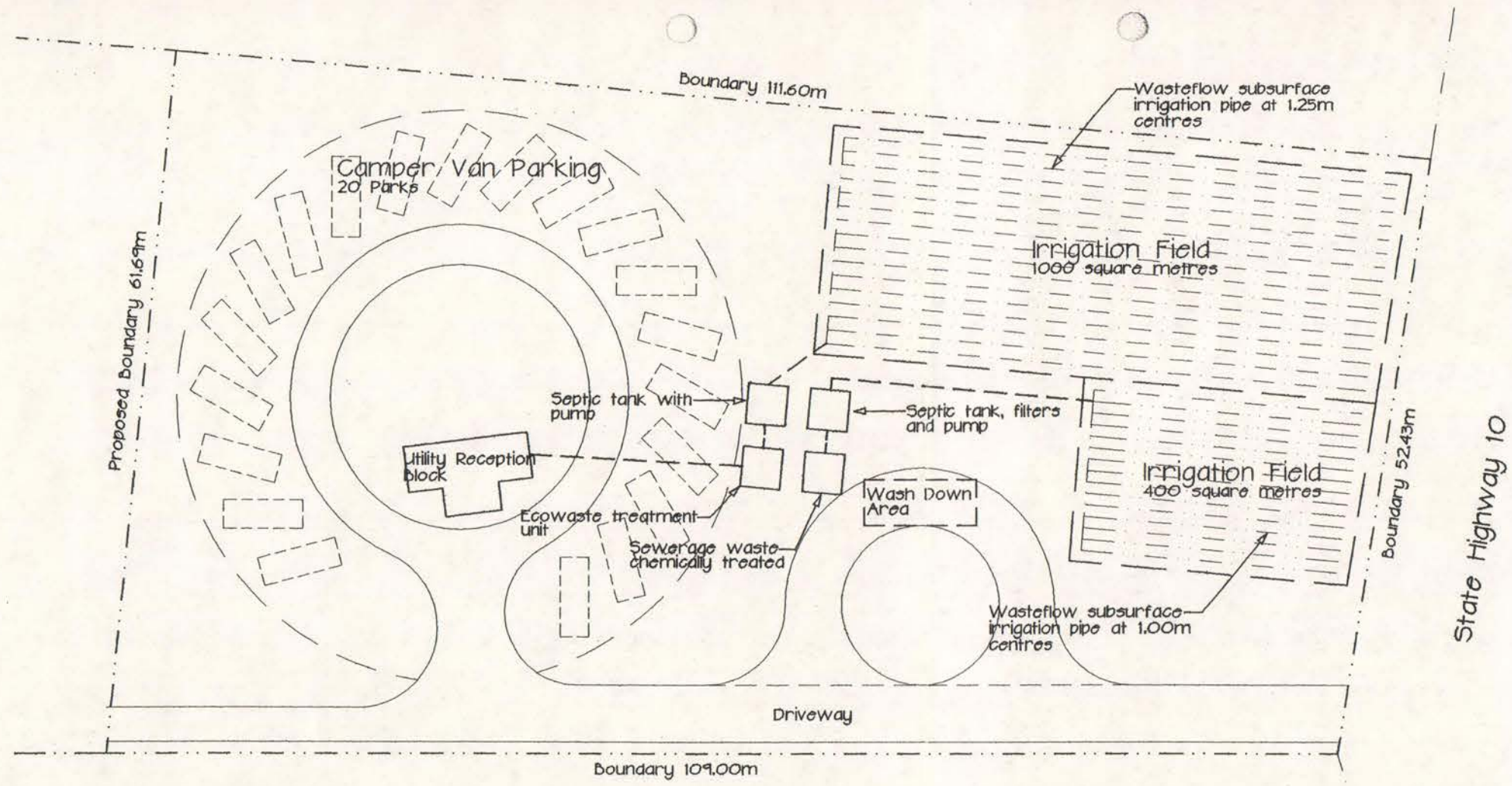
- PHILIP WALKER -

Scale 1:1250 (Approx.)



References,
 1. Transit NZ drawing ACCESS-D

D	Altered 7.0m wide ramp to southbound lane	1-99	JP
A	Removed right turn bay & cattle guard	1-99	JP
REVISION	DATE	INITIALS	
BROWN & THOMSON CONSULTING ENGINEERS			
PROJECT Campervan Park for Philip Walker SH10, Kerikeri			
TITLE Proposed Alterations to Vehicle Entrance			
DATE:	Oct '98	SCALE:	1:500
DRAWN:	Draham	SHEET:	S2
JOB No:	3351C	REV:	D



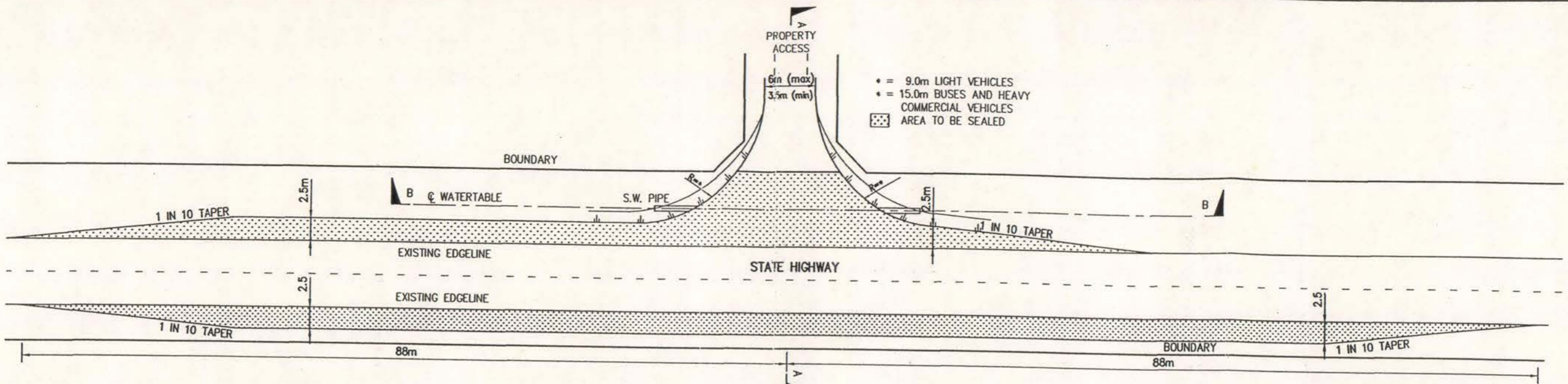
EFFLUENT DISPOSAL PLAN

Scale 1:500

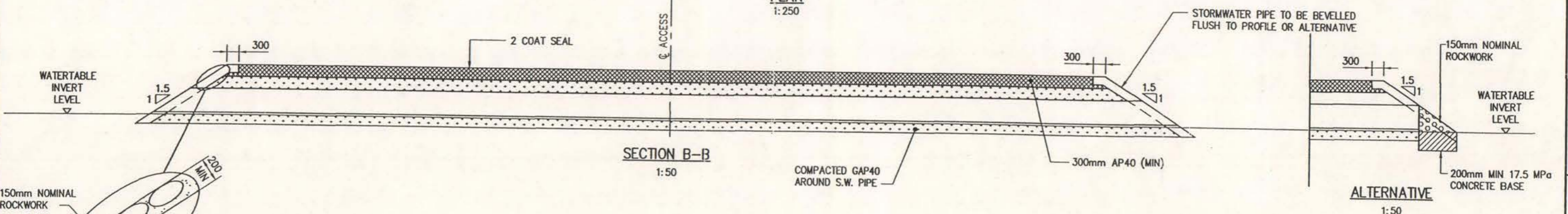
REVISION	DATE	INITIALS
PROJECT Campervan Park for Philip Walker SH10, Kerikeri		
TITLE Effluent Disposal Layout		
DATE: Jan '99	SCALE: 1:500	
DRAWN: <i>Braham</i>		
JOB No: 3351C	SHEET S3	REV.

FILE: CAMPER.DWG

PHONE (09) 829 2404 AUCKLAND
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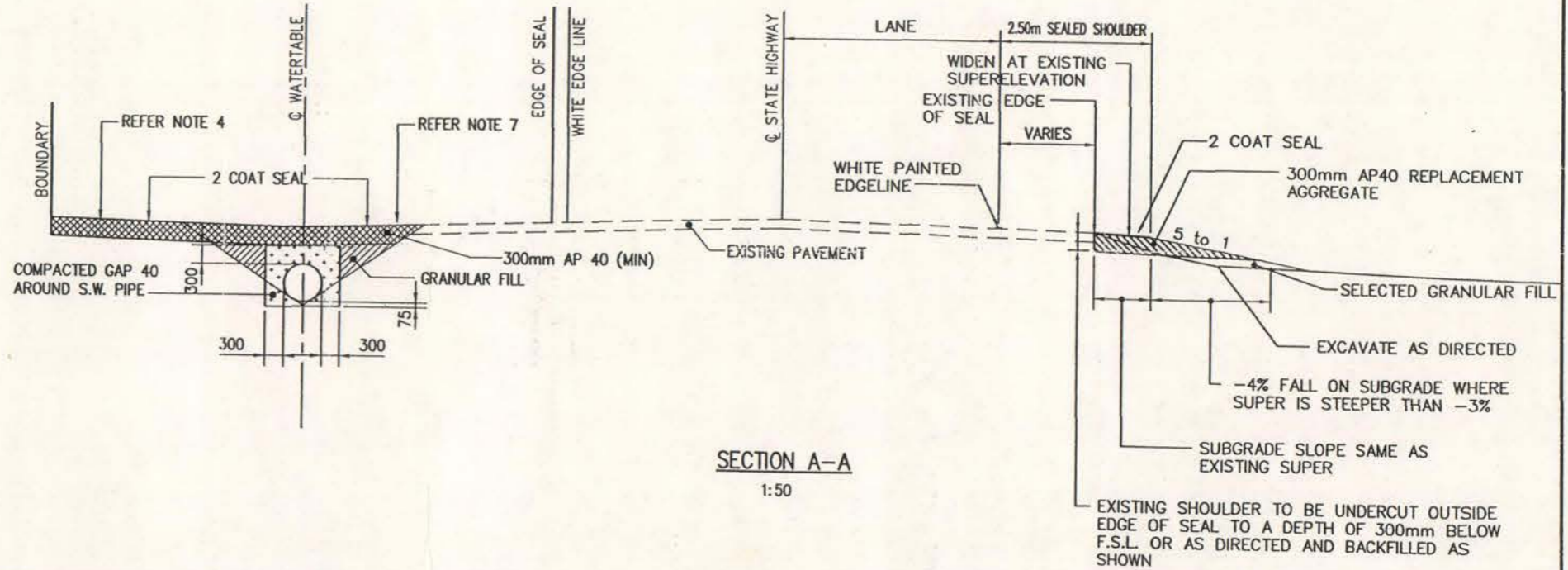


PLAN
1:250



SECTION B-B
1:50

ALTERNATIVE
1:50



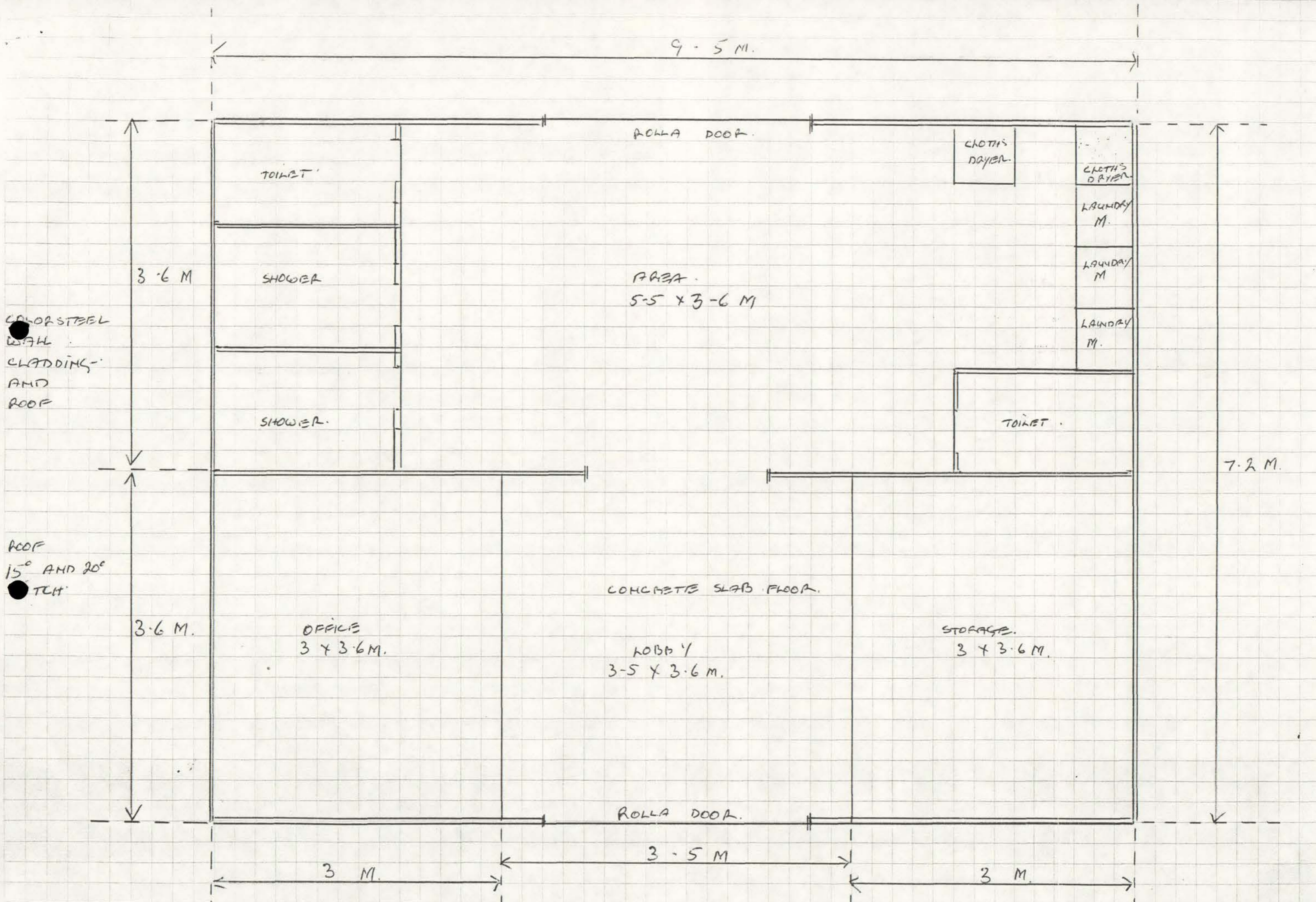
SECTION A-A
1:50

- NOTES**
- S.W. PIPE TO BE 300mm (MIN) CLASS X R.C.R.R.J. PIPE IN ACCORDANCE WITH SPECIFICATION TNZ F/3 AND PIPE DIAMETER NOT TO BE LESS THAN UPSTREAM PIPES. IF A PIPE >300mm IS REQUIRED THE ENGINEER WILL ADVISE ON THE REQUIRED DIAMETER.
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	BY	CHECKED	DATE
SURVEY			
DESIGN			
DRAWN	R/W	MBS	11/97
RECOM'D			
APPROVED:			
R1 - NOTES AMENDED AND ADDED	MS	1/98	
AMENDMENT	APP'D	DATE	STATUS: STATUS

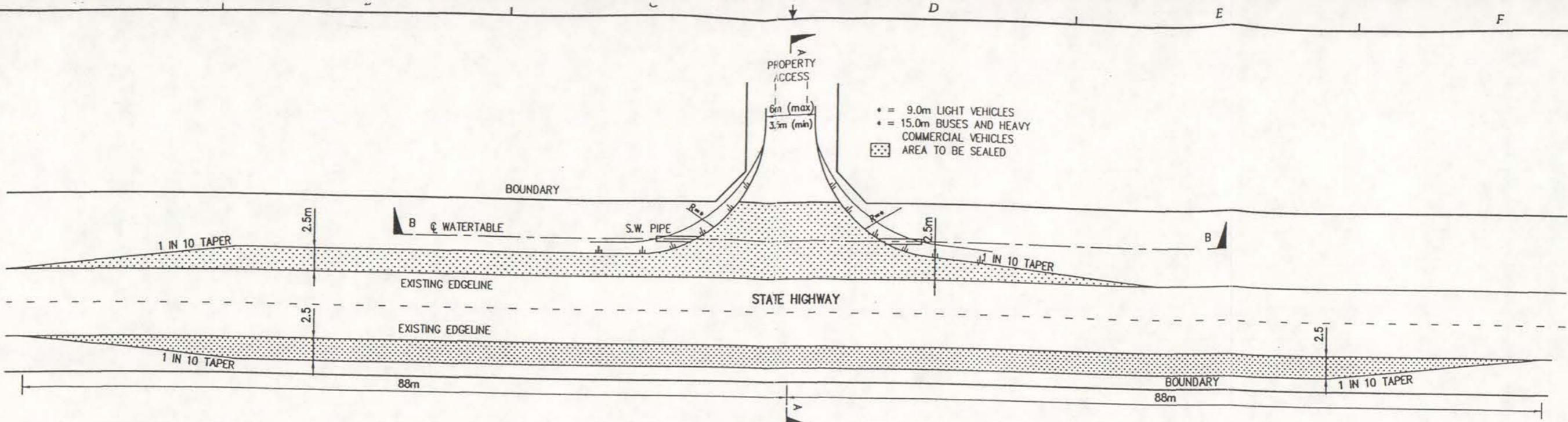


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SCALE: AS SHOWN	PLOT DATE: 18/3/98	JOB: 9/2000/78	CODE: 7114
		FILE: ACCESS-D	SHEET: 2
			REVISION: R1



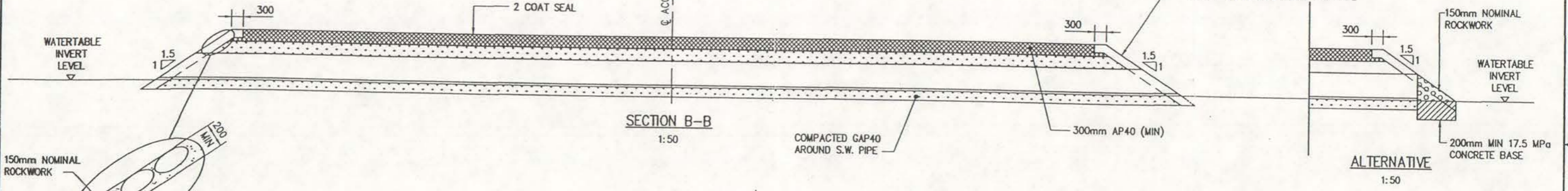
COLOR STEEL
 WALL
 CLADDING
 AND
 ROOF

ROOF
 15° AND 20°
 TILT



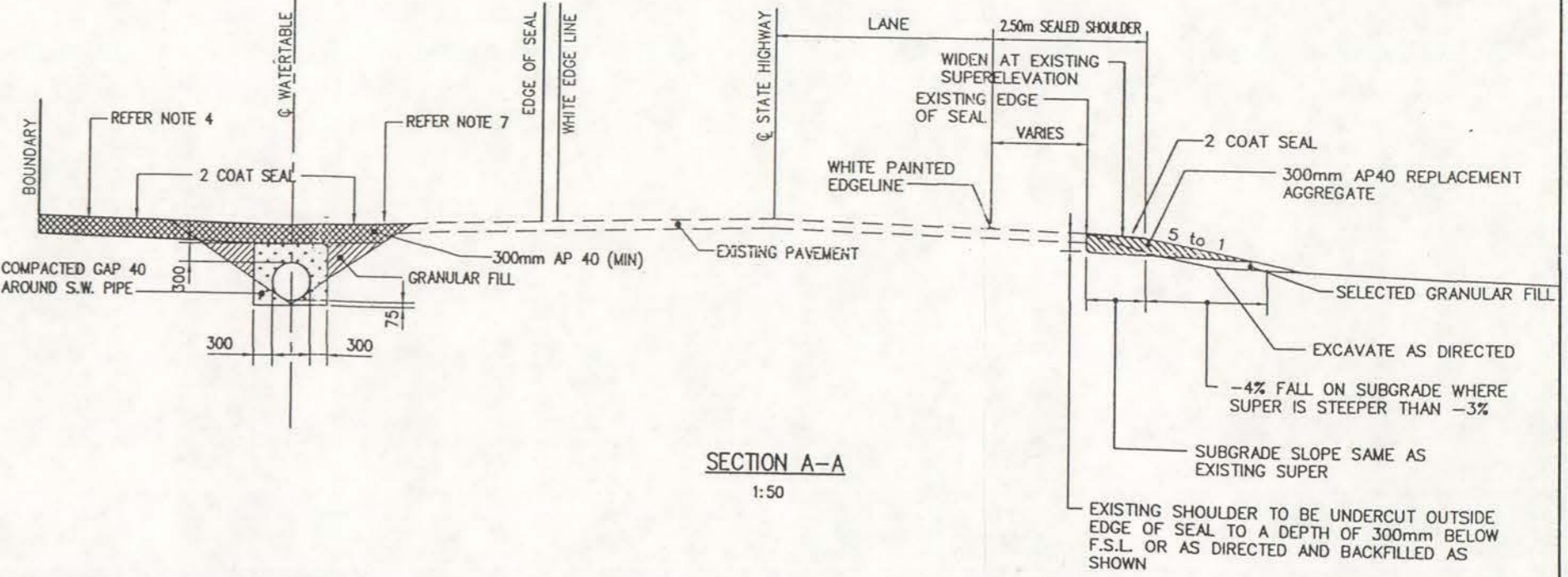
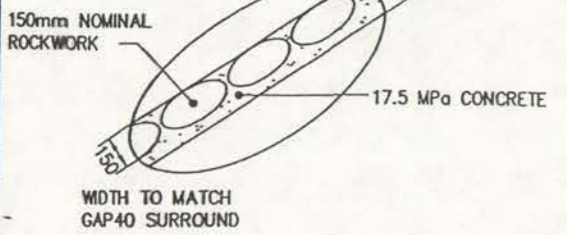
PLAN
1:250

- * = 9.0m LIGHT VEHICLES
- * = 15.0m BUSES AND HEAVY COMMERCIAL VEHICLES
- ◻ AREA TO BE SEALED



SECTION B-B
1:50

ALTERNATIVE
1:50



SECTION A-A
1:50

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	BY	CHECKED	DATE
SURVEY			
DESIGN			
DRAWN	R.W.	MBS	11/97
RECOMM			
APPROVED:			
AMENDMENT	APPD	DATE	STATUS
R1 - NOTES AMENDED AND ADDED	M.S.	1/98	



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PLAN AND SECTIONS			
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SCALE: AS SHOWN	PLOT DATE 18/3/98	FILE	CAD FILE ACCESS-D
			REVISION R1