



**Far North
District Council**

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Application No: 2170317-RMALUC

30 March 2017

Far North District Council
C/- Opus Internation Consultants Ltd
PO Box 553
Whangarei 0140

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

Dear Sir / Madam,

Re: RESOURCE CONSENT APPLICATION BY Far North District Council

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note, that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Didi Paraone'.

Didi Paraone
Planning Support
Resource Consents Department





FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2170317-RMALUC

**Pursuant to sections 104 and 104B of the Resource Management Act 1991 (the Act),
the Far North District Council hereby grants resource consent to:**

Far North District Council

The activity to which this decision relates:

To construct and operate a sports hub consisting of aquatic centre, gymnasium, netball courts, playing fields and clubhouse facilities for rugby, rugby league, touch rugby, football, cricket, athletics, and archery. The development of the site requires 22,000m³ of earthworks, construction of buildings, services including lighting, internal access and carparking, landscaping, and formation of a new access from State Highway 1.

Subject Site Details

Address: 74 South Road, Kaitaia 0481
Legal Description: Pt Lot 27 DP 405-REC RES
Certificate of Title reference: NA-19A/1151

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

1. The activity shall be carried out generally in accordance with the details contained in the application prepared by Opus International Consultants Limited dated 14th February 2017, and the plans contained therein, consisting of the following:
 - Plans entitled 'Far North District Council, State Highway One, Kaitaia, Te Hiku Sports Hub – Civil Works' dated December 2016 referenced as Sheet Nos C01-C03, C10-C19, C30-C35, C40-C43, and C50-C53
 - Plans prepared by Creative Intentions Limited dated February 2016 referenced as Job Reference Drawing Numbers 15010-03-001 to 15010-03-005
 - Plans prepared by Sprung Instant Structures Limited dated 20 January 2016 referenced as Drawings P16-033.0 and P16-033.1
2. Prior to the commencement of any on-site construction works, including earthworks, the consent holder shall:
 - a) Provide to the Councils duly authorised officer a Construction Management Plan that addresses the following:
 - The approximate timeframe for the undertaking and completion of all works, and details regarding days / hours during which works will be undertaken
 - Definition of the sub-stages for construction works in terms of likely timeframe and areas of sub-stages
 - Means of construction vehicle access and egress onto the construction site, and location of construction vehicle parking, noting that Condition 2 of the NZTA letter requires closure of the current access location.

- Provision for temporary on-site toilet facilities
 - Measures to avoid vehicles tracking dirt and other materials onto the South Road carriageway during the construction period
 - Dust suppression measures
 - Name and contact details of the construction site manager responsible for all works
 - Incorporation of any requirements identified in the Erosion and Sediment Control Plan required under Condition 4 of the consent issued by the Northland Regional Council dated 10 February 2017 (NB. provision of a copy of the Plan will be sufficient to address this matter)
- b) Provide to Councils Assets Manager 3 Waters, Infrastructure and Asset Management for approval detailed engineering plans that address the following works to be designed in accordance with the Councils Engineering Standards and Guidelines 2004 and NZS 4404:2010:
- Relocation of the existing sewer pump station with provision for main sewer connection and associated manholes
 - Provision of an on-site storage tank for wastewater to avoid peak influxes (noting that this tank will not be an asset to vest in the District Council)
- c) Provide to the Councils duly authorised officer a landscape plan prepared by a suitably qualified and experienced landscape architect that details the location, type, and size of planting to be provided in all areas (but excluding the playing fields), and design details for all retaining structures, bollards, and fencing. The details should include:
- planting preparation and maintenance,
 - the appropriateness of selected plant species to ensure sightlines for internal vehicle access and parking can be maintained.
 - Crime Prevention Through Environmental Design (CPTED) principles applicable to the landscaping plan details
 - Design details of the walking track to the Te Ahu Centre
 - Provision of any amenity lighting to be provided (noting compliance with Condition 6(c) below)
 - Staging of the landscaping to coincide with the progressive development of the site (if this is required)
3. During the site development and construction for all components of the proposed activity, the consent holder shall:
- a) Ensure that all activities undertaken on the site comply with the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".
- b) Ensure that all provisions under the Construction Management Plan required under Condition 2(a) above are met.
4. Prior to the opening and operation of the sports field development (but not including the netball court development, or the sports hub building), the consent holder shall:
- a) Provide suitable written evidence to Councils duly authorised officer to confirm that all works required for the formation of the crossing on to South Road (State Highway 1) have been completed in accordance with the requirements of New Zealand Transport Agency as specified in the letter received from NZTA dated 20th March 2017. Such evidence shall be provided by way of

written confirmation from a representative of NZTA following post-construction compliance as per Condition 7 of the NZTA letter.

- b) Form, seal, and mark (including any signs) all internal vehicle and footpath access and parking areas required to service the development as defined on the approved plans under Condition 1 to provide a minimum of 180 on-site carparks and 3 bus bays.
 - c) Provide evidence by way of written confirmation from a suitably qualified person that all landscaping as identified on the plan provided under Condition 2(c) has been completed. Where landscaping has been staged, the evidence will confirm which stage/s has been completed.
5. Prior to the opening and operation of the netball clubroom and courts and the sports hub building, the consent holder shall:
- a) Provide evidence by way of written certification with supporting documentation and plans as necessary from a Chartered Professional Engineer, in accordance with Councils Engineering Standards and Guidelines 2004 and NZS 4404:2010, that all service extensions and connections, and specifically including the works identified under Condition 2(b) above have been completed.
 - b) Form, seal, and mark (including any signs) all internal vehicle and footpath access and parking areas required to service the development as defined on the approved plans under Condition 1 to provide a minimum of 249 on-site carparks and 3 bus bays.
 - c) Provide evidence by way of written confirmation from a suitably qualified person that all landscaping as identified on the plan provided under Condition 2(c) has been completed.
6. The following conditions shall apply to the on-going operation of the activity:
- a) The hours of operation of the facility shall no extend beyond 6am – 9pm seven days a week.
 - b) Any noise generated by air conditioning units, pool filter facilities, or other mechanical devices to be operated in conjunction with the proposed facility shall comply with the permitted noise standards, being:
 - 0700 to 2200 hours 55 dBA L_{10}
 - 2200 to 0700 hours 45 dBA L_{10} and 70 dBA L_{max}Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound". The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound", as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.
 - c) All lighting including amenity lighting, sports field lighting, and carpark lighting, shall comply with the following standards:
 - Between 7am and 10pm, the use of any outdoor lighting shall not cause an added luminance more than 25 Lux measured horizontally or vertically at any point on the boundary of any adjacent site zoned Residential

- Between 10pm and 7am the following day, the use of any outdoor lighting shall not cause an added luminance more than 10 Lux measured horizontally or vertically at any point 2 m within the boundary of any adjacent site zoned Residential
 - All outdoor lighting, except street lighting, shall be directed away from roads and any adjacent sites zoned Residential
 - All exterior lighting is in accordance with Australian Standard No. 4282-1997 "Control of Obtrusive Effects of Outdoor Lighting"
- d) All landscape planting as identified on the plan provided under Condition 2(c), and completed in accordance with condition 4(c) and 5(c), is to be maintained in perpetuity. Where any landscaping is damaged, destroyed, or otherwise removed, it shall be replaced with the same or similar species within 3 months of removal.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. The consent holder is to establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the consent holder is responsible for obtaining approval from the lot owner prior to commencing work.
3. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
4. The consent holder is responsible for the repair and reinstatement of the road carriageway, the kerb and footpath damaged as a result of the earthworks. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are minor or less than minor, and that there are no affected persons or affected customary rights group or customary marine title group.

For the purposes of assessment under Section 104(1)(a), and as recorded in Section 5.1 of the application, significant positive effects will arise from the granting of consent to the proposal. The provision of an integrated sports hub and complex utilising an appropriately zoned and gazetted public reserve will provide significant social and economic benefits to both Kaitaia and the wider area. The Concept

Document prepared by Creative Intentions contained in Appendix B of the application details the basis for the proposal and likely social benefits. It should be noted that the Resource Management Act does not require assessment of the economic viability of any proposal.

Consent has been obtained from the Northland Regional Council for various components of the activity, in accordance with Section 91 of the Act.

In considering the imposition of conditions under Section 108 of the Act, both the applicant and Councils Development Engineer have reviewed a draft set of conditions sent out on the 23rd March 2017. As a result, the applicant has requested that provision be made for staging of the construction, noting that the application refers to three key components of the development under Section 2.1, being the sports field development, netball court development, and construction of the sports hub building. The applicant has advised in this regard that:

'Construction of the development may be staged and built progressively over the period of consent. The initial stage is proposed to include the redevelopment of the playing fields, changes to the site access and internal roading, drainage improvements etc. Prior to completion of this initial stage, a minimum of 180 carparks shall be formed.

Subsequent stages will include the relocation of the netball clubrooms; construction of two new netball courts; followed by construction of the proposed swimming pool & gym complex. Prior to the completion of the swimming pool and gym complex the balance of the total 249 proposed carparks shall be formed.

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To accommodate the staging, the conditions have been prepared specifically to allow for the site development to progress over time, with staged formation of parking and landscaping (in particular) to suit activities as they establish and operate on the site.

Councils Development Engineer has requested that reference to any requirements of the Erosion and Sediment Control Plan required under Condition 4 of the NRC consent be included in the consent conditions, as well as inclusion of various advice notes.

Overall, the environmental effects of the proposal are considered to be minor and therefore acceptable in the receiving environment.

2. Sections 7.2 - 7.4 of the application address the relevant provisions under the Regional Water and Soil Plan, Regional Air Quality Plan, and District Plan in accordance with Section 104(1)(b)(vi). It is concluded that the proposal will be consistent with these Plans, noting that consent has already been granted by the

Northland Regional Council to an application associated with works for the development.

The application does not include an assessment of the operative Northland Regional Policy Statement ('RPS'). The RPS is considered relevant, particularly as the Regional and District Plans have not been revised in accordance with the RPS as yet, as required under Sections 67(3) and 75(3) respectively.

Objective 3.11 of the RPS relates to Regional Form, and directs that '*Northland has sustainable built environments that effectively integrate infrastructure with subdivision, use and development, and have a sense of place, identity and a range of lifestyle, employment and transport choices.*' This objective is underpinned by Policy 5.1.1 – Planned and Co-ordinated Development which is relevant to the proposal. The proposal will be consistent with these provisions, as it makes appropriate use of an existing resource (public reserve), it is not incompatible with surrounding land uses, enhances the sense of place and character of the site and surrounding environment by being a significant public asset, and will be serviced by the necessary infrastructure.

Overall, it is considered that granting consent to the proposal is consistent with the objectives and policies defined in the relevant regional and district planning provisions.

3. Section 104(1)(c) provides for the Council to have regard to any other matter considered relevant or reasonably necessary. In this case, the Council has previously adopted a Reserve Management Plan for Moerua Reserve. That Management Plan specifically includes provision for the proposed sports hub activity, and has been prepared following significant public input. This is considered to be a relevant matter in assessing the effects of the proposal in terms of use of existing public reserve, the expectations and effects on adjacent landowners, and meeting the purpose and principles of Part 2 of the Act.
4. Part 2 Matters
Sections 7.1.4 to 7.1.7 address the relevant matters under Part 2. That assessment and conclusion in relation to Section 5 that '*the proposed works are deemed consistent with promoting sustainable management*' is accepted and adopted for the purpose of this report.
5. In summary, it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by A Hartstone, Consultant Planner and is granted under delegated authority (pursuant to Section 34A of the Resource Management Act 1991) from the Far North District Council by:


Wayne Smith, Team Leader Resource Consents

30 March 2017
Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

- a) The consent is given effect to; or
- b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.