

## Kylie Flood

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**From:** Administration Requests  
**Sent:** Wednesday, 22 May 2019 11:54 AM  
**To:** leon parore  
**Subject:** FW: FW: Information request  
**Attachments:** Parore - Aerial map.docx; Parore-Campground numbers May 19.pdf; Parore-TDRMP 2016 Final.pdf; Parore- RM951463.pdf; Parore -RM150277.pdf; Parore - BCs.pdf

Hi Leon

Below are our responses to your request and attached are the relevant documents.

Regards Linda



Linda Osborne | Administration Manager  
Kaipara District Council, Private Bag 1001, Dargaville 0340  
Freephone: 0800 727 059 | 09 439 3123  
[council@kaipara.govt.nz](mailto:council@kaipara.govt.nz) | [www.kaipara.govt.nz](http://www.kaipara.govt.nz)

**From:** leon parore [REDACTED]  
**Sent:** Thursday, 9 May 2019 12:43 PM  
**To:** Administration Requests <[administrationrequests@kaipara.govt.nz](mailto:administrationrequests@kaipara.govt.nz)>  
**Subject:** Re: FW: Information request

Hi Linda

In relation to point 4. If you could provide any resource consents or building consents that should be fine at this time. I'm not sure if there is a lim but that would be great also.

No problem in relation to time but please send an estimate for approval

Look forward to hearing from you.

Regards  
Leon

On Thu, 2 May 2019 at 2:47 PM, Administration Requests <[administrationrequests@kaipara.govt.nz](mailto:administrationrequests@kaipara.govt.nz)> wrote:

Hi Leon

Thank you for your information request which has been passed onto me for a response. Your email will be treated as a Local Government Official Information and Meetings Act 1987 request. Under the Act Council is required to send you a response within 20 working days. However, question 4 is very broad as it would involve a considerable amount of work to gather all information about the ski club building, wastewater, power, any building or resource consents.

It would be helpful if you could refine your request and advise if there is anything specific you are wanting. Depending on the amount of information you require there could be a charge. Council uses the Ministry of Justice's charging guidelines when estimating a cost to respond to LGOIMA requests. The first hour is free of charge and its \$76 per hour after that.

Please can you let me know how you wish to proceed.

Regards Linda



Linda Osborne | Administration Manager

Kaipara District Council, Private Bag 1001, Dargaville 0340

Freephone: 0800 727 059 | 09 439 3123

[council@kaipara.govt.nz](mailto:council@kaipara.govt.nz) | [www.kaipara.govt.nz](http://www.kaipara.govt.nz)

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**From:** Kathie Fletcher  
**Sent:** Thursday, 2 May 2019 1:02 PM  
**To:** Ric Parore [REDACTED]; Lisa Hong <[lhong@kaipara.govt.nz](mailto:lhong@kaipara.govt.nz)>; Hamish Watson <[hwatson@kaipara.govt.nz](mailto:hwatson@kaipara.govt.nz)>  
**Subject:** Re: Information request

Lisa is on leave so she may not have seen email yet. I will follow up with Hamish.

Get [Outlook for Android](#)

From: Ric Parore

Sent: Thursday, 2 May, 12:55 PM

Subject: Fwd: Information request

To: Kathie Fletcher

Kia ora Kathie, good news for the panel. Would you be able to assist Leon with some information. I sent request thru to Lisa but have not heard back, kind regards, Ric Parore

----- Forwarded message -----

From: Ric [REDACTED]

Date: Mon, 29 Apr 2019 at 2:22 PM

Subject: Fwd: Information request

To: <[lhong@kaipara.govt.nz](mailto:lhong@kaipara.govt.nz)>

Hi Lisa, would it be possible to ask someone at KDC if they could assist with questions raised by Leon, kind regards, Ric Parore.

Sent from my iPad

Begin forwarded message:

**From:** leon parore [REDACTED]

**Date:** 29 April 2019 at 12:45:29 PM NZST

**To:** Ric [REDACTED]

**Subject:** Information request

Hey Dad

Can I get you to forward this to someone at Kaipara district council who can help?

1. Topographic survey map in 1-meter centers of lake Waikere, **We currently don't have this information but are in the process of obtaining some drone footage of the campgrounds.**
2. aerial photos they have of Taharoa domain. **I have attached an aerial photo from our GIS.**
3. Copy of the management plan, **The latest Management Plan is attached.**
4. Any information about the ski club building, consents, wastewater, power, any building or resource consents. **Attached are the documents for resource consents, RM951463 and RM150277. There is also a current proposed land use consent for Excavation and Fill, Excavation in an Outstanding Natural Landscape, Setbacks, Vehicle Access and Driveways and Parking. No decision has been issued yet.**

**Attached are building consents 050483, 070678, 110127 and I am waiting on the latest consent 180438. As soon as I have it I will send it through.**

5. The latest visitor numbers for the Taharoa Domain. and wider Kaipara/Northland **Attached are the visitor numbers to the Domain. We don't have information relating to the wider Kaipara/Northland.**

Thanks

kind regards

Leon

Print Date: 16/05/2019  
Print Time: 5:45 PM



Scale: 1:20196  
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
Bounds: 1656264.02750606,6035045.80521787  
1659999.10589554,6039689.27177073

The information provided is an indication only and needs to be validated in the field.  
Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting  
from the reliance or use of this information. Cadastral information is derived from LINZ's  
Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

<b>Month</b>	<b>Total visitors</b>	<b>Domestic visitors</b>	<b>International visitors</b>
Apr-19	4,026	3,949	77
Mar-19	3,658	3,451	207
Feb-19	7,072	6,856	216
Jan-19	14,880	14,778	102
Dec-18	6,448	6,216	232
Nov-18	170	160	10
Oct-18	1,170	1,099	71
Sep-18	209	175	34
Aug-18	85	50	35
Jul-18	43	31	12
Jun-18	73	59	14
May-18	109	78	31
Apr-18	1,544	1,446	98
Mar-18	4,066	3,953	113
Feb-18	5,331	5,188	143
Jan-18	13,884	13,739	145
Dec-17	6,626	6,514	112
Nov-17	689	561	128
Oct-17	74	64	10
Sep-17	63	55	8
Aug-17	27	12	15
Jul-17	53	32	21
Jun-17	47	29	12
May-17	129	114	15
Apr-17	1,816	1,376	33

# RESERVE MANAGEMENT PLAN

KAI IWI LAKES (TAHAROA DOMAIN) 2016





# RESERVE MANAGEMENT PLAN

## KAI IWI LAKES (TAHAROA DOMAIN)

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# RESERVE MANAGEMENT PLAN

## KAI IWI LAKES (TAHAROA DOMAIN)

### INTRODUCTION

This Kai Iwi Lakes (Taharoa Domain) Reserve Management Plan 2016 has been developed to provide strategic guidance to the custodianship and enhancement of Taharoa Domain (an area commonly known as Kai Iwi Lakes). The reserve covers an area of some 538 hectares and contains three dune waterbodies: Lake Taharoa, Lake Kai Iwi and Lake Waikare.

#### Dune lakes

Kaipara District has a number of dune lakes associated with the length of its western coastline. These form part of a wider sequence that runs from Aupouri to Pouto Peninsula. The Kai Iwi Lakes are part of this lake system and are arguably amongst the best known dune lakes in New Zealand.

Lakes Taharoa, Waikare and Kai Iwi are all ranked as outstanding<sup>1</sup>. Lake Taharoa, the largest of the three lakes and deepest (37m) in Northland receives the most activity due to its size, with a number of recreational activities occurring. Lake Taharoa has been recognised as *'probably the best example of a clear-water lake in Northland with the deepest recorded (24m) submerged vegetation in Northland'*<sup>2</sup>.

Like most dune lakes, the Kai Iwi Lakes waterbodies have little or no continuous surface inflows or outlets, being primarily fed directly by rainfall or by groundwater from the surrounding catchment. As a result, water levels fluctuate to reflect climatic patterns.

Lake Taharoa is the focus of camping and much of Kai Iwi Lakes' recreational pursuits; whilst Lake Kai Iwi, as the smallest of the three lakes, provides for very little active recreational use. Each lake has its own individual characteristics, however they have a collective identity that shapes an outstanding natural environment.



Collectively the lakes support a spectrum of endangered endemic species, providing one of only a few remaining known habitats or strongholds for a range of biota. Perhaps the most outstanding feature of the lakes is a

<sup>1</sup> Northern Lakes Ecological Status 2013. NIWA

<sup>2</sup> Ibid.



currently limited impact of invasive species on the lakes' biota. They are highly complex and sensitive ecosystems that need collective assessment and monitoring programmes to take into consideration human activity and the interactions between the lakes physical environment and the biological communities that live within them. These matters are central to a continued healthy and outstanding natural feature and for the benefit and enjoyment of those who interact with it.

### **Kai Iwi Lakes**

Kai Iwi Lakes is vested in Kaipara District Council by the Crown. It lies some 30km to the northwest of Dargaville, 2km inland of the west coast Tasman Sea and 30km south of Waipoua.



An aerial view of Kai Iwi Lakes and surrounding terrain. Source: Google Earth.

Kai Iwi Lakes is an iconic place, boasting a fascinating cultural history, outstanding landscape values, a fast-recovering ecology and water quality that is amongst the highest of any dune lakes in New Zealand. Collectively these characteristics give Kai Iwi Lakes a distinctive identity that is unmatched elsewhere in the country.

The lakes provide a much-loved destination for day visitors and campers, with many families having a relationship with Kai Iwi Lakes that goes back to the early times of its formation as a reserve. It is not uncommon for camping groups to consist of three generations staying together.



## HISTORICAL OVERVIEW

For as long as has been recorded, people have lived in and around what is known today as Kai Iwi Lakes (Taharoa Domain). It is thought that the first Maori ancestor associated with the lakes is Tuputupu Whenua (alias Tumutumu Whenua) who dwelt at Rangirerekura Pa in the nearby Waihopai Valley. The Waihopai Valley at this time provided an ideal settlement for early Maori, as it was rich in resources. Tuputupu Whenua's 16<sup>th</sup> century Te Roroa descendent, Ngaengae, is believed to have lived in the same pa and is known to have fished in the lakes, as did his son Rangiwatuma and his grandson Ikataora.

By the 1870's, the Kai Iwi area had become a major gumdigging area, with the largest gumdigging camp located at Johnsons' Swamp, south of Lake Kai Iwi<sup>3</sup>. Gumdigging expanded to include to the eastern shores of Lake Taharoa and supported a general store that was established at Pine Beach in 1892. In the 1920's there were approximately 100 people said to have lived on the shores of the lakes and most were gumdiggers. Around this time there were various attempts to extend gum retrieval in the area and flax was harvested as a local industry.

An extensive tract of land known as the Maunganui Block was sold to the Crown in 1876 by the Chiefs Tiopira Kinaki and Parore Te Awha. Subsequently, a small 250 acre portion of that area which was centred on Lake Kai Iwi was cut out the wider area that had been purchased and granted back to Parore Te Awha to provide for perpetual access to food resources, protect important sites and provide a sheltered place to live. This parcel became known as the Taharoa Native Reserve and was to become the subject of a Treaty of Waitangi claim after it was sold to the Crown in 1950 without the involvement of Parore's descendants.



An 8.5ha block of land on the eastern shore of Lake Taharoa was set aside as a scenic reserve in 1928. The Crown then purchased Taharoa Native Reserve from the legal Maori owners in 1950, but in so doing was later judged to have breached the principles of the Treaty of Waitangi by the Waitangi Tribunal. Surrounding land was added to the scenic reserve in 1952, followed a decade later by Lake Kai Iwi being added to the reserve. In that same year, land around Lake Taharoa and Lake Kai Iwi was gazetted as the Taharoa Domain Recreation Reserve.

1964 saw the first plantation forestry in Kai Iwi Lakes, with the planting of 10,000 pine seedlings. Forestry operations continued until the mid-2000's. It was also in 1964 that recreational use of Kai Iwi Lakes started to

<sup>3</sup> *Taharoa Domain Reserve Management Plan (1987)* Dunn, M.J. Hobson County Council



be promoted. Lake Waikare became popular for water-skiing during this period and a water ski club was established in the late 1960's.

Lake Waikare was added to Taharoa Domain Recreation Reserve in 1968 and in that same year administration and control of the reserve was entrusted to Hobson County Council (now Kaipara District Council) through the Taharoa Domain Board which was formed under the Reserves and Domains Act (1953). 1968 also saw a survey of Lakes Kai Iwi and Taharoa by the Departments of Marine and Internal Affairs, which found conditions in the lakes favourable for the 10,000 rainbow trout fingerlings that were then released into Lake Taharoa later that year. Trout were introduced to Lake Waikare the following year and trout fishing at Kai Iwi Lakes commenced.



Lake Taharoa in 1966, Whites Aviation Ltd : Photographs. Ref: WA-66060-F.  
Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22587705>

The 1970's was a busy time for development in Kai Iwi Lakes, with the roading and amenity blocks seen today being established. Amenity improvements continued into the early 1980's to cater for increasing numbers of day-trippers and campers who were being drawn to the lakes.

During 1986 the first of a number of Treaty of Waitangi claims was lodged on behalf of Te Roroa and this included Taharoa Native Reserve within its scope. The Waitangi Tribunal addressed the claim in a report released in



1992, which judged that there were breaches of the Treaty in the way that the purchase of that Native Reserve was conducted and recommending a number of avenues of redress.

Kai Iwi Lakes received its first Reserve Management Plan in 1987, when the then Hobson County prepared a document in response to the requirements of the Reserves Act (1977). The gravel road that connected Kai Iwi Lakes Road with Pine Beach was sealed during the 1990's, leading to a further increase in visitor numbers.

A review of the 1987 Reserve Management Plan began in 1999, concluding with the second Taharoa Domain Reserve Management Plan being adopted in 2002. Three years later a new wastewater plant was installed at Pine Beach. A further two years elapsed before all of the pines established from 1964 onwards were harvested and major habitat restoration works began. Those ecological initiatives have continued to the present, with an increasing focus upon managing plant and animal pests, along with a number of research initiatives. Improvements to 1970's-era amenities around the Pine Beach area and the beginnings of a comprehensive upgrading of Kai Iwi Lakes' tracks (as signalled by the 2002 Reserve Management Plan) have been progressing during 2015. A review of the 2002 Reserve Management Plan was initiated in 2013, leading to the preparation of this document.



## MANAGING THREATS

Kai Iwi Lakes has seen some significant changes in its management over the years. In early times much of the perimeter of the lakes was grazed and that use perpetuated through to the 1990s. Extensive forestry was established during the late 1960s and harvesting has occurred over the past 20 years, sometimes with dramatic effects. That impact is now healing and a new phase has commenced where restoring the natural ecology of the lakes and their setting has become a primary focus.

Growing populations of people, particularly in Auckland, and constant improvements in transportation will inevitably lead to increasing user numbers and associated pressures. A significant challenge is to ensure that the outstanding status of all three lakes within Kai Iwi Lakes is conserved as demand grows. Amongst the goals of this Reserve Management Plan is to significantly enhance the qualities of Kai Iwi Lakes whilst addressing use pressures.

The aquatic environment of the lakes is particularly vulnerable, with a potential for aggressive exotic species to be accidentally introduced and to then rapidly colonise the lakes. Threats to water quality from the wider catchment that influences the lakes is another significant matter. Reducing the risks and the likelihood of damage to water quality and aquatic ecology requires proactive management and will involve a number of organisations. There is a need to identify potential and pathway risks along with developing measures aimed at risk reduction (particularly education), surveillance, incursion response, readiness and monitoring. Continuing to build knowledge about the natural resources and processes that influence the Lakes will allow a fuller understanding of both the characteristics of the waterbodies and the ways those could be compromised.



Kai Iwi Lakes' terrestrial environment faces a comparable suite of threats, many of which are already well-established. Addressing those land-based environmental challenges also requires scientifically-based programmes and monitoring which are supported with ongoing commitment.



*Centrolepis strigosa* at shore of Lake Waikare. Current conservation status: 2012 - threatened - nationally critical, still seasonally abundant at Kai Iwi Lakes. Photograph by Lisa Forester NRC 2014-10-13

## CULTURAL RELATIONSHIPS

The first Maori ancestor associated with the lakes is Tuputupu Whenua (alias Tumutumu Whenua), whose name means a sprout from the land. He dwelt at Rangirerekura Pa in the nearby Waihopai Valley close to the fishing grounds at Maunganui Bluff, the mussel and toheroa beds of Ripiro Beach, the swamps and kumara gardens of the Waihopai Valley and the eels of the Ngakiriparauri Stream and the lakes. The Waihopai Valley provided an ideal resource rich settlement for early Maori. Tuputupu Whenua's 16<sup>th</sup> century Te Roroa descendent, Ngaengae lived in the same pa and is known to have made use of the lakes for fishing purposes, as did his son Rangiwatama and the latter's son Ikataora.

A close, long-standing relationship with the lakes and surrounding land leads to Maori regarding them as a taonga (treasure) and important food source. They have fished, lived in the area around the lakes and buried their dead there. Two urupa (burial grounds) are known to exist and a pa site overlooks Lake Kai Iwi from just outside the legal boundaries of the reserve.

The Taharoa Native Reserve was defined in an effort to conserve iwi access to the Lakes when broader land holdings were sold by local Maori.





Evidence presented in relation to the Te Roroa claim (Wai 38) paints an engaging picture of early life<sup>4</sup>. Mr Te Rore tells of packs of 18 horses following the Ngakiriparauri Track between the lakes and Kaihu carrying loads of kauri gum to load onto the train. The importance of the Taharoa eel fishery is acknowledged, being known to complement mussels and toheroa that were gathered from the nearby coast.

Life around the gum kainga (village) was relayed to Mr Te Rore by kuia, who spoke of large nikau-clad “dance houses”, where the ground was levelled, kauri gum dust spread and set to burn. The melted gum then hardened to form a smooth and durable dance floor. Mr Te Rore describes how rama, kauri splinter torches, were constructed in readiness for tuna (eel) fishing expeditions. Another preparation was felling and splitting ti kouka (cabbage trees). The very white wood was laid in the floor of the drain so that the passing eels could be seen against that pale background in the night. This technique was described as being “our x-ray”.

Evidence by Mr Eruera Makoare to the same hearing focused particularly upon eeling activities at the lakes, with the bounty providing for Kaihu people. Eeling was particularly directed toward the historic drain between Lakes Kai Iwi and Taharoa, and selected shallow spots on the margins of the lakes. In good times up to 50 eels of 4.5-5 feet in length would be caught in a single evening. Lake Kai Iwi was known as being the best of the lakes for catching eels. Mr Makoare talks of young people approaching him to teach them the traditional eeling methods.

Settlers of Dalmatian origin were amongst the first Europeans to have an association with the area, forming relationships with local Maori and devoting their energy to digging kauri gum. Unfortunately there is little documented history of this period, however a number of small, gnarled grape vines at Pine Beach and Promenade Point are thought to be part of the Dalmatian legacy.



<sup>4</sup> Te Rore, T, R (Lovey). Statement of Evidence in relation to a claim by E D Nathan and ors. Te Roroa claim Wai 38



## TREATY OF WAITANGI CLAIM

Tangata whenua's long-standing relationship with Kai Iwi Lakes and the wider surrounding area has been varied and ongoing. This status was recognised in a Treaty of Waitangi claim that included land embodied in Kai Iwi Lakes. In numerous places in its report The Waitangi Tribunal recognised that the Kai Iwi lakes were, and still are, an essential mahinga kai for tangata whenua<sup>5</sup>. As a result of its findings, the Tribunal recommended:

*That the 250 acre Taharoa Native Reserve, granted as from 8 February 1876 to Parore Te Awha, be restored "as wāhi tapu, papakainga and mahinga kai for tangata whenua" as originally intended.*

That recommendation is supported both by tangata whenua and the Office of Treaty Settlements in relation to Kai Iwi Lakes. The Tribunal also acknowledged that there are wāhi tapu in and around the Reserve, leading to a recommendation for the participation of tangata whenua with Council in the management of the reserve. In response, Kaipara District Council voluntarily established co-governance arrangements that provide for the active and equal decision-making that tangata whenua have with local government representatives on the Taharoa Domain Governance Committee.



## INTENT OF MANAGEMENT OF KAI IWI LAKES

It is the intention of the Taharoa Domain Governance Committee to implement actions within the Reserve Management Plan that enable Kai Iwi Lakes and its environment to be enjoyed by all visitors while simultaneously enhancing the area and reducing risks through knowledge and active management.

The Taharoa Domain Governance Committee wishes, in the management and use of these lakes, to honour the intent of the original sale by Paramount Chief Te Awha in 1876. When Parore sold the Kai Iwi Lakes land, he sought and was granted back 250 acres as part of the transaction as an inalienable Native Reserve. This area includes Lake Kai Iwi and the land adjoining this lake to Lake Taharoa, including the channel where eels use to cross.

Since the 1876 sale, neither the Crown nor local authorities have honoured the intent of the sale. The Crown did not establish the inalienable Native Reserve that it was supposed to, the eels fishery has largely been destroyed, and exotic species have significantly changed the whole ecosystem.

The Committee has sought, through this Reserve Management Plan, to manage Kai Iwi Lakes for the future in a way that respects the past, as well as the wishes of present generations. Part of respecting the past is to honour the vision for the lakes that have been inherited from Te Roroa, Te Kuihi and Parore Te Awha – that the lakes are open to all to enjoy, that no one has exclusive use, and that no use should compromise the pristine nature of the place and its enjoyment by others. The Vision reflects this, as do the Aims and Objectives. Acknowledging the mana whenua status of Te Roroa and Te Kuihi also reflects this.

<sup>5</sup> *The Te Roroa Report 1992*. Waitangi Tribunal. Ministry of Justice



## VISION

*To protect and enhance Taharoa Domain as taonga of global significance for the benefit of present and future generations.*

*Kia tiaki kia whakareia enei taonga tuku iho ara ko nga roto o Taharoa, hei taonga hiranga o te ao*

## AIM 1: COLLABORATION

Local government and tangata whenua will co-govern Kai Iwi Lakes and inspire others to share in its care.



### OBJECTIVES

- To have effective co-governance arrangements that reflect the active and equal decision-making of local government and tangata whenua.
- To develop a “family” of participants who are committed to working with us to optimise the values of Kai Iwi Lakes.
- To establish opportunities for Kai Iwi Lakes to be a source of cultural and environmental education including through the development of an education facility.

### ACTIONS

- The co-governance arrangement is adapted as may be necessary to be reflective of the primary parties who are committed to the ongoing health and well-being of Kai Iwi Lakes. The Committee’s Terms of Reference is updated.
- A volunteer programme is in place.
- Facilitate a regular forum of stakeholders.
- A 10-year communication plan is in place.
- A feasibility study for “Kai Iwi Lakes Education Centre” is completed and implemented.



## AIM 2: CULTURAL

The relationships of tangata whenua and other peoples, their history, culture and traditions will be reflected and acknowledged in how Kai Iwi Lakes is developed and cared for.

### OBJECTIVES

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- To honour the intent by Paramount Chief Parore Te Awha in 1876 that the lakes be open and enjoyed by all.
- To protect the cultural dimension of Kai Iwi Lakes as a fundamental part of its identity and meaning, including the protection of wāhi tapu and archaeological sites.
- To recognise, respect and enhance the cultural and spiritual dimensions of Kai Iwi Lakes and inform visitors of their importance.
- To manage Kai Iwi Lakes holistically as one ecological and cultural system.
- To restore natural, indigenous biota, ecological systems and restore traditional kai.

### ACTIONS

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- Complete a Cultural Impact Assessment to:
  - acknowledge mana whenua status of Te Roroa and Te Kuihi and guide the kaitiaki (guardian) and manaakitanga (host) responsibilities;
  - better understand the values of native kai;
  - guide the best approach for how to protect wāhi tapu sites; and
  - guide the implementation of this Plan.
- All archaeological and wāhi tapu sites have protection in place.
- An interpretation plan is completed and agreed significant sites have signage that tells their story.
- There is a work programme in place and its progress monitored for the restoration of natural, indigenous biota and kai.
- Phase out forestry after harvest.



# PLAN CULTURAL CONTEXT



### AIM 3: ENVIRONMENT

Complete knowledge about Kai Iwi Lakes will enable effective protection and enhancement of its natural environment and pristine waters.



#### OBJECTIVES

- To improve the knowledge we have of Kai Iwi Lakes - its natural ecologies, and the influences and risks to its values and pristine waters - and make this knowledge widely available, including through interpretative signage.
- To use this knowledge to strengthen the integrity and resilience of the natural ecologies and water quality, and engage neighbours to minimise the risk of potentially harmful groundwater reaching Kai Iwi Lakes.
- To implement an ongoing programme of habitat restoration including integrated weed and pest management, and fire protection.
- To use Kai Iwi Lakes, its lakes and surrounds to sustain vulnerable indigenous species by re-establishing appropriate habitats and conditions.
- To improve the knowledge of native and exotic fish stocks in the lakes and the relationship between them.
- To stop the release of exotic fish (trout) by 2018 into Lakes Taharoa and Waikare, but consider re-releasing trout if native species numbers are seen to decline in their absence.
- To pro-actively manage the lakes based on scientific research and analysis and ongoing monitoring programmes developed with key stakeholder organisations.
- To ensure recreational use of the lakes is not detrimental to the water quality, ecology and cultural values.



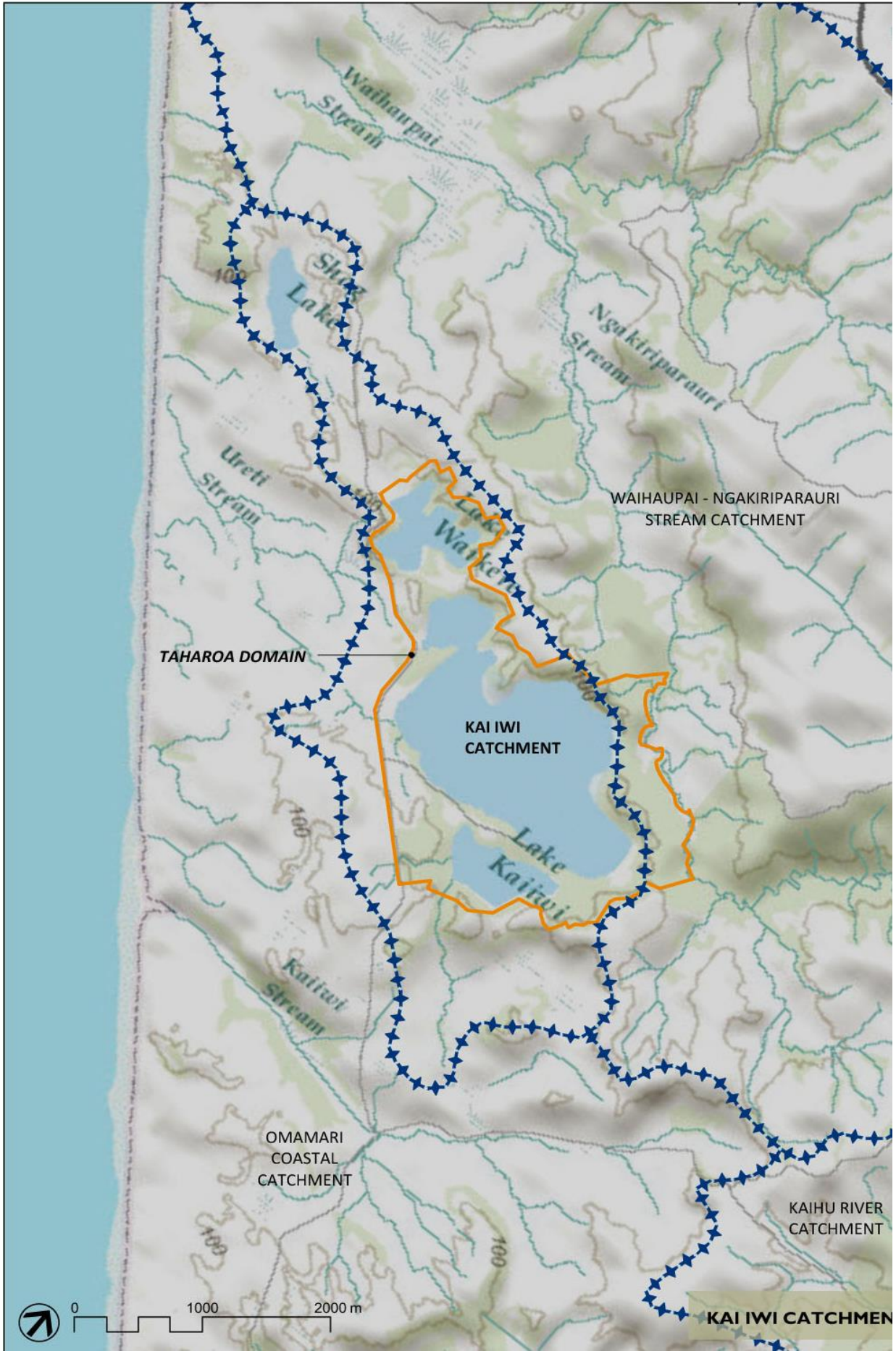
## ACTIONS

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- Research and data collation programme scoped and in place with progress monitored. Programme to include researching:
  - native and exotic species relationship;
  - water quality;
  - pests and weeds;
  - shoreline erosion; and
  - effects of boating.
- Make available research results to the public via a website and information signage at Kai Iwi Lakes.
- Protection and enhancement of the natural environment and pristine waters will be planned and initiated and updated as more knowledge becomes available. This will involve neighbours.
- A Fire Management Plan is in place for Kai Iwi Lakes.
- Exotic fish releases cease in all lakes by 2018. Monitor changes in other species as the trout population decreases. Consider re-releasing trout if native species are seen to decline in their absence. Consider implementing cost-effective control measures for mosquito fish. Consider using Lake Kai Iwi as a 'control' lake to aid research.
- Co-operate with Northland Regional Council, Department of Conservation and Fish & Game New Zealand to undertake this research.
- Powerboats will not be allowed on Lake Waikare, unless specifically authorised as safety vessels for events, for scientific and research purposes or for management operations.
- Institute biosecurity controls for all boats and recreational equipment.
- Complete a Cultural Impact Assessment to better understand the values of native kai and ensure cultural values inform environmental outcomes.
- Have only one boatramp at Lake Taharoa and one at Lake Waikare to minimise impact on the lakes and vehicles crossing the foreshore.
- Licensing system introduced to ensure boats and users meet the required standard.



**PLAN KAI IWI CATCHMENT**





## AIM 4: RECREATION

A diverse range of recreational activities which are compatible with the cultural and ecological values of Kai Iwi Lakes, will be available for all visitors.



### OBJECTIVES

- To optimise visitors' experiences and enjoyment through the development of recreational opportunities (active and passive) which heighten appreciation of the natural and cultural characteristics of Kai Iwi Lakes without compromising its values.
- To position Kai Iwi Lakes to act as a hub for wider walking and cycling linkages.
- To manage the effects of all visitors on the environment through the appropriate design of the landscape and infrastructure.
- To encourage a wide range of social, cultural and sporting events which are compatible with Kai Iwi Lakes' environmental and cultural characteristics, whilst ensuring that these do not result in exclusive use.
- To reduce conflicting water-based activities and enhance the appeal of Lake Waikare as a destination for passive and non-motorised recreation activities e.g. rowing, sailing, kayaking, waka ama, cycling, walking, swimming, paddleboarding etcetera.
- To ensure Lake Taharoa is available for a range of mixed uses e.g. powerboats, swimming, fishing, waka ama, sailing, kayaking etcetera.
- To promote Kai Iwi Lakes as an events venue for events that are compatible with the lakes environment and cultural values, whilst ensuring that this does not result in exclusive use.
- To improve safety within Kai Iwi Lakes and on the lakes by having clear rules, guidelines and information that relate to the activities, coupled with active education.



### ACTIONS

- Completion of a landscape and infrastructure plan to effectively manage visitor needs, with monitoring of its implementation. For example:
  - day visitor facilities at key destination points including toilets and picnic facilities;
  - entranceway improvements; and



- campground improvements including more powered sites at Pine Beach.
- Develop dedicated mooring areas for boats.
- Develop dedicated areas for non-motorised craft on Lake Taharoa.
- Completion of a Cultural Impact Assessment to inform the recreational use.
- Complete a plan for extended and new walking and cycling track networks with monitoring of implementation.
- Actively improve and promote safety education within Kai Iwi Lakes with appropriate signage at key points along with monitoring of lake users.



- A business case is completed, and implemented, for a Domain Manager's residence and adjacent workyard.
- Powerboats will not be allowed on Lake Waikare, unless specifically authorised as safety vessels for events, scientific and research purposes, and for management operations.
- Promote Kai Iwi Lakes as an events and training venue appropriate to the values of this lake.
- Develop dedicated swimming areas in both Lakes Taharoa and Waikare, where boats are not allowed to be moored or used.
- Watercraft launching facilities are limited to a single defined point at Lake Taharoa and Lake Waikare.
- Biosecurity checking bay/s are developed and supported by related information at each launching point.
- Licensing system established to ensure all users and their vessels meet the required biosecurity standards.
- Work with Northland Regional Council to develop and implement a bylaw that controls boats, biosecurity and speed etcetera on the lakes.



# PLAN KAI IWI LAKES OVERALL CONCEPT



# PLAN CONCEPT PINE BEACH



# PLAN CONCEPT PROMENADE POINT



## AIM 5: ECONOMIC DEVELOPMENT

**Kai Iwi Lakes will be promoted and developed as an educational, scientific and tourist destination.**



### OBJECTIVES

- To promote Kai Iwi Lakes widely as a passive and active recreation visitor attraction.
- To promote Kai Iwi Lakes as an events venue for events that are compatible with the lakes environment and cultural values, whilst ensuring that this does not result in exclusive use.
- To develop Kai Iwi Lakes so that it offers attractions which are used throughout the year.
- To develop services and facilities to attract visitors from education and science sectors.
- To re-establish Kai Iwi Lakes' natural flora and fauna as the centre piece to its economic development and sustainability.

### ACTIONS

- A promotional strategy is completed and implemented to reinforce Kai Iwi Lakes' reputation as a destination, sitting alongside allied local attractions like Waipoua Forest (The Kauri Coast Experience).
- Digital media is being effectively applied to evocatively portray the values of Kai Iwi Lakes.
- An Infrastructure Development Plan is completed to include design and feasibility assessment for new/extended visitor facilities (including accommodation) and recreational opportunities to generate a wider spread of use and revenues throughout the seasons.
- Production forestry practices are discontinued after harvest and replaced with a focus upon restoration and re-vegetation of Kai Iwi Lakes.



**PLAN REGIONAL CONTEXT**



**PLAN POTENTIAL NATIONAL CYCLE CIRCUIT AND KEY LINKAGES**





## AIM 6: RESOURCING

Kai Iwi Lakes and its promotion will be managed in a way that encourages a spectrum of resources that support its stewardship.



## OBJECTIVES

- To increase revenues from sources other than Council.
- To manage the finances in a business-like manner including an annual business plan and budget.
- To encourage sponsorship and partnerships which contribute resources in cash and/or kind.
- To develop and manage the campground to achieve improved revenue.
- To establish concession arrangements that are assessed for alignment with the Vision and Aims of the Kai Iwi Lakes (Taharoa Domain) Reserve Management Plan.



- A strategy is in place to pursue funding from other agencies and is actively implemented.
- Expected performance (financial and non-financial) is well-documented with performance monitored against targets.
- A comprehensive business plan is established, monitored and adjusted on an annual basis.
- Sponsors, other funding agencies and volunteers are involved in a range of initiatives.
- Camp fees are reviewed and benchmarked against comparable facilities elsewhere in Northland.
- The campground is achieving improved occupancy, including outside of peak season.
- Approve concession/s where they are appropriate to provide alternate revenue and where they provide reinvested revenue for Kai Iwi Lakes.

## LEGISLATIVE FRAMEWORK

The legislative impetus for preparing a Reserve Management Plan is contained in the Reserves Act 1977. That statute requires that a management plan shall provide for and ensure the use, enjoyment, maintenance, protection and preservation of the reserve, along with providing for development where resources are available. Management plans are expected to be kept under continuous review to adapt to changing circumstances or increased knowledge.

Kai Iwi Lakes is classified as a recreation reserve under the Act and it is considered that this status continues to best cater for the widespread recreational use of the reserve whilst also acknowledging the importance of managing and protecting natural and cultural values.



The land use within Kai Iwi Lakes is defined by the Kaipara District Plan and Northland Regional Council's plans (the Regional Water and Soil Plan for Northland in relation to Kai Iwi Lakes) and policy statement. Those documents contain a number of provisions which influence the management and development of Kai Iwi Lakes, particularly in relation to its status as an outstanding landscape, its natural character, social and cultural values and water quality. Activities like earthworks, vegetation clearance, construction of buildings and changes within or near water bodies are controlled as a result.

The Conservation Act 1987 details conservation and wildlife management responsibilities. This legislation makes provision for other organisations to manage sports fish and game, and sets requirements for related management plans covering those recreational resources. The Act requires those plans to have regard to matters of sustainability and the effect that the activity may have on other natural resources.



## ADMINISTRATION AND IMPLEMENTATION

The Reserves Act 1977 anticipates that management plans will be under continuous review in response to improved knowledge or changing circumstances. It is expected that the outcomes contained in this Plan, in particular, will require adjustment over time as tasks are achieved and directions refined. The Aims and Objectives set out are predicted to remain relevant, however may require refinement or supplementing. Actions will change as they are achieved.

Any comprehensive review or significant adjustment to the Reserve Management Plan will require the processes set out in s41 of the Reserves Act to be followed.



Rm 951463 LU 002A/HCC

K. D. C.

TAHAROA DOMAIN

OFFICE / SLEEP OUT

LU 002A/HCC

**K A I P A R A   D I S T R I C T   C O U N C I L**

RESOURCE CONSENT APPLICATION ACTION SHEET

LU 002A	/HCC
<del>88</del>	<del>DBS</del>
	/HCC

(1) PROPOSAL

Owner : K.D.C. Address : Private Bay 1001

Address : \_\_\_\_\_ for Dargaville

Service Asst. Assets Supervisor

Date Received : 16.10.91 Date Acknowledged : 16.10.91

Type : ~~Permitted/Controlled/Discretionary/Non-Complying~~

~~Notified~~/Non notified : Decision Made By: Asst. Town GM + DCS Date: 21.10.91

Fee : 200.00 Date Paid : \_\_\_\_\_ Receipt No : \_\_\_\_\_

Locality : Taharua Domain Valuation No : \_\_\_\_\_

Zoning : Rural K Community Board : Dargaville

Nature of Application: Siting of Office/Sleepout building at Domain  
Camping Ground.

Are other consents required? (yes/no) Is further information required? (yes/no)

Date Requested: NA Date Received: NA

**NA IF NOTIFIED - Prepare Advertisement**

\* Newspaper \_\_\_\_\_ Date of Advert \_\_\_\_\_ Date submissions close \_\_\_\_\_

\* Persons Notified List Preparation

(A) - Valuation map plus list prepared \_\_\_\_\_ Approved \_\_\_\_\_

(B) - Statutory Bodies - Regional Council  
Minister of Conservation ( ) Historic Places Trust ( ) Local Authorities ( )  
Iwi Authorities ( ) Other ( )

Total Number (A) (        ) Total Number (B) (        )

- Total Notification (A+B) (        )

INTERNAL CIRCULATION

	Comments Received		Comments Received
Development Engineer [ <input checked="" type="checkbox"/> ]	<u>16.10.91 (verbal)</u>	Building Inspector [ <input checked="" type="checkbox"/> ]	<u>16.10.91 (verbal)</u>
S&O Land Drainage [    ]	_____	Health Inspector [    ]	_____
Planning Consultant [    ]	_____	TOTAL [    ]	_____

SUBMISSIONS

Number Received: [    1    ]

Applicant Advised : Date \_\_\_\_\_

Further information required as a result of submissions? [yes/no]

Date Requested : \_\_\_\_\_ Date Received : \_\_\_\_\_

DECISION

If not notified : Date 21.10.91 If notified : Hearing/No Hearing

Decision Made By: \_\_\_\_\_ Date: \_\_\_\_\_

Pre-hearing meeting ? [yes/no]

Decision Made By: \_\_\_\_\_ Date: \_\_\_\_\_

Hearing/Decision Date: \_\_\_\_\_

**RESOURCE CONSENTS**

**HOURLY CHARGE OUT RATES**

Administration Officer	(\$33.42)	\$33.00	
District Secretary	(\$46.54)	\$47.00	
Director of Corporate Services	(\$55.00)	\$55.00	
Development Engineer	(\$37.52)	\$38.00	
Director of Works and Services	(\$60.92)	\$61.00	
Senior Engineering Officers	(\$33.42)	\$33.00	
Typist (Shelley)	(\$12.17)	\$12.00	} Say \$17.00
Typist (Tina)	(\$14.81)	\$15.00	
Typist (Marion)	(\$16.02)	\$16.00	
Typist (Charlane)	(\$24.09)	\$24.00	
Building/Drainage Inspector	(\$30.00)	\$30.00	
Environmental Health Officer (Assessed)	\$40.00	(includes mileage)	
General Manager	\$80.00	\$80.00	

Management Team

\$300.00

(\$25/sms)

M G Vincent

L 221

24 October 1991

MEMORANDUM

TO: Assets Supervisor  
FROM: Administration Officer  
SUBJECT: PROPOSED OFFICE BUILDING AT TAHAROA DOMAIN - FILE: LU 002/HCC

Acting under delegated authority the Management Team has resolved as follows:

That pursuant to Section 105 (1) (a) of the Resource Management Act 1991 the application by the Kaipara District Council to site an office/sleep-out at the Lake Taharoa Domain Camping Ground be approved provided that this is done generally in accordance with the site and construction plans submitted.

M G VINCENT  
ADMINISTRATION OFFICER

M G Vincent

L 221

24 October 1991

**MEMORANDUM**

TO:           Assets Supervisor                               Building Inspector  
FROM:         Administration Officer                         COPY FOR YOUR INFORMATION  
SUBJECT:      PROPOSED OFFICE BUILDING AT TAHAROA DOMAIN - FILE: LU 002/HCC

Acting under delegated authority the Management Team has resolved as follows:

That pursuant to Section 105 (1) (a) of the Resource Management Act 1991 the application by the Kaipara District Council to site an office/sleep-out at the Lake Taharoa Domain Camping Ground be approved provided that this is done generally in accordance with the site and construction plans submitted.

M G VINCENT  
ADMINISTRATION OFFICER



(d) Kaipara District Council : Taharoa Domain : Proposed Office Building  
File: 128/1

NOTE: Mr P V Higgins, acting for the Council in this matter, did not take place in any discussion or vote on this issue. The building and financing of this office/sleep-out had been approved by the Council at its meeting held on 3 October 1991.

The General Manager and Director of Corporate Services advised that they had determined that this application did not require public notification on the grounds that the structure was of a relocatable type and the design aesthetically pleasing for the area.

RESOLVED

That pursuant to Section 105 (1)(a) of the Resource Management Act 1991 the application by the Kaipara District Council to site an office/sleep-out at the Lake Taharoa Domain Camping Ground be approved provided that this is done generally in accordance with the site and construction plans submitted.

(e) W Crump, Dargaville : Temporary Building - File: 128/1

This application involves a request to extend the life of a temporary shed on Mr Crump's property to complete the building of a boat. The neighbours had confirmed in writing that they had no objections to the proposal.

RESOLVED

That Mr W Crump, 34 Gordon Street, Dargaville be advised that his request to extend the life of his temporary building erected for the purpose of constructing a boat has been approved subject to the following conditions:

1. No noise, smell, fumes or vibration or other like objectional elements which may detract from the amenities of the adjacent properties is to be allowed.
2. The written bond is to be updated to cover the period of the renewed approval.
3. Electrical appliance interference suppression is to be carried out in terms of the appropriate Electrical Wiring Regulations.
4. This approval is to lapse within four years of the date of notification.

PRIVATE BAG, DARGAVILLE  
Please address all correspondence  
to the General Manager

DISTRICT OFFICE  
HOKIANGA ROAD, DARGAVILLE, NZ  
TELEPHONE 0-9 439 7059 (5 LINES)  
FAX No 0-9 439 6756

REFER Mr Vincent

FILE REF L 74

SERVICE CENTRE  
PAPAROA  
TELEPHONE (0 9) 4317019  
FAX No. (0 9) 4317017

M E M O R A N D U M

TO Management Team

FROM Administration Officer

DATE 16 October 1991

SUBJECT Proposed Erection of Office/Sleepout at Lake Taharoa Domain  
for Kaipara District Council ; File LU 002/HCC

At its meeting held on 3 October 1991 the Council resolved : "that an office be built at Pine Beach to the design on the plans and of the materials as shown in the photograph at an approximate price of \$25,000," and provided for the financing of this from subdivision reserve contribution funds. However, before a building permit may be issued for the structure it needs planning approval. The land is zoned Rural K (Kai Iwi Lakes Landscape Protection Zone), and the proposed building being an accessory building, would qualify as a controlled use. In terms of Section 374 (1) (a) of the Resource Management Act 1991 this is to be regarded as a controlled activity. The general emphasis of both a controlled use and a controlled activity, is not on whether or not such an application should be approved, but what conditions, if any should be applied to approval.

Section 94 of the Resource Management Act provides that a controlled activity need not be notified if the written approval has been obtained from every person who, in the opinion of the consent authority (i.e. Council) may be adversely affected by the granting of the resource consent unless, in the authority's opinion, it is unreasonable in the circumstances to require the obtaining of every such approval. Council has delegated to the General Manager, the Director of Corporate Services and the District Secretary the authority to determine whether or not an application should be notified. The only suggestion I can make to assist in this is that previously, under the old legislation, such public notification would not have been necessary. A decision needs to be made on this matter before the application proper may be considered by the Management Team. In the event that it is determined that public notification is not necessary, I will recommend that the application be approved.

It can be seen from the design guidelines for controlled uses (copy attached) that the proposal fits in well with the criteria set out. It should be noted that controlled activity criteria do not require an assessment of any actual or potential effects that the activity may have on the environment unless this information is specifically required by the District Plan. Because there is not such requirement in the District Plan's rules, no environmental assessment is necessary. To provide further guidance to assist in reaching a decision on this application, it is worth noting that Section 105 of the Act specifies that for a controlled activity a consent authority shall grant the consent and may include conditions in accordance with Section 108. As long as the building is built in accordance with the plans submitted, I can see the need for no special conditions to be attached to the consent.

Recommendation

That pursuant to Section 105 (1) (a) of the Resource Management Act 1991 the application by the Kaipara District Council to site an office/sleepout at the Lake Taharoa Domain Camping Ground be approved provided that this is done generally in accordance with the site and constructions plans submitted.

This recommendation is made on the assumption that a decision has already been made that public notification of the application is not necessary.

M.G. VINCENT  
ADMINISTRATION OFFICER

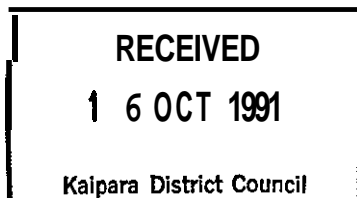
*Agreed*  
*William*

# LAND USE

LU 002/HCC

## APPLICATION FOR CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

TO: **General Manager  
Kaipara District Council  
Private Bag. 1001  
DARGAVILLE**



1. Applicant - (Full name and address)

KAIPARA DISTRICT COUNCIL - PRIVATE BAG 1001 - DARGAVILLE

2. Owner (Full name & address) - if same as above tick box



3. Occupier (Full name & address) - if same as above tick box



4. Location : Street Address : KAI IWI LAKES ROAD Locality OMAMARI

Legal Description : SETS 63 - 68 PT 67 BLOCK 1 KAI IWI SD

5. Does the site contain or abut any river; lake; stream; landmark;  
historic site or notable bush : YES

(Name if known) LAKE TAHAROA

6. Denote type of activity - CONTROLLED, ~~discretionary~~, ~~non-complying~~:

7. Description of activity to which application relates is: \_\_\_\_\_

ERECTION OF OFFICE/SLEEPOUT FOR CAMPING GROUND


8. Name any additional resource consents required in relation to this proposal:

Yet to be applied for: N/A

Already applied for: N/A

9. Attached is an assessment of any effects the proposed activity may have on the environment in accordance with fourth schedule to the Act (excluding controlled activity unless requirement specified in District Plan). **NOT REQUIRED BY DISTRICT PLAN**

10. Attached is relevant information required by District or Regional Plan or Regulations. In particular, plans showing the location of any proposed buildings and/or other facilities in relation to boundaries, should be included with this application.

 Date: 15-10-01  
(Signature of **applicant** or person authorised to sign on behalf on applicant)

Address for Service of Applicant:

PRIVATE BAG 1001 - DARGAVILLE

Telephone No: (09) 439 7059 Fax No: (09) 439 6756

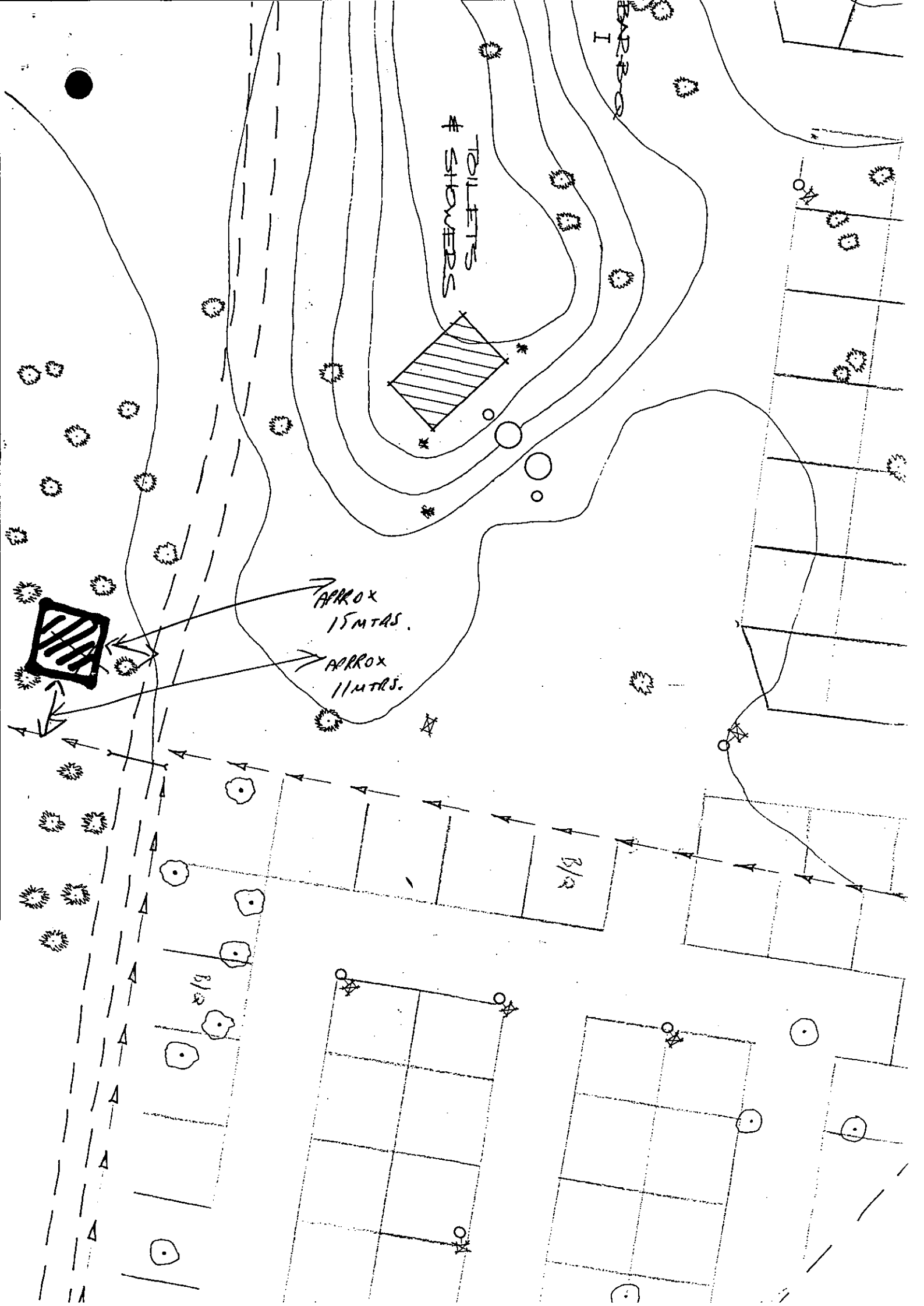
Annexures:

- (a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act (if required). **NOT REQUIRED**
- (b) **Any** other information required by the district plan or regional plan or Act or regulations to be included.

---

FOR NOTIFIED CONSENT - A deposit of **\$500** must accompany this form) Delete as NON-NOTIFIED - A deposit of \$200 must accompany this form) Appropriate

**Note:** Any balance payable will be notified in the decisions on this application.



TOILETS  
& SHOWERS

APPROX  
15 METERS.

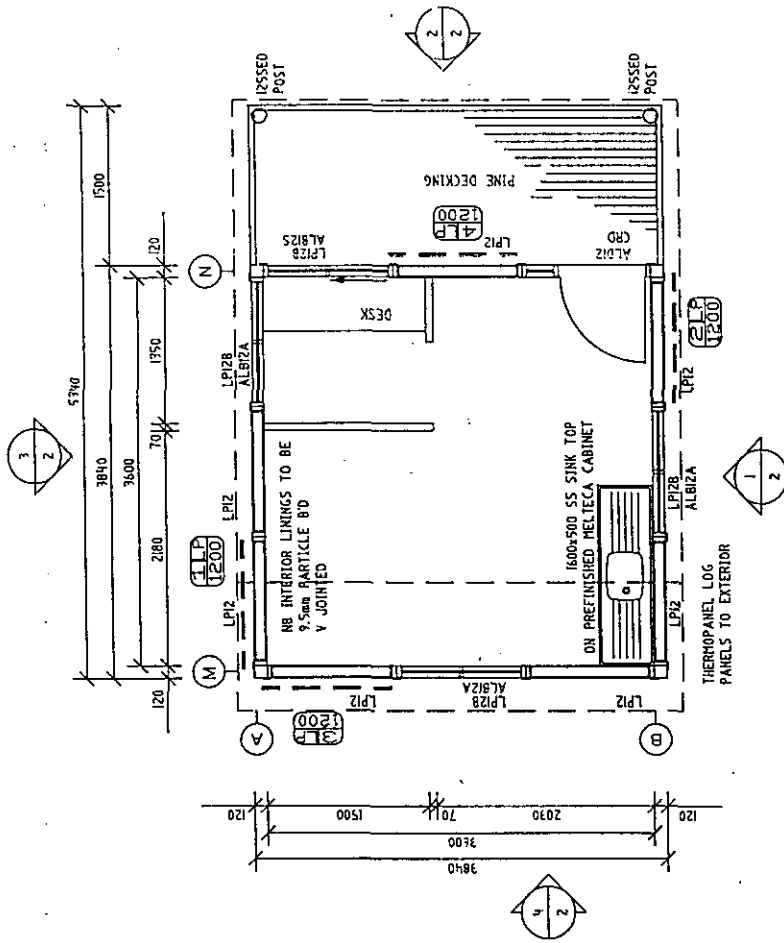
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BARBER  
I

B/2

B/2

OK



PLAN

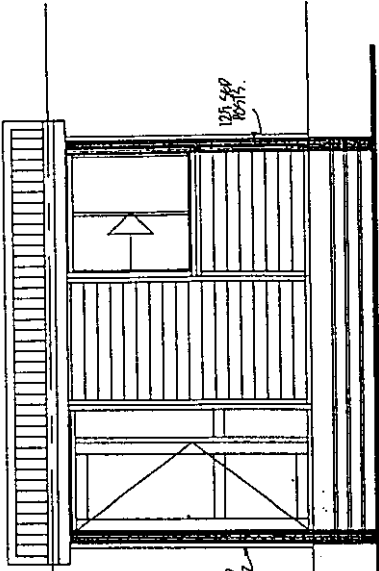
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by CADDraft

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DESIGN		HouseCo		DATE		1:50		CADDRAFT REF 12	
				30sep91				01	

Proposed Cabin  
Taharoa Domain - Kai Iwi Lakes  
Dargaville

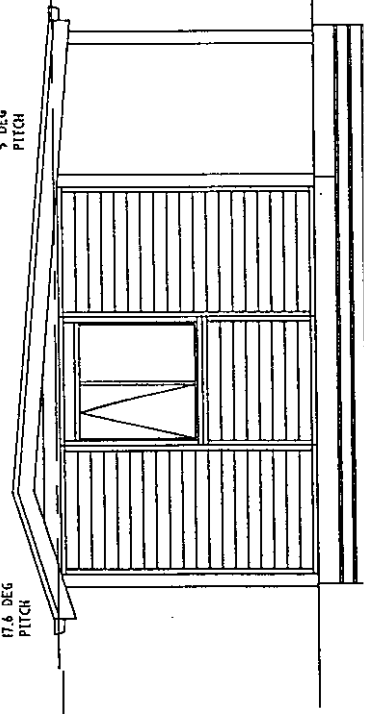
**TRISTYLE**  
INDUSTRIES LIMITED  
STATE HIGHWAY 7 P.O. BOX 4  
PHONE 03 403 7119 FAX 03 403 7173

COLORSTEEL G2 ROOF  
WITH PVC RAINWATER SYSTEM



ELEVATION 2

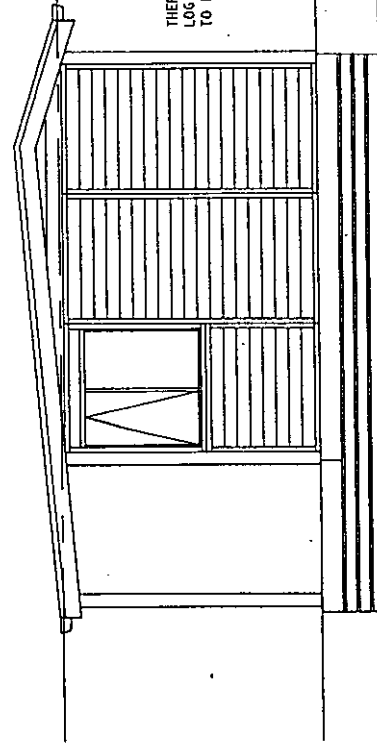
5 DEG  
PITCH



ROOF SHEETS MUST SWEEP  
COVER BATTERS BETWEEN PANELS NOT SHOWN

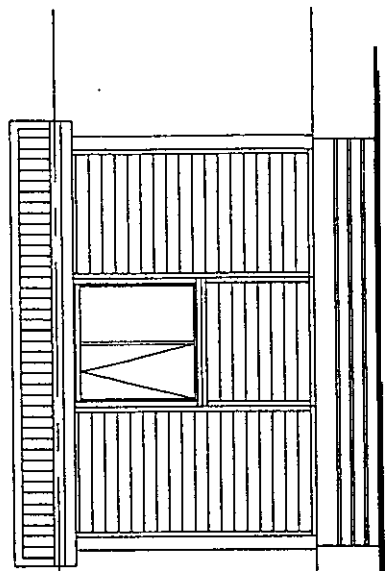
ELEVATION 1

THERMO PANEL  
LOG PANELS  
TO EXTERIOR



ELEVATION 3

ELEVATION 4



**TRISTYLE**  
INDUSTRIES LIMITED  
STATE HIGHWAY 10 P.O. BOX 244 AWARU  
PHONE 03 408 7118 FAX 03 408 7119

Proposed Cabin  
Taharoa Domain - Kai Iwi Lakes  
Dargaville

ELEVATIONS

DRAWN BY B TAPP  
DESIGNER HouseCo  
CHECKED  
DATE 30sep91  
SCALE 1:50  
SERIES OF  
CADDRAFT REF 12

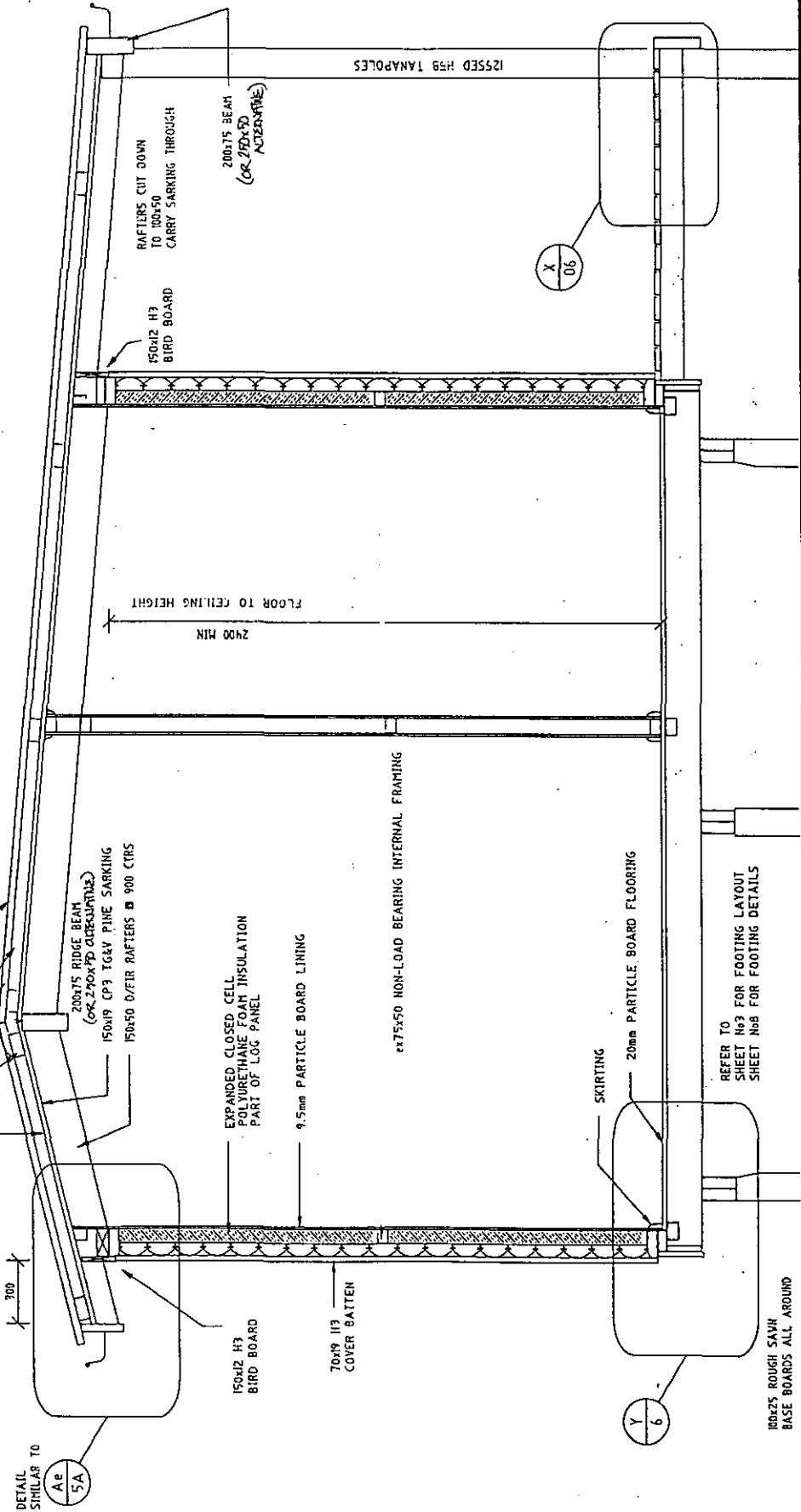
02

by C.A. R.A. SHEET



COLORSTEEL G2 ROOFING @ 17.6/7.5 DEG  
 SELF SUPPORTING ROOF UNDERLAY OVER PURLINS  
 PURLINS 100 x 50 @ 1200 ON FLAT  
 DOUBLE SIDED FOIL INSULATION ON SARKING

DETAIL  
 SIMILAR TO  
 A/e  
 5A



REFER TO  
 SHEET H03 FOR FOOTING LAYOUT  
 SHEET H08 FOR FOOTING DETAILS

100x25 ROUGH SAWN  
 BASE BOARDS ALL AROUND

ISSUED H59 TANAPLES

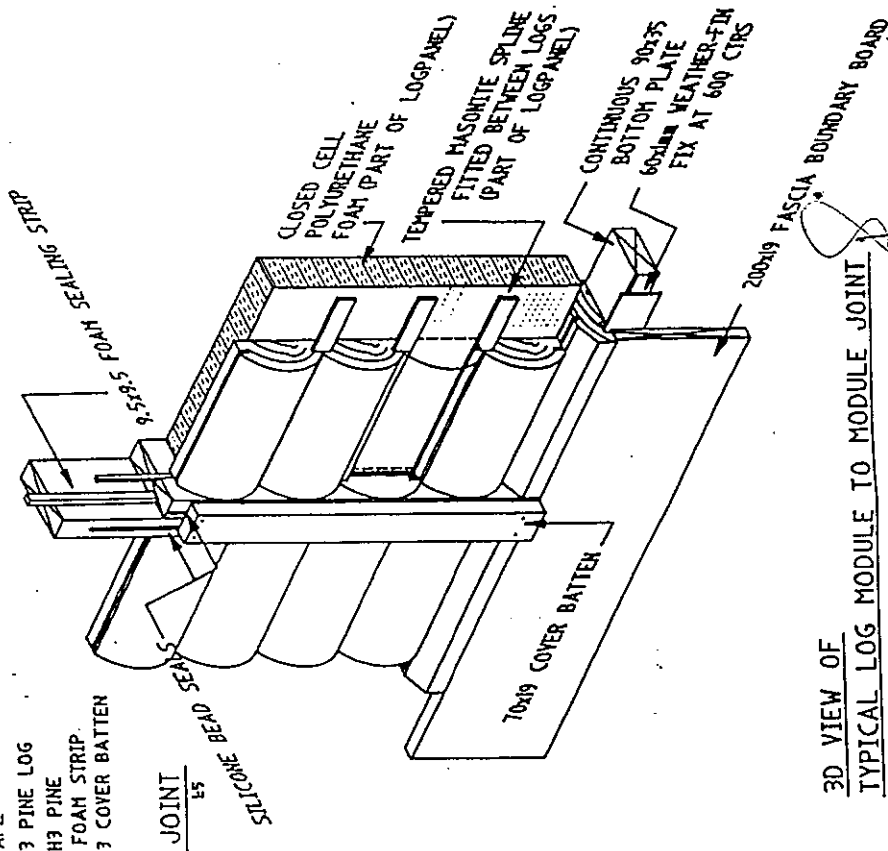
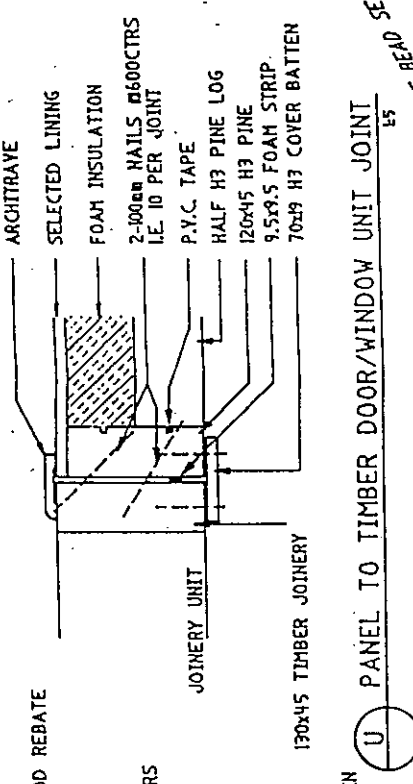
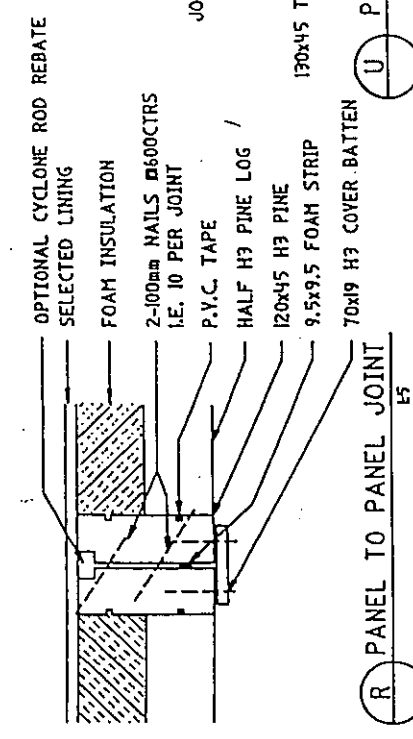
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 SERIES OF  
 1:20  
 CADRAT REF 1, 2

TYPICAL SECTION  
 DRAWN B TAPP  
 CHECKED  
 DATE  
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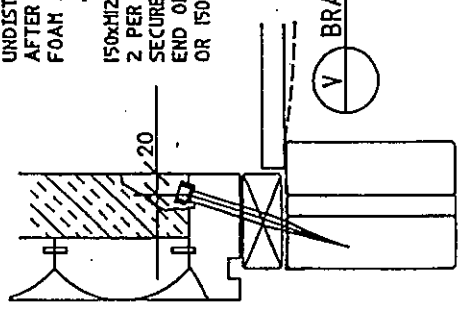
Proposed Cabin  
 Taharoa Domain - Kai Iwi Lakes  
 Darqaville

**TRISTYLE**  
 INDUSTRIES LIMITED  
 ATE UNWAY IN PO BOX 331, AWARU



REMOVE FOAM AS NECESSARY TO FIX BRACING COACH SCREWS  
TAKE CARE TO ENSURE THAT AT LEAST 10mm THICKNESS OF FOAM IS LEFT UNDISTURBED - REPAIR FOAM INSULATION AFTER FIXING COACH SCREWS WITH FOAM SUPPLIED

150x12 COACH SCREWS  
2 PER NOMINATED BRACING PANELS  
SECURE NO MORE THAN 450 FROM END OF PANELS INTO JOISTS UNDER OR 150 MIN - 150 IS THE OPTIMUM



by CADDraft

JOINT DETAILS		SCALE	1:5
DESIGN	B TAPP	DRAWN	TRISTYLE
DATE	18 AUG 91		
SHEET		07	
CADDraft			

### 15.3

#### Controlled Uses

1. Residential dwellings - one per site within the Taharoa Domain Primary Visual Catchment Area identified on Planning Hap No 27
2. Accessory buildings within the Taharoa Domain Primary Visual Catchment Area identified on Planning Hap No 27

### 6.15.4

#### Conditional Uses

1. Camping grounds, cabins, lodges and associated visitor accommodation
2. Portable sawmills
3. Production forestry except within the Taharoa Domain Primary Visual Catchment Area.
4. Farm forestry within the Taharoa Domain Primary Visual Catchment Area.
5. Residential dwellings are not permitted as a predominant use or controlled use and for the following purposes:-
  - For any person employed principally on the site and required for its effective farming or forestry management.
  - For **farm** house accommodation for **visitors** and located in the immediate vicinity of the principal dwelling on the site.

### 6.15.5

#### Development Standards

##### 1. Yards

- Front Yards 8 metres except on sites adjoining Kai Iwi Lakes Road where a 20 metre yard shall be required
- Rear and Side yards 5 metres

##### 2. Height of Buildings

- Maximum height 6 metres

### 6.15.6

#### Design Guidelines for Controlled Uses

The Council shall consider **all** controlled use applications in terms of the objectives and policies in Section 4.8 of the Scheme Statement the zone statement **6.15.1** and more particularly the following design guidelines. These guidelines will apply to both principal buildings on a site and to accessory buildings.

1. Buildings are to be designed to compliment the surrounding landscape rather than to dominate **it**. The Council will not permit buildings on prominent ridges or knolls where they would dominate the skyline and detract from the scenic qualities of the Taharoa Domain.
2. Buildings with irregular roof lines will be encouraged on the steeper background hill slopes. On flatter sites single storey buildings with low pitched roofs will be encouraged. Roof pitches greater than 45° are to be avoided in elevated areas as they are more conspicuous, especially when viewed against a skyline. Two storey buildings will be permitted where they make good use of **roof** space rather than basement areas and where they spread the bulk of the building and keep it close to the ground.

3. Buildings are to be designed with materials which blend with the natural colours and textures of the landscape. Where buildings and other structures such as watertanks are to be painted, the colours should be recessive and appropriate to the landscape Setting.
4. Buildings are to be grouped wherever practicable in order to reduce their overall impact on the landscape. Carports, garages and other storage facilities should, if possible, be incorporated into the principal building on the site.
5. Access driveways and roads are to be sited as to avoid extensive earthworks particularly in visually prominent areas. Slopes greater than one in seven should be avoided where practicable. All cuts should be revegetated immediately to reduce their visual intrusion and to avoid erosion.
6. Driveways are to be formed with suitable material to all weather use and provided with stormwater drainage channels which discharge into approved drains and natural watercourses.

#### 6.15.7 Criteria for Conditional Uses

The Council will have regard to the following matters when considering applications for conditional uses in the zone:-

1. The extent of any land clearance or site development works required and their impact on the scenic water conservation and wildlife values of the area
2. The extent to which any buildings proposed are designed and sited so as to compliment rather than dominate the surrounding landscape and integrated with existing vegetation stands or proposed planting schemes
3. The extent to which any sewerage stormwater and other utility services are to be designed to protect the soil and water resources of the area.

#### 6.15.8 Subdivision Requirements

The following requirements shall apply to the subdivision of all land in the zone:-

Each lot shall contain a minimum area of 40 hectares provided that lots of a lesser area may be permitted for one or more of the following specific purposes:-

- (a) Boundary Relocations - The subdivision is intended principally to adjust or alter the boundaries of existing lots and where:-
  - (i) No additional lots are created by the subdivision, and
  - (ii) The boundaries of the proposed lots are more suitably located than before and will enhance the utilisation of the land for a permitted use.
- (b) Lots for Public Works, Public Utility or Reserve Purposes - The lots are related to the acquisition or disposal of land for public works or public utility purposes or for the purposes of setting aside of land for reserve use.

Mr Vincent

L 74

MEMORANDUM

TO Management Team

FROM Administration Officer

DATE 16 October 1991

SUBJECT Proposed Erection of Office/Sleepout at Lake Taharoa Domain for Kaipara District Council : File LU 002/HCC

At its meeting held on 3 October 1991 the Council resolved : "that an office be built at Pine Beach to the design on the plans and of the materials as shown in the photograph at an approximate price of \$25,000," and provided for the financing of this from subdivision reserve contribution funds. However, before a building permit may be issued for the structure **it** needs planning approval. The land is zoned Rural K (Kai Iwi Lakes Landscape Protection Zone), and the proposed building being an accessory building, would qualify as a controlled use. In terms of Section 374 **(1)** (a) of the Resource Management Act 1991 this is to be regarded as a controlled activity. The general emphasis of both a controlled use and a controlled activity, is not on whether or not such an application should be approved, but what conditions, **if** any should be applied to approval.

Section 94 of the Resource Management Act provides that a controlled activity need not be notified **if** the written approval has been obtained from every person who, in the opinion of the consent authority (i.e. Council) may be adversely affected by the granting of the resource consent unless, in the authority's opinion, **it** is unreasonable in the circumstances to require the obtaining of every such approval. Council has delegated to the General Manager, the Director of Corporate Services and the District Secretary the authority to determine whether or not an application should be notified. The only suggestion I can make to assist in this is that previously, under the old legislation, such public notification would not have been necessary. A decision needs to be made on this matter before the application proper may be considered by the Management Team. In the event that **it** is determined that public notification is not necessary, I will recommend that the application be approved.

It can be seen from the design guidelines for controlled uses (copy attached) that the proposal fits in well with the criteria set out. It should be noted that controlled activity criteria do not require an assessment of any actual or potential effects that the activity may have on the environment unless this information is specifically required by the District Plan. Because there is not such requirement in the District Plan's rules, no environmental assessment is necessary. To provide further guidance to assist in reaching a decision on this application, it is worth noting that Section 105 of the Act specifies that for a controlled activity a consent authority shall grant the consent and may include conditions in accordance with Section 108. As long as the building is built in accordance with the plans submitted, I can see the need **for** no special conditions to be attached to the consent.

Recommendation

That pursuant to Section 105 (1) (a) of the Resource Management Act 1991 the application by the Kaipara District Council to site an office/sleepout at the Lake Taharoa Domain Camping Ground be approved provided that this is done generally in accordance with the site and constructions plans submitted.

This recommendation is made on the assumption that a decision has already been made that public notification of the application is not necessary.

M.G. VINCENT  
ADMINISTRATION OFFICER

Mr Vincent

L 76

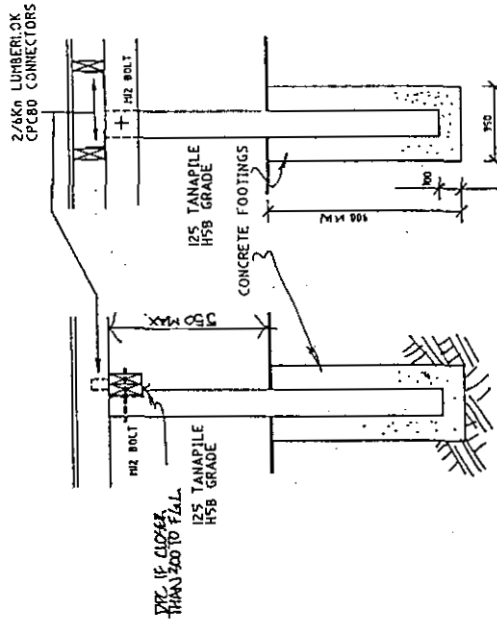
M E M O R A N D U M

TO                   Assets Supervisor  
FROM                 Administration Officer  
DATE                 16 October 1991  
SUBJECT             Land Use Consent - Taharoa Domain Camping Ground - Office Building

Your application for a controlled activity consent is acknowledged. It is hoped to be considered by the Management Team at its next meeting to be held on Monday 21 October 1991.

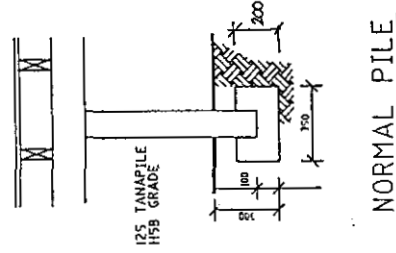
Please ensure arrangements are made for payment of the \$200 deposit.

M.G. VINCENT  
ADMINISTRATION OFFICER



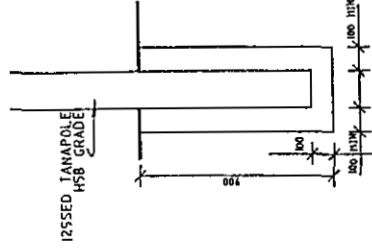
ANCHOR PILE  
PARALLEL TO JOISTS

ANCHOR PILE  
PARALLEL TO BEARER



NORMAL PILE

GENERALLY TO BE IN ACCORDANCE WITH  
ALL WORK CHECKED  
CURRENT NZS3604



POST FOOTING

TRISTYLE INDUSTRIES LTD  
THERMAPANEL LOG HOMES BY  
STATE HIGHWAY 10 PO BOX 241, AWANGI  
PHONE 03 408 1118 FAX 03 408 7175

DRAWN		CHECKED		SCALE	
DESIGN		DATE		30SEP01	
B TAPP					

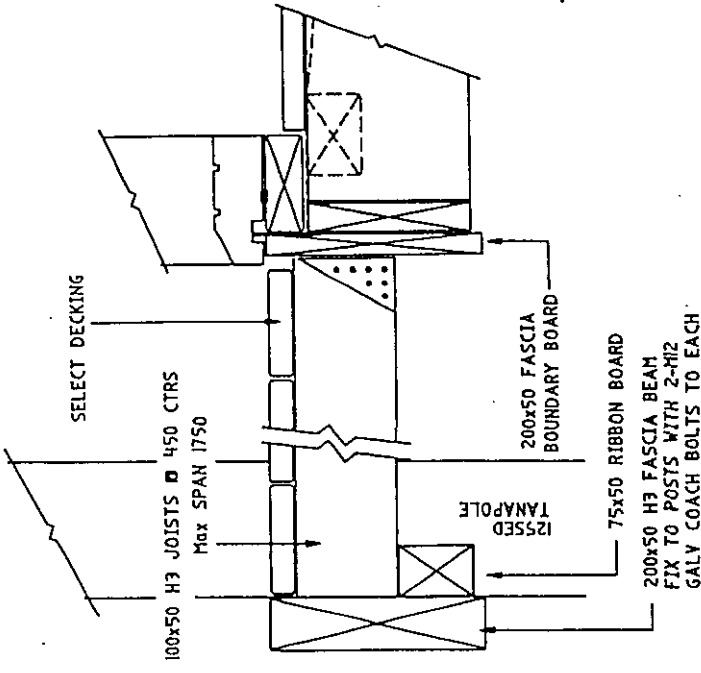
FOOTING DETAILS

h m m A n n r m f t

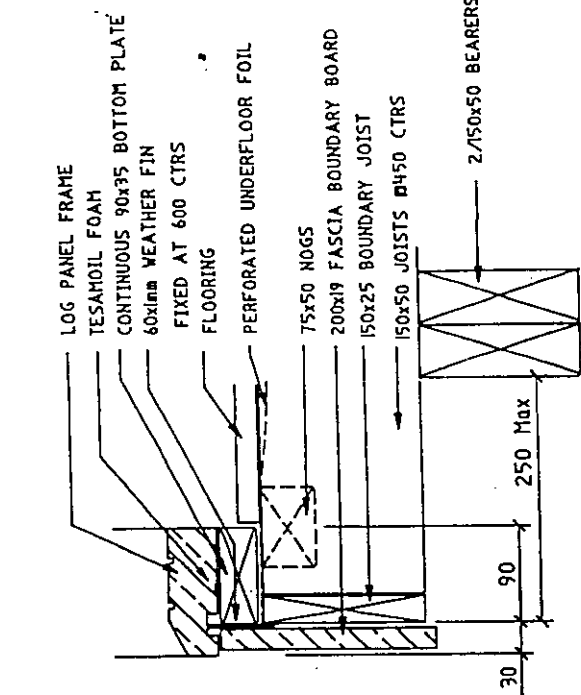
SERIES OF		08C	
DRAFT REF		12NFV	

*Handwritten signature*

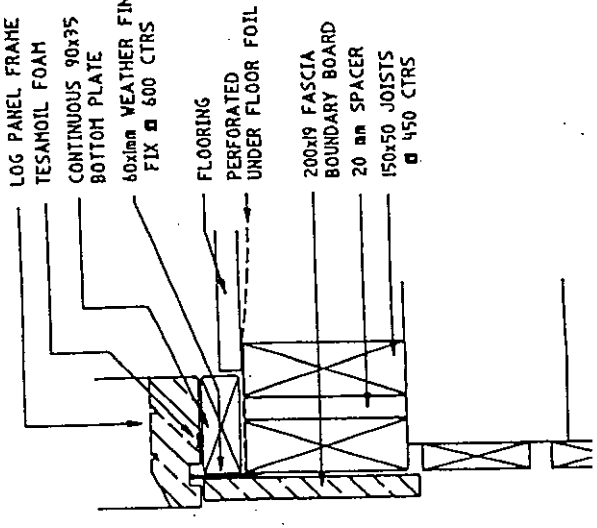




X DECK/DWELLING DETAIL



Y FLOOR/WALLPANEL DETAIL SECTION THROUGH BEARERS



Z FLOOR/WALLPANEL DETAIL SECTION THROUGH JOISTS

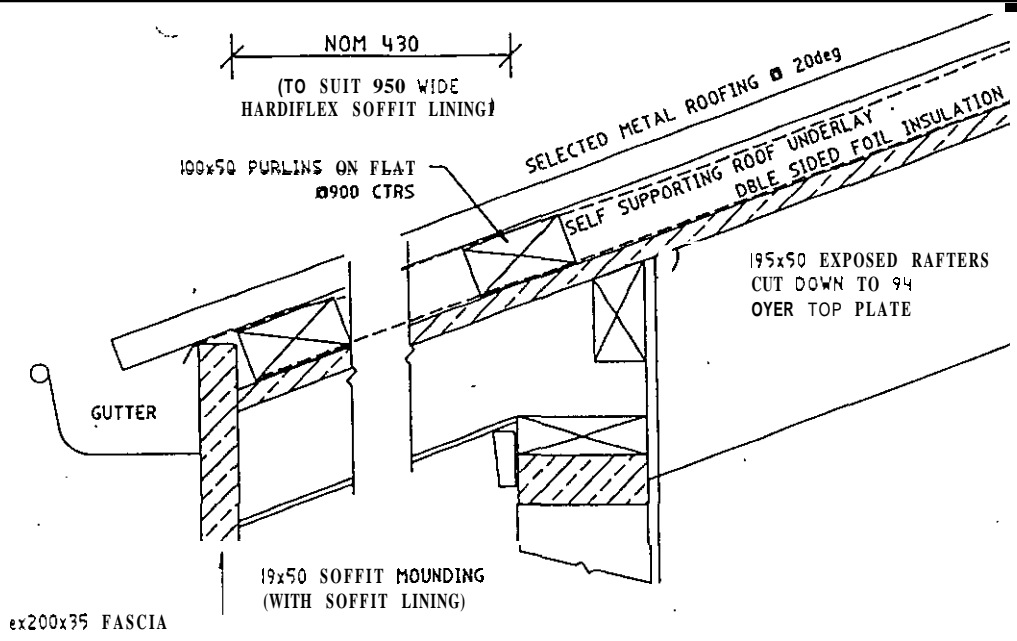
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by **CADDraft** SHEET

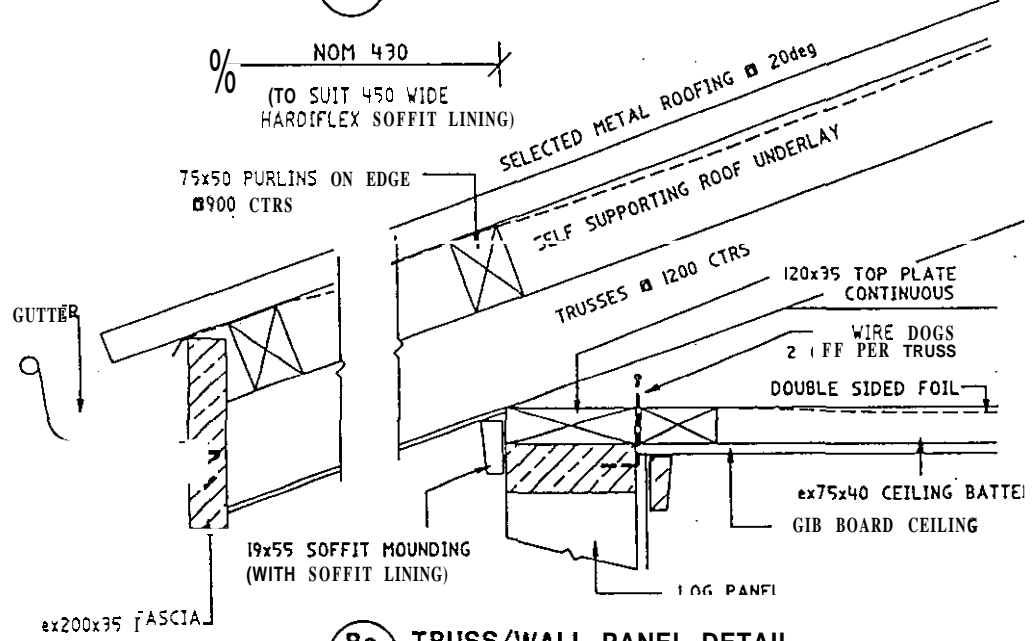
TYPICAL FLOOR/WALL DETAILS			
DATE	RECORD	SCALE	SHEET OF
B TAPP	16SEP91	1:5	9
TRISTYLE	DATE		CADDRAFT 127 12DEV

06

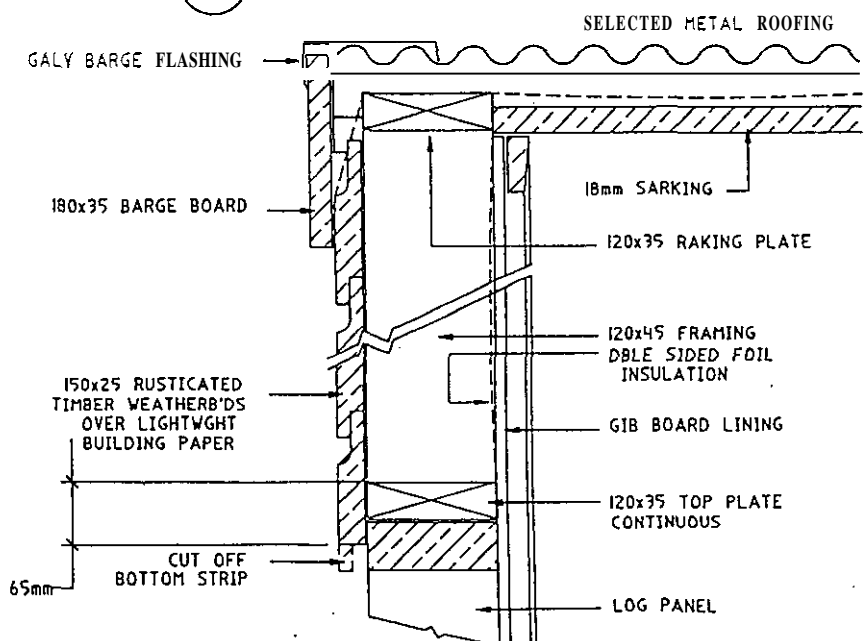
**TRISTYLE**  
INDUSTRIES LIMITED  
STAIR HOLLOWAY RD, PO BOX 24, LAWVALL  
PHONE 04 100 1750 FAX 04 100 1711



**Ae EXPOSED RAFTER/WALL PANEL DETAIL**



**Be TRUSS/WALL PANEL DETAIL**



**Ce GABLE END DETAIL  
(EXPOSED RAFTER SITUATION)**

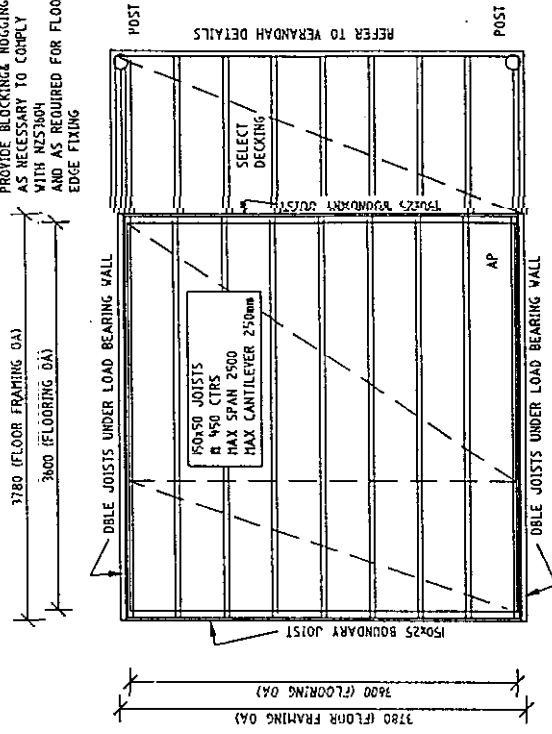
HOOF CONSTRUCTION DETAILS  
EXPOSED RAFTERS & TRUSS ROOF

PLAN	TRISTYLE	DATE	18AUG91
B TAPP	CREATED	SCALE	1:5
TRISTYLE	DATE	18AUG91	1:5

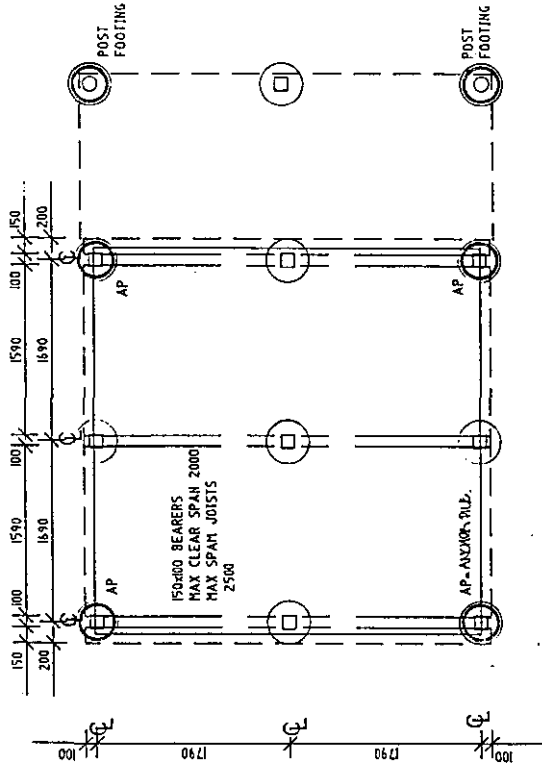
SCALE OF  
COURT 1/120EV

*Handwritten initials and a large scribble.*

PROVIDE BLOCKING & NOGGING  
AS NECESSARY TO COMPLY  
WITH NZS3903  
AND AS REQUIRED FOR FLOORING  
EDGE FIXING



JOIST/FLOOR SHEET LAYOUT



FOOTINGS/BEARER LAYOUT

*Handwritten signature and initials*

03  
SERIES OF  
CADRIFT REF 4.3

FOOTINGS/FLOORING PLAN  
Footings/Bearers/Joists/Floor sheets

1:50 SCALE  
DRAWN BY TAPP  
CHECKED BY [Signature]  
DESIGN DATE [Signature]

Proposed Cabin  
Faharua Domain - Kai Iwi Lakes  
Daruaville



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 Kaipara District  
Council*

File Reference: *RM150227*

### **Decision on Resource Consent Application**

a) Pursuant to Sections 95A – 95E of the Resource Management Act 1991, the Kaipara District Council resolves that this application be processed without notice because:

- In accordance with Section 95A of the Act, the adverse effects of the activity on the environment would be less than minor.
- In accordance with Section 95A(2)(b) the applicant did not request the public notification of the application.
- In accordance with Section 95(4) there are no special circumstances that warrant the public notification of the application.
- In accordance with Section 95E of the Act, written approval has been provided by all parties considered to be adversely affected by the proposal.

b) It is recommended that pursuant to sections 104, 104B and 108 of the Resource Management Act 1991, consent is **granted** for the discretionary activity application to authorise earthworks in an Outstanding Natural Landscape at Taharoa Domain, Kai Iwi Lakes Road on the property legally described as Secs 63 68 PT BLK I Kai Iwi SD-Taharoa Domain REC RS, PT Secs 63 67 BLK I Kai Iwi SD, PT Secs 68 PT 63 BLK I Kai Iwi SD, Sec 23 BLK I Kai Iwi SD, subject to compliance with conditions.

Consent is required for the following reasons:

Kaipara District Plan 2013

- Rule 12.10.1b 'Excavation and Fill in an Outstanding Natural Landscape'

Requires that the volume of excavation and fill is less than 150m<sup>3</sup> and the area less than 150m<sup>2</sup> in any 12 month period. The proposal involves approximately 3240m<sup>3</sup> of earthworks for tracks, roads, drains and surface treatment across Taharoa Domain. Therefore the proposed land use is assessed as a **discretionary** activity.

No other development standards are breached by the proposal as the application demonstrates compliance in all other aspects of site development including indigenous vegetation clearance. Overall the application is to be assessed as a **discretionary activity**.

#### Reasons for Decision

The reasons for this decision are as follows:

- (i) The proposed development is a discretionary activity under the District Plan and satisfies the requirements of sections 104 and 104B of the Act.
- (ii) In terms of section 104(1)(a) of the RMA, the effects of the development would be localised to the immediate environment and would not adversely affect existing rural character or amenity.
- (iii) In terms of section 104(1)(b) of the RMA, it is considered that the proposal is consistent with the relevant objectives and policies and assessment criteria of the Kaipara District Plan 2013 for the following reasons:
  - The proposed works would not have an adverse effect on the values and views of the Outstanding Natural Landscape ONL 6.
  - The earthworks would improve public facilities, roading and stormwater drainage at Taharoa Domain, thus enhancing the amenity and the quality of the environment.
  - The effects of the earthworks, in particular effects on water quality, can be managed via appropriate consent conditions.
- (iv) In terms of section 104(1)(c) of the RMA, other relevant matters, including monitoring, have been considered in the determination of this consent.
- (v) Te Roroa have reviewed the application and expressed no concerns.
- (vi) The proposal is consistent with Part 2 of the Act as it achieves social and economic wellbeing while adequately avoiding adverse effects on the environment.
- (vii) Overall, the application is considered to achieve the sustainable management purpose of the Act, whilst being consistent with the objectives and policies of the District Plan.

#### **Conditions of Consent**

- 1) 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, monitoring, and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - (b) All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
- 2) *The consent holder shall pay any subsequent further charges imposed under section 36 of*

*the RMA relating to the receiving, processing, monitoring and granting 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(3) of the RMA 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.*

3) The proposed activity shall be carried out in accordance with all the information submitted with the application formally received on 6 October 2015, specifically the plans and report supplied by Littoralis Landscape Architecture dated September 2015.

4) Prior to the commencement of any earthworks, the consent holder shall prepare and submit to Council for approval a Construction Management Plan. The Construction Management Plan shall include:

- *Proposed hours of work on site*

*Note: Unless otherwise approved by Council's General Manager, Planning and Regulatory or the conditions of a resource consent, all construction work shall be restricted to the hours of 7.00 am to 7.30pm Monday to Friday and 7.30am to 6.00pm on Saturdays, and during daylight. For the purposes of this clause daylight is defined as the period commencing at the official time of sunrise and ending at the official time of sunset*

- *Proposed procedures for controlling sediment runoff and dust generation.*
- *Details of the number and timing of truck movements on the access route to the site.*
- *Details of any proposed material storage areas, if any.*
- *Proposed communications strategy to advise other property users of the construction works.*

5) Prior to the commencement of any construction work engineering plans, specifications and calculations relating to the formation of the proposed section of stormwater management system, in accordance with the current Kaipara District Council's Engineering Standards shall be submitted to Council for approval and approved before the construction of these works commences:

*The design shall provide for the following:*

- *The piped stormwater system shall be designed in accordance with the current Engineering Standards, Section 6.3.10.*
- *The overland flowpath to be generally in accordance with the current Engineering Standards, Section 6.4.*
- *Stormwater detention ponds to be generally in accordance with the current Engineering Standards, Section 6.5.1.*
- *General cross section of the proposed new walking track (Link Track) showing side slopes.*

*The plans specifications and calculations shall specifically address the following matters:*

- *Vertical geometry of pond and swales to show compliance with maximum grades*
  - *Secondary overflow for ponds*
  - *Cross-section of piped system*
  - *Inlet and outlet structures of pipes system.*
- 6) All earthworks shall be carried out in accordance with:
- i) The Construction Management Plan approved in accordance with Condition 4 above.
  - ii) The Stormwater Management Plans approved in accordance with Condition 5 above.
- 7) *The consent holder shall implement, to the satisfaction of the Council's Monitoring Officer, suitable measures to prevent depositing of earth on roads by trucks moving fill and other materials to and from the site. In the event that any material is deposited on the road, the consent holder shall take immediate action, at their expense, to clean the road. The loading of earth, fill and other materials shall be confined to the subject site. No earth shall be removed from the subject site.*
- 8) *All earthworks shall be carried out under the supervision of a suitably qualified competent engineer or equivalent professional in accordance with the Construction Management Plan.*
- 9) *All earthworks shall comply with section 4, Land Stability and Earthworks of the current Kaipara District Council Engineering Standards.*
- 10) *The consent holder shall ensure adequate construction monitoring of all construction works. This shall include as a minimum certification upon completion as complying with the required standards by the consent holder's engineer or equivalent.*
- 11) All bare areas of land created by the earthworks (excluding roads, drains and parking areas) shall be stabilised with vegetation to achieve an 80% ground cover within 6 months of the completion of the earthworks.

### **Advice Notes**

1. 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 the Heritage New Zealand Pouhere Taonga for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
2. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Heritage New Zealand Pouhere Taonga should be contacted.
3. *In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua of Te Roroa shall be contacted so that appropriate arrangements can be made.*

Signed: ..... /..... / .....

*Principal Planner – Resource Consents*








***Kaipara District Council***

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



**TAHAROA DOMAIN EARTHWORKS 2015/2016**  
**RESOURCE CONSENT APPLICATION**  
**PINE BEACH**  
**"AMENDED 30.09.2015"**

replaces drawing Ref: 1148\_EarthworksPineBeach\_20150921  
 (Ref. shown bottom left of drawing)

- KEY NOTES**
-  Drainage
  -  Area to be smoothed and grass cover improved
  -  Area to be levelled and grass cover improved
- TRACK FORMATION KEY**
-  Track route follows existing forestry tracks.
  -  Track route follows existing informal narrow tracks +/- 1m wide.
  -  Track route through existing mown area or open sand/ground.
  -  Track route on new track formation.

New metal drive loop to service powered sites. Encourage colonisation by kikuyu (incorporate rotary hoed stonions and fertilise lightly).

Former steep haul track has been restored to vegetation.

Bollards installed in area associated with road and carpark to contain vehicles from the grass and backshore area.

Replace existing open drain with buried 300mm PVC pipe. Install 600mm grated sump at inland end and where roadside swale currently drains to open. Install 2-3 barriers in roadside swale to prevent bark mulch being washed into drain.

Excavate broad swale that can be mown to toe of slope, draining to sump at head of 300mm pipe.

Ridge track follows existing formation.

New, better graded track up to ridge. Swing base around to flow seamlessly off main track from camground.

Create shallow depression / slight mounding to edges of existing ground to form a temporary ponding area of minimum 50m<sup>3</sup> volume each. Run 2 x 160mm punched Novaflo field drains in root-stop sock laid in trenches along length of ponding area to distribute initial flow and speed infiltration of ponded water. Trench to be approx. 500mm deep and 500mm wide, lined with filter cloth to prevent sand migration and root penetration, and with GC20 or similar drainage course. Surface to have 150mm cover and grassed.

Clean sand from excavations may be used to repair past storm-water erosion damage to lake frontage (>10m from the water's edge).

Extend, regrade and broaden existing roadside swale.

Swale piped through field drain to allow for vehicle turning.

Reduce depth of existing gravel arrival area/carpark. Confined to approx. 10 spaces. Replace with metal from downsized adjacent parking area.

19 OCT 2015  
**APPROVED**

Area to be smoothed extends approx. 380m beyond this plan sheet - please refer to 1148\_EarthworksOverall\_20150921 for detail.



### Building Consent 070678

(Form 5) Section 51, Building Act 2004

Kaipara District Council  
C/- InnoFlow Technologies Ltd  
P.O.Box 300572  
Albany

Issue Date: 19/09/07  
Application Date: 12/09/07  
Overseer: Jim Vallance

**THE PROJECT: (the following Building Work is authorised by this Building Consent)**

<b>Description:</b>	Waste water treatment system upgrade NEW MOTOR CAMPS
<b>Type of Work:</b>	
<b>Estimated Value:</b>	\$243,500
<b>Intended Use:</b>	Communal Residential
<b>Intended Life:</b>	Indefinite, but not less than 50 years
<b>Stages:</b>	Being Stage 1 of an intended 1 Stages

**THE BUILDING:**

<b>Street Address of Building:</b>	KAI IWI LAKES ROAD, OMAMARI
<b>Valuation Number:</b>	0099023600
<b>Legal Description:</b>	SECS 63 68 PT 67 BLK I KAI IWI SD-TAHARO A DOMAIN REC RES
<b>Building Name:</b>	
<b>Location of Building within site/block number:</b>	
<b>Level/Unit Number:</b>	

**THE OWNER:**

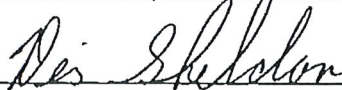
<b>Owners Name:</b>	Kaipara District Council		
<b>Owners Mailing Address:</b>	42 Hokianga Road, Private Bag 1001, Dargaville		
<b>Street Address/Registered Office:</b>			
<b>Phone Number</b>	<b>Landline:</b> 09 4397059	<b>Daytime:</b>	<b>After Hours:</b>
	<b>Mobile:</b>	<b>Fax:</b>	
<b>Email:</b>	<b>Website:</b>		

**FIRST POINT OF CONTACT: (with the Council/Building Authority)**

<b>First Point of Contact:</b>	Aidan Lee		
<b>Mailing Address:</b>	C/- InnoFlow Technologies Ltd, P.O.Box 300572, Albany		
<b>Phone Number</b>	<b>Landline:</b> 09 4261027	<b>Daytime:</b>	<b>After Hours:</b>
	<b>Mobile:</b>	<b>Fax:</b> 09 4261047	
<b>Email:</b> aidanl@innoflow.co.nz	<b>Website:</b>		

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signature  Date: 19/09/07 Position Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

**ADDENDA TO THIS BUILDING CONSENT:**

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. **IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.**
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. **NOTICE THAT BUILDING WORK IS READY FOR INSPECTION.** For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
  8. a) at least 2 working days notice of the intended commencement of construction.
  9. b) at least 1 working days notice of the covering up of any
  10. i) drainage or plumbing
  11. ii) excavation for a foundation
  12. iii) reinforcing steel for a foundation
  13. iv) timber required to have a specific moisture content
  14. v) other work required to give notice as a condition
15. Council **MUST** be notified at the completion of building work on the attached form.
16. 1. A copy of current Northland Regional Council discharge permit for existing wastewater systems to be submitted. 2. PS4 construction review for wastewater system will be acceptable as a means of compliance with the NZBC

**COMPLIANCE SCHEDULE:**

A compliance schedule is not required for the building.

**ATTACHMENTS:**

Copies of the following documents are attached to this building consent:

**BUILDING CONSENT FEES:**

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

# Building Consent

# 050483

(Form 5) Section 51, Building Act 2004

## The building

Street address of building:	KAIWI LAKES ROAD, OMAMARI
Legal description of land where building is located:	SECS 63 68 PT 67 BLK I KAIWI SDTAHARO A DOMAIN REC RES
Valuation number:	0099023600
Building name:	Kaiwi Lakes Water Ski Club
Location of building within site/block number:	
Level/unit number:	

## The owner

Name of owner: Kai Iwi Lakes Water Ski Club		
Contact person: Andy Bagnall		
Mailing address: P O Box 302, Dargaville		
Street address/registered office:		
Phone number: Landline: 09 439 0753	Daytime: 09 439 0753	After hours: 09 439 0753
Mobile:	Fax:	
Email address: Website:		
First point of contact for communications with the council/building consent authority:		
Full Name: Noel Martin		
Mailing Address: C/- Martin Design, 357 Kai Iwi Lakes Road, RD3 Dargaville		
Phones: 09 439 7292 : 09 439 7292 : 09 439 7292		
Fax: 09 439 7292		
Email: martin.design@xtra.co.nz		

## Building work

The following building work is authorised by this building consent:
Construction of a new deck and wheelchair ramp to existing club rooms
Owners Use

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

#### ADDENDA TO THIS BUILDING CONSENT

1. This consent will lapse if building work has not commenced within 6 months from the date of issue or if reasonable progress has not been made within 12 months after work has commenced. The consent may be extended for a further period at the discretion of Council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the *property* owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 76 of the Building Act, and unless otherwise provided by the building consent, the owner or other person undertaking any building work **shall** give:
  6. b) at least 1 working days notice of the covering up of any
  7. ii) excavation for a foundation
8. Council **MUST** be notified at the completion of building work on the attached form.

#### Compliance schedule

A compliance schedule is not required for the building.

#### Attachments

Copies of the following documents are attached to this building consent:

Signature



Date: 9/08/05

Position

On behalf of: KAIPARA DISTRICT COUNCIL

### Building Consent 110127

(Form 5) Section 51, Building Act 2004

Kaipara District Council  
C/- Barfoote Construction  
PO Box 1211  
Whangarei 0110

Issue Date: 20/04/11  
Application Date: 4/04/11  
Overseer: Western

**THE PROJECT: (the following Building Work is authorised by this Building Consent)**

<b>Description:</b>	New precast toilet block NEW PUBLIC TOILETS
<b>Type of Work:</b>	
<b>Estimated Value:</b>	\$160,000
<b>Intended Use:</b>	Outbuilding - Precast toilet block
<b>Intended Life:</b>	Indefinite, but not less than 50 years
<b>Stages:</b>	Being Stage 1 of an intended 1 Stages

**THE BUILDING:**

<b>Street Address of Building:</b>	KAI IWI LAKES ROAD, OMAMARI
<b>Valuation Number:</b>	0099023600
<b>Legal Description:</b>	SECS 63 68 PT 67 BLK I KAI IWI SD-TAHARO A DOMAIN REC RES
<b>Building Name:</b>	
<b>Location of Building within site/block number:</b>	KDC Public Toilet Block
<b>Level/Unit Number:</b>	

**THE OWNER:**

<b>Owners Name:</b>	Kaipara District Council		
<b>Owners Mailing Address:</b>	Private Bag 1001, Dargaville 0300		
<b>Street Address/Registered Office:</b>			
<b>Phone Number</b>	<b>Landline:</b> 09 439 7059	<b>Daytime:</b>	<b>After Hours:</b>
	<b>Mobile:</b> 021 583 104	<b>Fax:</b> 09 439 6756	
<b>Email:</b> hdreyer@kaipara.govt.nz	<b>Website:</b>		

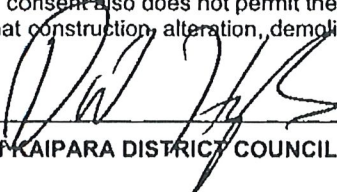
**FIRST POINT OF CONTACT: (with the Council/Building Authority)**

<b>First Point of Contact:</b>	Murray Blade		
<b>Mailing Address:</b>	C/- Barfoote Construction, PO Box 1211, Whangarei 0110		
<b>Phone Number</b>	<b>Landline:</b> 09 438 3456	<b>Daytime:</b>	<b>After Hours:</b>
	<b>Mobile:</b> 027 559 8155	<b>Fax:</b> 09 438 3471	
<b>Email:</b> murray.blade@barfoote.com	<b>Website:</b>		

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signature



Date: 20/04/11

Position Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

**ADDENDA TO THIS BUILDING CONSENT:**

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
  8. At least 2 working days notice of the covering up of any
  9. i) drainage or plumbing
  10. ii) excavation for a foundation
  11. iii) reinforcing steel for a foundation
  12. v) other work required to give notice as a condition
13. Council MUST be notified at the completion of building work on the attached form.
14. This Building Consent is issued subject to site and soil conditions being `good ground` as defined in NZS3604:1999.
15. PS3 Construction Statement required for pre-cast concrete panels in accordance with Hawthorn Geddes Design Job 8240.

**BUILDING CONSENT FEES:**

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.