

**IN THE MATTER** of the Resource Management Act  
1991 ("**the Act**")

**AND**

**IN THE MATTER** of a submission pursuant to  
Clause 6 of Schedule 1, of the  
Act in respect of the **Proposed  
Kaipara District Plan**

## **SUBMISSION ON THE PROPOSED KAIPARA DISTRICT PLAN**

**To:** District Plan Team  
Kaipara District Council  
Email: [districtplanreview@kaipara.govt.nz](mailto:districtplanreview@kaipara.govt.nz)

### **1. Details of persons making the submission**

MH and JE Simpkin ('the submitters')  
C/- Reyburn and Bryant  
Attention: Joseph Henehan  
PO Box 191  
WHANGAREI  
Email: [joseph@reyburnandbryant.co.nz](mailto:joseph@reyburnandbryant.co.nz)

### **2. General Statement**

- 2.1 The submitters cannot gain an advantage in trade competition through this submission. They are directly affected by the plan change. The effects are not related to trade competition.

### **3. Background**

#### Site details

- 3.1 The submitters own several contiguous titles located at Mountview Place, Waihue Road and Awakino Road. The various titles and the associated ownership are shown in Figure 1 below.

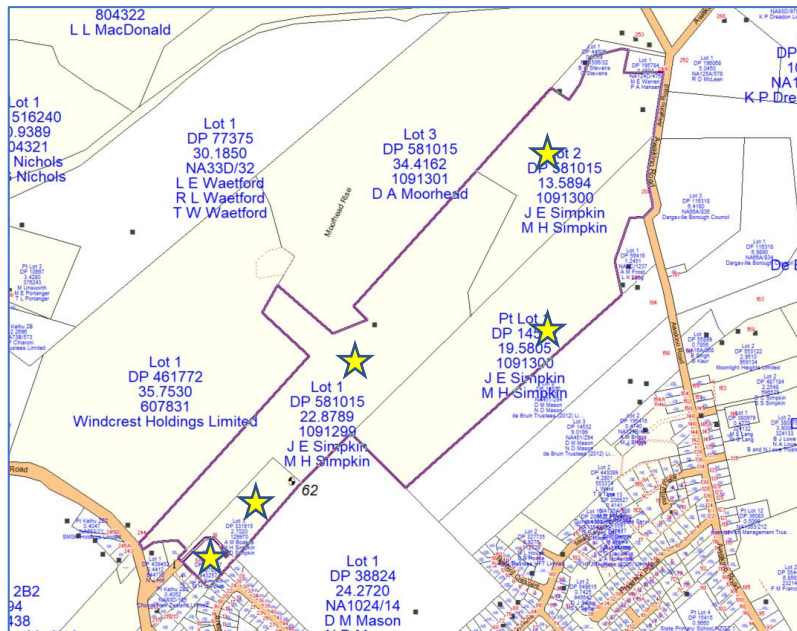


Figure 1: Submitter land

3.2 The various legal descriptions and title references are as follows:

- Lot 2 DP 549117 (RT 943247)
- Lot 3 DP 331615 (RT 129970)
- Lot 1 DP 581015 (RT 1091299)
- Pt Lot 1 DP 14532 and Lot 2 DP 581015 (RT 1091300)

3.3 Lot 1 DP 581015, Pt Lot 1 DP 14532 and Lot 2 DP 581015 are currently used collectively for agricultural purposes. There is a residential unit positioned on Lot 1 DP 581015.

3.4 Lot 3 DP 331615 currently contains a church hall and associated car park area, which is currently under construction on the site. This hall was previously approved under RM200034B. The site plan approved under this consent is shown in [Figure 2](#) below:

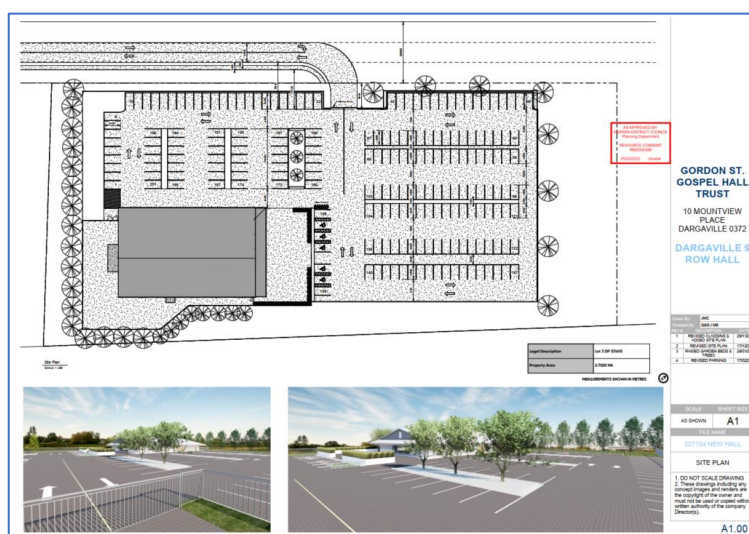


Figure 2: RM200034B approved plan

- 3.5 Lot 3 DP 331615 has also recently been approved to be subdivided into multiple allotments under reference RM220132. The approved scheme plan is shown in [Figure 3](#) below:

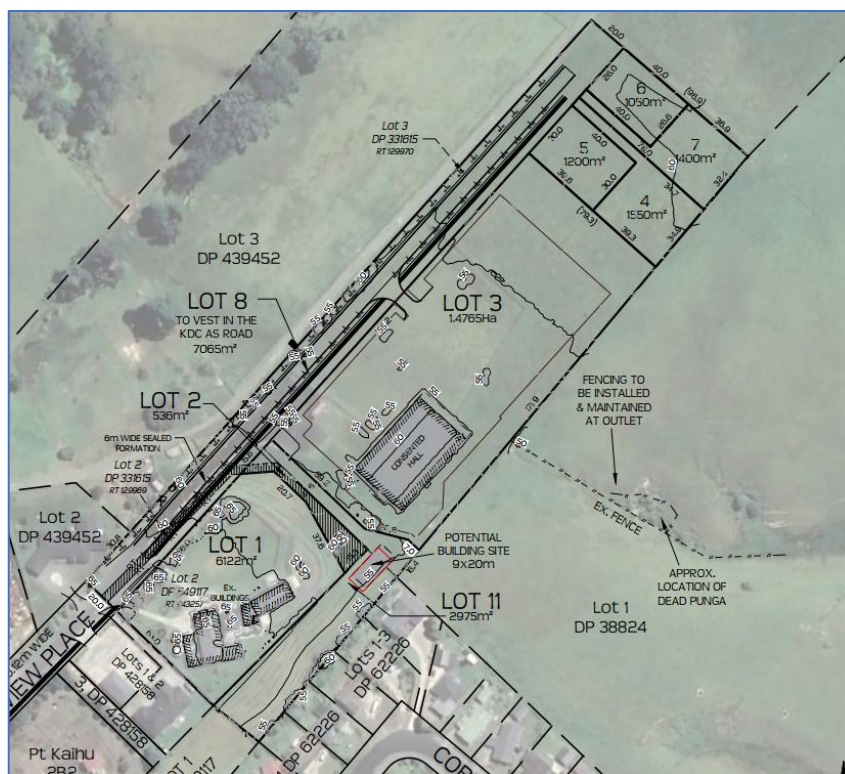


Figure 3: RM220132 approved scheme plan

- 3.6 Copies of the RM200034B and RM220132 resource consent decisions and approved plans are **enclosed**.
- 3.7 Lot 2 DP 549117 contains an existing dwelling that is occupied by the submitters.

### Topography

- 3.8 Given that the sites cover a large geographical area, the topography varies significantly.
- 3.9 Generally speaking, the land comprising Lot 2 DP 549117, Lot 3 DP 331615, and Lot 1 DP 581015 is situated on elevated land, positioned immediately north of the Dargaville township. In contrast, Pt Lot 1 DP 14532 and Lot 2 DP 581015 are positioned on the lower-lying slopes and floodplain land to the west of Awakino Road.

### Services and infrastructure

- 3.10 As part of the implementation of the recently approved consent RM200034B, new infrastructure has been installed, including roading, water supply, wastewater, stormwater, electricity, and fibre. These services extend primarily within (and in some cases beyond) the Mountview Place road corridor, including an additional section of road

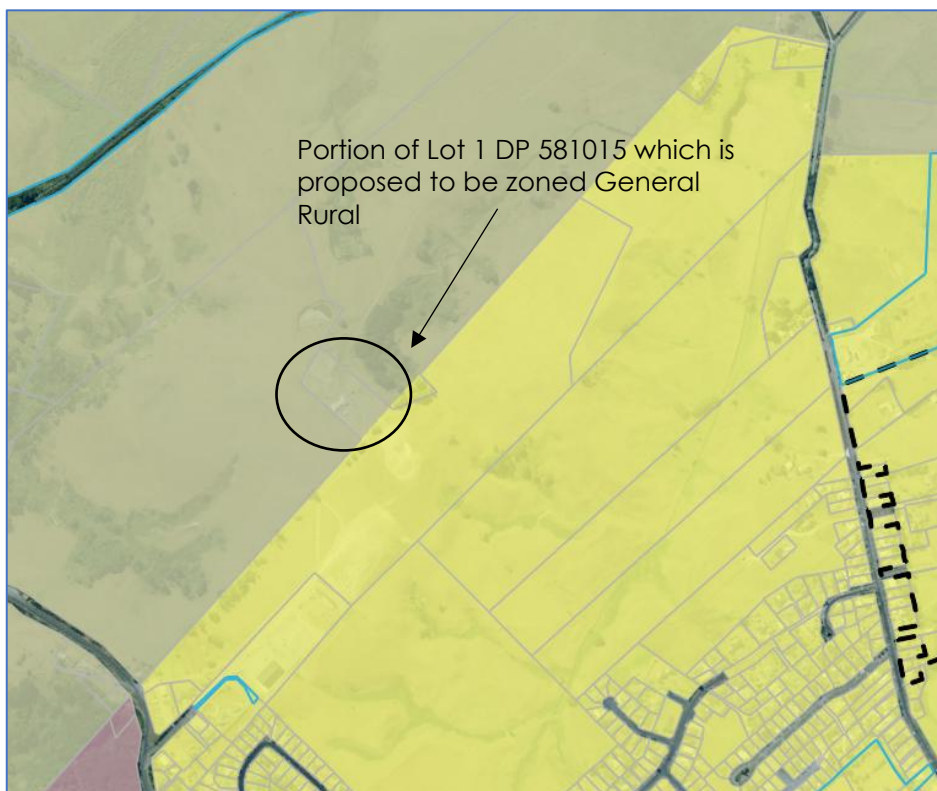
that is proposed to vest as part of the subdivision consent RM220132, shown as Lot 8 on the approved scheme plan ([Figure 3](#)).

#### Operative zoning

- 3.11 Under the Operative Kaipara District Plan, the majority of the subject land is zoned Rural, with the exception of Lot 2 DP 549117, which is zoned Residential.

#### Proposed zoning

- 3.12 The Proposed Kaipara District Plan (PKDP) is proposing to include most of the land in the 'General Residential' zone. However, there is a small section of Lot 1 DP 581015 that is proposed to be zoned 'General Rural'. The spatial extent of these zones is shown in [Figure 4](#) below.



*Figure 4: PKDP Zoning Maps*

- 4. The specific provisions of the Plan Change that this submission relates to are:**
- 4.1 The zoning proposed for the land.



## 5. The submission is:

### Relief sought

- 5.1 The submitters support the proposed rezoning of their land to 'General Residential'.
- 5.2 The submitters also support the broader intention of the PKDP to rezone additional land in the Dargaville area for urban development.
- 5.3 The submitters request that Kaipara District Council (KDC) rezone the entirety of Lot 1 DP 581015 as General Residential, including the portion circled in Figure 4, which appears to have been inadvertently omitted.
- 5.4 Alternative relief with similar effect.

### Reasons for relief

- 5.5 Retaining the small section of Lot 1 DP 581015 within the General Rural Zone would result in an isolated pocket of rural zoning within an otherwise residential block. This area, approximately 1.4ha in size, would be the only part of the site not zoned General Residential.
- 5.6 Land comprising 1.4ha is not capable of being used for productive purposes. Therefore, the land is better suited for residential development.
- 5.7 Aligning the zoning boundary with the cadastral boundary of the site will result in a logical interface between the proposed General Residential Zone and the adjacent General Rural Zone.
- 5.8 The land has direct access to reticulated Council infrastructure, including stormwater, wastewater and water networks which have recently been extended as part of the works required to give effect to RM200034B. This existing infrastructure is shown on the plans **enclosed** within this document.
- 5.9 The proposed zoning is consistent with KDC's spatial plans, which identify this area as suitable for residential development.
- 5.10 The land is not identified as containing highly versatile or productive soils. Accordingly, the proposed zoning is consistent with the National Policy Statement for Highly Productive Land.
- 5.11 The proposed submission represents the most efficient and effective use of the land, consistent with the requirements of Section 32 of the RMA. It also gives effect to the purpose and principles of the Act, particularly Part 2, as it promotes the sustainable management of natural and physical resources.

**6. The submitter seeks the following decision by the KDC:**

- 6.1 That the entirety of Lot 1 DP 581015, including the area currently proposed to be zoned General Rural (as circled in Figure 4), be rezoned General Residential; or
- 6.2 Alternative relief with similar effect.

**7. The submitter wishes to be heard in support of this submission.**



**Joseph Henehan**

*Planning Consultant*

Dated this 30<sup>th</sup> day of June 2025

Encl - RM220132 decision and approved plans

RM200034B decision and approved plans

Approved engineering plans showing infrastructure

In the Matter of: The Resource Management Act 1991

And

In the Matter of: An application under Section 88 of the  
Resource Management Act 1991 made by  
Dargaville Mountview Trust

File Reference: RM220132

## **Decision on Resource Consent Application**

### **1. Activity**

It is proposed to undertake a subdivision to create 6 residential lots (Lot 1, 4, 5, 6, 7, and 11), a lot for the church and associated infrastructure approved under RM200034 within Lot 3, an extension of Mountview Place (Lot 8) and alteration of the boundaries of an existing designation D65 pursuant to section 181 of the Act with the permission of the Requiring Authority Northpower.

### **2. Location**

Address: Mountview Place, Dargaville

Legal Description: Lot 2 and 3 DP 331615 and Lot 2 DP 549117 (RT 129969, 129970, 943257)

## **Reasons for Consent**

### *Kaipara District Plan (Operative 2013) Rule Assessment*

The following apply to the subject property:

Zoning: Rural Zone

Overlays: N/A

Notations: Future residential and business growth area for Dargaville, Designation D65:  
Telecommunications operations (Dargaville) Requiring Authority: Northpower

Rules: Rule 12.12.1 'General Rural Subdivision', Rule 12.10.9 'Separation Distance for Noise  
Sensitive Activities in the Rural Zone'

Activity Status: Non-complying Activity

Bundling of applications is consistent with an integrated resource management approach. Applications are generally expected to be bundled except where:

- Separate but concurrent applications have been made and one of the consents involves a controlled or restricted discretionary activity and the Council's discretion is limited; and/ or
- The effects of exercising the two or more consents would not overlap.

In this case, it is considered appropriate to bundle the land use breaches with the subdivision consent as the breaches are related to the subdivision design. The designation alteration, if required to complete the subdivision, will need to be sought by the requiring authority Northpower.

***Proposed Kaipara District Plan: Notified 28 April 2025***

On 28 April 2025, the Council notified the Proposed Kaipara District Plan (“**PDP**”). The submission period is currently open and closes on 30 May 2025.

Some rules in the PDP have immediate legal effect upon notification in accordance with section 86B(3) of the RMA. Rules in the PDP with immediate legal effect are identified with an orange gavel next to the rule. Rules with legal effect must be complied with.

Pursuant to section 86B(1), all other rules in the PDP, including rules relating to subdivision, have legal effect only once decisions on submissions relating to rules are made and publicly notified. If a rule is not subject to any submissions in opposition, it can be treated as operative under section 86F of the RMA. Rules that do not have legal effect (or are not operative under section 86F) do not trigger the need for a resource consent under the PDP.

As the submission period is still open, and the further submission period has not commenced, it is not possible for Council to determine if any rules in the PDP, including rules relating to subdivision, can be treated as operative under section 86F. Therefore, currently only those rules that qualify under section 86B(3) have immediate legal effect from the date of notification of the PDP.

The following applies to the subject property:

Zoning: Residential Zone

Subdivision consent is not required under the PDP, as rules in the PDP relating to subdivision do not currently have legal effect. The proposal does not engage any of the rules with immediate legal effect and no consent is required under the PDP.

**Determination/s**

Pursuant to Section 104, 104D, 108 and 220 of the Resource Management Act 1991 (“the Act”), the Kaipara District Council **grants** RM220132 subject to the following conditions:

**General**

1. The activity shall be carried out in accordance with the plans and all information submitted with the application formally received by the Kaipara District Council (“Council”) on 02/05/2022:
  - Application form, and assessment of environmental effects prepared by Joseph Henehan of Reyburn and Bryant.

Plan title and reference	Author	Rev	Dated



Proposed Subdivision of Lots 2 & 3 DP 331615, Scheme Plan, ref S14580 Sheet 1/2	Reyburn and Bryant	V	Date Plotted 05/02/2025
Proposed Subdivision of Lots 2 & 3 DP 331615, Scheme Plan Proposed Easement Schedule, ref S14580, Sheet 2/2	Reyburn and Bryant	U	Date Plotted 05/02/2025
Proposed Subdivision of Lots 2 & 3 DP 331615, Scheme Plan Aerial, ref S14580, Sheet 1/2	Reyburn and Bryant	V	Date Plotted 05/02/2025
Proposed Subdivision of Lots 2 & 3 DP 331615, Scheme Plan Proposed Easement Schedule Aerial, Sheet 2/2	Reyburn and Bryant	U	Date Plotted 05/02/2025
Viewpaths Through Proposed Lots, ref V14580, Layout Sheet 01 and Sections Sheet 02	Reyburn and Bryant	B	10/03/2025
Engineering Design, ref E14820 Sheets 1 - 15	Reyburn and Bryant	H	17/03/25
Dargaville Church Lighting Design Overview	Techlight	2	24/06/24
<b>Report title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
Subdivision Assessment, 10 Mountview Place, Dargaville	RS Eng Ltd	Issue 5	20 March 2025
Memorandum	Simon Cocker Landscape Architecture		19 March 2025
Technical Submission, Proposed Lighting Concept and Luminaire Options, Car Park, Dargaville Hall	IBEX Concept to Solution		20/11/2019
<b>Other additional information</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
RM231132 – Dargaville Mountview Place Trust – Response to Further Information Request	Joseph Henehan, Reyburn & Bryant		20 March 2025

Advice Note: Where there is any apparent conflict between the application and the consent conditions, the consent conditions shall prevail.

### Charges

- The Consent Holder shall pay any subsequent further charges imposed under Section 36 of the Act relating to the receiving, processing, granting and monitoring of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under Section 36(5) of the Act that are subject to challenge, the Consent Holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant final invoice.

### Section 125 – Consent Lapse Date

- Under Section 125 of the Act, this consent lapses five years after the date it is granted unless:

- a) A survey plan is submitted to Council for approval under Section 223 of the Act before the consent lapses, and that plan is deposited within three years of the approval date in accordance with Section 224 of the Act; or
- b) An application under Section 125 of the Act is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.

#### Accidental Discovery Protocol

- 4. In the event of an 'accidental discovery' of sub-surface archaeological material (shell, midden, hangi, storage pits, etc), work must cease in the immediate vicinity of the remains and immediate steps must be taken to secure the site (tape it off). The Consent Holder must notify Council, Heritage New Zealand Pouhere Taonga and representative tangata whenua of the relevant iwi so that appropriate actions can be taken.

#### Pre-Commencement Conditions

- 5. Prior to the commencement of any physical work authorised under this consent, a Construction Management Plan ("CMP") in accordance with Section 3.3 of Council's Engineering Standards 2011 shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:
  - (i) Details of the site manager including full contact details;
  - (ii) Construction methodology including proposed plant and machinery to be utilised;
  - (iii) Proposed procedures for controlling sediment runoff and dust generation; (iv) Programme of works;
  - (iv) Proposed hours of work on the site;
  - (v) Details of the number and timing of truck movements on the access route to the site;
  - (vi) Details of any proposed materials storage areas;
  - (vii) Traffic management plans;
  - (viii) Proposed communication strategy to advise members of the public of the construction works;
  - (ix) For all road construction works, the Consent Holder shall give Council's Asset Manager at least 10 working days' notice of commencement of any works on any Council Road.
- 6. Prior to the commencement of any physical work authorised under this consent, in relation to the construction of the road to vest, the Consent Holder shall enter into a bond guaranteeing that in the event of damage to existing Council assets or abandonment of the work by the Consent

Holder, that all existing Council assets will be returned to a condition at least equal to that which existed prior to the commencement of work.

The bond shall be for the sum of \$5,000 and shall remain in full force and effect until such time as all work has been completed and any necessary remedial work completed to the satisfaction of Council.

The bond shall be prepared by Council or Council's solicitor at the Consent Holder's expense. The bond will be released when all works associated with the bond are completed to Council's satisfaction and inspections fees are paid, or alternatively the Consent Holder may request that inspection fees can be deducted from the bond refund.

7. Prior to the commencement of any physical work within the Council's road reserve, the Consent Holder shall submit a Corridor Access Request ("CAR") application, including a Traffic Management Plan/s, to the Northern Transportation Alliance Corridor Access Manager and obtain approval.
8. A minimum of seven days prior to the commencement of any physical work authorised under this consent, the Consent Holder shall notify Council, in writing, of their intention to begin works. Such notification shall be sent to the Council's Development Engineer or their delegated representative and include the following details:
  - (i) Name and telephone number of the project manager/Independent Qualified Person (IQP).
  - (ii) Site address to which the consent relates.
  - (iii) Activities to which the consent relates.
  - (iv) Expected duration of works

A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the engineering plan approval letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of and have access to the resource consent and accompanying documentation.

*Advice Note: The construction of the road to vest and service extensions inside the road corridor may have already been completed under the resource consent referenced RM200034B and the public utilities application referenced SR 2411384. If this is the case, conditions 5-8 above may have already been satisfied. Evidence shall be provided to the Council's Development Engineer confirming that the requirements of these conditions have been previously met.*

#### Prior to Section 223 Certification

9. **Prior to the sealing of the Survey Plan pursuant to Section 223 of the Act the following conditions shall be complied with:**

##### General

- (a) The survey plan shall be generally in accordance with the plan of subdivision titled “Proposed Subdivision of Lots 2 & 3 331615 & Lot 2 DP 549117’, S14582, Sheets 1/2 (Rev V) and 2/2 (Rev U), dated 05 February 2025 (Date Plotted), and prepared by Reyburn and Byrant.

#### Easements

- (b) The survey plan shall show all necessary easements as required for right to drain water and sewage, right to convey water, telecommunications, and electricity.
- (c) The survey plan shall show easements in gross in favour of the Kaipara District Council for the purpose of providing sewage drainage, over parts of Lots 3, 4, and 11. All easements shall be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The Consent Holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant records of title.

#### Road to Vest

- (d) The survey plan shall show Lot 8 as public roads to vest in the Council.

#### Utility Providers

- (e) The Consent Holder / Consent Holder’s surveyor shall provide evidence from the appropriate network utility supply providers that arrangements can be made for the provision of electricity and telecommunications and show the necessary easements on the survey plan to the approval of the Council.

#### Landscaping Design – Private Land

- (f) A detailed Landscape Planting and Management Plan generally in accordance with the landscape plan contained within the Memorandum prepared by Simon Cocker Landscape Architecture dated 19 March 2025, including an establishment and maintenance schedule, shall be prepared by a qualified landscape architect or tertiary qualified horticulturalist specialising in amenity horticulture, and shall be submitted to Council for written approval. The Landscape Planting and Management Plan shall include, but may not be limited to, the following:
  - (i) A description of the purpose and objectives of the planting.
  - (ii) A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity. The planting sizes for the balance of the plants shall be provided such that maturity is reached and their intended purpose (e.g. privacy) achieved within 3 year period following initial planting.



- (iii) A programme of establishment and post establishment protection and maintenance, including planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme. Management of the vegetation within the lot shall be the responsibility of the Lot owner.
- (iv) Details of weed management.
- (v) Details of certification process once established

#### Engineering Design

- (g) The Consent Holder shall submit a detailed set of engineering plans, specifications and calculations, prepared in accordance with the Council's Engineering Standards 2011 to the Council's Development Engineer, of their delegated representative for approval.

The engineering plans, calculations and specifications shall be prepared by a suitably experienced person/s who:

- (i) Have the appropriate experience in the relevant areas; and
- (ii) Hold appropriate qualifications and membership of professional bodies; and
- (iii) Have professional indemnity insurance to the value of at least \$1,000,000.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- (i) Design details of the construction of the right of way and legal road in accordance with Section 5 of the Council's Engineering Standards 2011.
- (ii) Design details for connection to the reticulated wastewater system to serve Lots 3, 4, 5, 6, 7, and 11 in accordance with Section 7 of the Council's Engineering Standards 2011.
- (iii) Design details for connection to the reticulated water system to serve Lots 3, 4, 5, 6, 7, and 11 in accordance with Section 8 of the Council's Engineering Standards 2011.
- (iv) Design details for stormwater drainage to serve Lots 3, 4, 5, 6, 7, and 11 in accordance with Section 6 of the Council's Engineering Standards 2011.

*Advice Note: The design of these items may have already been completed and approved under the resource consent referenced RM200034B and the public utilities application referenced SR 2411384. If this is the case, plans submitted for approval under the above condition shall show and label those works that have already been approved under RM200034A and SR 2411384.*

#### Landscaping Design – Road Reserve

- (h) A detailed Landscape Plan and establishment schedule, prepared by a qualified landscape architect or tertiary qualified horticulturalist specialising in amenity horticulture, shall be

prepared for the streetscape planting on the road to vest. The Landscape and Management Plan shall include an initial monitoring and maintenance programme for a period of three (3) years, and an ongoing maintenance plan detailing maintenance in perpetuity. The Landscape and Management Plan shall be prepared and submitted to the Council for written approval in conjunction with the engineering plan approval and prior to the commencement of any works. The Land and Management Plan shall include, but may not be limited to the following:

- (i) A plan of the planted areas, detailing proposed plant species, plant sourcing, plant size at the time of planting, plant locations, density of planting and timing of planting.
- (ii) A programme of establishment and post establishment, protection and maintenance including fertilizing, removal, spraying, replacement of dead/poor performance plants, watering to main soil moisture, mulch (if required) length of maintenance programme.
- (iii) Weed Management plan
- (iv) The siting, materials and finished levels of any paving and hardstanding.
- (v) The location, materials, height, and design of fencing and retaining walls
- (vi) Details of drainage, soil preparation, tree pits, staking and irrigation.
- (vii) The construction details of all hard landscape elements including paving, fencing, gates, lighting etc.).
- (viii) Details of the irrigation system
- (ix) Details of fencing including locations, heights, and materials, to protect the planting (if required).
- (x) Vandalism response to graffiti eradication policy and methodology.

**Prior to Section 224(c) Certification**

10. **Before a Certification is issued pursuant to Section 224(c) of the Act, the following conditions are to be complied with:**

**Utility Connections**

- a) Electricity and telecommunications connections shall be provided to the boundary of the net site area of Lots 3, 4, 5, 6, 7 and 11 and all new cabling shall be underground. The Consent Holder shall provide confirmation from the network utility supply authority/authorities of compliance with this condition.

**Easements**

- b) The Consent Holder shall provide written confirmation from a licensed cadastral surveyor that all services and accesses constructed under this consent are located within the appropriate easement boundaries.

### Engineering

- c) All works on the engineering plans approved under condition 9(g) of this consent are to be completed to the approval of the Council's Development Engineer, or their delegated representative.

Compliance with this condition shall be determined by the following:

- (i) Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by condition g of this consent;
- (ii) Provision and approval of supporting documentation provided by the Consent Holder in support of the constructed works, including Producer Statements, completion certificates, works acceptance certificate, statement of compliance of as built works and as built plans, construction management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Section 3 of the Council's Engineering Standards 2011.

### Remediation of Damages

- d) In the event of any damage to any of the Council's footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services by the works associated with the subdivision, the Consent Holder shall reinstate if in accordance with Section 3 of the Council's Engineering Standards 2011.

### As-Built Plans

- e) The Consent Holder shall submit certified and dated 'As-Built' plan/s of completed works and services in accordance with Council's Engineering Standards 2011 to the satisfaction of the Council's Development Engineer, or their delegated representative.

The Consent Holder/Consent Holder's contractor shall supply the required As-Built details in hard copy and electronic (AUTOCAD) format. For pdf files different assets should be marked using following colours:

Water Assets – Blue

Wastewater Assets – Red

Stormwater Assets – Green

Co-ordinates in New Zealand Transverse Mercator NZTM2000.

### RAMM Data

- f) The Consent Holder shall submit certified Road Asset Maintenance Management (RAMM) data for the road to vest within Lot 8 prepared by a suitably qualified person in accordance with the Council's Engineering Standards 2011 to the satisfaction of the Council's Development Engineer, or their delegated representative.

#### Landscaping Implementation

- g) All works described in the approved Landscape Mitigation Plan shall be implemented prior to the issue of a Section 224(c) Certificate and shall be undertaken within the first planting season (May to September). The planting shall be carried out to the satisfaction of the Council or Council's delegated representative. The planting shall be subject to maintenance and monitoring within the legal road to vest (Lot 8) and Lots 3, 4, 5, 6 and 7 for a period of five (5) years following written approval from the Council that the planting has been implemented in accordance with the approved Landscape Mitigation Plan.

#### Landscaping – Road Reserve

- h) All works described in the approved Landscape Mitigation Plan submitted to Council in accordance with condition 9(h) of this consent shall be implemented prior to the issue of a Section 224(c) Certificate. The Planting shall be carried out to the satisfaction of the Council.

#### Landscaping Bond - Road Reserve

- i) A maintenance bond will be payable for all landscape planting established under this consent. The bond shall be held for a period of three (3) years from the issue of the Section 224(c) Certificate. The amount of the bond shall be agreed by Council and shall include a sum to cover the replacement of plants, trees and other landscape components that are missing at the end of the maintenance period.

#### Landscaping – As Built Plans for Areas to Vest in Council

- j) The Consent Holder shall provide to the Council's Parks Department As-built plans for landscape works (hard and soft) within access ways and streets in AUTOCAD and pdf form.

#### Landscaping – Private Land

- k) All works described in the approved Landscape Mitigation Plan, required under Condition 9(f) of this consent, shall be implemented to the satisfaction of the Council.

The Consent Holder shall provide a completion report from a qualified landscape architect or tertiary qualified horticulturalist specialising in amenity horticulture to the satisfaction of the Council, and the Council will undertake inspections as required to confirm compliance.

#### Consent Notice/On-going conditions

- l) Pursuant to Section 221 of the Act, the following conditions shall be complied with in perpetuity and shall be registered on the titles of Lots 2, 3, 4, 5, 6, and 7 by way of Consent Notice(s).



### **Landscape and Amenity Planting Maintenance**

- (i) All landscape and amenity planting on site required under conditions 10(g) and (k) shall be maintained in perpetuity in accordance with the approved Landscape Mitigation Plans Figure 1a (dated 05/02/2025) and Figure 1b (dated 10/03/2025) prepared by Simon Cocker Landscape Architecture and approved under resource consent RM220132. Diseased dying or dangerous plants must be removed and replaced in accordance with the approved Landscape Management Plan.

Evidence of compliance with this requirement shall be provided to Council in writing from a qualified landscape architect or tertiary qualified horticulturalist specialising in amenity horticulture prior to the issue of the Section 224(c) certificate for RM220132.

- (ii) Maintenance of planting will be monitored by Council for a period of five years from the date of issue of the Section 224(c) certificate. There will be a Council charge for this monitoring payable by the lot owner.

*Advice Note: This site is proposed to be rezoned General Residential under the Proposed Kaipara District Plan. Once this site is zoned General Residential, conditions 10(l)(i) and 10(l)(ii) will no longer apply.*

### **Design Controls**

- (iii) The following design controls shall apply to development on lots 4, 5, 6, 7 and 11 (unless otherwise stated) and shall be confirmed via a design statement from a suitably qualified and experienced landscape architect in support of a building consent application.

#### *Building*

- a. The maximum height of all buildings and structures (excluding chimneys) within Lots 4, 5, 6, 7, and 11 shall not exceed 5.5m above the existing ground level. Height measurements shall be taken using the rolling height method.
- b. All glazing is to be non-mirrored.
- c. Any building on the lots are to be finished in the colours found in BS2525 complying with the following:
  - (I) Hue (colour) - All the colours from 00-24 are acceptable
  - (II) Reflectance Value (RV) and Greyness Groups – The predominant wall colours shall have a RV rating of no more than 30% for greyness group A, B and C – colours within greyness groups D and E are not permitted.
  - (III) Roofs – A RV rating of no more than 25% for greyness groups A, B and C -colours within greyness groups D and E are not permitted.

- d. Fencing on the external boundaries of Lots 4, 5, 6, 7, and 11 shall be visually permeable (e.g., post and rail, post, wire and batten, or pool fencing) and shall not exceed 1.5m in height.
- e. Fencing on external boundaries shall be set back by 2m and visually screened by a hedge. The hedge shall be maintained at a minimum height that matches the fence height.
- f. All external lighting on Lots 4, 5, 6, 7, and 11 shall be directional downlighting only. Lighting shall not be used to highlight buildings or landscape features visible from beyond the property boundary.
- g. No street lighting is permitted within Lot 8.
- h. All water tanks installed on Lots 4, 5, 6, 7, and 11 shall be buried or screened from views external to the lot. Screening shall be visually integrated with the surrounding landscape planting.
- i. Road, access, driveway, and manoeuvring surfaces shall be constructed from materials with a dark hue, such as:
  - Asphalt
  - Chip seal
  - Concrete with a black oxide additive (at a rate of 5% by weight of cement content).
- j. Planting within Lots 4, 5, 6, and 7 shall be implemented prior to the issuance of a Section 224(c) certificate and shall be maintained in perpetuity. Plant species shall be selected to enhance rural character, soften built form, and maintain visual buffering from neighbouring properties.

#### *Earthworks*

- a. Cut and fill batters shall be contoured to naturally fit into the original landscape.
- b. Earthwork cut and fill batters shall be re-grassed and re-vegetated as soon as practical following earthworks or within 3 months whichever is the sooner.

#### *Infrastructure services*

- a. All services and utilities are to be either located below ground or screened. External service areas should be integrated within the building area so that rubbish, storage and similar items are not visible from outside the house site.
- b. Water tanks shall be buried to a minimum of half of their total height. The visible portion of all tanks shall be screened with plants / vegetation or shall be coloured a dark natural and recessive colour.

- c. Materials used for fencing may be post and wire or timber railing and it shall be either left unpainted or stained a recessive colour. There shall be no solid timber fences or walls other than within five metres of the dwelling.
- d. No pole lights or floodlights are permitted. Exterior light sources on buildings shall not be visible from beyond the house site lot boundaries and no tennis court lighting is permitted.

#### *Retaining Structures / Walls*

- a. Retaining structures, if higher than 1.2m, shall be stepped, and the steps planted to screen the faces.
- b. Any retaining structures that are visible from any location beyond the boundaries of the lot on which it/they are situated shall be constructed from materials or painted/finished in dark recessive and natural colours.

#### *Accessways*

- a. All vehicle driveways and manoeuvring areas shall be formed with recessive materials – e.g. blue metal, concrete with aggregate exposed or concrete with a black oxide additive.

*Advice Note: This site is proposed to be rezoned General Residential under the Proposed Kaipara District Plan. Once this site is zoned General Residential, the design controls listed under condition 10(l)(iii) will no longer apply.*

#### **Reverse Sensitivity**

- (i) Lot 11: The owners of Lot 11 shall not and nor shall any occupier of, or visitor to the site make, and surrenders the right to make a complaint to the relevant consent authority or the Environment Court as to reverse sensitivity effects, including any emission of noise, vibration or any effect associated with any activity which is expressly allowed by a rule in a regional or district plan, a resource consent, a designation or regulations made under the Resource Management Act 1991 (RMA) and shall not seek that a declaration or enforcement order be made by the Environment Court under Sections 311 or 316 of the RMA nor seek that an abatement or infringement notice be served by a duly authorised enforcement officer under Sections 322 or 343C of the RMA, or that criminal proceedings be commenced in the District Court by the relevant consent authority under section 338 of the RMA in respect of any commercial industrial activity lawfully undertaken within a 300m radius of the Lot.
- (ii) Lots 4, 5, 6, 7: The owners of Lots 4, 5, 6, and 7 shall not and nor shall any occupier of, or visitor to the site make, and surrenders the right to make a complaint to the relevant consent authority or the Environment Court as to reverse sensitivity effects, including any emission of noise, vibration or any effect associated with the operation

of the church within Lot 3 which is expressly allowed by a rule in a regional or district plan, a resource consent, a designation or regulations made under the Resource Management Act 1991 (RMA) and shall not seek that a declaration or enforcement order be made by the Environment Court under Sections 311 or 316 of the RMA nor seek that an abatement or infringement notice be served by a duly authorised enforcement officer under Sections 322 or 343C of the RMA, or that criminal proceedings be commenced in the District Court by the relevant consent authority under section 338 of the RMA in respect of church within Lot 3.

### **Solicitors Undertaking**

- m) A solicitor's undertaking shall be provided to Council confirming that all consent notices prepared for registration under the relevant conditions of this resource consent will be duly registered against the new titles to be issued for the subdivision. The solicitor must provide a post registration title and instruments.

All consent notices to be prepared or registration under the relevant conditions of this resource consent shall be prepared by a Solicitor at the Consent Holder's expense.

### **Construction Maintenance Bond**

- n) The Consent Holder shall enter into a bond as security against any defect in performance of the roading works completed under this consent. The value of the bond shall be for 25% of the total cost of the roading works based on actual construction costs.

The bond shall remain in force for at least one year after completion of the work and until any defects have been remedied to the satisfaction of the Council.

The bond shall be prepared by Council or Council's solicitor at the Consent Holder's expense.

The bond will be released when all works associated with the bond are completed to Council's satisfaction and inspections fees are paid (or alternatively the Consent Holder may request that inspection fees can be deducted from the bond refund)

(Note: for the avoidance of doubt the works will be considered to be defective until the Falling Weight Deflectometer (FWD) or Benkelman Beam (BB) testing of the completed pavement in the Spring following completion of the construction works demonstrates a residual life of at least 25 years (FWD) or the minimum deflections (BB).

- o) The Consent Holder shall enter into a bond as security against any defect in performance of the works/assets to be taken over by Council. The value of the bond shall be 25% of the total cost of the following works based on actual construction costs.

The extension of Mountview Place is to be vested to Council.



The bond shall remain in force for at least one year after completion of the work and until any defects have been remedied to the satisfaction of the Council.

The bond shall be prepared by Council or Council's solicitor at the Consent Holder's expense.

The bond will be released when all works associated with the bond are completed to Council's satisfaction and inspections fees are paid (or alternatively the Consent Holder may request that inspection fees can be deducted from the bond refund).

## **Financial Contributions**

- p) A cash contribution in lieu of reserves shall be paid based on 5% of the assessed value of each additional lot on Lots 4, 5, 6, 7 and 11 of the subdivision, such value to be determined by a registered valuer appointed by Kaipara District Council, at the applicant's expense.

At the time of payment of the contribution, the valuation upon which the cash contribution is calculated shall be no more than three (3) months old.

## **Final Charges**

- q) The Consent Holder shall pay all final charges imposed by Council under Section 36 of the Act relating to the monitoring, certification and completion of the conditions of this resource consent.

## **Advice Notes**

- i. Under the Local Government Act 2002, the Consent Holder will be required to pay to Council a Development Contribution for each additional lot for stormwater, wastewater treatment, water supply, roading, community in the Kaipara District.

The proposed development will result in five additional allotments.

A copy of Council's policy on Development and Financial Contributions included within the Long Term Plan 2024-2027 and Development Contributions Policy (2024) can be obtained from Council offices in Dargaville and Mangawhai or downloaded from Council's website [www.kaipara.govt.nz](http://www.kaipara.govt.nz).

- ii. Under the Council Engineering Standards 2011, the Consent Holder will be required to ensure the person responsible for carrying out construction work holds public liability insurance to the value of at least \$2,000,000.00, and professional indemnity insurance to the value of at least \$1,000,000.00.
- iii. The scope of this resource consent is defined by the application made to Council and all documentation supporting the application.

- iv. All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand Pouhere Taonga (HNZPT) for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practised.
- v. If you disagree with any of the above conditions, or additional charges relating to the processing of this application, you have a right of objection pursuant to sections 357A or 357B of the Act. Any objection must be made in writing to Council within 15 working days of notification of decision.

### Reasons for the Decision

The decision to grant consent for the Dargaville Mountview Trust Subdivision was made under delegated authority and processed on a publicly notified basis as per the Council's Notification Assessment Report dated 20/02/2023. Public notification was deemed necessary due to the scale of the subdivision and its location within a rural landscape, which warranted broader community consultation. Submissions were received during the notification process but were subsequently withdrawn, and no further opposition was recorded. The proposal was scaled down as a result.

The subdivision is considered to have less than minor adverse effects on the environment, due to the following:

- Landscape and Visual Effects: Mitigation measures, including a 2m high bund and strategic planting along the southeastern boundary, will effectively screen built form and maintain rural character.
- Character and Amenity Values: Design controls and landscaping ensure the subdivision integrates seamlessly with the rural environment while supporting a rural-to-residential transition.
- Access and Traffic: Road extensions formations comply with Council Engineering Standards, with traffic impacts remaining well within acceptable limits.
- Servicing and Infrastructure: All lots are serviced with water tanks, wastewater connections, power, and fibre, with effective stormwater management to prevent runoff.
- Ecological and Cultural Values: No indigenous vegetation will be cleared, and there are no impacts on wetlands or cultural sites.
- Reverse Sensitivity: Consent notices for Lot 11 and Lots 4-7 prevent complaints regarding nearby activities, ensuring co-existence.
- Cumulative Effects: The subdivision aligns with the Dargaville Spatial Plan and supports structured rural growth.

The proposal is consistent with the Kaipara District Plan 2013, the Proposed District Plan and the Northland Regional Policy Statement 2016, maintaining rural character, enhancing infrastructure, and supporting sustainable land use. It is considered that the proposal aligns with the Proposed District Plans zoning for the site, which is proposed to be Residential.

While the site is currently contained within the Rural Production zone it is noted that there is very little rural production value with the site having historically been used for a school and lifestyle purposes. The subdivision design reflects this context by maintaining rural edges and mitigating impacts on adjoining productive land.

#### Other Relevant Matters (Section 104(1)(c))

Financial and development contributions are considered, with monitoring to ensure compliance with landscaping, stormwater, and design standards.

#### Principles of the RMA (Sections 6, 7, and 8)

- Section 6: Maintains natural rural character and improves public access.
- Section 7: Ensures efficient land use without compromising visual amenity.
- Section 8: Engagement with Te Roroa iwi confirmed no cultural concerns.

In terms of Section 104D of the Act the application meets the gateway tests in section 104D. The application can therefore proceed to be assessed against the provisions of Section 104 of the Act, and a substantive decision made.

#### Conclusion

The application was publicly notified due to its scale and rural location. Submissions received were reviewed and resolved through design adjustments and landscape mitigation. The proposal achieves the purpose of the RMA as outlined in Section 5, promoting sustainable management of natural and physical resources. Subject to the proposed conditions, the subdivision is considered to have less than minor adverse effects on the environment, aligns with district and regional policies, and supports structured growth within the Dargaville area.



Reporting Planner

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Kylie Pearce

25 June 2025

Signed



25 June 2025

*JJ Pienaar*

*Team Manager Resource Consents*

***Kaipara District Council***

*Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991*

## RM220132

### Section 104 of the Resource Management Act 1991 – Assessment Report

Details of Application	
Applicant	Dargaville Mountview Place Trust
Property to which the consent relates	Lot 2 and 3 DP 331615 and Lot 2 DP 549117 (RT 129969, 129970, 943257)

#### 1. Description of Proposal

The Dargaville Mountview Place Trust proposes a subdivision to create six residential lots (Lot 1, 4, 5, 6, 7, and 11), a lot for the existing church and associated infrastructure approved under RM200034 within Lot 3, an extension of Mountview Place (Lot 8), and an alteration of the boundaries of an existing designation D65 pursuant to Section 181 of the RMA with the permission of the Requiring Authority, Northpower.

This updated plan reflects changes from the original 10-lot design, with the adjustment aimed at enhancing rural character and visual amenity while still complying with the overarching development strategy. Despite the changes, the subdivision remains in breach of Rule 12.12.1 'General Rural Subdivision' and Rule 12.9.4 'Non-complying Activities' of the Kaipara District Plan, as well as Rule 12.10.8 'Impermeable Surfaces' and Rule 12.10.9 'Separation Distance for Noise Sensitive Activities in the Rural Zone' due to proximity to a commercial-industrial activity.

The proposal also includes the alteration of boundaries of Designation D65 under Section 181 of the RMA, with permission from Northpower. This adjustment involves incorporating part of Lot 2 DP 331615 into the proposed Lot 8, which is to be vested as road, and a small section of Lot 3 DP 331615 into the designation lot, resulting in a new Lot 2. The lot sizes have been reconfigured to reflect the reduction, ensuring larger allotments that are better integrated with the surrounding rural landscape.

The land remains zoned as Rural and is situated on the north-west outskirts of Dargaville. It is identified as a future growth area for residential and business development in the Dargaville Spatial Plan. However, this designation does not yet carry statutory weight under the Operative District Plan. It is also noted that the site is proposed to be zoned Residential under the Proposed Kaipara District Plan. The subdivision will be serviced with wastewater, water, and power reticulated along the newly constructed road past the church hall. On-site water supply and stormwater disposal are proposed for each lot, with a stormwater infrastructure system now completed and operational. This includes new piping installed along the eastern side of the hall, which discharges into the adjoining lot to the southeast. Lots 4 to 7 are set to connect to this established stormwater system, integrating with the broader water management strategy.

The subdivision maintains a 40% impermeable surface allowance at the time of building consent for Lots 4-7. Landscape mitigation has been further enhanced, with the introduction of a 2m high bund and non-linear planting along the southeast boundaries of Lots 4 and 7. This landscaping strategy is designed to screen views from key locations while maintaining rural character. Plantings are distributed to mimic natural landscapes and prevent rigid visual barriers.

A consent notice is included for Lot 11 due to its proximity to a commercial-industrial activity to the north west, preventing future owners from filing complaints regarding noise and operational activities. Similar notices apply to Lots 4-7 and 11 to preclude complaints about activities associated with the consented church on Lot 3.

The site remains composed of three titles, reflecting its historical use and existing structures. Lot 3 DP 331615, formerly occupied by the Dargaville Westmount School, not contains a church. Lot 2 DP 549117 holds two existing dwellings, which will form proposed Lot 1. Mountview Place remains a sealed, no-exit local street accessed from Waihue Road, with the site featuring predominantly flat pasture rising to a low ridge and newly constructed access to Lots 4–7.

The resource consent for the church hall, under RM200034A and RM200034B, remains active and will be reflected in the subdivision consent. Additionally, the site remains unaffected by natural hazards, according to district and regional assessments. All prior assessments are still valid, with the recent changes captured in the March 2025 RFI Response.

Landscape mitigation in the form of screen planting is offered as detailed in the latest report by Simon Cocker Landscape Architecture (SCLA). The planting will proceed as part of the subdivision conditions.

The application was publicly notified, and submissions were received from affected parties. However, these submissions have since been resolved, with all parties withdrawing their concerns following amendments and consultation processes.

## **2. Draft Conditions**

Draft conditions were shared with the applicant/agent on 5/06/2025. The conditions have been agreed by the agent/applicant on 12/06/2025.

## **3. Site and Consent History**

Historically, Lot 3 DP 331615 has been occupied by the Dargaville Westmount School campus. This school was legally established under the resource consent referenced RC030108. This school has recently shifted locations, and all buildings have been removed.

Lot 2 DP 549117 contains two existing dwellings. These dwellings will be located on proposed Lot 1. The dwellings were lawfully established on a non-compliant title and, therefore, there is no breach of Rule 12.10.3a by creating Lot 1.

The Council has approved resource consent for the construction of a new church hall on the site under reference RM200034A. RM200034B is a subsequent application to vary RM200034A, intending to

improve on traffic flow into and out of the church hall site. It has been requested that the conditions for the church are duplicated in the subdivision consent should consent be granted.

The site is not subject to natural hazards in the District Plan or Northland Regional Council hazard maps and there are no NZ Archaeological Authority recorded archaeological sites in the vicinity.

#### **4. Site Description and Surrounding Environment**

Reyburn and Bryant have provided a description of the subject site and surrounding area in the Assessment of Environment Effects (AEE) dated May 2022 and in the information provided in the section 92 responses dated 21 June, 23 June, 27 July, 1 September, 15 November 2022 and 12 January 2023 including amended engineering and infrastructure report from RS Eng dated 16 December 2022. The site and surrounding environment are discussed further in the Landscape Memorandum prepared by Simon Cocker Landscape Architecture dated 3 April 2025.

Having reviewed site visit information including photographs, I concur with that description of the proposal and the site, however I provide a brief description of the receiving environment below.

The site is of generally flat pasture rising to a low ridge and is located at the end of Mountview Place, a no-exit local street accessed from Waihue Road.

The surrounding area is residential in character transitioning to rural-residential blocks adjacent to the site and larger rural grazing land blocks to the north and south-east and includes the consented church on site. Mountview Place is a sealed no-exit residential road with a footpath on one side. Reticulated Council services are located at roadside. Residential lot sizes range between 2,000m<sup>2</sup> and 800m<sup>2</sup>. A Chorus telecommunications facility is located at Part Kaihu 2B2 Block. A Northpower sub-station is located at Lot 2 DP 331615, which forms part of the application site.

The land comprises 3 titles as described below and shown in Figure 1 measuring 8,785m<sup>2</sup>, 853m<sup>2</sup> and 2.702ha.





Figure 1: Application Sites

## 5. Kaipara District Plan (Operative 2013) Rule Assessment

The following apply to the subject property:

Zoning: Rural Zone

Overlays: N/A

Rules: Rule 12.12.1 'General Rural Subdivision', Rule 12.10.9 'Separation Distance for Noise Sensitive Activities in the Rural Zone'

Activity status : Non-Complying Activity

Bundling of applications is consistent with an integrated resource management approach. Applications are generally expected to be bundled except where:

- Separate but concurrent applications have been made and one of the consents involves a controlled or restricted discretionary activity and the Council's discretion is limited; and/ or
- The effects of exercising the two or more consents would not overlap.

In this case, it is considered appropriate to bundle the land use breaches with the subdivision consent as the breaches are related to the subdivision design. The designation alteration, if required to complete the subdivision, will need to be sought by the requiring authority Northpower.

### **Proposed Kaipara District Plan: Notified 28 April 2025 - Rule Assessment**

On 28 April 2025, the Council notified the PDP. The submission period is currently open and closes on 30 June 2025.

Some rules in the PDP have immediate legal effect upon notification in accordance with section 86B(3) of the RMA. Rules in the PDP with immediate legal effect are identified with an orange gavel next to the rule. Rules with legal effect must be complied with.

Pursuant to section 86B(1), all other rules in the PDP, including rules relating to subdivision, have legal effect only once decisions on submissions relating to rules are made and publicly notified. If a rule is not subject to any submissions in opposition, it can be treated as operative under section 86F of the RMA. Rules that do not have legal effect (or are not operative under section 86F) do not trigger the need for a resource consent under the PDP.

As the submission period is still open, and the further submission period has not commenced, it is not possible for Council to determine if any rules in the PDP, including rules relating to subdivision, can be treated as operative under section 86F. Therefore, currently only those rules that qualify under section 86B(3) have immediate legal effect from the date of notification of the PDP.

**Outcome of rule assessment under the PDP:** subdivision consent is not required under the PDP, as rules in the PDP relating to subdivision do not currently have legal effect.

## **6. Notification Assessment**

A decision was made under delegated authority to process the consent on a notified basis as per the Council's Notification Assessment Report dated 28 March 2019.

The application was notified on the 1<sup>st</sup> of November 2023, with the submission period closing on 28 November 2023. Following the public notification of the application, two submissions were received from affected parties. Submissions were received from the following Parties:

- Fire and Emergency New Zealand; and
- Deborah Merle Mason, Neville Douglas Mason and de Bruin Trustees (2012) Limited as the owners of Lot 1 DP 38824, along the sites southeastern internal boundary.

However, these submissions have since been resolved, with all parties withdrawing their submissions following amendments and consultation processes.

Pursuant to Section 100 of the Resource Management Act 1991, a hearing need not be held if no person (including the applicant) requested to be heard or the consent authority considers that a hearing is necessary. In this instance, there were no submitters, the applicant hasn't requested to be heard, and the Council considers that a hearing is not necessary, therefore no hearing is required

## **7. Statutory Acknowledgements**

The site is not located in an Area of Significance to Māori, nor does it contain Nohoanga Areas, and there are no recorded archaeological sites or sites of cultural or spiritual significance in the area. However the site is located in the rohe of Te Roroa, who have a 2008 Deed of Settlement with the Crown. Relevant to this application, any statutory acknowledgement within the meaning of the Act specified in Schedule 11 would be contained within the Te Roroa Claims Settlement Act 2008. A copy of the application has been sent to Te Roroa for comment, with no reply received. It is also noted that no submission was received during the public notification.

## **8. Section 104D – Non-Complying Activities**

Pursuant to Section 104D of the Act if a proposal is a non-complying activity, then it must pass at least one of the tests of either Section 104D(1)(a) or Section 104D(1)(b) before an application can be assessed to make a decision under Section 104B of the Act. If the application fails, both tests of Section 104D then the application must be declined.

It is considered that, subject to appropriate conditions of consent, the proposal satisfies the threshold test of Section 104D because, as demonstrated in this report, the adverse effects on the environment would be less than minor and as concluded in this report, the proposal would not be contrary to the Objectives and Policies of the Kaipara District Plan 2013 and the Proposed District Plan. It is, therefore, concluded that the application meets both of the tests of Section 104D of the Act. The application can be assessed against the provisions of Section 104B of the Act and a substantive decision made.

## **9. Section 104(1)(a) – Actual & Potential Effects on the Environment**

### ***Trade Competition***

With regard to Section 104(3)(a)(i), there are no known issues in the consent application or as a result of the submission process that raise questions of trade competition or the effects of trade competition.

### ***Written Approvals***

With regard to Section 104(3)(a)(ii), the Council must not have regard to the effects on those persons who have given written approval to the application. Written approvals in support of this application have been provided by the owners and occupiers of the properties identified in Figure 2 below with a yellow star and detailed in Table 1.



Figure 2: Location of persons who have provided written approvals

Table 1: Physical address and legal description of persons who have provided written approvals

Physical Address	Legal Description
24 Cobham Avenue,	Lot 1 DP 62226
26 Cobham Avenue	Lot 2 DP 62226
28 Cobham Avenue	Lot 3 DP 62226
4a Mountview Place	Lot 1 DP 428158
4b Mountview Place	Lot 2 DP 428158
7 Mountview Place	Lot 2 DP 439452

### **Permitted Baseline**

In accordance with Section 104(2), the Council may disregard an adverse effect of an activity on the environment if the Plan or a National Environmental Standard permits an activity on the site with that effect (commonly referred to as the 'permitted baseline' test). The purpose of the permitted baseline test is to isolate and make effects of activities on the environment that are permitted by the Plan or NES irrelevant. The baseline has been defined by case law as compromising non-fanciful (credible) activities that would be permitted as of right by the plan in question.

There is no permitted baseline for subdivision, as all subdivisions require resource consent.



For the application site, the following land use activities with comparable effects are permitted.

- One dwelling per title in compliance with Rule 12.10.9 and multiple accessory buildings for Lot 3 DP 331615 and Lot 2 DP 549117.
- Earthworks of up to ,5000m<sup>2</sup> per title for Lot 3 DP 331615 and Lot 2 DP 549117.
- Impermeable surfaces of up to 15% per title.
- Traffic movements of 60 one-way movements per day for Lot 3 DP 331615 and Lot 2 DP 549117.

The above scenarios are fanciful for Lot 2 DP 331615 due to its size.

As no rules of the Proposed District Plan which have immediate effect are engaged, the Proposed District Plan has no bearing on the “permitted based line”.

Based on a review of the proposal against the standards in Chapter 12, it is therefore considered appropriate to disregard the construction-related effects of the proposal, including noise and vibration, dust and traffic related effects, as all such effects fall within the permitted activity baseline. It is also considered appropriate to disregard traffic intensity effects for the finished development, and the equivalent of two developed lots for built form.

### ***Receiving Environment***

The ‘environment’ upon which effects are to be assessed comprises the existing and reasonably foreseeable future environment. In identifying the environment, it is necessary to consider the environment as it is at the time of application, and the likelihood of change to that environment in the future, based upon the activities that could be carried out as a right or with respect to resource consents that have been granted (where it is likely that they will be given effect to).

The ‘receiving environment’ upon which effects are to be assessed comprises the existing and reasonably foreseeable future environment. In identifying the receiving environment, it is necessary to consider the environment as it is at the time of application, and the likelihood of change to the environment in the future, based upon the activities that could be carried out as right or with respect to resource consents that have been granted (where it is likely that they will be given effect to).

The surrounding area is residential in character transitioning to rural-residential blocks adjacent to the site and larger rural grazing land blocks to the north and south-east and includes the consented church on site. Mountview Place is a sealed no-exit residential road with a footpath on one side. Reticulated Council services are located at roadside. Residential lot sizes range between 2,000m<sup>2</sup> and 800m<sup>2</sup>. A Chorus telecommunications facility is located at Part Kaihu 2B2 Block. A Northpower sub-station is located at Lot 2 DP 331615, which forms part of the application site.

The receiving environment includes the consented church on Lot 3 DP 331615 (not yet constructed). It also includes the intended future zoning of the land for residential expansion of Dargaville under the Operative Plan, Spatial Plan and Proposed District Plan. The area is identified for High Density Housing in the Dargaville Spatial plan as shown in Figure 3 below:



*Figure 3: Dargaville Spatial Plan Zoning*

It is noted that the site is proposed to be zoned General Residential under the Proposed Kaipara District Plan, as shown in Figure 4 below. On 28 April 2025, the Council notified the Proposed Kaipara District Plan. The submission period is currently open and closes on 30 June 2025. Subdivision consent is not required under the PDP, as rules in the PDP relating to subdivision do not currently have legal effect.



*Figure 4: Proposed Kaipara District Plan zoning.*

Lot 3 DP 331615 has been occupied by the Dargaville Westmount School campus, which is a non-rural activity. However, as the school no longer operates, and the buildings have been removed it does not form part of the receiving environment.

The Council approved resource consent for the construction of a new church hall on the site under reference RM200034A. RM200034B is a subsequent application to vary RM200034A, intending to improve traffic flow into and out of the church hall site.

### ***Assessment of Effects***

#### ***Positive Effects***

The subdivision facilitates residential development in a manner that is consistent with the Dargaville Spatial Plan and future growth strategies. Infrastructure improvements, including road extensions, reticulated wastewater, and stormwater management, enhance community resilience and connectivity. The development introduces efficient land use that supports local housing needs while maintaining rural character.

#### ***Access and Traffic***

The proposal includes intersection works at Waihue Road, road formation over Lot 10, right-of-way formation, and the extension of Mountview Place by 205 meters. Vehicle crossings are to be constructed to comply with Council Engineering Standards 2011 (ES 2011). The traffic movements associated with the residential lots are projected to be well within the permitted baseline, with minimal impact on existing traffic flows.

#### ***Servicing***

The subdivision will be serviced with wastewater, water, and power reticulated along the newly constructed road past the church hall. On-site water supply and stormwater disposal are proposed for each lot, with a stormwater infrastructure system now completed and operational for Lot 3 and the church. This includes new piping installed along the eastern side of the hall, which discharges into the adjoining lot to the southeast. Lots 4-7 are set to connect to this established stormwater system, integrating with the broader water management strategy.

The subdivision maintains a 40% impermeable surface allowance at the time of building consent for Lots 4-7.

#### ***Landscape and Visual Effects***

A landscape plan, including 2m high bunds and non-linear planting along key boundaries, has been implemented to screen built form from view and maintain rural character. The landscape design draws from the recommendations of the SCLA landscape assessment, which emphasizes a natural integration with the existing rural environment. Strategic planting is aimed at softening the visual impact of built form, enhancing visual continuity with the surrounding landscape, and reducing the perception of urban encroachment. Enhanced planting along the road corridors and residential lot boundaries strengthens visual buffering and creates a seamless transition between the subdivision and its rural context. Plant species have been selected for their low-maintenance properties and adaptability to local soil and climate conditions, contributing to long-term sustainability and visual amenity.

#### ***Character and Amenity Values***



Following the public notification of the application the subdivision has been redesigned to maintain and enhance the rural character of the area while introducing residential development that aligns with this planned growth. The following changes have been made to mitigate potential adverse effects on character and amenity values:

- **Bund and Screening Planting:** A 2-meter-high bund along the southeastern boundary of the residential cluster (Lots 4-7) effectively screens the built form from neighbouring residential areas. The bund is planted with native shrub species and specimen trees (e.g., *Metrosideros* 'Māori Princess'), arranged in informal clusters to mimic natural landscape patterns. The bund and associated planting significantly soften the visual presence of the subdivision from the southern and eastern perspectives.
- **Strategic Planting:** To integrate the development with the surrounding rural context, additional planting has been included along the internal road corridor, carpark, and lot boundaries. The planting design emphasizes irregular, non-linear arrangements, promoting a visually permeable edge that blends with the rural environment.
- **Building Design Controls:** Height restrictions (5.5 meters), low reflectivity colour palettes, and permeable fencing ensure that the new buildings do not dominate the landscape. Mirrored glazing is prohibited to prevent glare and visual disruption. Night lighting is limited to directional down-lighting to maintain a rural night-time character.
- **Reduced Density and Lot Layout:** The reduction from a 6-lot cluster to a 4-lot arrangement minimises the residential footprint, maintaining open space between the church and residential areas. The layout preserves the perception of rural openness while accommodating future residential use.

The development's relationship with the existing consented church and carpark has been carefully considered to avoid creating an urbanized cluster. By reducing the number of clustered lots and integrating them spatially with the church infrastructure, the proposal reflects a continuation of the semi-urban character introduced by the church while maintaining a rural backdrop. The strategic placement of open grass areas, along with tree planting, preserves the sense of openness characteristic of the rural environment.

The updated subdivision design, landscape integration, and refined design guidelines collectively ensure that the development does not lead to a cumulative loss of character and visual amenity. The spatial and visual association with the existing church complex provides a logical extension of semi-urban use, while landscape interventions maintain the rural aesthetic.

In conclusion, the proposal effectively balances the introduction of residential use with the preservation of rural character. Through strategic design, comprehensive landscaping, and adherence to rural design principles, the potential adverse effects on character and amenity values are minimised to a less than minor degree.

### ***Ecological Effects***

No clearance of indigenous vegetation is proposed for the subdivision, and there are no natural wetland areas on site which would be affected by the works. Silt and sediment controls for the earthworks will apply to mitigate effects on site drainage connected to the surrounding catchment. The proposed stormwater infrastructure will serve to mitigate long term effects of the subdivision on water quality.

Overall the ecological effects would be less than minor.

### **Cultural and Archaeological Values**

Pursuant to Section 95E(2)(c) of the Act, the Council must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11 of the Act. The site is not located in an Area of Significance to Māori, nor does it contain Nohoanga Areas, and there are no recorded archaeological sites or sites of cultural or spiritual significance in the area. However the site is located in the rohe of Te Roroa, who have a 2008 Deed of Settlement with the Crown. A copy of the application has been sent to Te Roroa for comment, with no reply received. It is also noted that no submission from Te Roroa was received during the publicly notified process.

Overall the cultural and archaeological effects would be less than minor.

### **Reverse Sensitivity**

The District Plan defines reverse sensitivity as follows:

*Reverse sensitivity is used to refer to the effects of an existing activity being limited or constrained from the establishment of newer more sensitive activities in the vicinity. For example, the operation of rural land use activities (such as piggeries) being constrained by complaints of noise or odour impacts from nearby residents or others.*

A consent notice is offered in respect of proposed Lot 11 as it will be located within 300m of a commercial-industrial activity. The consent notice will prevent future owners/occupiers complaining about noise and other effects from the commercial activity. An additional consent notice is also offered in respect of Lots 4-7 to prevent complaints regarding the church on Lot 3.

The substation on Lot 2 and nearby Chorus facility do not generate noise or other nuisance effects that could result in complaints from future residents. The adjoining rural land is used for low impact grazing and is unlikely to be used for intensive farming activities that would generate noise, dust, odour and other nuisance effects.

Overall the reverse sensitivity effects of the residential subdivision would be less than minor.

### **Hazards**

The site is not affected by flood hazards or land instability. Engineering assessments confirm its suitability for residential development.

### **Public Access**

The proposal allows for public access into the subdivision via road to vest which will also have a footpath on one side of the road. As the road is a no-exit road the subdivision does not provide for connectivity,

however as the surrounding land is private rural grazing land there is no useful destination for pedestrians and motorists. There are no waterbodies for which an esplanade reserve or strip would be required.

Public access effects would be overall less than minor.

### ***Contaminated Land***

Lot 3 DP 331615 and Lot 2 DP 549117 are not identified as being a contaminated site within the Northland Regional Council's register of contaminated sites or selected land use mapping system, nor does the Council property records or available historic aerial photographs indicate historic use for activities under the Hazardous Activities and Industries Register (HAIL). The substation on Lot 3 DP 331615 is a HAIL activity (Category B:4) but as only a small area of the parent lot will become part of the road to vest with no residential development the National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 does not apply.

### ***Productive Land Values***

Under the Operative District Plan the site is zoned rural and, therefore, the subdivision would result in loss of a small area of rural land. The Our Environment Baseline Highly Productive Land soil classification maps by Landcare Research confirm the land is Class 4, so not within the soils protected by the National Policy Statement for Highly Productive Land 2022. Loss of productive land effects are considered less than minor.

### ***Cumulative Effects***

The subdivision is designed to integrate with existing infrastructure and land use patterns. Enhanced stormwater, roading, and landscaping mitigate potential cumulative effects, ensuring alignment with district growth strategies.

### ***Conclusion***

In summary, having assessed the effects of the activity, subject to compliance with conditions, it is considered that the activity will result in less than minor and acceptable, adverse effects on the environment.

## **1. Section 104(1)(b) – Provisions of Standards, Policy Statements and Plan**

### **National Policy Statements**

National Policy statements are instruments issued under section 52(2) of the Act. The National Policy Statements of relevance to this application are:

- National Policy Statement on Highly Productive Land 2022 (NPS-HPL)

The Our Environment Baseline Highly Productive Land soil classification maps by Landcare Research confirm the land is Class 4, so not within the soils protected by the National Policy Statement for Highly Productive Land 2022.

- National Policy Statement for Freshwater Management 2020 (NPS-FW)

The subdivision will be consistent with the objectives and policies of the NPS-FW by ensuring the health and wellbeing of water bodies and freshwater ecosystems are protected.

### **National Environmental Standards**

National Environmental Standards are regulations issued under section 43 of the Act. The National Environment Standards of relevance to this application are:

- National Environmental Standards for Assessing and Managing Contaminates in Soil to Protect Human Health 2011 (NES-CAS)

The application concludes that an activity or industry described in the HAIL, has not, been undertaken on the piece of land. Therefore, in accordance with Regulation 6(3), the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 rules will not apply to the site.

### **Regional Policy Statement**

#### ***Proposed Regional Plan for Northland***

The proposal is consistent with the Regional Plan for Northland, February 2024. This plan is a combined regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region. The subdivision will be consistent with the wider intent of the objective and policies which seek to achieve integrated management of the natural and physical resources of the region. The development will maintain the quality of the environment, ensuring adverse effects are adequately avoided or mitigated.

### **Kaipara District Plan 2013**

The proposed subdivision aligns with the Objectives and Policies of the Kaipara District Plan 2013, particularly those outlined in Chapter 12: Rural Zone. The development is consistent with Objective 12.5.2, which seeks to maintain rural character and amenity, including openness, low dominance of built form, and the protection of natural features. The subdivision reflects the existing rural-residential pattern, clustering development in a manner that supports the rural character without introducing additional built form or land disturbance.

The subdivision achieves appropriate servicing for stormwater and wastewater, in line with Objective 12.5.4, ensuring there are no adverse effects on sensitive receiving environments. The development does not compromise the productive capacity of surrounding rural land, aligning with Objective 12.5.5, and mitigates potential reverse sensitivity effects (Objective 12.5.6) through lot layout and maintaining compatibility with existing rural activities. It also reflects the intent of Objective 12.5.7 by supporting community well-being through sustainable rural residential development without disrupting existing land uses.

In terms of subdivision design, the proposed lot sizes are consistent with the surrounding rural-residential character and are in accordance with Objective 12.5.8, which promotes a range of allotment sizes appropriate to the rural environment. The subdivision design reflects integrated management principles as encouraged by Objective 12.5.10, resulting in minimal land disturbance, efficient use of accessways, and maintaining natural landforms.

The subdivision also aligns with Policy 12.6.2 and 12.6.3a, promoting rural-residential growth within Mangawhai's designated growth area while maintaining existing natural features. It adheres to Policy 12.6.4 by retaining rural character and amenity through low-density development and Policy 12.6.5 by avoiding adverse effects on natural environments. The proposed subdivision satisfies Policy 12.6.12 and 12.6.13, with provisions for water supply, wastewater, and stormwater management provided for.

Access arrangements are consistent with Policy 12.6.16 and 12.6.17, providing safe and compliant vehicle access to each lot. The subdivision avoids ribbon development, retains natural landscape features, and contributes positively to the rural-residential character of the surrounding area. The layout and design are consistent with Policies 4.5.16 and 4.5.17, which emphasize careful management of subdivision activities to avoid impacts on sensitive coastal environments.

In accordance with an assessment under s104(1)(b) of the RMA the proposal is not considered contrary to the objectives and policies of the Kaipara District Plan.

### **Proposed Kaipara District Plan**

As outlined above, subdivision consent for this proposal is only required under the Operative Kaipara District Plan. While the Proposed Kaipara District Plan has been publicly notified, rules relating to subdivision in the Proposed Kaipara District Plan do not currently have legal effect. However, the objectives and policies of the Proposed Kaipara District Plan (notified version 28 April 2025) have legal effect and are relevant to the assessment of the application for subdivision consent under section 104(1)(b) of the RMA.

The proposed subdivision is consistent with the relevant objectives and policies of the Proposed Kaipara District Plan 2025. It supports sustainable rural lifestyle development, maintains rural character and amenity, provides appropriate infrastructure, and avoids adverse environmental effects.

In accordance with an assessment under s104(1)(b) of the RMA the proposal is not considered contrary to the objectives and policies of the Proposed Kaipara District Plan.

## **2. Section 104(1)(x) – Other Matters**

### **Contributions**

#### ***Financial Contribution***

Section 22.10.6 of the District Plan sets out the amount of reserves contributions for subdivision of land for principally residential purposes where lots can accommodate a residential dwelling at 5% of the value of each additional lot. In this case, five additional undeveloped lots are proposed and therefore a reserves contribution is required and will be imposed as a condition of consent.

### **Development Contribution**

The Local Government Act 2002 provides the Council with the ability to charge development contributions for increased capacity on existing Council assets in accordance with Council policy. The Consent Holder would be required to pay development contributions for the five additional undeveloped lots.

### **Precedent**

Given the non-complying status of this application it is appropriate to have regard to the issue of precedent, as well as the effect of granting consent upon the integrity of the District Plan. These are not mandatory considerations but are matters that decision makers may have regard to, depending on the facts of a particular case including:

- Whether a proposal is contrary to the objectives and policies of the plan; and if so
- Whether it can be seen as having some distinct or unusual qualities that would set it aside from the generality of cases.

In this case the proposal is not contrary to the objectives and policies, will not result in any cumulative effects, no persons are considered to be adversely affected and any adverse effects on the existing environment are considered to be less than minor (at most) and acceptable.

Given these factors, it is considered that granting consent to this application is unlikely to give rise to any significant precedent effect which would challenge the integrity of the District Plan.

## **3. Section 37 Extension**

### **DRAFT CONDITIONS**

Draft conditions were shared with the applicant/agent on 5 June 2025. The conditions have been agreed by the applicant/agent on 12 June 2025. A section 37 extension was agreed to by the applicant/agent for sharing of conditions.

Section 37 of the Act provides for a consent authority to extend a time period specified in the Act. Under section 37A(4)(b) of the Act, a consent authority may extend the time period (up to no more than twice the maximum specified in the Act), where either

- (i) Special circumstances apply (including special circumstances existing by reason of the scale of complexity of the matter) or
- (ii) The applicant agrees to the extension, and the authority has taken into account –
  - a. The interests of any person who in its opinion, may be directly affected by the extension or
  - b. The interest of the community in achieving adequate assessment of the effects of a proposal, policy statement, or plan and
  - c. Its duty under Section 21 to avoid unreasonable delay.

#### **4. Section 106 Assessment**

Pursuant to Section 105(1)(a) Council may refuse to grant a subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is a significant risk from natural hazards.

There are no hazards indicated by the Northland Regional Council (NRC) GIS maps in the vicinity of the subject site.

Pursuant to Section 106(1)(c) Council may refuse subdivision consent if sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

The proposed lots will all have legal and physical access to Mountview Place which is proposed to be extended through this application. The proposed accessways off Mountview Place are proposed to be protected through easements within the subject site.

There is no prohibition under s104D of the RMA on granting this non-complying activity proposal. This is because the proposal is not contrary to the objectives and policies of the relevant plan and will have less than minor adverse effects on the environment.

#### **5. Part 2 of the Act**

Whilst it is accepted that the relevant plans as detailed in the above assessment have been competently prepared in accordance with Part 2 of the Act, for completeness an assessment of Part 2 matters is now included.

##### ***Section 5 – Sustainable Management Purposes of the Act***

Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources with sustainable management defined in Section 5 (2).

It is considered that the proposal will promote the sustainable management of natural and physical resources as the proposal achieves the purpose of the RMA being the sustainable management of natural and physical resources by allowing for the provision of rural-residential development of suitable bulk, scale and design without unacceptably adversely affecting the natural, physical and general amenity values of the surrounding environment.

##### ***Section 6 – Matters of National Importance***

Section 6 of the Act sets out matters of national importance that a consent authority must recognise and provide for. There are no relevant matters of national importance.

##### ***Section 7 – Other Matters***

Section 7 of the Act sets out other matters a consent authority must have particular regard to. The following matters are considered relevant.

- a. Kaitiakitanga
  - i. The ethnic stewardship



- b. The efficient use and development of natural and physical resources
  - i. The efficient 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 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 delivered from the use and development of renewable energy.

The proposal will provide for the efficient use and development of land in keeping with the character of the surrounding area. The design and layout of the subdivision, including the planting proposed and the covenants are such that the amenity values of the landscape and the overall quality of the environment will be maintained.

### **Section 8 – Treaty of Waitangi**

Section 8 of the RMA requires a consent authority to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). The proposed subdivision will not impact upon any Māori interests.

## **6. Reason for Decision**

A decision was made under delegated authority to process the consent on a publicly notified basis as per the Council's accompanying Notification Assessment Report dated 20/02/2023

In terms of Section 104(1)(a) of the Act, subject to compliance with conditions, the effects of the activity on the environment are considered to be acceptable because:

- The proposal incorporates significant landscape mitigation measures to preserve rural character and reduce visual impact. This includes the establishment of a 2m high bund along the southeastern boundary of Lots 4, 5, 6, and 7, complemented by non-linear planting to naturally integrate the development into the surrounding landscape. Strategic placement of planting clusters reduces visibility from urban receptors, particularly from Montgomery Avenue and the church car park area.
- The subdivision design reflects a careful balance between rural character preservation and residential development. The design guidelines enforce low-impact visual aesthetics, including 5.5m height restrictions, recessive colour palettes, and visually permeable fencing. The clustering of residential lots, combined with naturalistic planting, enhances visual continuity while maintaining the site's rural ambience.

- The development does not involve the clearance of indigenous vegetation or disturbance to natural wetlands. Erosion and sediment control measures are in place to protect surrounding catchments, and stormwater is managed via on-site attenuation for each lot.
- Intersection works at Waihue Road, road formation over Lot 8, and the extension of Mountview Place are designed in compliance with Council Engineering Standards 2011 (ES 2011). The expected traffic generated by the development is well within permitted thresholds, ensuring no adverse impacts on road capacity or safety.
- All proposed lots will be serviced with on-site water tanks, reticulated wastewater connections, and power and fibre connections. Stormwater management for the road to vest and individual lots is comprehensively designed to mitigate runoff impacts.
- Consent notices for Lot 11 and Lots 4-7 prevent future complaints regarding noise and activities from the nearby commercial-industrial operations and the church on Lot 3, ensuring co-existence without conflict.
- The development aligns with the Dargaville Spatial Plan, supporting structured urban growth within the rural fringe. The landscape integration and infrastructure improvements ensure that cumulative effects on rural character are less than minor

In terms of Section 104(1)(b) of the Act, subject to compliance with conditions, it is considered that the proposal is consistent with the relevant objectives and policies of the Kaipara District Plan 2013 and the Northland Regional Policy Statement 2016 as discussed in this report.

In terms of Section 104(1)(c) of the Act, other relevant matters, including financial and development contributions and monitoring have been considered in the determination of the application. Discuss any specific matters as necessary.

In terms of Section 104D of the Act the application meets the gateway tests in section 104D. The application can therefore proceed to be assessed against the provisions of Section 104 of the Act, and a substantive decision made.

The Council has taken into account the relevant principles outlined in Sections 6,7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as set out in Section 5.

Reporting Planner:



Kylie Pearce

17/06/2025

Signed: JJ Pienaar

25/06/2025

JJ Pienaar

Team Manager Resource Consents

***Kaipara District Council***

*Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991*





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AS APPROVED BY  
KAIPARA DISTRICT COUNCIL  
Planning Department

RESOURCE CONSENT  
RM220132

25/06/2025 jpienaar

SEE 2/2 FOR EASEMENT SCHEDULE,  
PROPOSED SERVICES & TRACKING

EXISTING DESIGNATION D65

NOTE: UNLABELLED MANHOLES ARE PROPOSED NEW SSMHS.  
VEHICLE TRACKING SHOWN IS FOR AS/NZS 2890.1:2004 B99 VEHICLE WITH REALISTIC MIN. RADIUS  
TOTAL AREA: 3.6658 Ha  
COMPRISED IN RST: 129969, 129970 & 943257 (All).

THIS SITE IS ZONED 'RURAL' AND THE BUILDING SETBACKS ARE THUS:  
10m FRONT YARDS, 3m SIDE & REAR YARDS.

V	05.02.25	MINOR AMENDMENTS - JBH/AA
U	30.01.25	BOUNDARY ADJUSTMENT - JBH/AA
A	15.03.18	FIRST ISSUE - BH/PD
REV	DATE	DESCRIPTION

reyburn  
&bryant

Ph: 09 438 3563 PO Box 191, Whangarei 0140  
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT  
DARGAVILLE MOUNTVIEW  
PLACE TRUST  
MOUNTVIEW PLACE, DARGAVILLE

TITLE  
PROPOSED SUBDIVISION OF  
LOTS 2 & 3 DP 331615 &  
LOT 2 DP 549117

DATE	FEBRUARY 2025	SCALE	1:1500 @A3
NO.	S14580	SHEET	1/2
REV.	V		



EXISTING  
DESIGNATION D65

NOTE: UNLABELLED MANHOLES  
ARE PROPOSED NEW SSMHS.

TOTAL AREA: 3.6658 Ha  
COMPRISED IN RST: 129969, 129970 &  
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PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE.	DOM.TENE.
RIGHT TO DRAIN SEWAGE	A	LOT 3 HEREON	LOTS 4-7 HEREON
	C	LOT 11 HEREON	LOTS 3-7 HEREON
RIGHT TO DRAIN WATER	I	Lot 1 DP 38824	LOT 3 HEREON

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED (SERV.TENE.)	GRANTEE
RIGHT TO DRAIN SEWAGE	A	LOT 3 HEREON	KAIPARA DISTRICT COUNCIL
	C	LOT 11 HEREON	
	D	LOT 4 HEREON	

PROP'D PARTIAL SURRENDER OF EASEMENT  
PURSUANT TO s243(e) OF THE RMA 1991

PURPOSE	SHOWN/CREATED	SERV.TENE. (BURDENED)	DOM.TENE. (BENEFITTED)
RIGHT TO DRAIN SEWAGE	A ON DP 549117 7182767.3	Lot 2 DP 549117	LOT 3 DP 331615

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERVIENT TENEMENT	DOM. TENE. / CREATED
RIGHT TO DRAIN SEWAGE	B	LOT 9 HEREON	LOT 1 DP 67871 7182767.3

- W — PROPOSED NEW 1250 W PIPE  
— SS — PROPOSED NEW 1500 SS PIPE  
— SW — PROPOSED NEW 3000 SW PIPE

VEHICLE TRACKING SHOWN IS FOR AS/NZS 2890.1:2004 B99 VEHICLE WITH REALISTIC MIN. RADIUS

V	05.02.25	MINOR AMENDMENTS - JBH/AA
U	30.01.25	BOUNDARY ADJUSTMENT - JBH/AA
A	15.03.18	FIRST ISSUE - BH/PD
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&bryant

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7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT  
DARGAVILLE MOUNTVIEW  
PLACE TRUST  
MOUNTVIEW PLACE, DARGAVILLE

TITLE  
PROPOSED SUBDIVISION OF  
LOTS 2 & 3 DP 331615 &  
LOT 2 DP 549117

DATE	JANUARY 2025	SCALE	1:1500 @A3
NO.	S14580	SHEET	2/2
		Rev.	U



In the Matter of:

*The Resource Management Act 1991*

And

In the Matter of:

*An application under Section 88 of the  
Resource Management Act 1991 made by  
Dargaville Mountview Place Trust*

File Reference:

*RM200034B*

## **Decision on Resource Consent Application**

### **Activity**

*To vary Condition 1 in order to change the existing carpark layout.*

### **Location**

*Address: 10 Mountview Place, Dargaville*

*Legal Description: LOT 3 DP 331615, RT 129970*

### **Kaipara District Plan (Operative 2013):**

*The following apply to the subject property:*

*Zoning: Rural Zone*

*Overlays: Nil*

*Activity Status: Discretionary Activity pursuant to Section 127 of the Act*

### **Determination**

*Pursuant to Section 104, 104B, 108 and 127 of the Resource Management Act 1991 ("the Act"), the Kaipara District Council **grants** RM200034B to allow for the conditions of RM200034A to be amended as follows (showing deletions in strikethrough and additions in bold and underlined:*

#### *1. Approved Plans and Documents List*

*The activity shall be carried out in accordance with the application formally received by Kaipara District Council ("Council") on 17 February 2020 and the following plan/s and documents attached to this consent.*

- a) Assessment of Environmental Effects prepared by Reyburn and Bryant, received 12 February 2020*
- b) Section 127 application prepared by Reyburn and Bryant dated February 2021.*

- c) **Section 127 application prepared by Reyburn and Bryant dated February 2022.**
- d) Proposed Site ~~Development~~ Plan **referenced 227154 NEW HALL, Rev 4, dated 17 February 2022 and the** Site Features Plan, General Floor Plan, Elevations and Cross Sections, Scheme C, dated January 2021.
- e) Site Suitability Report prepared by Hawthorn Geddes Engineers and Architects Ltd
- f) Stormwater Management Assessment prepared by Hawthorn Geddes Engineers and Architects Ltd
- g) Traffic Assessment prepared by Engineering Outcomes
- h) Lighting Proposal prepared by IBEX
- i) Noise Assessment prepared by Marshall Day Acoustics
- j) Traffic Assessment Addendum prepared by Dean Scanlen, dated 31 March 2020
- k) Email from agent at Reyburn and Bryant [regarding church capacity and parking management conditions and 128 condition], dated 24 April 2020
- l) Lighting assessment email, Meritt Strickett, dated 30 March 2020

## 2. Charges

*This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:*

- a) *All fixed charges relating to the receiving, processing, granting and monitoring of this resource consent under section 36(1) of the Resource Management Act 1991 (the Act); and*
- b) *All additional charges imposed under section 36(5) of the Act to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.*

## 3. Further Charges

*The consent holder shall pay any subsequent further charges imposed under section 36 of the Act relating to the receiving, processing, granting and monitoring of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(5) of the Act that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.*

## **Pre-Commencement Conditions**

### 4. Construction Management Plan

*Prior to the commencement of any work authorised under this consent, a Construction Management Plan ("CMP") in accordance with Section 3.3 of Council's Engineering Standards 2011 shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:*

- (i) *Details of the site manager including full contact details;*



- (ii) *Construction methodology including proposed plant and machinery to be utilised;*
- (iii) *Proposed procedures for controlling sediment runoff and dust generation;* (iv) *Programme of works;*
- (iv) *Proposed hours of work on the site;*
- (v) *Details of the number and timing of truck movements on the access route to the site;*
- (vi) *Details of any proposed materials storage areas;*
- (vii) *Traffic management plans;*
- (viii) *Proposed communication strategy to advise members of the public of the construction works;*
- (ix) *For all road construction works, the consent holder shall give Council's Asset Manager at least 10 working days' notice of commencement of any works on any Council road.*

5. *Public Liability Insurance*

*Prior to the commencement of any work authorised under this consent, the consent holder shall provide written verification that the person responsible for carrying out construction work holds public liability insurance to the value of \$2,000,000.00.*

6. *Professional Indemnity Insurance*

*Prior to the commencement of any work authorised under this consent, the consent holder shall provide written verification that the consent holder's engineer responsible for design and supervision of the roading works holds professional indemnity insurance to the value of \$1,000,000.00.*

7. *Bond*

*Prior to the commencement of any work authorised under this consent, in relation to upgrade of vehicle crossing, the consent holder shall enter into a bond guaranteeing that in the event of damage to existing Council assets or abandonment of the work by the consent holder, that all existing Council assets will be returned to a condition at least equal to that which existed prior to the commencement of work.*

- *The bond shall be for the sum of \$5,000 and shall remain in full force and effect until such time as all work has been completed and any necessary remedial work completed to the satisfaction of Council.*
- *The bond shall be prepared by Council or Council's solicitor at the consent holder's expense.*
- *The bond will be released when all works associated with the bond are completed to Council's satisfaction and inspections fees are paid (or alternatively the consent holder may request that inspection fees can be deducted from the bond refund).*

8. *Corridor Access Request*

*Prior to the commencement of any work within the Council's road reserve, the consent holder shall submit a Corridor Access Request ("CAR") application, including a Traffic Management Plan/s, to the Northern Transportation Alliance Corridor Access Manager and obtain approval.*

9. Engineering Plans

*Prior to the commencement of any work authorised under this consent, the consent holder shall submit a detailed set of engineering plans, specifications and calculations, prepared in accordance with the Council's Engineering Standards 2011 to the Council's Development Engineer, or their delegated representative for approval of Northern Transportation Alliance (NTA).*

*The engineering plans, calculations and specifications shall be prepared by a suitably qualified engineer.*

*The engineering plans, calculations and specifications shall include, but may not be limited to the following:*

- (i) Scheme Plan and Design details of upgrading the existing vehicle crossing providing access from Mountview Place to the proposed church, in accordance with Council's Engineering Standards 2011.*
- (ii) Scheme Plan and design details of upgrading the existing driveway in accordance with Section 5 of the Council's Engineering Standards 2011.*
- (iii) Scheme Plan (layout) and design details of constructing the carpark in the church premises including markings, signs, pedestrian accessways and cycle stands.*
- (iv) Scheme Plan and design details of constructing splitter island (with refuge) and footpath along Mountview Place in accordance with Pedestrian Planning and Design Guide (National Standard).*
- (v) Scheme Plan and Design details of upgrading the Mountview Place – Hokianga Road Intersection in accordance with Council's Engineering Standards 2011 including:*
  - a. Provision of an RG-5 "GIVE WAY" sign as sited on agreed Mountview Place – Hokianga Road Intersection concept plan set out in email dated 21/07/2020*
  - b. Provision of refuge island (with splitter) in accordance with agreed Mountview Place – Hokianga Road Intersection concept plan set out in email dated 21/07/2020*
- (vi) Scheme Plan and Design details of installing the traffic signs at Mountview Place – Hokianga Road Intersection in accordance with Council's Engineering Standards 2011.*

10. Commencement of Works Notification

*A minimum of ten days prior to the commencement of any work authorised under this consent, the consent holder shall notify Council, in writing, of their intention to begin works. Such notification shall be sent to the Roading Department (NTA) – Kaipara District Council or their delegated representative and include the following details:*

- (i) Name and telephone number of the project manager/IQP.*
- (ii) Site address to which the consent relates.*
- (iii) Activities to which the consent relates.*
- (iv) Expected duration of works.*

*A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the engineering plan approval letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of and have access to the resource consent and accompanying documentation.*

**11. Construction Maintenance Bond**

- i) *The consent holder shall enter into a Bond as security against any defect in performance of the roading works completed under this consent. The value of the bond shall be for 25% of the total cost of the roading works based on actual construction costs of upgrading Mountview Road – Hokianga Road Intersection . The bond shall remain in force for at least one year after completion of the work and until any defect have been remedied to the satisfaction of the Council.*

*The bond shall be prepared by Council or Council's solicitor at the consent holder's expense.*

*The bond will be released when all works associated with the bond are completed to Council's satisfaction and inspections fees are paid (or alternatively the consent holder may request that inspection fees can be deducted from the bond refund).*

- ii) *The consent holder shall enter into a Bond as security against any defect in performance of the works/assets to be taken over by Council. The value of the bond shall be 25% of the total cost of the following works based on actual construction costs of Footpath and Splitter Island.*

*The bond shall remain in force for at least one year after completion of the work and until any defects have been remedied to the satisfaction of the Council.*

*The bond shall be prepared by Council or Council's solicitor at the consent holder's expense.*

*The bond will be released when all works associated with the bond are completed to Council's satisfaction and inspections fees are paid (or alternatively the consent holder may request that inspection fees can be deducted from the bond refund).*

**Pre-Occupation Conditions**

**12. Engineering works**

- i) *All works on the engineering plans approved under condition 9 of this consent are to be completed to the approval of the Council's Development Engineer, or their delegated representative.*
- ii) *The stormwater components and connections shall be constructed in accordance with the approved stormwater design and incorporate all the recommendations set out in the approved stormwater assessment report by Hawthorn and Geddes Engineers & Architects Limited (Reference: 11635, dated 02.07.2019) submitted in support of the RC application.*
- iii) *The driveway from the vehicle crossing at Mountview Place to the gated entrance of the church shall be widened to 6m in accordance with KDC Engineering Standards 2011.*
- iv) *The vehicle crossing used for accessing the church shall be upgraded in accordance with the*

*approved design in Condition 9 of this consent.*

- v) The carpark and markings used in the church premises shall be constructed in accordance with the approved design in Condition 9 of this consent and retained with clear markings in perpetuity.*
- vi) Footpath shall be constructed along Mountview Place in accordance with approved design as set out in Condition 9 of this consent and in compliance with Pedestrian Planning and Design Guide (National Standard).*
- vii) At least 4 (four) clearly marked disabled parking bays will be provided in accordance with the approved Parking Plan dated 18 May 2020 and retained in perpetuity.*
- viii) Signage and road markings as set out in the approved Parking Plan dated 18 May 2020 will be erected and retained in perpetuity*

### **13. Transport Management Plan**

*No occupation of the approved development shall commence until a Transport Management Plan (TMP) has been submitted to and agreed in writing by the local planning authority explaining all mitigation measures to be in place during any event, to ensure no traffic/pedestrian conflicts /delays / disturbances to the residents and road users of Mountview Place and Hokianga Road. The TMP shall require agreement of the following:*

- a) Travel management plan including car sharing initiatives, parking strategy and overspill parking strategy*
- b) List of the locations of pick up and drop off points and details of how these will operate.*
- c) A reminder of the applicant's obligation to comply with the relevant permitted standards set out in the Kaipara District Plan.*
- d) Details of the roles and responsibilities of gate keepers and parking wardens appointed for all gatherings.*
- e) Details of provision for the disabled and sensory impaired.*
- f) Confirmation the building will be used by members of the congregation only, and not to be hired out to other users.*

*All events at the church shall incorporate all mitigation measures in the approved Transport Management Plan as well as the traffic measures provided in Traffic Effects Assessment Report by Engineering Outcomes Limited (dated 04/02/2020).*

*The TMP shall be reviewed annually. The council may at any time withdraw approval of the Transport Management Plan and require amendments are agreed which would better manage traffic and parking effects.*

### **14. Assets to vest**

*The as-built plans shall show the footpath along Mountview Place, splitter island (with refuge) and upgraded Mountview Place – Hokianga Road Intersection as assets to vest to Council.*

i) *Splitter Island with refuge shall be constructed at Mountview Place – Hokianga Road intersection in accordance with the approved design in condition 9 of this consent.*

ii) *Installation of traffic signs shall be undertaken at the Mountview Place – Hokianga Road intersection in accordance with the approved design in condition 9 of this consent.*

15. *Provision and approval of supporting documentation provided by the consent holder in support of the constructed works, including producer statements, completion certificates, works acceptance certificate, statement of compliance of as built works and as built plans, construction management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Section 3 of the Council's Engineering Standards 2011. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 9 of this consent.*

16. Remediation of Damages

*The consent holder shall reinstate the Council's footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services damaged by the works associated with the development in accordance with Section 3 of the Council's Engineering Standards 2011 and at the expense of the consent holder to the satisfaction of the Council's Development Engineer, or their delegated representative.*

17. As-Built Plans

*The consent holder shall submit certified and dated 'As-Built' plan/s of completed works and services in accordance with Council's Engineering Standards 2011 to the satisfaction of the Council's Development Engineer, or their delegated representative.*

*The consent holder/consent holder's Contractor shall supply the required As-Built details in hard copy and electronic (AUTOCAD) format. Co-ordinates in New Zealand Transverse Mercator NZTM2000.*

18. RAMM Data

*The consent holder shall submit certified Road Asset Maintenance Management (RAMM) data for all new/upgraded footpaths, vehicle crossing, splitter island (including refuge) and Mountview Place – Hokianga Road intersection, prepared by a suitably qualified person in accordance with the Council's Engineering Standards 2011 to the satisfaction of the Council's Development Engineer, or their delegated representative.*

**Compliance Conditions**

19. Lighting

*The development hereby approved will be in accordance with approved lighting details as set out in Lighting Proposal prepared by IBEX*

20. Occupancy

*Maximum occupancy of the development hereby approved will be limited to 756 people at any time.*

21. Section 128 Review

*Under Section 128 of the Act the conditions of this consent may be reviewed by the Council at the consent holder's cost on an annual basis for review following commencement of consent in order to deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse effects on (describe).*

*Additional Conditions of Consent:*

**Charges**

22. *The Consent Holder shall pay any subsequent further charges imposed under Section 36 of the Act relating to the receiving, processing, granting and monitoring of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under Section 36(5) of the Act that are subject to challenge, the Consent Holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant final invoice.*

**Section 125 - Consent Lapse Date**

23. *Under Section 125 of the Act, RM200034 will continue to lapse on 23 July 2025, being five years after the date it was originally granted, unless:*

- (a) *An application under Section 125 of the Act is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.*

**Advice Notes**

- i) *The scope of this resource consent is defined by the application made to Council and all documentation supporting the application.*
- ii) *If you disagree with any of the above conditions, or additional charges relating to the processing of this application, you have a right of objection pursuant to sections 357A or 357B of the Act. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

## Reasons for the Decision

1. In terms of Section 104(1)(a) of the Act, subject to compliance with conditions, the effects of the variation of conditions on the environment are considered to be acceptable because the proposed change is not considered to be a 'fundamentally different activity' or one having 'materially different effects' than what was approved as part of the original consent (RM200034), and previous s127 (RM200034A), therefore it is considered that there will be no greater effects on the existing environment than what was proposed in the original, approved application.
2. In terms of Section 104(1)(b) of the Act, subject to compliance with conditions, it is considered that the proposal is consistent with the relevant objectives and policies of the Kaipara District Plan 2013 and the Northland Regional Policy Statement as discussed in Section 9.0 of this report.
3. In terms of Section 104(1)(c) of the Act, other relevant matters, including financial and development contributions and monitoring have been considered in the determination of the application.
4. The Council has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as set out in Section 11.0.

Reporting Planner

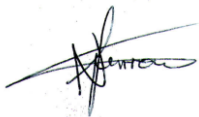


Melissa Hallett

17/03/2022

Date

Signed:



Nicki Farrow

Date: 25/03/2022

Senior Planner

**Kaipara District Council**

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

**RM 200034B**
**Section 104 of the Resource Management Act 1991 - Assessment Report**

<b>Details of Application</b>	
<b>Applicant</b>	Dargaville Mountview Place Trust
<b>Property to which the consent relates</b>	10 Mountview Place, Dargaville, LOT 3 DP 331615, RT 129970

**1.0 Background**

1. A land use consent was approved by the Council on 23 July 2020 under reference RM200034. The consent approves the use of part of the site for a new church with associated parking, with occupancy limited to a maximum of 650 people.
2. Following approval of the original consent approval, the Brethren community conducted a review of their needs and their congregation size. Coupled to this was a longer-range view that this hall will need to serve their community for a good number of years. As a result of this review, the consent holders have obtained a variation to consent to increase the size of the hall and the capacity from 650 people to 756 people.
3. The proposed hall will be very similar in size to what was previously approved under RM200034 (only 1m larger each way). The proposed hall will have a total GFA of 955.25m<sup>2</sup>. The overall design and appearance of the hall will remain the same.
4. The overall area of the sealed car park remains the same although the design of the parking layout was proposed to be re-arranged, enabling an increase in parking spaces from 202 to 206. These proposed changes were approved by variation RM200034A on 4 March 2021.

**2.0 Description of Proposal**

5. The applicant has again sought a variation to this proposal to once again change the location of the hall to enable the approved parking arrangement to be changed.
6. The changes include moving the hall gate 60m along the road. This will enable the parking area to have a clockwise traffic flow, rather than anticlockwise – hence enabling attendees to park closer to the main doors and drop elderly out of the left hand side of vehicles. This will also assist with avoiding the cross over at the gate between entering and exiting vehicles. Vehicles will also be able to park closer to the main entrance with less walking required.



7. There will be no change in parking numbers relative to what was approved by the existing consent (parking numbers will remain at 206). All parking space dimensions, manoeuvring areas and aisle widths will also comply with the KDC Engineering Standards 2011.

### **3.0 Site and Consent History**

8. The application site was created in 2007 and has no relevant interests on the title.
9. There are no other relevant consents for this property besides those described above as RM200034 and RM200034A.

### **4.0 Site Description and Surrounding Environment**

10. The application site is a rural rectangular lot accessed via a long driveway off the end of Mountview Place, a residential cul-de-sac on the northern edge of Dargaville.
11. The site is currently vacant, with a hardstand at the southern end which is understood to be the remnants of a former school and associated parking approved under RM030108 which has since been removed from the site). The remainder of the site is maintained in grass.
12. The topography of the site slopes down in a northerly direction.
13. The immediate area on Mountview Place is characterised by low density housing, including large detached houses set back from the road, and a collection of single and 2-storey detached residential dwellings are located to the east of the site on Cobham Avenue. Land to the south and west of the application site includes long views of open countryside, a reflection of the rural zoning of the application site adjacent to the residential zone.
14. An industrial use is operating from Lot 1 DP 439452 which is situated on the corner of Mountview Place and Waihue Road. It is understood that this site is operated by Fluid Power NZ Ltd. which is a heavy machinery repair business.

### **5.0 Kaipara District Plan (Operative 2013)**

15. The following apply to the subject property:

Zoning: Rural Zone

Overlays: Nil

### **6.0 Statutory Context – Section 127**

16. Under Section 127 of the Act, a consent holder may apply to the Consent Authority for a change or cancellation of a condition of a consent. Section 127 of the Act details:

*(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent subject to the following.*

*(a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under*

*section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*

*(b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*

(3) *Sections 88 to 121 apply, with all necessary modifications, as if-*

*(a) the application were 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.*

17. A key point to consider when assessing whether an application should be processed as a Section 127 change/cancellation of conditions or as a new application, is whether the proposed change in conditions will result in a “fundamentally different activity” or “an activity having materially different adverse effects” to those that lawfully exist or that were assessed under the original application. The proposed changes do not result in a different activity, nor do they expand or extend the original activity beyond that which has been consented. It is therefore considered that there will be no greater effects on the existing environment than what was proposed in the original, approved application and subsequent variation. The proposal can be appropriately treated as a variation to the conditions of resource consent RM200034A, rather than requiring approval as a fresh consent.
18. This application is therefore to be assessed as a Discretionary Activity and the assessment in this report is appropriately confined to the *effects of the changes* to the proposal only (rather than re-addressing the entire proposal as originally consented).

## **7.0 Notification Assessment**

19. Section 127 of the Act details:

*(4) For the purposes of determining who is adversely affected by the change or cancellation, the local 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.*

20. The above has been taken into consideration by the Council. A decision was made under delegated authority to process the consent on a non-notified basis as per the Council’s Notification Assessment Report dated 23 March 2022.

## **8.0 Statutory Acknowledgements**

21. Relevant to this application, any statutory acknowledgement within the meaning of the Act specified in Schedule 11 would be contained within the Te Roroa Claims Settlement Act 2008.
22. The application site has not been recognised by the Crown through a statutory acknowledgment.

23. Te Roroa have been provided a copy of the original application and have raised no concern regarding the proposed activity. The proposed variation will not result in a materialistically different activity and as such further consultation with Te Roroa has not been required.

## **9.0 Section 104(1)(a) - Actual & Potential Effects on the Environment**

### **Trade Competition**

24. With regard to Section 104(3)(a)(i), there are no known issues in the consent application or as a result of the submission process that raise questions of trade competition or the effects of trade competition.

### **Written Approvals**

25. With regard to Section 104(3)(a)(ii), the Council must not have regard to the effects on those persons who have given written approval to the application. No persons/parties have provided written approval.

### **Permitted Baseline**

26. In accordance with Section 104(2), the Council may disregard an adverse effect of an activity on the environment if the Plan or a National Environmental Standard permits an activity on the site with that effect (commonly referred to as the 'permitted baseline' test). The purpose of the permitted baseline test is to isolate and make effects of activities on the environment that are permitted by the Plan or NES, irrelevant. The baseline has been defined by case law as comprising non-fanciful (credible) activities that would be permitted as of right by the plan in question.
27. In this instance, the application site is within 300m of an existing industrial development therefore resource consent is required for any new development associated with the church. As such there is no permitted baseline in this case.
28. In this case, the receiving environment includes the currently consented church with associated parking, with occupancy limited to a maximum of 756 people (RM200034A).

### **Receiving Environment**

29. The 'environment' upon which effects are to be assessed comprises the existing and reasonably foreseeable future environment. In identifying the environment, it is necessary to consider the environment as it is at the time of application, and the likelihood of change to that environment in the future, based upon the activities that could be carried out as of right or with respect to resource consents that have been granted (where it is likely that they will be given effect to). As this application is for a change/cancellation to conditions of an existing consent, the receiving environment includes any effects from implementation of the original consent.
30. In this case, the receiving environment includes the currently consented church with associated parking, with occupancy limited to a maximum of 756 people (RM200034A).

### **Assessment of Effects**

#### *Access and Traffic*

31. The changes include moving the hall gate 60m along the road. This will enable the parking area to have a clockwise traffic flow, rather than anticlockwise – hence enabling attendees to park closer to the main doors and drop elderly out of the left hand side of vehicles. This will also assist with avoiding the cross over at the gate between entering and exiting vehicles. Vehicles will also be able to park closer to the main entrance with less walking required.
32. There will be no change in parking numbers from those approved by RM200034A (parking numbers will remain at 206). All parking space dimensions, manoeuvring areas and aisle widths will also comply with the KDC Engineering Standards 2011.
33. The proposal has been reviewed by Council's Development Engineer who has confirmed the proposed parking design will comply with the KDC Engineering Standards 2011.

### **Conclusion**

34. In summary, having assessed the effects of the change/cancellation to the consent conditions; it is considered that the proposal will result in less than minor, and acceptable, adverse effects on the environment.

## **10.0 Section 104(1)(b) - Provisions of Standards, Policy Statements and Plans**

### **National Environmental Standards**

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

35. The site is not identified as being a contaminated site within the Northland Regional Council's Register of contaminated sites, nor has it previously been used for activities listed on the HAIL Register produced by the Ministry for the Environment. Therefore, consent is not required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

### **National Policy Statements**

*New Zealand Coastal Policy Statement 2010*

26. The New Zealand Coastal Policy Statement is not relevant to this application.

### **Regional Policy Statement**

*Northland Regional Policy Statement 2016*

36. In assessing RM200034 and RM200034A the proposal was considered to be consistent with the Northland Regional Policy Statement. The proposed variation to the conditions to allow for a different building to be built in essentially the same position does not fundamentally change the outcome of what was initially proposed and as such it is considered that the proposal remains consistent with the Northland Regional Policy Statement.

## **Regional Plans**

### *Regional Water and Soil Plan for Northland 2004*

29. Consent is not required under the Regional Water and Soil Plan for Northland 2004.

### *Proposed Regional Plan for Northland*

30. Consent is not required under the Proposed Regional Plan for Northland.

## **Kaipara District Plan 2013**

37. In assessing RM200034 and RM200034A the proposal was considered to be consistent with the objectives and policies of the Operative District Plan. The proposed variation to the conditions to allow for a different building to be built in essentially the same position does not fundamentally change the outcome of what was initially proposed and as such it is considered that the proposal remains consistent with the objectives and policies of the Operative District Plan.

## **Conclusion**

38. On balance, the proposal is considered to be consistent with the objectives and policies of the Plan.

## **11.0 Section 104(1)(c) - Other Matters**

39. There are no other matters relevant to this proposal.

## **12.0 Part 2 of the Act**

40. Whilst it is accepted that the relevant plans as detailed in the above assessment have been competently prepared in accordance with Part 2 of the Act, for completeness an assessment of Part 2 matters is included below.

### **Section 5 – Sustainable Management Purpose of the Act**

41. Section 5(1) states that the purpose of the Act is to promote the sustainable management of natural and physical resources, with sustainable management defined in Section 5(2).
42. It is considered that the proposal will promote the sustainable management of natural and physical resources as the proposal will enable the use and development of the physical resources of the site in a manner that would continue to enable the applicant and current and future land owners to provide for their future social and economic wellbeing. At the same time the proposal sufficiently avoids, remedies or mitigates adverse effects on receiving environments, amenity and rural residential character of the surrounding environment.

### **Section 6 – Matters of National Importance**

43. Section 6 of the Act sets out matters of national importance that a consent authority must recognise and provide for. The proposal is considered to be consistent with the provisions of Section 6 as it does not detract from the natural character of the coastal environment and is not located within any outstanding

natural landscape. The proposal does not result in the removal of any vegetation and does not restrict access to the coastal environment.

### **Section 7 – Other Matters**

44. Section 7 of the Act sets out other matters a consent authority must have particular regard to. The following matters are considered relevant:
- (a) the efficient use and development of natural and physical resources:
  - (b) the maintenance and enhancement of amenity values:
  - (g) maintenance and enhancement of the quality of the environment:
45. Pursuant to Section 7(b) particular regard shall be had to the efficient use and development of natural and physical resources. The proposal involves establishment of residential dwelling on the application site, which is unlikely to generate adverse effects. This is considered efficient use of the physical resources, being land that is zoned Rural in the District Plan.
46. Pursuant to 7(c) particular regard shall be had to the maintenance and enhancement of amenity values. In this case, the proposal is consistent with the site's rural character and would maintain the character and amenity values of the surrounding environment.
47. Pursuant to 7(g) particular regard shall be had to maintenance and enhancement of the environment. In this case, the proposed disposal of stormwater and wastewater is considered adequately addressed and therefore the health of the surrounding environment would be maintained.

### **Section 8 – Treaty of Waitangi**

48. Section 8 of the RMA requires a consent authority to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). In this case, the proposal does not raise any treaty issues.

## **13.0 Reasons for the Decision**

49. In terms of Section 104(1)(a) of the Act, subject to compliance with conditions, the effects of the variation of conditions on the environment are considered to be acceptable because the proposed change is not considered to be a 'fundamentally different activity' or one having 'materially different effects' than what was approved as part of the original consent (RM200034), and the previous variation (RM200034A), therefore it is considered that there will be no greater effects on the existing environment than what was proposed in the original, approved application.
50. In terms of Section 104(1)(b) of the Act, subject to compliance with conditions, it is considered that the proposal is consistent with the relevant objectives and policies of the Kaipara District Plan 2013 and the Northland Regional Policy Statement as discussed in Section 9.0 of this report.
51. In terms of Section 104(1)(c) of the Act, other relevant matters, including financial and development contributions and monitoring have been considered in the determination of the application.
52. The Council has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as set out in Section 11.0.

Reporting Planner

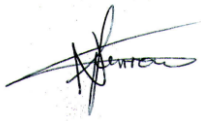


.....  
*Melissa Hallett*

17/03/2022

.....  
*Date*

*Signed:*



*Nicki Farrow*

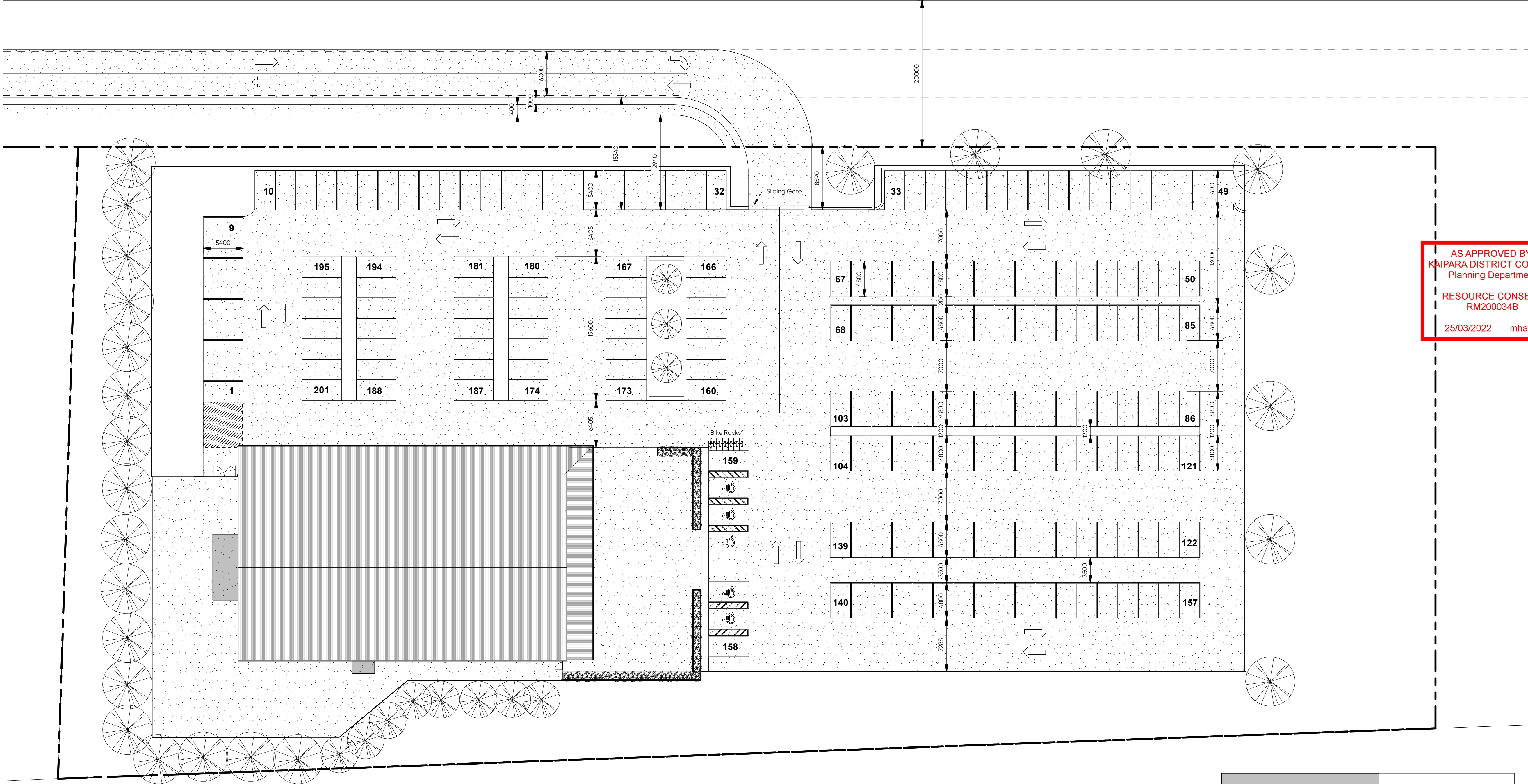
*Date: 25/03/2022*

*Senior Planner*

***Kaipara District Council***

*Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.*





Site Plan  
SCALE: 1 : 300

Legal Description	Lot 3 DP 331615
Property Area	2.7020 HA

MEASUREMENTS SHOWN IN METRES



AS APPROVED BY  
KAIPARA DISTRICT COUNCIL  
Planning Department  
  
RESOURCE CONSENT  
RM200034B  
  
25/03/2022 mhallt

GORDON ST.  
GOSPEL HALL  
TRUST

10 MOUNTVIEW  
PLACE  
DARGAVILLE 0372

DARGAVILLE 9  
ROW HALL

Drawn By:	JMC	
Checked By:	GSS / MB	
REV #	DESCRIPTION	DATE
1	REVISED CLADDING & ADDED SITE PLAN	29/11/21
2	REVISED SITE PLAN	17/12/21
3	RAISED GARDEN BEDS & TREES	28/01/22
4	REVISED PARKING	17/02/22

SCALE	SHEET SIZE
AS SHOWN	A1
FILE NAME	

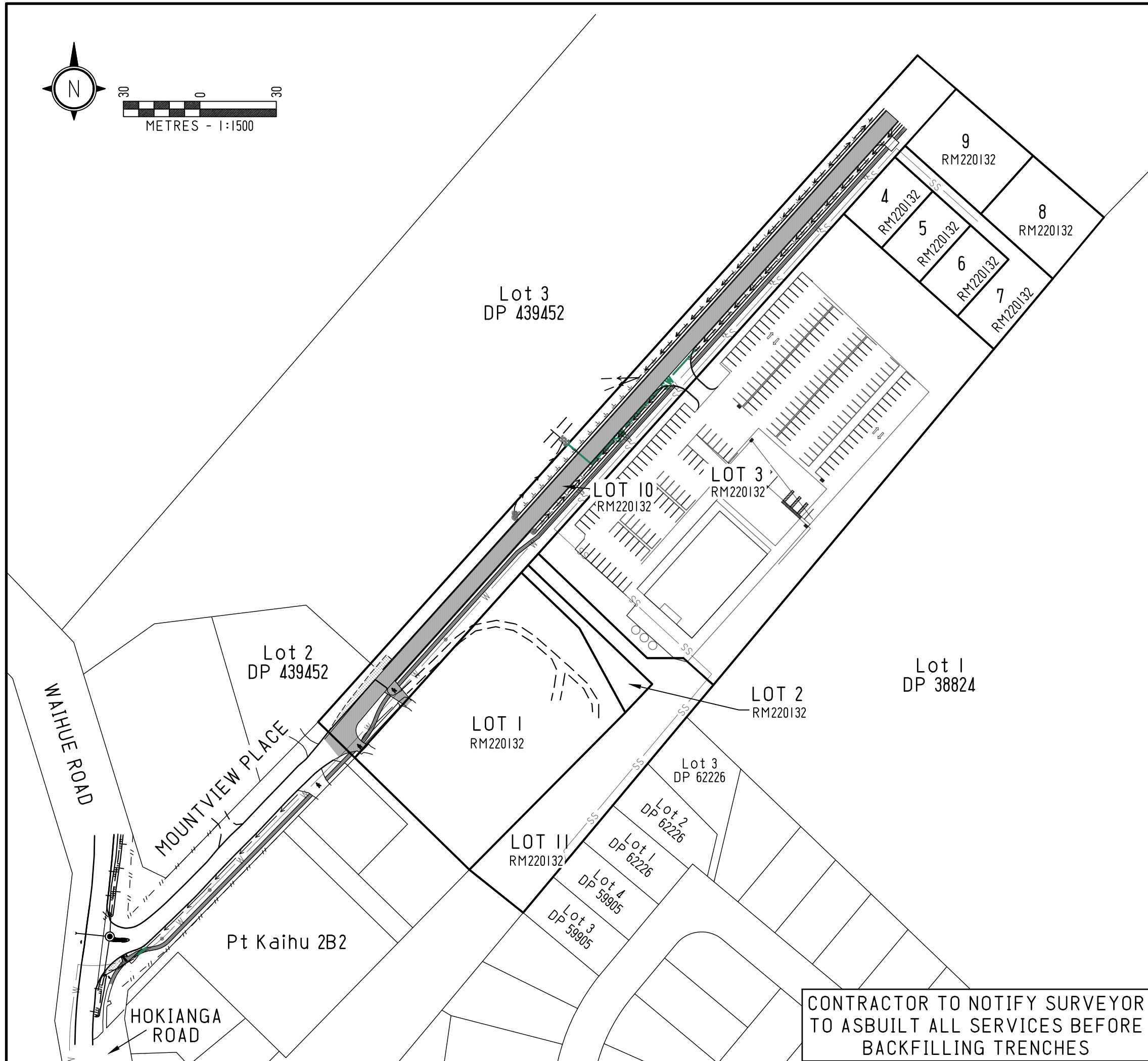
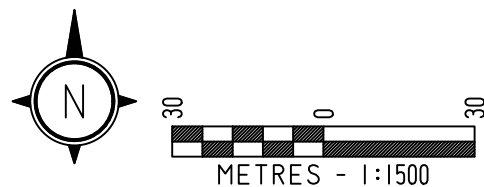
227154 NEW HALL

SITE PLAN

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REYBURN & BRYANT (1999) LIMITED. DO NOT SCALE OFF DRAWINGS.

COORDINATES IN TERMS OF: MT EDEN 2000  
LEVELS IN TERMS OF: ONE TREE POINT (1964) DATUM  
MARK REF: 2353 NO 2 SO 593142 (F76Q) RL: 61.484

DESIGNED BY: JARREAU HAIKA  
REVIEWED BY: RICHARD SMALES

- NOTE:
- ALL WORK TO COMPLY WITH THE KAIPARA DISTRICT COUNCIL'S (KDC) ENVIRONMENTAL ENGINEERING STANDARDS 2011. (EES 2011).
1. ALL WORK TO COMPLY WITH THE CONTRACTOR'S APPROVED HEALTH & SAFETY MANUAL AND THE CURRENT HEALTH & SAFETY LEGISLATION.
  2. ALL WORK TO COMPLY WITH NZS 4404 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE KDC.
  3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CORRIDOR ACCESS REQUEST FROM THE KDC PRIOR TO UNDERTAKING ANY WORKS WITHIN THE COUNCIL ROAD RESERVE.
  4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO COMMENCING ANY SITE WORK.
  5. CONTRACTOR MUST BE LICENSED TO WORK ON PUBLIC MAINS.
  6. CONTRACTOR IS TO ENSURE ALL INSPECTIONS ARE COMPLETED IN TERMS OF THE EES 2011 (CLAUSE 3.5) AND THE KDC ENGINEERING PLAN APPROVAL LETTER.
  7. THE CONTRACTOR MUST REINSTATE AND/OR REPAIR DAMAGE TO THE BERM, KERB & CHANNELING AND FOOTPATH ALONG THE PROPERTY ROADSIDE FRONTAGE. REFER EES 2011 (CLAUSE 5.4.3)

THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

## SHEET SCHEDULE

COVER SHEET	-	SHEET 01
LAYOUT SHEETS	-	SHEET 02 - 08
LONG SECTIONS	-	SHEET 09 - 12
TYPICAL DETAILS	-	SHEET 13 - 15

H	17.03.25	ROADING LAYOUT AND DETAIL AMENDMENTS - RS/CC
G	14.10.24	UPDATE ROAD LONG SECTIONS - JH/SB
F	10.10.24	ADD SWALE & BERM INFORMATION - JH/SB
A	11.09.24	FIRST ISSUE - JH/MW
REV	DATE	AMENDMENTS

REF. DATA:

CLIENT  
**SIMPKIN**  
**MOUNTVIEW PLACE, DARGAVILLE**

DESCRIPTION  
LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE  
**ENGINEERING DESIGN**  
**COVER SHEET**

SCALE: 1:1500 @A3

COUNCIL REFERENCE: RM200034B

**reyburn  
& bryant**

Ph: 09 438 3563

7 Selwyn Ave, Whangarei

PO Box 191, Whangarei 0140

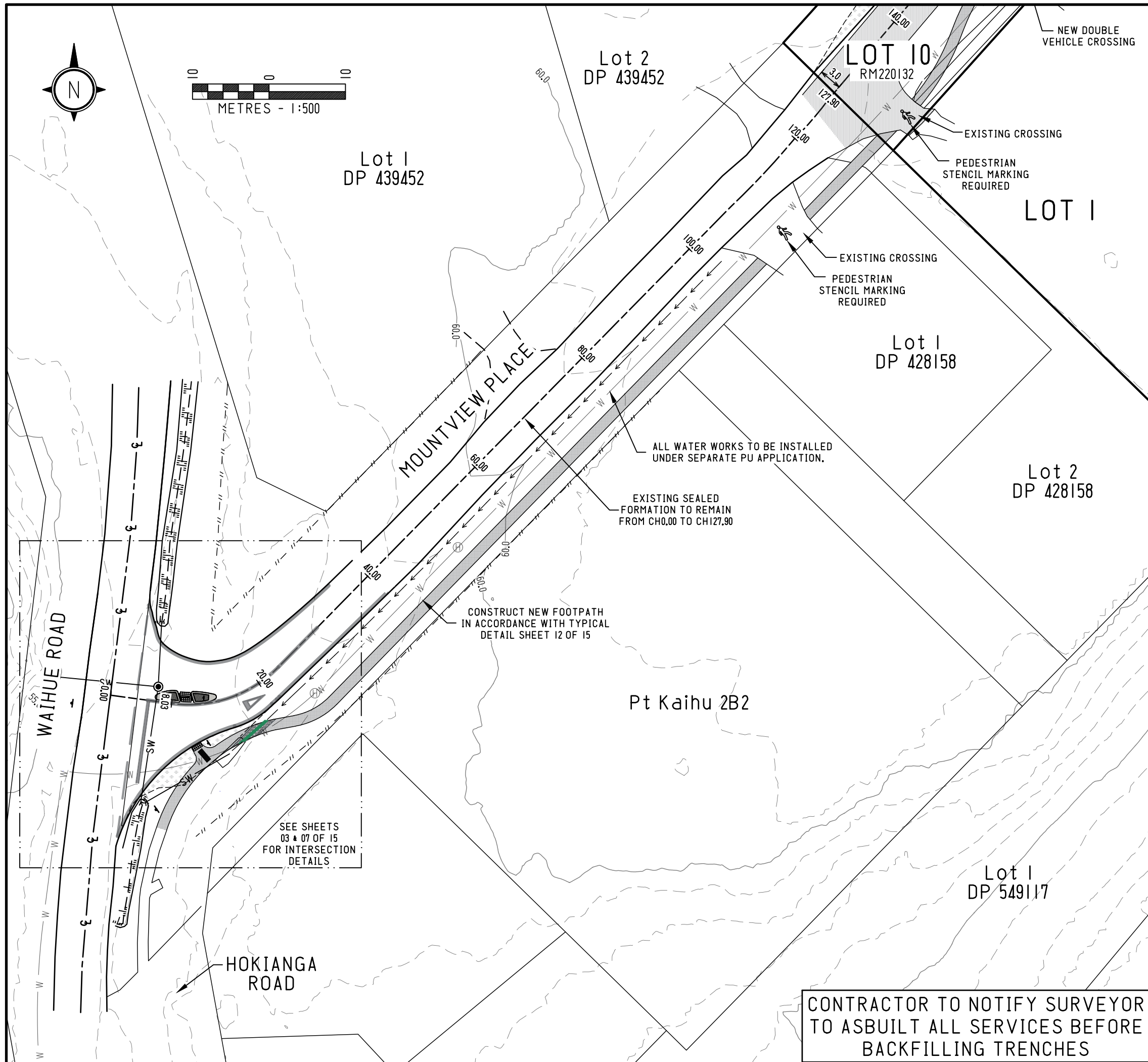
[www.reyburnandbryant.co.nz](http://www.reyburnandbryant.co.nz)

DRAWING REF.

**E 14820**

SHEET  
01 OF 14

REV  
**H**



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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

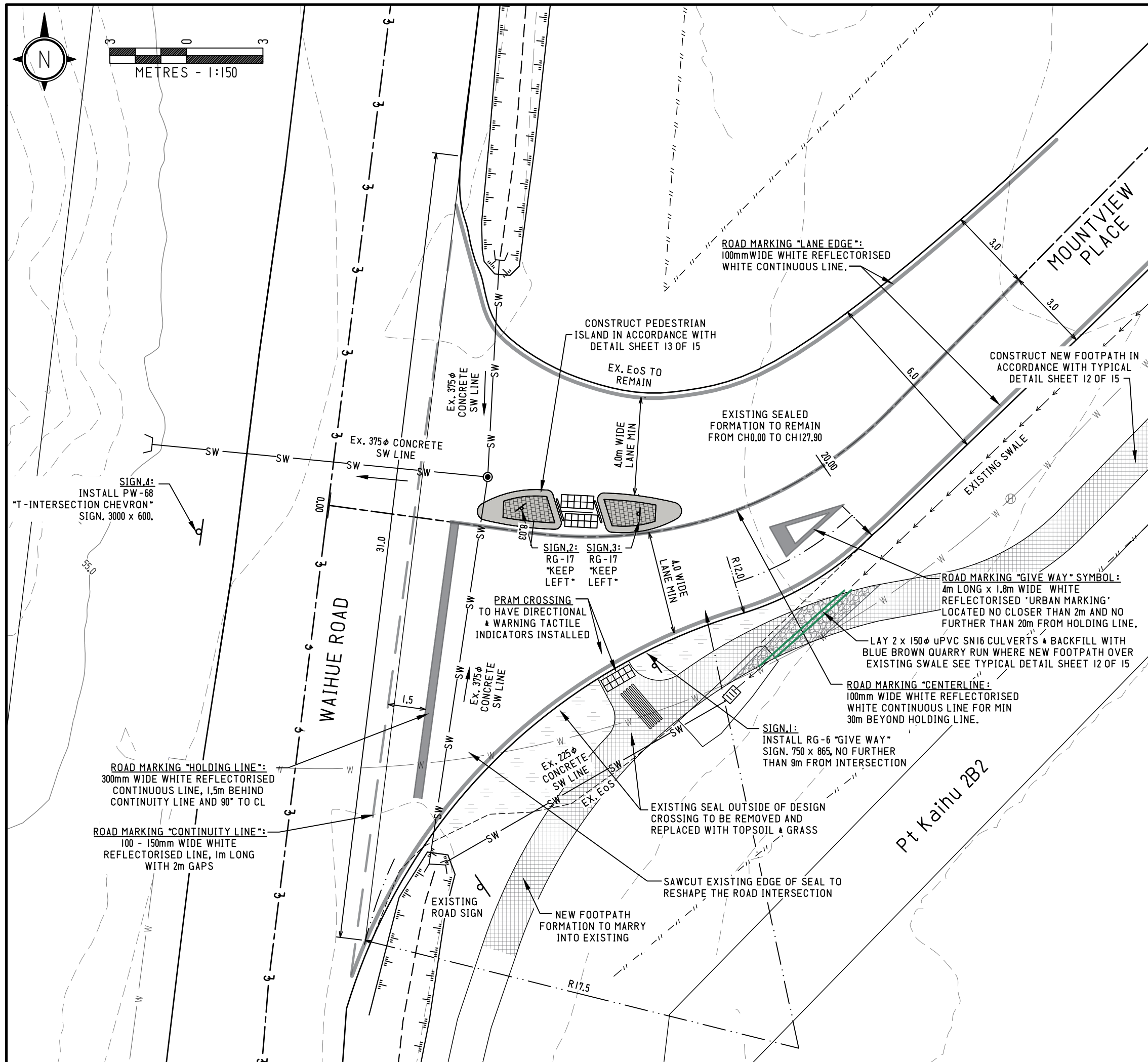
DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

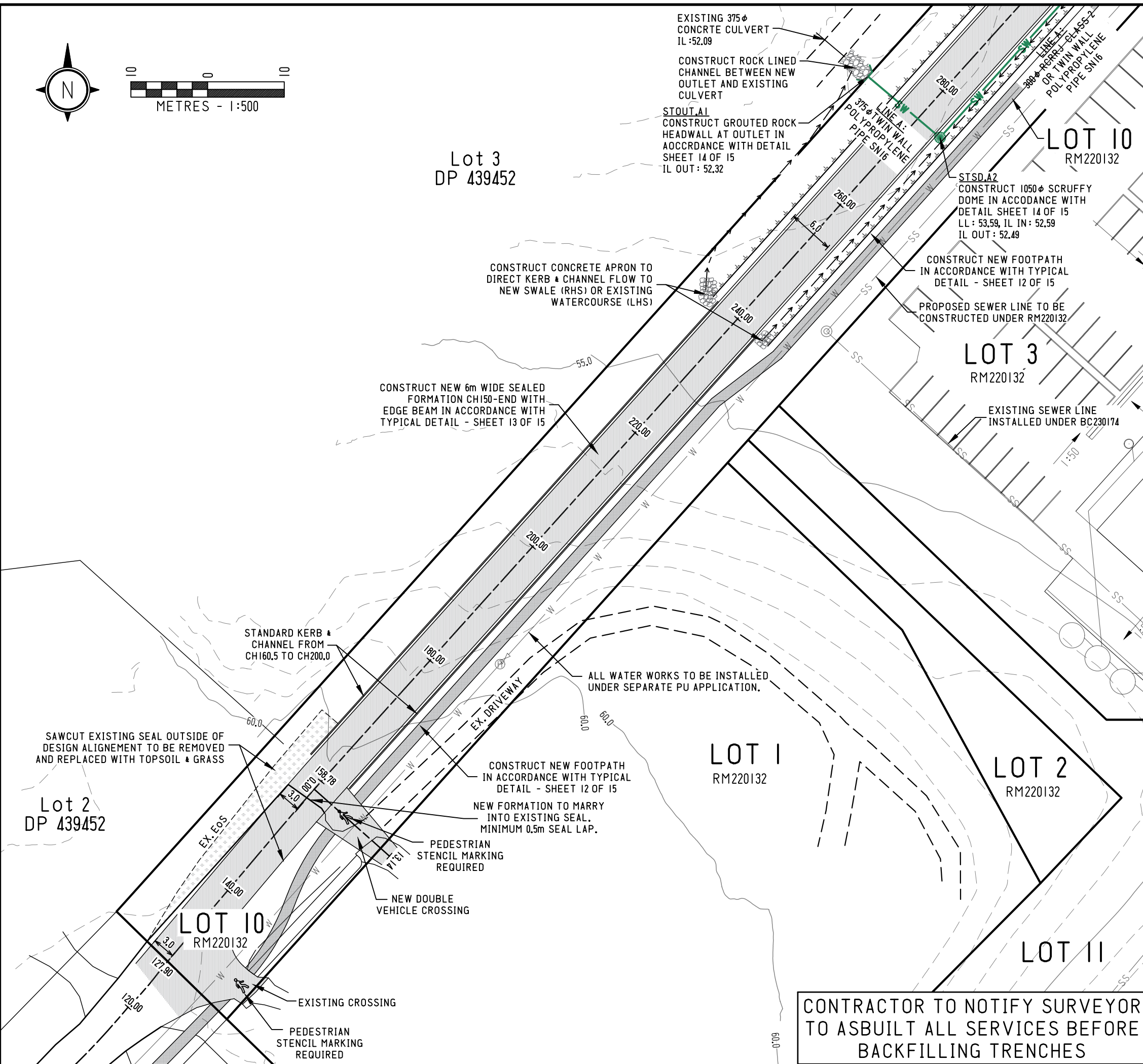
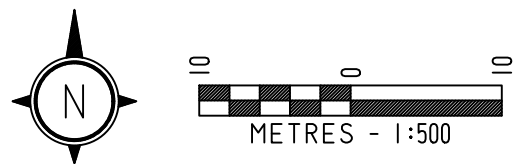
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H	17.03.25	ROADING LAYOUT AND DETAIL AMENDMENTS - RS/CC
G	14.10.24	UPDATE ROAD LONG SECTIONS - JH/SB
F	10.10.24	ADD SWALE & BERM INFORMATION - JH/SB
A	11.09.24	FIRST ISSUE - JH/MW
REV	DATE	AMENDMENTS
REF. DATA:		
CLIENT		
SIMPKIN MOUNTVIEW PLACE, DARGAVILLE		
DESCRIPTION		
LOTS 1 - 11 BEING A SUBDIVISION OF LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117		
TITLE		
ENGINEERING DESIGN LAYOUT DETAIL		
SCALE : 1:500 @A3		
COUNCIL REFERENCE : RM200034B		
reymburn &bryant		
Ph: 09 438 3563		PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei		www.reymburnandbryant.co.nz
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		REV H







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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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FOR INSTALLATION OF ALL DIRECTIONAL  
WARNING AND TACTILE INDICATORS,  
REFER TO NZTA TECHNICAL ADVICE NOTE  
#20-20 "TACTILE INSTALLATION NOTE"  
AND MANUFACTURERS SPECIFICATIONS

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SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION  
LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE  
ENGINEERING DESIGN  
LAYOUT DETAIL

SCALE : 1:500 @A3  
COUNCIL REFERENCE : RM200034B

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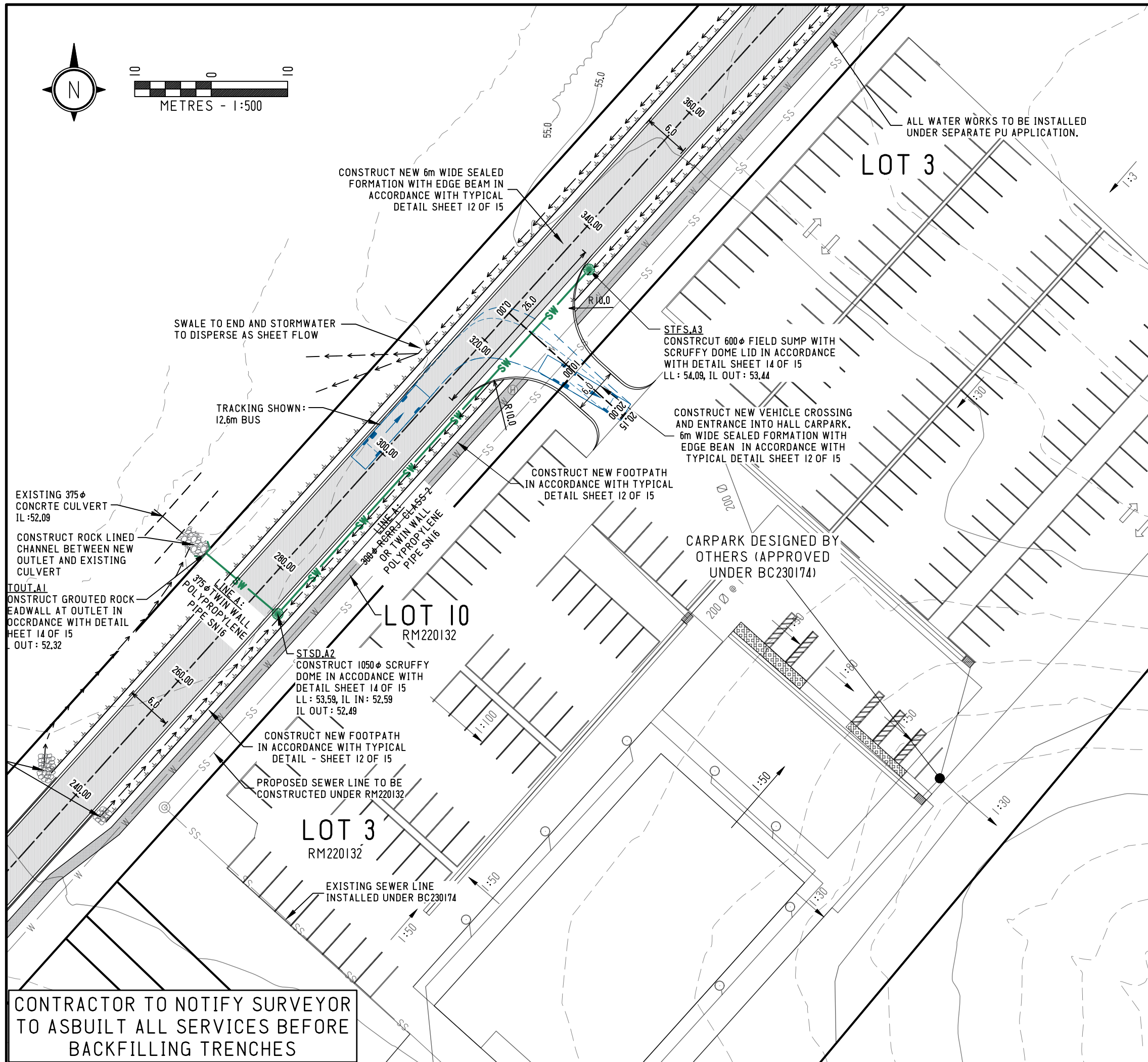
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CONTRACTOR TO NOTIFY SURVEYOR  
TO ASBUILT ALL SERVICES BEFORE  
BACKFILLING TRENCHES





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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION

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LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE

ENGINEERING DESIGN  
LAYOUT DETAIL

SCALE : 1:500 @A3

COUNCIL REFERENCE : RM200034B

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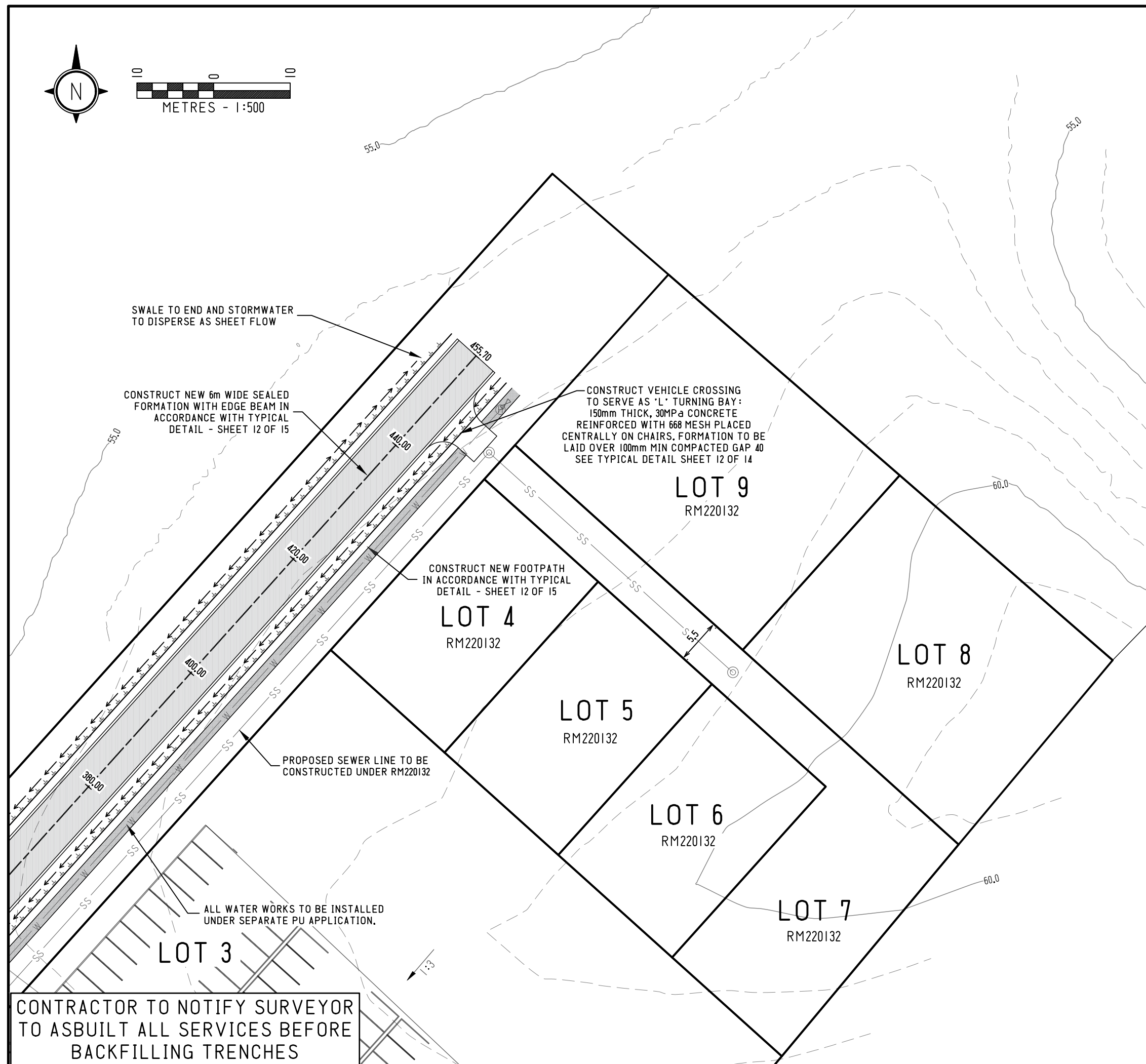
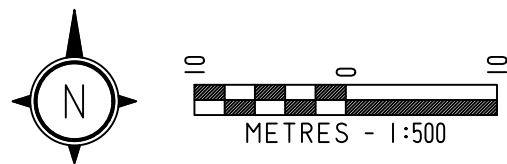
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05 OF 14

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CONTRACTOR TO NOTIFY SURVEYOR  
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LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION  
LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE  
ENGINEERING DESIGN  
LAYOUT DETAIL

SCALE : 1:500 @A3

COUNCIL REFERENCE : RM200034B

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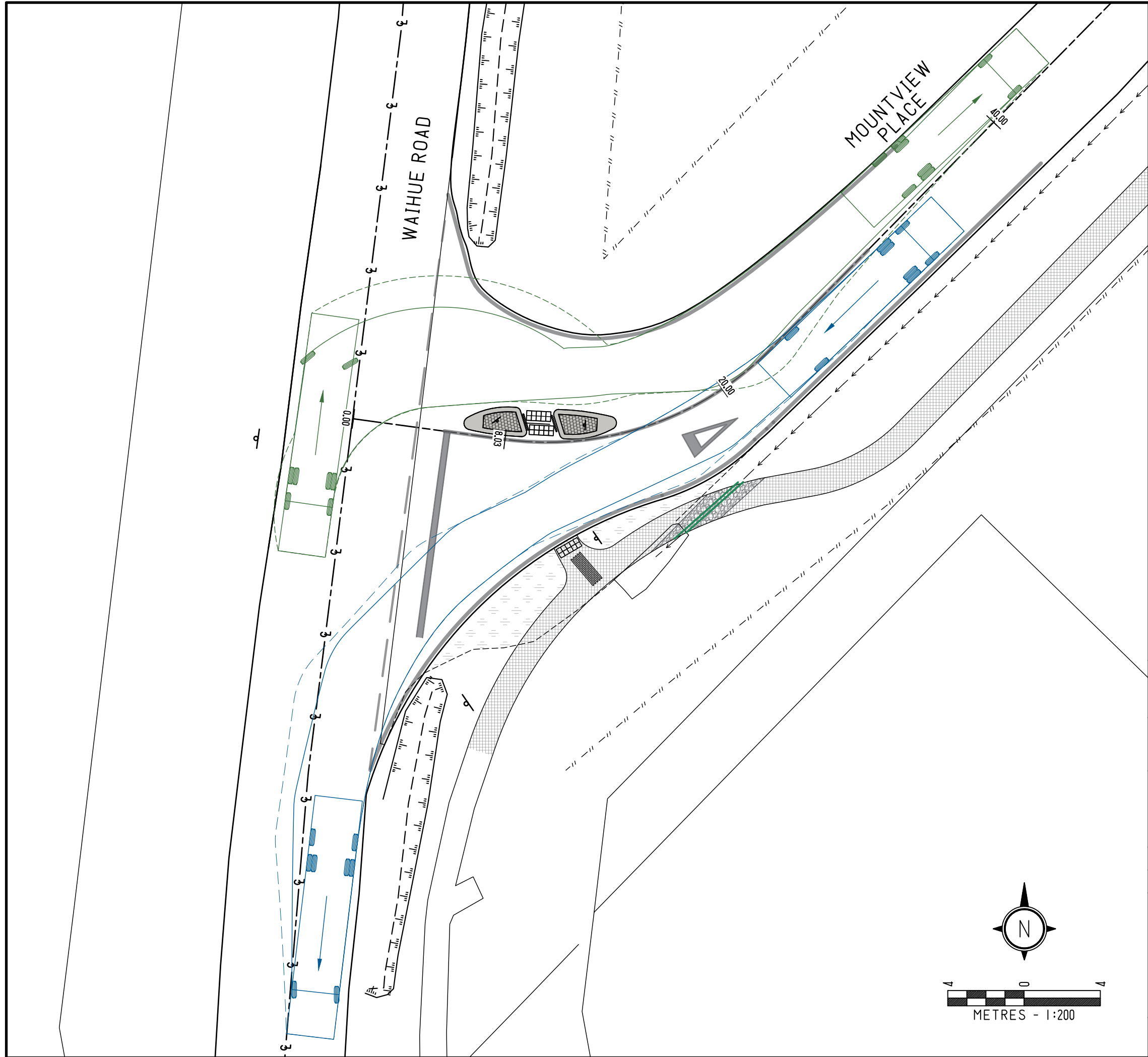
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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
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SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION

LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE

ENGINEERING DESIGN  
ENTRANCE : 12.6m BUS TRACKING

SCALE : 1:200 @A3

COUNCIL REFERENCE : RM200034B

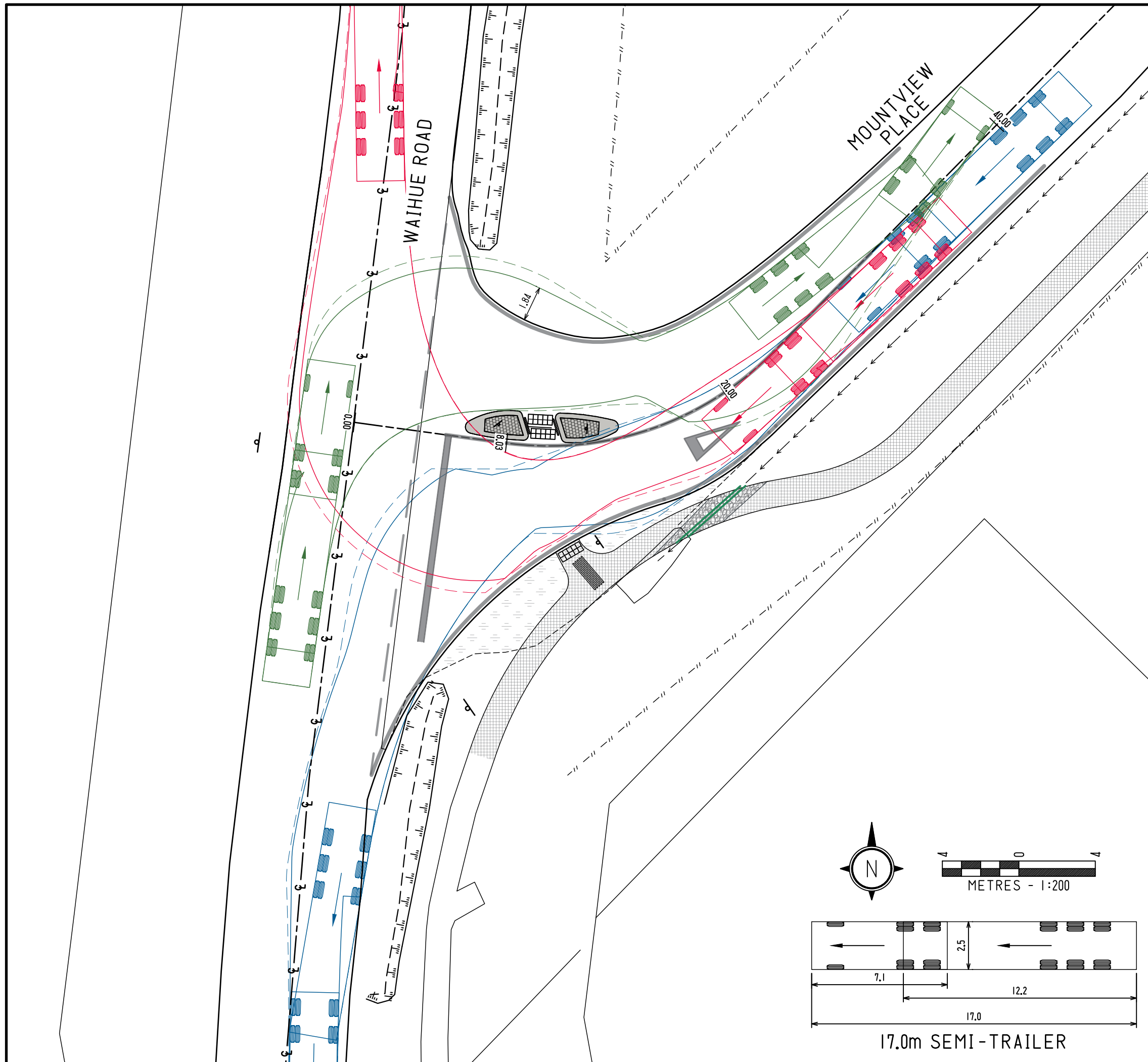
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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

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SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION

LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE

ENGINEERING DESIGN  
ENTRANCE : 17m SEMI TRACKING

SCALE : 1:200 @A3

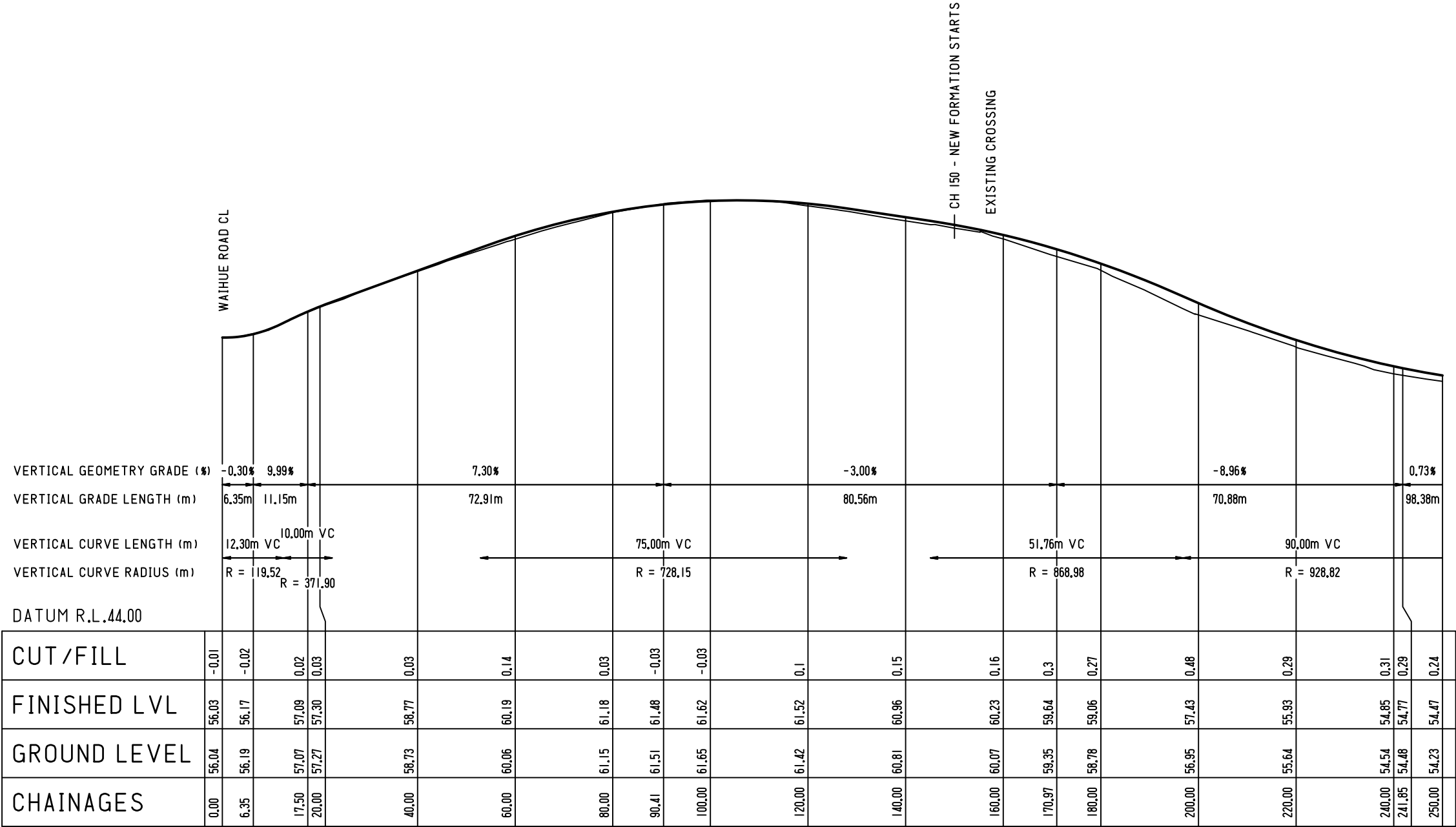
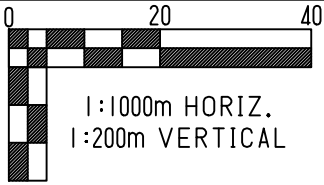
COUNCIL REFERENCE : RM200034B

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LONGITUDINAL SECTION: MOUNTVIEW PLACE

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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

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REF. DATA:
CLIENT
SIMPKIN
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION
LOTS 1 - 11 BEING A SUBDIVISION OF
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TITLE
ENGINEERING DESIGN
LONG SECTIONS

SCALE : 1:1000H & 1:200V @A3
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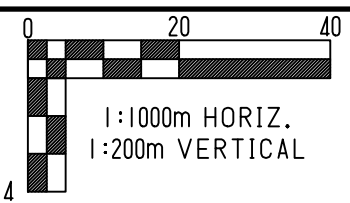
E I 4820

SHEET

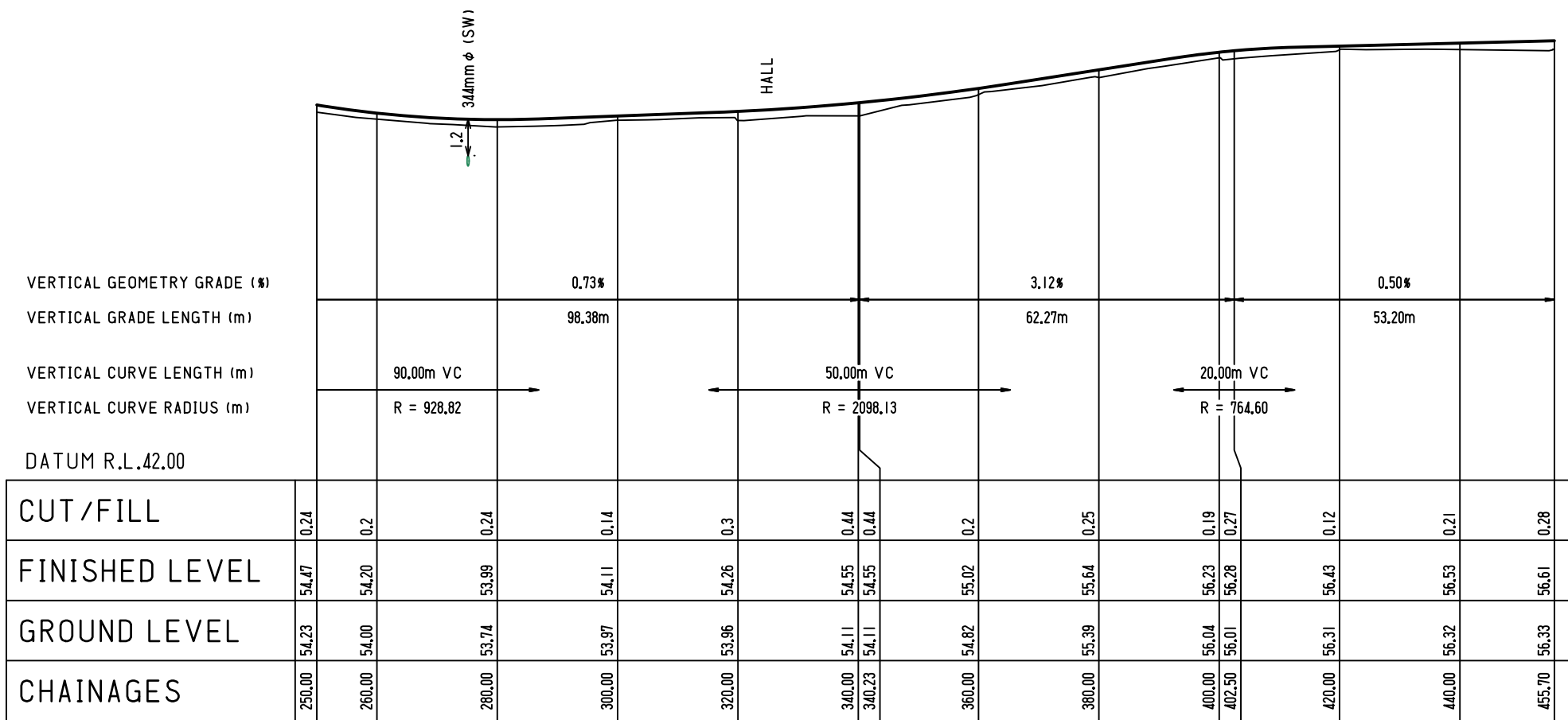
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4



LONGITUDINAL SECTION: MOUNTVIEW PLACE

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CLIENT

SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION

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TITLE

ENGINEERING DESIGN  
LONG SECTIONS

SCALE : 1:1000H & 1:200V @A3

COUNCIL REFERENCE : RM200034B

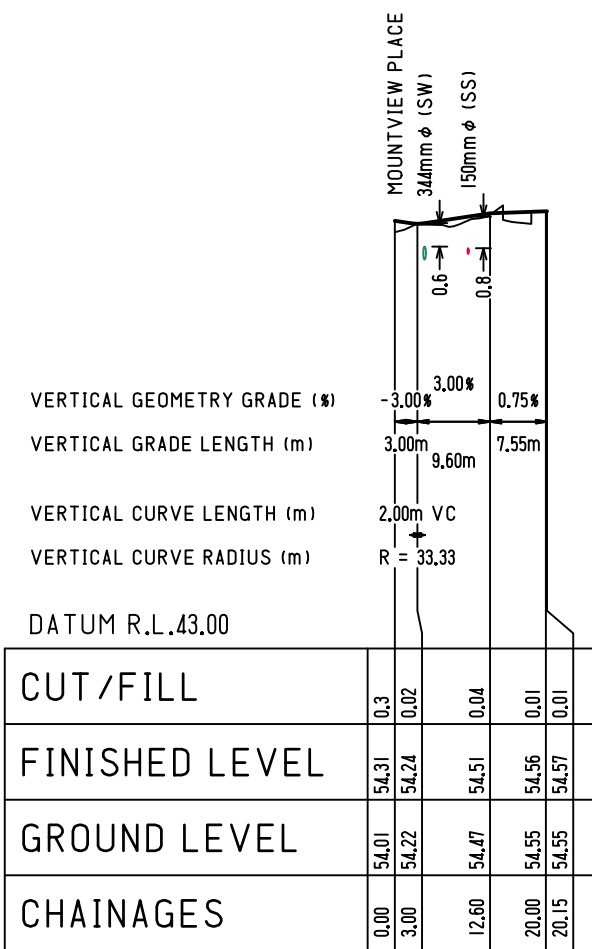
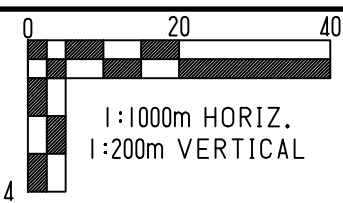
Ph: 09 438 3563

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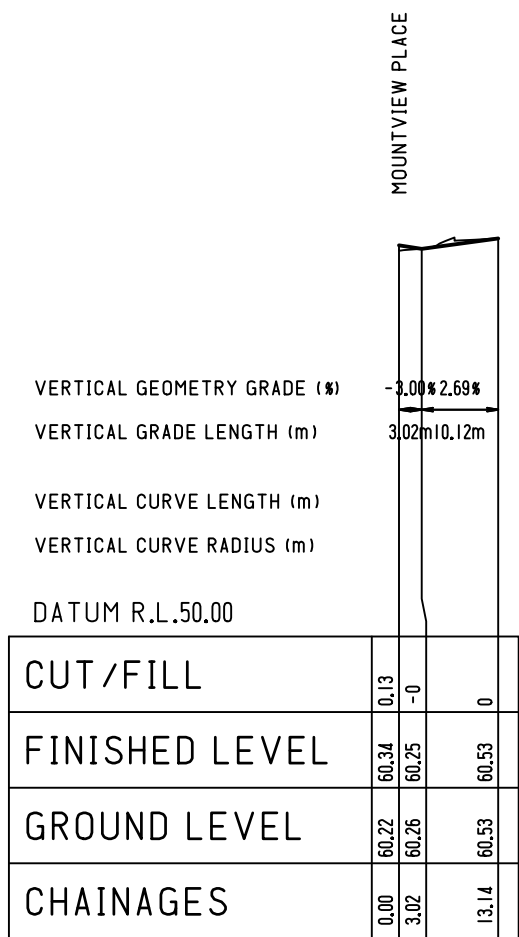
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LONGITUDINAL SECTION: HALL ENTRANCE



LONGITUDINAL SECTION: EXISTING CROSSING

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H	17.03.25	ROADING LAYOUT AND DETAIL AMENDMENTS - RS/CC
G	14.10.24	UPDATE ROAD LONG SECTIONS - JH/SB
F	10.10.24	ADD SWALE & BERM INFORMATION - JH/SB
A	11.09.24	FIRST ISSUE - JH/MW
REV	DATE	AMENDMENTS

CLIENT	SIMPKIN MOUNTVIEW PLACE, DARGAVILLE
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DESCRIPTION	LOTS 1 - 11 BEING A SUBDIVISION OF LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117
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TITLE	ENGINEERING DESIGN LONG SECTIONS
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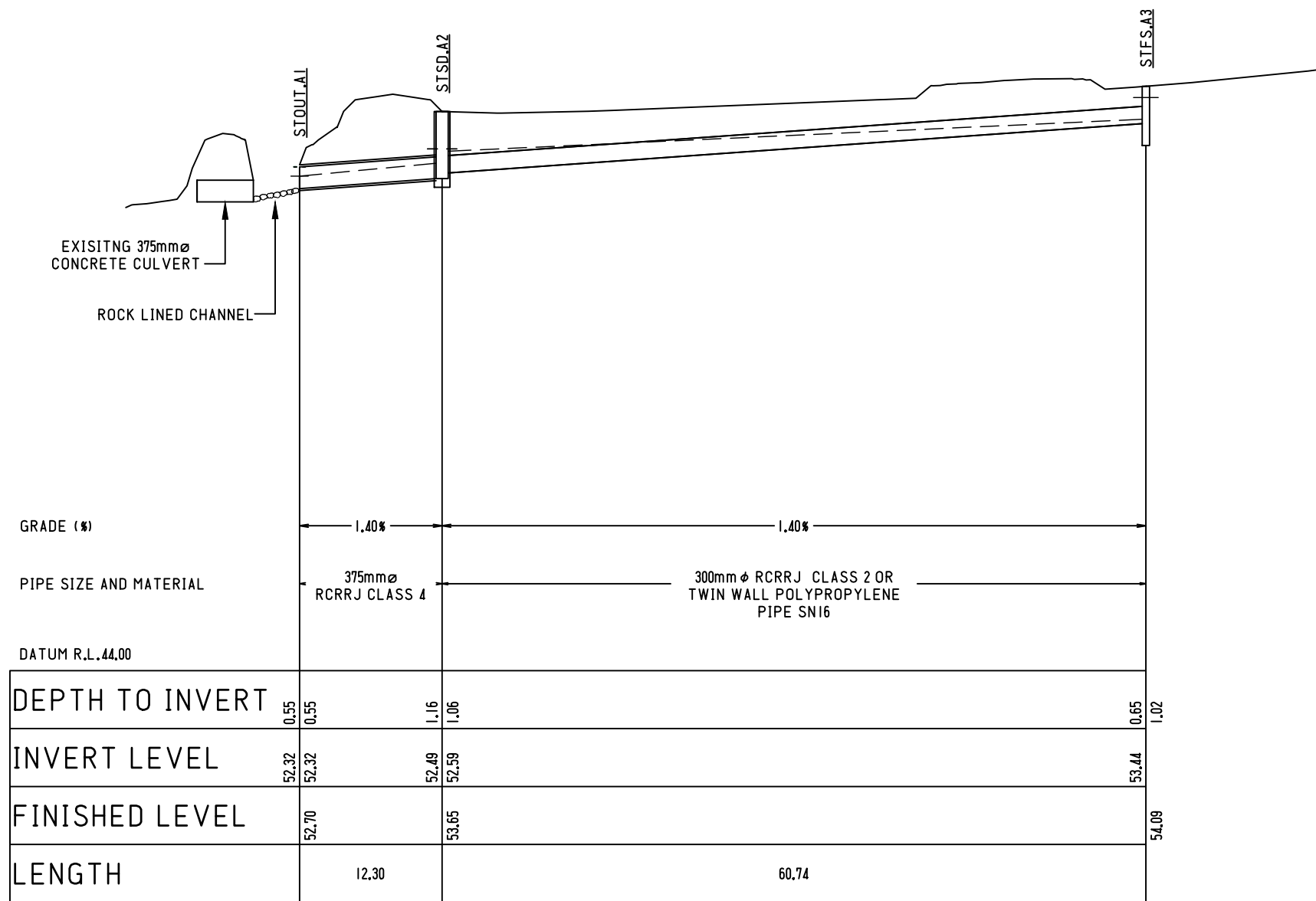
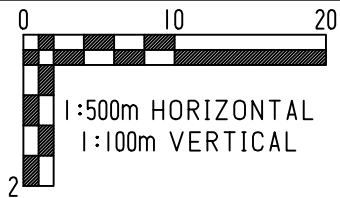
SCALE : 1:1000H & 1:200V @A3
COUNCIL REFERENCE : RM200034B

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DRAWING REF.	E I 4820	SHEET 11 OF 14	REV H
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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

- NOTE:
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REV	DATE	AMENDMENTS
REF. DATA:		

CLIENT  
SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION  
LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE  
ENGINEERING DESIGN  
LONG SECTIONS

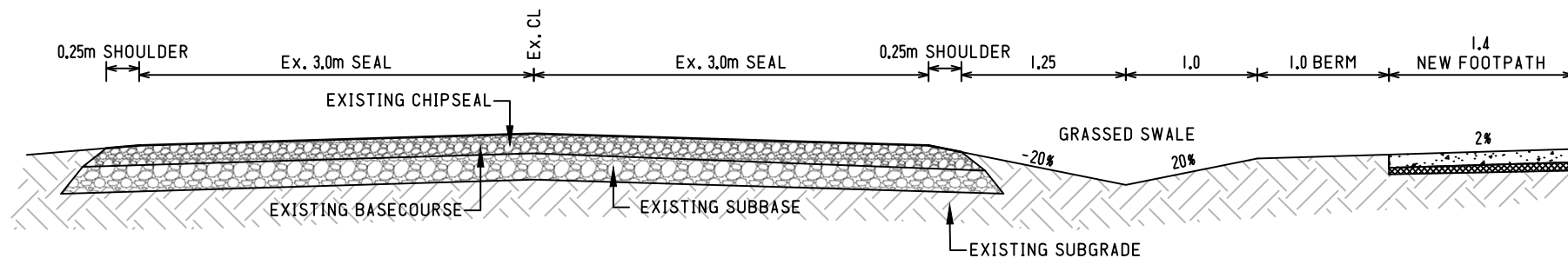
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COUNCIL REFERENCE : RM200034B

Ph: 09 438 3563  
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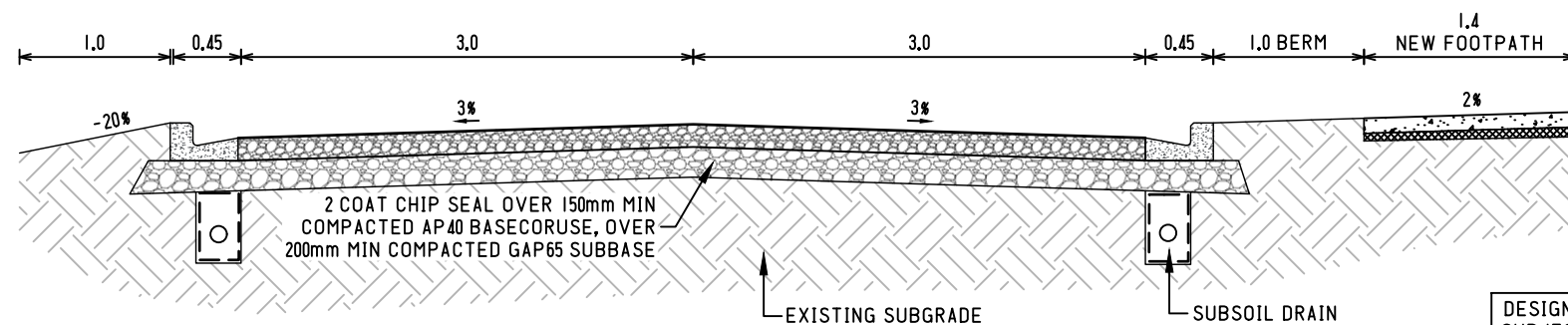
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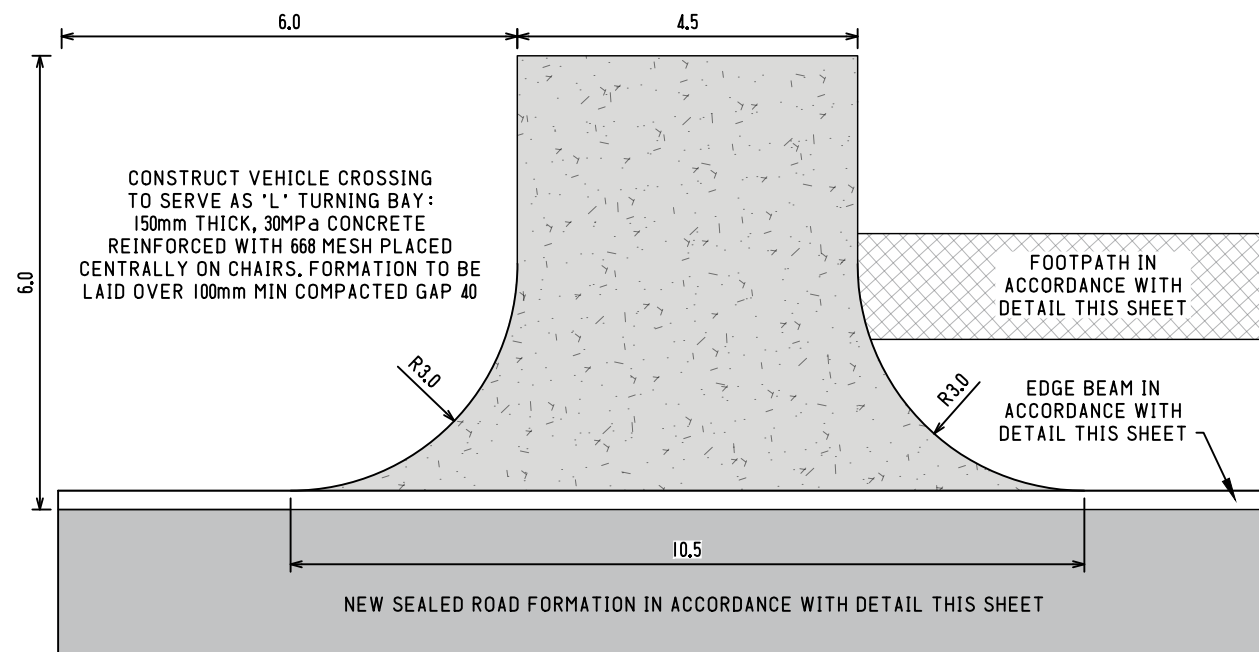


TYPICAL CROSS SECTION - EX ROAD FORMATION  
CH160.0 TO CH200.0 - NOT TO SCALE

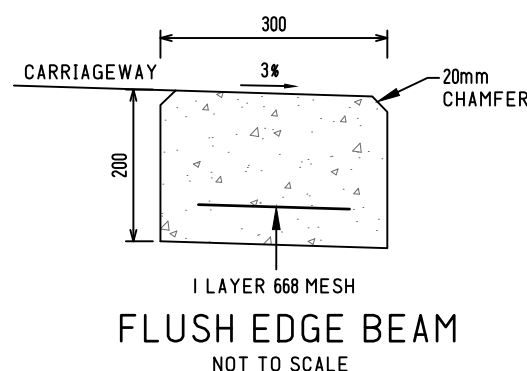


TYPICAL CROSS SECTION - NEW ROAD FORMATION  
CH200.0 TO END - NOT TO SCALE

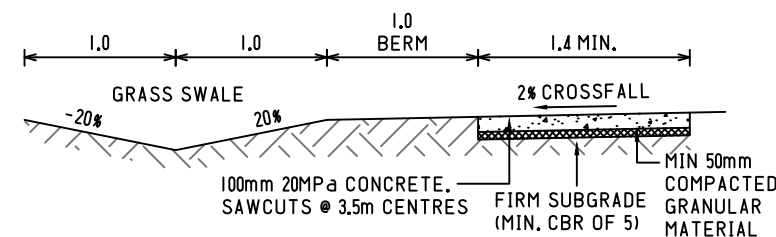
DESIGN BASED ON A CBR OF 5  
SUBJECT TO ONSITE TESTING  
PRIOR TO CONSTRUCTION



TYPICAL DETAIL: VEHICLE CROSSING  
TO SERVE AS 'L' TURNING BAY - NOT TO SCALE

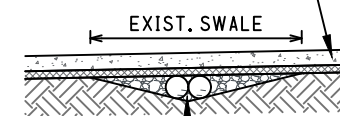


FLUSH EDGE BEAM  
NOT TO SCALE

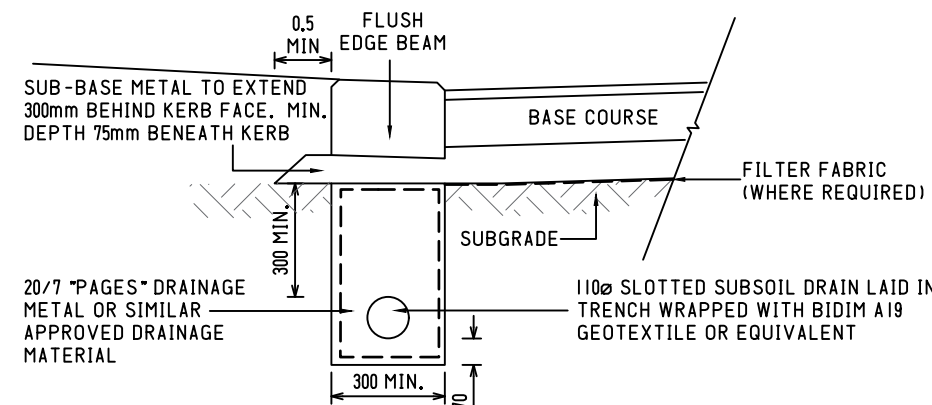


STANDARD CONCRETE FOOTPATH  
NOT TO SCALE

FOOTPATH TO BE CONSTRUCTED IN  
ACCORDANCE WITH DETAIL ABOVE



LAY 2 x 150mm uPVC SNI6 PIPES AND BACKFILL WITH BLUE BROWN  
QUARRY RUN WHERE FOOTPATH CROSSES EXISTING SWALE  
CONCRETE FOOTPATH OVER EX SWALE  
NOT TO SCALE



UNDER KERB DRAINAGE  
NOT TO SCALE

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COORDINATES IN TERMS OF: MT EDEN 2000  
LEVELS IN TERMS OF: ONE TREE POINT (1964) DATUM  
MARK REF: 2353 NO 2 SO 593142 (F76Q) RL: 61.484

DESIGNED BY: JARREAU HAIKA  
REVIEWED BY: RICHARD SMALES

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MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION  
LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE  
ENGINEERING DESIGN  
TYPICAL DETAILS

SCALE: NOT TO SCALE @A3

COUNCIL REFERENCE: RM200034B

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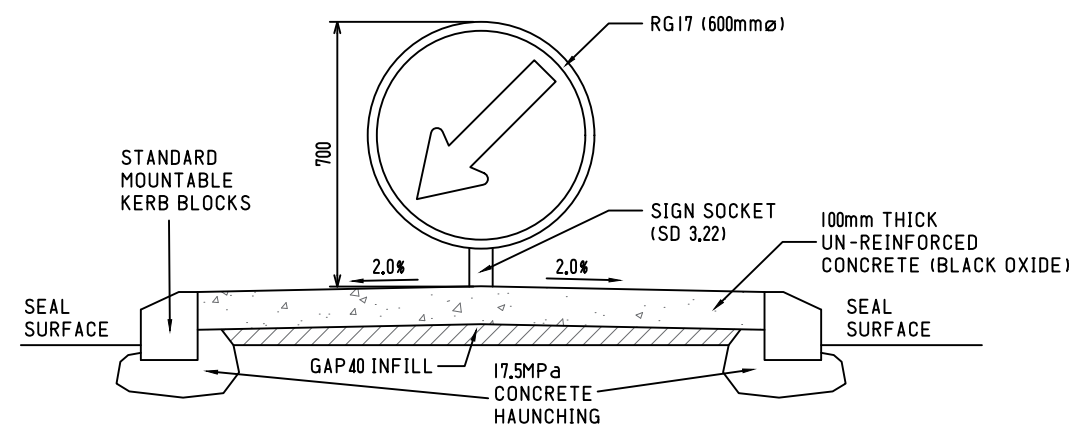
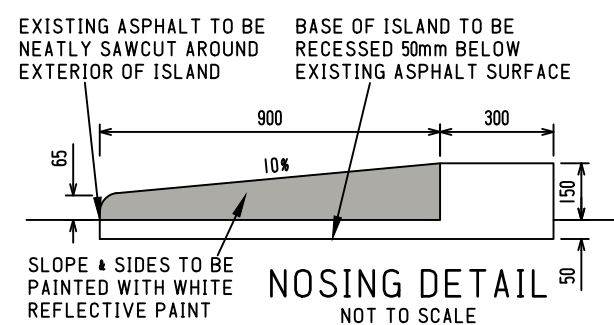
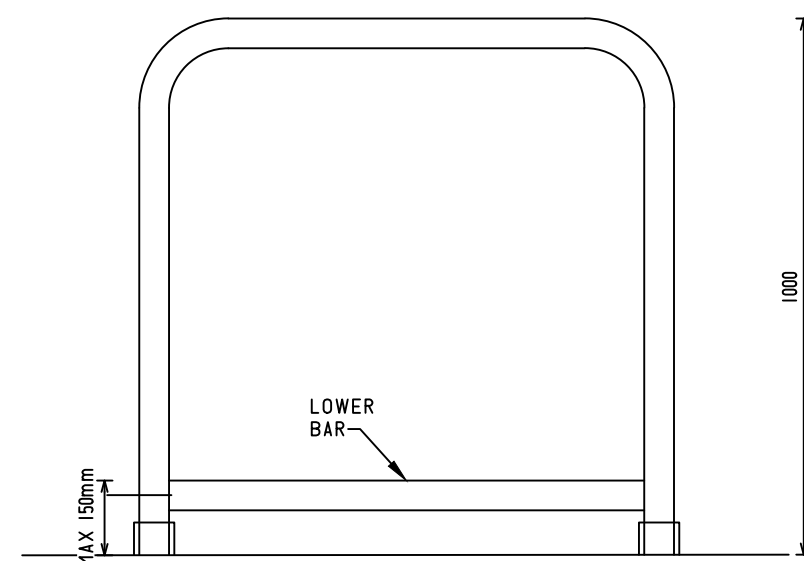
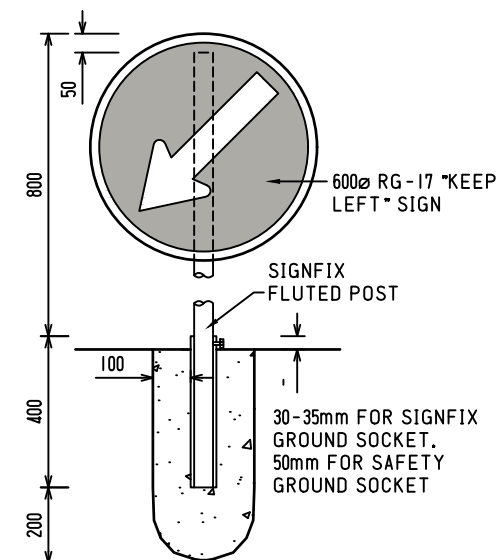
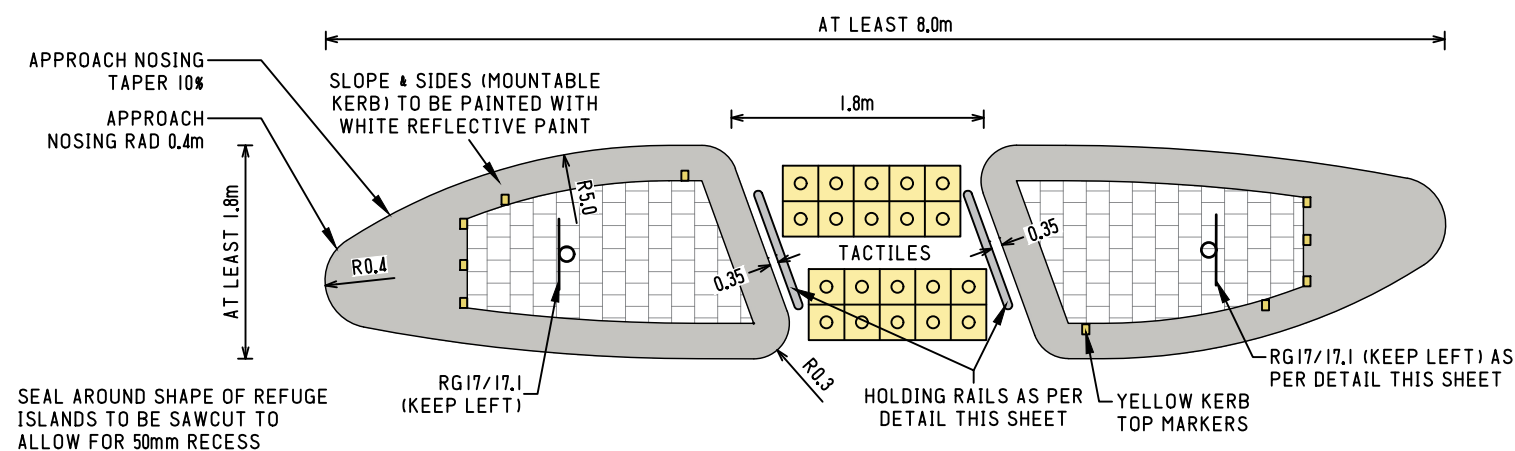
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MARK REF: 2353 NO 2 SO 593142 (F76Q) RL:61.484

DESIGNED BY: JARREAU HAIKA  
REVIEWED BY: RICHARD SMALES

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#20-20 "TACTILE INSTALLATION NOTE"  
AND MANUFACTURERS SPECIFICATIONS

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CLIENT                      SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION
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TITLE	ENGINEERING DESIGN TYPICAL DETAILS
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SCALE: NOT TO SCALE @A3
COUNCIL REFERENCE: RM200034B



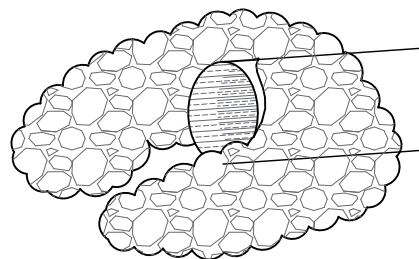
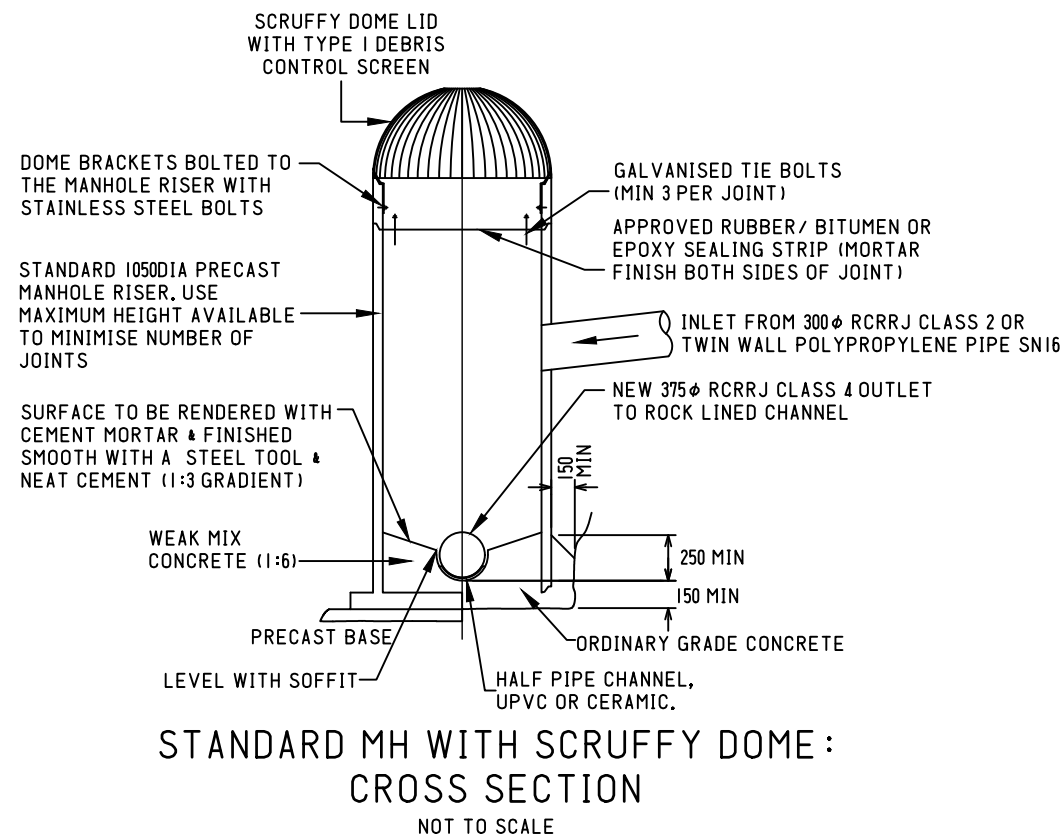
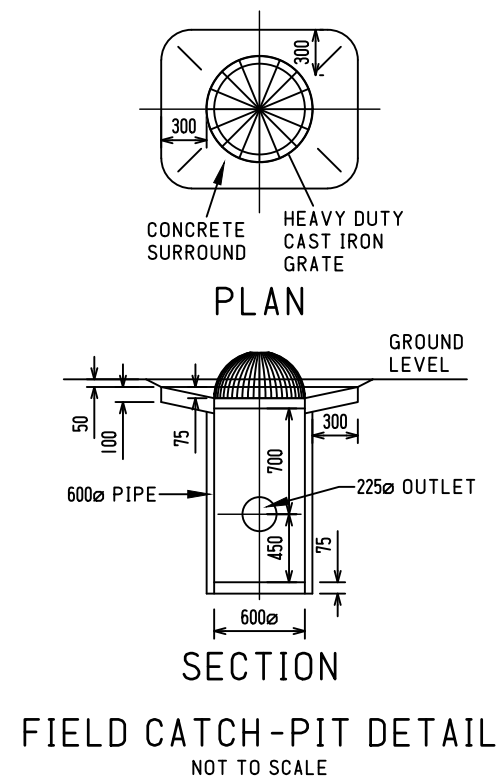
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		14 OF 14
		REV
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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

*JHL RSM*

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CLIENT  
SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION  
LOTS 1 - 11 BEING A SUBDIVISION OF  
LOTS 2 & 3 DP 331615 AND LOT 2 DP 549117

TITLE  
ENGINEERING DESIGN  
TYPICAL DETAILS

SCALE : NOT TO SCALE @A3  
COUNCIL REFERENCE : RM200034B

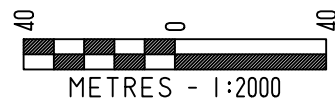
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PRIOR TO COMMENCING WORKS

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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL:61,484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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### SHEET SCHEDULE

COVER SHEET	-	SHEET 01
LAYOUT SHEETS	-	SHEET 02 - 06
LONG SECTIONS	-	SHEET 07 - 9
TYPICAL DETAILS	-	SHEET 10

REV	DATE	AMENDMENTS
C	09.10.24	REDESIGN OF LINE A CONNECTION ARRANGEMENT - JH/SB
B	02.10.24	SHOW AMENDED BDYS AND FORMATION - JH/SB
A	11.09.24	FIRST ISSUE - JH/MW

REF. DATA:

CLIENT

SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION

PROPOSED WATER MAIN EXTENSION  
OVER LOT 3 DP 331615

TITLE

ENGINEERING DESIGN  
COVER SHEET

SCALE : 1:2000 @A3

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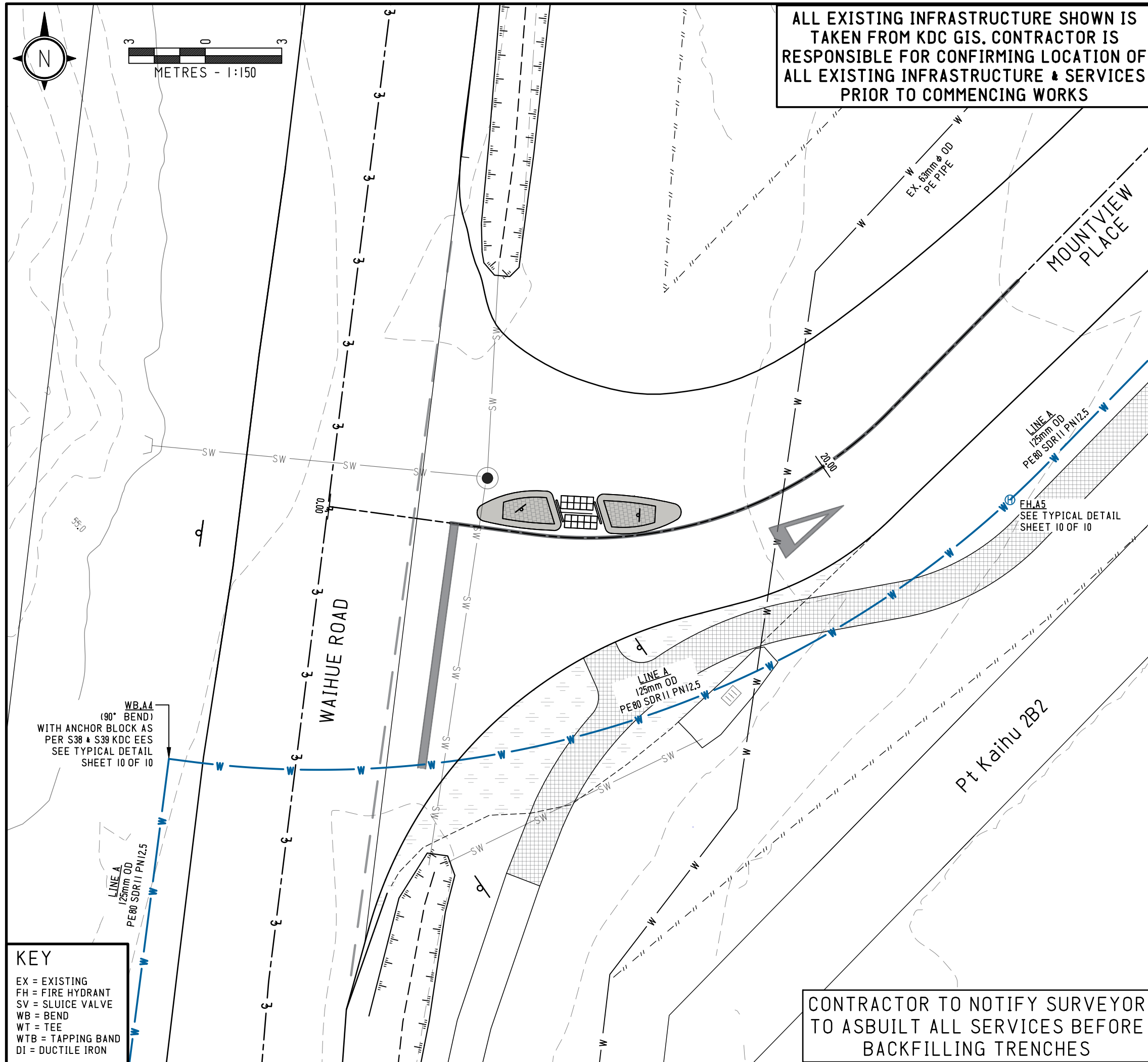
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CONTRACTOR TO NOTIFY SURVEYOR  
TO ASBUILT ALL SERVICES BEFORE  
BACKFILLING TRENCHES







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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL :61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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REF. DATA:

CLIENT  
SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION  
PROPOSED WATER MAIN EXTENSION  
OVER LOT 3 DP 331615

TITLE  
ENGINEERING DESIGN  
LAYOUT DETAIL

SCALE : 1:150 @A3

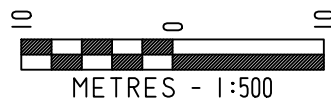
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DESIGNED BY : JARREAU HAIKA  
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Lot 3  
DP 439452

LOT 10  
RM220132

LOT 3  
RM220132

KEY

EX = EXISTING  
FH = FIRE HYDRANT  
SV = SLUICE VALVE  
WB = BEND  
WT = TEE  
WTB = TAPPING BAND  
DI = DUCTILE IRON

CONTRACTOR TO NOTIFY SURVEYOR  
TO ASBUILT ALL SERVICES BEFORE  
BACKFILLING TRENCHES

C	09.10.24	REDESIGN OF LINE A CONNECTION ARRANGEMENT - JH/SB
B	02.10.24	SHOW AMENDED BDYS AND FORMATION - JH/SB
A	11.09.24	FIRST ISSUE - JH/MW
REV	DATE	AMENDMENTS

REF. DATA:

CLIENT

SIMPKIN  
MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION

PROPOSED WATER MAIN EXTENSION  
OVER LOT 3 DP 331615

TITLE

ENGINEERING DESIGN  
LAYOUT DETAIL

SCALE : 1:500 @A3

reyburn  
&bryant

Ph: 09 438 3563

7 Selwyn Ave, Whangarei

DRAWING REF.

PUI4820

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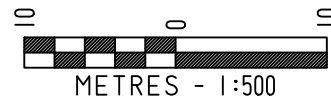
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SHEET

05 OF 10

REV

C



ALL EXISTING INFRASTRUCTURE SHOWN IS  
TAKEN FROM KDC GIS. CONTRACTOR IS  
RESPONSIBLE FOR CONFIRMING LOCATION OF  
ALL EXISTING INFRASTRUCTURE & SERVICES  
PRIOR TO COMMENCING WORKS

CAUTION:  
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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL:61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

NOTE:

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Lot 3  
DP 439452

LOT 10  
RM220132

CONSTRUCT ANCHOR BLOCK AT FH.A12 & SV.A13  
IN ACCORDANCE WITH KDC EES SHEET 39.  
SEE TYPICAL DETAIL SHEET 10 OF 10 FOR  
ASSET CONFIGURATION

SV.A13  
FH.A12  
SEE TYPICAL  
DETAIL SHEET 10

LOT 9  
RM220132

LOT 4  
RM220132

LOT 8  
RM220132

LOT 5  
RM220132

LOT 6  
RM220132

LOT 3  
RM220132

LOT 7  
RM220132

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ENGINEERING DESIGN  
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SCALE : 1:500 @A3

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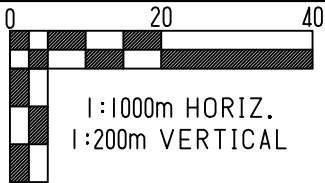
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SHEET

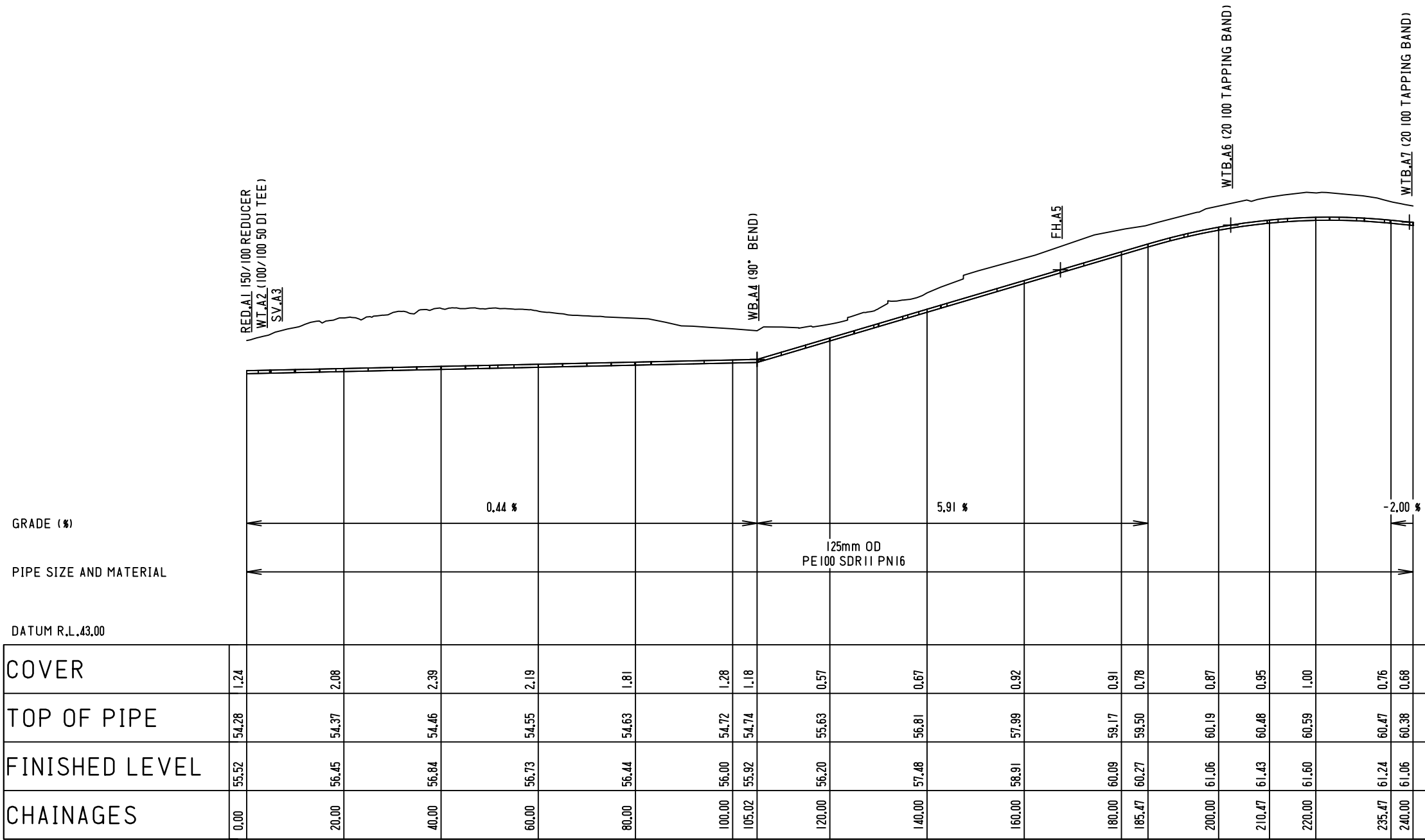
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REV

C



4



LONGITUDINAL SECTION: WATER LINE A

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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL:61.484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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A	11.09.24	FIRST ISSUE - JH/MW

REF. DATA:	
CLIENT	SIMPKIN MOUNTVIEW PLACE, DARGAVILLE

DESCRIPTION	PROPOSED WATER MAIN EXTENSION OVER LOT 3 DP 331615
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TITLE	ENGINEERING DESIGN LONG SECTIONS
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SCALE : 1:1000H & 1:200V @A3
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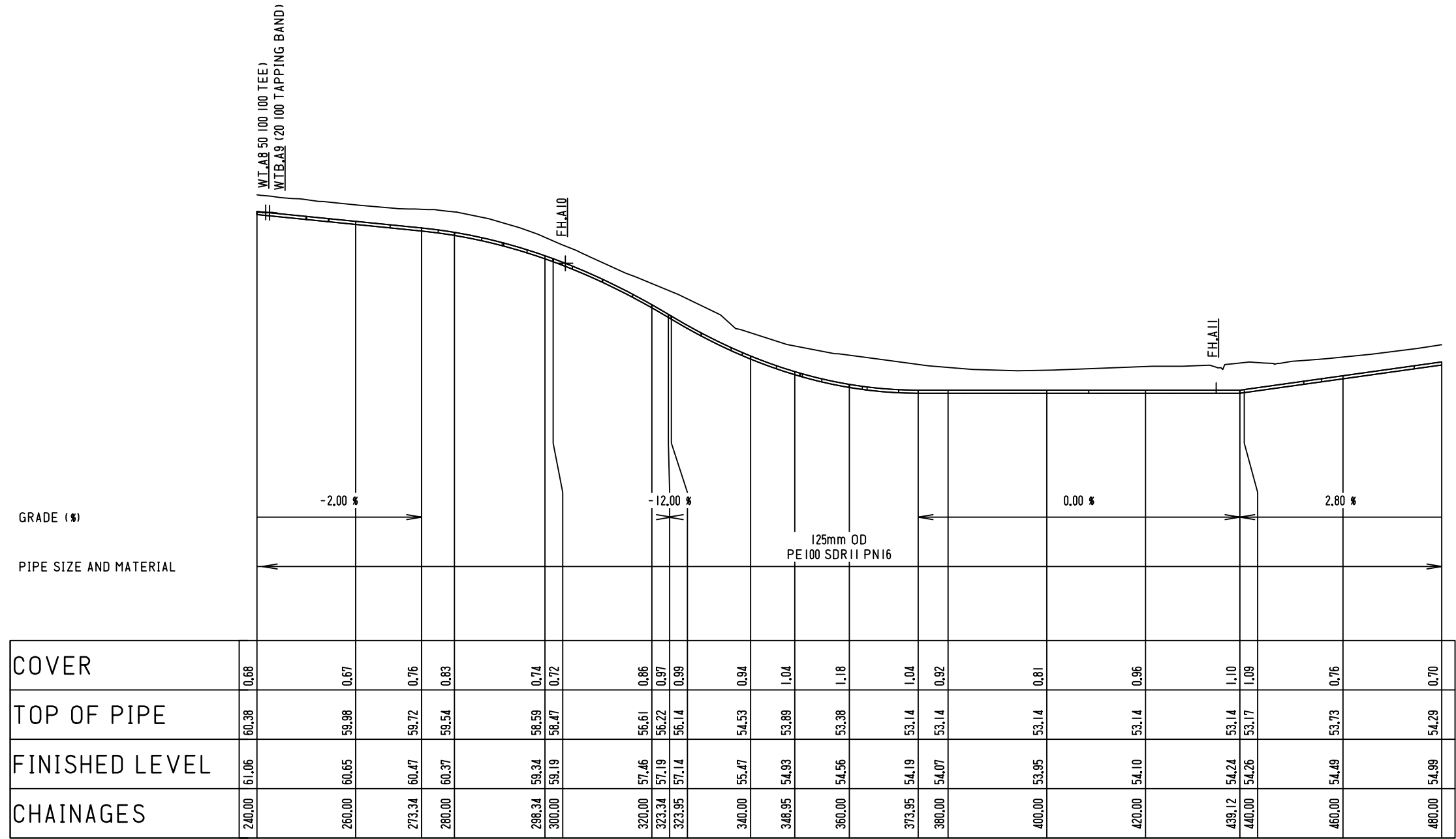
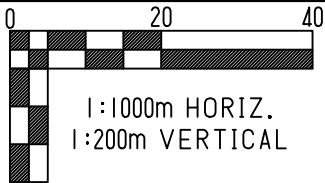
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SHEET 07 OF 10

REV C



LONGITUDINAL SECTION: WATER LINE A

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COORDINATES IN TERMS OF : MT EDEN 2000  
LEVELS IN TERMS OF : ONE TREE POINT (1964) DATUM  
MARK REF : 2353 NO 2 SO 593142 (F76Q) RL:61,484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

- NOTE:
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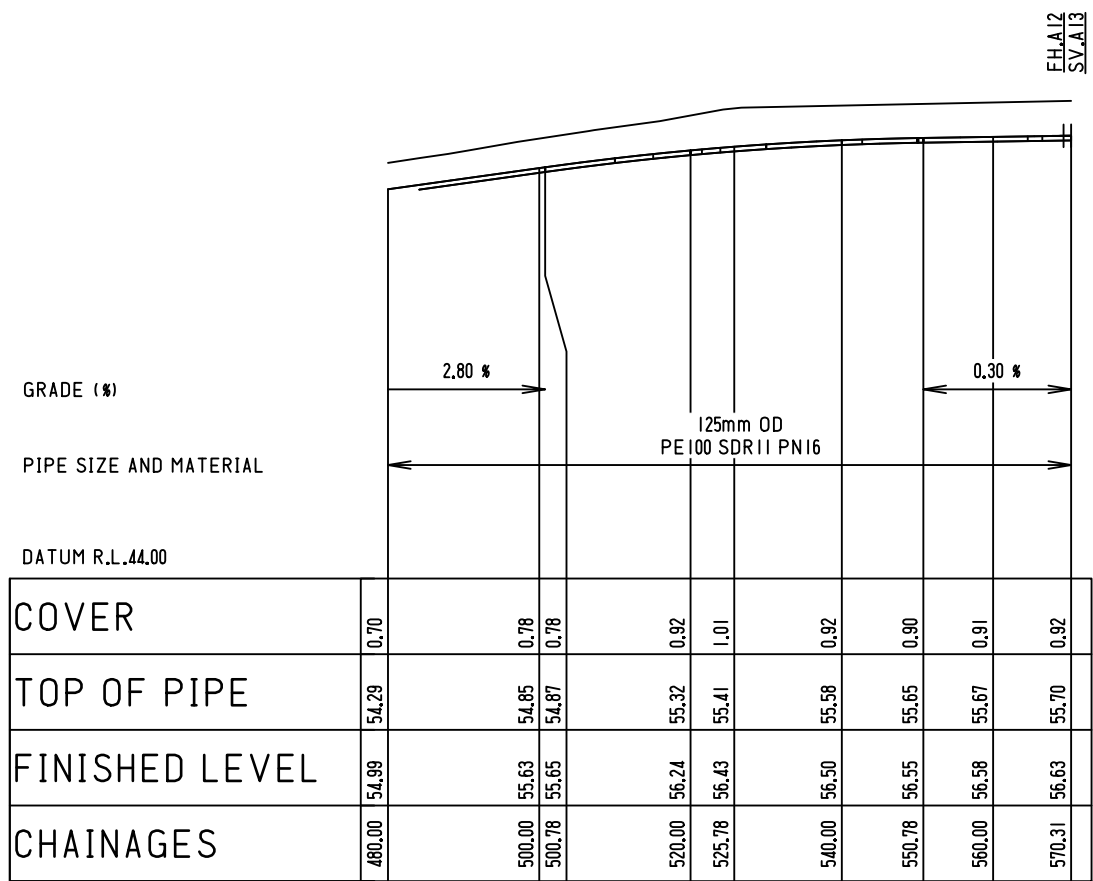
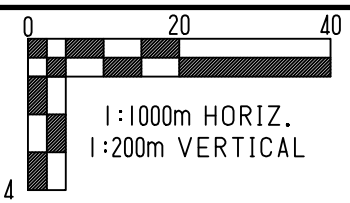
DESCRIPTION	PROPOSED WATER MAIN EXTENSION OVER LOT 3 DP 331615
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TITLE	ENGINEERING DESIGN LONG SECTIONS
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SCALE : 1:1000H & 1:200V @A3



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	REV C



LONGITUDINAL SECTION: WATER LINE A

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MARK REF : 2353 NO 2 SO 593142 (F76Q) RL:61,484

DESIGNED BY : JARREAU HAIKA  
REVIEWED BY : RICHARD SMALES

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DESCRIPTION	PROPOSED WATER MAIN EXTENSION OVER LOT 3 DP 331615
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TITLE	ENGINEERING DESIGN LONG SECTIONS
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SCALE : 1:1000H & 1:200V @A3
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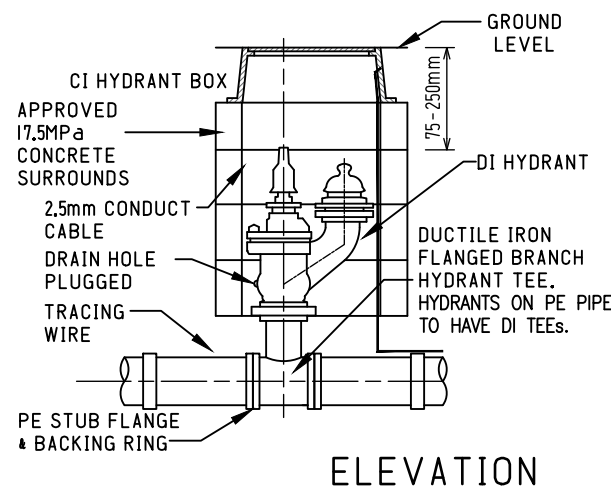
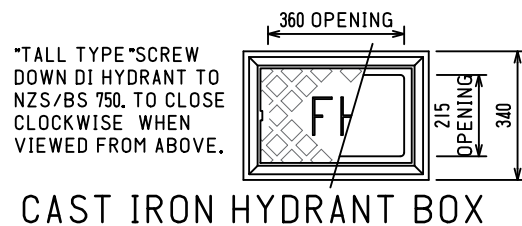
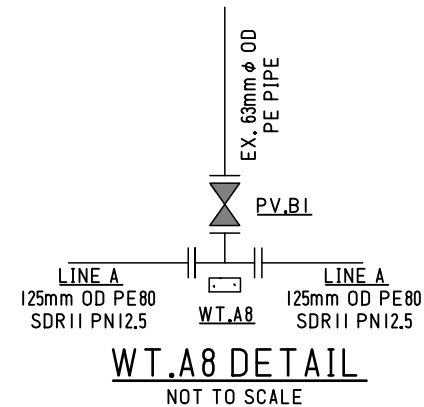
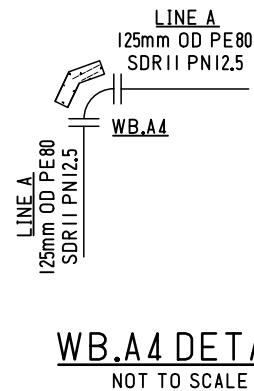
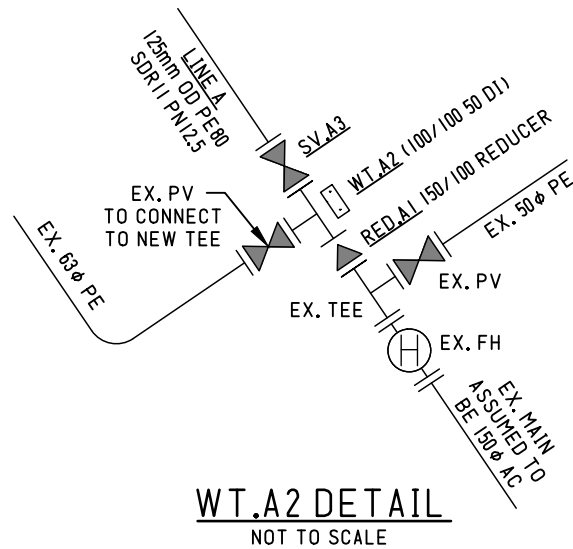
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SHEET 09 OF 10

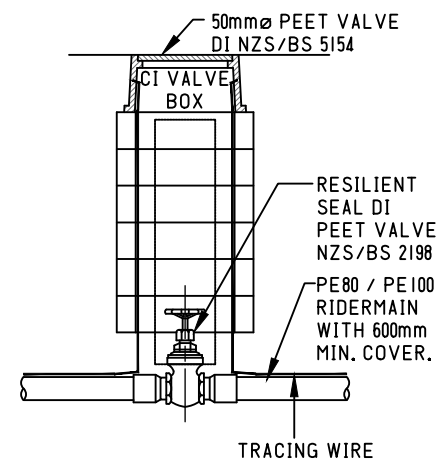
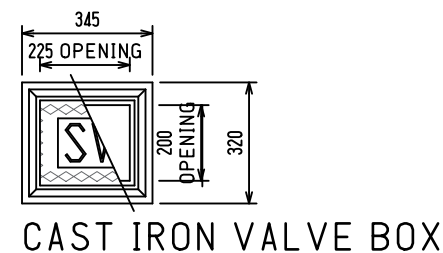
REV C





- NOTES**
1. DEFLECTION OF JOINTS IS NOT TO EXCEED THE MANUFACTURER'S RECOMMENDATION.
  2. WHERE THERE ARE MORE THAN 15 CONNECTIONS FROM A RIDER MAIN, AN ISOLATING PEET VALVE SHOULD BE PROVIDED IN THE MIDDLE OF THE RIDER MAIN.
  3. ALL UNDERGROUND BOLTS TO BE STAINLESS STEEL AND WRAPPED WITH DENSO TAPE, MASTIC AND POLYTAPE.
  4. SERVICE CONNECTIONS TO TERMINATE JUST OUTSIDE FROM BOUNDARY WITH AN APPROVED MANIFOLD, METER BOX (INCLUDING BASE) AND DIAPHRAGM VALVE INCLUDING DUAL CHECK VALVE.
  5. DIMENSIONS TO BE SUPPLIED WITH AS-BUILTS.

**FH INSTALLATION DETAILS**  
SHEET 36 KDC EES 2011 - NOT TO SCALE



**VALVE INSTALLATION DETAILS**  
SHEET 36 KDC EES 2011 - NOT TO SCALE

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REF. DATA:  
CLIENT  
**SIMPKIN**  
**MOUNTVIEW PLACE, DARGAVILLE**

DESCRIPTION  
**PROPOSED WATER MAIN EXTENSION**  
**OVER LOT 3 DP 331615**

TITLE  
**ENGINEERING DESIGN**  
**TYPICAL DETAILS**

SCALE : 1:500H & 1:100V @A3

**reyburn & bryant**

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