

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) 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

If yes, who have you spoken with? _____

2. Type of Consent being applied for

Change of conditions (s.127)

3. 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

4. Applicant Details:

Name/s:

Okokiwi Downs Ltd (Stephen Bill)

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Lynley Newport

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.

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

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

Name/s:

As per Item 4

Property Address/
Location:

Postcode

7. Application Site Details

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

Name/s:

as per item 4

Site Address/
Location:

Okokako Road

Waimate North

Postcode

Legal Description:

Sections 5-7 SO 541179

Val Number:

Certificate of title:

1168140

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

7. Application Site Details (continued)

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.

The only changes relate to works within existing road corridor.

8. Detailed description of the proposal:

This application relates to the following resource consent: RC 2300485-RMASUB & VAR/A

Specific conditions to which this application relates:

RC 2300485-RMAVAR/A's condition 3(b).

Describe the proposed changes:

This variation is associated to the variation being requested to RC 2180256-RMAVAR/D - to put forward an alternative road upgrading on Okokako Road believed to be of more benefit to more users than the existing upgrading required. The variation to RC 2300485 proposes more focused works on Okokako Road prior to entering the application site.

9. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard consent

Other (please specify)

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application Yes

12. 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

13. Billing Details:

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

Name/s: (please write in full) Okokiwi Downs Ltd (Stephen Bill)

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)

Stephen Bill
Date 11/12/24

MANDATORY

14. Important Information:

Note to applicant

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

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

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

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

Declaration

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

Name: (please write in full)

Stephen Gill

Signature:

[Redacted Signature]

Date 11/12/24

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

Checklist (please tick if information is provided)

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

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

Okokiwi Downs Ltd

Okokako Road, Waimate North

APPLICATION FOR A FURTHER CHANGE OF CONSENT CONDITIONS TO RC 2300485-RMASUB & 2300485-RMA/A PURSUANT TO s127 OF RMA

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

RC 2300485-RMASUB was originally issued on 15th November 2021, to create three lots by subdividing what was then Allotment 19 Okokako Parish. It also included appurtenant ROW over adjacent Allotment 18, where consent has been issued to create 4 lots (RC 2300484-RMAVAR/A refers). RC 2300485 was processed as a restricted discretionary activity subdivision. It was varied in RC 2300485-RMAVAR/A to change amalgamation wording. A copy of 2300485-RMAVAR/A (issued in June 2024) is attached in Appendix 1.

1.2 Reason for this Variation

RC 2300485 subdivides land adjacent to, and across Okokako Road from, other land consented for subdivision. The consent holder in all three instances is the same, and conditions relating to the upgrading of Okokako Road are linked between the three consents. Concurrent with lodging the variation to 2300485, the applicant has also lodged variation application for RC 2180526 and for 2300484. Because of changes being sought to RC 2180526, subsequential amendments are now required to 2300485.

1.3 Related Applications

RC 2180526-RMASUB was originally issued on 18th June 2018, and has been varied several times, the most recent being VAR/E lodged concurrently with this variation to 2300485 and

related variation to 2300484. The change to RC 2180526 relates to upgrading of Okokako Road and both 2300485 and adjacent 2300484 now also require changing.

In summary whilst three separate variation applications are being lodged, they should all be processed in parallel – RC 2180526-RMAVAR/E; RC 2300484-RMAVAR/B and RC 2300485-RMAVAR/B.

1.4 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and is regarded as a **discretionary** activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. I regard the changes to be minor.

2.0 PROPERTY DETAILS

Location: Okokako Road, Waimate North

Title & Legal description: 1168140; Sections 5-7 SO 541179 – see Appendix 4.
Previously Allotment 19 and legal road – now stopped.

3.0 SITE DESCRIPTION

The physical site remains as described in the original application.

4.0 CHANGES REQUESTED & EXPLANATION

Condition 3(b) of 2300485-RMAVAR/A to be amended as follows:

3. *Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:*

(b) Submit plans and details of all works which are to vest in Council and the upgrading of the proposed and existing rights of way that serve the development for the approval of the Council's Resource Consents Engineer or designate prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and Guidelines and NZS4404:2004.

In particular, the plans and details shall show:

1. The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard if not already completed under RC 2180526-RMAVAR/E, widening of Okokako Road to 5.5m carriageway width between chainage (approximate) 2710 and 2750m (including the crest); and construction of a turning head as described in Figure 2 of the Assessment of Traffic Effects for Subdivision at Okokako Road, prepared by Engineering Outcomes and dated 5

~~December 2024, at the intersection of Okokako Road and ROW A end to allow for turning by trucks and graders.~~

II. ~~The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition (i) to the northern boundary of Lot 16 RC 2300485, to 3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.~~

III. ~~Storm water drainage and construction for vested road and disposal to control structures.~~

IV. Vehicle crossing from Okokako Road turning head to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.

V. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.

VI. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.

VII. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.

VIII. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.

IX. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.

X. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.

XI. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.

XII. The proposed stormwater control works to be in place prior to and during construction.

XIII. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

XIV. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.

Explanation:

The existing consent requires Okokako Road upgrading from Lot 6 of RC 2180256 to a point 80m beyond ROW A. The proposed amendment is to ensure a practical linkage to works required in an amended RC 2180256. The change suggested will still ensure road widening in the vicinity of the subdivision. It will still ensure a turning head, albeit in a different location.

The removal of the requirement to continue for 80m more and then construct a turning head is deleted simply because no lot created by RC 2300485 is accessed from beyond the entrance to ROW A – where the turning head is now proposed to be located. For the same reason part II is deleted. Part III is deleted simply because of unnecessary duplication (see XI and XII).

5.0 STATUTORY REQUIREMENTS

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application. Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act.

6.0 s104 CONSIDERATIONS

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

6.1 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need to be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of the original application. As with 2180256, this is an important point. The starting point is not the effects of the subdivision, but rather the effects of changing the location and detail of upgrading work on Okokako Road. It is effectively a comparison between two different approaches to road upgrading and not an opportunity by which the Council can choose to impose additional works as it would be outside of the Council's ability to do so.

The proposed change continues to see an upgrading of Okokako Road in the same vicinity as required in the original consent. However, it shifts the turning head 80m back up the road where it intersects with ROW A. This is because no lot created in RC 2300485 (nor the four lots created in RC 2300484) access off Okokako Road beyond the new proposed turning head location at ROW A intersection. If none use Okokako Road beyond the turning head there is no 'effect' to mitigate by requiring road upgrading beyond the turning head at ROW A intersection. The emphasis can remain on ROW A which will serve the four lots created by RC 2300484, plus the three lots created by RC 2300485 (7 total) and the addition of Lot 11 RC 2180256 bringing the total to 8. This is all consented already, with no change to conditions in

regard to ROW A being requested. The access can remain private and to the formation standard required for serving 8 lots.

6.2 Relevant Provisions of planning instruments

Since the application was first lodged and assessed there have been a number of changes to planning instruments that might be relevant. However, these need only be considered in regard to the changes being sought, not the original application.

6.2.1 Operative District Plan

This has not changed since the original application was processed.

6.2.2 Proposed District Plan (PDP)

The PDP was publicly notified in July 2022 and is currently in hearings phase. The changes being sought only relate to access only. No rules in the Proposed District Plan relating to access have legal effect.

6.2.3 National Policy Statement Freshwater Management & associated National Environmental Standard Freshwater (NES F)

The change only relates to access. The variation makes no change to works on ROW A and brings the turning ahead back up slope and remaining within legal road corridor. I consider the proposed change to have nil impact in regard to any objectives and policies in the NPS FM; and no additional consent is required pursuant to the NES-F.

6.2.3 National Policy Statement Highly Productive Land (NPS HPL)

The requested change has no relevance in terms of the above NPS' Objectives and Policies. Physical works proposed in the change are within existing legal road corridor (therefore not fragmenting or sterilising any land) and upslope from the lower lying portion of the application site that is the only part of the site with soils that fall within the definition of highly productive land (LUC 3w (wet)) in any event.

6.2.4 National Policy Statement Indigenous Biodiversity (NPS IB)

The change is related to access only, with no indigenous biodiversity affected. The NPS IB's objectives and policies therefore have no relevance to the variation.

7.0 CONSULTATION

Under Section 127(4) of the Act:

(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.

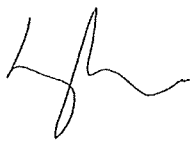
The original application went through a non-notified process, with no Written Approvals required. Given that the proposed variation changes very little in regard to Okokako Road works, and no changes are proposed to the formation standard of ROW A (already consented) I do not believe there to be any affected persons.

8.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plan and the Regional Policy Statement, and Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the s.127 application on a non notified basis.



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date 11th December 2024

9.0 LIST OF APPENDICES

| | |
|-------------------|--------------------------------------|
| Appendix 1 | RC 2300485-RMAVAR/A |
| Appendix 2 | Location Map |
| Appendix 3 | Record of Title |
| Appendix 4 | Assessment of Traffic Effects Report |

Appendix 1

RC 2300485-RMAVAR/A

**DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991
Amended pursuant to s133A and s37**

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to:

- Amend Condition 1
- Delete Condition 2(d) and replace with 3(a)
- New Further Resolution

of resource consent 2300485-RMASUB to:

| | |
|------------------------------------|---------------------------------|
| Applicant: | Okokiwi Downs Ltd |
| Council Reference: | 2300485-RMAVAR/A |
| Property Address: | Okokako Road, Waimate North |
| Legal Description: | 1168140; Sections 5-7 SO 541179 |
| Description of Application: | Variation to RC 2300485-RMASUB |

The following changes and/or cancellations to the conditions of resource consent 2300485-RMASUB are made:

(~~Strikethrough~~ indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

(1) Amended Condition 1

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomsen Survey, referenced Variation to RC 2300485 PROPOSED SUBDIVISION OF ALLOT 19 PSH OKOKAKO Sections 5-7 SO 541179 (Previously Allotment 19 Psh of Okokako), dated 06/05/2024 and attached to this consent with the Councils "Approved Stamp" affixed to it.

(2) Deleted Condition 2 (d) and replace with 3 (a)

~~2 (d) That Lot 14 and 17 be held in the same Record of title LINZ Reference ID: 1753655~~

3 (a) Prepare and submit for Councils approval a Covenant drafted at the applicant's expense, to be registered on land in Sections 6 & 7 SO 541179 and Lots 9 & 10 of RC 2180256 pursuant to Sections 22(1)(b) and 240 of the RMA 1991, such that the land shall

not be transferred, leased, or otherwise disposed of except in conjunction with each other. Provide a solicitors undertaking that the covenant approved by Council under this condition will be registered on the affected titles of the affected land.

(3) New Further Resolution

That pursuant to s241(3) Council resolves that the condition amalgamation holding sections 6 & 7 with Section 5 SO 541179 be cancelled.

This resolution is made subject to evidence of compliance with Conditions 3(a) and (b) of this consent.

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of issuing the underlying consent of 2300485-RMASUB unless, before the consent lapses;
 - a) The consent is given effect to; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons, and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127 as a discretionary activity.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The changes of conditions will not create adverse effects less than minor, as it is simply to sort how parcels of land are held together. It is also considered the consent condition changes do not create effects of a nature that would necessitate involving any third party.
 - b. The variation will result in positive effects such that more land is afforded for grazing purposes, whilst the remaining Lot still be of a lot size appropriate for rural lifestyle living.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

Operative Far North District Plan

There have been no changes to the objectives and policies in the Operative District Plan since the original consent was granted.

Proposed Far North District Plan

The variation relates solely to how parcels of land are held together. It does not create any additional titles and whilst taking a small amount of land out of one future title, consented already for lifestyle subdivision, it adds this land to a large rural holding enabling it to be utilised as part of a grazing unit. It is considered the variation is consistent with the PDP.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

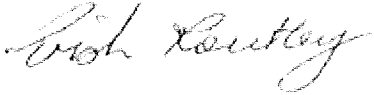
This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Pat Killalea
Title: Independent Commissioner

Date: 18th June 2024

Amended version pursuant to s133A granted under delegated authority by:



Name: Patricia (Trish) Routley

Date: 16 October 2024

Title: Manager Resource Consents

Schedule 1
Complete set of Consent Conditions for 2300485-RMASUB as amended by 2300485-RMAVAR/A

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

Part A – Subdivision

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomsen Survey, referenced Variation to RC 2300485 PROPOSED SUBDIVISION OF Sections 5-7 SO 541179 (Previously Allotment 19 Psh of Okokako), dated 06/05/2024 and attached to this consent with the Councils "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved.
 - (b) The areas to be planted in accordance with condition 3(d) and 4(k)(viii).
 - (c) The fenced area around the wetland/swamp on Lots 16 as area 'C'.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) Prepare and submit for Councils approval a Covenant drafted at the applicant's expense, to be registered on land in Sections 6 & 7 SO 541179 and Lots 9 & 10 of RC 2180256 pursuant to Sections 22(1)(b) and 240 of the RMA 1991, such that the land shall not be transferred, leased, or otherwise disposed of except in conjunction with each other. Provide a solicitor undertaking that the covenant approved Council under this condition will be registered on the affected titles of the affected land.
 - (b) Submit plans and details of all works which are to vest in Council and the upgrading of the proposed and existing rights of way that serve the development for the approval of the Council's Resource Consents Engineer or designate prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and Guidelines and NZS4404:2004.

In particular, the plans and details shall show:

- I. The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard with a turning head at the end to allow for turning by trucks and graders.
- II. The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition I. above to the northern boundary of Lot 16 RC 2300485, to

3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.

- III. Storm water drainage and construction for vested road and disposal to control structures.
 - IV. Vehicle crossing from Okokako Road to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.
 - V. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.
 - VI. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.
 - VII. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.
 - VIII. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.
 - IX. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.
 - X. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.
 - XI. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.
 - XII. The proposed stormwater control works to be in place prior to and during construction.
 - XIII. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.
 - XIV. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.
- (c) Following approval of the plans as required for Condition 2(a) and selection of the contractor, provide to Council:
- a. Details of the successful contract.

- b. Details of the planned date and duration of the contract.
- c. Details of the supervising engineer.
- d. A Traffic Management Plan.
- e. A Construction Management Plan.

The Construction Management Plan shall contain information on, and site management procedures, for the following (for example):

- I. The timing of civil construction works, including hours of work, key project and site management personnel.
- II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
- III. The excavation works, including retaining structures (if any).
- IV. Control of dust and noise on-site and any necessary avoidance or remedial measures.
- V. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- VI. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
- VII. Erosion and sediment control measures to be in place for the duration of the works.

(d) Provide a Structural Stability assessment and recommendations for improvements (if any), from a Chartered Professional Engineer, for approval of Council's Resource Consents Engineer or designate, of the existing crossing located on ROW "A" as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021. The assessment should cover whether the crossing is safe, suitable and reasonable for residential and rural type.

(e) Provide to the satisfaction of Council's Resource Consent Manager or other duly delegated officer, a detailed planting plan prepared by a suitably qualified person. It shall provide details on the following:

- a. Size and species of proposed stock for planting\
- b. Sources of proposed species
- c. Locations and spacing of proposed plants, planting methods, details of staking of trees etc.
- d. Details of proposed maintenance
- e. Details of proposed mulch, type, depth etc
- f. Planting programme

(f) Provide for Councils approval a preferred road name and two alternatives for the un-named access road. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

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

- (b) Provide the formation details for Okokako Road, in a suitable format for inclusion in the Council's RAMM database.
- (c) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.
- (d) Upon completion of the works specified in condition 3(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.
- (e) Upon completion of the works specified in condition 3(a) above, provide certification (Schedule 1c or PS4) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.
- (f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months.

The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

- (g) Provide to Council written confirmation from a registered Surveyor that the access carriageway and stormwater drainage is fully contained within the easements provided for access and drainage.
- (h) Provide evidence that the cost of purchasing and installing a road name sign for the road to vest has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

- (i) Provide written confirmation that recommendations for improvements (if any required) to culvert crossing contained within the Chartered Engineer's assessment supplied to meet condition 3(c) have been completed to the satisfaction of the said Engineer.
- (j) Implement the landscape plan provided to Council as required by condition 3(e) within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision.
- (k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - (i) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered

Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

- (ii) All stormwater run-off is to be piped well away from any proposed building platform and steep slopes to avoid over-saturation of the sub-soils and maintain stability across the slope. Stormwater flows on the lots shall be discharged in a controlled manner to the toe of the steep slopes or the existing overland flow paths.

[All Lots]

- (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.

[All Lots]

- (iv) In conjunction with the construction of any building > 100m² or site combined impermeable surfaces > 500m², the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered Professional Engineer or suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from the lot to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

[All Lots]

- (v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a Onsite Waste water Report prepared by a Chartered Professional Engineer or an approved Council Report Writer.

The report shall reference the Sub-division assessment Report, produced by RS engineering, dated 10th of August, 2021 submitted with RC 2300485, and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

[All Lots]

- (vi) Electricity supply or telecommunication services is not a requirement of subdivision consent and has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of a power supply to operate the secondary on-site wastewater treatment plant and any other device which requires electrical power to operate.

[All Lots]

- (vii) 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).

[All Lots]

- (viii) The owner shall preserve and maintain the trees and bush implemented in accordance with the landscaping plan approved under condition 3(d) and as indicated on the survey plan required by condition 2(b). The owner shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[All Lots]

- (ix) The riparian fencing identified on the survey plan in area 'A', shall be maintained by the Lot owner. Should the fence be damaged, the Lot owner shall repair or replace it as soon as practical.

[Lot 16]

Part B - Further Resolution

Pursuant to Section 241(3) Council resolves that the condition amalgamation holding sections 6 & 7 with Sections 5 SO 541179 be cancelled. This resolution is made subject to evidence of compliance with conditions 3(a) and (b) of this consent.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. The Consent holder shall when conducting the upgrade of vehicle crossing in or close to Okokako road reserve shall submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) from council prior to any excavation or works commencing.
3. Please note that careful consideration for the construction of the access road, culvert crossing and layout of onsite wastewater system disposal system will be required to maintain setbacks from potential wetland, stormwater drainage or overland flow paths. If these are unable to be achieved, then Consent from Regional Council maybe required.
4. It has been identified that there are areas of wetland within proximity to each Lot. Future Lot owners shall be aware that they will need to consider and may need to apply for further consent from Northland Regional Council in accordance with the National Environmental Standard for Freshwater Regulations 2020 when developing their individual Lots.

Advice Notes

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**SEE SHEET 2 FOR
OVERALL DIAGRAM**

**AMALGAMATION COVENANT:
SECTIONS 6 & 7 SO 541179 TO BE HELD
WITH LOTS 9 & 10 RC 2180526 RMA VAR/D**

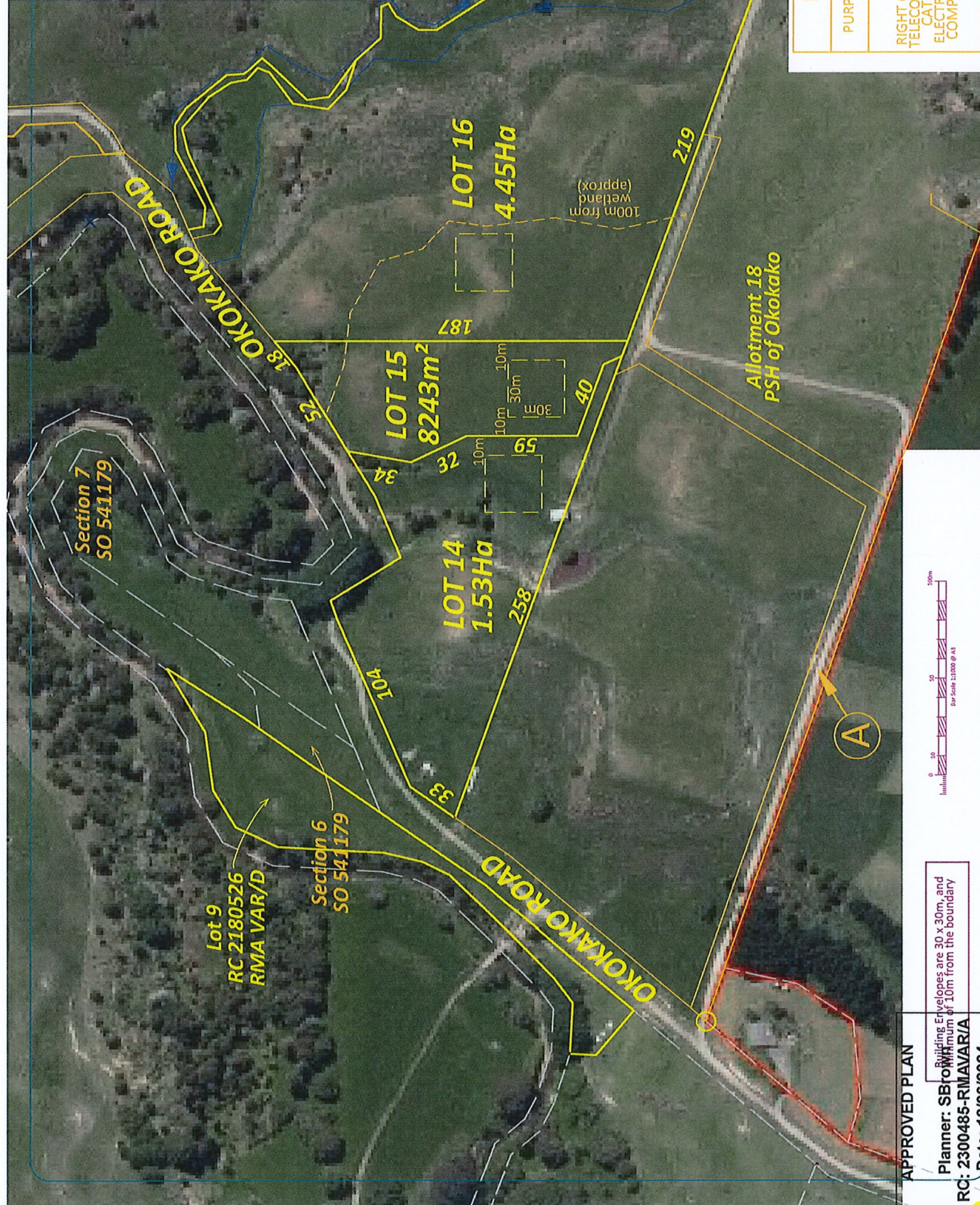
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APPROVED PLAN

Planner: Salamasina Brown
pp: ERamsay
RC: 2300485-RMAVAR/A
Date: 16/10/24

| MEMORANDUM OF EASEMENTS | | | |
|--|-------|-------------------------|-------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
| RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA | (A) | Allot 18 PSH of Okokako | LOTS 14-16 HEREON |



APPROVED PLAN
Planner: SBrown
RC: 2300485-RMAVAR/A
Date: 18/06/2024

Building Envelopes are 30 x 30m, and Minimum of 10m from the boundary

THOMSON SURVEY
Registered Land Surveyors, Planners & Land Development Consultants
315 Kerikeri Rd
P.O. Box 372, Kerikeri
Email: kerikeri@survey.co.nz
Ph: (09) 4077360 Fax (09) 4077322

**VARIATION TO RC 2300485 -
PROPOSED SUBDIVISION OF SECTION 5 - 7 SO 541179
(SECTIONS 5 & 7 PREVIOUSLY ALLOT 19 PSH OF OKOKAKO)**
PREPARED FOR: BILL

| Name | Date | ORIGINAL | SHEET |
|----------------------------------|---------|----------|-------|
| Survey | | SCALE | SIZE |
| Design | | | |
| Drawn | 7.12.17 | 1:1000 | A3 |
| Approved | | | |
| Rev | G | 06.05.24 | |
| JOB: 9152 Allot 19 sub rev G.LCD | | | |

Surveyors Ref. No: 9152
Series Sheet of

**SEE SHEET 2 FOR
OVERALL DIAGRAM**

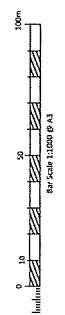
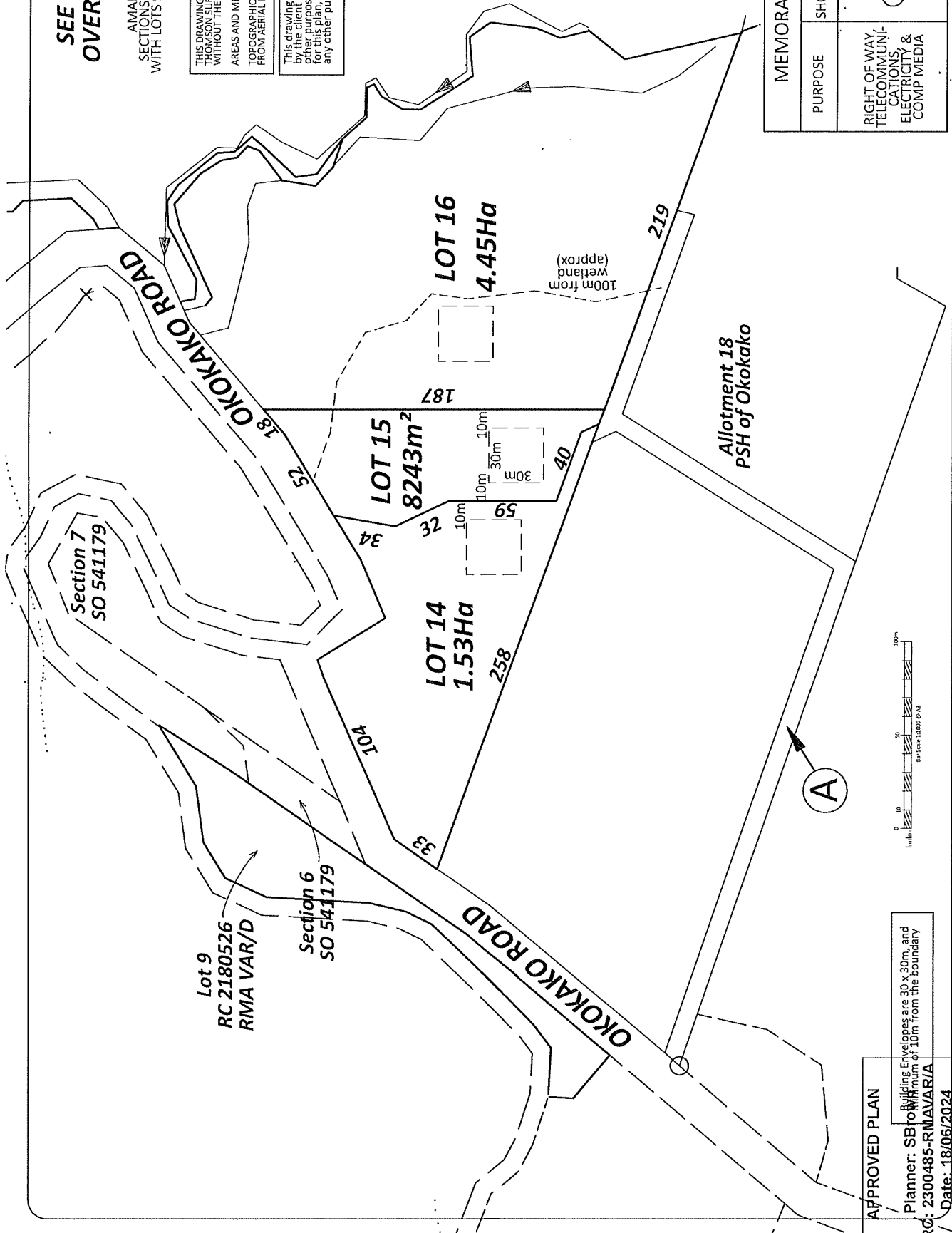
AMALGAMATION COVENANT:
SECTIONS 6 & 7 SO 541179 TO BE HELD
WITH LOTS 9 & 10 RC 2180526 RMA VAR/D

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any other purpose.

APPROVED PLAN

Planner: Salamasina Brown
pp: ERamsay
RC: 2300485-RMAVAR/A
Date: 16/10/24



| MEMORANDUM OF EASEMENTS | | | |
|---|-------|-------------------------|-------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
| RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA | (A) | Allot 18 PSH of Okokako | LOTS 14-16 HEREON |

APPROVED PLAN
Planner: SBromham
RC: 2300485-RMAVAR/A
Date: 18/06/2024

Building Envelopes are 30 x 30m and
Minimum of 10m from the boundary

THOMSON SURVEY
Registered Land Surveyors, Planners & Land Development Consultants
315 Kerikeri Rd
P.O. Box 372, Kerikeri
Email: kerikeri@survey.co.nz
Ph: (09) 407360 Fax: (09) 4077322

VARIATION TO RC 2300485 -
PROPOSED SUBDIVISION OF SECTION 5 - 7 SO 541179
(SECTIONS 5 & 7 PREVIOUSLY ALLOT 19 PSH OF OKOKAKO)
PREPARED FOR: BILL

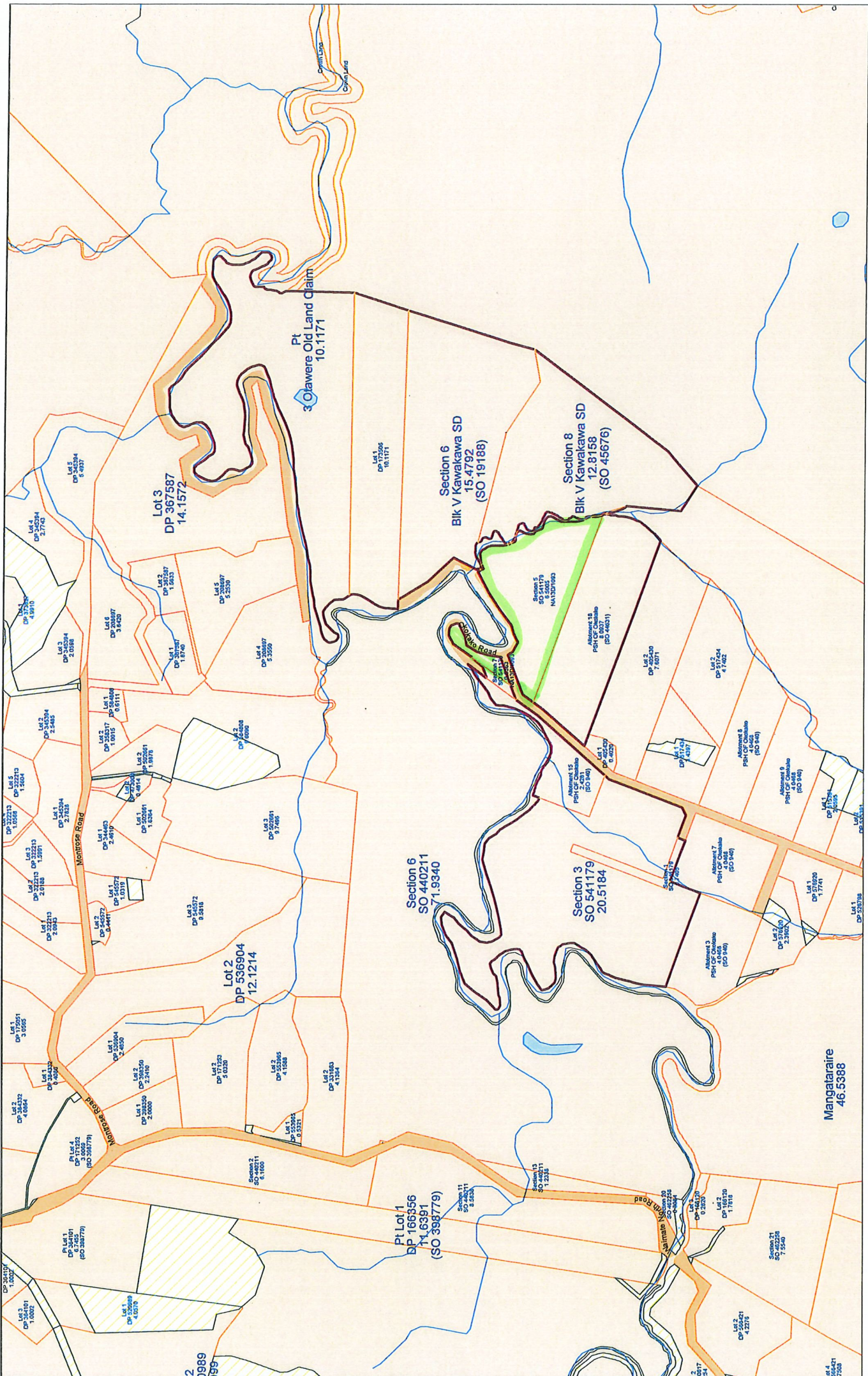
| Survey | Name | Date | ORIGINAL SCALE | SHEET SIZE |
|----------|------|----------|----------------|------------|
| Design | SL | 7.12.17 | 1:1000 | A3 |
| Approved | G | 06.05.24 | | |
| Rev | | | | |

JOB: 9152 Allot 19 sub rev G.LCD

Surveyors Ref. No: 9152
Series of Sheet: 3 of

Appendix 2

Location Map



Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:12000 Topographical and Cadastral map derived from LINZ data. Printed: 10-Dec-2024 09:46.

Appendix 3

Record of Title



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




R. W. Muir
Registrar-General
of Land

Identifier **1168140**
Land Registration District **North Auckland**
Date Issued 15 December 2023

Prior References

12906249.1 NA13D/1093

Estate Fee Simple
Area 7.2231 hectares more or less
Legal Description Section 5-7 Survey Office Plan 541179

Registered Owners

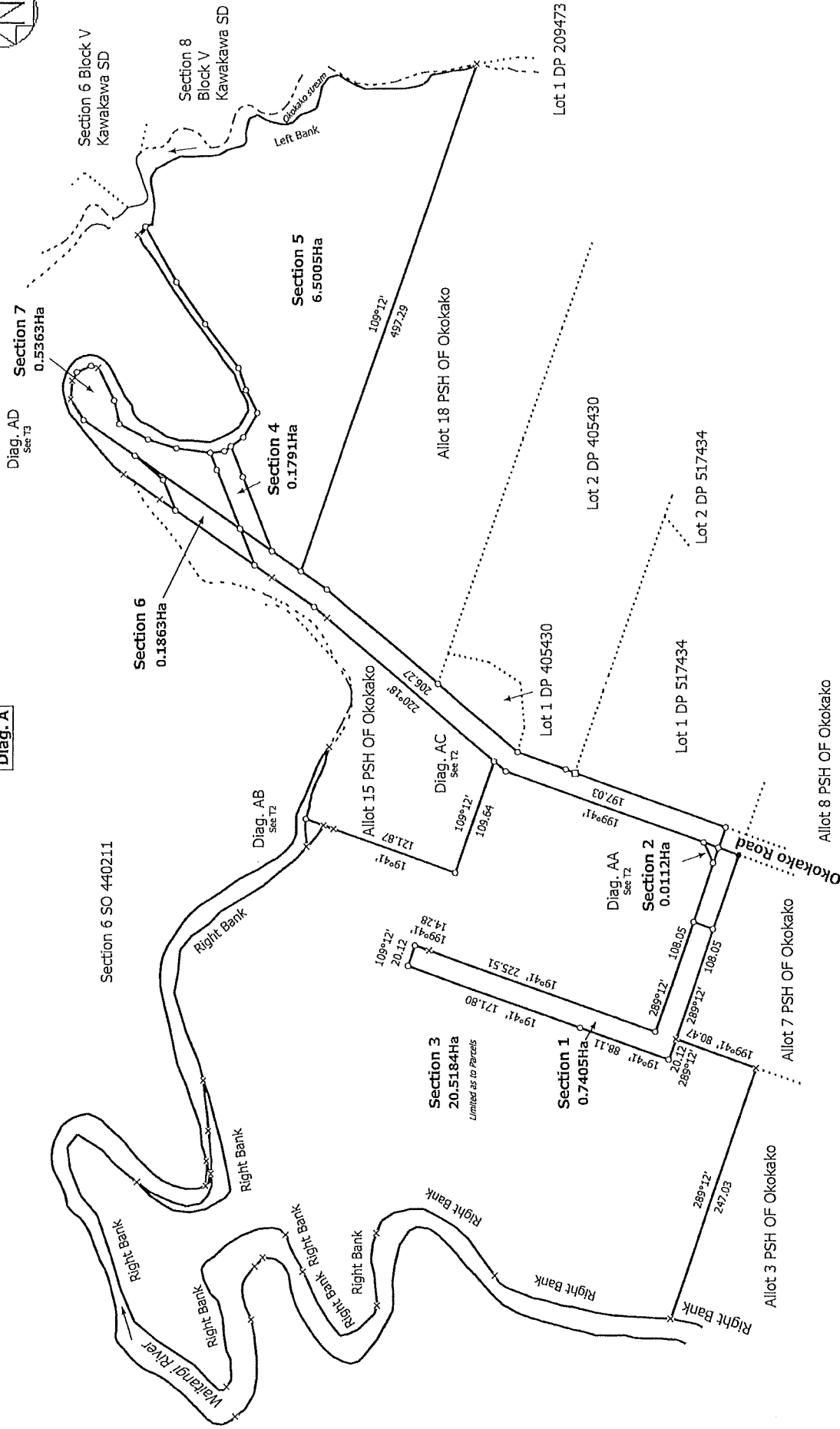
Okokiwi Downs Limited

Interests

10899115.2 Mortgage of Sections 5 & 7 SO 541179 to Bank of New Zealand - 16.11.2017 at 9:36 am
Subject to Section 120(9) Public Works Act 1981



Diag. A



T 1/3

Job Ref: 9152 Bill 51

| | | | |
|-------------------------------|---|--|---|
| Land District: North Auckland | Surveyor: Antony Noel Worrali Firm: Thomson Survey Limited | SECTIONS 1-7, LAND TO BE TAKEN FOR ROAD AND ROAD TO BE STOPPED | Digitally Generated Plan Generated on: 01/11/2022 11:02:54am Page 3 of 5 |
| | | Title Plan SO 541179 | Approved on: 1/11/2022 |

Appendix 4

Assessment of Traffic Effects Report



*Engineering Outcomes, Limited
132 Beach Road
PO Box 3048,
Onerahi
Whangarei
New Zealand
Telephone 09 436 5534
Mobile 027 472 0945
E-mail info@e-outcomes.co.nz*

SUBDIVISION

OKOKAKO ROAD, WAIMATE NORTH, NORTHLAND



ASSESSMENT OF TRAFFIC EFFECTS

*Prepared by Dean Scanlen
Engineering Outcomes Ltd
5 December 2024*

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SUBDIVISION PLANS

1. THE PROPOSAL

This is a traffic report in relation to a proposal to amend some access-related conditions of consents 2180526-RMAVAR_D, 2300484-RMAVAR/A and 2300485-RMAVAR_A on Okokako Road, Waimate North. Specifically, this condition in relation to upgrading of Okokako Road beyond the end of council maintenance (and which is in consent 2180526-RMAVAR_D Stage 2):

- The existing un-maintained road upgraded to comply with the council standard for a Type "A" rural road from the termination of the maintained carriageway on Okokako road which is located at CH 2196 from the Waimate North Rd intersection.
- The existing road carriageway widened to provide a 6m wide formation extending to allotment 6 from CH 2196 from the Waimate North Rd intersection.

Plus this condition, which is in 2300485-RMAVAR_A:

- I. The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard with a turning head at the end to allow for turning by trucks and graders.
- II. The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition I. above to the northern boundary of Lot 16 RC 2300485, to 3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.

These conditions do not require any work on the first 2.2 kilometres of Okokako Road despite that section of the road not meeting the council's standards. This report considers more targeted safety mitigation including general widening over a total of 1.25 kilometres between 0 and 0.25 kilometres and 1.73 and 2.75 kilometres (but not to the full standards) plus warning signage. Also, a turning head is now proposed at 2.75 kilometres and no work is proposed beyond it. This is because only one title is proposed beyond 2.75 kilometres and a turning head at 2.75 kilometres will be elevated well above the flood plain (whereas one 80 metres further on would not be).

The third consent - 2300484-RMAVAR/A simply changes a reference to a more recent plan than that tied to its parent consent 2300484-RMASUB. Across the three consents, nine additional rural-residential lots will be created. All lead to Okokako Road by way of both direct and shared access, which connect to Okokako Road between 2.45 and 2.75 kilometres from Waimate North Road.

The proposal is described in concept plans by Thomson Survey which are appended.

2. SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

Overall, with the mitigation measures proposed and as summarised in Figures 1 and 2, it is concluded that the traffic effects of the proposal will be well managed such that the associated risks are well within acceptable limits and the traffic effects will be less than minor.

With those measures in place, Okokako Road between the site and Waimate North Road, while narrower than the width specifications of the *Far North district plan*, will still be fit-for purpose even with the additional traffic generated by the proposal, which is estimated at 50 movements on an average day at full development.

In fact, the general widening of Okokako Road, even in conjunction with sealing, is likely to be counter-productive. Recent research into the influence of road width on the “social cost” of crashes when standardised by vehicle-kilometres travelled (“SSCC”), found that the SSCC on unsealed roads in the width range that includes Okokako Road, is close to the lowest recorded on any width range for both sealed and unsealed roads.

Even with the subdivision, Okokako Road will also not carry an unusual level of traffic for an unsealed road of this width. In fact, with the work proposed, it will generally be superior to average roads in this width range that were considered in the cited study.

3. OKOKAKO ROAD

Okokako Road is unsealed and managed by the Far North district council. It has an unsealed carriageway ranging from 3.5 to 4.8 metres wide and connects to the eastern side of Waimate North Road at RAMM 9.82 kilometres. There are no side roads between the site and Waimate North Road, but thirteen dwellings lead to the route, one of which is on the subject site.

Speed limits on all roads in the vicinity are 100 km/hr.

The Waimate North Road/Okokako Road intersection is a Stop control tee intersection at which Okokako Road is on a relatively acute angle with Waimate North Road. The first 20 metres of Okokako Road is sealed, as is Waimate North Road. The previous consents do not include any conditions in relation to the Waimate North Road/Okokako Road intersection and neither are any proposed – no crashes have been reported at the intersection since at least the start of 2019 and any improvements will be extremely expensive, cannot be justified and are certainly not warranted.

The remainder of the road routes between the site and all common destinations, including, Kerikeri, Kaikohe, Whangarei and Auckland, are sealed and of a standard that can easily cope with the relatively small level of additional traffic from this proposal.

Figure 1. Summary of mitigation proposed on Okokako Road distance 0 to 1.5km

Figure 2. Summary of mitigation proposed on Okokako Road distance 1.6 to 2.75km

Photo 1. The intersection of Okokako Road (right) and Wamiate North Road (left) looking north.



Photo 2. Looking north along Okokako Road from 45 metres. This section, as far as 220 metres, is proposed to be widened to 4.5 metres.



Photo 3. Looking north along Okokako Road from 200 metres including the proposed chevron warning sign. Space is available for this within road reserve and clear of driveways and buildings. Widening is also proposed through the bend as per Figure 1.



Photo 4. Looking west along Okokako Road from 270 metres including the proposed chevron warning sign. Space is available for this within road reserve and clear of driveways and buildings.



Photo 5. Looking east along Okokako Road from 230 metres. The width for 1.5 kilometres beyond this point is between 4.2 and 4.8 metres.



Photo 6. Looking east along Okokako Road from 670 metres.



Photo 7. Looking northeast along Okokako Road from 1320 metres.



Photo 8. Looking northeast along Okokako Road 1730 metres. Widening to 4.0 metres is proposed beyond this point.



Photo 9. Looking south along Okokako Road from 2110 metres.

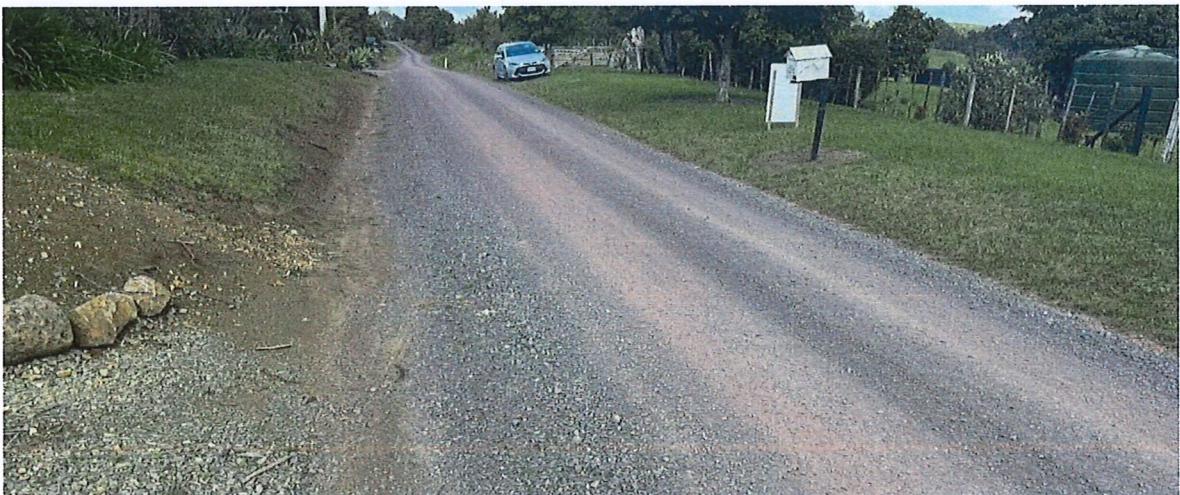


Photo 10. Looking south along Okokako Road from 2220 metres. Additional widening is proposed over the crest at upper centre.



Photo 11. Looking north along Okokako Road from 2340 metres. The forward visibility over this crest is adequate for the expected operating speeds of 35 km/hr.



Photo 12. Looking north along Okokako Road from 2450 metres. The forward visibility over this crest is adequate.



Photo 13. Okokako Road looking southwest from the site access at 2750 metres and the location of the proposed turning head. Only marginal visibility, but this is not important because of the direction of all exits from the site.



4. COUNCIL STANDARDS

Okokako Road currently leads to only twelve dwellings, but there are already thirty-six titles in its catchment.

The council's width standards for rural public roads are given in Table 3.1A and clause 3.4.3 of its *Engineering Standards and Guidelines* document (2009, which is part of the district plan). For rural roads leading more than 15 household equivalents, those specify a sealed carriageway 6.5 metres carriageway and a legal corridor width of 20 metres. Neither footpaths nor lighting are specified for rural roads.

5. TRAFFIC

All vehicle movements are one-way movements whether an entry or exit or a movement in one direction along public roads.

5.1 Traffic generation and on public roads

The traffic intensity of the proposal, when calculated in accordance with the *Far North district plan* Appendix 3A, is 90 movements per day. Based on analysis of other localities this far from urban centres, the actual traffic generation is estimated to be closer to 50 movements per day.

5.2 Crashes

The *CAS* database of crashes reported to the Police has been searched on all of Okokako Road since the start of 2019. Only one crash has been reported - a westbound car ran off the road and into the drain, with one minor injury resulting. The driver stated that she was attempting to avoid an animal on the road.

6. ASSESSMENT OF TRAFFIC EFFECTS AND PROPOSED MITIGATION MEASURES

The focus of this section is the carriageway width of Okokako Road. No other traffic safety effects are subject to conditions in the previous consents and it is agreed that those do not warrant conditions (nor specific assessment in this report).

Recent peer-reviewed research¹ into the influence of road width on harm, which included unsealed roads across all of the Northland region, determined the standardised “social cost²” of crashes across width ranges that include the width range of Okokako Road³, and a crash search covering a very recent 5 calendar year period – 2018 to 2022.

This found that:

- unsealed roads of the width proposed for Okokako Road have the lowest SSCC of any unsealed roads; and
- upgrading to the full council standard, including sealing, would have a higher SSCC than that of the existing road.

The research did not investigate the reasons for this effect, but it is very likely a result of the higher vehicle speeds that wider roads both enable and encourage.

An analysis has also been carried out of traffic on existing unsealed roads in Tai Tokerau/Northland. This found 286 kilometres of unsealed roads narrower than 4.5 metres wide, but that carry at least 110 vehicle movements per day – the traffic expected on Okokako Road once the subdivision is fully developed.

The total vehicle-kilometres travelled on those roads is close to 54,000 per day, which compares with only 130 per day on the narrower sections of Okokako Road at full subdivision development. All 286 kilometres of busy unsealed roads in the region that are narrower than 4.5 metres wide, and the historic crashes on them, were included in the cited research.

The width of Okokako Road – both its carriageway and legal corridor, is strictly already well below those specified in the *Far North district plan*. Despite this, the cited research shows that the risks associated with the proposed carriageway width are no higher than those for wider roads, in fact very likely lower.

6.1 Other Matters

There is a sight distance restriction south of the site access, and turning head on Okokako Road at 2.75 kilometres, as shown in Photo 13. This is not important because all vehicles will turn left when exiting the site, so will not be in conflict with northbound vehicles on Okokako Road.

The proposed sight rails will warn drivers unfamiliar with the road that it is ending. The rails would ideally be in line with the approach, with the access beyond that location offset to enable this.

¹ Dean Scanlen (June 2024): How is Road Width Related to Harm? Presented to the ENZ Transportation Group conference in June 2024. With unsealed roads, the rate of harm increases steadily and significantly with increasing width. On sealed roads significantly wider than Hooks and Halls Road, the rate of harm is also higher.

² As given in the *Monetised benefits and costs manual* version 1.6 Tables A32 to A34, then standardised by vehicle kilometres travelled. Social cost is the best-known representation of the harm caused by road crashes and trauma.

³ Less than 4.4 metres wide.

7. FAR NORTH DISTRICT PLAN - ASSESSMENT CRITERIA

There are three sets of criteria in the plan relevant to traffic management and access. The only assessment is given against most of the Property Access criteria in Section 15.1.6C.4.1 because all other criteria have previously been assessed and have not changed as a result of the subsection amendment.

Criteria (a) and (b) of Section 15.1.6C.4.1 have previously been assessed and have not changed as a result of the subsection amendment.

Criterion (c): Any foreseeable future changes in traffic patterns in the area.

No significant projects or road links are planned that might significantly change the patterns of traffic in this vicinity.

Criterion (d): Possible measures or restrictions on vehicle movements in and out of the access.

With the relatively light traffic and sparse existing development in the locality and for the reason given in section 6 in relation to sight distance, there is no need for restrictions on vehicle movements.

Criterion (e): The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.

The internal access is proposed to meet the council's standards.

Criterion (f): The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled, vehicular.

The proposed connection arrangement will ensure adequate access to all lots for all transport modes. Pedestrian traffic is not expected and cyclists will be able to enter the site safely by way of the access and vehicle crossing connection.

Criterion (g): The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.

None of the work on the access will increase any natural hazards compared with the consented subdivision.

Criterion (h) relates to sites with a road frontage on Kerikeri Road so is not relevant.

Criterion (i) The provisions of the roading hierarchy, and any development plans of the roading network.

No significant projects or road links are planned that might significantly change the patterns of traffic in this vicinity.

Criterion (j) relates to alternative access for car parking and vehicle loading in business zones and is not relevant.

Criterion (k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the

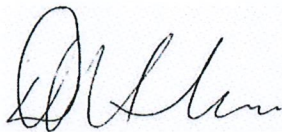
subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development, so is not relevant.

Also Criterion (l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7).

There is nothing to be gained by facilitating access to areas outside the site using the mechanisms described. The site is bounded by the Waitangi River and private lane. Also, this amendment does not alter the location of the, already consented, access and road.

Criterion (m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any State Highway and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.

No impact.



Dean R Scanlen
BE(Hons)(Civil), CPEng, IntPE(NZ)
Engineering Outcomes Limited

Planner: S.Brown
 RC: 2180526-RM/AVA/R/D
 Date: 18/06/2024

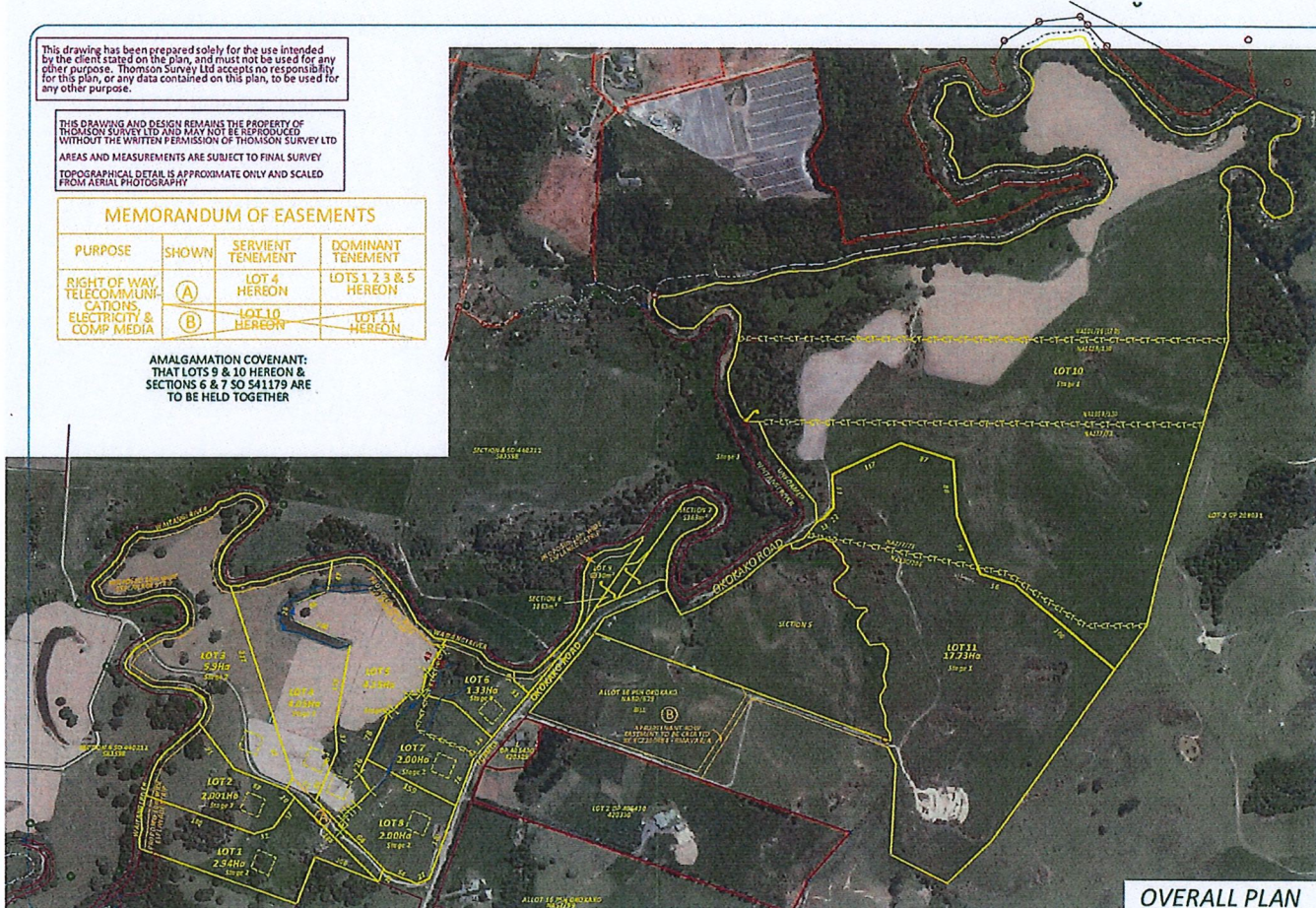
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MEMORANDUM OF EASEMENTS

| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
|---------------------------------|-------|-------------------|----------------------|
| RIGHT OF WAY TELECOMMUNICATIONS | (A) | LOT 4 HERON | LOTS 1 2 3 & 5 HERON |
| ELECTRICITY & COMP MEDIA | (B) | LOT 10 HERON | LOT 11 HERON |

AMALGAMATION COVENANT:
 THAT LOTS 9 & 10 HERON &
 SECTIONS 6 & 7 SO 541179 ARE
 TO BE HELD TOGETHER



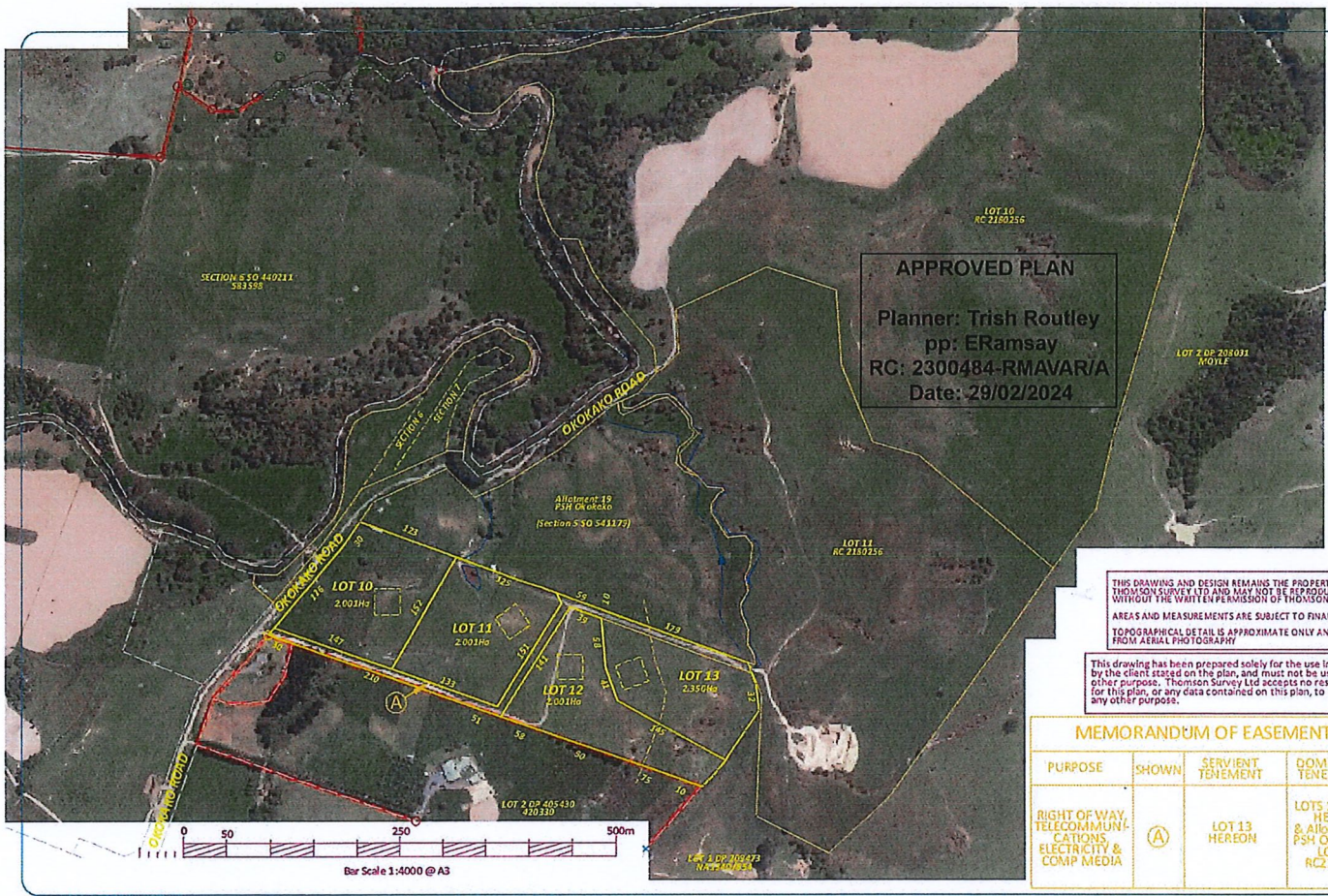
OVERALL PLAN

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@thsurvey.co.nz
 Ph: (09) 4077350 Fax: (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

REFERENCED FURTHER VARIATION (D) TO RC 2180526 REVISED DATE MAY 2024
 PROPOSED SUBDIVISION OF SECTIONS 1 & 3 SO 541179 (PREVIOUSLY ALLOT 4, 5, 6 & 14 PSH OF OKOKAKO),
 ALLOTMENT 15 PSH OF OKOKAKO, PT OTAWERE OLC, LOT 1 DP 173506,
 SECTIONS 6 & 8 BLK V KAWAKAWA SD & SECTIONS OF ROAD SWAP
 PREPARED FOR: BILL

| Name | Date | ORIGINAL SCALE | SHEET SIZE |
|-----------------------|---------------|----------------|------------|
| Survey | | | |
| Design | | | |
| Drawn | SL/TW 2.12.17 | 1:4000 | A3 |
| Approved | KY 06.05.24 | | |
| Rev | | | |
| 9152 Overall 20240506 | | | |

Surveyors Ref. No: 9152



APPROVED PLAN
 Planner: Trish Routley
 pp: ERamsay
 RC: 2300484-RMAVAR/A
 Date: 29/02/2024

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MEMORANDUM OF EASEMENTS

| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
|--|-------|-------------------|--|
| RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA | (A) | LOT 13 HEREOF | LOTS 10, 11, 12 HEREOF & Allotment 19 PSH Okokako & LOT 11 RC2180256 |

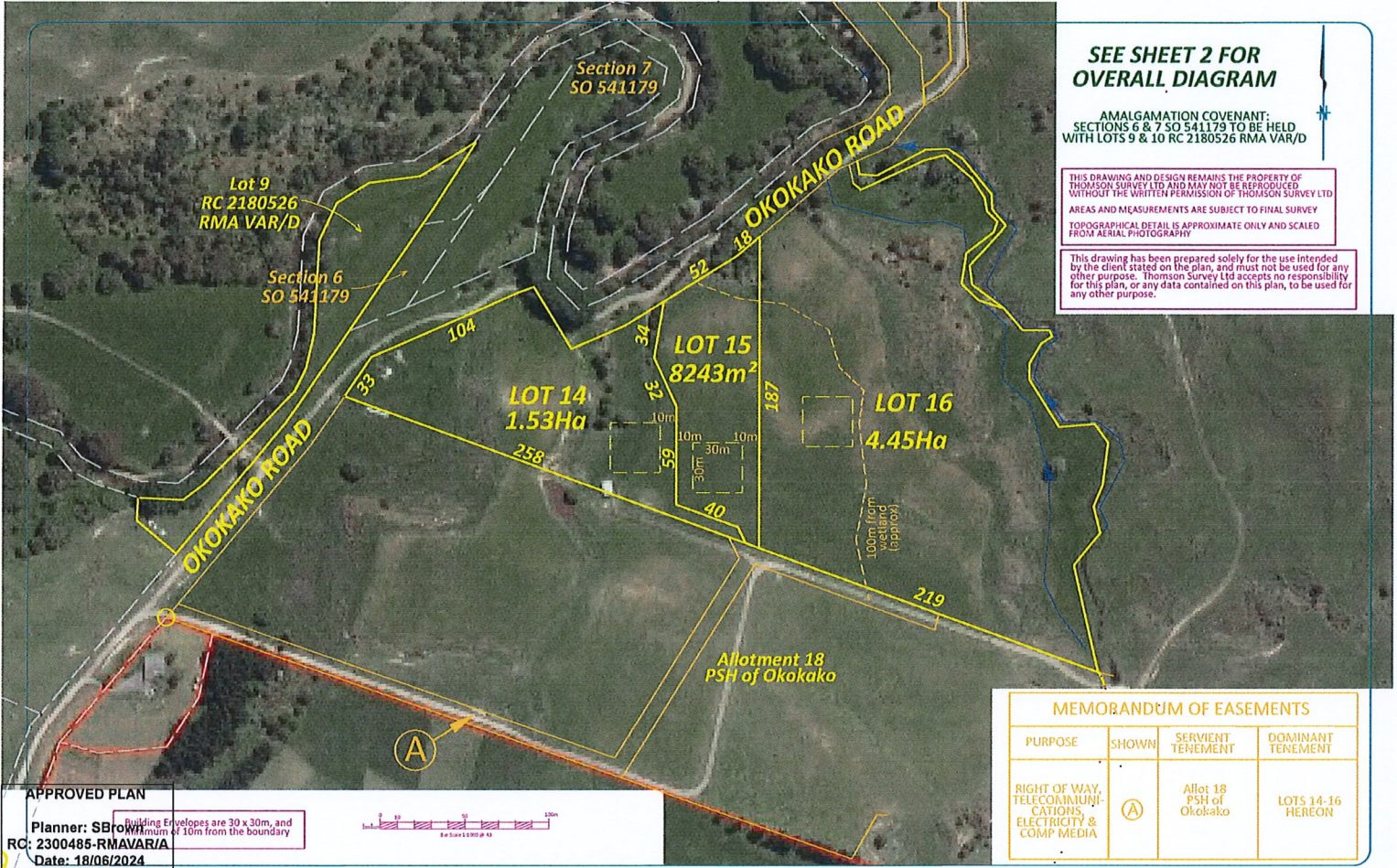
THOMSON SURVEY
 315 Kerikeri Rd
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 Email: k.kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax: (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

**VARIATION TO RC2300484
 PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO**

| Survey | Name | Date | ORIGINAL SCALE | SHEET SIZE |
|---------------------------------|------|----------|----------------|------------|
| Design | SI | 7.12.17 | 1:4000 | A3 |
| Approved | TH | 07/11/23 | | |
| Rev | 1 | 07/11/23 | | |
| 9152 LAST STAGE REV H RC2300484 | | | | |

Surveyors Ref. No: **9152**
 Series
 Sheet of

PREPARED FOR: BILL



SEE SHEET 2 FOR OVERALL DIAGRAM

AMALGAMATION COVENANT:
SECTIONS 6 & 7 SO 541179 TO BE HELD WITH LOTS 9 & 10 RC 2180526 RMA VAR/D

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| MEMORANDUM OF EASEMENTS | | | |
|--|-------|-------------------------|-------------------|
| PURPOSE | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
| RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA | (A) | Allot 18 PSH of Okokako | LOTS 14-16 HEREON |

APPROVED PLAN

Planner: SBrown
RC: 2300485-RMAVAR/A
Date: 18/06/2024

Building Envelopes are 30 x 30m, and a minimum of 10m from the boundary

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VARIATION TO RC 2300485 - PROPOSED SUBDIVISION OF SECTION 5 - 7 SO 541179 (SECTIONS 5 & 7 PREVIOUSLY ALLOT 19 PSH OF OKOKAKO)

PREPARED FOR: BILL

| Name | Date | ORIGINAL SCALE | SHEET SIZE |
|----------------------------------|------------|----------------|------------|
| Survey | | | |
| Design | | | |
| Drawn | SL 2.12.17 | 1:1000 | A3 |
| Approved | | | |
| Rev | G 06.05.24 | | |
| JOB: 9152 Allot 19 sub rev G LCD | | | |

Surveyors Ref. No: **9152**
Series
Sheet of