

04 October 2024
Our job no. 718625

District Plan Department
Whangarei District Council
Te Iwitahi, 9 Rust Avenue
Whangārei
0143

Attention: Philip Waters, Senior Planner

Dear Philip,

Response to Further Information Request for Private Plan Change – Rosvall Sawmill, 658 Whareora Road, Whareora, Whangārei

Following the receipt of your letter dated 6 August 2024, please find enclosed a formal response to your request for further information in relation to the Private Plan Change Application for Rosvall Sawmill Ltd at 658 Whareora Road, Whareora (Lot 1 DP 111991).

The PPC Application, Section 32 Assessment and relevant Appendices have been amended to include the further information responses and assessments. This is intended to keep the application as clear and user friendly as possible for notification to the public.

The below summarises the response and directs the reader to the relevant sections of the application which address the respective RFI point(s).

Appendix A: Records of Title

While no further information was requested in relation to this matter, Council feedback did provide comment on an initial observation they had made in reviewing the Record of Title and respective interests on the title, specifically the private land covenants.

By way of background, at the time of seeking and obtaining resource consent RC37180 in 2003, written approval of all surrounding landowners was required. While this was successfully achieved, it resulted in the Rosvall Sawmill entering into the land covenant 5456933.2 (affecting 654 Whareora Road); and also purchasing the property at 651 Whareora Road, in order to provide approval to themselves. A few years later 651 Whareora Road was sold and at that time land covenant 8343713.1 was placed on the title. It is understood both land covenants were to reflect and protect the approvals granted under RC37180.

The Council's concern underpinning this RFI relates to the possibility that as a private land covenant to which Council are not a party to, these covenants could be uplifted from the respective titles in the future without Council approval. As these interests are registered on properties that are not owned by Rosvall Sawmill, uplifting these would require the agreement of the respective landowners. In a practical sense, as this is not something that can be done as

of right, and given third party agreement would be required it can also not be guaranteed that it would occur. Assessment of the activity in a scenario without the existence of the covenants would, therefore, be purely hypothetical and unrealistic given that Rosvall operations are reliant on these covenants.

The most important point to note is that the uplifting of these covenants is not a realistic issue that the Council should be concerned with from an effects perspective. The application is based on the continued operation of the existing sawmill facility which includes its existing operations which generally occur between 6:00am to 11:00pm Monday to Friday and 6:00am to 2:00pm on Saturdays; however notably part of the site activities such as the boiler and kiln run continuously 24/7. This is intended to be upheld as the status quo to ensure the feasible operation of the site.

In light of the above context, it is not considered that an assessment of the operation of the site from a 'worst-case scenario' effects perspective is necessary. The Council is entitled to rely on the practical existence of the private land covenants, and to require otherwise would place an unreasonable and unnecessary burden on the Applicant.

Like all existing industries operating within the SRIZ, and all activities within the RPZ it is not proposed to formally restrict the hours of site operations. Rather, the Council can be confident the effects of the activities are appropriately managed by way of a suite of controls proposed by this application to collectively manage site operation effects.

Appendix B: Consent History & Records

While no further information was requested in relation to this matter, the further information matters in relation to the Acoustic Assessment have queried the consent history. As such, this Appendix has been updated to include a copy of the consent application and decision of RC37180, to support the further acoustic information responses provided below.

Appendix C: Proposed Strategi Rural Industries Zone Chapter

In response to the Further Information Request, the following changes have been made to the proposed provisions of the Strategic Rural Industries Zone (SRIZ) Chapter. Please find included in Appendix C of the attached, an amended SRIZ Chapter which addresses these matters as follows.

- Proposed Rule SRIZ-R4(d)(i) has been amended to refer to Figure 3, and the addition of a mapped extent has been added to illustrate the different spatial areas.
- Proposed Rule SRIZ-R5(c)(i)(a) has been refer to Figure 3, and the addition of a mapped extent has been added to illustrate the relevant boundary.
- Traffic movements allowance – This has been amended to refer to all traffic movements in alignment with the existing language of the District Plan. The rationale for the traffic movement volume is discussed in Appendix H of the PPC application which now also includes an additional further information response document.

- Rosvall Sawmill caretaker/site manager – A new definition has been proposed under Section 7.1.1 of the PPC Application to clearly define the application of SRIZ-R9 – Sensitive Activities. A consent pathway has been added to this provision.

The location of such land use has also been identified under SRIZ-R9, and is discussed in section 11.3 of the PPC application.

- Proposed Rule SRIZ-R10 has been amended to simplify the language used, and align with the recommendations of the amended Landscape Assessment found at Appendix I of the application.
- Rosvall Sawmill Site – Noise Control Boundary is proposed for inclusion in the District Plan Maps. This map has now been included in Appendix O of the application as a Proposed Planning Map.
- Exemption to setback for sensitive activities – For clarification, the proposal does not propose to include a setback rule for sensitive activities from the Rosvall Sawmill SRIZ. The assessment provided at Section 11.12 of the AEE has been amended to make this part of the proposal and its justification clearer.

Appendix D: Proposed Rural Production Zone Chapter

In response to the Further Information Request, further justification and assessment of the exemption to setback for sensitive activities as proposed, can be found in 11.12 of the AEE. The proposed provision and alternatives have also been analysed in the updated s32 Evaluation Report.

Appendix E: Proposed Rural Lifestyle Zone Chapter

In response to the Further Information Request, further justification and assessment of the exemption to setback for sensitive activities as proposed, can be found in 11.12 of the AEE. The proposed provision and alternatives have also been analysed in the updated s32 Evaluation Report.

Appendix F: Proposed Noise and Vibration Chapter

Please find at Appendix J of the PPC application, the Acoustic Assessment and accompanying Acoustic Response to Request Further Information, prepared by SLR.

Also included at Appendix L(A) of the PPC Application is additional information which breaks down the subdivision and development entitlement within the surrounding environment to support the acoustic response to F2 of the RFI.

With regard to item F3 of the RFI, please find included in Appendix C of the attached, an amended version of the proposed NAV Chapter which corrects this error.

Appendix H: Traffic Impact Assessment

Please find at Appendix H of the PPC application, the Traffic Impact Assessment and accompanying Response to Further Information Request, prepared by Traffic Planning Consultants Ltd (TPC).

The accompanying further information response prepared by TPC responds to each of the RFI matters requested under Section H of the RFI. Furthermore, these matters are also discussed further in the Assessment of Effects on the Environment, found at Section 11.5 of the PPC application.

Appendix I: Landscape Assessment

Please find attached at Appendix I of the PPC application, an amended Landscape Assessment, prepared by Jack Earl of Earl Design. The amended assessment addresses each of the Further Information matters that have been requested.

Appendix J: Acoustic Assessment

Please find at Appendix J of the PPC application, the Acoustic Assessment and accompanying Acoustic Response to Request Further Information, prepared by SLR.

The accompanying further information response prepared by SLR responds to each of the RFI matters requested under Section J of the RFI.

Appendix K: Engagement Plan

The Council Officer Feedback on the PPC for our consideration noted that the engagement plan provides a summary of engagement undertaken to date but does not include any detail of any on-going engagement planned by the applicant. This matter has now been addressed at Section 10 of the PPC Application.

Appendix L: Reverse Sensitivity Maps

No further information has been formally requested in relation to this however, to support the application with particular focus on reverse sensitivity in the context of the acoustic assessment, this Appendix has been updated to also include further detail on subdivision and development entitlement surrounding the site. Please see Appendix L(A) for this detail.

Appendix M: Assessment against Regional and District Policy Framework

Section 9.7 of the PPC Application has been amended to address the Iwi Management Plans which apply to the rohe which the site is located within.

Sections 9.1.2, 9.1.4, 9.2, 9.4.1 and Appendix M have been amended to clarify that this proposal will give effect to the relevant objectives and policies of the National Policy Statements, the National Planning Standards, and the Northland Regional Policy Statement.

Appendix N has been amended to assess whether the provisions proposed by this application are the most appropriate way to achieve the objectives of the Whangārei District Plan.

Appendix M has been amended to evaluate SRIZ-O4, SRIZ-P1, and SRIZ-P2 specifically in relation to rural amenity from a landscape perspective.

Appendix N: Section 32 Analysis

The Section 32 analysis included in Appendix N has been amended to include a summary of the options analysis and the reasons for deciding of the preferred option.

This analysis has also been amended to include an analysis of each of the proposed provisions, including possible alternatives.

Council Officer Feedback

Appendix 2 of the RFI included Council Officer Feedback. This feedback has been taken into consideration and included in this formal RFI response and amended PPC Application. For absolute clarity, the following sets out where the relevant response to each item can be found:

- Deed of Land Covenant – Please see the response to this feedback under Item A above.
- Limitations on Activities – A detailed response to this feedback can be found at Section 11.13 of the AEE.
- Transportation Assessments – This matter has been addressed further in Environment Effects Assessment at Section 11.5 of the PPC.
- Acoustic Assessment – The above responses should address the respective acoustic feedback.
- Relevant Non-Statutory Strategies and Plans – Section 9.5 of the PPC Application has been amended to have regard to non-statutory management plans and strategies.
- Engagement Plan – This feedback has been addressed above and can be found at Section 10 of the PPC Application.
- Management of Effects on the Cemetery – For clarification, the application does not consider nor state that the sawmill operations would adversely affect the amenity of the neighbouring cemetery. Section 11.4 of the AEE has been amended to address the existing management and relationship with the Cemetery Manager.
- Site Boundaries – The existing use and occupation of the site is a historical arrangement. While it is considered that the aerial imagery for the site is obscured showing parts of the site outside of the site boundary. At Whareora Road frontage, part of the lower car park sits within the road corridor, a historical situation which the Applicant has approached Council over previously however this did not amount to any change.

At the rear of the site, there is some stored timber which sits across the boundary with Parahaki Parish Road. The Applicant has agreement from Council to upgrade Parahaki Parish Road beginning west of the entrance to the Whareora Cemetery, following the paper road around toward the site boundary. Realignments can be made during the course of these works.

It is the intention that the SRIZ zoning only be applied to the legal boundaries.

- Councillor Feedback – In response to Councillor Peters question on whether Rosvall Sawmill currently treats timber using a ‘tannalising process’, the Applicant advises that Rosvall Sawmill Ltd has operated a Copper chrome arsenic (CCA) timber treatment Plant (Tanalising Plant equivalent) since the 1970’s. The new treatment plant which has recently obtained resource consent, and is currently under construction will be where this process takes place. This new treatment plant is being built to best practice standards and will be a totally contained zero-discharge plant. The old plant will no longer be used for CCA and therefore the hazard risk will be significantly reduced.

Summary

We trust that this response along with the amended application sufficiently address the further information request. Should you have any questions or clarifications regarding any of the response material, please do not hesitate to reach out.

Please contact me should you have any questions regarding the application.

Yours sincerely



Holly Jenkins

Senior Planner

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Private Plan Change Application Rosvall Sawmill Limited 658 Whareora

September 2024

Rosvall Sawmill



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Quality control

Document Ref	718625
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Date	21 June 2024
Reviewed by	Brad Allen – Planning Manager, Auckland and Northland
Date	25 June 2024
Finalised by	Holly Jenkins – Senior Planner
Date	08 July 2024
Amended by	Holly Jenkins – Senior Planner
Date	30 September 2024
Reviewed by	Brad Allen - Planning Manager, Auckland and Northland
Date	30 September 2024

List of Abbreviations used in this Report

Rural Production Zone	RPZ
Strategic Rural Industries Zone	SRIZ
Rural Lifestyle Zone	RLZ
Whangarei District Plan – Operative in Part 2022	WDP
Whangarei District Council	WDC
Natural Hazards Plan Change 1	PC1
Northland Proposed Regional Plan – Appeals Version	RP
Noise Control Boundary	NCB
Northland Regional Council	NRC
The Proposed Regional Plan for Northland	PRPN
National Policy Statement for Highly Productive Land	NPS HPL
National Policy Statement for Indigenous Biodiversity	NPS IB
National Policy Statement for Freshwater Management	NPS F
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	NES CS
Hazard Activity and Industry List	HAIL
Section 32	S32
Rosvall Sawmill Limited	RSL

1. The Applicant and Property Details

To:	Whangarei District Council
Site Address:	658 Whareora Road, Whareora, Whangarei
Applicant's Name:	Rosvall Sawmill Limited
Address for Service	The Property Group Limited PO Box 377 Whangārei 0110 Attention: Holly Jenkins Email: hjenkins@propertygroup.co.nz
Legal Description:	Lot 1 DP 111991 (see Record of Title Appendix A)
Site Area:	9.245 hectares
Whangārei District Plan Zoning:	Rural Production Zone
Brief Description of Proposal:	A private plan change request to rezone the Rosvall Sawmill site at 658 Whareora Road, Whareora from Rural Production Zone to Strategic Rural Industries Zone.

2. Introduction

The Applicant, Rosvall Sawmill Limited (“the Applicant”) hereby applies to Whangarei District Council for a Private Plan Change Request to rezone the land at 658 Whareora Road, Whareora to Strategic Rural Industries Zone (SRIZ).

Rosvall Sawmill Limited (“Rosvall Sawmill”) own the land at 658 Whareora Road, Whareora, and operate the established Rosvall Sawmill, which has been processing raw wood materials for the past 50 years at this location.

The site is currently located within the Rural Production Zone (RPZ) of the Whangarei District Plan – Operative in Part 2022 (WDP). The rezone sought by this proposal is intended to support the long-term operation of the Rosvall Sawmill as strategically important to the Whangarei District and wider Northland Region.

3. Executive Summary

Rosvall Sawmill Limited (the Applicant) are seeking a change to the Whangarei District Plan to rezone and modify planning provisions on 9.245ha of land at 658 Whareora Road, Whareora (the site). The site is owned by the applicant and is currently zoned Rural Production under the Whangarei District Plan. The Proposed Plan Change (PPC) is to rezone the entire site to Strategic Rural Industries Zone. This land will be subject to the provisions of the Strategic Rural Industries Chapter with appropriate modifications, and the District Wide provisions of the Whangarei District Plan – Operative in Part 2022.

The purpose of this plan change is to support the on-going use, development and investment in the Rosvall Sawmill.

The reasons for this plan change are:

- To provide a zoning which appropriately reflects the long-established and intended long-term use of the site.
- The existing activity is considered to align with the District Plan’s definition and expectations of a ‘Strategic Rural Industry’.
- Recognise the importance and contribution of the activity to the Whangarei District and Region.
- To provide for and support the on-going operation and enhancement of the sawmill activity for the long-term, from this location.
- The current planning framework presents a high cost and high risk to the future of the sawmill.

Pre-application meetings have been held with Council staff prior to the lodgement of this Plan Change request. Consultation has also been undertaken with all adjoining property owners, and a number of parties which may have interests in this proposal, including local hapu. Feedback

from Council and interested parties have informed the approach and provisions of the Plan Change.

This report details the comprehensive evaluation in accordance with section 32 of the Resource Management Act 1991 (RMA) that has been undertaken to confirm the appropriateness of the Plan Change. The proposed rezoning of the site meets the objectives of the Northland Regional Policy Statement, the Northland Proposed Regional Plan (February 2024), the Whangarei District Plan, and the purpose of the Resource Management Act (1991) in an effective and efficient manner.

4. Site Location and Description

4.1 Record of Title

The Record of Title for this property is NA63A/359 which is included in [Appendix A](#). The following interests registered on this title:

- 107082 – Excepting all seams, beds and deposits of coal, shale and other minerals lying in or under the said lands. This interest is not considered to be relevant to or impact this application.
- 107082 – Transfer easement, subject to a mining right. This interest is not considered to be relevant to or impact this application.
- 543878.1 – Right to transmit electricity. This interest is not considered to be relevant to or impact this application.
- 8343713.1 – Right to convey water and electricity. This interest is not considered to be relevant to or impact this application.
- 8343713.1 – Land covenant in easement instrument – In summary this covenant restricts the opposition of any resource management application in respect of the operation of the sawmill and processing facilities and related activities within the operating hours of 6am-11pm; not to complain to any statutory body or participate in enforcement proceedings in relation to noise; and accepts responsibility for noise and noise insulation upgrades of any dwelling. The application is not considered to impact this existing interest.
- 5456933.2 – Land covenant – In summary this covenant excepts all seams, beds and deposits of coal, shale and other minerals lying in or under the land; requires the sawmill and processing facilities not to operate other than between 6am – 11pm; not to build without obtaining building consent from the consent authority; restricts the opposition of any resource management application in respect of the operation of the sawmill and processing facilities and related activities; not to complain to any statutory body or participate in enforcement proceedings in relation to noise. The relevance of this is discussed below. The application is not considered to impact this existing interest.

- 11859333.17 – Land Covenant – covenants the agreements of easement instrument 11859333.16 (believed to relate to water or electricity conveyancing).
- 11468332.3 – Right to take water, take and convey water. This interest is not considered to be relevant to or impact this application.
- 11701122.1 – Surrender right to take and convey water. This interest is not considered to be relevant to or impact this application.

There are no other items of interest listed on the site's Record of Title.

4.2 Rosvall Sawmill Operational Description

Rosvall Sawmill operates a modern sawmill combined with a modern Windsor kiln, a CCA pressure treatment plant, a planer mill¹, and timber sorting and storage from its site at 658 Whareora Road, and has done since the late 1970's.

Rosvall sawmill primarily targets clearwood² and structural timber products for the local, regional and international markets. Rosvall Sawmill directly employs 60 people at its Whareora Road site. Rosvall Sawmill's operation is a key node that connects the primary production sector (forestry) with the downstream industrial, construction and market-based industries. The production of structural and non-structural timber, pulp and paper, panels and biofuels support the activities of several high value sectors, including, construction, transport and logistics, wholesale, retail, energy, storage, secondary processing and manufacturing and packaging.

Rosvall Sawmill is the largest independent wood processor in Northland, this means it is not a subsidiary of larger corporations, and is able to directly respond to market conditions and demands, and works primarily with other independent business and timber merchants.

4.3 Site Description

The plan change area is made up a single parcel of land that is 9.245 hectares in area and is located on the southern side of Whareora Road and adjoins Parahaki Parish Road to the south. The site contains the existing and operational Rosvall Sawmill.

¹ A facility that takes cut boards from a sawmill and turns them into finished dimensional lumber.

² Wood which is free of knots and other defects.



Figure 1: Map of plan change area (Source: Whangarei District Council GIS)

The sawmill occupies most of the site, with the exception of the southern and eastern slopes of the site where the site is steeper and remains in pasture with some scattered vegetation. The sawmill consists of several operational and storage buildings, storage yards, site office, on-site car parking, internal ring road, and a manmade stormwater pond.



Figure 2: Updated aerial image of Rosvall Sawmill (Source: Google)

The site has an internal ring road, and vehicles access the site from both the main gate at Whareora Road, and the rear gate partway along Parahaki Parish Road. Whareora Road is sealed Secondary Collector Road, while Parahaki Parish Road is an access road which is sealed for the first 200m and then is unsealed up until the entrance to the adjoining Whareora Cemetery. From here it is a paper road. Figure 2 above illustrates a more accurate aerial view of the Rosvall Sawmill, however notably the internal ring road within the site is incorrectly identified as Parahaki Parish Road.

The topography of the site consists of a series of modified terraces. From Whareora Road the landform slopes upwards onto a generally flat terrace. To the northeast there is another terrace which sits at the lowest level of the entire site. As the site moves south, there are two further formed terraces.

The site has legal access to both road frontages, existing power and telecommunications connections, and is serviced for wastewater, stormwater and water supply via on-site means.

4.4 Site Location

The site is approximately 6km from the Whangārei urban area. The wider site location is shown in *Figure 3* below.

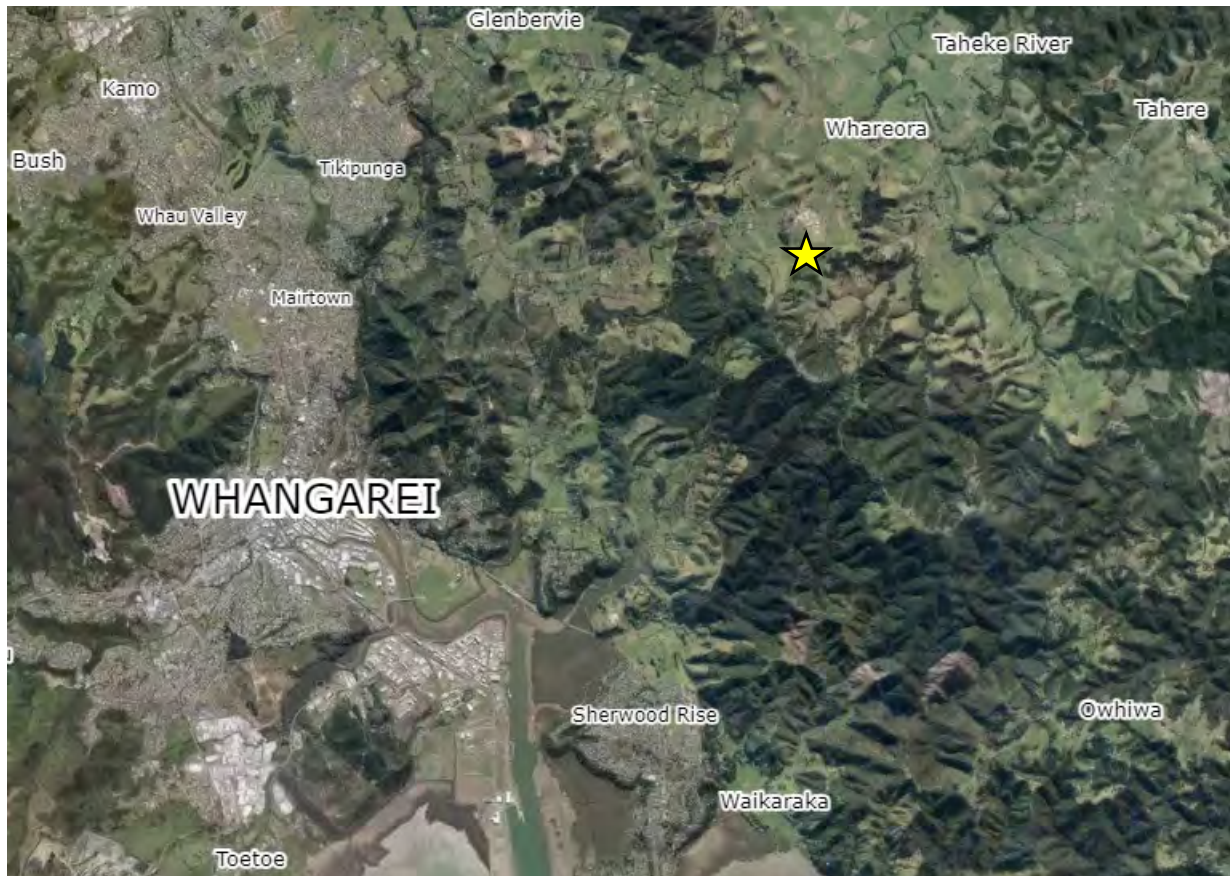


Figure 3: Location of Rosvall Sawmill within the Whangārei District (Yellow Star). Source: GRIP.

Whareora is one of many smaller settlement areas in the Whangārei District. Whareora largely consists of a mixture of established rural farming activities occurring on larger farm blocks, with smaller rural lifestyle properties along the main transport corridors.

The immediately surrounding environment, including the subject site is zoned Rural Production Zone. Notably there are a number of existing residential dwellings clustered together in proximity to the existing sawmill. Surrounding properties consist of rural-lifestyle properties and larger farm holdings. Approximately 250m north of the site is the Rural Lifestyle Zone which has recently gained resource consent to create 12 rural lifestyle allotments.

Adjoining the site to the south and on the opposite side of Parihaka Parish Road the land is zoned Open Space and the southern corner of this property accommodates the Whareora Cemetery.

The surrounding roading network is illustrated in *Figure 4* below and consists of local public roads and collector roads within the immediate vicinity of the site.

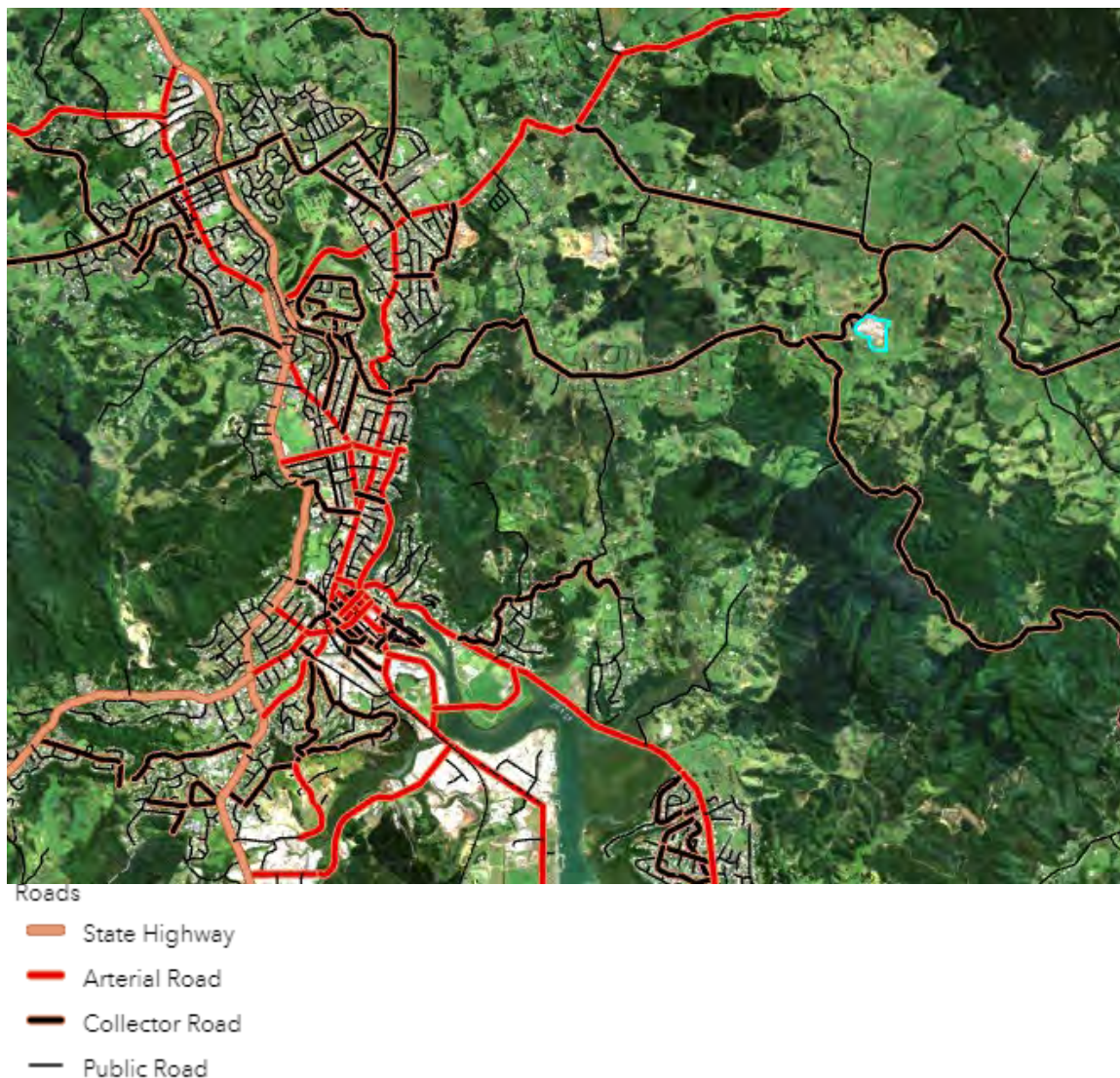


Figure 4: Roading Network surrounding Rosvall Sawmill. Source: WDC GIS Property Maps

5. Background

5.1 History of the Rosvall Sawmill

The Rosvall Sawmill was first established in the 1970's and has continued to operate and expand within the confines of the property boundaries at 658 Whareora Road. The sawmill has sought and obtained several resource consents from Whangarei District Council and Northland Regional Council to support its operation over the past 50 years. The consent history of the site is detailed in [Appendix B](#) of this application.

The growth and expansion of the sawmill has occurred organically over the years as technology improves, staff upskill, and efficiencies are realised and implemented. This has enabled elements of the sawmill operation to change, improve and expand over the years. It is envisaged that to continue to meet the demand for wood products, the sawmill will continue to operate and modernise to reflect industry best practice, and health and safety obligations.

Outside of the Northland Regional and Whangarei District Council planning frameworks, the sawmill is highly regulated through the Building Act 2004, the Health and Safety at Work Act 2015, the Health and Safety at Work (Hazardous Substances) Regulations 2017, the Hazardous Substances and New Organisms Act 1996, and the Land Transport Act 1998. To continue to operate, the sawmill must always remain compliant with these legislative requirements which have also changed over time as information and technologies advance.

The current Rural Production Zoning of the subject site does not provide the flexibility or certainty required by the owner (or the community) to continue to invest and make decisions for the sawmill's long-term operation. This is due to the sawmill operation having well outgrown the provisions provided for activities that are ancillary to forestry, within the District Plan. As such, each time the sawmill operation looks to adapt its operations beyond the parameters of the existing consents or looks to add or replace built infrastructure to the site, resource consent must be sought. While this is still a pathway available to the future of Rosvall Sawmill, as is assessed further in the Section 32 analysis, this is a pathway that is considered to have less certainty of outcomes, and therefore carries a greater risk and cost to the business.

5.2 Pre-Application Process

In November 2022 the Applicant and their Planning Consultant meet with Whangarei District Council to introduce Rosvall Sawmill, identify the above issues, and raise early thinking on a proposed private plan change request to rezone the land.

At this early meeting it was discussed that if a zoning change were to be sought then sufficient evidence would be necessary to clearly articulate the sawmill's contribution as a strategic rural industry as the chapter requires.

Following this meeting Formative were engaged to undertake an economic assessment of the economic role of the sawmill in the local Whangarei economy and wider regional economy. A copy of this assessment is included as part of this application in [Appendix G](#). This economic assessment helped support the drafting of an options analysis which was later presented to Council for feedback and further discussion on a proposed plan change.

Following further feedback from Council, the Applicant decided to proceed with the plan change process and work commenced to engage expert personnel to assist with the preparation of this application. Further discussions and meetings with Council occurred as required to seek further feedback on matters such as engagement, District Plan changes and format, and general progress updates.

6. Planning Context

6.1 Whangarei District Plan – Operative in Part 2022

The site is located within the Rural Production Zone (RPZ) of the Whangarei District Plan (WDP).

Whareora Road is identified as a Secondary Collector Road, and Parahaki Parish Road is identified as an Access Road under the District Plan Roding Hierarchy. The site is not subject to any overlays under the District Plan.

The site is identified as being subject to the following notations with Council’s GIS maps:

- High Effluent Unsuitability Area
- Low, Medium and High Land Instability

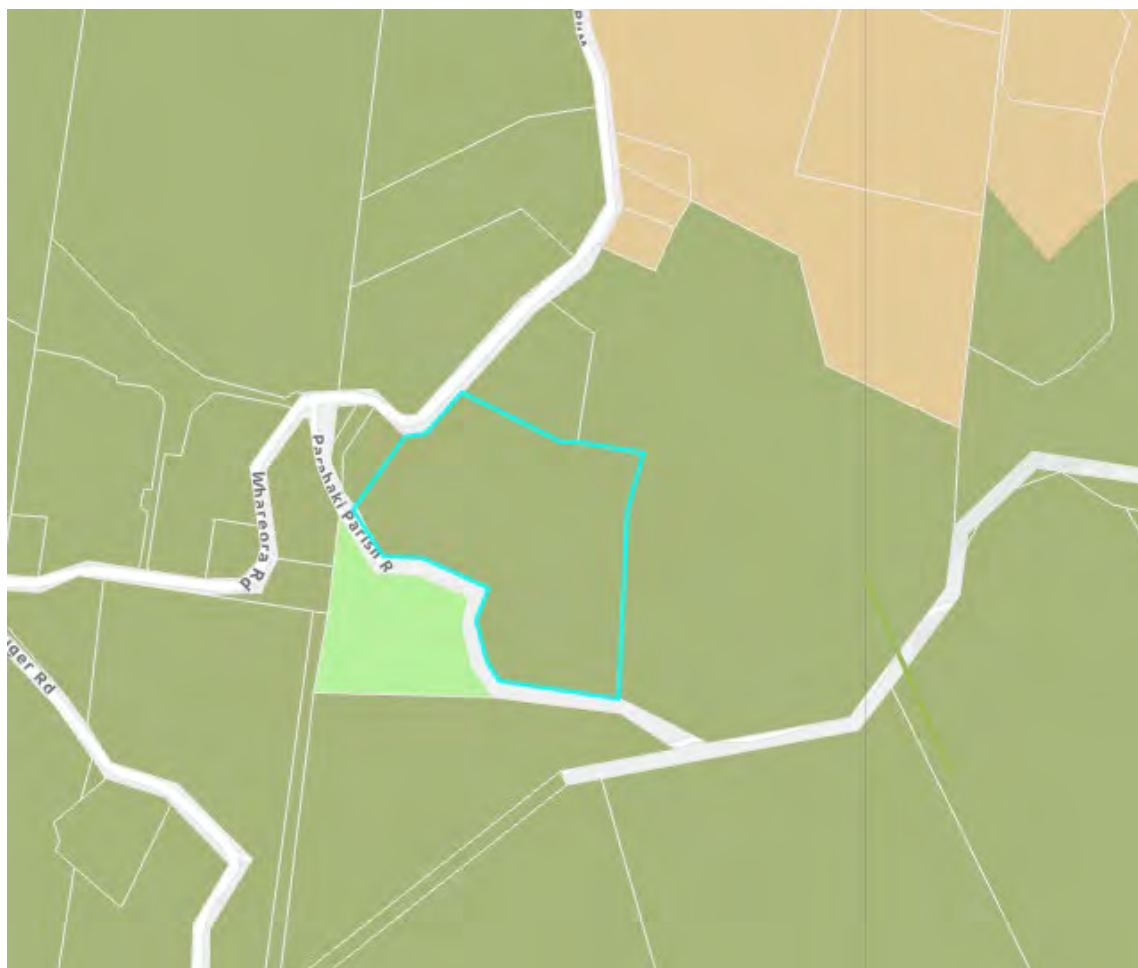


Figure 5: Site Zoning under the Whangarei District Plan. Source: WDC GIS District Plan Maps

With regard to the zoning of the adjoining land, to the north, south, east and west is all zoned Rural Production Zone, except for the adjoining parcel on the opposite side of Parahaki Parish

Road, which is zoned Open Space and illustrated above, containing the Whareora Cemetery. The wider environment generally consists of land zoned as Rural Production Zone, except for the land 250m north-east of the site which provides for Rural Lifestyle Zone.

6.1.1 Current Consenting Framework

Under the WDP, the Rosvall Sawmill is classified as '*Activities Ancillary to Farming and Forestry*'. In the RPZ, this is a permitted activity provided:

1. The activity does not operate within 250m of an existing sensitive activity on a separate site.
2. The activity operates within any combination of buildings and major structures, and those buildings and major structures do not exceed a gross floor area of 2,000m² per site.
3. The activity does not operate from an outdoor area larger than 500m²

Where any of the above are not complied with, resource consent is required as a Discretionary Activity.

The existing Rosvall Sawmill is approximately 20m from the nearest residential dwelling unit, with at least three other residential units between 50-120m from the existing facilities. The facilities have a total gross floor area of approximately 11,693m², and operate with a metal yard that is approximately 32,770m² in area. As such, any changes to site works or increases in building area require resource consent as a Discretionary Activity.

The above applies in addition to all standard bulk and location provisions of the RPZ and District Wide rules such as building height, setback, traffic, and noise levels. Any exceedance of these requires additional land use resource consents to be obtained from Council.

6.1.2 Proposed Plan Change 1 – Natural Hazards Plan Change

In July 2023 the WDC publicly notified Proposed Plan Change 1 – Natural Hazards Plan Change, to the WDP. Under this proposed plan change, the subject site is identified as being subject to the following natural hazard areas:

- Moderate susceptibility to land instability (orange)
- High susceptibility to land instability (red)

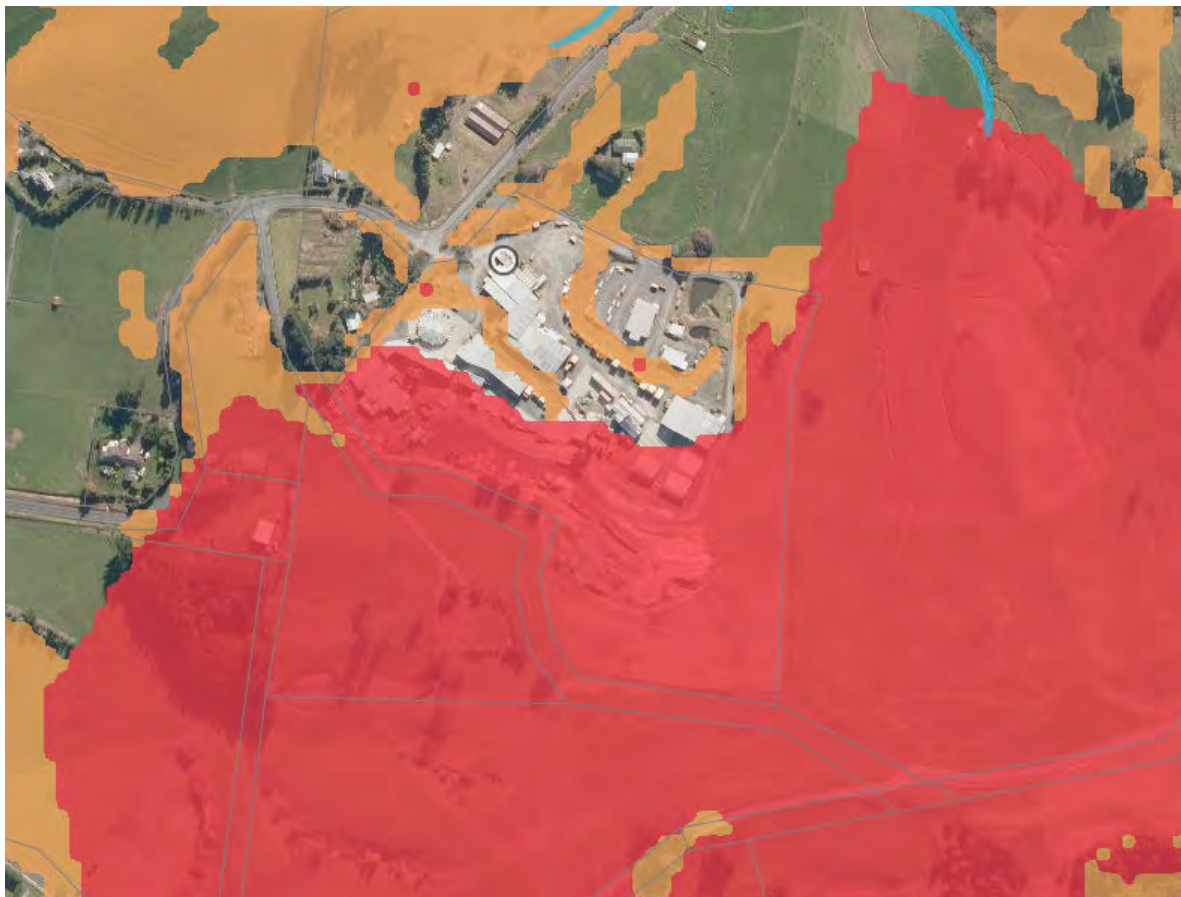


Figure 6: Proposed natural hazard area applying to the site as proposed under PC1. Source: WDC GIS PC1 Maps

At the time of this report being finalised, hearings held for this plan change had not closed and no decision on submissions has been notified. As such, only the proposed objective and policies of this plan change as notified have any weighting on this proposal. These have been considered under Section 9 of this application.

6.2 Northland Regional Policy Statement and Regional Plan

The site does not contain any Outstanding Natural Landscapes or Features, or areas of High or Outstanding Natural Character, nor is it located within the Coastal Environment as identified within the Proposed Northland Regional Plan. Further, the site is not located within any statutory acknowledgement areas.

7. Description of the Private Plan Change Request

7.1 Description of the proposal

This Plan Change application seeks to rezone 9.245ha of land from Rural Production Zone to Strategic Rural Industries Zone under the Whangarei District Plan.

In rezoning this land, it is proposed to adopt the existing Strategic Rural Industries definition, objectives, policies and provisions with some site-specific modifications. The Plan Change also proposes amendments to the Rural Production Zone, Rural Lifestyle Zone, and Noise and Vibration chapters and rules as they relate to the operation of the Rosvall Sawmill only. The proposed changes to the Whangarei District Plan are included in Appendix C – Appendix F.

7.1.1 Overview of Proposed Changes

7.1.1.1 Definition Chapter

It is proposed to insert a new definition into this chapter as follows:

Definition: Rosvall Sawmill Strategic Rural Industry Managers Accommodation

Includes a single residential unit to be used solely for the purpose of providing accommodation for the site Manager and immediately family. Does not include motels or hotels, backpackers, bed and breakfast, farmstay or homestay accommodation, or any other types of accommodation.

7.1.1.2 Strategic Rural Industries Zone Chapter

Issues

It is proposed to amend this section to refer to Rosvall Sawmill at Whareora alongside the existing Strategic Rural Industries identified within the district.

Objectives and Policies

No changes are proposed to these sections of the SRIZ chapter.

Rules

It is proposed to adopt several of the existing rules of the SRIZ chapter to apply to the Rosvall Sawmill SRIZ Area. In addition, it is proposed to introduce specific rules for the Rosvall SRIZ Area in relation to building and major structure height limits, setbacks and built form colour, traffic generation, and sensitive activities.

7.1.1.3 Rural Production Zone Chapter

Issues, Objectives and Policies

No changes are proposed to these sections of the RPZ chapter.

Rules

The RPZ chapter currently contains rules which require sensitive activities to be located a set distance from the SRIZ. For the reasons which will be discussed in detail in this application, it is not proposed to apply a minimum setback distance for sensitive activities from the Rosvall Sawmill SRIZ.

7.1.1.4 Rural Lifestyle Zone Chapter

Issues, Objectives and Policies

No changes are proposed to these sections of the RLZ chapter.

Rules

Like the above, the RLZ chapter currently contains rules which require sensitive activities to be located a minimum setback distance from the SRIZ. For the reasons which will be discussed in detail in this application, it is not proposed to apply a minimum setback distance for sensitive activities from the Rosvall Sawmill SRIZ.

7.1.1.5 Noise and Vibration Chapter

Issues, Objectives and Policies

No changes are proposed to these sections of the Noise and Vibration (NAV) chapter.

Rules

This NAV chapter includes rules for noise limits applying to different zones. Similar to the Fonterra Kauri Milk Processing Site, it is proposed to apply a specific Noise Control Boundary to the sawmill activity that seeks specific noise limits apply within this boundary.

7.1.2 Relationship with Proposed District Plan Change 1 – Natural Hazards

The proposed plan change does not seek to make any changes to any zoning or provisions as they have been proposed through PC1. PC1 will continue to progress through the plan change process. It is acknowledged that once PC1 becomes operative there will likely be new provisions relevant to future development within the subject site, due to areas of the site being proposed as having moderate to high susceptibility to land instability. However, it is not considered that such provisions conflict with this proposal.

There are no other current plan changes proposed to the Whangarei District Plan.

7.2 Purpose and Reasons for the Plan Change

Clause 22(1) in Schedule 1 of the RMA requires that a Plan Change request explains the purpose of, and reasons for the proposed plan change.

The purpose of the Plan Change is to support and enable the on-going use and development of the Rosvall Sawmill by applying a Strategic Rural Industries zoning to the subject site.

As outlined in the economic assessment by Formative ([Appendix G](#)) Rosvall Sawmill's operation adds value to the Whangārei and wider regional economy through GDP, as well as direct and indirect employment. The nature of Rosvall's business places it in a great position to be able to readily adapt to and provide additional capacity and product to the industry through increase in scale of existing operations and adopting new technologies.

The reason for this Plan Change request is:

- To provide a zoning which appropriately reflects the long-established and intended long-term use of the site.
- The existing activity and established operation is considered to align with the District Plan's definition and expectations of the existing 'Strategic Rural Industry' zone provisions.
- To recognise the importance and contribution of the activity to the Whangarei District and Region.
- To provide for and support the on-going operation and enhancement of the sawmill activity for the long-term, from this location.
- To reduce the high cost and high risk associated with the current planning framework, which constrains business growth, investment and operation.

This plan change application provides an assessment of effects of the proposal and an evaluation of the plan change in accordance with Section 32 of the RMA. Supporting expert assessment reports are appended to this report. The evaluation of the plan change concludes that the proposal is the most appropriate way to achieve the purpose of the RMA, as outlined in the Section 32 Report attached at [Appendix N](#).

8. Statutory Planning Framework

8.1 Statutory Context

Schedule 1 of the Resource Management Act (RMA) sets out the process for changes to District and Regional Plans. Clause 21 of that schedule states that any person may request a change to a district or regional plan and Clause 22 requires that the request to change a plan must be made to the appropriate local authority in writing. A request for a plan change shall:

- Explain the purpose and reason for the plan change (see Section 7).
- Contain an evaluation report prepared in accordance with Section 32 (see [Appendix N](#)).
- Where environmental effects are anticipated, the request shall describe those effects, taking into account clause 6 and 7 of Schedule 4, in such detail that corresponds with the scale and significance of the actual or potential environmental effects associated with the implementation of the plan change (see Section 11).

8.2 Section 32 Analysis

Section 32 of the Act requires any proposed plan change to provide an assessment of the effectiveness, efficiency, costs, benefits and risks of the requested plan change including alternative options. A full Section 32 analysis is provided in [Appendix N](#) to this report.

8.3 Accepting the Plan Change Request (Clause 25 Evaluation)

The Council has discretion to adopt, accept or reject a Plan Change request in accordance with Clause 25 of Schedule 1 of the Resource Management Act 1991 (RMA), subject to the matters set out in Clause 25(4)(a)-(e). The Council is able to reject the Plan Change request only on the following grounds:

- a) The Plan Change request is frivolous or vexatious (clause 25(4)(a));
- b) within the last 2 years, the substance of the request or part of the request—
 - i. has been considered and given effect to, or rejected by, the local authority or the Environment Court; or
 - ii. has been given effect to by regulations made under section 360A; or
- c) The Plan Change request is not in accordance with sound resource management practice (clause 25(4)(c));
- d) The Plan Change request would make the plan inconsistent with Part 5 –Standards, Policy Statements and Plans (clause 25(4)(d).

In relation to (a), considerable technical analysis has been undertaken to inform the Proposed Plan Change (PPC), which is detailed throughout this report. The PPC has been prepared in accordance with best practice and is consistent with RMA Part 5. For these reasons, the proposal is not frivolous or vexatious.

In relation to (b), the SRIZ was introduced to the WDP through Plan Change 85B in 2016, made operative in 2018. As such, the substance of this request has not been considered in the past 2 years by the local authority.

With regards to (c), the RMA does not define ‘sound resource management practice’ however case law suggests that the timing and substance of the Plan Change are relevant considerations. This requires detailed and nuanced analysis of the proposal that recognises the context of the PPC area and its specific planning issues.

In this context, the Plan Change is considered to be in accordance with sound resource management practice for the following reasons:

- a) The application of the proposed zoning is consistent with the Strategic Rural Industries Zone Issues, Objectives and Policies.
- b) The detailed technical analysis undertaken as part of this proposal demonstrates that there is no planning reason that would prevent the development occurring once the land is rezoned.

- c) All necessary statutory requirements have been met, including an evaluation in accordance with s32a with supporting evidence.
- d) The Plan Change will give effect to the sustainable management purpose of the RMA as discussed in the report below.

On this basis, the merits of the Plan Change should be allowed to be considered through the standard Schedule 1 process.

9. Policy Framework

9.1 National Policy Documents

Section 74(1)(ea) and (f) of the RMA states that a territorial authority must prepare and change its District Plan in accordance with a national policy statement, a national planning standard and any regulations. The following national direction documents are considered relevant.

9.1.1 National Policy Statement on Urban Development

The National Policy Statement on Urban Development 2020 (NPS UD) came into effect on 20 August 2020. It recognises the national significance of well-functioning urban environments and provides policy direction to decision-makers when making planning decisions.

Within this document, the Whangarei District Council (WDC) is a Tier 2 territorial authority. It is understood WDC have followed the directives in the NPS UD for Tier 2 territorial authorities and can consider the relevant policy directions when making a decision on this plan change.

The subject site and the surrounding environment are not within an urban environment, nor is this application seeking to create an urban environment. As direction by Section 1.3 of the NPS UD, the policy direction of the NPS UD is not considered to be of relevance to this PPC request.

9.1.2 National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 (NPSFM) sets a national policy framework for managing freshwater quality and quantity. It introduces the concept of Te Mana o te Wai that refers to the fundamental importance of water while recognising that protecting the health of freshwater, protects the health and well-being of the wider environment.

The NPSFM contains one objective which is supported by 15 policies. The subject site is not known to be in proximity to or contain any outstanding water body or wetland. Discharges of water from the site are undertaken in accordance with the existing resource consents held with Northland Regional Council (NRC). These consents are actively monitored on site, and by NRC. Nothing in this PPC is considered to create conflict with these existing consents. All consents will continue to be complied with and actively monitored.

It is therefore considered that any freshwater in and around the subject site will continue to be managed in accordance with Objective 2.1 and all policies of the NPSFM.

For these reasons, I consider the application will give effect to the policy direction of the NPSFM.

9.1.3 National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) provides direction to Councils to identify and map Highly Productive Land in Regional Policy Statements and to introduce provisions that avoid subdivision and development on this land. There is also direction on how to manage subdivision, use and development, prior to the land being identified in planning documents.

As NRC have not yet undertaken the mapping of highly productive land in accordance with the NPS-HPL, the transitional definition of 'highly productive land' as outlined under Section 3.5(7) is applicable. This requires the consent authority to apply the NPS-HPL to land that is:

- (a) *is*
 - (i) *zoned general rural or rural production; and*
 - (ii) *LUC 1, 2, or 3 land; but*

- (b) *is not:*
 - (i) *identified for future urban development; or*
 - (ii) *subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.*

The subject site is zoned Rural Production Zone under the WDP; however, the site is identified by the Manaaki Whenua Landcare Research – Our Environment Maps as containing Land Use Capability Class 4 soils. As such no further consideration of the NPS-HPL is required to be undertaken for planning applications.

9.1.4 National Policy Statement for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (NPS-IB) is a response to the decline in biodiversity across Aotearoa. It provides direction to Councils to protect, maintain and restore indigenous biodiversity requiring that at least no further reduction occurs nationwide.

Indigenous biodiversity is defined as *“the living organisms that occur naturally in New Zealand, and the ecological complexes of which they are part, including all forms of indigenous flora, fauna, and fungi, and their habitats”*.

The subject site is a long-standing sawmill and wood processing site. The site has limited flora on-site and as a result is not considered to support fauna or fungi, or their habitats. As such the continued operation of the sawmill or this PPC would not result in any loss in indigenous biodiversity. For this reason, I consider the application will give effect to the policy direction of the NPS-IB.

9.2 National Planning Standards

The National Planning Standards came into effect on 5 April 2019. These codify the structure, mapping, definitions and noise/vibration metrics of District, Regional and Unitary Plans. Councils have 10 years to implement these changes. In consultation with Council's policy team, this proposal follows the National Planning Standard template as it is currently applied to the WDP. As such, I consider this application will give effect to the National Planning Standards.

9.3 National Environmental Standards

The National Environmental Standards (NES) that could be relevant to this Plan Change include:

- NES for Air Quality (2004)
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health (2011)
- NES for Freshwater (2020)

9.3.1 National Environmental Standard for Air Quality 2004

Regarding the NES for Air Quality, the PPC area is not within a Northland Regional Council Airshed and the rezoning of the subject site under the WDC is not likely to trigger the requirements of these regulations.

The subject site holds an existing resource consent with the Northland Regional Council for the discharge of contaminants to air from two boilers and three kilns. This consent contains conditions for the on-going operation of the sawmill as well as on-going monitoring requirements which the consent holder and Regional Council are actively monitoring. Nothing in this PPC is considered to conflict with these existing consents.

9.3.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The NES-CS provides standards for activities on land whose soil may be contaminated in such a way that it may be a risk to human health. The subject site is identified on Northland Regional Council Selected Land Use Register as a hazardous activity and industrial land. The site is classified as being managed, with the identified HAIL category being A18 – wood treatment or preservation or bulk storage of treated timber.

The NES-CS is completely independent of the WDP. Irrespective of the zone of this site, future redevelopment or development of the site will always require consideration against the NES-CS to manage and mitigate risk to human health. Any works undertaken on site that are unable to comply with the permitted activity regulations set out under Regulation 8 of the NES-CS will need to seek the appropriate resource consent(s) from WDC.

The PPC does not propose to undertake any activity, change the use or subdivide the site. We can therefore be comfortable that consent under the NES-CS will not be required as a result of this PPC.

9.3.3 National Environmental Standard for Freshwater 2020

The NES for Freshwater introduces standards and consenting requirements for activities that relate to freshwater, including natural inland wetlands.

The subject site is not known to be in proximity to or contain any outstanding water body or wetland. Discharges of water from the site are undertaken in accordance with the existing resource consents held with Northland Regional Council (NRC). These consents are actively monitored on site, and by NRC. Nothing in this PPC is considered to create conflict with these existing consents. All consents will continue to be complied with and actively monitored.

The PPC does not propose to undertake any new activity or change the use of the subject land. We can therefore be comfortable that consent under the NES-F will not be required as a result of this proposal.

9.4 Regional Policy Statements and Plans

The RMA at section 75(3)(c) states that a District Plan must give effect to any Regional Policy Statement and Section 75(4)(b) states that a District Plan must not be inconsistent with a Regional Plan for any matter specified in Section 30(1).

9.4.1 Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) provides a broad direction and framework for managing Northland's natural and physical resources, including air, land, water and the coastal marine area.

Part 2 of the RPS identifies the significant resource management issues for Northland as:

- Fresh and coastal water
- Indigenous ecosystems and biodiversity
- Infrastructure and economic activities
- Regional form
- Issues of significance to Tangata Whenua – participation in resource management
- Issues of significance to Tangata Whenua – natural and physical resource
- Natural hazards
- Natural character, features/landscapes and historic heritage

The issue of fresh and coastal water is one that is generally applicable to all activities undertaken across the Region as every activity has the ability to protect or harm the Region's fresh and coastal waters either directly or indirectly. As identified throughout this application, the Rosvall Sawmill holds existing resource consents with NRC one of which enables the discharging of

stormwater to two unnamed tributaries of the Taheke River. The proposal will not alter this existing consented activity which is actively monitored and reported on.

Infrastructure and economic activity is another issue raised in the RPS that is considered relevant to this proposal. The RPS identifies that Northland has not effectively and sustainably managed its natural and physical resources to fully realise its economic potential and social wellbeing.

The RPS identifies Northland's land as the most significant economic asset and that there is only so much of it. Subdivision, use and development, particularly residential are said to have the ability to make it difficult for existing and future productive uses and infrastructure to operate (reverse sensitivity) or develop. While productive uses are generally considered to be those uses which directly rely on the physical qualities of the land, the RPS also discusses that productive activities also include economic activities that "use the soil and/or minerals in the ground (such as mining, farming and horticulture), those that use the space the land provides (like intensive farming, processing, manufacturing and oil refining) and other industrial and commercial uses. Rosvall Sawmill aligns with this, it utilises its existing site to provide processing of wood materials which are received from surrounding land practices and then flow through into the commercial market.

The RPS considers about 20-25% of Northland's Gross Domestic Product is derived from either directly (farming, forestry, fishing and mining) or indirectly (the processing of these products and tourism) from the use of natural resources. The Economic Impact Assessment has considered the contribution Northland makes to the wood processing industry and finds that the capacity in this industry must increase to keep up with demand. This existing output adds value to the Whangārei and wider regional economy both directly and indirectly, and ultimately confirms Rosvall Sawmill plays an important role within Northland.

As part of this PPC process, the Applicant has attempted to engage with mana whenua. Although response to this engagement has been limited, it should be recognised that the proposal does not fundamentally seek to change the existing environment, or activities undertaken on this site. Instead, it seeks to uphold them in a manner which considers mana whenua and all neighbours.

As discussed above and further below, the application site is not currently subject to any natural hazards, Sites of Significance to Māori, historic heritage, outstanding natural features or landscapes.

Part 3 identifies the objectives of the RPS, with supporting policies included in Parts 4 - 8. An assessment of the PPC against the relevant objectives and policies of the RPS is included in [Appendix M](#).

In summary, it is considered that the proposal will give effect to the relevant objectives of the Regional Policy Statement.

9.4.2 Northland Regional Plan

An assessment of whether the plan change gives effect to the relevant objectives and policies of the Proposed Regional Plan for Northland is included as [Appendix M](#). This assessment has confirmed that the proposed changes to the District Plan will be giving effect to the policy direction in the Regional Policy Statement.

9.5 Management Plans and Strategies

Section 74(2)(b)(i) of the Act states that a Territorial Authority must have regard to any management plans and strategies prepared under other Acts. The following plans and strategies are considered to be of relevance to this PPC Application.

Whangārei District Growth Strategy (2021)

This strategy details the strategic drivers which will inform the future growth of Whangārei over the next 30 years. The level of growth anticipates that to meet demand 12,000 – 20,000 new homes and 520 – 560 hectares of new business land will be required across the District. This strategy identifies 9 drivers which are key issues for our District over the next 30 years. Drivers such as ‘sustained growth and development’ and ‘housing needs’ are considered to be of relevant to this PPC Application in that more people requires more housing, and more housing requires building supplies being readily available. As discussed in the Economic Impact Assessment in Appendix G, domestic use of wood product is anticipated to increase not only with timber being used increasingly in place of steel, but also the likes of wood pulp and wood panels.

A ‘successful economy’ is also relevant to this PPC as discussed in the Economic Impact Report included in Appendix G, the sawmills’ day to day operation provide local people with jobs, and have an upstream and downstream impact on the economy. A secure future for the Rosvall Sawmill enables them to continue to make a positive contribution to achieving this strategic driver.

Lastly, although the Rosvall Sawmill is not a project to support prosperity, it is one that like many businesses in Whangārei, will likely benefit from these projects. In particular, the vehicle and freight transport networks will support the delivery of Rosvall Sawmill products in a more efficient and secure manner to the local, regional, national and world markets.

For these reasons, the proposed PPC Application is considered to align with the Whangārei District Growth Strategy (2021).

Tikipunga, Glenbervie and Vinegar Hill Structure Plan (2009)

The Tikipunga, Glenbervie and Vinegar Hill Structure Plan was published in 2009 and seeks to manage the future urban development and growth of these areas. The Rosvall Sawmill is not located within any of these catchments however Whareora does adjoin them. Based on a review of this structure plan is it considered that the Rosvall Sawmill is substantially physically separated from these areas and would not conflict with the intended future urban development of these areas. For this reason the PPC application is considered to align with this structure plan.

Whangārei Draft Future Development Strategy

Consultation on the Draft Future Development Strategy has recently closed. This draft strategy seeks to provide a roadmap for planning, managing and recognising the opportunities that are likely to be presented by the future growth of Whangārei. The preparation of this strategy is a requirement of the National Policy Statement on Urban Development.

The Rosvall Sawmill is located in the rural environment and is not specifically included within nor within proximity to any of the short, medium or long term growth areas, developments, or infrastructure priority development areas or projects. Notwithstanding this, similar to the District Growth Strategy above, Rosvall Sawmill will contribute to the successful delivery of this work through supporting the local building industry in providing local materials to the local market. This will assist in creating security and efficiencies here within Whangārei, and ultimately continue to support the continued growth and development of the District.

For these reasons, the PPC Application is considered to align with the Draft Future Development Strategy.

9.6 Whangareei District Plan

As this is a request to change the District Plan, it needs to have regard to the broader strategic direction and outcomes that the District Plan seeks to achieve. An assessment against the relevant objectives and policies of the Whangareei District Plan is included as [Appendix M](#). This assessment concludes that the proposal will be consistent with and achieve the objectives and policies of the Whangareei District Plan.

9.7 Iwi and Hapu Planning Documents

The applicant received advice from Council in relation to which Iwi and Hapū groups to engage with. All Iwi and Hapū groups who have an interest in the Plan Change area were contacted regarding the plan change proposal to see if they wished to engage. The following Iwi and Hapū were contacted:

- Te Parawhau
- Te Waiariki
- Ngati Tu
- Ngati Kahu o Torongare
- Ngati Korora

From the communications to date, no initial objections to the proposed plan change have been raised. [Appendix K](#) includes detailed reporting of all engagement and responses that have been received to date.

As far as we are aware, there are currently no other relevant iwi planning documents have been lodged with Council for the above Iwi and Hapū. Notwithstanding this, we are aware that there are existing Iwi management documents which are held with the Whangārei District Council and

cover the rohe which the site is located within. These have been considered and are discussed below.

Ngati Hine Iwi Environmental Management Plan 2008

The Ngati Hine Iwi Environmental Management Plan (2008) and the I Te Iwi o Ngatiwai Iwi Environmental Policy Document (2007) both identify the issues faced in ensuring the sustainable management of natural, physical and cultural resources within their rohe. Alongside each issue, both management plans set a number of key objectives, policies and methods to overcome the relevant issue. At a high level these issues include relationships, spiritual well-being, environmental management and protection, and resource management and protection.

This PPC proposes amendments to the existing provisions of the District Plan to support the continued operation of the Rosvall Sawmill in an efficient manner. As discussed earlier, the site operates within the boundaries of its existing Regional Council consents in relation to water and air discharges. These have on-going limits and monitoring requirements which the Rosvall Sawmill must continue and are committed to meeting to uphold the health and quality of the natural environment.

As directed by Section 72(2A) of the RMA, this PPC Application has taken these environmental management documents into account insofar as they relate to the resource management issues within this application.

10. Consultation and Engagement

Consultation with neighbouring parties and potentially interested community groups and businesses occurred concurrently with the PPC preparation. Consultation took an informative approach with the objective of providing information on the proposal; the reason for the PPC application; and providing space to receive questions and feedback.

A full summary of the consultant and engagement that has been undertaken is recorded in [Appendix K](#). By way of summary, engagement with neighbours which live and work around the existing sawmill were generally supportive of the proposal. Several neighbours noted interest in the Applicant's plans to improve the acoustic performance of the site, and following such works being undertaken on the site, this is said to have been positively received.

Engagement with potentially interested community groups and businesses was also supported, however generally speaking a low level of response was received from these groups. Details on all engagement and responses is recorded in [Appendix K](#).

At this time there is no further formal engagement planned. Notwithstanding this, the Applicant remains committed to being open and available to discuss the application and day to day site operations with neighbours, as well as potentially interested community groups.

11. Assessment of Effects on the Environment

Clause 22(2) Schedule 1 of the Act requires an assessment of the anticipated environmental effects of any private plan change in accordance with Schedule 4 of the Act.

This PPC process is concerned with creating a planning framework which recognises and supports the long-term operation of the Rosvall Sawmill at the subject site. On this basis, and to enable us to accurately assess the effects of this proposal, consideration has been given to how the existing consented sawmill operation may advance over the long term.

The following assessment has been informed by the technical analysis undertaken to determine the suitability of the site for the proposed rezoning of the site.

It summarises the sites constraints and opportunities, how any development issues may be addressed through mitigation and the positive and adverse effects arising from the proposal.

11.1 Landscape and Visual Effects

As described earlier, the Rosvall Sawmill has existed and operated from the subject site for the past 50 years. As such this activity, and its associated built and operational infrastructure, well and truly form part of the existing environment.

In support of this proposal, the potential landscape and visual effects of the PPC have been considered and assessed by Mr Jack Earl of Barker & Associates Limited. A copy of Mr Earl's assessment is included in [Appendix I](#) and forms part of this application. Mr Earl has considered the existing environment as well as how this environment could change through this proposal. His recommendations have been designed to manage landscape and visual effects of any change within the site to ensure landscape and visual effects are always in keeping with the existing landscape character.

Mr Earl describes the wider landscape context as being in the upper catchment of the Taheke River and is physically constrained by steeper landforms to the north, south, west and east, forming a basin. The spurs which form the basin where the site is located, are characterised by paddocks of pasture, evergreen shelterbelts, and mature exotic trees. The landforms visually contain the site to the south, west, east and partially to the north. Mr Earl considers the sawmill is an existing and integrated feature within the established landscape of Whareora.

In the immediate surrounds, the north and eastern boundaries are grassed paddocks also forming part of the RPZ. An existing modified waterway runs immediately along and outside of the northern boundary. Several large exotic trees also sit adjacent to the northern boundary. An existing residential dwelling is approximately 60m from the northern boundary on top of a small knoll with extensive planting and accessory buildings along the southern side of the residence which partially screen views between the dwelling and the site. The western boundary interface aligns with Whareora Road. An existing landscape bund forms the physical interface with the property at 654 Whareora Road (south-west). The southern site boundary aligns with the formed part of Parahaki Parish Road, and the unformed part of the road which serves as a possible extension of the road. To the south-east is a large area of Open Space zoned land of Whareora Cemetery occupies a portion of.

The site itself is described by Mr Earl as a modified landform which steps up from Whareora Road across multiple platforms towards the eastern and southern boundaries which remain steep grass slopes. Each of the platforms are connected through the inner circulation route

which generally surrounds the outside of the site's operations. Buildings and structures which support the day-to-day operation of the site are generally contained within the circulation loop with stacks of timber throughout the site. The kiln structure is the tallest on site measuring approximately 25m with an adjoining two chimney's measuring approximately 20m. Building heights surrounding these features range between 5-12m in height.

To understand and assess the visual catchment and potential viewing audiences, Mr Earl has established a Zone of Theoretical Visibility. Viewing audiences within this zone are:

- Users of the surrounding local road network including Whareora Road, Parahaki Parish Road, and Mount Tiger Road.
- Users of the Whareora Cemetery.
- Residents located north of the site (including 670, 692, 696 704 and 705 Whareora Road).
- Residents located west of the site (including 654, 539, 553, 577, 585, 623 and 641 Whareora Road).
- Residents located south of the site along Parahaki Parish Road (including 6 and 14 Parahaki Parish Road, and 30 Mount Tiger).

Viewing audiences in the wider context are limited to residents along Adams Road, however this is a highly visually limited catchment due to local landform, land use and vegetation obscuring the site.

Mr Earl's assessment recognises that the proposed zone change will provide for the retention and managed expansion of the Rosvall Sawmill. Within the context of this plan change as proposed, Mr Earl has established a set of landscape principles derived from the landscape and visual analysis he has undertaken. These landscape principles are recommended to underpin land use development within the site to ensure landscape related effects are appropriately managed on an on-going basis. These principles include:

- Increased building heights are contained to the area of the site confined within the internal access way loop and the existing extent of the 5th and most elevated platform to support a gradual transition from taller buildings/structures to the rural landscape surrounding the site; and
- Manage rural amenity through the visual appearance of new buildings.

Exact details of the landscape principles and recommended planning outcomes to achieve these are detailed in Mr Earl's report found at [Appendix I](#). Mr Earl concludes that the sawmill is an integral part of the existing rural landscape. The proposed plan change manages the rural amenity of landscape through a transitional building height across the site setback from sensitive rural interfaces and building appearance to be in keeping with the existing landscape character.

The proposal has taken Mr Earl's assessment and recommendations and incorporated these into the proposed amendments to the SRIZ chapter and will apply only to development at the Rosvall Sawmill SRIZ site. Based on the incorporation of these design controls, and Mr Earl's assessment, it is considered that landscape and visual effects on the environment will be appropriately managed and mitigated.

11.2 Rural Character Effects

The Rosvall Sawmill is located in the Rural Production Environment. Generally speaking, it is considered that there is a relatively strong rural character to this environment. However, like many rural environments this rural character continues to prevail even though the land supports a range of existing and well-established land uses such as the sawmill, rural lifestyle properties, and standard rural farming practices.

This rural character exists with the Rosvall Sawmill being a long standing and notable activity in the environment. It is not considered that this proposal would change this existing character. This plan change is not looking to expand or completely redevelop the site, instead it is seeking the continued operation and controlled improvement of the site. Controlled improvement of the site is expected to include the ability to add to existing buildings and rebuild parts of the site, slowly over time, as they reach their end of life. The controls proposed specifically for this site seek to ensure any physical built form occurs within the existing and clearly delineated built extents of the site. Furthermore, these controls seek to manage those existing wood processing activities undertaken on the site so that they continue to occur at a level which is known and anticipated in this environment. This is to ensure that such form and activity does not have the ability to negatively impact the surrounding environment.

Based on the existing rural character of this environment, the controls that to apply to this site are considered to uphold the existing rural character. It is not considered that adverse rural character effects would result from this proposal.

11.3 Residential Amenity Effects

Residential amenity can be collectively impacted by a range of elements of a development or activity. While this is not a residential environment, this environment does contain a number of existing residential dwellings in which persons reside.

Residential amenity is commonly impacted by elements such as building location and design which can in turn result in adverse shading, bulk, dominance, and privacy effects. While the site does contain a number of building elements and forms, as discussed under the landscape and visual effects section above, this built form is contained within the inner circulation route of the site. This maintains a physical separation from its closest residential neighbours and mitigates the potential for over imposing on these residents.

The provisions of this PCC have been mindful of the surrounding environment and have been designed to ensure that any future improvements or development of the Rosvall Sawmill continues to uphold the residential amenity of its immediately surrounding neighbours. This is considered to be achieved by the proposed building setback, height, height in relation to

boundary and design controls. The PPC does seek to apply a reduced setback at a single boundary (the north-west boundary). This departure occurs at a part of the site where the existing built form is already within 20m of the respective boundary. It is expected that future upgrade works will need to be made to this existing building in the near future and while a setback will be achieved, this will be within the standard 20m setback that is applied to the adjoining RPZ land. An existing vegetated earth mound currently sits along this boundary and is then adjoined by an internal ring road within the site which will continue to provide adequate physical separation to ensure cross boundary amenity impacts do not arise.

In considering residential amenity impacts, regard has also been had to the proposed provision which is seeking to enable a future residential dwelling unit to be established on-site for the purpose of a site manager/caretaker. The site does not currently have this facility however it is the intention that an on-site manager is someone that is employed and highly trained in the operation of the sawmill is available on-site at all times. This is for the purpose of ensuring after hours site security and safety purposes, with the site being accessible and to some extent operational 24/7 (boiler and kilns). The establishment of such unit on site would not be available for use by any other person other than the dedicated site manager employed by Rosvall Sawmill and their family.

Given the extent of the sawmill within the site, it is anticipated that such unit would be located on the periphery of the site to ensure it is physical separated from the day to day operations. The establishment of a managers accommodation unit on the site would be required to be designed to achieve the necessary acoustic requirements as proposed in this PPC to ensure that internal acoustic levels are achieved. This is the only sensitive component that is sought to be introduced to the site and it is not considered that adverse residential amenity effects would result from this.

Overall, the proposal has considered those persons who may reside within or surrounding the Rosvall Sawmill. The proposed provisions of the PPC are designed to ensure that an appropriate level of residential amenity is retained for all persons.

11.4 Acoustic Effects

As part of the preparation of this PPC application the Applicant has engaged SLR Consultants to undertake an acoustic assessment of the existing Rosvall Sawmill and propose a methodology to control and mitigate adverse acoustic effects on the surrounding environment, particularly those properties that immediately adjoin the site.

SLR have visited the site and undertaken a series of noise recordings and measurements. In taking recordings of the existing noise environment, SLR have utilised both attended and unattended noise recording equipment in order to capture specific noise sources within and surrounding the site in short durations, and across longer periods of time. Upon visiting the site and recording the acoustic output of the Rosvall Sawmill it was identified that there were a few outlying noise sources which generated a higher acoustic output than expected by the Applicant. In response to this the Applicant has implemented a series of mitigating components to the operational machinery, namely the hammer mill and planer mill. While not discussed in the

Acoustic Report included in [Appendix J](#), this has been acknowledged by a number of neighbours during engagement as recorded in [Appendix K](#).

The Acoustic Report identifies different components of the operational sawmill including their hours of operation. The majority of the site operations occur between 6:00am to 11:00pm Monday to Friday, with the exception of the boiler and kilns which run continuously. The site operates to reduced hours on Saturdays and with the exception of the boiler and kilns, does not operate on Sundays.

The acoustic investigations have considered the existing acoustic environment. This environment has been established through the previous resource consents obtained by Rosvall Sawmill for the operation of the sawmill activities. Of note is resource consent RC37180 granted in 2003. A copy of this consent application and decision are included in [Appendix B](#). This consent obtained approval for the operation of the sawmill including changes to the acoustic performance of the site. This application was supported by the written approvals of all landowners and residents of dwellings within 350m of the site. As a result, the conditions of consent required that acoustic levels be limited to the permitted activity levels at any point on the notional boundary of any residential unit on another site that that has not provided written approval. The reporting considered this was achievable by way of keeping the doors of the plant closed at night time.

A key focus of the acoustic investigations was undertaking acoustic readings of the sawmill to gain a real time understanding the level of noise the site makes in the current day. This information has then been analysed to understand how it compares to consented limited, and District Plan limits. Lastly this has then been used to inform the methodology to control noise from the subject site.

All attended and unattended noise locations and results are tabled in the Acoustic Report in [Appendix J](#). This has identified that the current acoustic output of the site is likely to comply with the daytime noise limits previously consented, however is likely to exceed the night-time noise limits previously consented, noting that it is difficult to gauge where the limits apply due to written approvals being obtained at that time. It is also noted that as the site operates until 11:00pm, there is one-hour of each day that is operating within the 'night-time' acoustic levels.

In regard to how the sites acoustic output relates to the current District Plan noise levels, the reporting considers that it is anticipated that the day-time noise levels is achieved at most of the surrounding dwellings. During the night-time, the operative District Plan noise levels are anticipated to be exceeded at three immediately adjoining residences. As the night progresses, and only the boiler and kiln remain operational, noise levels reduced significantly.

In creating the proposed acoustic provisions for the Rosvall Sawmill, SLR have had regard to the methodology that is currently applied to the existing Strategic Rural Industry Zone (the Croft Poles Site, the Fonterra Kauri Milk Processing Site, and the Portland Site). At present, the Noise and Vibration Chapter of the District Plan (NAV) does not specify noise limits for SRIZ, except for the Fonterra Kauri Milk Processing Site. The Fonterra Kauri Milk Processing Site operates with a Noise Control Boundary (NCB) surrounding the site. This NCB requires that noise generated from with the Fonterra Kauri Milk Processing Site must not exceed the stated noise

limits that are applied within the NCB. This approach sets specific noise levels to the site to allow it to operate at a different level, and also requires specified internal noise levels to be achieved for any sensitive activity that establishes within the NCB. From a review of previous plan change material it is understood that a NCB was intended to be applied to all SRIZ sites however this did not eventuate through the plan change process at the time due to a drafting error.

This approach has been recommended by SLR for the Rosvall Sawmill. The proposed NCB that is to apply to Rosvall Sawmill is illustrated in attachment C of the Acoustic Report ([Appendix J](#)), and is proposed to be included as an additional Planning Map ([Appendix O](#)). This NCB contour has been modified to ensure it includes the 45 dB LAeq rating contour for night-time, which encompasses the daytime 55 dB LAeq rating contour. As outlined in the Acoustic Report this approach provides certainty regarding the potential levels of noise generated would be controlled to remain at or below the levels currently generated at Rosvall Sawmill. Should there be any future development at the Rosvall Sawmill site, it would be essential that any new development be designed and controlled to ensure compliance with the NCB is maintained

Furthermore, this approach also mitigates the potential for reverse sensitivity effects to arise as new noise sensitive activities establishing within the NCB will be required to be constructed to a standard which achieves the prescribed internal acoustic levels which is consistent with the District Plan.

Much like the Kauri Milk Processing Site, there are existing residences located within the proposed NCB. These are the properties immediately north of the site at Lot 1 DP 119760 and immediately west of the site at 654 Whareora Road. Through the engagement process and the Applicant's long-standing relationship with these persons, we are not aware of the sawmill operations adversely impacting these persons. Its operation has become part of the existing and familiar environment. The Acoustic Report has considered this and acknowledges that while it is not proposed to change this existing acoustic environment, it is recommended that the Applicant engage with these owners directly to consider whether any further mitigation measures such as internal heating/cooling to enable windows to be closed, is appropriate.

Consideration has also been given to those properties which are within the proposed NCB but do not contain an existing residence. These are properties at 643 Whareora Road (east of the site), 670 Whareora Road (north-east of the site), Allotment 67A and 70 Psh of Parahaki (South of the site), and Whareora Cemetery (South of the site). Aside from Whareora Cemetery, which is discussed separately below, each of these properties are large allotments which have ample areas of land within their allotments which falls outside of the proposed NCB. As such it is not considered that the proposed NCB automatically imposes additional design controls on future residential development within these allotments. Each site has the ability to construct a dwelling as of right, outside of the NCB, and should they seek to construct within the NCB then the design will be required to take internal acoustic levels into consideration. For these reasons the proposal is not considered to result in onerous outcomes for these persons, and it will appropriately manage adverse noise effects on future sensitive land uses.

With regard to the Whareora Cemetery, this not classified as a sensitive land use under the District Plan. The Cemetery is not often utilised, and when it is these visits are of a temporary

nature; however, the Applicant works closely with the Cemetery Manager to treat it as a sensitive activity at times when burials are taking place. During these times, site operations are paused to respect this occasion, and resume once visitors to the cemetery have departed. This does not occur often and is pre-arranged at the time. The Applicant intends to uphold this relationship and process for this site. A formal provision requiring activity at the sawmill to cease during these occasions has not been proposed as part of this application. It is the intent to continue to act in good faith and maintain this relationship.

Based on the assessments and recommendations of SLR, it is considered that acoustic effects on the environment will be appropriately managed and mitigated.

11.5 Transport Effects

The existing sawmill currently takes access off Whareora Road and Parahaki Parish Road. Beyond the Parahaki Parish Road entrance, an unsealed private road forms a perimeter around the entire site, intersecting with Whareora Road. This unsealed road provides internal access for the site, which all vehicles utilise to manoeuvre around the site. Under existing site operations and in accordance with existing resource consents, all trucks enter the site via the formed section of Parahaki Parish Road, follow the internal road in an anticlockwise direction, and exit the site via the main entrance onto Whareora Road. There are no changes proposed to these existing access points.

In support of this application and assessment, a Traffic Impact Assessment has been prepared by Traffic Planning Consultants (TPC) and is attached in [Appendix H](#).

As outlined above, in forming this PPC consideration has been given to the improvement of the sawmill over the long term which would likely include changes to traffic numbers coming to and from the site. The Applicant has worked with TPC to estimate the traffic generation potential of the sawmill should the quantity of material processed on site increase which would result in an increase in truck movements and staff numbers. Such increase is predicted to require:

- Increase staff numbers from 65 to 100
- Increase truck numbers from 35 inbound movements and 35 outbound movements per day (as consented) to 50 inbound movements and 50 outbound movements.
- A maximum of 10 general vehicle movements per day that are not associated with staff or truck activity (i.e. courier, maintenance personal, visitor).

These considerations are detailed and identified in [Appendix H](#) and have been used to assess the sites full potential from a traffic perspective. TPC have considered this change to the existing traffic environment and consider this level of additional traffic generation can be accommodated by the road network without adversely affecting its function, capacity or safety of road users.

These findings, has formed the basis of a permitted activity allowance which is proposed to be introduced to the SRIZ chapter as drafted in [Appendix C](#). Should vehicle movements seek to increase beyond this level, then this signals the requirement for resource consent to be

obtained. In doing so this would enable any additional traffic movements to be analysed and employ mitigation or improvements as necessary.

It is not proposed to apply SRIZ-REQ1 to the PPC which will therefore not require Council to advise the New Zealand Transport Agency Waka Kotahi (NZTA) of any application for land use consent in relation to Rosvall Sawmill. As analysed in the Section 32 analysis, there is no benefit or efficiency/effectiveness in undertaking this notification due to the context of the roading network which surrounds the site. The road network which surrounds the site is Council's own local network only, with the State Highway network being approximately 10km from the site. Engagement with NZTA has also identified that given the distance from the State Highway network, they do not have interest in the proposal.

Based on the findings and conclusions reached in the transportation assessment, the PPC will not adversely affect the road network.

11.6 Infrastructure Effects

The site and sawmill is fully serviced for three waters and power and telecommunications. Three water infrastructure exists on-site and will continue to operate in the same existing manner. Stormwater also continues to be managed on-site via the existing pond and in accordance with existing regional consents which permit the discharge of water from the site. This proposal will not alter these consents or the operation of this existing infrastructure.

Power and telecommunications remain. The site contains a number of existing power poles connecting it to the power supply network. These will not be impacted by the proposed rezoning of the site.

For these reasons, it is not considered the proposal would result in adverse effects on existing infrastructure.

11.7 Productive Land Effects

The subject site is located in the Rural Production Zone where one of the key objectives of the zone is to protect productive rural land resources for a diverse range of rural production.

As described throughout this application, the Rosvall Sawmill has operated from the site for many years, with the sawmill first operating from the site prior to the Resource Management Act being established. The majority of the site supports the wood processing operation and facilities with only the steeper boundaries of the site remaining in pasture.

Given the existing and well-established use of the site as the sawmill, in which wood processing is not classed as a rural production activity, the site is not considered to have any existing productive land resource. The proposal will not alter this existing situation. Any new or additional development on the site will be undertaken within the existing building footprint or ring route areas and therefore would not result in any new or additional loss to the rural land resource.

Further to the above, the subject site is identified as having entirely Land Use Capability Class 4 soils, which in accordance with the National Policy Statement for Highly Productive Land is not considered productive land.

For these reasons the proposal is not considered to have any adverse effect on rural productive land resource.

11.8 Contaminated Land and Hazardous Activities Effects

The existing sawmill and wood processing facility is classified as a Hazardous Activity and Industry (HAIL) site as identified on the Ministry for the Environment's HAIL list. This is due to the operation involving the treatment of wood and bulk storage of treated timber outside. This proposal does not seek to change the use of the site or alter the existing activity in a manner which could pose a risk to human health or sensitive land uses. Any development of the site will continue to require consideration against the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS) as discussed above.

Further to the above, timber is treated on-site and utilises different hazardous substances to do this. This requires Rosvall Sawmill to ensure that all use, handling, storage and transport of hazardous substances be undertaken in accordance with the Hazardous Substances and New Organisms Act, Health and Safety at Work (Hazardous Substances) Regulations, and the existing Northland Regional Council consents. This will not change as a result of this proposal and therefore do not consider there to be any risk to the environment resulting from this proposal.

For these reasons the proposal is not considered to have any adverse effect on the environment in relation to land contamination and hazardous activities.

11.9 Natural Hazard Effects

The subject site and existing sawmill activity is not known to be subject to any natural hazards. Proposed Plan Change 1 – Natural Hazards, which seeks to apply a risk-based approach to the management of natural hazards within the Whangarei district. As noted above, it is acknowledged that this plan change is still going through the process and is still subject to change. It does not yet have legal effect.

PC1 identifies the site as having areas of moderate to high susceptibility to landslides. Once the plan change process for PC1 is complete, should this overlay and relevant provisions of PC1 apply to the subject site this will not prevent the site from being developed or redeveloped. It instead identifies to Council and the landowner that further specific geotechnical and engineering investigations are required to confirm the appropriate location and design of built form to ensure it appropriately manages and mitigates this natural hazard. It is not considered that this PPC affects the natural hazard potential of the subject site, nor does it create conflict with the provisions of PC1 which would sit alongside the SRIZ chapter of the District Plan.

For these reasons, actual and potential natural hazard effects on the environment resulting from this proposal are considered to be less than minor.

11.10 Tangata Whenua Effects

To the best of our knowledge the subject site and operational sawmill is not located on or in proximity to a Site of Significance to Māori, or a historical heritage area. As discussed above, the sawmill will continue to operate from the site in the same existing manner, within the existing site which has been continuously developed over the years.

Like any land use or disturbance anywhere in New Zealand, should any works undertaken on the subject ever result in an accidental discovery of archaeological matter or an archaeological site, then all persons must stop works and act in accordance with the accidental discovery protocol in accordance with Heritage New Zealand - Pouhere Taonga.

The site is located in an area of overlapping iwi and hapū interests. The applicant is aware of the following interests in the area as informed by the Whangarei District Council Māori Outcomes Team, and via hapū themselves:

- Ngati Tu
- Te Waiariki
- Ngati Kahu o Torongare

Te Parawhau were also consulted, however in their response they have advised this site is not within their rohe. As such we have not engaged or considered effects on this Hapū any further.

All hapu were contacted in an effort to understand all cultural values of the area. Some initial responses were received however upon the provision of further detail of the plan change, no further responses have been received.

On this basis, we proceed with the following assessment based on our knowledge to date. The proposal seeks a zone change to apply to the subject site to support the on-going operation of Rosvall Sawmill. Rosvall Sawmill have operated from the site for the past 50 years, and this proposal seeks to uphold the existing wood processing activity and facilities so it can continue to do so for the long term. Alongside this proposal the Rosvall Sawmill activity will continue to operate in accordance with its existing Northland Regional Council consents. The proposal will not expand the site onto any adjoining land or waterways, nor will it require any new discharges to air, land or water.

Overall, it is not considered that this proposal would result in any adverse effect on mana whenua, or the environment.

11.11 Open Space Effects

The subject site is adjoined to the south-west by land which forms part of the district's open space network. This land is a moderate size block of land in the context of the immediately surrounding environment. On this land is the Whareora Cemetery. This cemetery is accessed

via Parahaki Parish Road, with a gravel access leading directly to the part of the site which the cemetery is located. The cemetery itself is surrounded by a boundary fence with vegetation scattered around the boundary to enclose it. The remainder of the site is pasture.

The Rosvall Sawmill has operated alongside the cemetery for many years. The Applicant and the Cemetery Manager have a good working relationship, and out of respect the sawmill often operates on quiet duties at times where the cemetery is in use. The proposal is not anticipated to alter this existing situation in any way. All built form is to maintain substantial separation from the cemetery and all vehicles continuing to share Parahaki Parish Road.

11.12 Reverse Sensitivity Effects

Reverse sensitivity effects can arise where more sensitive land uses (such as residential dwellings) are established within proximity to an existing less sensitive land use. At times the more sensitive land use may generate effects that are reasonably anticipated, however they are not anticipated by the more sensitive land use which can result in conflict, which at times can impact the ability of the less sensitive land use to function effectively.

The Rosvall Sawmill is a non-sensitive land use, and in the context of this application site there are a number of residential dwellings which co-exist in proximity to one and other. This is not a new occurrence and is one where both land uses have co-existed for the duration of their lives.

Under the current District Plan provisions, activities that are ancillary to forestry (the existing sawmills classification under the RPZ) and sensitive activities (residential dwellings) on a separate site are required to be separated at least 250m from one and other. Based on existing development patterns we know this is already not achieved with multiple residential dwellings surrounding the existing sawmill. This is likely due to the age of these land uses (including the sawmill), establishing long before the current rule framework. However, as it stands if a new residential unit were to be constructed technically speaking this would be required to be setback 250m from the Rosvall Sawmill site boundaries. Reference has been made to technically speaking as it is not clear whether a plan user would identify Rosvall Sawmill as an activity ancillary to forestry.

Based on the Rosvall Sawmills current operations, and the level of sensitive development in proximity to the site which has co-existed in this environment, significant regard has been had to whether it is necessary for a sensitive activity setback to apply to the Rosvall Sawmill. For the reasons that are discussed below, and elsewhere in this application no sensitive activity setback is proposed by this application.

The sites operational history shows us that it is possible for the Rosvall Sawmill and residential dwellings to be in proximity to one another without the sawmill adversely impacting the residential use, and without the residential use compromising the operation of the sawmill. The assessment made above and supported in the Appendices have closely examined the current and intended use of the site, and where necessary have recommended various controls to mitigate adverse effects on the environment. The provisions proposed by this plan change have been carefully considered and designed to support a modest scale of growth for the sawmill to support its long-term operation, while managing adverse effects on the environment. In

examining the actual and potential effects above there is nothing which suggests that the existing or continued operation of the sawmill generates such an effect which requires new sensitive land use to be setback from the site.

This is further informed by the Acoustic Assessment above and attached, which advises that should a surrounding landowner chose to construct a sensitive land use within the identified NCB, then it is able to occur provided the internal acoustic environment of that dwelling is considered and designed accordingly. This is not considered onerous to achieve, and is a common approach throughout the District Plan.

In considering this approach, regard has been had for the existing properties within proximity to the site and their ability to accommodate residential dwellings as of right and be subdivided further. This has been considered in order to gauge how much residential development could reasonably establish within proximity to the Rosvall Sawmill. [Appendix L](#) includes a map illustrating the extent of a 250m setback from the Rosvall Sawmill which would be applicable under the current RPZ framework. Appendix L(A) includes a breakdown of all the properties which fall into this 250m catchment and has analysed the level of existing residential development, as well as the level of subdivision and residential development that each property is entitled in accordance with the District Plan framework.

This analysis demonstrates that there is already a well-established community which exists in proximity to the subject site and existing sawmill operations. It also demonstrates there are 7 properties which do not contain an existing residential unit as they continue to support rural production activities; however are entitled to a residential unit as a permitted activity. Of these properties none are completely located within this setback meaning each property has land which is further than this from the subject site, and could establish a dwelling that is further than 250m from the existing Rosvall Sawmill if they wish. While we have not mapped out the 500m setback, this would likely increase the number of properties that can accommodate residential development to 13, however, it also increases the physical distance which they are separated.

Notwithstanding the above, it is considered that there is limited subdivision potential which could occur as a controlled activity (where consent must be granted) due to the sizes of the existing properties. While the adjoining land that is in common ownership may be able to be collectively subdivided in an alternative manner, approval is not guaranteed and, in any case, maintaining the existing level of development entitlement within the RPZ environment would be paramount.

In considering the potential for reverse sensitivity effects to arise, regard has also been had to the use of the subject for other activities that fall outside of timber processing activities. This is discussed in greater detail below, however it is considered that the provisions of the application, provide appropriate controls to mitigate the potential for activities within the subject site to adversely affect the surrounding environment, and for this environment to constrain operations within the site.

Based on the effects investigations and assessments above we have been able to understand the actual and potential effects of the Rosvall Sawmill on the surrounding environment. These investigations and findings leave me to conclude that this setback is not required, and that any

actual or potential reverse sensitivity effects will be appropriately managed through the provisions proposed.

11.13 Land Use Effects

As outlined at the outset of this application, the intent of this PPC Application is to support and enable the long-term use, development and continued investment of the Rosvall Sawmill. The method proposed to achieve this is to utilise the existing SRIZ framework with necessary modifications to support the land use while managing effects on the environment.

The SRIZ framework is considered to be highly prescriptive, a number of tests are required to be met to be considered for inclusion. Throughout this application it has been demonstrated how the Rosvall Sawmill activity meets these tests and is a Strategic Rural Industry. The SRIZ framework is also designed to be enabling to those selected land uses which have demonstrated they are a Strategic Rural Industry. Like the existing sites and land uses which operate under this existing framework, any activity is permitted to be undertaken unless there is a provision which says otherwise.

The provisions proposed by this application specifically reflect the existing and long-term anticipated use of the site for Rosvall Sawmill. To examine every possible alternative land use that could occur on this site to the level that is considered by this proposal would be hypothetical only. Particularly given we do not know how such alternative land uses would even meet the respective SRIZ tests which is substantial part of this application.

Notwithstanding the above, it is considered that the provisions proposed by this application and the specific characteristics and realities of this site, provide appropriate and suitable controls to manage the on-going use of this site. Each of the provisions proposed have been created from the existing and anticipated realities of the sawmill, where necessary these have been restricted. These provisions restrict traffic movements; building height, location, and appearance; and acoustic boundary limits. The establishment of a new activity on the subject site would be bound by the same provisions. Any activity that was not the existing sawmill would not be able to have any more traffic movements, build any closer to external boundaries, build any higher, or make any more noise than what is proposed in this application without seeking resource consent from the Council. Any different activity could therefore not generate any new or additional adverse effects on the environment beyond what has been considered by this application and has informed the creation of these provisions.

Further to the above, it is also considered necessary to consider the realities of such alternative activity occurring. As discussed at the outset – the Rosvall Sawmill has operated from this site for the past 50 years. In this time, they continue to invest in the operation and long term success of this local business. Built infrastructure is the most obvious investment with millions spent on buildings, tools and machinery specific to wood processing. Such investment continues to be made to ensure the site aligns with industry best-practice, the most recent example being the new timber treatment plant which is currently being built on-site after gaining resource consent late last year. Investment is also made in less obvious day to day operations such as internal and external roading, retaining, power and three waters infrastructure. As discussed earlier, this

activity operates within the boundaries of its existing Regional Council consents as well which also require year round monitoring and reporting specific to the activity.

Another reality of the site is that timber processing and storage is classified as a Hazardous Activity and Industry by the Ministry for the Environment. As such, the site is treated as contaminated land and any other use or disturbance of the site would not be possible without specific investigations and possible remediation.

In considering the above, it is considered that the proposal and the realities of the site and activity provide appropriate boundaries to support the long-term use, development and continued investment of the Rosvall Sawmill, while managing the effects of land use on the environment.

11.14 Positive Effects

In assessing the effects of a proposal, there is a tendency to focus on negative effects however it is also important and appropriate to consider positive effects. For this PPC, the following positive effects are considered to result:

- To provide clear direction and transparency to the surrounding environment and the wider District that Rosvall Sawmill is not a standard Rural Productive Land use and instead is a Strategic Rural Industry where different outcomes are intended and anticipated.
- To provide certainty to the Applicant and Sawmill Owner/Operator that the continued operation of the Rosvall Sawmill is supported.
- To continue to provide employment and specialised training to local personnel.
- Will result in positive effects on the environment in terms of the social and economic wellbeing of the community.

While financial benefits are not considered under the above assessment, as directed by the SRIZ chapter this is a key consideration and requirement for this zone. As such, this has been closely examined and discussed in detail in Section 32 Analysis and supporting Economic Impact Assessment, included in [Appendix N and G](#) respectively.

11.15 Summary of Effects

In summary, the actual and potential effects of the proposed rezoning on the environment arising from the proposed new provisions of the Whangarei District Plan that would apply, are appropriate for the following reasons:

- The inclusion of site-specific development controls will maintain the existing landscape and visual impact of the Rosvall Sawmill on the environment.
- The inclusion of site-specific development controls will ensure the existing rural character of this environment is upheld.
- The inclusion of site-specific development controls will uphold and managed potential residential amenity impacts on adjoining residential land uses.

- The inclusion of site-specific development controls will maintain the existing acoustic impacts of the Rosvall Sawmill on the environment.
- The inclusion of site-specific development controls will uphold the existing transport network.
- The proposal will not require any new or additional connections or expansion of infrastructure. The site will continue to be self-sufficient in regard to three waters.
- There are no adverse effects on soils, as no versatile or highly productive land exists at this location.
- There are no adverse effects on human health or sensitive land uses resulting from the continued use and operation of the site as a hazardous activity and industry.
- The proposal will not result in any new or adverse impacts on Tangata Whenua.
- The proposal will continue to respect and manage potential impacts on the adjoining Open Space.
- The proposal will manage and mitigate against potential reverse sensitivity effects.
- The proposal provisions will not conflict with those provisions which will result from PC1 (as notified). Once operative PC1 provisions will apply alongside the provisions of the Whangarei District Plan.

12. Conclusion

This report has been prepared in support of Rosvall Sawmill's request for a Plan Change to the Whangarei District Plan to rezone the land at 658 Whareora Road, Whareora to the Strategic Rural Industries Zone and to apply existing District Plan and site-specific provisions to the ongoing use and development of the site.

As discussed above, the existing Rural Production zoning of the subject site does not reflect the realities of the wood processing facility and as a result provides a high level of risk and uncertainty to the continued operation and future planning of the Rosvall Sawmill. The Strategic Rural Industries Zone is an established zone within the District Plan providing for strategic rural industries. The SRIZ makes clear that this zone can be extended over time to other rural locations elsewhere in the district by way of plan changes to accommodate additional Strategic Rural Industries. As analysed above, and in the support Section 32 Analysis, the Rosvall Sawmill is a Strategic Rural Industry, and it is vital that this is recognised.

The request has been made in accordance with the provisions of Schedule 1 and Section 32 of the Resource Management Act 1991. Based on an assessment of environmental affects informed by a wide range of specialist assessments, it is concluded that the Proposed Plan Change will provide for the long-term operation and organic growth of the Rosvall Sawmill, while upholding the existing environment to ensure it, and those persons within it, are not adversely impacted. The Proposed Plan Change will also have positive effects on the environment in terms of social, environmental and economic wellbeing on the district and wider Northland Region.

An assessment against the provisions of s32 of the RMA is provided in Appendix N. This includes an analysis with respect to the extent to which the objectives of the plan change are the most appropriate to achieve the purpose of the RMA and an examination that concludes that the provisions of the plan change are the most appropriate way to achieve the objectives, with respect to other viable options available.

For the above reasons, it is considered that the Proposed Plan Change aligns with the sustainable management principles outlined in Part 2 of the RMA and should be accepted or adopted and approved.

Prepared by:



Holly Jenkins

Senior Planner

Reviewed by:



Brad Allen

Planning Manager – Auckland &
Northland



Appendix A – Records of Tile and Instruments





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




R. W. Muir
Registrar-General
of Land

Identifier NA63A/359
Land Registration District North Auckland
Date Issued 02 April 1987

Prior References

NA22B/1270 NA58C/202

Estate Fee Simple
Area 9.2450 hectares more or less
Legal Description Lot 1 Deposited Plan 111991

Registered Owners

Rosvall Sawmill Limited

Interests

Subject to a mining right created by Transfer 107082

Excepting all seams, beds and deposits of coal, shale and other minerals lying in or under the said lands as excepted by Transfer 107082

Land Covenant in Deed 5456933.2 - 14.1.2003 at 9:00 am

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 8343713.1 - 17.11.2009 at 11:52 am

Land Covenant in Easement Instrument 8343713.1 - 17.11.2009 at 11:52 am

9630805.2 Mortgage to ANZ Bank New Zealand Limited - 21.2.2014 at 2:01 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 11468332.3 - 14.6.2019 at 4:11 pm

11701122.1 Surrender of the right to take and convey water marked C on DP 208241 created by Easement Instrument 11468332.3 appurtenant hereto - 9.3.2020 at 4:17 pm

11907446.1 Variation of Mortgage 9630805.2 - 6.11.2020 at 1:30 pm

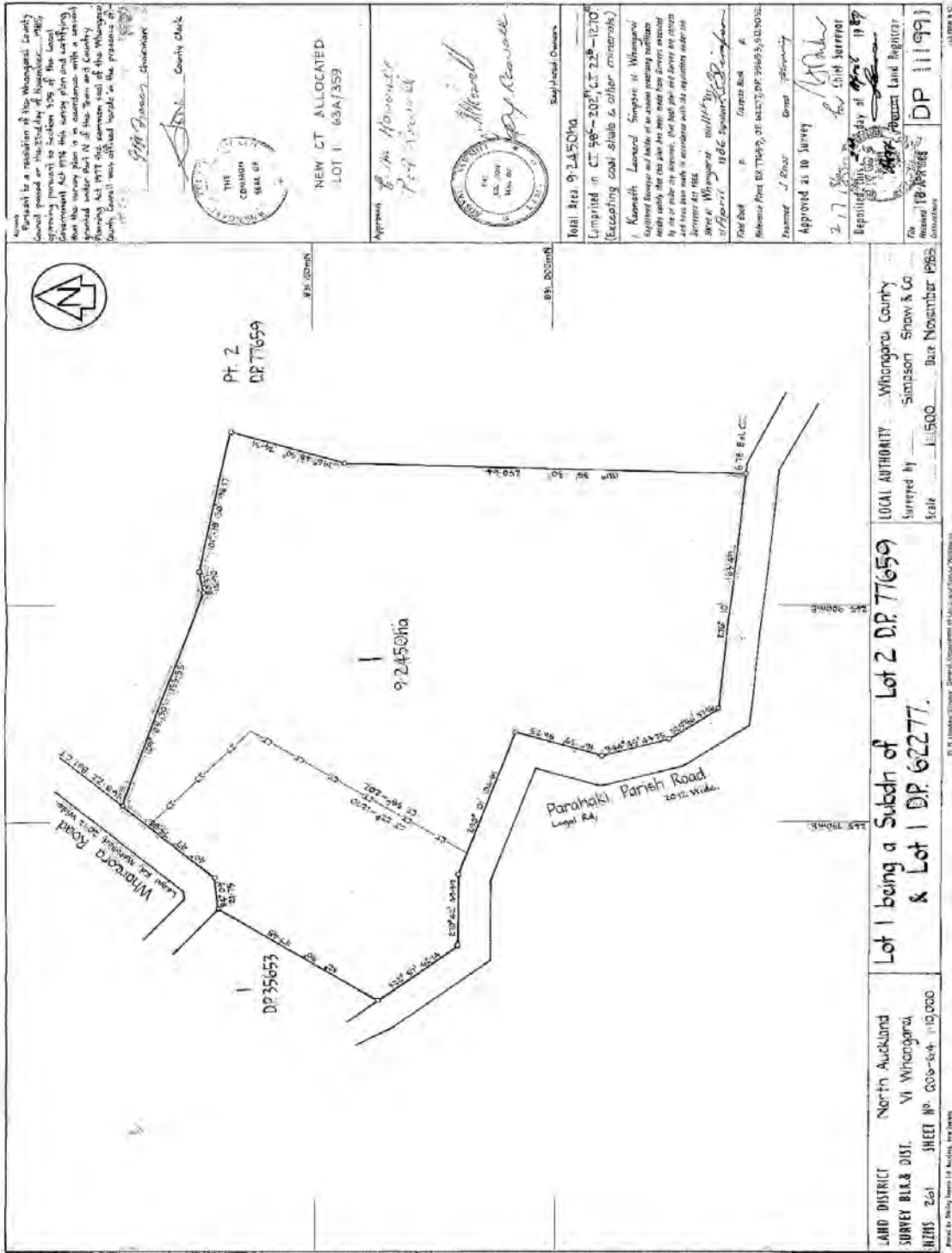
11907446.2 Mortgage to John August Clifton Rosvall and Marian Judith Rosvall - 6.11.2020 at 1:30 pm

11859333.6 Surrender of the right to take and convey water over part marked B on DP 208241 appurtenant hereto created by Easement Instrument 11468332.3 - 17.3.2023 at 12:41 pm

Appurtenant hereto is a right to convey electricity created by Easement Instrument 11859333.13 - 17.3.2023 at 12:41 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 11859333.15 - 17.3.2023 at 12:41 pm

Land Covenant in Covenant Instrument 11859333.17 - 17.3.2023 at 12:41 pm



Notes

Permit to a resolution of the Whangara County Council passed on the 21st day of November 1985. Pursuant to the provisions of the Resource Management Act 1976 this survey plan and certificate of title are hereby approved in accordance with a survey plan in accordance with a survey plan approved under Part IV of the Town and Country Planning Act 1977 this common seal of the Whangara County Council was affixed hereto in the presence of

[Signature]
 County Clerk

THE COMMON SEAL OF THE WHANGARA COUNTY COUNCIL

NEW CT ALLOCATED
 LOT 11 63A/359

Approved *[Signature]*
[Signature]

Surveyed Owners

[Signature]
[Signature]

Total Area 9,245.0ha

(Comparing in CT 598-202, CT 238-1270) (Excepting coal shale & other minerals)

1. Kenneth Leonard Simpson of Whangara registered charge and holder of an estate pursuant to the provisions of the Resource Management Act 1976 in accordance with a survey plan in accordance with a survey plan approved under Part IV of the Town and Country Planning Act 1977 this common seal of the Whangara County Council was affixed hereto in the presence of

[Signature]
 County Clerk

THE COMMON SEAL OF THE WHANGARA COUNTY COUNCIL

Approved as to Survey *[Signature]*

21/11/85

Deposited in the Office of the Registrar of Land

18/11/85

DP 111991

05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

368



DEED OF LAND COVENANT

This Deed is made the 27th day of November 2002

1. PARTIES

- (i) **ROSVALL SAWMILL LIMITED** the registered proprietor of the land described in the First Schedule hereto (together with its successors and assigns called "Rosvalls")
- (ii) **PETER GRAHAM SMITH and TERESITA GONZALES SMITH** the registered proprietors of the land described in the Second Schedule hereto (together with their respective executors administrators and assigns called "Smiths")

2. BACKGROUND

- 2.1 Rosvalls wish to operate the sawmill and processing facilities established on Rosvalls' land between the hours of 6am and 11pm on any day throughout the year and from year to year ("the operating hours")
- 2.2 If Smiths agree to the operation of the sawmill and processing facilities within the operating hours, Rosvalls will at its expense in all things:
 - (a) covenant not to operate the sawmill and processing facilities outside the operating hours
 - (b) construct and maintain an earth bund (to act as a sound barrier) on that part of the Smiths' land marked 'A' on DP 209068 ("the earth bund")
 - (c) supply such timber and other building materials as Smiths may require from them up to an aggregate value of \$25,000.00 ("trade") for the new residence being built on the Smiths' land ("the credit facility")
- 2.3 Smiths, as signified by their execution of this Deed:
 - (a) agree to Rosvalls operating the sawmill and processing facilities within the operating hours stipulated above; and
 - (b) will execute whatever consents are required of them under the Resource Management Act 1991 to facilitate Rosvalls obtaining any necessary resource consents for such purposes.

3. OPERATIVE CLAUSE

NOW THEREFORE and this Deed witnesseth AND IT IS HEREBY AGREED AND DECLARED by and between Rosvalls and Smiths that:

- 3.1 In consideration of the covenants on the part of Smiths to be observed and performed as hereinafter provided, Rosvalls, so as to bind Rosvalls' land COVENANT AND AGREE with Smiths in the manner set out in the Third Schedule hereto TO THE INTENT that the covenants run with Rosvalls' land for the benefit of Smiths' land.
- 3.2 In consideration of the covenants on the part of Rosvalls to be observed and performed as hereinbefore provided, the Smiths, so as to bind Smiths' land COVENANT AND AGREE with Rosvalls in the manner set out in the Fourth Schedule hereto TO THE INTENT that the covenants run with Smiths' land for the benefit of Rosvalls' land.
- 3.3 In consideration of Smiths' agreement to the operation of the sawmill and processing facilities within the operating hours, Rosvalls, at its own expense in all things:
 - (a) has constructed the earth bund on that part of Smiths' land marked "A" on DP 209068 to the satisfaction of Smiths and will maintain it, free of cost to the Smiths, for the purpose for which it was constructed
 - (b) will supply timber and other building materials to the order of Smiths in terms of the credit facility.

4. ARBITRATION

If any difference or dispute arises relating to this Deed, its interpretation or implementation and the parties cannot resolve such difference or dispute by discussion and negotiation, then it shall be referred to a mediator within 14 days of the date one party in writing to the other or others requests mediation. If the parties are unable to agree upon a mediator, such dispute or difference shall be submitted at the request of either party to arbitration in accordance with the provisions of the Arbitration Act 1996 or any then applicable statutory provision relating to arbitration.

FIRST SCHEDULE

All that piece of land containing 9.2450 hectares more or less being Lot 1 Deposited Plan 111991 being part Allotment 67 Parish of Parahaki excepting

Handwritten signatures and initials in the bottom right corner of the page.

all seams, beds and deposits of coal, shale and other minerals lying in or under the said lands as excepted by Transfer 107082 and being all the land comprised in Certificate of Title 63A/359 (North Auckland Registry) ("Rosvalls' land")

SECOND SCHEDULE

All that piece of land containing 8112 square metres more or less being Lot 1 Deposited Plan 35653 being part Allotment 67 excepting all seams, beds and deposits of coal, shale and other minerals lying in or under the said land, Lot 1 Deposited Plan 83132 being part Allotment E34 and Allotment 151 Parish of Parahaki and being all the land comprised and described in Certificate of Title 47A/1266 (North Auckland Registry) ("Smiths' land")

THIRD SCHEDULE

- A. Not to operate the sawmill and processing facilities other than between the hours of 6am and 11pm on any day throughout the year and from year to year.
- B. Not to erect build place or cause to be erected built or placed any building or other structure whatsoever on any part or parts of the Rosvalls' land which requires a building consent without first obtaining such building consent from the relevant consent authority TO THE INTENT that this stipulation shall be for the benefit of the Smiths' land.


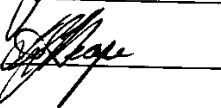
FOURTH SCHEDULE

- A. Not to lodge a submission opposed to any Resource Management Application lodged by Rosvalls in respect of the operation of the sawmill and processing facilities and related activities conducted or to be conducted by Rosvalls on Rosvalls' land within the operating hours stipulated above; and
- B. To provide written approval to Rosvalls as and when requested by it and for the purpose irrevocably appoints any officer of Rosvalls as the attorney of Smiths in relation to any Resource Management Application referred to in Clause A. above; and
- C. Not to complain to any statutory body nor initiate or participate in any enforcement proceedings relating to the operation of the sawmill,



processing facilities or related activities provided that the operation or activities are conducted by Rosvalls within the operating hours stipulated above and otherwise comply with the Resource Management Act 1991 and any consents granted pursuant to it.



SIGNED on behalf of ROSVALL)
SAWMILL LIMITED by)

Director

Director

SIGNED by the said PETER)
GRAHAM SMITH and)
TERESITA GONZALES SMITH)
in the presence of)



Rupert George Wakeman
Solicitor
WHANGAREI




ASB BANK LIMITED

CERTIFICATE OF NON-REVOCAION OF POWER OF ATTORNEY

I, Brenda Anne Waters of Auckland in New Zealand, Acting Manager Loan Security Alterations, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

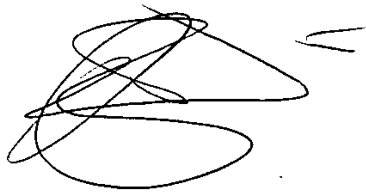
1. THAT I hold the appointment of Manager Loan Security Alterations, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. THAT by Deed dated 28 November 2000 copies of which are deposited in the Land Transfer Office at:

Auckland	as No. D.575405.1F	(North Auckland Registry)
Blenheim	as No. 216108.1	(Marlborough Registry)
Christchurch	as No. 5020922.1	(Canterbury Registry)
Dunedin	as No. 5021507.1	(Otago Registry)
Gisborne	as No. 232181.1	(Gisborne Registry)
Hamilton	as No. B.643811.1	(South Auckland Registry)
Hokitika	as No. 115745.1	(Westland Registry)
Napier	as No. 713144.1	(Hawkes Bay Registry)
Nelson	as No. 404094.1	(Nelson Registry)
New Plymouth	as No. 476627.1	(Taranaki Registry)
Wellington	as No. B.819638.1	(Wellington Registry)

I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. THAT as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this day of 27 NOV 2002



CONSENT

ASB BANK LIMITED as Mortgagee under and by virtue of Memorandum of Mortgage No D608224.3 **hereby consents** to the within written Deed of Land Covenant.

Dated this *27* day of *November* - 2002

SIGNED by **ASB BANK LIMITED**)
by its Attorney)
in the presence of:)

SIGNED by ASB BANK LIMITED by its Attorney
[Signature]
BRENDA ANNE WATERS

in the presence of:

Witness: *[Signature]*
Bank Officer, AUCKLAND
MARINA VULETICH

Witness:

Occupation:

Address:

ASB BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Brenda Anne Waters of Auckland in New Zealand, Acting Manager Loan Security Alterations, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. **THAT** I hold the appointment of Manager Loan Security Alterations, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. **THAT** by Deed dated 28 November 2000 copies of which are deposited in the Land Information New Zealand office at:

Auckland	as No. D.575405.1F	(North Auckland Registry)
Blenheim	as No. 216108.1	(Marlborough Registry)
Christchurch	as No. 5020922.1	(Canterbury Registry)
Dunedin	as No. 5021507.1	(Otago Registry)
Gisborne	as No. 232181.1	(Gisborne Registry)
Hamilton	as No. B.643811.1	(South Auckland Registry)
Hokitika	as No. 115745.1	(Westland Registry)
Napier	as No. 713144.1	(Hawkes Bay Registry)
Nelson	as No. 404094.1	(Nelson Registry)
New Plymouth	as No. 476627.1	(Taranaki Registry)
Wellington	as No. B.819638.1	(Wellington Registry)

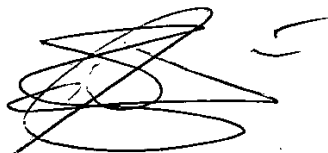
I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. **THAT** as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this

day of

23 DEC 2002




CONSENT

ASB BANK LIMITED as Mortgagee under and by virtue of Memorandum of Mortgage No D073862.4 **hereby consents** to the within written Deed of Land Covenant.

Dated this day of 23 DEC 2002 2002

SIGNED by **ASB BANK LIMITED**)
by its Attorney)
)
in the presence of:)

SIGNED by ASB BANK LIMITED by its Attorney
BRENDA ANNE WATERS 

Witness:

in the presence of:

Occupation:

Witness: 
Bank Officer, **AUCKLAND**

Address:

MARINA MILETICH

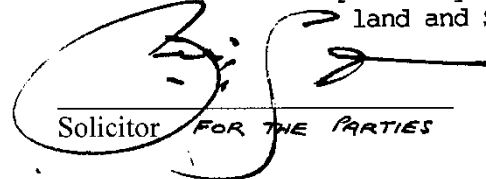
DEED OF LAND COVENANT

Particulars entered in the Register
as shown in respect of the land
referred to herein

Assistant Land Registrar
North Auckland Registry

(2)
COV
\$76 (2 operations)

Correct for the purposes of the
Land Transfer Act 1952 and note covenants 3.1
and 3.2 against respectively Rosvall's
land and Smiths' land



Solicitor FOR THE PARTIES

Henderson Reeves Connell Rishworth

Solicitors

Whangarei

Transfer instrument

Section 90, Land Transfer Act 1952

T 6069242.2 Transfer

Cpy - 01/01, Pgs - 004, 06/07/04, 12:50



Land registration district

NORTH AUCKLAND

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

47A/698; 47A/699
51B/64

All

Transferor

Surname(s) must be underlined or in CAPITALS.

ROSVALL SAWMILL LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

Patrick James Clive Clifford HALLIDAY and Dallas Leanne KIDD

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created
State if fencing covenant imposed.

Fee Simple; Fee Simple; Fee Simple; together with Land Covenants (continued in attached annexure schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this 4th day of May 2004

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 Signature [common seal] of Transferor	Signed in my presence by the Transferor
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 4th May 2004

Page 2 of 3 pages

(Continue in additional Annexure Schedule, if required.)

LAND COVENANTS

1. The Transferor has sold the land contained in Certificate(s) of Title (NA47A/698 and/or NA47A/699 and/or NA51B/64) to the Transferee and it has been agreed between them for the benefit of all the land comprised and described in Certificate of Title 63A/359 ("the Dominant Land") that the Transferee so as to bind all of the land transferred herein ("the Servient Land") will in respect of the operation of the Sawmill and of the processing facilities and related activities conducted or to be conducted on the Dominant Land enter into the Land Covenants set out in Schedule "A" hereof TO THE INTENT that the Servient Land shall be bound by the stipulations and restrictions set out in the said Schedule "A" and the owners and occupiers for the time being of the Dominant Land may enforce the observance of such stipulations and restrictions against the owner for the time being of the Servient Land.
2. And as incidental to the Transfer and so as to bind the Servient Land for the benefit of the Dominant Land, the Transferee for themselves and their successors in title (called "the Transferee") DO HEREBY COVENANT AND AGREE with the Transferor and its successors in title (called "the Transferor") in the manner set out in Schedule A hereof so that the Covenants run with the Servient Land for the benefit of the Dominant Land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 4th May 2004

Page 3 of 3 pages

(Continue in additional Annexure Schedule, if required.)

SCHEDULE A

- A. Not to lodge a submission opposed to any Resource Management Application lodged by the Transferor in respect of the operation of the Sawmill and processing facilities and related activities conducted, or to be conducted by the Transferor on the Dominant Land within the operating hours of 6am to 11pm, on any day throughout the year and from year to year; and
- B. To provide written approval to the Transferor as and when requested by it and for the purposes irrevocably appoints any officer of the Transferor as the attorney of the Transferee in relation to any Resource Management Application referred to in Clause A above; and
- C. Not to complain to any statutory body or initiate or participate in any enforcement proceedings relating to the operation of a Sawmill, processing facilities or related activities provided those operations, facilities and activities are conducted by the Transferor within the operating hours stipulated above and otherwise comply with the Resource Management Act 1991 and any consents granted pursuant to it.
- D. Not to complain to any statutory body or initiate, or participate in enforcement proceedings to reduce the noise levels generated on the Dominant Land from the operation of the sawmill, it's processing facilities and related activities as conducted or to be conducted on the Dominant Land.
- E. The Transferee accepts the noise levels generated on the Dominant Land and as may be necessary will at it's own cost be solely responsible for taking all such steps as it deems necessary to upgrade the noise insulation of the properties of any dwelling erected on the Servient Land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

4th May.

Page

4

of

4

pages

(Continue in additional Annexure Schedule, if required.)

CONTINUATION OF ATTESTATION

Signed by the Transferees:

Patrick James Clive Clifford HALLIDAY
and
Dallas Leanne KIDD

In the presence of:

Witness Sign:

Name:

Olivia Norris

Occupation:

Legal Secretary

Address:

Whangarei

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

View Instrument Details



Instrument No 8343713.1
Status Registered
Date & Time Lodged 17 November 2009 11:52
Lodged By Hyde, Tracy Elli
Instrument Type Easement Instrument



Affected Computer Registers **Land District**
NA118B/42 North Auckland

Annexure Schedule: Contains 5 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

I certify that the Mortgagee under Mortgage 6842092.7 has consented to this transaction and I hold that consent

Signature

Signed by Noel Christopher Roderick Perry as Grantor Representative on 06/11/2009 10:48 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Noel Christopher Roderick Perry as Grantee Representative on 06/11/2009 10:48 AM

*** End of Report ***

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor**ROSVALL SAWMILL LIMITED****Grantee****ROSVALL SAWMILL LIMITED****Grant of Easement or *Profit à prendre* or Creation of Covenant**

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to convey Water Right to convey Electricity	'A' on DP 423936	NA118B/42	NA63A/359
Right to convey water	'B' on DP 423936	NA118B/42	NA63A/359
Land Covenant		NA118B/42	NA63A/359

Form B - continued

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

the provisions set out in Annexure Schedule 1

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

Annexure Schedule 2

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

"Continuation of Easements or profits a prendre rights and powers (including terms, covenants, and conditions)"

1. Any maintenance, repair or replacement of any easement facility in respect of any easement set out herein that is necessary because of any act or omission by the grantor or the grantee (as defined in paragraph 1 of Schedule 4 of the Land Transfer Regulations 2002) must be carried out promptly by that grantor or grantee at the sole cost of that grantor or grantee or in such proportion as relates to the act or omission.
2. Where practicable easement facilities in respect of the within easements, shall be placed under and within the ground comprising the stipulated course. This provision does not extend to those easement facilities which are required to be located on or above the ground for the proper functioning, maintenance and inspection of the easements.
3. Where there is conflict between the rights powers terms covenants or restrictions herein ("the modifications") and the provisions of Schedule 4 to the Land Transfer Regulations 2002 and/or the provisions of the Fifth Schedule to the Property Law Act 2007 then the modifications shall prevail.

Insert instrument type

Covenant

Continue in additional Annexure Schedule, if required

LAND COVENANTS

1. BACKGROUND
Rosvall Sawmill Limited ("Rosvall") is currently registered as proprietor of both the servient and dominant tenements described in this instrument. Rosvall intends to sell the servient tenement to a third party. Rosvall currently operates a sawmill on the dominant tenement. Rosvall intends to protect the operation of the sawmill, its processing facilities and related activities now and hereafter conducted on the dominant tenement from challenge by the third party purchaser and its successors in title. It is intended that the servient tenement, for the benefit of the dominant tenement, shall be bound by the stipulations and restrictions TO THE INTENT that the third party purchaser should purchase the servient tenement subject to those stipulations and restrictions.

2. OPERATIVE CLAUSE
NOW THEREFORE the Grantor, so as to bind the servient tenement, HEREBY COVENANTS AND AGREES with the Grantee, for the benefit of the dominant tenement in the manner set out in Schedule 'B' to this instrument so that the covenants run with the servient tenement for the benefit of the dominant tenement and the owners and occupiers for the time being of the dominant tenement may enforce the observance of such stipulations and restrictions against the owner and occupier for the time being of the servient tenement.

Insert instrument type

Covenant

Continue in additional Annexure Schedule, if required

SCHEDULE B

- A. Not to lodge a submission opposed to any Resource Management Application lodged by the Grantee in respect of the operation of the Sawmill and processing facilities and related activities conducted or to be conducted by the Grantee on the Dominant tenement within the operating hours of 6am and 11 pm, on any day throughout the year from year to year; and
- B. To provide written approval to the Grantee as and when requested by it and for those purposes irrevocably appoints any officer of the Grantee as the attorney of the Grantor in relation to any Resource Management Application referred to in Clause A above; and
- C. Not to complain to any statutory body or initiate or participate in any enforcement proceedings relating to the operation of a Sawmill, processing facilities or related activities provided those operations, facilities and activities are conducted by the Grantee within the operating hours stipulated above and otherwise comply with the Resource Management Act 1991 and any consents granted pursuant to it.
- D. Not to complain to any statutory body or initiate, or participate in enforcement proceedings to reduce the noise levels generated on the Dominant Tenement from the operation of the sawmill, it's processing facilities and related activities as conducted or to be conducted on the Dominant Tenement.
- E. The Grantor accepts the noise levels generated on the Dominant Tenement and as may be necessary will at its own cost be solely responsible for taking all such steps as it deems necessary to upgrade the noise insulation properties of any dwelling erected on the Servient Tenement.



Instrument No. 11859333.13
 Status Registered
 Date & Time Lodged 17 Mar 2023 12:41
 Lodged By McMinn, Tania
 Instrument Type Easement Instrument



Affected Records of Title	Land District
947486	North Auckland
947487	North Auckland
NA63A/359	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Mortgage 9630805.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required

Mortgage 11907446.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required

Signature

Signed by Kathryn Elizabeth Candy as Grantor Representative on 17/03/2023 11:40 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Kathryn Elizabeth Candy as Grantee Representative on 17/03/2023 11:40 AM

*** End of Report ***

Form 22**Easement instrument to grant easement or *profit à prendre***

(Section 109 Land Transfer Act 2017)

Grantor

JOHN AUGUST CLIFTON ROSVALL and MARIAN JUDITH ROSVALL

Grantee

ROSVALL SAWMILL LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Electricity	Marked "F" on DP 550106	Lot 1 DP 550106 RT: 947486	Lot 1 DP 111991 RT: NA63A/359
Right to Convey Electricity	Marked "D", "G" and "H" on DP 550106	Lot 2 DP 550106 RT: 947487	Lot 1 DP 111991 RT: NA63A/359

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule]~~



Instrument No. 11859333.15
 Status Registered
 Date & Time Lodged 17 Mar 2023 12:41
 Lodged By McMinn, Tania
 Instrument Type Easement Instrument



Affected Records of Title	Land District
947486	North Auckland
947487	North Auckland
947488	North Auckland
947489	North Auckland
NA63A/359	North Auckland

Annexure Schedule Contains 8 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Mortgage 9630805.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required

Mortgage 11907446.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required

Signature

Signed by Kathryn Elizabeth Candy as Grantor Representative on 17/03/2023 11:50 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Kathryn Elizabeth Candy as Grantee Representative on 17/03/2023 11:50 AM

*** End of Report ***

Form 22**Easement instrument to grant easement or *profit à prendre***

(Section 109 Land Transfer Act 2017)

Grantor**JOHN AUGUST CLIFTON ROSVALL and MARIAN JUDITH ROSVALL****Grantee****JOHN AUGUST CLIFTON ROSVALL and MARIAN JUDITH ROSVALL as
Registered Owners of Records of Title 947486, 947487 and 947488****ROSVALL SAWMILL LIMITED as Registered Owner of Record of Title
NA63A/359****Grant of Easement or *Profit à prendre*****The Grantor** being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)**Schedule A***Continue in additional Annexure Schedule, if required*

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Water	Marked "F" on DP 550106	Lot 1 DP 550106 RT: 947486	Lot 2 DP 550106 RT: 947487 Lot 3 DP 550106 RT: 947488 Lot 1 DP 111991 RT: NA63A/359

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Water	Marked "G", "H", "I" and "K" on DP 550106	Lot 2 DP 550106 RT: 947487	Lot 1 DP 550106 RT: 947486 Lot 3 DP 550106 RT: 947488 Lot 1 DP 111991 RT: NA63A/359
Right to Convey Water	Marked "L" on DP 550106	Lot 4 DP 550106 RT: 947489	Lot 1 DP 550106 RT: 947486 Lot 2 DP 550106 RT: 947487 Lot 3 DP 550106 RT: 947488 Lot 1 DP 111991 RT: NA63A/359

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** ~~**[negatived]**~~ **[added to]** or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule 1]

Form L**Annexure Schedule 1**

Page 3 of 4 Pages

*Insert instrument type***Easement Instrument****RIGHT TO CONVEY WATER****Interpretation**

The definitions in clause 1 of Schedule 5 of the Land Transfer Regulations 2018 are substituted and added to as follows:

“Domestic Grantee” means the registered proprietor of Records of Title 947486, 947487 and 947488 who use the water for domestic purposes including drinking water.

“Commercial Grantee” means the registered proprietor of Record of Title NA63A/359 which uses the water supply for commercial purposes including but not limited to the operation of the Sawmill.

“easement facility”, for a right to convey water, means bores, wells, all equipment required to supply electricity to take and convey water from the grantor to the grantee (including, but not limited to, power connections, switchboards, powerlines (whether above or below ground), power poles), pipes, pumps, pump sheds, storage tanks, water purifying equipment, other equipment suitable for that purpose (whether above or below ground) and anything in replacement or substitution.

In addition to the provisions contained in clauses 10, 11, 12, 13 and 14 of Schedule 5 of the Land Transfer Regulations 2018 the following provisions shall apply to the right to convey water:

1. A right to convey water includes the right of the Grantee, in common with the Grantor and other persons to whom the Grantor may grant similar rights (in accordance with clause 2(b) of the general covenants contained in this Easement Instrument), at all times, to take and convey water in any quantity in free and unimpeded flow from the source of supply or point of entry through the easement facility and over the easement area to the Benefited Land for:
 - (a) Commercial purposes only for the land contained in Record of Title NA63A/359; and
 - (b) Domestic and/or livestock purposes only for the land contained in Records of Title 947486, 947487 and 947488.

2. The water supplied to the Grantee through the easement facility is to be supplied to the Grantee at no cost and the Grantor may not charge or invoice the Grantee for the water supplied through the easement facility at any time.
3. The right to convey water in free and unimpeded flow is limited to the extent required by any period of necessary cleansing, renewal, modification, repair of the easement facility or contamination and is limited to the availability of water. To clarify, the Grantor is not responsible for providing a substitute water supply if this water supply becomes unavailable and the Grantor is not required to refill any tanks whatsoever. The Registered Owner of the land contained in Record of Title NA63A/359 may install a new water source such as a bore or a well on the easement area on the land contained in Records of Title 947486, 947487 and 947489 if the bore or well currently located on the easement become contaminated or no longer feasible. The Registered Owner of the land in Records of Title 947486, 947487 and 947489 and other Grantees must co-operate with the Registered Owner of the land contained in Record of Title NA63A/359 in all respects for the installation of the new water source.
4. The easement facility for the right to convey water is the easement facility laid or to be laid along the easement area in accordance with clause 10(1) in Schedule 5 of the Land Transfer Regulations 2018.
5. The Grantor must not do and must not allow to be done anything on the Burdened Land that may cause the purity or flow of water in the water supply system to be polluted or diminished.
6. If there is any conflict between the provisions contained in these additional clauses and the implied rights and powers contained in clauses 10, 11, 12, 13 and 14 in Schedule 5 of the Land Transfer Regulations 2018 then the provisions contained in these additional clauses shall prevail.

GENERAL COVENANTS FOR THE RIGHT TO CONVEY WATER

7. All references contained in this easement to specific Records of Titles include any Lots created from the specified Records of Title through subdivision, boundary adjustment, accretion / avulsion, or any other means and all references to "Registered Owners" include, but are not limited to, successors, executors, assigns and lessees.
8. It is acknowledged and agreed by all Grantors and Grantees bound by this easement that:
 - (a) The easement facility is solely owned by the Registered Owner of the land contained in Record of title NA63A/359.

- (b) The Registered Owner of the land contained in Records of Title 947486, 947487 and 947489 may not grant any further rights to convey water which use the easement facility without prior signed consent from the Registered Owner of the land contained in Record of Title NA63A/359. Such signed consent is to be by way of a consent form signed by the Registered Owner of the land contained in Record of Title NA63A/359, following review of the proposed new easement instrument. The signed consent form is to be uploaded with the new easement instrument into the e-dealing which is creating the new easement to confirm compliance with this provision.
- (c) The Registered Owner of the land contained in Record of Title NA63A/359 has priority use of the easement facility and water. The other Grantees acknowledge that their water supply is not guaranteed and is limited to times when the Registered Owner of the land contained in Record of Title NA63A/359 is not drawing water from the easement facility.

9. **Repair, maintenance and costs**

- (a) It is acknowledged and agreed by all Grantors and Grantees bound by this easement that the Registered Owner of the land contained in Record of Title NA63A/359 will be responsible for all costs incurred through maintenance, repairs and/or replacement of any part of the easement facility. The Registered Owner of the land contained in Record of Title NA63A/359 may, at their sole discretion, on-charge or seek reimbursement for any of the costs incurred from maintenance, repairs and/or replacement of any part of the easement facility from the other Grantees who share the easement facility.
- (b) Such on-charging or reimbursement of costs are to be calculated on a volume of water taken basis by the Registered Owner of the land contained in Record of Title NA63A/359, with the balance shared equally between the other Grantees. For example, if the Registered Owner of the land contained in Record of Title NA63A/359 is using 95% of the water supply, they are to pay 95% of the costs with the 5% balance being shared equally between the other Grantees.
- (c) Any repair, maintenance and/or replacement of the easement facility that is attributable solely to an act or omission by any Grantor or any Grantee must be:
 - (i) Immediately notified to the Registered Owner of the Land contained in Record of Title NA63A/359 so that they may carry out the necessary repairs, maintenance and/or replacement promptly; and
 - (ii) The Grantor or Grantee responsible for causing the necessary repair, maintenance and/or replacement of the easement facility is

solely liable for all costs incurred from the repair, maintenance and/or replacement of the easement facility. To expedite the repair, maintenance and/or replacement, such costs may be paid directly by the Registered Owner of the land contained in Record of Title NA63A/359 by the liable party, immediately following receipt of an invoice for the costs.

- (d) The Grantor agrees that the Registered Owner of the Land contained in Record of Title NA63A/359 may access and use those parts of Lots 1, 2 and 4 DP 550106 ("Effected Land") as are reasonably required for installation, maintenance and repair of the Easement Facility upon the following conditions:
- (i) Access is granted to the bores on the first Saturday of every month and the following Monday between the hours of 9am and 12pm.
 - (ii) In the event of an emergency (such as major failure of the Easement Facility), prior written notice must be given to the Registered Owners of the Effected Land at least 3 hours before the required time of access, unless the parties agree otherwise. Access must be between the hours of 9am and 5pm.
 - (iii) Any planned major work on the Easement Facility will require prior written notice to the Registered Owners of the Effected Land at least two weeks before the required time of access.
 - (iv) The Grantor and the Grantees will act in good faith to arrange the practical and logistical issues for access to the Easement Facility with the privacy of the Registered Owners of the Effected Land being considered at all times.
 - (v) The Registered Owner of the land contained in Record of Title NA63A/359 must ensure that:
 - A. As little damage or disturbance as possible is caused to the Effected Land or to the Grantor; and
 - B. All work is performed properly and promptly; and
 - C. Any damage done to the Effected Land or any property on the Effected Land will immediately (within 24 hours) be made good.

10. **Water Services Act 2021**

- (a) Each Domestic Grantee will be responsible for installing a water treatment system on their property and ensuring compliance with any relevant legislation concerning the supply of water for domestic purposes.

- (b) In the event that any enactment, bylaw or applicable rule makes the Commercial Grantee or the Grantor responsible in any way for the water quality of the supply under this easement then the Domestic Grantee shall be responsible for and pay at the request of the Commercial Grantee or Grantor:
 - (i) the cost of any treatment system that the Commercial Grantee or Grantor believes (acting reasonably) is required to meet water quality requirements in regard to the supply of drinking water to the Domestic Grantee's benefited land under this easement;
 - (ii) the cost of compliance with any drinking water standard as it relates to the supply of water under the easement, including but not limited to costs associated with monitoring the source of water quality, registration under the relevant legislation, installation of any device to prevent backflow and professional reports and advice that the Commercial Grantee or Grantor reasonably believes is necessary in regard to obligations under the relevant legislation and rules.
 - (c) The Domestic Grantees must reimburse the Commercial Grantee or Grantor for all costs incurred on their respective properties under clause 10(b) within 48 hours of the Commercial Grantee or Grantor providing the Domestic Grantees with an invoice. If some or all Domestic Grantees' properties have incurred costs under clause 10(b) then each owner's proportion of costs are to be reimbursed to the Commercial Grantee or Grantor which shall be decided by the Commercial Grantee or Grantor at their sole discretion.
 - (d) The Domestic Grantees will indemnify the Commercial Grantee or Grantor in regard to any costs or losses suffered by the Commercial Grantee or Grantor as a result of a breach of this clause 10 by the Domestic Grantees.
11. If there is any conflict between the provisions contained in these general covenants and the implied rights and powers contained in Schedule 5 of the Land Transfer Regulations 2018 then the provisions contained in these general covenants shall prevail.

Form 46

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent*Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)*

ROSVALL SAWMILL LIMITED	Registered Owner of Record of Title NA63A/359 and Grantee under Easement Instrument 11468332.3
-------------------------	--

Consent*Delete words in [] if inconsistent with the consent**State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

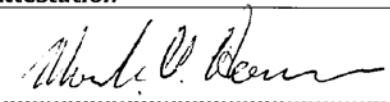
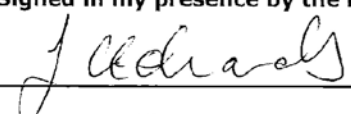
the **Person giving consent hereby consents** to:

Registration of the following in accordance with Title Plan LT 550106:

- Easement Instrument creating a right to convey water over area "F" on Lot 1 DP 550106 in favour of Lots 2 & 3 DP 550106 and Lot 1 DP 111991, a right to convey water over areas "G", "H", "I" and "K" on Lot 2 DP 550106 in favour of Lots 1 & 3 DP 550106 and Lot 1 DP 111991 and a right to convey water over area "L" on Lot 4 DP 550106 in favour of Lots 1 – 3 DP 550106 and Lot 1 DP 111911; and
- Easement Instrument creating a right to convey water over area "F" on Lot 1 DP 550106, a right to convey water over areas "G", "H", "I" and "K" on Lot 2 DP 550106 and a right to convey water over area "L" on Lot 4 DP 550106, all in favour of Lot 2 DP 176906

Dated this 26th day of FEBRUARY 2023

Attestation

 <hr/> Mark Andrew Hansen Sole Director	<p>Signed in my presence by the Person giving consent</p>  <hr/> <p>Signature of Witness</p> <p><i>Witness to complete in BLOCK letters (unless legibly printed):</i></p> <p>Witness name <u>Teraya Edwards</u></p> <p>Occupation <u>Despatch</u></p> <p>Address <u>101A Ngungu Road</u> <u>R03, Whangarei</u></p>
--	---

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.



Instrument No. 11859333.17
Status Registered
Date & Time Lodged 17 Mar 2023 12:41
Lodged By McMinn, Tania
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
947486	North Auckland
947487	North Auckland
947489	North Auckland
NA107B/727	North Auckland
NA63A/359	North Auckland

Annexure Schedule Contains 3 Pages.

Covenantor Certifications

- I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Kathryn Elizabeth Candy as Covenantor Representative on 21/04/2023 02:46 PM

Covenantee Certifications

- I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Kathryn Elizabeth Candy as Covenantee Representative on 21/04/2023 02:46 PM

*** End of Report ***

Form 26**Covenant Instrument to note land covenant**

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

**JOHN AUGUST CLIFTON ROSVALL and MARIAN JUDITH ROSVALL as
Registered Owners of Records of Title 947486, 947487 and 947489**

**CARVALL ENTERPRISES LIMITED as Registered Owner of Record of Title
NA107B/727**

Covantee

ROSVALL SAWMILL LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant		Lot 1 DP 550106 RT: 947486 Lot 2 DP 550106 RT: 947487 Lot 4 DP 550106 RT: 947489 Lot 2 DP 176906 RT: NA107B/727	Lot 1 DP 111991 RT: NA63A/359

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule 1].

Form L

Annexure Schedule 1

Page 3 of 3 Pages

Insert instrument type

Covenant Instrument

Background:

1. The Covenantors are parties to an Easement Instrument to Grant Easement, with John August Clifton Rosvall and Marian Judith Rosvall as Grantor and Carvall Enterprises Limited as Grantee, Easement Instrument 11859333.16 ("EI 11859333.16").
2. EI 11859333.16 grants certain rights and responsibilities to the Covenantee and confers upon the Covenantee contractual privity in respect of EI 11859333.16 pursuant to the Contract and Commercial Law Act 2017, Part 2, Subpart 1, to the effect that Covenantee may enforce and seek relief in respect of the obligations set out in EI 11859333.16.
3. It is the express intention of the parties that the Covenantee has all rights and responsibilities set out in the EI 11859333.16 as if it were a Grantor in that document and as if the Covenantee's property was a benefitted land in that document.

Covenants:

4. The Covenantors repeat and affirm the contractual privity provisions of EI 11859333.16 in favour of the Covenantee.
5. The Covenantors will make no objection or challenge in respect of the Covenantee's efforts to enforce and/or seek relief in respect of the obligations set out in EI 11859333.16 and will generally do all things necessary so as to ensure that the Covenantee has the benefit of the rights and responsibility of EI 11859333.16 as if it was the Grantor in that document.
6. The parties agree that this Covenant Instrument to Note Land Covenant may be presented and relied upon in any circumstance in which the Covenantee wishes to enforce and seek relief.
7. If any dispute or difference shall arise between any of the parties as to the meaning or application of this Land Covenant or the enforcement of EI 11859333.16 by the Covenantee, the affected parties will in good faith:
 - a. Attempt without delay to resolve the dispute by negotiation between them; and
 - b. Failing such resolution, refer the dispute to a suitably qualified mediator agreed between them or failing agreement, appointed by the President of the New Zealand Law Society or his/her nominee.



Appendix B – Consent History Summary & RC317180 Records

Appendix B - Rosvall Sawmill Consent History Summary

Consent No.	Date of Issue	Scope of Consent
Whangarei District Council Consents		
RC32035	13 Nov 1997	To erect additional buildings associated with the existing sawmill.
RC31597	28 May 1998	Development Report – erection of planer dry shed and boiler house
RC32674	5 July 1999	To erect dry store shed for storage of timber waiting for processing
RC36363	17 August 2001	Construct additions to the planer shed, install a new kiln, construct new dry store and place a roof over the grading table
RC37059	11 September 2002	Building additions for timber storage
RC37180	15 Jan 2003	Exceed building coverage, height, vehicle movements, and increase in noise limited at existing sawmill site.
RC39934	13 Nov 2006	Construction of additional buildings exceeding max. building coverage and height.
LU2300082	12 October 2023	Construct and operate a replacement timber treatment facility on an existing timber processing site in the Rural Production Zone.
Northland Regional Council Consents		
AUT.010508.01.03	2 August 2013	To discharge contaminants to air from two boilers and three kilns. Date of Expiry: 31 May 2043
AUT.010508.03.03	2 August 2013	To discharge stormwater to two unnamed tributaries of the Taheke River. Date of Expiry: 31 May 2043
AUT.010508.04.03	2 August 2013	To divert stormwater. Date of Expiry: 31 May 2043
AUT.010508.05.03	2 August 2013	To discharge timber treatment chemicals to land. Date of Expiry: 31 May 2043
AUT.010508.06.03	2 August 2013	To discharge treated kiln condensate to land on Lot 2 DP 176906 at or about location coordinates 1725645 E 6048870 N.

		Date of Expiry: 31 May 2043
AUT.010508.08.03	2 August 2013	To discharge contaminants (primarily odour) to air associated with the discharge of treated kiln condensate to land. Date of Expiry: 31 May 2043

WHANGAREI DISTRICT COUNCIL



FORUM NORTH - PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE: 09-430 4200, FAX: 09-438 7632
EMAIL: mailroom@wdc.govt.nz, WEB: <http://www.wdc.govt.nz>

OFFICE USE ONLY

RC: 37180. OP: _____
Assess: 06962. P: 039206-LU.
RO: Campbell



Application form for an ...

RESOURCE CONSENT

This application for a resource consent is made pursuant to Section 88 or 139 of the Resource Management Act 1991 ("RMA"). Please note that your application will also be subject to all other relevant provisions contained within the RMA.

This form provides us with your contact details, and details about your proposed activity and its effects on the environment. Please note that the public can view all the information provided in your application.

We recommend that you talk to council staff about your proposal before you fill in this form. You should also contact us if you are unsure what forms you should be using, or if you need help with filling in any of the forms. We can be contacted on (09) 430 4200. A video provided by the Ministry for the Environment explaining the resource consent process is available to be viewed at council should you wish to see it.

If you have spoken to a member of our planning staff about your proposal, please enter their name here: _____

It is important that you answer all questions fully

APPLICATION DETAILS

Name of party applying for resource consent: ROSVALL SAWMILL LTD.

I hereby apply to the Whangarei District Council for the following:

Land Use Consent (s88) Subdivision Consent (s88) Certificate of Compliance (s139)

The following additional resource consents are required and have/have not (delete one) been applied for:

Land Use Consent Subdivision Consent Water Permit
 Discharge Permit Coastal Permit Certificate of Compliance

Have you applied for a building consent or PIM? No Yes

Building Consent
or PIM Number:

Description of Activity: ADDITIONAL BUILDINGS in countryside environment

(eg. House alterations in Living 1 Environment infringing the setback rule; subdivision of a 1ha site into two 5000m² lots in the Living 3 Environment.)

SITE DESCRIPTION (MOST OF THIS INFORMATION SHOULD APPEAR ON YOUR RATES NOTICE)

Property Address: Whakoua Rd Property ID: 06962.
Legal Description: Lot 1 DP 111991 CT: _____ Valuation Ref: _____

OWNERSHIP/OCCUPANCY

I am the (i.e. Owner, Occupier, Lessee): owner/occupier of the property.

Name of owner/occupier: (if different from applicant) _____

Postal Address of owner/occupier: R.D.5, Whangarei

resource consent land use application pack

LLP. 039206.



WHANGAREI DISTRICT COUNCIL

APPLICATION FEES

Each application for a resource consent requires an advance fee to be paid prior to acceptance of the application.

A processing fee is charged by the Whangarei District Council at an hourly rate in 10-minute intervals. You will be charged a processing fee when council has reached a decision on your application if the advance fee paid is less than the total processing fee. If the total processing fee is less than the advance fee paid, a refund will be issued. Interim billing may also occur on applications that take a long time to process.

The processing charge covers tasks such as site visits, report preparation, information searches, and input from other council staff including our engineers.

Mileage is also charged for. If both a planner and an engineer make a site visit, only the mileage for one trip will be charged. This only applies to the first trip made. If additional trips are made by a planner or an engineer these will be charged for. Additional site visits may be necessary for example when an application is notified and a public notice is required to be erected, or if alterations are made to the proposal.

The advance fee, hourly processing fees and mileage fee are as follows:

Table with 2 columns: RESOURCE CONSENT and COST (incl. GST). Rows include Non-notified and notified (\$350.00 advance fee), Processing Fee (Environmental Planner, Senior Environmental Planner, Environmental Engineering Officers, Administration), and Mileage Fee (\$0.65 per kilometre).

All figures are standard fees inclusive of GST, the final fee in any one application will be determined by the Resource Consents Manager or his/her appointee. In the case where a consultant is required council reserves the right to on-charge costs.

ATTACHMENTS

- I Attach: [x] Advance Fee, [x] Certificate of Title, [] Statement of Iwi Consultation, [x] Written Approvals, [] Conservation Assessment, [x] Covering Letter, [x] Building / Activity or Site Plans, [] Planning Maps / Locality Maps and/or Aerial Photo, [x] Assessment Of Environmental Effects (see attached), [] Other (please specify)

Note: The Application Guides for Land Use and Subdivision Consents and Certificate of Compliances list the information requirements for these Resource Consent applications. Incomplete applications may result in requests for further information and therefore delays may be experienced. The text from the Proposed District Plan as Amended by Council Decision can be found on council's website www.wdc.govt.nz.

4 copies of the completed application form and accompanying information is required to be supplied. The 4 copies of plans required can be made up of 1 full set of plans and 3 copies reduced to A4 size.

ADDRESS FOR SERVICE / CORRESPONDENCE

Name of Applicant or Agent (if any): GRANT STEVENS Ref No:
Telephone: Business: 4383273 Home: Fax:
Postal Address: 2 SEAVIEW RD - RICHARDSON STEVENS CONSULTANTS LTD
Signature of applicant/agent: Date: 4/11/2

Note: All correspondence and communication, including invoices in regard to this application will be sent to the above address.


Rosvall Sawmill Ltd., Whareora

Application for New Resource Consent to
Northland Regional Council

October 2002

SINCLAIR KNIGHT MERZ

Sinclair Knight Merz Limited
Level 12, Mayfair House
54 The Terrace
PO Box 10-283
Wellington
New Zealand
Telephone: +64 4 473 4265
Facsimile: +64 4 473 3369



Rosvall Sawmill Ltd Whareora

Expansion of Thermal Plant & Kiln Drying

Application for New Resource Consent

October 2002

SINCLAIR KNIGHT MERZ

ROSVALL SAWMILL LTD

WHAREORA TIMBER PROCESSING SITE

RESOURCE CONSENT APPLICATION

**For Land Use Consent
For Additional Buildings**

Prepared by:

**Richardson Stevens Consultants (1996) Ltd
Civil & Structural Engineers
2 Seaview Rd
Whangarei**

Ph: (09) 438 3273

Fax: (09) 438 5734

Email: engineers@richardsonstevens.co.nz

Ref: 3040

November 2002

ROSVALL SAWMILL LTD
WHAREORA TIMBER PROCESSING SITE
APPLICATION FOR RESOURCE CONSENT
FOR LAND USE CONSENT FOR ADDITIONAL BUILDINGS

Index to Consent Application

1. Resource Consent Application Form
2. Activities - Existing and Proposed
3. Site Description/Operation of the Yard
4. Building Additions
5. Planning Considerations/Performance Standards
6. Assessment of Effects
7. Consultation
8. Other Consents
9. Attachments

WHANGAREI DISTRICT COUNCIL



FORUM NORTH - PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE: 09-430 4200, FAX: 09-438 7632
EMAIL: mailroom@wdc.govt.nz, WEB: http://www.wdc.govt.nz

OFFICE USE ONLY

RC: _____ OP: _____
Assess: _____ P: _____
RO: _____

Date Rec'd: _____

Application form for an ...

RESOURCE CONSENT

This application for a resource consent is made pursuant to Section 88 or 139 of the Resource Management Act 1991 ("RMA"). Please note that your application will also be subject to all other relevant provisions contained within the RMA.

This form provides us with your contact details, and details about your proposed activity and its effects on the environment. Please note that the public can view all the information provided in your application.

We recommend that you talk to council staff about your proposal before you fill in this form. You should also contact us if you are unsure what forms you should be using, or if you need help with filling in any of the forms. We can be contacted on (09) 430 4200. A video provided by the Ministry for the Environment explaining the resource consent process is available to be viewed at council should you wish to see it.

If you have spoken to a member of our planning staff about your proposal, please enter their name here: _____

It is important that you answer all questions fully

APPLICATION DETAILS

Name of party applying for resource consent: ROSVALLE SAWMILL LTD

I hereby apply to the Whangarei District Council for the following:

Land Use Consent (s88) Subdivision Consent (s88) Certificate of Compliance (s139)

The following additional resource consents are required and have/have not (delete one) been applied for:

Land Use Consent Subdivision Consent Water Permit
 Discharge Permit Coastal Permit Certificate of Compliance

Have you applied for a building consent or PIM? No Yes Building Consent or PIM Number: _____
Description of Activity: ADDITIONAL BUILDINGS in countryside environment

(eg. House alterations in Living 1 Environment infringing the setback rule; subdivision of a 1ha site into two 5000m² lots in the Living 3 Environment.)

SITE DESCRIPTION (MOST OF THIS INFORMATION SHOULD APPEAR ON YOUR RATES NOTICE)

Property Address: Whakoua Rd Property ID: _____
Legal Description: _____ CT: _____ Valuation Ref: _____

OWNERSHIP/OCCUPANCY

I am the (i.e. Owner, Occupier, Lessee): owner/occupier of the property.

Name of owner/occupier: (if different from applicant)

Postal Address of owner/occupier: R.D.5, Whangarei

WHANGAREI DISTRICT COUNCIL

APPLICATION FEES

Each application for a resource consent requires an advance fee to be paid prior to acceptance of the application.

A processing fee is charged by the Whangarei District Council at an hourly rate in 10-minute intervals. You will be charged a processing fee when council has reached a decision on your application if the advance fee paid is less than the total processing fee. If the total processing fee is less than the advance fee paid, a refund will be issued. Interim billing may also occur on applications that take a long time to process.

The processing charge covers tasks such as site visits, report preparation, information searches, and input from other council staff including our engineers.

Mileage is also charged for. If both a planner and an engineer make a site visit, only the mileage for one trip will be charged. This only applies to the first trip made. If additional trips are made by a planner or an engineer these will be charged for. Additional site visits may be necessary for example when an application is notified and a public notice is required to be erected, or if alterations are made to the proposal.

The advance fee, hourly processing fees and mileage fee are as follows:

RESOURCE CONSENT		COST (incl. GST)
Non-notified and notified		\$350.00 advance fee
Processing Fee	Environmental Planner (Consents)	\$90.00 per hour
	Senior Environmental Planner (Consents)	\$110.00 per hour
	Environmental Engineering Officers	\$90.00 per hour
	Administration	\$45.00 per hour
Mileage Fee		\$0.65 per kilometre

All figures are standard fees inclusive of GST, the final fee in any one application will be determined by the Resource Consents Manager or his/her appointee. In the case where a consultant is required council reserves the right to on-charge costs.

ATTACHMENTS

- I Attach:
- | | |
|--|---|
| <input type="checkbox"/> Advance Fee | <input type="checkbox"/> Covering Letter |
| <input type="checkbox"/> Certificate of Title | <input type="checkbox"/> Building / Activity or Site Plans |
| <input type="checkbox"/> Statement of Iwi Consultation | <input type="checkbox"/> Planning Maps / Locality Maps and/or Aerial Photo |
| <input type="checkbox"/> Written Approvals | <input type="checkbox"/> Assessment Of Environmental Effects (see attached) |
| <input type="checkbox"/> Conservation Assessment | <input type="checkbox"/> Other (please specify) _____ |

Note: The Application Guides for Land Use and Subdivision Consents and Certificate of Compliances list the information requirements for these Resource Consent applications. Incomplete applications may result in requests for further information and therefore delays may be experienced.

The text from the Proposed District Plan as Amended by Council Decision can be found on council's website www.wdc.govt.nz.

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Name of Applicant or Agent (if any): GRANT STEVENS Ref No: _____

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CONSULTANTS LTD

Signature of applicant/agent:  Date: 4/11/2

Note: All correspondence and communication, including invoices in regard to this application will be sent to the above address.

2. ACTIVITIES - EXISTING AND PROPOSED

Rosvall's operate a conventional sawmill and timber processing operation and the following activities are carried out on site:

- Log transport in
- Sawing of log into merchantable timber
- Grading and storage of milled timber
- Treatment of timber (pine) for exterior and interior use
- Planing of sawn timber
- Kiln drying of sawn timber
- Storage of logs prior to cutting
- Storage of processed timber, both in sheds and in open air
- Maintenance of all machinery and vehicles
- Normal office and management control of the above activities
- Transport of processed timber offsite

These operations are carried out by a total of forty staff working on average a 45 hour working week spread over five days.

From February 2004, it is planned to extend the hours of operation from 6 am to 11 pm, up to seven days a week and run two shifts. This will extend the total number of staff to 70.

The two shift operation will be based on the existing sawmilling, planing, treatment plants but will require additional kiln drying facilities to cope with the increased output. It should be noted that as with the existing plant operation, the new kilns will run 24 hours a day and there is the occasional requirement for loading of kilns outside the nominated 6 am to 11 pm working hours.

The following additions are proposed:

- Doubling in size of the kiln drying facilities by extension of the existing kilns to twice their existing length.
- Construction of a second boiler house and fuel bin.
- Extend the existing fuel pad.

3. SITE DESCRIPTION/OPERATION OF THE YARD

Refer to the site plan.

The site is some 9.2 Ha and is bounded by Whareora Road to the north and Parahaki Parish Road to the south. Parahaki Parish Road, which is formed only as far as the mill corner, runs along a ridge. There is a fall to the north of some 20 m plus over the width of the site from north to south and the plant is constructed on a number of excavated terraces. The highest terrace contains the mill and workshop and timber storage.

There is then a 6 m fall down to a lower terrace on which is located the treatment plant, office and planer shed. Drainage of stormwater from the site is collected and discharged to natural drainage channels as follows:

- A small proportion of the site drains to the road water table drains at Whareora Road.
- The remainder of the site drains to open drains then to the stream on the valley floor below the site. All stormwater is discharged via silt trap/pond located near the northern boundary.

Sewage drainage from toilets which are located in the mill and the office complex is disposed of via septic tanks to shallow effluent fields.

4. **BUILDING ADDITIONS**

Refer to plans attached.

The additions comprise:

- An additional 170 m² of kiln space –
It will be constructed in a proprietary kiln building by Windsor Kilns in a virtual duplication of the existing kilns. It will be constructed of structural aluminium framing with insulated aluminium panel cladding. The kilns are designed to keep machinery noise to a minimum.
- Boiler House –
This will have an area of 90 m² and will be constructed with a steel frame and galvanised steel cladding. It will house a proprietary wood shavings fired boiler producing heat for the kilns.
- Shavings Silo –
Area 35 m² by some 15 m high constructed in structural steel with timber and galvanised steel cladding.
- Fuel Pad –
A 90 m² concrete pad which will be partly clad over in long run steel over timber framing.

5. **PLANNING CONSIDERATIONS/PERFORMANCE STANDARDS**

Two planning standards are relevant:

- The Transitional District Plan
- The Proposed District Plan

Transitional District Plan

The site is situated in the Rural A zone; refer to former Whangarei County Council District Plan Map 1 Sheet 10.

In this zone sawmills and timber processing are a discretionary activity subject to conditions as may be imposed under the R.M.A. and as the Council may impose.

Performance Standards

The Rural A zone does not specify any performance standards applying to industries established as conditional uses within the zone. Performance standards are however provided for the Marsden Point Special Industrial Zone. The following effects are covered:

- | | | |
|------------------------------|---|---|
| • Landscaping and appearance | } | These are all relevant to this application and the applicant is voluntarily complying with sensible standards in these areas. |
| • Air pollution | } | |
| • Glare | } | |
| • Noise | } | |
| • Vibration | } | |
| • Soil and water protection | } | |

Proposed District Plan

The site is located in the Countryside Environment and in this zone any activity which occupies building areas exceeding 500 m² is a Discretionary Activity. Activity Rule Table 36.4 of the Plan is relevant and the criteria contained in this table are examined as follows:

Rule:

- | | |
|------|--|
| 36.5 | Activities involving industrial activities that occupy in excess of 500 m ² in gross floor area are a discretionary or non-complying activity.

This applies to the proposed additions. |
| 36.6 | <i>Hazardous substance</i>
Storage of hazardous substances on site is in compliance with Appendix 9. |
| 36.7 | <i>Mineral extraction</i>
Not applicable. |
| 36.8 | <i>Net utilities</i>
Not applicable. |
| 36.9 | <i>Parking</i>
Parking spaces in accordance with Chapter 43 is accommodated <u>on site</u> . |

- 36.10 *Traffic movements*
Traffic movements currently exceed 30 movements per day. They will increase from 75 per day to 105 per day. See Traffic Assessment.
- 36.11
Complies with permitted use criteria.
- 36.12 *Stone wall*
Not applicable.
- 36.13 *Artificial lighting*
Complies with Permitted Use criteria.
- 36.14 *Noise*
Will not comply at the property boundary. Extensive consultation has resulted in consent being given by all adjoining and nearby owners. See report by Hegley Acoustic Consultants. Discretionary activity.
- 36.15 *Construction Noise*
Complies with permitted activity.
- 36.16 *Bird scaring devices*
Not applicable.
- 36.17 *Vibration*
Complies with permitted activity criteria.
- 36.18 *Electromagnetic radiation*
Not applicable.
- 36.19 *Air emission*
Air emissions are to be the subject of a separate application to the Northland Regional Council.
- 36.20 *Outdoor storage*
See Assessment of Effects.
- 36.21 *Aerial*
Not applicable.
- 36.23 *Residential units*
Not applicable.
- 36.24 *Building height*
Complies with permitted use criteria.
- 36.25 *Building coverage*
Exceeds 5% of gross site area – see Assessment of Effects. Discretionary Activity.
- 36.26 *Building setbacks*
Building alterations will comply with permitted use criteria.

36.27	<i>Building to access setbacks</i> Complies with permitted use criteria.
36.28	<i>Landscaping</i> Complies with permitted use criteria.
36.29	<i>Identified building area</i> Not applicable.
36.30	<i>Coastal floor level minimum</i> Not applicable.

6. ASSESSMENT OF EFFECTS

Background

The construction of kilns and heating plant, along with the changeover to a two shift operation, will see a significant increase in the output of the mill. However the method of operation of the mill will not change significantly; only the hours of operation. With extended hours, the noise standards for the period out of the defined working hours can not be complied with. Rosvall's have retained the services of an Acoustic Engineer and have undertaken extensive consultation with potentially affected landowners. See Hegley Acoustic Consultants report attached. As a result of this consultation, Rosvall's have agreements to purchase the properties of two of the three nearest neighbours and have obtained the written consents of all other surrounding neighbours who may experience a noise level of 35 dBA_{L10} or 60 dBA_{Lmax} between the hours of 2200 and 0700. The schedule of consenters and their location is included as Attachment 1.

The extended proposal does not comply with the traffic movement criteria for a permitted use in the Countryside Environment. Engineering Outcomes have undertaken a Traffic Assessment which is attached to this report.

Other Relevant Effects

Emissions

The proposed heat plant will produce further emissions to the atmosphere. These emissions are the subject of a consent application to discharge and this application has been made with the Northland Regional Council. Copy attached.

Glare

Currently there are some limited mill operations which extend through until 2200 hours and lighting has been installed around the site to facilitate these. This lighting has not caused any nuisance to adjoining landowners. Where any further lighting is required in the future, the design principle to be adopted is for low powered inward facing lights so as to avoid spill over into adjacent properties.

Vibration

No further activities that result in vibration are planned.

Outdoor Storage

The mill operation involves storage of logs prior to processing and sawn timber after processing on site in view of the surrounding properties. The building additions will reduce the amount of timber visible. In general, the change to kiln dried product has resulted in lower stock levels and storage of processed timber in the dry stores. The current storage does not contribute to dust or smell effects and sawn timber and logs are not considered to be visually intrusive in the rural landscape.

Building Coverage

On completion of the current additions, the total site coverage will be slightly over 12% but this is made up of 13 or more separate buildings so that individually the bulk of each of the buildings is not out of scale with the site. The topography of the site, with many of the buildings located on cut platforms on the side of a hill, means that there is no significant loss of visual amenity associated with the new additions. The new additions are relatively minor and will not be easily noticeable from off site.

It is to be noted that consents have been obtained from adjacent neighbours.

Soil and Water Protection

No significant earthworks will be required to construct the proposed alterations, which are both to be sited on near flat land. Site preparation will involve "skimming" the site to level and removal of any unsuitable subgrade material. All excavated material will be disposed of on site as compacted filling. The total quantity of earthworks is expected to be less than 20 m³.

Construction

Once a resource consent is gained construction will proceed over the next two months. All construction will be carried out by local builders using conventional construction methods.

Building will proceed during the normal plant hours and noise levels will comply with NZS 6803P 1984 Noise from Construction Maintenance and Demolition Work.

Summary

The applicant is satisfied that the proposed additions to the plant will have no adverse effects on neighbouring residences or farming operations. Under Section 94 of the R.M.A. it is requested that Council process the application as a non-notified one since the applicant has the consent of all the adjacent landowners and residents of dwellings within 350 m.

7. **CONSULTATION**

Adjoining neighbours have been notified of the proposal, and have given their consent. A schedule of the consents is attached.

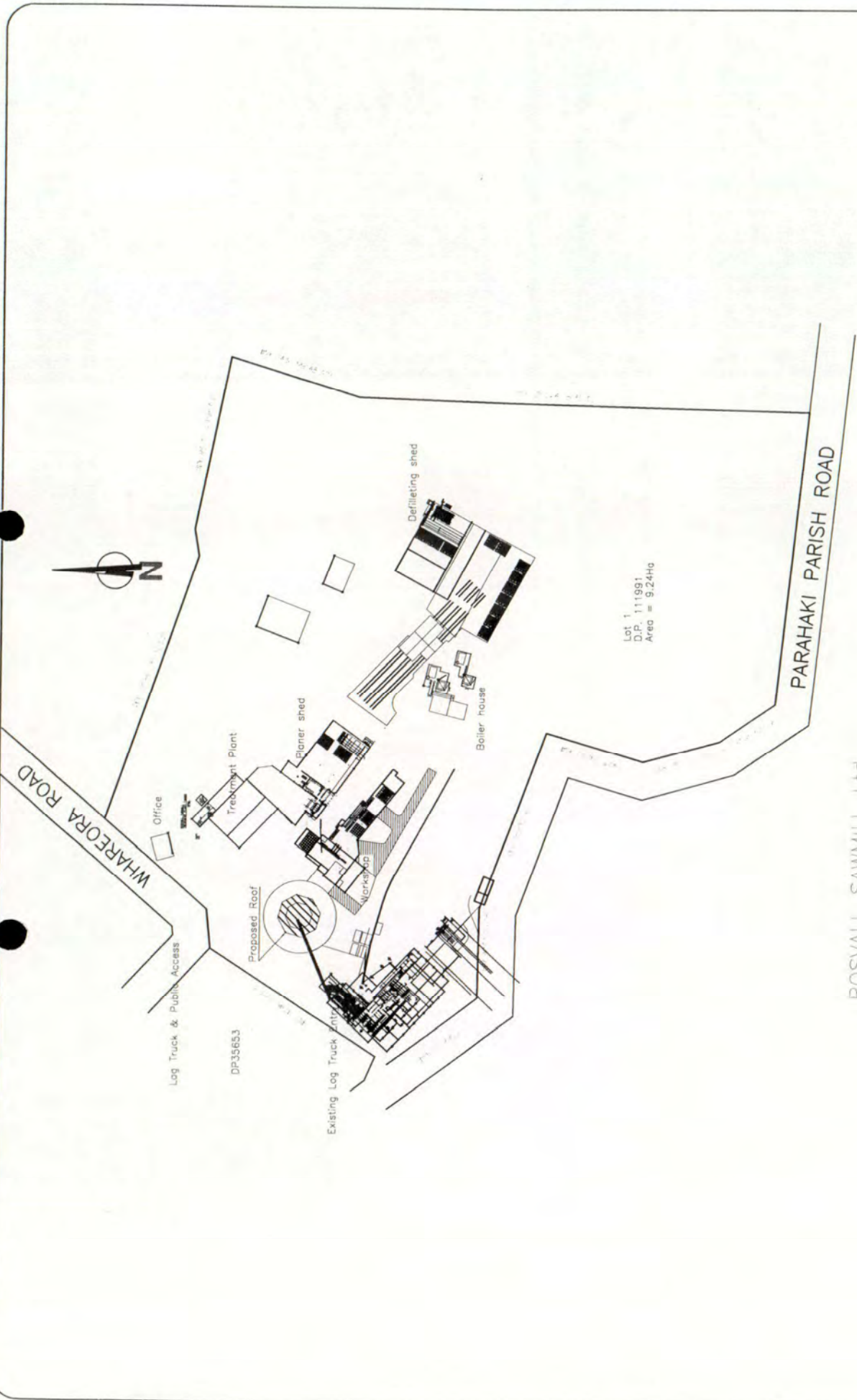
The Local Iwi - Ngatiwai Trust Board, the Pehiaweri Marae Committee and the Ngatikahu o Tongarere, have been notified of the proposal and will be provided with a copy of the consent application for comment.

8. **OTHER CONSENTS**


A consent for Air Discharge has been lodged with the Northland Regional Council.

9. **ATTACHMENTS**

- Site plan of Rosvall Sawmill on Whareora Rd
- Plans of kilns, boiler house and saving storage silo
- Report on Noise Predictions for new kiln complex, prepared by N. Hegley, Acoustic Engineer
- Report on Traffic Effects, prepared by Engineering Outcomes
- Consents of adjoining property owners
- Certificate of Title



ROSVALL SAWMILL Ltd



Richardson Stevens Consultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS
 2 Seaview Road, Whangarei.
 Ph. (09) 4383273. Fax. (09) 4385734.
 engineers@richardsonstevens.co.nz

ROSVALL SITE PLAN

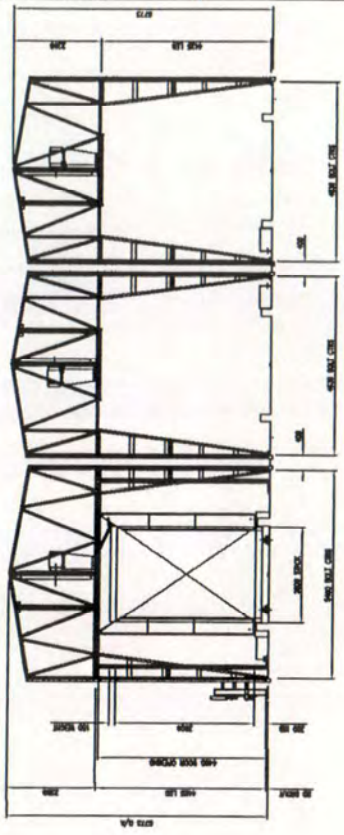
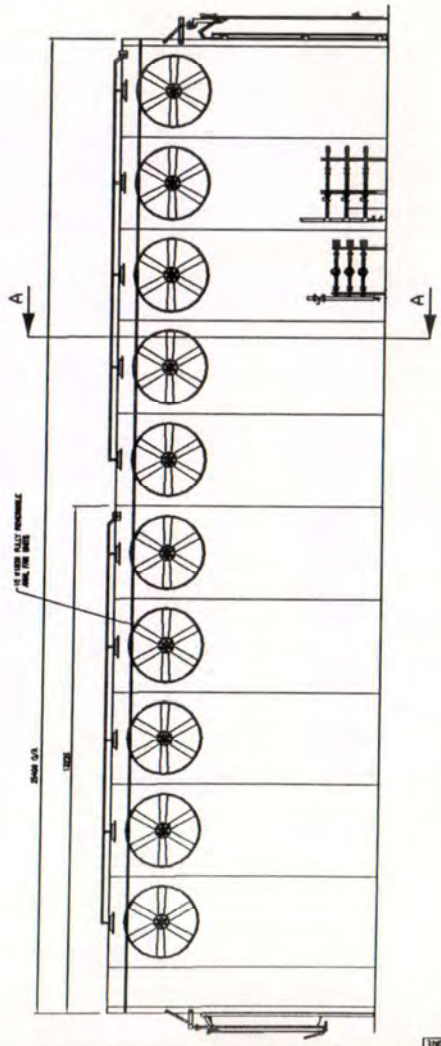
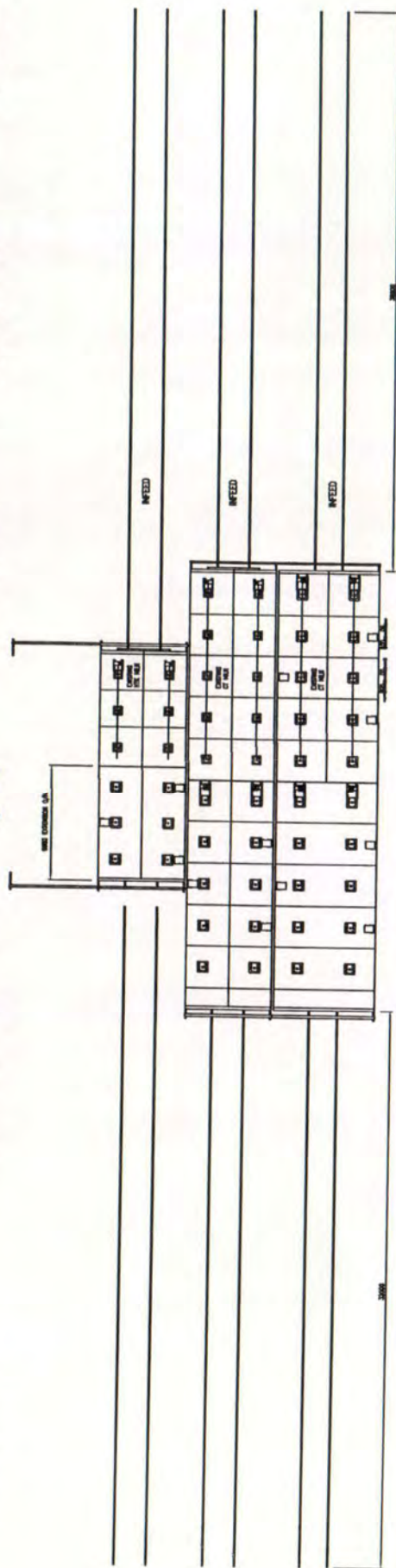
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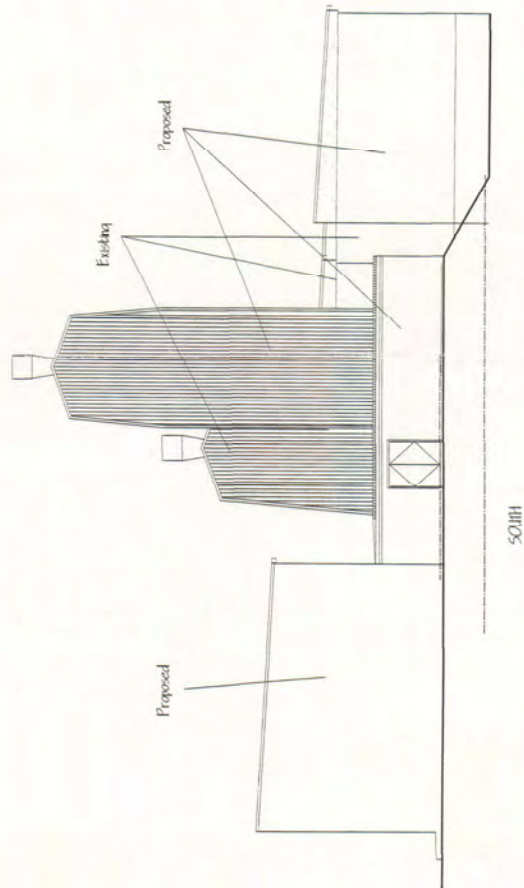
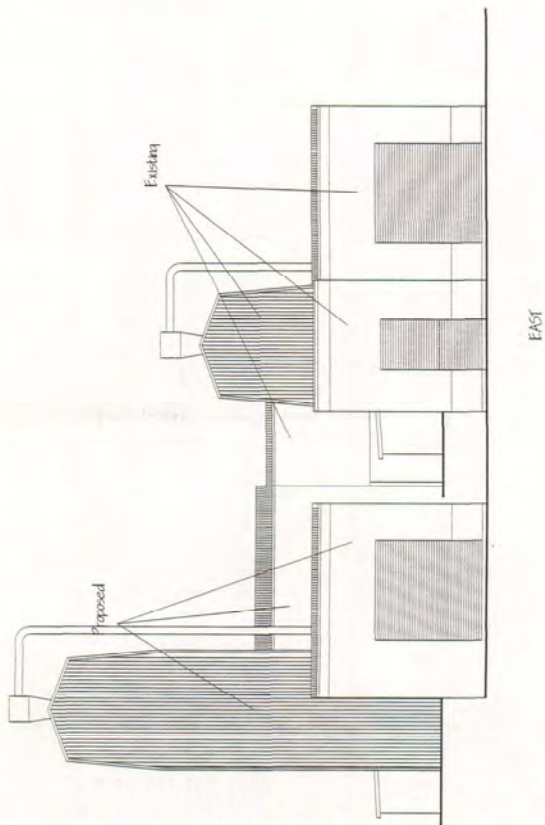
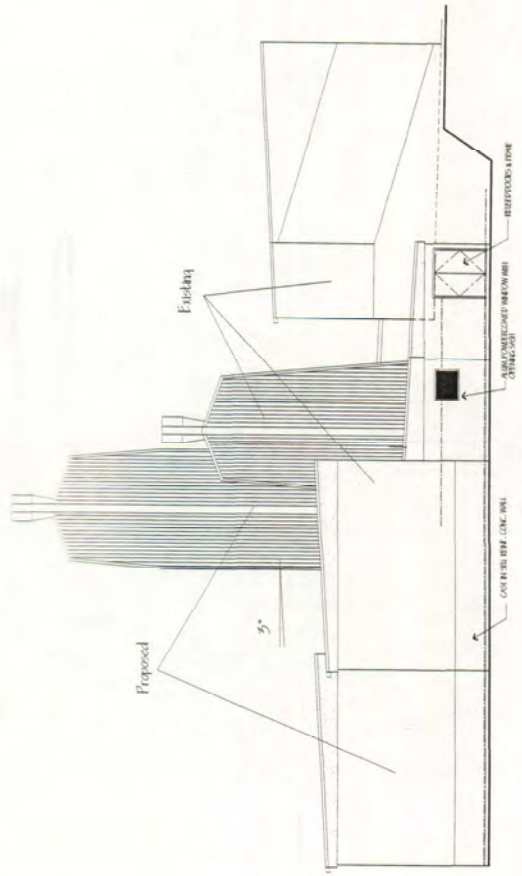
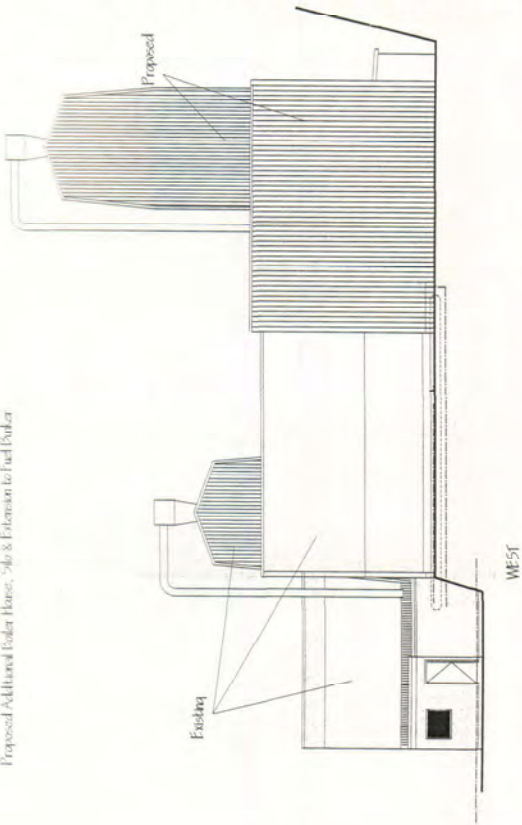
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Checked	Checked	DATE	DATE
31/10/2002	31/10/2002	ROSVALL	ROSVALL
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SCALES STATED AS AT FULL A1 SHEET SIZE.
KILN EXTENSION FOR ROSVALL
COPYRIGHT © 2002 WINDSOR LOG NUMBER Y N



ROSVALL SAWMILL
 Proposed Addition Boiler House, Silo & Extension to Fuel Bunker



Scale 1:200



2 Seaview Road, Whangarei
 Ph. (09) 4363273 Fax. (09) 4365734
 Email: rsctd@clear.net.nz
 Richardson Stevens Consultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS

ROSVALL SAWMILL
 PROPOSED ADDITION TO BOILER HOUSE, SILO, AND EXTENSION TO FUEL BUNKER

Project: 5040	Sheet
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**HEGLEY ACOUSTIC
CONSULTANTS**

**PROPOSED ROSVALL SAWMILL EXPANSION
WHAREORA ROAD, WHANGAREI
ASSESSMENT OF NOISE EFFECTS**

INTRODUCTION

Rosvall Sawmill Limited is proposing to expand the current activity on site and extend the hours of operation. This report considers the noise aspects of the proposal and makes recommendations to control the noise to within a reasonable level for the neighbours.

Proposed Activities

It is proposed to extend the existing operation to a two-shift operation to mill and process timber on site. Although it is expected that the mill would be operated from 6:00am to 11:00pm five days per week, there is the likelihood that this would be extended to seven days per week. It has been assumed in the analysis that the sawmill would be a seven day operation.

To cater for the increased work it will be necessary to double the kiln drying facilities by extending the kilns to double their length and adding another boiler house and fuel bin.

District Plan Requirements

The site is located in a Countryside Environment so Rule 28.13 is applicable. This rule sets the following requirements:

28.13 Noise

Any activity is a permitted activity if:

- a) Noise generated by the activity, as measured at the notional boundary of any residential unit, does not exceed:
 - i. 50dBA L_{10} between the hours of 0700 and 2200; and
 - ii. 35dBA L_{10} , and 60dBA L_{max} , between the hours of 2200 and 0700; or
- b) The noise is generated by:
 - i. Limited duration agricultural, horticultural or forestry activities. For the avoidance of doubt this includes agricultural vehicles, machinery, or equipment operated and maintained in accordance with the manufacturer's specifications and used in accordance with accepted management practices (e.g. for spraying, harvesting, packing, frost control and the like); or
 - ii. The operation of emergency service vehicles or emergency service callout sirens; and
- c) Except where expressly provided elsewhere in this Plan, sound levels shall be measured in accordance with NZS 6801:1991 Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound; and
- d) Air blast over pressure does not exceed 120dBC (peak) measured at the notional boundary of any residential unit.

Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.

Discretion is restricted to:

- i maximum level of noise likely to be generated
- ii the nature and frequency of noise, including any special audible characteristics
- iii effect on nearby residential units
- iv compatibility within the Environment
- v compatibility with surrounding Environments
- vi length of time for which the specified noise level is exceeded, especially at night
- vii likely adverse effects on-site and beyond the site
- viii mitigation measures to reduce noise generation
- ix the additional matters listed in Section 2.3.3.

During any construction activities, Rule 28.14 is applicable. This rule states:

28.14 Construction Noise	
<p>Any activity is permitted if:</p> <p>a) Noise from construction, maintenance and demolition work, where these activities are temporary, meets the limits in NZS 6803:1999 Acoustics – Construction Noise and</p> <p>b) Sound levels are to be measured in accordance with NZS 6803:1999 Acoustics – Construction Noise.</p>	<p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

Existing Noise Levels

In order to determine the existing mill noise, field measurements were undertaken with the mill operating. Measurements undertaken within the plant showed that the following levels were currently being generated during normal mill operations.

Plant	Measured Level (L ₁₀)
Planer shed at 50m with doors open	72dBA
De-pallatising area inside building at 10m	88dBA
Boiler at 3m	88dBA
Kiln at 11m	69dBA
Sawmill at 20m	72dBA
Forklift at 5m	83dBA
Sorting Table at 15m	80dBA

Measurements undertaken at the dwelling immediately across Whareora Road (T & G Milligan) showed the existing level experienced is 53dBA (L₁₀) from the mill activities. The sorting table was a major influence on the noise level at this site. The sorting table produces an impact type of noise from timber handling and attracts a 5dBA penalty due to the special audible characteristics. Thus, the Proposed District Plan noise limits must be reduced by 5dBA to a level of 45dBA

during the daytime and 30dBA at night time to take into account the effects of the impact noise.

Measurements undertaken close to the sawmill and predicted at the closest house (G & M Dow) to the sawmill gave a level of 48dBA (L_{10}). The noise from the sawmill at this site does not have any special audible characteristic.

No measurements were undertaken at the P & T Smith dwelling, which is just to the north west of the mill site. However, the noise level at this house is a predicted 50dBA L_{10} .

Effects of Proposal

The increase in the hours of operation and the cumulative effects of the new noise sources to the existing level are the two effects of the proposal that must be considered.

The extended hours of operation will require the lower night time levels of 35dBA L_{10} and 60dBA L_{max} to be complied with. These levels are significantly lower for the closer houses than are currently experienced.

The additional equipment to be installed will have a minor effect on the existing noise levels. This effect has been included in the following analysis. In this analysis, it has been assumed that the new equipment will generate a level that is similar to the existing equipment.

Predicted Noise Levels

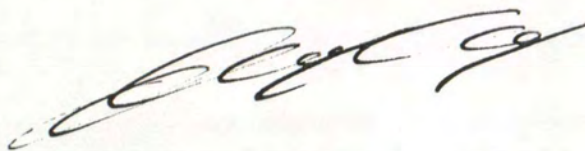
It is noted that all of the immediate neighbours have given written consent to this project. Therefore, in terms of Section 94 of the Resource Management Act a consent authority shall take no account of the effects of the activity on any person who has given written approval to the activity. Thus, where written approval has been obtained no analysis has been undertaken.

The closest house to the mill where written approval has not been sought, so it will be necessary to control the noise, is located approximately 350m to the north of the site. Based on the existing use, plus the proposed uses, the predicted noise level in neutral weather conditions at this house would be up to 36dBA without any specific noise control treatment. In order to control the noise to within the night time requirement of 35dBA (L₁₀) as set out in the Proposed District Plan it would be necessary to keep the doors of the plant that face this house closed at night time.

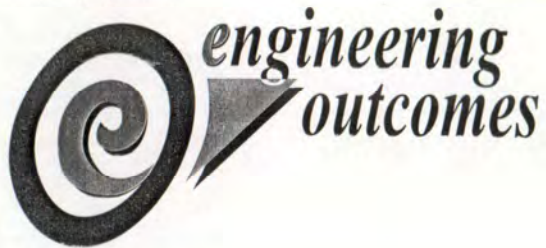
Conclusions

The majority of the house owners around the plant have given their written approval for the proposed mill development. In terms of the requirements of the Resource Management Act, the consent authority shall take no account of the effects of the activity on those residents where written approval has been obtained.

To control the noise level at the closest house where no written approval has been sought it will be necessary ensure that the doors from the mill processing buildings are closed at night time when the lower noise levels are in force. By adopting this method of operation the noise level will be kept within the requirements of the District Plan at all times. Therefore, the effects of the noise will be no more than minor for the residents.



Nevil Hegley
November 2002



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**ROSVALL SAWMILL LTD
PROPOSED EXPANSION OF THE
WHAREORA SAWMILL**

ASSESSMENT OF TRAFFIC EFFECTS

*Prepared by Engineering Outcomes
Version 2: 30 October 2002*

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1. INTRODUCTION

Rosvall Sawmill is planning to expand its sawmill operation at Whareora in Whangarei District by increasing the work shifts from one to two, plus installing some new plant and equipment.

This report presents the findings of an assessment of the traffic effects of the proposal. It is intended as an input to the information that will support the resource consent application for the proposal.

For the purposes of this report, the proposed development is referred to as “this proposal” or “the proposal”.

2. DESCRIPTION OF THE PROPOSAL AND SITE

2.1 The Proposal

The proposal is primarily an extension of the hours of operation. The proposed additional plant consists of an expansion of the kiln drying facilities. No additional timber cutting plant is proposed. There can currently be up to fifty staff at the site at one time. While Rosvall Sawmill will need to employ more staff for the expanded operation, there is not expected to be more staff working the operation at any one time that there is at present.

The traffic generation of the existing and proposed operation is described in section 3.3.

2.2 The Site

The sawmill and all associated facilities (including the administration building) is located on Lot 1, DP 111991, which has a total land area of 9.24 hectares. It is 7 kilometres east of Whangarei, in Whangarei District.

The site joins existing public roads at two locations. The main entrance is directly onto Whareora Road, which is a sealed, two-lane rural road with the status of a “collector” road¹. The second entrance is into the rear of the mill off the end of the formed length of Parahaki Parish Road. The sight distances from the mill entrances and associated intersections are shown in Table 1.

¹ Whangarei District Plan as amended by Council Decision, July 2001. Map No. 12

Table 1. Sight Distances (metres) from Mill Entrances and Associated Intersections

Entrance/ Intersection	From the Entrance/Intersection		From the Road Centreline	
	To the East	To the West	To the East	To the West
Main Mill Entrance	100	>200	100	<100 ^b
Parahaki Parish Road Entrance	100			
Whareora Road/ Parahaki Parish Road Intersection	30	55	90	120

Notes to Table 1

- a. This affects the safety of right-turns into the entrances.
- b. This can be increased to more than 200 metres by removing a small number of small trees and bamboo.

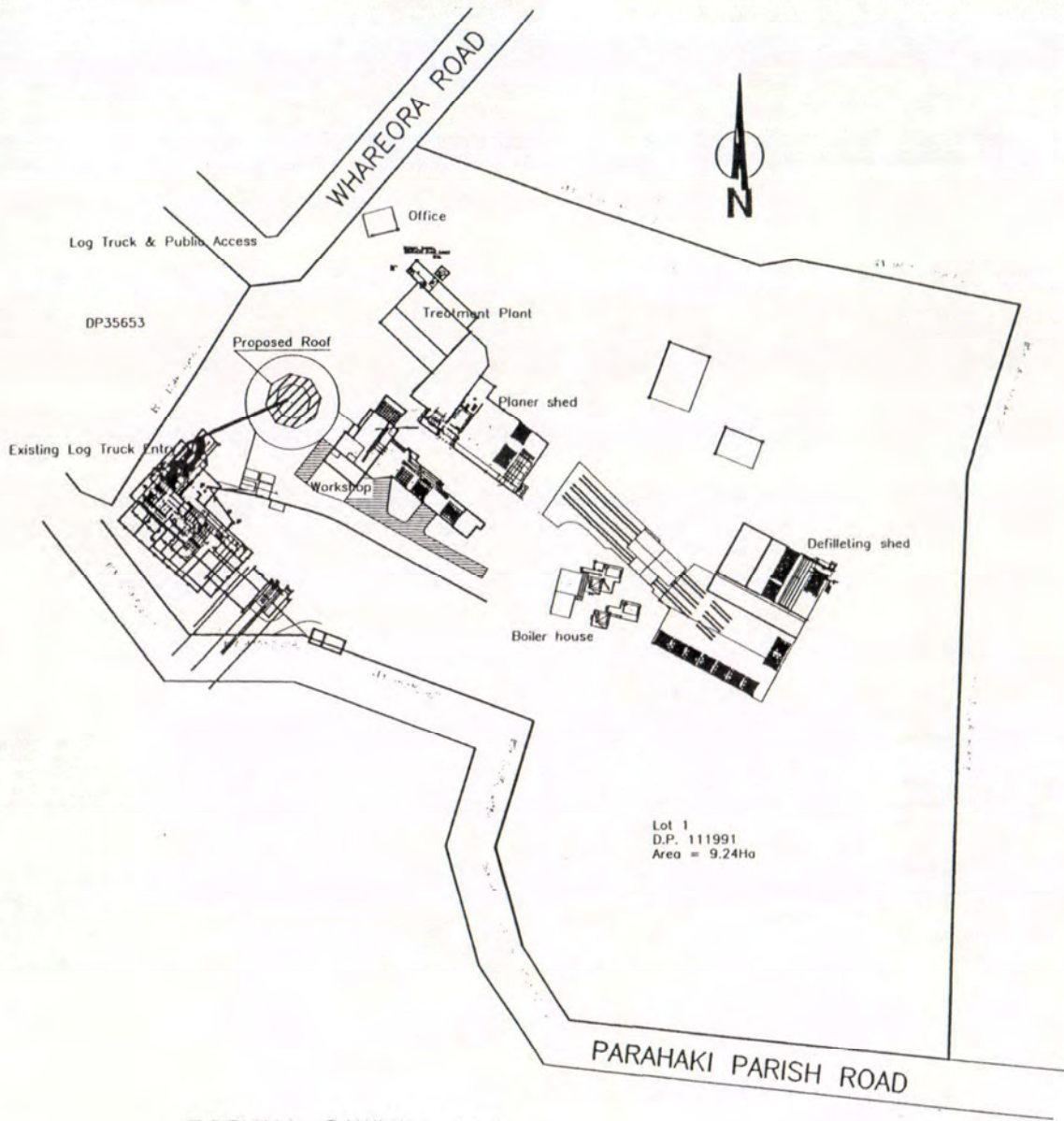
Traffic speeds and required sight distance on the roads are discussed in section 3.2.

Whareora Road has a 7.0 metre carriageway and open side drains through the site frontage. It has no carriageway lighting or local widening for intersections. Parahaki Parish Road is a short, unsealed road that, apart from the mill, provides access for one house and the Whareora cemetery.

Internal access for the mill buildings and other activities is via a road around the entire perimeter of the site, from which radial accesses lead at various points. The perimeter road is two-way for all but the short length between the two entrances, which is restricted to vehicles travelling east towards the main entrance.

There are five parking areas for staff vehicles at various locations within the site. Three, accommodating a total of thirty-five vehicles, are located at, and near the administration block. A fourth, with space for eighteen cars is located at the end of Parahaki Parish Road. The fifth, with space for seven cars, is located at the southern side of the site near the boiler house. The total parking availability at the site is sixty cars.

Figure 1. Plan of the Proposal



ROSVALL SAWMILL Ltd

2.3 The Operation

The operation consists, and will continue to consist, of the processing of raw logs into various treated and untreated timber products. Raw logs are taken to the rear of the site via Parahaki Parish Road. The log trucks are unloaded just beyond the Parahaki Parish Road entrance and then exit the site via the perimeter road and main entrance. No trucks exit the site via Parahaki Parish Road.

Raw logs, part and fully processed product is transported within the site using forklifts and off-road loaders. Processed product is stored in an open area just to the south of the administration block, accessed via the main entrance. There is also a turning area there for trucks so that they can also depart the site via the main entrance.

There are currently up to fifty staff working at the site including administration staff. With the extended operation, the maximum number on site is not expected to increase for significant periods of time. The only time there could be more than fifty staff on site is for a short period between shifts. There are expected to be an average 20 staff on site during the night shift.

3. TRAFFIC

3.1 General

This section of the report describes traffic on existing roads that the proposal leads onto, estimates the existing and potential traffic generation of the proposal (including during its development), and assesses the parking demand. The traffic information necessary for the assessment is given under the relevant headings in the remainder of this section.

In this report, unless otherwise stated, the traffic generation or vehicle movements referred to are one-way movements. That is, they are the totals of all arrivals and departures. It is noted that each round-trip by vehicles to and from the site generates two movements. In all cases, half of the traffic generated by the activities will be arrivals to the site and the other half will be departures.

3.2 Traffic on Existing Roads

The current annual average daily traffic usage (AADT) of roads that the site and proposal lead onto are as follows (vehicles per day)².

- Whareora Road: between 800 and 900 vehicles per day. That is an estimate based on counts near the road's intersection with Mill Road and reductions likely along the route (due to development and side roads between the mill and Whangarei including substantial areas of rural-residential property, Mount Tiger Road and Abbey Caves Road);
- Parahaki Parish Road: No count information is available, but the AADT is unlikely to be more than 50 vehicles per day.

² Based on traffic count information provided by the Whangarei District Council.

There are insufficient data to determine traffic growth or seasonal peaks from the data. However, Whareora Road serves both inland farmland and the popular coastal area of Pataua North. As such, both traffic growth and seasonal peaks are expected to be relatively high. Based on analyses of roads carrying a combination of coastal and inland traffic³, annual growth of 3% per annum and seasonal peak volumes of 1.6 times average annual volumes can be expected.

The speed of traffic on Whareora Road has been measured using a floating-car survey. The results are given in Table 2. The 85-percentile upper-bound speeds are given because that is an accepted parameter against which traffic management facilities are generally evaluated and designed. Speeds on Parahaki Parish Road itself are not relevant because of its short length and the nature of the mill's entrance onto it.

Table 2. Traffic Speeds on Whareora Road Approaching Key Entrances and Intersections

Entrance/Intersection	85-percentile Approach Speeds (km/h) on Whareora Road	
	Eastbound	Westbound
Main Entrance	60	85
Parahaki Parish Road	65	50

3.3 Traffic Generation

The daily traffic generation from the site with the proposal in place is estimated as follows (noting that each visit to the site generates two movements – one entry and one exit):

- Light vehicles: total number of staff on site x 2 x average vehicle usage + other vehicles x 2.

The average vehicle usage is the average number of vehicles taken to the site per worker on site. It has been obtained from 2001 census data for Whangarei District, which gives the means of travel to work by occupation. Those data are sufficiently detailed that all of the typical occupations of sawmill workers (including administration workers and managers) are covered. They indicate that there is an average of no more than two vehicles for every three workers at sawmill sites. The only other vehicles that visit the site will be occasional sales representatives, clients and contracted service personnel. They are expected to amount to a maximum of 5 visits, or ten movements, per day.

On that basis, and with a total of 70 staff on site over the two shifts, there is estimated to be 105 light-vehicle movements per day, up from the current 75 movements.

Of those, an average of 15 are expected on Parahaki Parish Road (all entries – see 4.2), with the remainder on the main entrance.

- Heavy Vehicles: Based on tonnage of raw material and product, estimated to increase from an average of 40 (20 of which are laden) to 70 (35 laden). Of those movements, three-quarters will occur on the main entrance, the remainder (all entries) will occur on Parahaki Parish Road. All but six of those movements will occur between the hours of 7am and 6pm.

Rosvall Sawmills has recently restricted its staff to entries only into Parahaki Parish Road. Exits from the parking area at the end of Parahaki Parish Road are made via the one-way road between that carpark and the main mill entrance.

³ For example, State Highway 1N south of Kawakawa, on which Transit New Zealand carries out continuous counts.

3.4 Parking Demand

The Council's requirements for parking spaces⁴ are generally based on specific activities and/or gross floor areas. As such, they are difficult to apply to an operation such as this that has a wide range of different activities and also makes use of significant outdoor storage. It is considered that an assessment based on the number of personnel on the site will provide the most accurate assessment.

The parking demand will only be from light vehicles. With 50 staff at the site and average vehicle usage of two vehicles per three staff plus occasional other visitors, the average parking demand is expected to be only 35 vehicles at any given time. Peak usage must be catered for and will be higher than the average. Further, the change of shift must create some increase in demand for short periods.

However, it is considered highly unlikely that parking demand will ever increase to more than the sixty spaces currently available at the site.

3.5 Construction Traffic

The only construction traffic that will use the existing roads will be for the transport of construction workers to and from the site and the delivery of materials to the site. The actual construction associated with this proposal is relatively minor and the numbers of the vehicles used for that will only be a small proportion of the numbers that use the existing roads.

4. ASSESSMENT OF EFFECTS AND RECOMMENDED MITIGATION MEASURES

4.1 General

The effects of the proposal are assessed for each traffic issue under the relevant headings in subsections 4.2 to 4.4. Where necessary, mitigation measures and/or standards are proposed in each subsection.

4.2 Traffic Generation, Access Within the Site and Access Onto, and Off, Existing Roads

While the expected traffic generation of the site is significantly more than a typical activity in a rural area, it is relatively low in the context of effects on the highway. As such, it is assessed that special intersection design features such as local widening, give-way control traffic islands and lighting, are not necessary. Council's standards⁵ also do not call for such measures.

⁴ Whangarei District Plan as amended by Council Decision, July 2001. Appendix 6A.

⁵ As set out in its District Plan as amended by Council Decision, July 2001 (s36 and Appendix 6) and *Environmental Engineering Standards*.

However, it is vital that the sight distances from the entrances and associated intersections are adequate. At present, that is not the case for the main entrance to the east from the road centreline⁶, in which there is currently less than 100 metres whereas 120 metres is required.

To address that deficiency, it is proposed to remove vegetation opposite the main entrance, to the east, to provide a clear view along Whareora Road from its centreline, for vehicles turning right into the entrance.

All other sight distance vectors are in accordance with the Whangarei District Council requirements⁷. While some sight lines at the Whareora Road/Parahaki Parish Road intersection are inadequate, no exits are permitted from that road for mill staff. The sight lines for entries to that intersection are all adequate.

With the proposed mitigation measures in place, the effects of the additional traffic movements onto, and off, the site, will be no more than minor.

It is noted that the sight distance to the west of the main entrance is marginal, although strict application of Council's requirements says it is acceptable (noting that this is defined by the district plan as a "minor" access carrying fewer than 200 movements per day – it is predicted to carry 143 per day). While the predicted volumes on the main entrance are expected to be close to the "major" entrance volumes in the district plan, almost all turns out of the main entrance will be left-turns towards Whangarei. Those turns are only in conflict with vehicles travelling from the east, for which the sight distance is excellent. The (marginal) sight distance to the west does not influence the safety of those movements. It is estimated that fewer than 10% of departures from the site will be made towards the east, or fewer than 9 such movements per day. Accordingly, in terms of right-turns out, the main entrance will be similar in nature to a very minor entrance. With such a low volume of critical turns, the district-plan sight-distance requirements are considered adequate and the sight distance to the west does not need to be improved.

4.3 Parking

As discussed in section 3.4, the sixty existing parking spaces are more than adequate to cope with any parking extra parking demand created by the proposal. As also discussed, the increase in parking demand will not be large, if any. Accordingly, it is assessed that the additional parking demand created by the proposal will be no more than minor.

⁶ Whangarei District Plan as amended by Council Decision, July 2001. Appendix 6I for accesses with fewer than 200 movements per day

⁷ ibid 6

4.4 Turning and Manoeuvring

The existing turning and manoeuvring areas at the site have been proven to be adequate by the existing operation. While the new proposal will increase the frequency of those movements, the effects will be no more than minor because the facilities in place are adequate for much higher volumes than currently exist.

Photo 4 shows the only location in which trucks must turn around. It is greater than 30 metres in diameter and allows ample turning space for all legal trucks. All other truck turning movements occur as an anti-clockwise forward flow (when viewed from above) around the perimeter road.

4.5 Pedestrians and Cyclists

The use of this part of Whareora Road by cyclists will be very low, and pedestrian usage will be virtually non-existent. That, combined with the relatively light usage of the road and entrance will make the potentially unsafe conflicts between turning vehicles, pedestrians and non-turning vehicles extremely rare. Accordingly, the effects of the proposal on cyclists and pedestrians will be no more than minor.

4.6 Amenity

The effects of traffic on the amenity of a locality can be considered in four different categories. They are:

1. Social and economic (mainly the effects of community severance by roads);
2. Noise;
3. Vibration; and
4. Visual.

The immediate neighbours will potentially be affected the most by those aspects. However, they have all given consent to the proposal and the effects on them must therefore be considered to be less than minor.

The traffic generation as a result of this proposal will increase the daily traffic usage of Whareora Road by only approximately 40% of truck movements and 12% of all vehicles. The total expected truck volumes from the mill amount to one truck every 9½ minutes. With the extended working hours, that is not a significant decrease on the current interval.

The adverse effects on amenity of such relatively infrequent truck movements and a small increase in total vehicle usage will be insignificant and certainly no more than minor.

5. PROPOSED CONSENT CONDITIONS – ROADING AND TRAFFIC

The following consent conditions are proposed in relation to roading and traffic:

- That vegetation be removed from opposite the main entrance, to the east, to provide a clear view along Whareora Road from its centreline.
- That mill workers and delivery trucks continue to make no exits from Parahaki Parish Road. And that suitable measures be maintained to ensure that that restriction is effective.

6. SUMMARY AND CONCLUSIONS

Provided that the mitigation measures described in section 4.2 and set out as suggested consent conditions in section 5 are carried out, it is concluded that the traffic effects of the proposed additional facilities and extension of the sawmill hours will be no more than minor.

Appendix A: Photographs



Photo 1 Looking West from the main entrance.



Photo 2 Looking East from the main entrance.

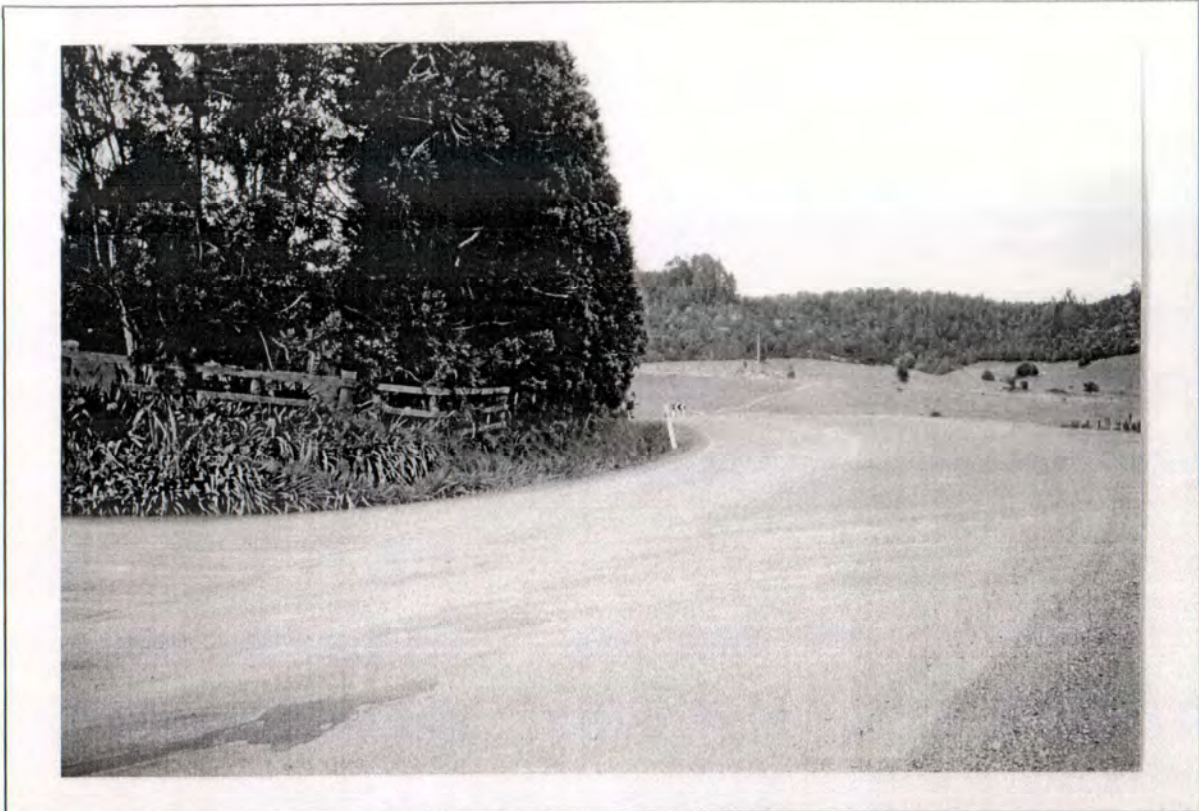


Photo 3. Looking west from Whareora Road opposite Parahaki Parish Road. Note the clear visibility all the way to the next bend.



Photo 4. Looking north from the back entrance onto Parahaki Parish Road

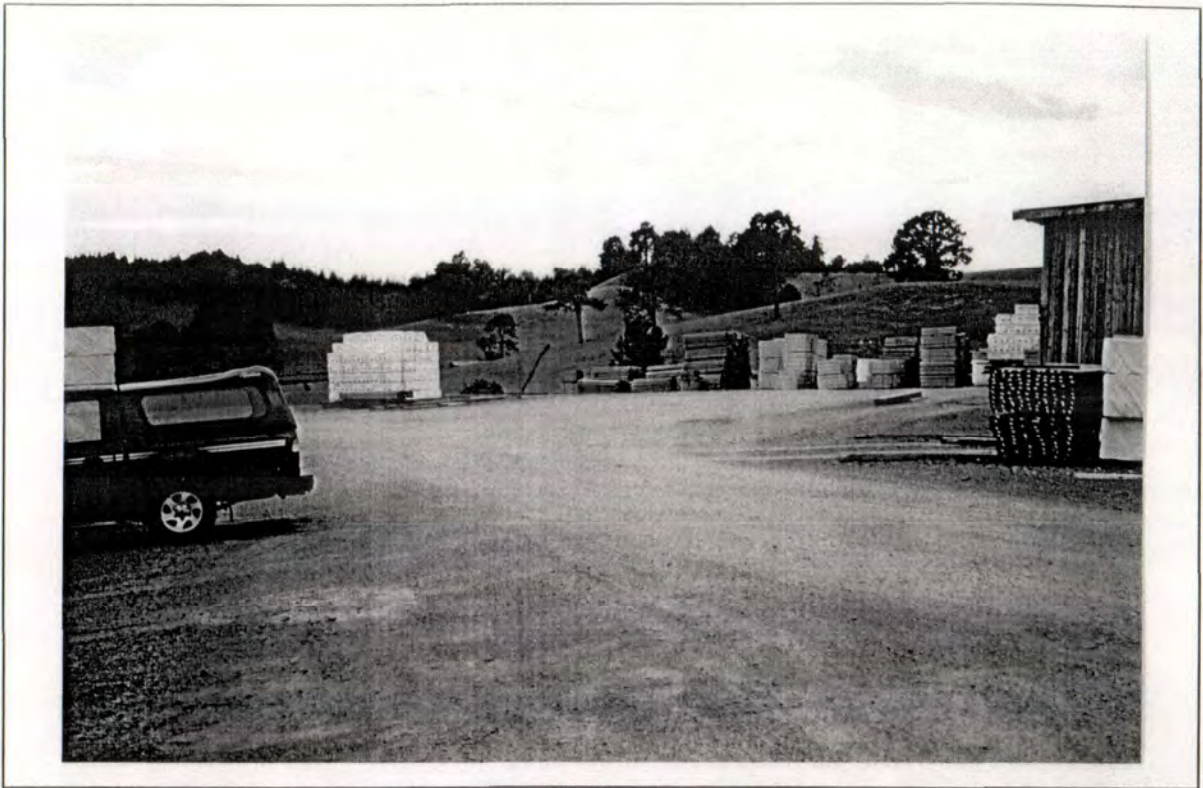


Photo 5. The product storage area and truck loading/turning area.



- A: —
- B: —
- C: —
- D: —
- E: —
- F: —
- G: —
- H: —
- I: —
- J: —
- K: —
- L: —
- M: —
- N: —
- O: —
- P: —
- Q: —

- T & L MULLIGAN
- P & E ROSVALL
- P & E ROSVALL
- P. HILL
- CONSERVATION DEPARTMENT
- P & T SMITH
- G & S-DOW
- L & A HILL
- G & A PARKES
- P. HILL
- P. HILL
- D & M MARSH
- ROSVALL SAWMILL
- P & F NORGATE
- P & F NORGATE
- D. BURBOROUGH
- N.E. MCKEOWN

- CONSULTATION OUTCOME
- AGREEMENT TO PURCHASE
- CONSENT
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Richardson Sievens Consultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS

ROSVALL SAWMILL WHAREORA

SITE PLAN

Date: AMENDMENTS

Project:

M HARGOOD

Drawn:

Date: 23/08/02

Scale:

1:15,000 AT A4

Sheet

1/1

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

We. THOMAS DENNIS & LYNETTE MARY MILLIGAN
(State Full Name - Please Print)

of. 651 WHAREORA ROAD RD5 WHAREORA
(Address)

as representative of or as owner/lessor/occupier (delete as appropriate) of the property legally described as:

LOT 1 AREA 4.372/4a DP 188311 CT. NA 118B/42.

hereby give my approval (pursuant to Section 94(2) of the Resource Management Act) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a result of conditions placed on the application by the Regional Council.

Yours faithfully

J. D. Whely
(Signature)

L. M. Milligan

20.10.02.
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We P + E ROSVALL
(State Full Name - Please Print)

of WHAREORA RD RDS WHANGAREI
(Address)

as representative of or as owner/lessee/occupier (*delete as appropriate*) of the property legally described as:

..... (REFER ATTACHED SECTION B + C)

hereby give my approval (*pursuant to Section 94(2) of the Resource Management Act*) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

E. M. Rosvall P A Rosvall
.....
(Signature)

21.10.02
.....
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: Summary of Proposal
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We PETER RALPH HILL
(State Full Name - Please Print)

of M.T. TIGER ROAD WHAREORA
(Address)

as representative of or as owner/lessee/occupier (delete as appropriate) of the property legally described as:

..... (J, K, D, HAS PER ATTACHED PLAN)

hereby give my approval (pursuant to Section 94(2) of the Resource Management Act) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

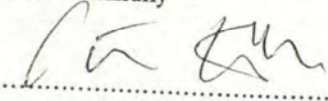
for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

v 
.....
(Signature)

17/10/02
.....
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: Summary of Proposal
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We. WHAREORA CEMETARY BOARD (CHAIRMAN)
(State Full Name - Please Print)

of. RDS WHANGAREI
(Address)

as representative of or as owner/lessee/occupier (delete as appropriate) of the property legally described as:

(REFER ATTACHED SECTION E)

hereby give my approval (pursuant to Section 94(2) of the Resource Management Act) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

RH Castbrook
(Signature)

18-10-02
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We. PETER SMITH
(State Full Name - Please Print)

of. WHAREORA RD RD 5 WHAREORA
(Address)

as representative of or as owner/lessee/occupier (delete as appropriate) of the property legally described as:

(REFER ATTACHED SECTION F)

hereby give my approval (pursuant to Section 94(2) of the Resource Management Act) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

P. G. Smith
(Signature)

18-10-02
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We. G + S PARKES
(State Full Name - Please Print)

of. WHAREORA RD R.D. 5 WHANGAREI
(Address)

as representative of or as owner/lessee/occupier (*delete as appropriate*) of the property legally described as:

(REFER ATTACHED SECTION I)

hereby give my approval (*pursuant to Section 94(2) of the Resource Management Act*) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)


for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully


(Signature)

18-10-02
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We D + M MARSH
(State Full Name - Please Print)

of WHAREORA RD RDS WHANGAREI
(Address)

as representative of or as owner/lessee/occupier (*delete as appropriate*) of the property legally described as:

..... (REFER ATTACHED SECTION 1)

hereby give my approval (*pursuant to Section 94(2) of the Resource Management Act*) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

[Signature]
(Signature)

22/10/2002
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We. PETER + FLORENCE NORGATE
(State Full Name - Please Print)

of. 691 WHAREORA ROAD
(Address)

as representative of or as owner/lessee/occupier (*delete as appropriate*) of the property legally described as:

(REFER ATTACHED SECTION N+O)

hereby give my approval (*pursuant to Section 94(2) of the Resource Management Act*) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

Peter Norgate Florence Norgate
(Signature)

18-10-02
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We Dominic BURBOROUGH
(State Full Name - Please Print)

of 704 WHAREORA RD.
(Address)

as representative of or as owner/lessee/occupier (delete as appropriate) of the property legally described as:

(REFER ATTACHED SECTION P)

hereby give my approval (pursuant to Section 94(2) of the Resource Management Act) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)


for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully


(Signature)

20/10/02
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

APPLICATION FOR RESOURCE CONSENT:
CONSENT OF PERSONS AFFECTED

I/We N. E. MCKEOWN
(State Full Name - Please Print)

of MARRIS ROAD, WHAREORA, R.D. 5, WHANGAREI
(Address)

as representative of or as owner/lessee/occupier (*delete as appropriate*) of the property legally described as:

(REFER ATTACHED, SECTION 2)

hereby give my approval (*pursuant to Section 94(2) of the Resource Management Act*) to an application by:

Rosvall Sawmill Limited, Whareora Road, Whareora
(State Applicants Name)

for a resource consent to:

Operate an additional wood-fired boiler; operate twice the existing kiln drying capacity; and dispose of additional kiln condensate by irrigation to pasture, at the Company's sawmill and adjacent premises at Whareora Road; and to extend the hours of mill operation to two shifts.

to be processed as an application not requiring notification.

I have seen the attached Summary of the proposal and generally understand what is proposed. I understand that the final details of the proposal may be varied as a results of conditions placed on the application by the Regional Council.

Yours faithfully

N. E. McKeown
(Signature)

18.10.2002
(Date)

Note: Section 94(2) of the Resource Management Act 1991 states that an application for a resource consent need not be notified in accordance with Section 93 if the application relates to a discretionary activity or a non-complying activity and

- (a) The consent authority is satisfied that the adverse effects on the environment of the activity for which the consent is sought will be minor and
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Attached: *Summary of Proposal*
Site Diagram Showing Location of Proposed Boiler and Kilns

References

Folio C/T 22B/1270, 58C/202

Land and Deeds 69

Transfer No.

M/C. Order No. B.648295.6



COPY FOR YOUR INFORMATION

No. 63A/359

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of APRIL one thousand nine hundred and eighty seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that ROSVALL SAWMILL LIMITED at Whangarei

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 9.2450 hectares more or less being Lot 1 Deposited Plan 111991 and being part Allotment 67 Parish of Parahaki excepting all seams, beds and deposits of coal, shale and other minerals lying in or under the said lands as excepted by Transfer 107082



Assistant Land Registrar

Subject to a mining easement appurtenant to the coal, shale and other minerals in CT 802/83 created by Transfer 107082

[Signature]
A.L.R.

B.648295.7 Mortgage to Development Finance Corporation of New Zealand- 2.4.1987 at 10.52% c
C.089958/1

[Signature]
A.L.R.

B.932980.1 Mortgage by Westpac Banking Corporation - 21.12.1988 at 2.29% c.

DISCHARGED
21/12/1988
[Signature]
A.L.R.

D.073862.4 Mortgage to ASB Bank Limited - 2.12.1996 at 10.33 oc

[Signature]
A.L.R.

Measurements are Metric

No. 63A/359

WHANGAREI DISTRICT COUNCIL

FORUM NORTH · PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE: 09-430 4200, FAX: 09-438 7632



Notice of Decision on Application for Land Use Consent Pursuant to Section 88 of the Resource Management Act 1991

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 by ROSVALL SAWMILL LTD

Application

Application for Resource Consent to EXCEED COVERAGE + HEIGHT + VEHICLE MOVEMENTS + INCREASE NOISE LIMITS AT AN EXISTING SAWMILL at 658 WHAREORA RD, R D 5, WHANGAREI 0121 being LOT 1 DP 111991.

Decision

THAT pursuant to Section 94 of the Resource Management Act 1991, council determines that the application need not be notified as it is satisfied that any adverse effect on the environment will be minor and that written approval has been obtained from every person that may be adversely affected by granting of the land use consent.

The application was considered and decided under authority delegated pursuant to Section 34 of the Resource Management Act 1991 to the Land Use Commissioner of the Whangarei District Council.

THAT pursuant to Section 105 and 108 of the Resource Management Act 1991, council grants consent to the application being RC 37180 to EXCEED COVERAGE + HEIGHT + VEHICLE MOVEMENTS + INCREASE NOISE LIMITS AT AN EXISTING SAWMILL at 658 WHAREORA RD, R D 5, WHANGAREI 0121 being LOT 1 DP 111991, subject to compliance with the following conditions:

CONDITIONS:

1. That the proposed development proceeds in general accordance with the site plan, elevations and accompanying details submitted with this application by RICHARDSON STEVENS reference 3040 dated November 2002, including the fact that coverage may not increase beyond 12 % and the height of the new kiln drying facility not exceed 17.2 metres.
2. Limiting of noise to Permitted Activity levels at any point on the notional boundary of any residential unit on any other site except those properties which have given written consent as part of this application. During night time this may be achieved by keeping the doors of the plant closed between 2200 hours and 0700 hours.
3. The sawmill operation shall not operate after 2300 hours and before 0600 hours seven days a week, except the allowance of loading/unloading of kilns for a maximum of 5 times per week.
4. That the consent holder shall undertake the following works to the approval of the Senior Environmental Engineer prior to the commissioning of the new plant:

WHANGAREI DISTRICT COUNCIL

Property Identification No: 039206

Resource Consent : 37180

- (i) Clear vegetation to Whareora road reserve and Lot 1 DP 188311, to provide sight lines in accordance with the recommendations contained within the report compiled by Engineering Outcomes dated 30 2002.
- (ii) Vest land as public road reserve from lot 1 DP 188311 to maintain the required sight lines as recommended in the report compiled by Engineering Outcomes dated 30 October 2002.
- (iii) Submit a traffic management plan prohibiting vehicle access exiting from the site onto Parahaki Parish.

Advice Notes:

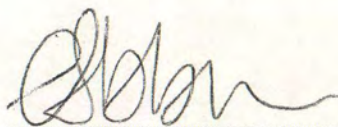
1. This resource consent will expire two years after the date of commencement of consent unless:
 - (a) It is given effect to before the end of that period; OR
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act 1991), the council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.
2. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
3. All archaeological sites are protected under the provisions of the Historic Places Act 1993. 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 New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
4. The Consent Holder shall pay all charges set by council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
5. Compensation, survey and LINZ costs shall be paid in accordance with council policy.
6. The consent holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Senior Monitoring Officer and include the following details:
 - (a) Name and telephone number of the project manager and site owner
 - (b) Site address to which the consent relates
 - (c) Activity to which the consent relates
 - (d) Expected duration of works.

Reasons for the Decision

Pursuant to Section 113 of the Resource Management Act 1991 the reasons for the decision are:

1. Written approval was gained from all parties considered to be affected by this proposal.
2. The proposal was considered to be consistent with the objectives and policies of the Transitional and Proposed District Plan as Amended by Council Decision.
3. Subject to the conditions imposed the effects of the proposal are considered to be no more than minor.

**Environmental Planner
(Consents):**



Date:

15/01/03

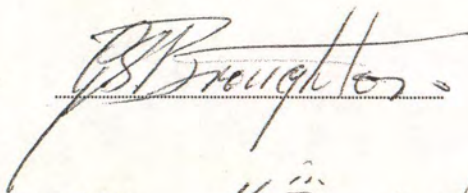
**Senior Environmental
Planner (Consents):**



Date:

15/01/03

Land Use Commissioner



DECISION DATED at Whangarei this

16th

day of

January 2003

Right of Objection

Section 357 of the Resource Management Act 1991 provides a right of objection to this decision. Objection must be in writing, setting out the reasons for the objection, delivered to council within 15 working days after the decision has been notified to you. A fee may be payable to cover the costs of processing any objection.

WHANGAREI DISTRICT COUNCIL

Property Identification No: 039206

Resource Consent : 37180

Notification Decision on Resource Consent Application Pursuant to Sections 93 and 94 of the Resource Management Act 1991: Non-Complying Activity

This decision is only to be completed upon receipt of adequate information on application.

Land Use Application

Applicant: ROSVALL SAWMILL LTD
Location: 658 WHAREORA RD, R D 5, WHANGAREI 0121
Proposal: ADDITIONAL BUILDINGS + INCREASE IN VEHICLE MOVEMENTS+ OPERATING HOURS + INCREASED NOISE.
Legal Description: LOT 1 DP 111991
Date Received: 08/11/2002
Council References: P039206 RC 37180

Processing Details

Reporting Officer: Campbell Robinson **Date of Report:** 25/11/02

Planning Requirements

	Zone/Environment	Planning Notation(s)	Type of Application
Transitional Plan:	Rural A	N/A	Non-Complying
Amended Plan:	Countryside	N/A	Discretionary

Assessment of Effects

Effect	Physical Extent of Effect	< > Minor
Increase Noise	The proposal involves the proposed expansion of operating hours for the sawmill and involves another kiln drying facility. The proposal will not be able to comply with the statutory noise requirements and furthermore will result noise for longer periods due to the proposed shift work on the site. As written approval has been gained from all parties considered affected by the council acoustic specialists, effects of the proposal on these properties are considered minor. Council considers effects on properties beyond those identified to be no more than minor as distance and topography mitigates any increase in noise..	No More than Minor
Traffic Movements	The proposal will involve an increase in the number of heavy movements within a 24 hour period from 40 to 70 and an increase in the number of light movements from 75 to 104.	No More than Minor

WHANGAREI DISTRICT COUNCIL

Property Identification No: 039206

Resource Consent : 37180

The increase in movements is significant given the problematic access arrangement at present and the substandard sight lines associated with the existing entrance/exit ways. The applicant has entered into an agreement with Council to vest land for road purposes to improve sight lines and thus the overall safety of the road environment within the area. This vesting of land will be possible as the applicant has purchased property in the area. This combined with the employment of an exclusive "in/out" access system on Parahaki Parish Road and Whareora Road will mitigate traffic effects.

Parking Effects	Increase production potential of the site will result in extra staff being employed and thus potentially affecting parking arrangements. The total number of staff will increase from 40 to 75. As staffing numbers will be split between shifts the total number of workers on-site at one time is expected to remain consistent with the current situation. An increase in parking is therefore unlikely meaning effects will be consistent with the present situation that provides 60 parking spaces.	Less than Minor
-----------------	---	-----------------

Amenity Effects/Coverage	The coverage of the site will be increased by and extra 385 m ² and represents an increase in the overall density and intensity of production on the site. Amenity effects are therefore assessed as more than minor for surrounding properties including a new silo exceeding height restrictions. However as written approval has been gained from all parties considered affected, these properties can not be considered. Effects beyond these properties are considered to be less than minor as distance and topography means amenity will be preserved.	No More than Minor
--------------------------	---	--------------------

Ecological Effects/Heritage/Cultural Effects	The site does not contain any features of this nature as shown on Councils maps. Effects related these matters are considered to be less than minor.	Less than Minor
--	--	-----------------

Affected Party(s) Details

Name	Legal Description	Affected by	Approval obtained
P Hill	Pt Allot 66 & 70 Parish of Parahaki	Increase Noise, Loss of Amenity	Yes
P & E Rosvall	Lot 2 DP 176906, Lot 1 DP 119760	Increase Noise, Loss of Amenity	Yes
P & F Norgate	Lots 4 & 5 DP 173836	Increase Noise, Loss of Amenity	Yes
NE McKeown	Lot 1 DP 186206	Increase Noise, Loss of Amenity	Yes
DB Burborough	Lot 1 DP 191032	Increase Noise, Loss of Amenity	Yes
P & T Snow	Lot 1 DP 35635	Increase Noise, Loss of Amenity	Yes

WHANGAREI DISTRICT COUNCIL

Property Identification No: 039206

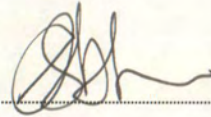
Resource Consent : 37180

G & S Dow	Pt Allot 121 Parish of Parahaki	Increase Noise, Loss of Amenity	Yes
D & M Marsh	Lot 1 DP 188048	Increase Noise, Loss of Amenity	Yes
G & A Parks	Lot 1 DP 189932	Increase Noise, Loss of Amenity	Yes
TE Mulligan	Lot 1 DP 188311	Increase Noise, Loss of Amenity	Yes
Conservation Department	Pt Allot 67B Parish of Parahaki	Increase Noise, Loss of Amenity	Yes (via Whareora cemetery trust board)
L & A Hill	Lot 5 DP 205442	Increase Noise, Loss of Amenity	Yes

Recommendation

- (a) That this application be processed without notice, pursuant to Section 94 of the Act, because:
- Written approval has been obtained from every person who may be adversely affected by the granting of this resource consent; and
 - Subject to compliance with outlined conditions the effects of the proposal will be no more than minor.

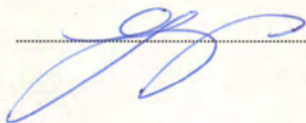
Environmental Planner (Consents):



Date:

12/12/02

Senior Environmental Planner (Consents):



Date:

12/12/02



**Appendix C – Proposed Strategic Rural Industries
Zone Chapter**

[Rosvall PPC changes shown in green tacked changes](#)

Strategic Rural Industries Zone (SRIZ)

Issues

The Strategic Rural Industries Zone (SRIZ) recognises and provides for the retention and managed expansion of several established industries of strategic significance located in the [rural areas](#) of the District, being:

- Fonterra Milk Processing Site at Kauri and Ancillary Irrigation Farms.
- Croft Timber Mill at Kauri.
- Cement Works at Portland.
- [Rosvall Sawmill at Whareora](#).

[Strategic Rural Industries](#) are [industrial activities](#) that require a rural location due to specific operational requirements including [infrastructure](#) demands and proximity to resources (such as [minerals](#) and transport links) and the availability of suitable [land](#). They are strategic because, in addition to their significance in terms of providing essential employment and services to the District, they may also be of regional or national importance due to their functions, the area served, the investment in [infrastructure](#) required for the establishment or on-going development of the activity, or their contribution to the economy.

Due to their strategic importance, it is important that [Strategic Rural Industries](#) are encouraged to continue to operate and develop, while acknowledging the potential for such industries to impact on surrounding rural activities due to the scale of their operations and nature of [effects](#).

The term '[Strategic Rural Industries](#)' is applied specifically in the District Plan to the Strategic Rural Industries Zone and does not include strategic industries located within the [urban areas](#) of the District and/or within other zones with existing specialised industrial functions (e.g. the Port Zone and the Marsden Point Energy Precinct).

It is anticipated that the Strategic Rural Industries Zone could be extended over time to other rural locations elsewhere in the District by way of plan changes to accommodate additional [Strategic Rural Industries](#).

The Strategic Rural Industries Zone primarily provides for [Strategic Rural Industries](#). Complementary [commercial activities](#) and [industrial activities](#) that do not compromise the functioning of existing [Strategic Rural Industries](#) may be appropriate.

Note:

1. *Commercial quarries and [mineral extraction](#) activities will in future be assessed as Mineral Extraction Areas.*
2. *Maps of SRIZ are included in SRIZ Appendix 1.*

Objectives

SRIZ-01 Economic Development

Recognise the contribution established [Strategic Rural Industries](#) make to the vitality and economic viability of the District.

SRIZ-02 Appropriate Locations

Provide for the establishment and operation of [Strategic Rural Industries](#) in appropriate locations within the [rural area](#).

Rosvall PPC changes shown in green tacked changes

SRIZ-O3 Management Framework

Promote a flexible and targeted management framework for existing and/or prospective Strategic Rural Industries.

SRIZ-O4 Amenity

Maintain rural amenity and avoid reverse sensitivity effects in the vicinity of Strategic Rural Industries.

Policies

SRIZ-P1 Manage Effects

To provide for and manage the effects of Strategic Rural Industries by identifying them as within the Strategic Rural Industries Zone.

SRIZ-P2 Operation and Expansion

To provide for the ongoing operation and expansion of Strategic Rural Industries where adverse effects can be avoided, remedied or mitigated.

SRIZ-P3 Avoid Fragmentation

To avoid fragmentation of Strategic Rural Industry Areas associated with further subdivision.

SRIZ-P4 Reverse Sensitivity

To avoid potential reverse sensitivity effects from sensitive activities within Strategic Rural Industry Areas.

SRIZ-P5 Incompatible Activities

To manage land use conflicts by ensuring that activities that are incompatible with the effects of Mineral Extraction Activities are not established within the Portland Strategic Rural Industries Zone.

SRIZ-P6 Complementary Activities

To provide for complementary commercial activities and industrial activities where they do not compromise the functioning of existing Strategic Rural Industries.

Rules

SRIZ-R1 Any Activity

Fonterra Kauri Milk Processing Site SRIZ Ancillary – Irrigation Farms

1. Subject to SRIZ-R7, the provisions of the Rural Production Zone apply to the Fonterra Kauri Milk Processing Site SRIZ – Ancillary Irrigation Farms.

SRIZ-R2 Any Activity Not Otherwise Listed in This Chapter

All SRIZ Areas

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

Rosvall PPC changes shown in green tacked changes

SRIZ-R3 Minor Buildings

All SRIZ Areas

Activity Status: Permitted

Note:

1. Minor buildings are exempt from rules SRIZ-R4 – R6.

SRIZ-R4 Building and Major Structure Height

1. Activity Status: Permitted

Where:

- a. In the Fonterra Kauri Milk Processing Site SRIZ Area:
 - i. The maximum building height and major structure height is 20m above ground level, or is a boiler, silo, drier or evaporation plant with a maximum height of 65m above ground level, including any associated stacks.
- b. In the Portland SRIZ Area:
 - i. The maximum building height and major structure height is 20m above ground level; or if part of the rock crusher, or utilised for the production of cement, the maximum height is 66m above ground level.
- c. In the Croft Poles SRIZ Area:
 - i. The maximum building height and major structure height is 20m above ground level.
- d. In the Rosvall Sawmill SRIZ Area:
 - i. The maximum building height and major structure height is 20m above ground level within Areas A-E as shown in Figure SRIZ 3.
 - ii. The maximum building height and major structure height is 10m above ground level within Area F as shown in Figure SRIZ 3.

Activity Status when compliance not achieved: Discretionary

SRIZ-R5 Building and Major Structure Setbacks

1. Activity Status: Permitted

Where:

- a. In the Fonterra Kauri Milk Processing Site SRIZ Area and Croft Poles SRIZ Area:
 - i. All buildings and major structures are set back at least:
 - a) 20m from the Rural Production Zone and Open Space and Recreation Zones.
 - b) 4.5m from road boundaries.
 - c) 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
- b. In the Portland SRIZ Area:
 - i. All buildings and major structures are set back at least:
 - a) 20m from any other Zone boundaries.
 - b) 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
- c. In the Rosvall Sawmill SRIZ Area:
 - i. All buildings and major structures are setback at least:

Rosvall PPC changes shown in green tacked changes

- a) 5m from the north-western boundary extent as shown in Figure SRIZ 3.
- b) 20m from the Rural Production Zone and Open Space and Recreation Zones.
- c) 4.5m from road boundaries.
- d) 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

SRIZ-R6 Building and Major Structure Height in Relation to Boundary

1. Activity Status: Permitted

Where:

- a. In the Fonterra Kauri Milk Processing Site SRIZ Area and Croft Poles SRIZ Area and Rosvall Sawmill SRIZ Area:
 - i. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and the site boundary.
- b. In the Portland SRIZ Area:
 - i. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and the site boundary with any Residential Zone, Rural Production Zone or Open Space and Recreation Zones except for the maintenance and upgrading of the cement works conveyor structure.

Activity Status when compliance not achieved: Discretionary

SRIZ-R7 Any Activity or Activities which are associated with Water Storage Ponds, Water Treatment Ponds or Irrigation Infrastructure

Fonterra Kauri Milk Processing Site SRIZ – Ancillary Irrigation Farms

Activity Status: Permitted

SRIZ-R8 Traffic Generation

All SRIZ Areas

Activity Status: Controlled

Where:

1. Any activity or activities:
 - a. Which cumulatively generate traffic movements from a SRIZ Area greater than the following:
 - i. Portland SRIZ:
 - a) 700 heavy vehicle traffic movements total per day (24-hour period).
 - b) More than 25 heavy vehicle traffic movements per hour, which turn right from Portland Road on to the State Highway between 16:30 and 17:30.
 - ii. Fonterra Kauri Milk Processing Site SRIZ:
 - a) 1,400 traffic movements per day (24-hour period).
 - iii. Croft Poles Strategic Rural Industries Zone Area greater than the following:

Rosvall PPC changes shown in green tacked changes

- a) 400 traffic movements per day (24-hour period).
- iv. Rosvall Sawmill SRIZ Area:
 - a) 244 traffic movements per day (24-hour period), of which up to 100 movements may be heavy vehicle movements, and all heavy vehicle movements must enter via Parahaki Parish Road and exit via Whareora Road.
 - b. For which written approval has been provided from:
 - i. For Portland SRIZ Area and Croft Poles Site Area, the Waka Kotahi NZ Transport Agency and Whangarei District Council Roading.
 - ii. For Fonterra Kauri Milk Processing Site SRIZ Area, the Waka Kotahi NZ Transport Agency.
- 2. Any application for resource consent under SRIZ-R8 shall be accompanied by a transport assessment statement including existing and proposed traffic volumes (including heavy vehicles).

Matters of control:

- 1. Effects on the transport network.
- 2. Design and location of access.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

- 1. Effects on the transport network.
- 2. Design and location of access.

Note:

- 1. Any application shall comply with information requirement rule SRIZ-REQ1.

SRIZ-R9 Sensitive Activities

Rosvall Sawmill SRIZ Area

Activity Status: Permitted

Where:

- 1. The maximum is 1 principal residential unit on the site the purposes of the Rosvall Sawmill Strategic Rural Industry Managers Accommodation.
- 2. The Rosvall Sawmill Strategic Rural Industry Managers Accommodation is located within Area F as shown in Figure SRIZ 3.

Activity Status when compliance not achieved: Discretionary

All SRIZ Areas **Fonterra Milk Processing Site SRIZ – Ancillary Irrigation Farms, Croft Poles SRIZ, and Portland SRIZ**

Activity Status: Non-Complying

Where:

- 1. The activity is a primary activity or ancillary activity.

Rosvall PPC changes shown in green tacked changes

SRIZ-R10 Construction, External Alteration or Relocation of Any Building or Major Structure

Rosvall Sawmill SRIZ Area

Activity Status: Permitted

Where:

1. The construction, external alteration or relocation of any building or major structure shall:
 - a. All exterior surfaces must be dark and recessive in colour (except soffits); and
 - b. Pre-painted steel and all roofs must have a reflectance value no greater than 20%; and
 - c. All other external surface finishes must have a reflectance value no greater than 30%.

Activity Status when compliance not achieved: Discretionary

Information Requirement Rules

SRIZ-REQ1 Information Requirement

1. Any application for resource consent under SRIZ-R8 shall be accompanied by a transport assessment statement including existing and proposed traffic volumes (including **heavy vehicles**).

Note:

1. *The Council will advise Waka Kotahi NZ Transport Agency of any application for **land** use consent lodged, under this rule except where in relation to the Rosvall Sawmill SRIZ site.*

[Rosvall PPC changes shown in green tacked changes](#)

SRIZ Appendix 1 – Maps

Figure SRIZ 1. shows:

- Croft Poles Kauri SRIZ Area outlined in red
- Fonterra Kauri Milk Processing Site SRIZ Area outlined in blue

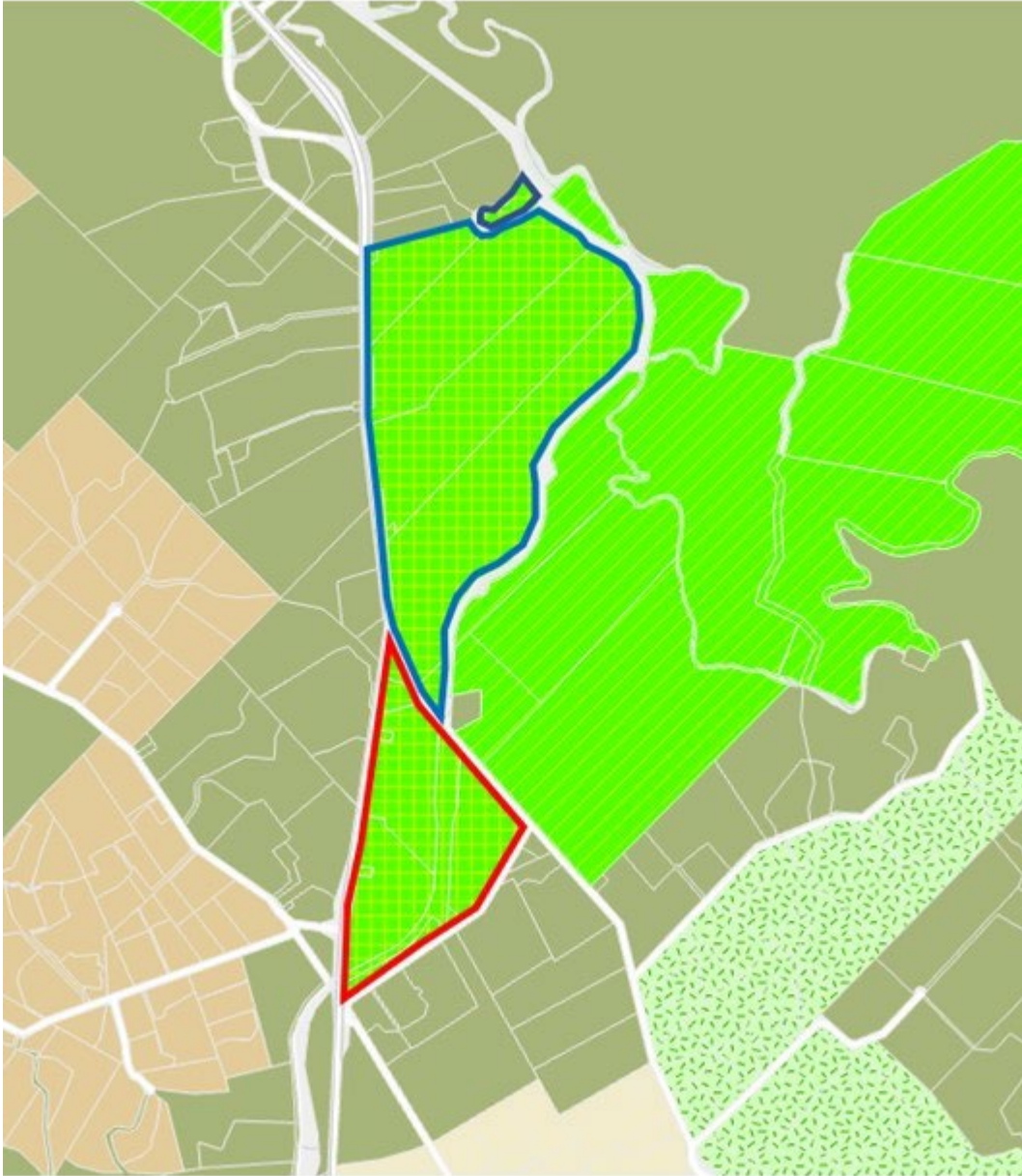


Figure SRIZ 1: Strategic Rural Industries Zone (SRIZ)

[Rosvall PPC changes shown in green tacked changes](#)

Figure SRIZ 2. shows:

- Portland SRIZ Area outlined in pink.

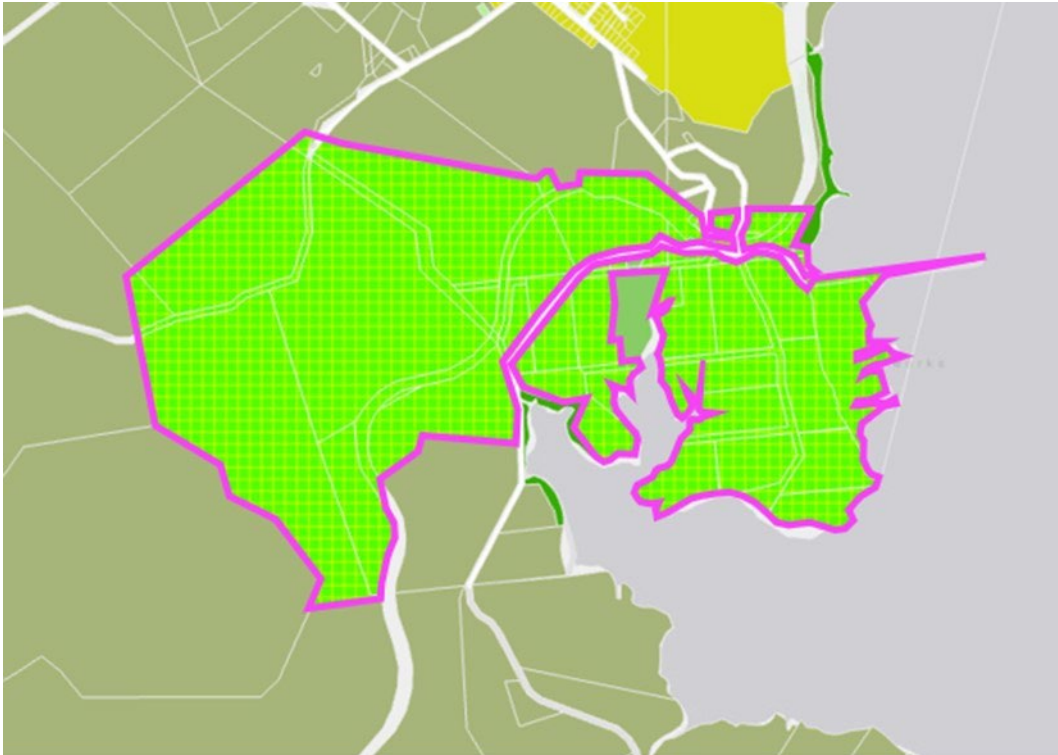
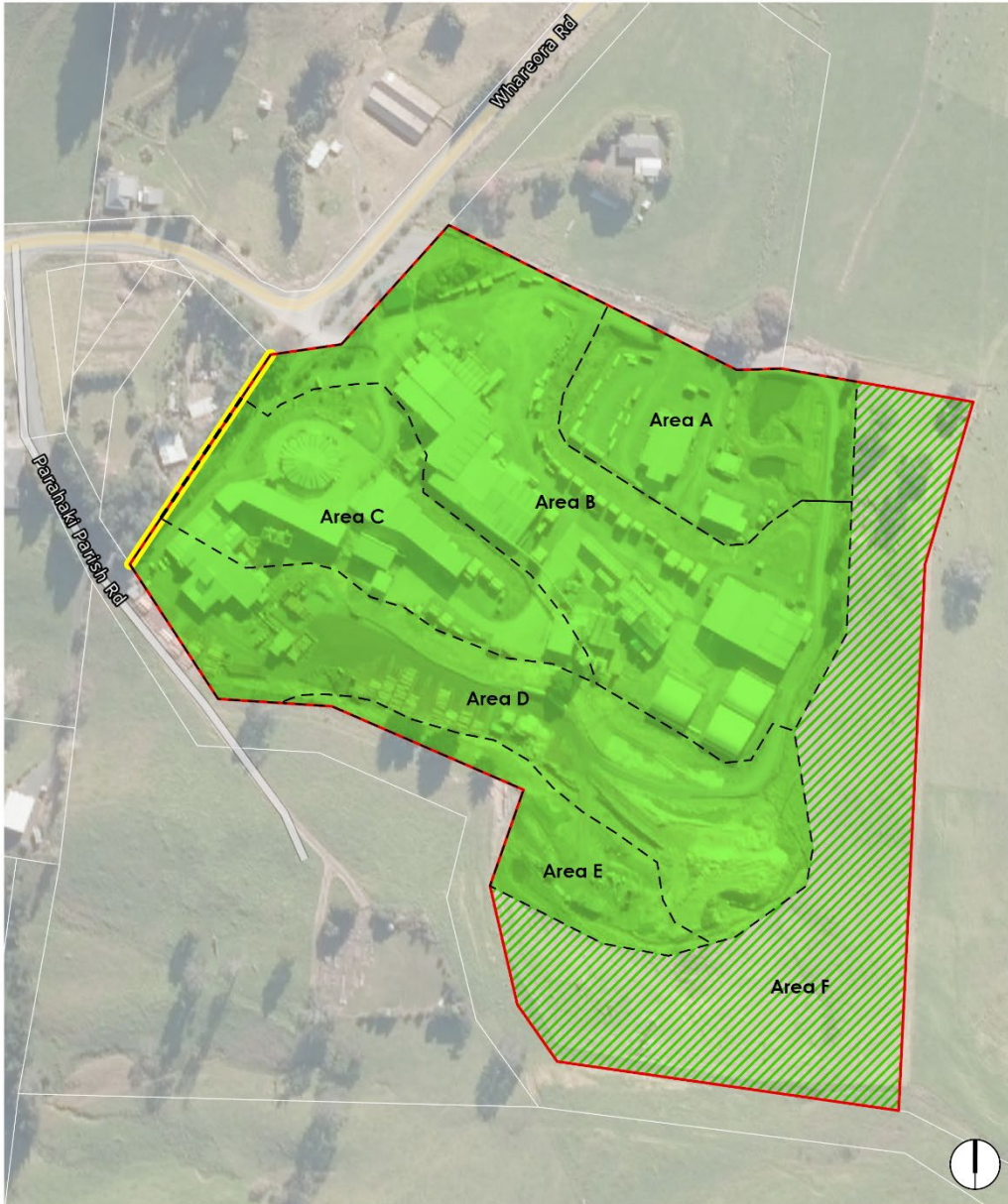


Figure SIRZ 2: Strategic Rural Industries Zone (SRIZ)

Rosvall PPC changes shown in green tacked changes

Figure SRIZ 3 shows:

- Rosvall Sawmill SRIZ Area outlined in red.



Legend

-  Site
-  North-western Boundary Extent
-  10m Building Height
-  20m Building Height

Figure 3: Strategic Rural Industries Zone (SRIZ)



Appendix D – Proposed Rural Production Zone Chapter

Rural Production Zone (RPROZ)

Issues

The Rural Production Zone (RPROZ) encompasses a large area of the Whangarei District. The purpose of the Rural Production Zone is to sustainably manage the [natural and physical resources](#) of the [rural area](#) in order to:

- Protect, sustain and promote [rural production activities](#) as well as those activities that support rural communities.
- Protect areas of significant ecological and biodiversity values (such as indigenous bush and [wetlands](#)).
- Enable the rehabilitation of ecological and biodiversity values.
- Maintain rural amenity and character.

The zone comprises a varied array of topography, landforms, landscapes, soil types, biodiversity and catchments. It is important that the ecological and landscape values of the Rural Production Zone are recognised and where appropriate are protected and enhanced. Ecological and landscape values contribute significantly to the rural character and distinctiveness of the Whangarei District. Parts of the Rural Production Zone are located within the coastal [environment](#). The values of the coastal [environment](#) are managed by the District Plan's Coastal Environment provisions as well as the provisions in this section.

The interplay of historical [land](#) use and values has resulted in the environmental character that exists in the Rural Production Zone today. This character is made up of the varied natural landforms and natural features, openness, as well as an existing [subdivision](#) and development pattern. It is mostly characterised by a working/living [environment](#), with the noises, odours and visual [effects](#) associated with a wide range of [farming](#), horticultural, forestry and [mineral extraction](#) activities. There is an expectation that [rural production activities](#) will be able to continue to operate without onerous or restrictive intervention in the Rural Production Zone.

[Rural production activities](#) are important contributors to the Whangarei and Northland economy. The Rural Production Zone includes most of the productive rural [land](#) area of the District. It is important that these areas are not compromised for rural production. It is expected that a diverse range of [rural production activities](#) will continue to operate and new activities will establish in the Rural Production Zone. Changing demands for existing produce and new markets establishing mean that the provisions for the Rural Production Zone need to be flexible to accommodate current and future production needs.

The Rural Production Zone provides for [commercial activities](#) and [industrial activities](#) that have a functional need to service [rural production activities](#) and/or rural communities or provide location based recreation or tourist activity.

Conflicting [land](#) use and [reverse sensitivity effects](#) must be carefully managed where the Rural Production Zone interfaces with [sensitive activities](#) including habitable [buildings](#) in other [rural areas](#) and [Residential Zones](#), and with [Business Zones](#). Where the Rural Production Zone is traversed by existing major [infrastructure](#) services, [land](#) use conflicts must be managed. Quarrying Resource Areas apply over the Rural Production Zone and Strategic Rural Industries Zones are surrounded by the Rural Production Zone. Providing for [mineral extraction](#) activities and [strategic rural industries](#) to occur and avoidance of conflicting [land](#) use activities is important for their on-going operation.

A history of ad hoc rural living [subdivision](#) and development has resulted in a scattered and ad hoc pattern of development across the [rural area](#). Where the [rural area](#) abuts Whangarei City, Rural Production Zone will apply. Areas for future urban growth, [land](#) use and [subdivision](#) development is spatially managed by the Future Urban Zone to maintain options for the continued growth of the

Rosvall PPC changes shown in green tacked changes

city. Where rural living clusters have reached significant density and lifestyle character they have been identified as the Rural Lifestyle Zone to manage the actual and potential reverse sensitivity effects associated with rural living activities occurring in close proximity to rural production activities.

The Rural Production Zone will not support an increased level of clustered rural living development. Consistent with a consolidated pattern of development residential, rural residential and rural living activities are directed to identified rural settlements, the Future Urban Zone or the Rural Lifestyle Zone to protect the productivity, biodiversity and rural character of the Rural Production Zone.

Urban and rural residential types of development can erode the viability of rural productivity and can create reverse sensitivity impacts on productive uses through the visual effect of large scale buildings and incidental structures, increased traffic generation, and loss of amenity including privacy, rural outlook, spaciousness, and quietness, particularly when a new incompatible activity is located near an existing activity, with resulting conflicts.

Objectives

RPROZ-01 Rural Land Resources

Identify and protect productive rural land resources for a diverse range of rural production activities.

RPROZ-02 Land Use Activities

Enable a wide range of rural production activities and provide for commercial activities and industrial activities that support rural production activities and/or rural communities including recreation and tourist based activities to establish and operate in the Rural Production Zone to contribute to the District's economy.

RPROZ-03 Rural Character and Amenity

Recognise, maintain and where appropriate protect the rural character and amenity of the Rural Production Zone.

RPROZ-04 Adverse Effects

Avoid adverse effects on productive land resources from residential, rural residential and rural living subdivision and development in the Rural Production Zone.

RPROZ-05 Fragmentation

Minimise the fragmentation of rural land and promote allotment sizes that facilitate rural production activities other than to protect significant ecological and biodiversity values.

RPROZ-06 Coastal Environment

Provide for rural production activities that are compatible with the Coastal Environment.

RPROZ-07 Protection and Enhancement

Encourage protection and enhancement of significant ecology, biodiversity, landscapes and historic heritage.

Policies

RPROZ-P1 Rural Character and Amenity

To protect the distinctive rural character and amenity of the Rural Production Zone including but not limited to:

1. A dominance of natural features including landforms, watercourses and vegetation.
 - a. A predominately working rural production environment, including:
 - i. The presence of large numbers of farmed animals and extensive areas of plant, vine or fruit crops and areas of forestry.
 - ii. Ancillary activities and structures (including crop support structures and artificial crop protection structures) across the landscape.
 - b. Seasonal activities.
 - c. A low intensity of development, involving a combination of domestic and rural production buildings and major structures.
 - d. Varying levels of noise associated with seasonal and intermittent rural production activities.
 - e. Relatively open space and low density of development.
 - f. Odours, noise and dust typical of rural activities.
 - g. Generally low levels of vehicle traffic with seasonal fluctuations.

RPROZ-P2 Land Use Activities

To protect rural productive land, rural character and amenity and to encourage consolidation of activities within Whangarei City by:

1. Only providing for commercial activities and industrial activities in the Rural Production Zone where it is demonstrated that the activity:
 - a. Has a direct connection with the rural resource and supports rural production activities and/or rural communities, including recreation and tourist based activities.
 - b. Requires a rural location for its operational function.
 - c. Will minimise the potential for reverse sensitivity effects between incompatible land use activities.
 - d. Will contain and manage adverse effects on-site.
 - e. Will contribute positively to the economy of the District.
 - f. Can meet and fund local infrastructure requirements.
2. Not directly regulating outdoor agricultural and horticultural activities, excluding intensive livestock farming.
3. Permitting farming and activities ancillary to farming or forestry.
4. Requiring larger allotments sizes to retain productive rural options.

RPROZ-P3 Reverse Sensitivity

Avoiding reverse sensitivity effects by preventing sensitive activities within close proximity to Quarrying Resource Areas, Strategic Rural Industries, intensive livestock farming or other rural production activities that are lawfully established.

RPROZ-P4 Unsealed Roads

To reduce the potential of exposure to noise, dust and health risks by requiring a minimum separation for residential units from unsealed roads.

Rosvall PPC changes shown in green tacked changes**RPROZ-P5 Maintain Amenity and Character**

To maintain rural amenity, and character by ensuring that all new buildings and major structures and rural land uses:

1. Are of a scale and character appropriate to the Rural Production Zone.
2. Are sited in a location sufficiently setback from site boundaries to enable privacy, the retention of openness and access to sunlight.
3. Avoid ribbon development.

RPROZ-P6 Setback Buffers

To avoid inappropriate subdivision and development in areas required for future urban growth by identifying 'setback buffers' between the Rural Production Zone and the Residential Zones, Future Urban Zone and Rural Lifestyle Zones and the Settlement Zone Residential Sub-Zone.

RPROZ-P7 Subdivision Greater than 20ha

To enable the subdivision of rural land into allotments of 20ha or more, where the following has been provided for:

1. Efficient and effective on-site servicing.
2. Avoidance of erosion, subsidence, slippage, flooding or inundation from any source.
3. Stability of land and its suitability to provide a foundation for the erection of buildings and vehicle access, and parking areas (where provided).

RPROZ-P8 Subdivision Less than 20ha

To avoid the subdivision of land into allotments less than 20ha unless it is demonstrated that all of the following are achieved:

1. It does not create a rural residential or rural lifestyle allotment, other than where a Net Environmental Benefit is achieved.
2. The subdivision of rural land and associated buildings does not inhibit or restrict the productive potential or reasonably anticipated productive potential of rural production activities.
3. The size, shape and arrangement of allotments:
 - a. Is a practical size for rural production activities, other than where a Net Environmental Benefit is achieved.
 - b. Does not restrict the range of options for the use of production land.
4. The viability of the existing rural production activity is not compromised, and the existing rural production activity can continue to operate efficiently at the subdivided scale.
5. The subdivision and subsequent development will not result in adverse effects on the operation and viability of any adjoining rural production activity or strategic rural industry.
6. The subdivision and subsequent development will not require connection to the District's reticulated sewer or an extension or upgrading of any service or road, except where it is in the economic interest of the District and will not compromise the efficient functioning of the District's infrastructure network.

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RPROZ-P9 Net Environmental Benefit

To protect and enhance biodiversity, landscapes, historic heritage, and significant ecology whilst protecting productive rural land resources, rural character and amenity by providing for subdivision where all of the following are achieved:

1. A Net Environmental Benefit is created by the legal protection in perpetuity and on-going management (maintenance and enhancement of the values and attributes, characteristics and qualities) for one or more of the following:
 - a. Appropriate area(s) of indigenous vegetation, or habitat of indigenous fauna, assessed as significant in accordance with policy 4.4.1 and appendix 5 of the Northland Regional Policy Statement 2016; or
 - b. Appropriate area(s) of Outstanding Natural Landscapes, Outstanding Natural Features, Outstanding Natural Character, High Natural Character; or
 - c. Heritage Buildings or Sites of Significance to Māori; or
 - d. Appropriate area(s) of Highly Erodible Land, or land within a riparian margin of a stream, river, estuary or the coast located within Acutely or Chronically threatened land environment associated with Land Environments of New Zealand Level 4, will be retired and rehabilitated.
2. The effects of the number, size and location of allotments, building platforms and access, are managed by:
 - a. Avoiding:
 - i. Adverse effects on the areas(s) protected under clause (1) of this policy.
 - ii. Adverse cumulative effects.
 - iii. Reverse sensitivity.
 - iv. Development on highly versatile soils.
 - v. An urban form, by encouraging small clusters of allotments.
 - b. Minimising fragmentation of rural land.
 - c. Protecting the productive potential of the site.
 - d. Retaining natural character, landscape qualities and characteristics, rural character and amenity.
 - e. Determining whether fewer than the maximum number of allotments should be created.
 - f. Assessing the proposal against the Coastal Environment objectives and policies where the site is located in the Coastal Environment.

RPROZ-P10 Other Subdivision

To provide for limited subdivision of rural land creating a new allotment for a surplus existing residential unit where the balance area of the farm is large, and dimensions of the new allotment can accommodate the existing on-site services and provide for efficient access.

RPROZ-P11 Location and Design of Subdivisions and Associated Land Developments

To locate and design subdivision and associated land development to avoid urban form and character, maintain rural character and amenity values and protect and enhance environmental features by:

1. Designing subdivisions to respond to the topography and characteristics of the land being developed.
2. Avoiding development on highly versatile soils.

Rosvall PPC changes shown in green tacked changes

3. Identifying **building** platforms that respond to **site** topography and environmental characteristics.
4. Locating **access** ways, services, utilities and **building** platforms where these can be provided without the need for significant **earthworks**, retaining, benching or **site** contouring.
5. Locating **access** ways, services, utilities and **building** platforms where the location is sensitive to and responds to environmental features of the **site**.
6. Ensuring that the **subdivision** will not create **reverse sensitivity effects** with respect to existing lawfully established activities.

RPROZ-P12 Quarrying Resource Area Overburden

Recognise that the placement of **overburden** from an adjacent Quarrying Resource Area may be appropriate if:

1. It is demonstrated that:
 - a. The placement is necessary for the efficient use and development of that Quarrying Resource Area, including if doing so would preserve the long-term access to regionally significant **mineral** resources.
 - b. The placement is a final or long term deposition.
 - c. There is no practicable alternative within the **Mining Area** of the Quarrying Resource Area.
2. Progressive rehabilitation occurs so that rural character and **amenity values** are maintained.
3. The placement avoids **highly versatile soils**.
4. The placement is managed to protect existing and consented **sensitive activities** from unreasonable **effects** of **noise**, vibration, dust and illumination.
5. Other adverse **effects** are first avoided, and if not avoided, are remedied or mitigated.
6. An effective separation distance from existing and consented **sensitive activities** is maintained to give **effect** to 4 and 5 above.

Note:

1. Any placement of **overburden** outside the **Mining Area** but inside the Quarrying Resource Area is subject to policy QRA.1.3.3.

Rules

RPROZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

RPROZ-R2 Minor Building

Activity Status: Permitted

Note:

1. **Minor buildings** are exempt from rules RPROZ-R3 – R5.

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RPROZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum building height and major structure height is 10m above ground level.

Compliance Standards:

1. Mineral Extraction Activities within the Mining Area of a Quarrying Resource Area are exempt and will be assessed by applying the Quarrying Resource Area Chapter provisions.
2. Frost protection fans are exempt from RPROZ-R3 and shall comply with RPROZ-R11.
3. Crop protection structures and artificial crop protection structures are exempt from RPROZ-R3 and shall comply with RPROZ-R12.

Activity Status when compliance not achieved: Discretionary

RPROZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All buildings and major structures are set back at least:
 - a. 8m from all site boundaries.
 - b. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

Compliance Standards:

1. Mineral Extraction Activities within the Mining Area of a Quarrying Resource Area are exempt and will be assessed by applying the Quarrying Resource Area Chapter provisions.
2. Frost protection fans are exempt from RPROZ-R4 and shall comply with RPROZ-R11.
3. Crop protection structures and artificial crop protection structures are exempt from RPROZ-R4 and shall comply with RPROZ-R12.

Activity Status when compliance not achieved: Discretionary

RPROZ-R5 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The maximum cumulative building and major structure coverage is 20% of the net site area.

Activity Status when compliance not achieved: Discretionary

RPROZ-R6 Indigenous Vegetation Clearance

Activity Status: Permitted

Where:

1. The clearance of indigenous vegetation:

Either

 - a. Does not exceed 500m² per site within each 10-year period from 12 December 2018; except where:
 - i. The clearance is directly associated with rural production activities and that clearance is:

Rosvall PPC changes shown in green tacked changes

- a) Up to 2,000m² in area per site within each 10-year period from 12 December 2018 and the vegetation does not meet the significance criteria in Appendix 5 of the Regional Policy Statement for Northland 2016; or
 - b) Of indigenous vegetation that has grown naturally since 12 December 2018 on land lawfully cleared of indigenous vegetation; AND
- b. Is not within 20m of a water body; OR
- c. Is associated with:
- i. Routine maintenance within 7.5m of the eaves of existing buildings:
 - a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.
 - b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance; or
 - ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities; or
 - iii. Pest plant removal and biosecurity works; or
 - iv. Vegetation removal for customary rights; or
 - v. Conservation planting, including planting for ecological restoration purposes.

Activity Status when compliance not achieved: Discretionary

RPROZ-R7 Principal Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 principal residential unit per 20ha provided that 1 principal residential unit is permitted on an allotment of any size.

Activity Status when compliance not achieved: Discretionary

RPROZ-R8 Minor Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 minor residential unit per site.
2. The nearest distance between the minor residential unit and the principal residential unit does not exceed 15m.
3. The maximum gross floor area of the minor residential unit (including decking and garage areas) is 90m².

Activity Status when compliance not achieved with RPROZ-R8.2 – 3: Discretionary

Activity Status when compliance not achieved with RPROZ-R8.1: Non-Complying

RPROZ-R9 Sensitive Activity

Activity Status: Permitted

Where:

1. The sensitive activity (excluding non-habitable buildings) is set back at least:
 - a. 500m from:
 - i. The Mining Area of all Quarrying Resource Areas.

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- ii. The Strategic Rural Industries Zones, except the Rosvall Sawmill SRIZ Area.
- iii. Business Zones.
- b. 30m from:
 - i. All unsealed metal roads.
 - ii. All existing plantation forestry on a separate site.
- c. 250m from:
 - i. Existing intensive livestock farming on a separate site.
 - ii. Existing activities ancillary to farming or forestry on a separate site.
 - iii. The Fonterra Kauri Milk Processing Site Strategic Rural Industries Zone – Ancillary Irrigation Farms.

Note:

1. Any application shall comply with information requirement rule RPROZ-REQ1.

Activity Status when compliance not achieved: Discretionary

RPROZ-R10 Commercial Activities

Activity Status: Permitted

Where:

1. The activity generates less than 20 traffic movements per site, per day.
2. There is no car parking between the residential unit and the road.
3. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.
4. The activity does not exceed the use of 15% of the total gross floor area of all buildings on-site.
5. The total area of signage is less than 0.25m², per site.
6. There is no illuminated signage or moving signage.
7. The activity is an ancillary activity to the residential use of the site.
8. The principal operator of the activity is a permanent resident on the site.
9. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.

Activity Status when compliance not achieved: Discretionary

RPROZ-R11 Frost Protection Fans

Activity Status: Permitted

Where:

1. The maximum height of the frost protection fan is 20m above ground level.
2. The frost protection fan is set back at least 8m from all site boundaries.

Activity Status when compliance not achieved: Discretionary

RPROZ-R12 Crop Support Structures or Artificial Crop Protection Structures

Activity Status: Permitted

Where:

1. The maximum structure height is 10m above ground level.

Rosvall PPC changes shown in green tacked changes

2. The structure is set back at least:
 - a. 1m from all site boundaries.
 - b. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

RPROZ-R13 Farm Quarrying

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.
2. The activity does not extract over 5,000m³ in any 12 month period on the site.
3. The activity does not undertake blasting.
4. The activity does not establish within 500m of an existing sensitive activity on an adjacent site.

Activity Status when compliance not achieved: Discretionary

RPROZ-R14 Activities Ancillary to Farming or Forestry

Activity Status: Permitted

Where:

1. The activity does not operate within 250m of an existing sensitive activity on a separate site.
2. The activity operates within any combination of buildings and major structures, and those buildings and major structures do not exceed a cumulative gross floor area of 2,000m² per site.
3. The activity does not operate from an outdoor area larger than 500m².

Activity Status when compliance not achieved: Discretionary

RPROZ-R15 Intensive Livestock Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.
2. The activity operates within any combination of buildings and major structures, and those buildings and major structures do not exceed a cumulative gross floor area of 2,000m² per site.
3. The activity is set back 250m from the boundary of a separate site containing a sensitive activity.

Activity Status when compliance not achieved with RPROZ-R15.1 and 2: Discretionary

Activity Status when compliance not achieved with RPROZ-R15.3: Non-Complying

RPROZ-R16 Emergency Services

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.

Rosvall PPC changes shown in green tacked changes

RPROZ-R17 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R18 Plantation Forestry

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R19 Buildings and Major Structures (excluding minor buildings) associated with Emergency Service

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R20 Industrial Activities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R21 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R22 Recreational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R23 General Community

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R24 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R25 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R26 Retirement Village

Activity Status: Discretionary

Rosvall PPC changes shown in green tacked changes

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R27 Supported Residential Care

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RPROZ-R28 Hospitals

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.

Information Requirement Rules

RPROZ-REQ1 Transport Assessment Statement

1. Any application under rule RPROZ-R9 must include a transport assessment statement which:
 - a. Establishes the current and predicted transport environments/traffic volumes along the road from which the sensitive activity will be set back.
 - b. Establishes the likelihood of changes to the nature, scale and intensity of land uses and their traffic generating potential within the catchment served by the road.

PREC18 – 734 Pataua North Road (Part Lot 1 DP 94742)

Rules

PREC18-R1 Activity Status

1. Activity Status: Controlled

Where:

- a. Any boundary relocation subdivision between Section 24 Block VII Whangarei SD and Part Lot 1 DP 94742, or subsequent allotment created under PREC18-R1.2 provided it complies with rule SUB-R15, except that each site is not required to have existed at 12 December 2018.

Activity Status when compliance not achieved: Discretionary

2. Activity Status: Discretionary

A single application for resource consent, implementation of which may be staged, for subdivision within Pt Lot 1 DP 94742 (734 Pataua North Road) that proposes environmental protection and on-going management of an environmental protection area, where:

- a. The subdivision complies with rule SUB-R16.3 except:
 - i. That the site does not have to have existed on 12 December 2018.
 - ii. SUB-R16.3(b)(i), (ii) and (iii).
 - iii. SUB-R16.3(d)(iii)(b).
 - iv. SUB-R16.3(e).
- b. The subdivision complies with the following:
 - i. The environmental protection area includes the following areas as shown on Figure PREC18 1:
 - a) The terrestrial indigenous vegetation area marked A; and
 - b) The wetland habitat area marked B; and
 - c) The indigenous riparian margin vegetation area marked C.
 - ii. The maximum number of additional allotments that can be approved is 8.
- c. Any subdivision under rule PREC18-R1 shall comply with information requirement rules SUB-REQ3.1, SUB-REQ3.6 and SUB-REQ3.7.

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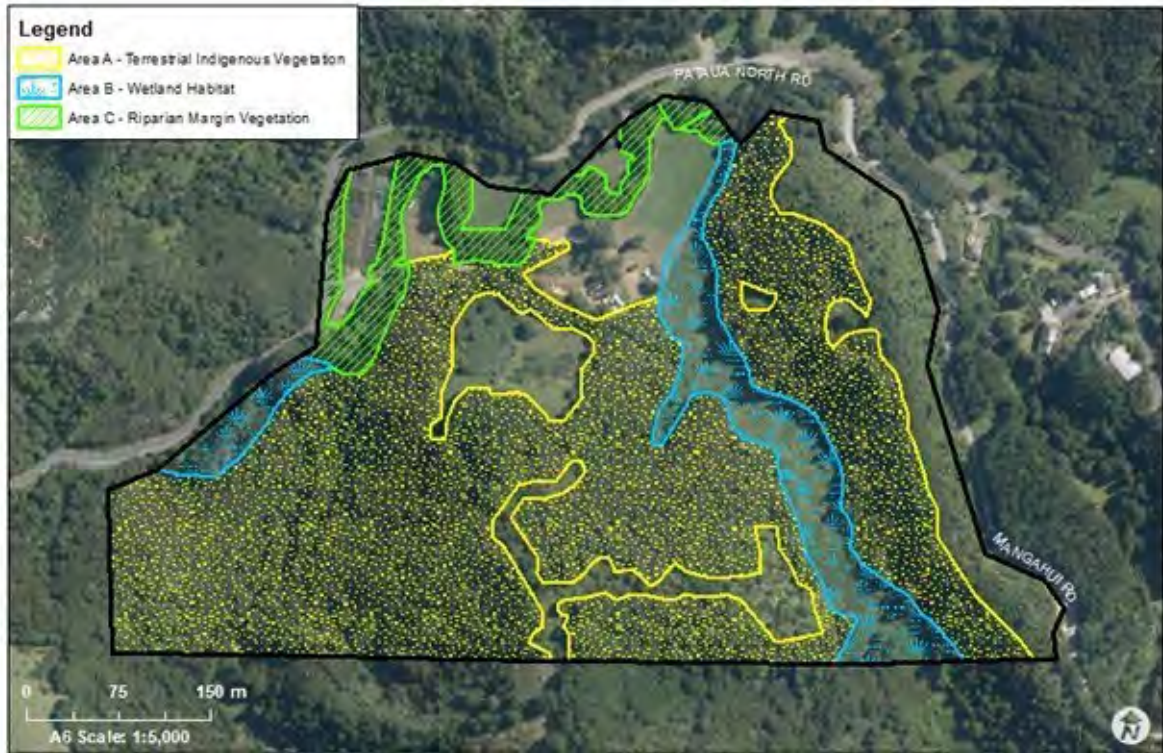


Figure PREC18 1: 734 Pataua North Road (Part Lot 1 DP 94742)

PREC19 – 128 and 172 Awaroa River Road, Whangarei (Lot 3 DP 317977 and Lot 2 DP 87364)
Rules
PREC19-R1 Activity Status

Activity Status: Controlled

Where:

1. A single application for resource consent (implementation of which may be staged) to subdivide 128 and 172 Awaroa River Road, Whangarei (Lot 3 DP 317977 and Lot 2 DP 87364) where:
 - a. A total of 7 additional allotments are created (excluding 2 balance allotments arising from the 2 existing allotments, each containing an existing residential unit).
 - b. All existing indigenous vegetation within Lot 3 DP 317977 and Lot 2 DP 87364 shall be legally protected in perpetuity in its entirety and managed on an on-going basis in accordance with a Management Plan.
 - c. Every covenanted area is held within a single allotment.
 - d. No new buildings or major structures have been erected since 12 December 2018 prior to subdivision approval.
 - e. Every proposed allotment shall identify a building envelope no larger than 100m² and that complies with the setbacks of the Rural Production Zone.
 - f. Every proposed allotment shall identify the balance of the allotment beyond the identified building envelope as subject to a No Build covenant.
 - g. Buildings and major structures within building envelopes in accordance with PREC19-R1.1(e) shall:
 - i. Where the building envelope is located above the 80m contour, not exceed 6m in height above ground level, and otherwise not exceed 8m in height above ground level.
 - ii. Have a roofline below the 90m contour.
 - iii. Not exceed a combined gross floor area of 750m².
 - iv. Not have exteriors:
 - a) Coloured or painted with a colour with a light reflectance value greater than 35%, provided that 2% of each exterior elevation is exempt.
 - b) Utilising mirror glazing.
 - c) With a roof colour with a light reflectance value greater than 30%.
 - v. Be built into the landform, stepped in structure, with irregular roofline.
 - h. The application shall identify areas of landscape mitigation planting:
 - i. Within every proposed allotment, to filter views of the proposed building envelopes from outside of the subdivision and between building envelopes.
 - ii. For building envelopes above the 70m contour, to ensure that there is a permanent vegetated backdrop so that buildings are not seen on the skyline.
 - i. Planting of areas identified in PREC19-R1.1(h) shall be established in accordance with (h) and shall be:
 - i. Legally protected in perpetuity in its entirety.
 - ii. Managed on an on-going basis in accordance with a Management Plan.

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- j. All proposed access, driveways and manoeuvring areas shall be finished with recessive materials (i.e. blue metal, concrete with exposed aggregate or black oxide additive)
- k. The application shall include proposed conditions of consent which are a means by which compliance with rules PREC19-R1.1(g), (i) and (j) is ensured.
- l. The application shall include a management plan that specifies the protection measures proposed to ensure that the vegetation remains protected in perpetuity, that includes how all of the following matters will be implemented prior to the Council issuing section 224(c) certificate:
 - i. The establishment of secure stock exclusion.
 - ii. Site preparation and the establishment of plantings.
 - iii. The maintenance of plantings. The survival rate must ensure a minimum 90% of the original density and species.
 - iv. The maintenance of indigenous vegetation must ensure animal and plant pest control occurs.

Matters of control:

1. The extent of covenant areas and need for on-going management such as pest and weed control, and stock proof fencing.
2. The location and suitability of building envelopes to mitigate effects on privacy, rural character, landscape and amenity values.
3. The adequacy of landscape mitigation planting to mitigate effects on privacy, rural character, landscape and amenity values.
4. The need for additional planting to strengthen any existing native vegetation screening of proposed building envelopes.
5. The use of recessive materials on driveways and manoeuvring areas to mitigate landscape effects.
6. The visibility of water tanks, including a preference for vegetative screening.
7. The type and colour of boundary fencing and gates including:
 - a. A preference for post and wire or post and rail.
 - b. A preference for timber rail or steel rail gates.
 - c. A preference for recessive colours.
 - d. Discouragement of solid close board timber fences and gates.
8. Recessive external lighting.
9. Eco-sourcing of plant species required for landscape planting.
10. Avoiding pest species for landscape planting.
11. Appropriateness of conditions to enforce ongoing compliance.

Note:

1. *Refer to the How the Plan Works Chapter for Assessment of Controlled Activities.*

Activity Status when compliance not achieved: Non-Complying

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Figure PREC19 1: 128 and 172 Awaroa River Road, Whangarei (Lot 3 DP 317977 and Lot 2 DP 87364)

PREC20 – 2487 Whangarei Heads Road (Part Allot 17 PSH of Manaia)

Rules

PREC20-R1 Activity Status

Activity Status: Discretionary

Where:

1. A subdivision application for resource consent (implementation of which may be staged) to subdivide 2487 Whangarei Heads Road (Part Allot 17 PSH of Manaia) where:
 - a. A maximum of three additional allotments are created (excluding the balance allotment); and
 - b. All land identified as Outstanding Natural Landscape in the Resource Area Map 39R shall be:
 - i. Legally protected in perpetuity in its entirety.
 - ii. Managed on an on-going basis in accordance with a Management Plan.
 - iii. Held within a single site.

Activity Status when compliance not achieved: Non-Complying



Figure PREC20 1: 2487 Whangarei Heads Road (Part Allot 17 PSH of Manaia)

PREC21 – 1007 Cove Road, Waipu (Lot 3 DP 67636)

Rules

PREC21-R1 Activity Status

Activity Status: Discretionary

Where:

1. A single application for resource consent (implementation of which may be staged) that achieves a **Net Environmental Benefit** to subdivide 1007 Cove Road, Waipu (Lot 3 DP 67636) where:
 - a. Up to a maximum of 3 additional **allotments** are created (excluding 1 balance **allotment**).
 - b. Every **allotment** has a **net site area** of at least 2,000m².
 - c. Designation WDC-54 insofar as it crosses the **site** has been given **effect** to, with no compensation payable by:
 - i. Incorporating the **land** within the **site** that is subject to the designation into an **esplanade reserve** pursuant to section 231 of Resource Management Act 1991, which is to be vested in the Council; or
 - ii. Incorporating the **land** within the **site** that is subject to the designation into an **esplanade strip** pursuant to section 232 of the Resource Management Act 1991, which is to be created by an instrument registered against the relevant title(s); or
 - iii. Registering on the relevant title(s) an easement in gross or other legal instrument that ensures public **access** in perpetuity across the **land** within the **site** that is subject to designation.
 - d. Any **subdivision** under rule PREC21.R1.1(c) shall comply with the following information requirements where relevant:
 - i. Information requirement rule SUB-REQ3. 1 – 3.
 - ii. Information requirement rule SUB-REQ3.4.
 - iii. Information requirement rule SUB-REQ3.5.

Note:

1. There is no requirement for an **esplanade strip** or **esplanade reserve** in addition to PREC21-R1.1(c).

Activity Status when compliance not achieved: Non-Complying

Note:

1. Any non-complying **subdivision** shall comply with information requirement rule SUB-REQ3.7.

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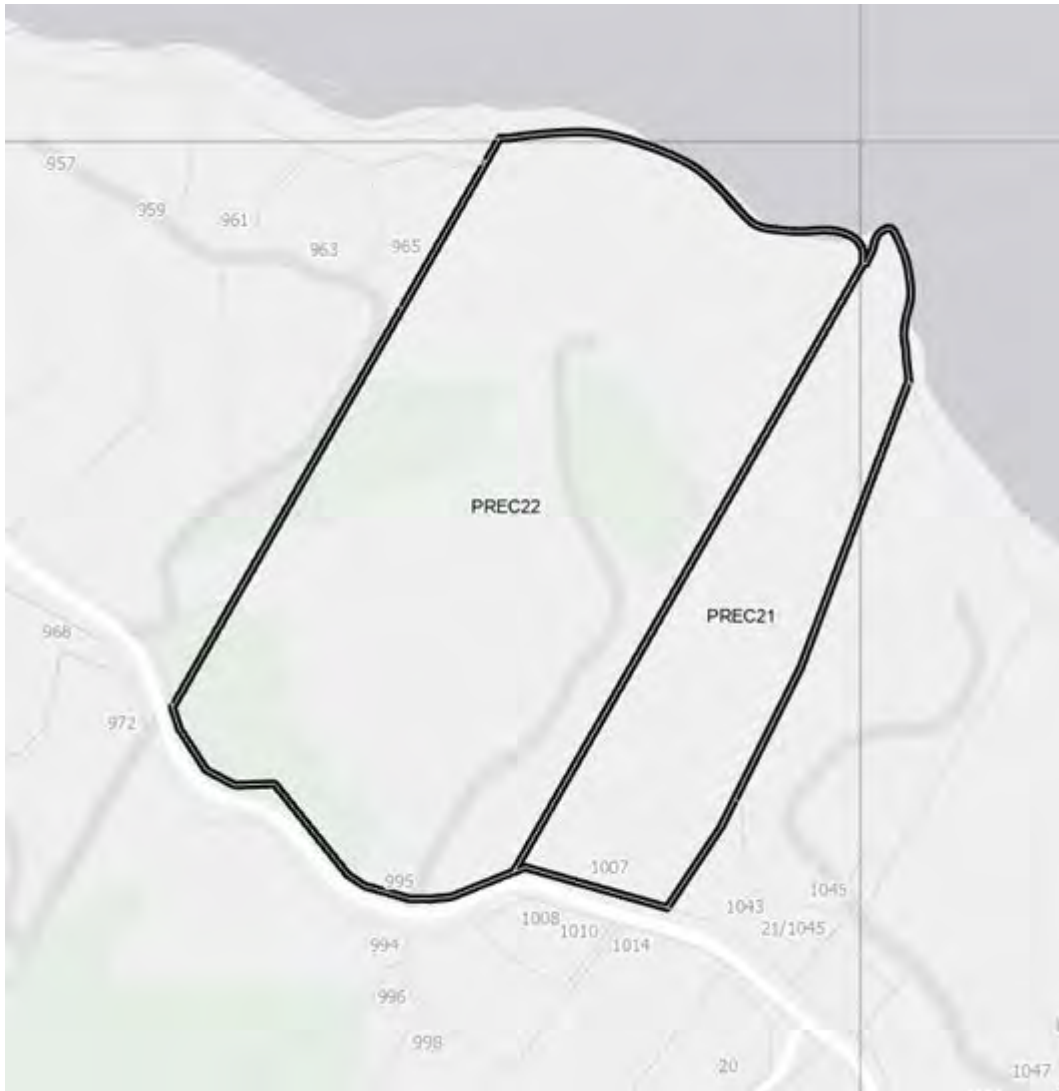


Figure PREC21 1: 1007 Cove Road, Waipu (Lot 3 DP 67636)

PREC22 – 995 Cove Road, Waipu (Part Lot 1 DP 69511)
Rules
PREC22-R1 Activity Status

Activity Status: Discretionary

Where:

1. A single application for resource consent (implementation of which may be staged) that achieves a **Net Environmental Benefit** to subdivide 995 Cove Road, Waipu (Part Lot 1 DP 69511) where:
 - a. Up to a maximum of 4 additional **allotments** are created (excluding 1 balance **allotment**).
 - b. Every **allotment** had a **net site area** of at least 2,000m².
 - c. Designation WDC-54 insofar as it crosses the **site** has been given **effect** to, with no compensation payable by:
 - i. Incorporating the **land** within the **site** that is subject to the designation into an **esplanade reserve** pursuant to section 231 of Resource Management Act 1991, which is to be vested in the Council; or
 - ii. Incorporating the **land** within the **site** that is subject to the designation into an **esplanade strip** pursuant to section 232 of the Resource Management Act 1991, which is to be created by an instrument registered against the relevant title(s); or
 - iii. Registering on the relevant title(s) an easement in gross or other legal instrument that ensures public **access** in perpetuity across the **land** within the **site** that is subject to designation.
 - d. Any **subdivision** under rule PREC22-R1 shall comply with the following information requirements where relevant:
 - i. Information requirement rule SUB-REQ3.1 – 3.
 - ii. Information requirement rule SUB-REQ3.4.
 - iii. Information requirement rule SUB-REQ3.5 (where the application creates 3 or less additional **allotments**, excluding one balance **allotment**).

Note:

1. *There is no requirement for an **esplanade strip** or **esplanade reserve** in addition to PREC22-R1.1(c).*

Activity Status when compliance not achieved: Non-Complying

Note:

1. *Any non-complying **subdivision** shall comply with information requirement rule SUB-REQ3.7.*

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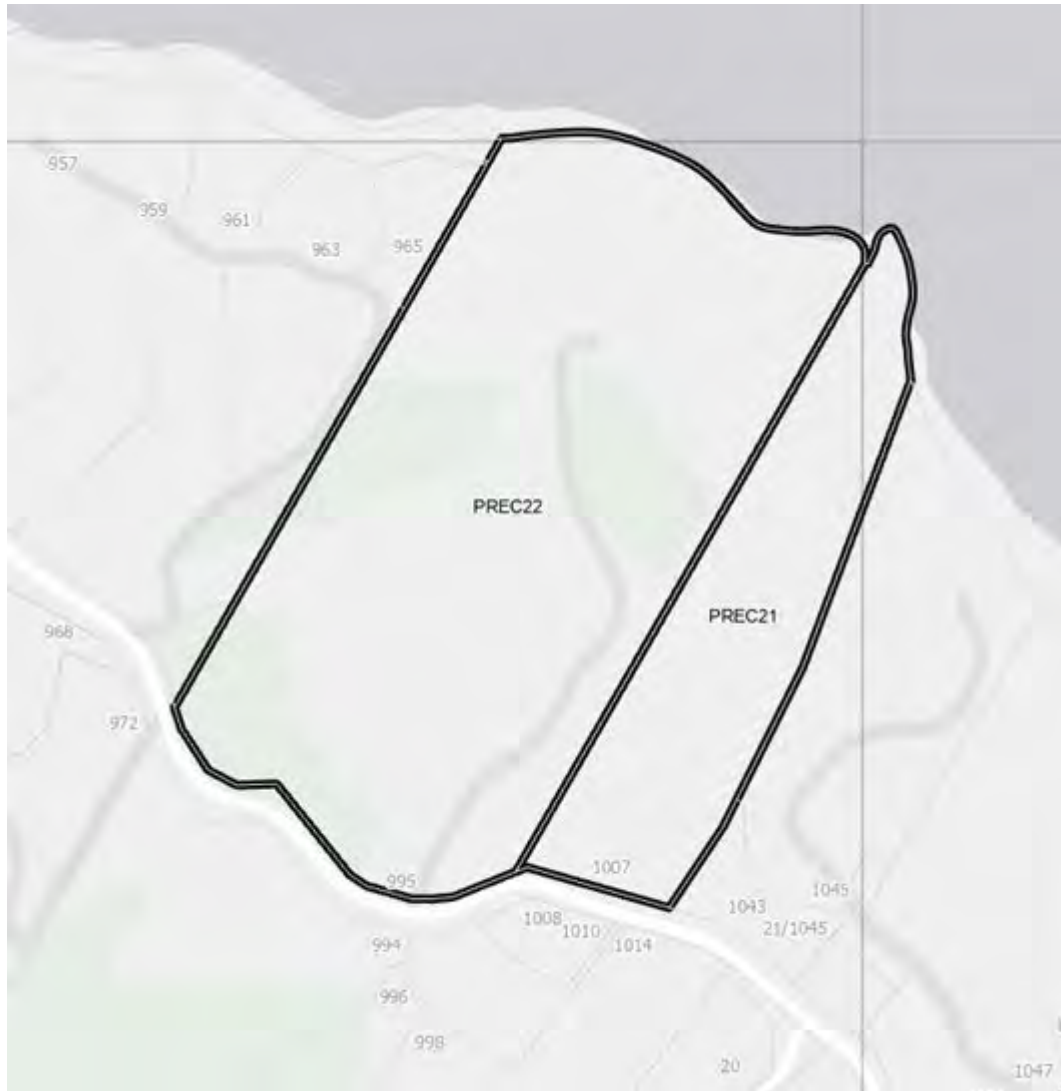


Figure PREC22 1: 995 Cove Road, Waipu (Part Lot 1 DP 69511)



Appendix E – Proposed Rural Lifestyle Zone Chapter

Rural Lifestyle Zone (RLZ)

Issues

The Rural Lifestyle Zone (RLZ) covers identified [rural areas](#) within the District that are mostly characterised by smaller [site](#) sizes, rural living activities and small scale [farming](#).

The Rural Lifestyle Zones are generally characterised by:

- Existing low density and clustered rural living development including dwellings, [landscaping](#)/gardens and small scale [rural production activities](#).
- Presence of some [rural production activities](#) and associated [effects](#) (such as odour, [noise](#) from machinery and livestock and such as barns, green houses and silos).
- Generally low levels of traffic, other than that associated with seasonal activities.
- A range of landscapes and a sense of spaciousness, with visual connections to the wider [environment](#).
- Informal arrangement and design of roadways and [structures](#), subservient to natural landform patterns.
- Presence of natural features including landforms, watercourses and [indigenous vegetation](#).

The locations of Rural Lifestyle Zones are generally limited so as to contain potential adverse [effects](#) on rural amenity and productivity, particularly as they may adversely affect activities in the Rural Production Zone and key [infrastructure](#) corridors. Impacts on the local roading network have been considered in the selection of suitable areas for the Rural Lifestyle Zone and unsealed through [roads](#) have been avoided due to dust nuisance and the impacts on future [road](#) maintenance and seal extensions.

The Rural Lifestyle Zone aims to support rural communities and their identification has specifically considered distance to social [infrastructure](#) such as schools and Rural Villages. Due to the locations of Rural Lifestyle Zones and the potential sizes of [allotments](#) it is uneconomic, unnecessary and unsustainable to provide [reticulated](#) services within the Rural Lifestyle Zone. On-site servicing is common throughout the [Rural Area](#).

It is expected that the rural character of the Rural Lifestyle Zone will be retained through careful siting of [buildings](#) and the provision of [landscaping](#) to maintain a sense of spaciousness, as well as enabling the continuation of some smaller scale rural [land](#) use activities. The [effects](#) from [rural production activities](#) will generally be limited in scale because of smaller [site](#) sizes and the requirement to comply with the environmental standards set out in the District-Wide provisions. The ability to undertake non rural [land](#) use activities will be determined by the scale, nature and location of the activity.

[Subdivision](#) is limited to that which, in general is in keeping with the average [allotment](#) size of the existing [environment](#) of the Rural Lifestyle Zone.

Objectives

RLZ-O1 Appropriate Locations

Consolidate rural living development in appropriate locations where existing [subdivision](#) pattern reflects a rural living [environment](#) and adverse [effects](#) (including [reverse sensitivity effects](#)) can be avoided.

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RLZ-O2 Living Opportunities

Provide for rural living opportunities while maintaining rural character and amenity.

RLZ-O3 Site Sizes

That a variety of site sizes are provided to enable rural living, commercial activities that are ancillary activities to residential activities on the same site and some rural land use activities to occur.

RLZ-O4 Non-Rural Activities

Enable the establishment of non-rural activities that are of an appropriate and compatible nature, scale and character to the Rural Lifestyle Zones.

RLZ-O5 Viability of Rural Settlements

New or extensions to Rural Lifestyle Zones are managed to protect the viability of Rural Settlements.

Policies

RLZ-P1 Rural Lifestyle Zone Character and Amenity

To enable rural living in the Rural Lifestyle Zone while maintaining rural living character and amenity including:

1. Low levels of noise and lighting, particularly at night.
2. A high degree of privacy.
3. Ample access to daylight and sunlight.
4. Generally low levels of traffic, other than that associated with seasonal activities.
5. Presence of rural production activities and associated activities.

RLZ-P2 Earthworks

To ensure buildings and major structures are designed, constructed and located to minimise the need for significant earthworks, the loss of native vegetation and/or natural habitats.

RLZ-P3 Compatible Uses

To protect the rural living character and amenity by limiting commercial activities and industrial activities to those that are appropriate and compatible in nature, scale and character to the Rural Lifestyle Zone and meet the stated Issues for the Rural Lifestyle Zone.

RLZ-P4 Traffic Movements

To maintain and enhance rural living character and amenity by limiting the establishment of activities that generate high levels of traffic movements or that are of a nature and scale that is incompatible with the character of the Rural Lifestyle Zone.

RLZ-P5 Reverse Sensitivity

To manage reverse sensitivity effects by avoiding the establishment of sensitive activities within close proximity to Mineral Extraction Activities and the Rural Production Zone, Business Zones and Strategic Rural Industries Zones.

RLZ-P6 Privacy

To maintain rural amenity, privacy, open space and rural character by ensuring that all new buildings and major structures and rural land uses:

1. Are of a scale and character appropriate to the Rural Lifestyle Zone; and

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2. Are sited in a location sufficiently **setback** from **site boundaries** to enable privacy, the retention of open space and **access** to sunlight; and
3. Avoid adverse **effects** on ecological values, **water** quality, **versatile soils**, open space character, **historic heritage** values or landform.

RLZ-P7 Stormwater

To manage the **effects** of **stormwater** runoff by utilising the principles of low impact design and ensuring that additional **stormwater** flows arising from proposed **subdivision** and development are managed so that they will not result in any increase in peak **discharge** rates.

RLZ-P8 Wastewater

To manage the **effects** of **wastewater discharge** by requiring **site** specific design and any other evidence or mitigation measures necessary to demonstrate that the **effects** of **wastewater** disposal can be adequately addressed.

RLZ-P9 Subdivision Design

To design any **subdivision** and locate associated development to avoid an urban form and character; to maintain and enhance rural living character and amenity; and protect and enhance environmental features by:

1. Designing subdivisions to respond to the topography and characteristics of the **land** being developed.
2. Requiring subdivisions to meet a minimum and average **allotment** size so that development does not result in uniform development patterns.
3. Identifying **building** platforms that respond to **site** topography and environmental characteristics.
4. Locating **access** ways, services, utilities and **building** platforms where these can be provided without the need for significant **earthworks**, retaining, benching or **site** contouring.

RLZ-P10 Allotment Size

To avoid a uniform pattern of development at the minimum **allotment** size and maintain at least an average **allotment** size of 2ha across the Rural Lifestyle Zone by providing a single opportunity to subdivide titles created before 12 December 2018.

Rules

RLZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

RLZ-R2 Minor Buildings

Activity Status: Permitted

Note:

1. **Minor buildings** are exempt from rules RLZ-R3 – R6.

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RLZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum building height and major structure height is 8m above ground level.

Compliance Standard:

1. Crop support structures and artificial crop protection structures are exempt from RLZ-R3 and shall comply with RLZ-R13.

Activity Status when compliance not achieved: Discretionary

RLZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All buildings and major structures are set back at least:
 - a. 10m from road boundaries.
 - b. 3m from all other site boundaries.
 - c. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

Compliance Standard:

1. Crop support structures and artificial crop protection structures are exempt from RLZ-R4 and shall comply with RLZ-R13.

Activity Status when compliance not achieved: Discretionary

RLZ-R5 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and the site boundary.

Activity Status when compliance not achieved: Discretionary

RLZ-R6 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The coverage does not exceed 500m² of the site.

Activity Status when compliance not achieved: Discretionary

RLZ-R7 Impervious Areas

Activity Status: Permitted

Where:

1. The impervious area within the site does not exceed 15% of the net site area.

Activity Status when compliance not achieved: Discretionary

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RLZ-R8 Indigenous Vegetation Clearance

Activity Status: Permitted

Where:

1. The clearance of indigenous vegetation:
Either
 - a. Does not exceed 500m² per site within each 10-year period from 12 December 2018; and
 - b. Is not within 20m of a waterbody. OR
 - c. Is associated with:
 - i. Routine maintenance within 7.5m of the eaves of existing buildings:
 - a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.
 - b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance; or
 - ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities; or
 - iii. Pest plant removal and biosecurity works; or
 - iv. Vegetation removal for customary rights; or
 - v. Conservation planting, including planting for ecological restoration purposes.

Activity Status when compliance not achieved: Discretionary

RLZ-R9 Principal Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 principal residential unit per site.

Activity Status when compliance not achieved: Discretionary

RLZ-R10 Minor Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 minor residential unit per site.
2. The minor residential unit does not have a separate access/driveway from the principal residential unit.
3. The nearest distance between the minor residential unit and the principal residential unit does not exceed 15m.
4. The maximum gross floor area of the minor residential unit (including decking and garage areas) is 90m².

Activity Status when compliance not achieved: Discretionary

RLZ-R11 Sensitive Activity

Activity Status: Permitted

Where:

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1. The sensitive activity (excluding non-habitable **buildings**) is set back at least:
 - a. 500m from:
 - i. The **Mining Area** of all Quarrying Resource Areas.
 - ii. The Strategic Rural Industries Zones, except the Rosvall Sawmill SRIZ Area.
 - iii. **Business Zones.**
 - b. 20m from:
 - i. The Rural Production Zone.
 - ii. All unsealed through **roads**.
 - c. 30m from all existing **plantation forestry** on a separate **site**.
 - d. 250m from:
 - i. Existing **intensive livestock farming** on a separate **site**.
 - ii. Existing activities ancillary to **farming** or forestry on a separate **site**.
 - iii. The Fonterra Kauri Milk Processing Site Strategic Rural Industries Zone – Ancillary Irrigation Farms.

Activity Status when compliance not achieved: Discretionary

RLZ-R12 Commercial Activities

Activity Status: Permitted

Where:

1. The activity generates less than 20 **traffic movements** per **site**, per **day**.
2. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.
3. The activity does not exceed the use of 15% of the total **gross floor area** of all **buildings** on-**site**.
4. The total area of signage is less than 0.25m², per **site**.
5. There is no illuminated signage or moving signage.
6. The activity is an **ancillary activity** to the residential use of the **site**.
7. The principal operator of the activity is a permanent resident on the **site**.
8. The activity does not include, before 08:00 or after 18:00 on any **day**, the operation of machinery, receiving customers or the loading or unloading of vehicles.

Activity Status when compliance not achieved with RLZ-R12.1 - 5: Discretionary

Activity Status when compliance not achieved with RLZ-R12.6 – 8: Non-Complying

RLZ-R13 Crop Support Structures or Artificial Crop Protection Structures

Activity Status: Permitted

Where:

1. The maximum **structure height** does not exceed 10m above **ground level**; and
2. The **structure** is set back at least:
 - a. 1m from **site boundaries**.
 - b. 27m from Mean High Water Springs and the top of the bank of any **river** that has a width exceeding 2m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

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RLZ-R14 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R15 Plantation Forestry

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R16 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R17 Emergency Services

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R18 Retirement Village

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R19 Supported Residential Care

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R20 Farm Quarrying

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R21 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R22 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R23 Recreational Facilities

Activity Status: Discretionary

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Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R24 General Community

Activity Status: Discretionary

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R25 Industrial Activity

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R26 Hospitals

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R27 Intensive Livestock Farming

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.

RLZ-R28 Mineral Extraction Activities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.



Appendix F – Proposed Noise and Vibration Chapter

Noise and Vibration (NAV)

Issues

Noise has the potential to cause adverse **effects**, depending on a number of factors including frequency, timing, volume and the type of **noise**. Disturbance of sleep is often the greatest complaint in relation to **noise**, however other adverse **effects** include general nuisance, psychological and chronic health **effects**, interference with speech communication and interference with learning processes, thinking and education.

Excessive **noise** can detract from the character and **amenity values** associated with the local **environment**. **Noise** generating activities can also be restricted by **noise** 'sensitive' activities in proximity that seek a higher level of amenity (**reverse sensitivity**). In an urban sense **noise** is a significant issue (especially at **night**) in mixed use zones and in 'interface' areas where **noise sensitive activities** (e.g. residential uses) are located in close proximity to high **noise** emitting **land** uses (e.g. bars and panel beaters).

The Resource Management Act 1991 (RMA) addresses **noise** in two ways. First, under section 16 there is a duty on every occupier of **land** and every person carrying out an activity in, on, or under a **water body** or the **coastal marine area** to adopt the best practical option to not emit more than a reasonable level of **noise**. Section 16 of the Resource Management Act 1991 states that a national environmental standard, plan or resource consent may prescribe **noise** emission standards. Section 16 therefore guides how district plans can address **noise** emissions.

The other way the RMA addresses **noise** is through the control of excessive **noise**. There are specific provisions in the Resource Management Act 1991 to deal with excessive **noise**, which normally involves intermittent **noise** sources that require immediate attention, for example loud stereos associated with parties. The excessive **noise** provisions stand apart from district plan provisions.

Noise rules have been designed to provide an adequate level of protection from the potential **effects** of **noise**. The rules within this chapter provide certainty about the level of ambient sound permitted during specific time frames within each Zone and acknowledge that there will be some **noise** associated with activities. The rules aim to strike a balance between the need for **land** to be used for its intended purpose while ensuring that other **land** users are not exposed to unreasonable levels of **noise**.

Permitted **noise** levels are set at a limit that is consistent with the character and **amenity values** anticipated in each Zone. Differing **noise** limits are established in interface areas between Zones to ensure that reasonable **noise** limits can be maintained. Reasonable **noise** limits are established for other activities such as, construction and **demolition**, airport operation, **temporary military training**, use of explosives, helicopter landing areas, shooting ranges and **wind turbines**.

In certain areas **noise sensitive activities** are restricted in order to ensure the unhindered and continued operation of high **noise** generating activities. In other areas the provision of acoustic insulation requirements for **buildings** containing **noise sensitive activities** in high **noise** environments will allow various activities to co-exist in Zones anticipating **mixed-use**. Guidance from the most recent New Zealand Standards will ensure that **noise** levels are measured and analysed in accordance with international best practice.

Vibration is generally only a concern adjacent to construction or **demolition** projects; where there is operation of mechanical plant near or attached to **buildings** or **structures**; or in relation to explosives use and blasting. Accordingly, vibration limits have been provided to ensure that vibration from construction, **demolition**, fixed mechanical plant and use of explosives and blasting does not exceed reasonable levels. - For construction, **demolition** and fixed mechanical plant, a simplified approach has been taken whereby single velocity limits have been specified. This

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approach is considered to be the least complicated and will ensure the required level of amenity if maintained. For explosives use and blasting a more flexible approach has been adopted to achieve operational efficiency and to ensure the required level of amenity is maintained.

Eligibility

The following provisions shall apply district-wide in addition to any other provisions in this District Plan applicable to the same area or site.

Objectives

NAV-O1 Objective 1

To enable a mix of activities to occur across a range of zones, while ensuring that noise and vibration is managed within appropriate levels for the health and wellbeing of people and communities, and for the amenity and character of the local environment.

NAV-O2 Objective 2

To ensure that activities that seek a high level of acoustic and vibration amenity do not unduly compromise the ability of other lawful activities to operate.

Policies

NAV-P1 Policy 1

To establish reasonable noise and vibration limits and controls that enable appropriate activities to operate while maintaining the characteristic amenity values of each zone.

NAV-P2 Policy 2

To avoid reverse sensitivity effects by:

- a. Requiring suitable acoustic design standards for noise sensitive activities located in or adjacent to areas anticipating high noise levels.
- b. Restricting noise sensitive activities in zones where they could unduly compromise the continuing operation of appropriate business activities.
- c. Considering the use of other mechanisms, such as noise control boundaries, buffer areas or building setbacks, as appropriate tools to protect existing or future activities.

NAV-P3 Policy 3

To ensure that high noise generating activities located in noise sensitive areas maintain the characteristic amenity values of each zone by:

- a. Establishing noise limits that are consistent with anticipated noise and vibration levels in each zone.
- b. Requiring high noise generating activities to provide suitable mitigation measures to maintain appropriate noise levels for the health and wellbeing of people and communities, and for the amenity and character of the local zone.

NAV-P4 Policy 4

To avoid restricting primary production activities by providing provisions that acknowledge their seasonal characteristics, transitory periods of noisiness and the effects of reverse sensitivity.

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NAV-P5 Policy 5

To ensure that **noise** associated with activities in open spaces and on public recreational areas is appropriate to the **amenity values** anticipated in the surrounding **environment**.

Noise Measurement and Assessment

Unless specified otherwise, **noise** shall be measured in accordance with New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of environmental sound” and assessed in accordance with New Zealand Standard NZS6802:2008 “Acoustics - Environmental **Noise**.”

Rules

NAV-R1 Permitted Activities

Unless specifically stated otherwise, any activity shall be a permitted activity provided it complies with all of the **noise** standards given in the following section(s) NAV-R1 – NAV-R18 and all other relevant zone and District-Wide rules.

NAV-R2 Noise Arising from Activities within Zones

The **noise** limits that shall apply within and between Zones are set out in Tables NAV 1A and NAV 1B below:

*Note: Except that where **noise** is generated from the Fonterra Kauri Milk Processing **Site** or the **Rosvall Sawmill Site**, the **noise** rules shall apply at the Fonterra Kauri Milk Processing **Site – Noise Control Boundary**, or the **Rosvall Sawmill Site – Noise Control Boundary**, respectively as shown on the Planning Maps.*

Table NAV 1A. Noise Limits within and between zones

Noise emitted from any site in the following Zone	Noise measured within the applicable boundary of any of the following Zones (refer to Table NAV 2 for applicable assessment location)	Daytime 07:00 to 22:00 hours	Night-time 22:00 to 07:00 hours	Notes (8,9)
<ul style="list-style-type: none"> Light Industrial Zone Commercial Zone Sport and Active Recreation Zone 	<ul style="list-style-type: none"> Residential Zones Neighbourhood Centre Zone Natural Open Space Zone Open Space Zone Rural Production Zone Rural Lifestyle Zone Settlement Zone Future Urban Zone 	55dB L_{Aeq}	45dB L_{Aeq} 75dB L_{AFmax}	
<ul style="list-style-type: none"> Port Zone Settlement Zone Industrial Sub-Zone Heavy Industrial Zone 	<ul style="list-style-type: none"> Residential Zones Neighbourhood Centre Zone Natural Open Space Zone Open Space Zone Rural Production Zone Rural Lifestyle Zone Settlement Zone 	55dB L_{Aeq}	45dB L_{Aeq} 75dB L_{AFmax}	

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Noise emitted from any site in the following Zone	Noise measured within the applicable boundary of any of the following Zones (refer to Table NAV 2 for applicable assessment location)	Daytime 07:00 to 22:00 hours	Night-time 22:00 to 07:00 hours	Notes (8,9)
	<ul style="list-style-type: none"> Future Urban Zone 			
All Zones other than: <ul style="list-style-type: none"> Heavy Industrial Zone Light Industrial Zone Commercial Zone Sport and Active Recreation Zone Settlement Zone Industrial Sub-Zone Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> Residential Zones Neighbourhood Centre Zone Rural Lifestyle Zone Settlement Zone Future Urban Zone 	50dB L_{Aeq}	40dB L_{Aeq} 70dB L_{AFmax}	1, 2, 3
All Zones other than: <ul style="list-style-type: none"> Heavy Industrial Zone Light Industrial Zone Commercial Zone Sport and Active Recreation Zone Settlement Zone Industrial Sub-Zone Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> Open Space Zone Natural Open Space Zone Rural Production Zone 	55dB L_{Aeq}	40dB L_{Aeq} 70dB L_{AFmax}	1, 2, 3
All Zones other than: <ul style="list-style-type: none"> Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> City Centre Zone Waterfront Zone 	60dB L_{Aeq}	55 dB L_{Aeq} 80dB L_{AFmax}	4, 5
All Zones other than: <ul style="list-style-type: none"> Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> Light Industrial Zone Commercial Zone Sport and Active Recreation Zone Shopping Centre Zone Hospital Zone Airport Zone 	65dB L_{Aeq}	60 dB L_{Aeq} 80dB L_{AFmax}	
All Zones other than: <ul style="list-style-type: none"> Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> Mixed Use Zone Local Centre Zone Settlement Zone Centre Sub-Zone Town Centre Zone 	60dB L_{Aeq}	50dB L_{Aeq} 75dB L_{AFmax}	
All Zones other than: <ul style="list-style-type: none"> Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> Heavy Industrial Zone Settlement Zone Industrial Sub-Zone Strategic Rural Industrial Zone [All SIRZ] 	75dB L_{Aeq}	75dB L_{Aeq}	

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Noise emitted from any site in the following Zone	Noise measured within the applicable boundary of any of the following Zones (refer to Table NAV 2 for applicable assessment location)	Daytime 07:00 to 22:00 hours	Night-time 22:00 to 07:00 hours	Notes (8,9)
All Zones other than: <ul style="list-style-type: none"> Strategic Rural Industries Zone [All SIRZ] 	<ul style="list-style-type: none"> Port Nikau Development Area 	60dB L_{Aeq}	55dB L_{Aeq} 70dB L_{AFmax}	3
<ul style="list-style-type: none"> Kauri Strategic Rural Industries Rosvall Sawmill Strategic Rural Industries 	<ul style="list-style-type: none"> At the Kauri Milk Processing Site – Noise Control Boundary At the Rosvall Sawmill Site – Noise Control Boundary Outer 	55dB L_{Aeq}	45dB L_{Aeq} 75dB L_{AFmax}	9

Table NAV 1B. Noise Limits within and between Mineral Extraction areas and any noise sensitive activity not owned or controlled by the quarry owner or operator

Noise emitted from any site in the following Area	Noise measured within the boundary of the following (refer to Table NAV 2 for applicable assessment location)	Daytime 07:00 to 22:00 hours	Night-time 22:00 to 07:00 hours	Notes (8,9)
Mineral Extraction Areas	Any noise sensitive activity not owned or controlled by the quarry owner or operator	Low noise Environment : <ul style="list-style-type: none"> 50 dB L_{Aeq} High noise Environment : <ul style="list-style-type: none"> 55 dB L_{Aeq} 	Low noise Environment : <ul style="list-style-type: none"> 40 dB L_{Aeq} 70 dB L_{AFmax} High noise Environment : <ul style="list-style-type: none"> 45 dB L_{Aeq} 75 dB L_{AFmax} 	6, 7

Notes:

- Normal [residential activity](#) occurring in any zone such as children's play, spontaneous social activities, lawnmowing and home maintenance work undertaken by/for the occupier is excluded from compliance with the [noise](#) rules during the daytime provided such activity is reasonable in terms of duration and [noise](#) level and in the case of home maintenance does not exceed the rules for construction [noise](#). This exclusion does not apply to non-residential [land](#) use within the [Residential Zones](#) (such as childcare centres).
- NAV-R2 shall not apply to mobile machinery used for a limited duration as part of agricultural or horticultural activities occurring in the Rural Production Zone, Rural Lifestyle Zone, Future Urban Zone or Large Lot Residential Zones. Limited duration events are those activities normally associated with industry practice, of relatively short duration, and where no reasonable alternative is available. Any such activity shall be subject to Section 16 of the Resource Management [Act](#). "Limited duration activities" in this context include, but are not limited to:
 - Spraying and harvesting of crops and/or weeds for horticultural or agricultural purposes e.g. topdressing or [Aerial](#) spraying
 - Primary [plantation forestry](#) activities (not including milling or processing). This exclusion does not apply to:

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- i. *Static irrigation pumps;*
- ii. *Motorbikes that are being used for recreational purposes;*
3. NAV-R2 shall not apply if the activity under consideration is a **mineral extraction** activity included in MIN-QRA Appendix 1 of the Minerals Chapter. Where this occurs the limits and stated timeframes in MIN-QRA Appendix 1 shall apply.
4. **Noise** generated by **temporary activities** in the Waterfront Zone may exceed the **noise** rules in any Zone for 12 **days** every calendar year provided that **noise** does not exceed a level of 65 dB L_{Aeq} between 09:00 and 23:00 hours at the **boundary** of any **Residential Zone**.
5. In the City Centre Zone the “daytime” **noise** standard shall apply between 07:00 and 00:00 hours (midnight) on Fridays and Saturdays. The “night-time” **noise** standard shall apply between 00:00 and 07:00 hours on Saturday and Sunday mornings.
6. In **Mineral Extraction** Areas the “daytime” **noise** standard shall apply between 0630 and 2130 hours. The “night-time” **noise** standard shall apply between 2130 and 0630 hours.
7. Except where an alternative **noise** limit is provided for the activity within the District Plan [See MIN-QRA Appendix 1 of the Minerals Chapter] then the activity shall comply with the **noise** limit stated within the **notional boundary** of a **noise sensitive activity** not owned or controlled by the quarry owner or operator.
8. NAV-R2 shall not apply to the following specific activities which are provided for elsewhere:
 - a. Construction activities. Refer to Section NAV-R3 for specific rule.
 - b. **Wind turbines** and wind farms. Refer to Section NAV-R4 for specific rule.
 - c. Shooting ranges. Refer to Section NAV-R5 for specific rule.
 - d. Helicopter and aircraft landing areas. Refer to Section NAV-R10 for specific rule.
 - e. Engine testing at the airport. Refer to Section NAV-R11 for specific rule.
 - f. **Noise** from explosives. Refer to Section NAV-R12 for specific rule.
 - g. **Temporary military training activities**. Refer to Section NAV-R13 for specific rule.
 - h. **Bird Scaring devices**. Refer to Section NAV-R14 for specific rule.
 - i. **Road** traffic **noise**. Refer to Section NAV-R15 for specific rule.
 - j. Frost fans. Refer to Section NAV-R16 for specific rule.
 - k. Emergency Generator Testing. Refer to Section NAV-R17 for specific rule.
9. The noise rules shall not apply to the following activities:
 - a. Level crossing warning devices.
 - b. The operation of **emergency service** vehicles or emergency callout sirens.
 - c. **Noise** from aircraft and helicopters when in flight.
 - d. Unamplified **noise** from sporting events in Open Space and Sport and Active Recreation Zone where these occur for up to 20 hours per week between 07:00 and 21:00 hours.
 - e. Unamplified **noise** from standard school outdoor activities where this occurs between 07:00 and 18:00 hours Monday to Sunday.
 - f. Rail movements within Fonterra’s Kauri Milk Processing **site** (the area encompassed within Scheduled Activity 15); excluding the loading and unloading of goods from trains within the **site**.
 - g. Emergency generators used to ensure the continued operation of network utilities. This exemption shall not include emergency generator testing which are required to comply with NAV-R17.
10. The **noise** limits do not apply to **noise** generated within the Marsden Point Energy Precinct when measured within a Conservation or Open Space zone.

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The **noise** rules set out in Tables NAV 1A and NAV 1B shall apply within the relevant **boundary** assessment location as set out in Table NAV 2.

Table NAV 2. Boundary Assessment Locations

Site Boundary	Notional Boundary
<ul style="list-style-type: none"> • Open Space Zone • Airport Zone • Port Zone • Port Nikau Development Area • Town Centre Zone • City Centre Zone • Mixed Use Zone • Commercial Zone • Local Centre Zone • Shopping Centre Zone • Light Industrial Zone • Heavy Industrial Zone • Sport and Active Recreation Zone • Waterfront Zone • Medium Density Residential Zone • General Residential Zone • Neighbourhood Centre Zone • Hospital Zone • Settlement Zone 	<ul style="list-style-type: none"> • Any noise sensitive activity not owned or controlled by the quarry owner or operator in a Quarrying Resource Area • Rural Production Zone • Rural Lifestyle Zone • Future Urban Zone • Low Density Residential Zone • Large Lot Residential Zone • Natural Open Space Zone

NAV-R3 Construction Noise

1. **Noise** from **demolition** and construction, including that undertaken as part of **temporary military training activities**, shall comply with the guidelines and recommendations of NZS 6803: 1999 “Acoustics - Construction **Noise**”. **Noise** levels shall be measured and assessed in accordance with New Zealand Standard NZS 6803: 1999 “Acoustics - Construction **Noise**”. NAV-R3 shall not apply to permitted Maintenance or utility works undertaken within the **road** carriageway of a **road** where:
 - a. It has been demonstrated to Council that these works cannot reasonably comply with the referenced **noise** guidelines at the time when they must be carried out; and
 - b. A construction **noise** and vibration management plan, as prepared by a **Recognised Acoustician**, has been provided to Council.

NAV-R4 Wind Turbines

Noise from **wind turbines** and wind farms shall comply with NZS6808:2010 “Acoustics – Wind farm **noise**”.

NAV-R5 Shooting Ranges

1. Where any new shooting range is established, or an existing shooting range or its use is altered or extended:
 - a. Between 09:00 and 18:00 sound levels from the shooting range activity shall not exceed 50 dB L_{AFmax} from the **notional boundary** of any **noise sensitive activity** or **visitor accommodation** and;

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- b. Between 18:00 and 22:00 and 07:30 and 09:00 sound levels from the shooting range activity shall not exceed 40 dB L_{AFmax} from the notional boundary of any noise sensitive activity or visitor accommodation and;
- c. No shooting shall occur between 22:00 and 07:30.

For the avoidance of doubt, in relation to alterations or extensions to an existing shooting range, compliance with items a, b and c is required for the altered or extended component of the activity.

NAV-R6 Sound Insulation Requirements

1. Any noise sensitive activity established within a City Centre Zone, Mixed Use Zone, Commercial Zone, Waterfront Zone, Local Centre Zone, Sport and Active Recreation Zone, Settlement Zone Centre Sub-Zone, Port Nikau Development Area, or Town Centre Zone, or within the Fonterra Kauri Milk Processing Site – Noise Control Boundary, or Rosvall Sawmill Site – Noise Control Boundary shall be designed and constructed to ensure the internal design noise levels set out in Table NAV 3.
2. For design purposes, the external L_{eq} noise levels set out in Tables NAV 4A and NAV 4B shall be used. These noise levels shall be assumed to be incident on the façade.
3. Where any activity listed in Tables NAV 5A to NAV 5D is located partly or wholly within the State Highway Noise Control Boundary or the Rail Noise Control Boundary, the entire room or space shall be designed, constructed and maintained to achieve the indoor design noise levels set out in Tables NAV 5A to NAV 5D.
4. NAV-R6(3) does not apply where any of NAV-R6(4)(a) – (f) apply:
 - a. The nearest exterior façade of the building accommodating the activity listed in Tables NAV 5A to NAV 5D is at least 50m from the formed carriageway of the state highway and 50m from the formed railway track and there is a solid building, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to that activity to:
 - i. All parts of the formed carriageway of the state highway.
 - ii. All points 3.8m directly above the formed railway track; or
 - b. It can be demonstrated by way of prediction or measurement by a Recognised Acoustician that the noise at all exterior façades of the listed activity is no more than 15 dB above the relevant noise levels in Tables NAV 5A to NAV 5D; or
 - c. An alteration or extension to an existing building other than a residential unit does not increase the gross floor area of an activity listed in Tables NAV 5A to NAV 5D within the State Highway Noise Control Boundary or the Rail Noise Control Boundary; or
 - d. An external alteration or extension to an existing residential unit does not increase the gross floor area of an activity listed in Tables NAV 5A to NAV 5D within the State Highway Noise Control Boundary or the Rail Noise Control Boundary; or
 - e. An internal alteration to an existing residential unit does not increase the total gross floor area of activities listed in Tables NAV 5A to NAV 5D by more than 5m² within each 10-year period from 18 January 2023 within the State Highway Noise Control Boundary or the Rail Noise Control Boundary; or
 - f. The activity is designed, constructed and maintained in accordance with the construction schedule in NAV Appendix 1 and meets the ventilation requirements at NAV-R6(5).
5. Where windows are required to be closed to achieve the sound levels in NAV-R6(1)-(3), the room or space shall be designed, constructed and maintained to:

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- a. Provide mechanical ventilation that satisfies clause G4 of the New Zealand **Building Code** and is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
 - b. Provide relief for equivalent volumes of spill air; and
 - c. Provide cooling and heating that is controllable by the occupant and that can maintain the inside temperature of the room or space between 18°C and 25°C; and
 - d. Ensure that where a ventilation or cooling system is used that it does not generate more than 35dB_{L_{Aeq}} when measured 1m away from any grille or diffuser at the minimum level required to achieve the temperatures in NAV-R6(5)(c).
6. Any activity which does not comply with NAV-R6(3) is a Restricted Discretionary activity. Discretion is restricted to:
- a. The **effects** on people's health and internal residential amenity, including **effects** on future residents and **effects** from future levels of **noise** anticipated when the application is being assessed.
 - b. Whether activity listed in Tables NAV 5A to NAV 5D could be designed or located to achieve compliance with the rules.
 - c. The extent to which non-compliance with the rules could unduly compromise the continuing operation of the state highway corridor, or railway corridor as enabled within Designations KRH-1 and KRH-2.
 - d. Any natural or built features of the **site** or surrounding area which will mitigate **noise effects**.
 - e. The outcome of any consultation undertaken with Waka Kotahi or KiwiRail.

Notes:

1. NAV-R6(4)(d) and (e) apply where an existing **building** continues to be used as a **residential unit**.
2. NAV-R6(4)(e) provides for:
 - a. alterations that partition, combine, or re-allocate space between, **habitable rooms**.
 - b. the incorporation of a maximum of 5m² of non-habitable space into **habitable rooms**.

Compliance Standards:

1. A certificate from a **Recognised Acoustician** is required to confirm compliance with the acoustic requirements of NAV-R6. When confirming compliance with NAV-R6(3) and NAV-R6(4)(b):
 - a. **Railway noise** is assumed to:
 - i. be 70 dB **L_{Aeq}**(1h) at a distance of 12m from the track; and
 - ii. reduce at a rate of 3 dB per doubling of distance of up to 40m and 6 dB per doubling of distance beyond 40m.
 - b. **Road noise** is based on measured or predicted **noise** levels plus 3 dB.
2. Where more than one standard within NAV-R6 applies that requires insulation of a **noise sensitive activity** or a **noise** sensitive space from an external **noise** source, each of those standards must be complied with.

Notification:

1. Any restricted discretionary activity under NAV-R6(6) shall not be notified or limited notified unless Waka Kotahi or KiwiRail (as relevant) is determined to be an affected person in accordance with section 95B of the Resource Management Act 1991 or Council decides that special circumstances exist under section 94A(4) of the Resource Management Act 1991.

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Table NAV 3. Internal Design Noise Levels

Zones	Bedrooms and sleeping areas within dwellings or units 22:00 – 07:00 hours	Other habitable spaces within dwellings or units 07:00 – 22:00 hours	Teaching spaces, places of religious assembly, health and veterinary service buildings 07:00 – 22:00 hours
City Centre Zone Sport and Active Recreation Zone Mixed Use Zone Local Centre Zone Waterfront Zone Settlement Zone Centre Sub-Zone Town Centre Zone Fonterra Kauri Milk Processing Site Rosvall Sawmill Site	30 dB L_{Aeq}	40 dB L_{Aeq}	35 dB L_{Aeq}
Port Nikau Development Area	35 dB L_{Aeq}	45 dB L_{Aeq}	35 dB L_{Aeq}

Table NAV 4A. Bedrooms and sleeping areas Leq noise levels for design purposes by zone

Bedrooms and sleeping areas design noise level (dB Leq) – incident								
	63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2k Hz	4k Hz	dBA
Waterfront Zone	66	65	55	54	49	42	38	55
City Centre Zone Sport and Active Recreation Zone Port Nikau Development Area	67	64	61	58	55	52	49	60
Mixed Use Zone Local Centre Zone Town Centre Zone	57	54	51	48	45	42	39	50
Fonterra Kauri Milk Processing Site – Noise Control Boundary	65	60	53	45	40	38	35	50
Rosvall Sawmill Site – Noise Control Boundary	67	62	55	47	42	40	37	54

Table NAV 4B. Other habitable room Leq noise levels for design purposes by zone

Other habitable room design noise level (dB Leq) – incident								
	63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2k Hz	4k Hz	dBA
City Centre Zone Waterfront Zone	71	70	60	59	54	47	43	60

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Other habitable room design noise level (dB Leq) – incident								
Mixed Use Zone								
Local Centre Zone								
Town Centre Zone								
Sport and Active Recreation Zone	72	69	66	63	60	57	54	65
Port Nikau Development Area								
Fonterra Kauri Milk Processing Site – Noise Control Boundary	65	60	54	45	40	38	35	50
<u>Rosvall Sawmill Site – Noise Control Boundary</u>	<u>68</u>	<u>63</u>	<u>56</u>	<u>48</u>	<u>43</u>	<u>41</u>	<u>438</u>	<u>55</u>

Table NAV 5A: Indoor Design Noise Levels – Residential Activity

Activity	State Highway Noise Control Boundary	Rail Noise Control Boundary
Residential	<u>L_{Aeq}(24h) from state highway noise</u>	<u>L_{Aeq}(1h) from railway corridor noise</u>
Bedrooms	40 dB	35 dB
All other <u>habitable rooms</u>	40 dB	40 dB

Table NAV 5B: Indoor Design Noise Levels – Educational Activity

Activity	State Highway Noise Control Boundary	Rail Noise Control Boundary
Educational	<u>L_{Aeq}(24h) from state highway noise</u>	<u>L_{Aeq}(1h) from railway corridor noise</u>
Lecture rooms / theatres, music studios, assembly halls	35 dB	35 dB
Teaching areas, conference rooms and drama studios,	40 dB	40 dB
Libraries	45 dB	45 dB
Designated sleeping rooms for children aged 6 years or younger	40 dB	40 dB

Table NAV 5C: Indoor Design Noise Levels – Hospital Activity

Activity	State Highway Noise Control Boundary	Rail Noise Control Boundary
Hospitals	<u>L_{Aeq}(24h) from state highway noise</u>	<u>L_{Aeq}(1h) from railway corridor noise</u>
Overnight medical care, wards	40 dB	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB	45 dB

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Table NAV 5D: Indoor Design Noise Levels – Place of Assembly Activity

Activity	State Highway Noise Control Boundary	Rail Noise Control Boundary
<u>Place of Assembly</u>	<u>L_{Aeq}(24h) from state highway noise</u>	<u>L_{Aeq}(1h) from railway corridor noise</u>
Church, place of worship, marae	35 dB	35 dB

NAV-R7 Activities within the Rail Noise Alert Area

1. Within the Rail Noise Alert Area any activity is a permitted activity where:
 - a. Resource consent is not required under any rule of the District Plan.
 - b. The activity is not prohibited under any rule of the District Plan.

Note:

1. The Rail Noise Alert Area identifies the noise-sensitive area within a 53dB rail noise contour each side of the rail corridor. Properties within this area may experience rail noise. No specific district plan rules or notification requirements apply as a result of this Rail Noise Alert Area.

NAV-R8 Activities within the Rail Vibration Alert Area

1. Within the Rail Vibration Alert Area any activity is a permitted activity where:
 - a. Resource consent is not required under any rule of the District Plan.
 - b. The activity is not prohibited under any rule of the District Plan.

Note:

1. The Rail Vibration Alert Area identifies the vibration-sensitive area within 60metres each side of the rail corridor. Properties within this area may experience rail vibration. No specific district plan rules or notification requirements apply as a result of this Rail Vibration Alert Area.

NAV-R9 Activities Establishing near the Airport Zone

1. Within the Air Noise Margin:
 - a. A minor addition or alteration to an existing building, which is not to be used as a habitable room, is a permitted activity.
 - b. The following are controlled activities within the Outer Control Boundary:
 - i. The addition of a habitable room;
 - ii. The construction of a new residential unit if:
 - a) The net site area associated with each residential unit is at least 1,000m².
 - b) The proposed construction is the first residential unit upon an allotment that is less than 1,000m² and that allotment existed before 1 December 2005.
 - iii. Visitor's accommodation.
 - c. Control is reserved over:
 - i. The effect of aircraft noise on the living standard within buildings or habitable rooms. Whether the design and materials used in the construction achieves an internal design level of 40 dB L_{dn} for noise within any habitable room.
 - d. Any activity that does not comply with the standard for a permitted or controlled activity is a discretionary activity. See NAV-R19for Discretionary activity criteria.
2. Within the Air Noise Boundary:
 - a. New noise sensitive activities are prohibited activities

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- b. Visitor Accommodation is a discretionary activity:

Notes:

1. *Conditions of consent: Any application for land use consent for a residential or other noise sensitive activity in the Outer Control Boundary, will be required to have a notice registered against its title and included in the LIM report which alerts the owner that the property falls within a noise sensitive area and can therefore expect noise levels higher than would normally be expected in that Zone.*
2. *Notification: Council has identified reverse sensitivity effects that new noise sensitive activities may have on the safe and efficient operation of the Whangārei Airport. It has also identified potential adverse effects of the Airport on noise sensitive activities. Therefore, applications for resource consent may require the written approval of the Whangārei Airport as an affected party if such applications are to be considered on a non notified basis.*

NAV-R10 Aircraft and Helicopter Landing Areas

Helicopter landing areas, including those used for military training activities, shall comply with and be measured and assessed in accordance with NZS 6807:1994 “Noise Management and Land Use Planning for Helicopter Landing Areas”. NAV-R10 shall not apply to emergency services helicopter movements. Noise from aircraft other than helicopters shall comply with NZS6805:1992 “Airport Noise Management and Land Use Planning.”

Compliance Standard:

1. *The use of aircraft and helicopters undertaking rural production activities on an intermittent and infrequent basis are exempt from compliance with NAV-R10.*

NAV-R11 Engine Testing

1. Aircraft engine testing in the Airport Zone is a permitted activity if:
 - a. Between the hours of 07:00 and 23:00, the noise generated by aircraft engine testing, assessed at any point within the boundary of any Residential Zone, does not exceed 55 dB L_{Aeq} (16 hours) and 65 dB L_{Aeq} (15 minutes);
 - b. Between the hours of 23:00 and 07:00, noise generated by aircraft engine testing assessed at any point within the boundary of any Residential Zone, does not exceed 45dB L_{Aeq} (8 hours) and 65 dB L_{AFmax};
 - c. Between the hours of 23:00 and 07:00, for the purposes of essential, unscheduled Maintenance and engine testing on a maximum of 15 occasions within any calendar year, noise generated within the boundary of any Residential Zone does not exceed 55 dB L_{Aeq} (8 hours) and 70 dB L_{AFmax}. In these circumstances the noise limits set out in b. above shall not apply;
 - d. The time, duration and other essential details of any testing undertaken in accordance with the requirements of c. above shall be recorded and advised to the Whangarei District Council within two weeks of any such event.

NAV-R12 Explosives Use

Peak noise levels from explosives, excluding those from Temporary Military Training Activities, use shall not exceed the following limits when measured within the notional boundary of any building set out in Table NAV 6.

Table NAV 6. Peak Noise Levels from Explosives

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Affected building type	Permitted blasting time window	Number of blasts per year	Max peak sound level applying to all blasts dB L _{peak}
Occupied <u>noise sensitive activity</u> and <u>visitor accommodation</u>	07:00 to 19:00 hours	≤ 20 >20	120 115
Occupied commercial and industrial <u>buildings</u>	All hours of occupation	All	125
Unoccupied <u>buildings</u>	All times	All	140

NAV-R13 Temporary Military Training Activities

Temporary military training activities are permitted activities provided that they comply with the following rules:

1. Weapons firing and/or the use of explosives:
 - a. on any site shall not exceed a total of 31 days in any 365 day period.
 - b. shall comply with Table NAV 7A.
 - c. Where minimum separation distances for sources set out in Table NAV 7A cannot be met rules to be complied with are those set out in Table NAV 7B and the following rule:
 - i. A Noise Management Plan prepared by a suitably qualified expert is provided to Council at least 15 working days prior to the activity taking place. The Noise Management Plan shall, as a minimum, contain:
 - a) A description of the site and activity including times, dates, and nature and location of the proposed training activities.
 - b) Methods to minimise the noise disturbance at noise sensitive receiver sites such as selection of location, orientation, timing of noisy activities to limit noise received at sensitive receiver sites.
 - c) A map showing potentially affected noise sensitive sites and predicted peak sound pressure levels for each of these locations.
 - d) A programme for notification and communication with the occupiers of affected noise sensitive sites prior to the activities commencing, including updates during the event.
 - e) A method for following up any complaints received during or after the event, and any proposed de-briefing meetings with Council.
2. Mobile noise sources, excluding sources listed in Table NAV 7A:
 - a. Activities shall comply with the “typical duration” noise limits set out in Tables 2 and 3 of NZS6803:1999 Acoustics – Construction Noise (with reference to ‘construction noise’ taken to refer to other, mobile noise sources) provided that no building housing a noise sensitive activity is exposed to noise above 35 dB L_{AFmax} from a Temporary Military Activity mobile source for more than a total of 31 days in any 365 day period.
 - b. Activities that do not comply with the duration limit in NAV-R13(2)(a) shall comply with the noise limits in NAV-R13(3) Fixed (stationary) noise sources.
3. Fixed (stationary) noise sources, excluding sources identified in Table NAV 7A shall meet the noise level set out in Table NAV 8.
4. Helicopter landing areas shall comply with noise limits set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.
5. Any activity that does not comply with rules NAV-R13(1)-(4) shall be a Restricted Discretionary Activity. Discretion is restricted to those matters listed in NAV-19(1)(a)-(m).

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Table NAV 7A. Rule NAV-R13(1)(b)

Activity (sources)	Time (Monday to Sunday)	Separation distance required between the Boundary of the activity and the notional boundary to any building housing a noise sensitive activity
Live firing of weapons and single or multiple explosive events	07:00 to 19:00 hours	At least 1,500m
Live firing of weapons and single or multiple explosive events	19:00 to 07:00 hours	At least 4,500m
Firing of blank ammunition	07:00 to 19:00 hours	At least 750m
Firing of blank ammunition	19:00 to 07:00 hours	At least 2,250m

Note:

1. Mobile **noise** sources (other than firing of weapons) include sources such as personnel, light and **heavy vehicles**, self-propelled equipment, earthmoving equipment.

Table NAV 7B. Rule NAV-R13(1)(b)

Time (Monday to Sunday)	Noise level at the notional boundary to an individual building housing a noise sensitive activity
07:00 to 19:00 hours	<ul style="list-style-type: none"> • For the use of explosives: 120 dB L_{peak} • For the use of small arms and pyrotechnics: 90 dB L_{peak} with one period in any 365 day period of up to five days consecutive use up to 120 dB L_{peak}
19:00 to 07:00 hours	<ul style="list-style-type: none"> • For the use of explosives: 90 dB L_{peak} • For the use of small arms and pyrotechnics: 60 dB L_{peak} with one period in any 365 day period of up to five days consecutive use up to 90 dB L_{peak}

Note:

1. “Small arms” include, but are not limited to, revolvers, self-loading pistols, rifles and carbines, assault rifles, submachine guns and light machine guns.
2. “Explosives” include but are not limited to explosive charges, cannons, grenades, mortars and rockets.

Table NAV 8. Fixed (Stationary) noise sources

Time (Monday to Sunday)	Noise level at the notional boundary to any building housing a noise sensitive activity *
07:00 to 19:00 hours	55 dB L_{Aeq} (15 min)
19:00 to 22:00 hours	50 dB L_{Aeq} (15 min)
22:00 to 07:00 hours the next day .	45 dB L_{Aeq} (15 min) 75 dB L_{AFmax}

Note:

1. Fixed (stationary) **noise** sources (other than firing of weapons and explosives) include **noise** sources such as power generation, heating, ventilation or air conditioning systems, or **water** or **wastewater** pumping/treatment systems.

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NAV-R14 Bird Scaring Devices

1. The use of bird scaring devices is a permitted activity in the Rural Production Zone if:
 - a. Bird scaring devices do not operate between half an hour after sunset and half an hour before sunrise.
 - b. Each device operates at not more than 6 “events” per hour where an “event” includes clusters of up to three shots from gas operated devices or three individual shots from a firearm in quick succession. This rule does not apply to bird scaring devices that generate a noise level of less than 55 dB L_{AE} within the notional boundary of any noise sensitive activity not owned by the operator of the device.
 - c. The sound level from any event does not exceed 65 dB L_{AE} within the notional boundary of any noise sensitive activity not owned by the operator of the device.
 - d. The bird scaring device is only operated when a crop is at risk from bird damage.
2. The use of bird scaring devices in other Zones is a discretionary activity.

Note:

1. Existing use rights may apply where a bird scaring device has been lawfully established prior to the operative date 24 May 2016 of the NAV chapter.

NAV-R15 Road Traffic

1. Noise from any new or altered road shall be assessed in accordance with and meet the provisions of New Zealand Standard NZS 6806:2010 “Acoustics - Road-traffic noise - New and altered roads.”
2. The installation and operation of Audio-Tactile pedestrian call buttons at traffic signal controlled intersections and pedestrian crossings is a permitted activity. Installations shall comply with Australian Standard AS2353: 1999 Pedestrian Push- button Assemblies.

NAV-R16 Frost Fans

1. The use of frost fans is a permitted activity in the Rural Production Zone if:
 - a. Noise generated by single or multiple frost fans on a site does not exceed 55 dB L_{Aeq} (10 minute) at any time when assessed at the notional boundary of any noise sensitive activity on a separate site under different ownership.
 - b. Operation of frost fans during the night period shall be for protection of crops from frost only. Any other operation, such as for the purposes of maintenance, shall be undertaken during the day period.
 - c. A legible notice shall be fixed to the road frontage of the property on which the frost fan is being used giving the name, address and telephone number of the person responsible for its operation.
2. The use of frost fans in any other Zone is a discretionary activity.

Note:

1. *The noise rule includes a correction for the special audible characteristics of frost control fans and no further penalty shall be applied to measured noise levels.*
2. Existing use rights may apply where a frost fan has been lawfully established prior to the operative date 24 May 2016 of the NAV chapter.

NAV-R17 Emergency Generator Testing

1. The testing of emergency generators is a permitted activity in all Zones if:
 - a. The duration of testing does not exceed 12 hours total per annum;
 - b. Testing occurs between 09:00 and 17:00 hours only;
 - c. Noise levels do not exceed the following:

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- i. 60 dB $L_{Aeq(15 \text{ min})}$ within the relevant **boundary** assessment location of any Open Space, Natural Open Space Rural Production, Rural Village Residential or **Residential Zones**.
- ii. 65 dB $L_{Aeq(15 \text{ min})}$ within the **site boundary** of any Business 1, 3, Rural Village Centre, City Centre, Mixed Use, Local Centre, Neighbourhood Centre or Waterfront Zones or Port Nikau Development Area, or Town Centre Zone.
- iii. 70 dB $L_{Aeq(15 \text{ min})}$ within the **site boundary** of any Light Industrial, Commercial, Sport and Active Recreation, Hospital or Airport Zone.
- iv. 85 dB $L_{Aeq(15 \text{ min})}$ within the **site boundary** of any Heavy Industrial, Strategic Rural Industries, Rural Village Industry or Port Zone.

NAV-R18 Vibration

1. Vibration from **building** services is a permitted activity if vibrating, reciprocating and rotating machinery and all piping, ducting and other equipment attached to such machinery is installed and maintained so that any resulting vibration does not exceed the levels in Table NAV 9 when measured in adjacent **buildings** or areas of **buildings** under different ownership from the source of vibration.
2. Vibration from construction and **demolition** activity is a permitted activity if it does not exceed the levels set out in Table NAV 10 when measured at the point of **effect**.
 - a. For human annoyance, vibration should be assessed at the location of the affected person inside the **building**, typically on the appropriate floor. Vibration should be measured in three orthogonal directions orientated to the axes of the **building** and assessed in the single axis in which vibration is greatest.
 - b. For **building** damage, vibration should be assessed at the horizontal plane of the highest floor of the **building**. Vibration should be measured in two horizontal orthogonal directions orientated to the axes of the **building** and assessed in the single axis in which vibration is greatest. For the **building** damage criteria in Table NAV 10, an alternative measurement location is defined in Note 2 below.
3. Vibration from explosive use and blasting from activity other than provided for in NAV-R18(2) is a permitted activity if it does not exceed the levels set out in Table NAV 13, when measured in general accordance with the provisions of Australian Standard AS2187.2: 2006 Explosives – **Storage** and use – Use of explosives.

Table NAV 9. Maximum continuous vibration level from stationary machinery

Affected occupied building type	Time	Maximum vibration level in mm/s rms between 8 and 80 Hz
Industrial	All	0.8
Commercial	All	0.4
Noise sensitive activity	07:00 to 22:00 hours	0.2
Noise sensitive activity	22:00 to 07:00 hours	0.14
Surgery rooms of healthcare facilities	All	0.1

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Table NAV 10. Maximum vibration levels for construction and demolition activities

Effect	Affected occupied building	Activity and Time	Maximum vibration level mm/s ppv	Notes
Annoyance	Occupied noise sensitive activity or visitor accommodation in any Zone	General construction activity - 22:00 to 07:00	0.3	1
Annoyance	Occupied noise sensitive activity or visitor accommodation in any Zone	General construction activity - 07:00 to 22:00	1	1
Annoyance	Occupied commercial or industrial activity in any Zone	General construction activity – 22:00 to 07:00	5	
Annoyance	Occupied commercial or industrial activity in any Zone	General construction activity - 07:00 to 22:00	1	
Building Damage	Unclassified structures of great intrinsic value such as historic buildings	All activity - all times	2.5	
Building Damage	Non-occupied dwellings and buildings of similar design	All activity - all times	5	
Building Damage	Non-occupied commercial and industrial buildings	All activity - all times	10	

Note:

1. Except that in surgery rooms of [hospital](#) facilities, maximum vibration levels from construction and [demolition](#) activities shall not exceed 0.1mm/s [rms](#) between 8 and 80Hz.
2. NAV-R18(2) shall not apply to permitted maintenance or utility works undertaken within the [road](#) carriageway where the levels in Table NAV 11 and NAV 12 are achieved.

Table NAV 11. Alternative measurement location for permitted maintenance or utility works undertaken within the [road](#) carriageway

Effect	Receiver	Location	Details	Maximum vibration level (mm/s PPV)
Annoyance and building damage	Occupied noise sensitive activity or visitor accommodation building in any Zone	As set out in NAV-R18(2)	20:00 to 06:30 hours	1
Annoyance and building damage	Occupied noise sensitive activity or visitor accommodation building in any Zone	As set out in NAV-R18(2)	06:30 to 20:00 hours	5

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Effect	Receiver	Location	Details	Maximum vibration level (mm/s PPV)
Annoyance and building damage	Occupied commercial or industrial activity building in any Zone	Inside the building	06:30 to 20:00 hours	5
Building damage	Unoccupied buildings	Base of building on side of building facing vibration source or, where this is not practicable, on the ground outside the building	Vibration – transient (including blasting)	Refer to Table NAV 12
Building damage	Unoccupied buildings	Base of building on side of building facing vibration source or, where this is not practicable, on the ground outside the building	Vibration – continuous	Refer to Table NAV 12 - 50% of Table NAV 12 values

Table NAV 12. Peak component velocity in frequency range of predominant pulse

Peak component velocity (PPV) in frequency range of predominant pulse		
Type of building	4 to 15 Hz	15 Hz and above
Reinforced or framed structures Industrial and heavy commercial buildings	50 mm/s	50 mm/s
Unreinforced or light framed structures Residential and light commercial buildings	15 mm/s at 4Hz increasing to 20 mm/s at 15 Hz	20 mm/s at 15Hz increasing to 50 mm/s at 40 Hz

Notes:

- All values referred to in Table NAV 12 are at the base of the **building**
- For unreinforced or light framed **structures** and residential and light commercial **buildings** at frequencies below 4 Hz a maximum displacement of 0.6mm (zero to peak) is not to be exceeded.

Table NAV 13. Vibration from explosive use and blasting

Category	Type of blasting operations	Peak component particle velocity (mm/s)
Occupied noise sensitive activities and visitor accommodation	Operations lasting longer than 12 months or more than 20 blasts per year	5 mm/s for 95% blasts per year 10 mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Occupied noise sensitive activities and visitor accommodation	Operations lasting less than 12 months or less than 20 blasts per year	10 mm/s unless agreement is reached with the occupier that a higher limit may apply

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Category	Type of blasting operations	Peak component particle velocity (mm/s)
Occupied non-sensitive <u>site</u> , such as factories and commercial premises	All blasting	25 mm/s unless agreement is reached with the occupier that a higher limit may apply

NAV-R19 Discretionary Activities

1. Unless specifically stated otherwise, any activity shall be a discretionary activity where it does not comply with all of the permitted noise and vibration provisions given in the previous sections NAV-R2 to NAV-R18. When assessing discretionary applications pursuant to these sections, the assessment shall include (but is not limited to):
 - a. The level of sound likely to be received
 - b. The existing ambient sound levels
 - c. The nature and frequency of the noise including the presence of any special audible characteristics
 - d. The effect on noise sensitive activities within the environment
 - e. The likely time when noise will be audible and the extent of the exceedance of the noise rule at that time
 - f. Whether the level and character of the noise is below recognised guidelines or standards for the preservation of amenity
 - g. The potential for cumulative effects to result in an adverse outcome for receivers of noise
 - h. The effects of noise on recreation or Conservation areas within the Natural Open Space Zone.
 - i. The value and nature of the noise generating activity and the benefit to the wider community having regard to the frequency of noise intrusion and the practicality of mitigating noise or using alternative sites.
 - j. Any proposed measures to avoid, remedy or mitigate noise received off-Site
 - k. The potential for any reverse sensitivity effects
 - l. The level of involvement of a Recognised Acoustician in the assessment of potential noise effects and/or mitigation options to reduce noise.
 - m. The ability of noise sensitive activities to unduly compromise the continuing operation or future development of other lawful activities
2. When assessing discretionary applications pursuant to section NAV-R9, the assessment shall include (but is not limited to):
 - a. Consideration of the proposed location of the noise sensitive activity in relation to airport activities;
 - b. Effects, or potential effects arising from the proximity of the airport, aircraft approach/takeoff paths, lead-in lighting, navigational aids; and the potential of buildings or structures to create glare, electromagnetic interference, smoke, mechanical turbulence or other adverse effects;
 - c. The effect, or potential effect of the noise sensitive activity on the operation of Whangārei Airport; particularly having regard to helicopter TLOF and hover points and the runway centreline alignments, requirements for aircraft on approach, and aircraft utilising navigational aids/lighting.
 - d. The effect, or potential effect of airport operations, in particular noise, and health/safety effects from low flying aircraft, on the noise sensitive activity, given low ground

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- clearances for aircraft on approach/ takeoff over this area, and high single event noise levels and average daily noise levels;
- e. The effect of topographical characteristics of the land in relation to shielding of airport noise;
 - f. Relevant objectives and policies, as they relate to the protection of a regionally significant transportation resource;
 - g. Any remedial measures to avoid, remedy or mitigate potential conflict with the safe and efficient operation of the airport;
 - h. Whether there has been adequate and meaningful consultation with the Airport Authority with respect to the current or potential effects associated with the operation of the airport resource, whether any issues have been resolved and any mitigation measures that have been proposed.

NAV Appendix 1 - NAV-R6(4)(f) Alternative Construction Schedule for Road and Rail Noise Control Heading

Table 14: NAV-R6(4)(f) Alternative Construction Schedule for Road and Rail Noise Control

Minimum construction for noise control in addition to the requirements of the New Zealand Building Code			
Exterior Walls	Roof / Ceiling	Glazed Areas	Exterior Doors
<p>Wall cavity infill of fibrous insulation, batts or similar (minimum density of 9 kg/m³)</p>	<p>Ceiling cavity infill of fibrous insulation, batts or similar (minimum density of 7 kg/m³)</p>	<p>Aluminium frames with full compression seals on opening panes</p>	<p>Exterior door: within the state highway noise control boundary with a line-of-sight to any part of the state highway road surface; or within the railway corridor noise control boundary with a line-of-sight to any point 3.8m directly above the formed railway track.</p> <ul style="list-style-type: none"> Solid core exterior door, minimum surface mass 24 kg/m², with edge and threshold compression seals; or other doorset with minimum performance of Rw 30 dB
<p>Cladding and internal wall lining complying with either Options A, B or C below.</p>	<p>Ceiling penetrations, such as for recessed lighting or ventilation, shall not allow additional noise break-in.</p>	<p>Glazed areas shall be less than 35% of each room's gross floor area</p>	<p>Exterior door outside of the state highway noise control boundary and railway corridor noise control boundary, or with no line-of-sight to any part of the state highway road surface or to any point 3.8m directly above the formed railway track.</p> <ul style="list-style-type: none"> Exterior door with edge and threshold compression seals
<p>Option A: Light cladding: timber weatherboard or sheet materials with surface mass between 8 kg/m² and 30 kg/m² of wall cladding</p> <ul style="list-style-type: none"> Internal lining of minimum 17 kg/m² plasterboard, such as two layers of 10 mm 	<p>Roof type and internal ceiling lining complying with either Options A, B or C below.</p>	<p>Either:</p> <ul style="list-style-type: none"> double-glazing with: <ul style="list-style-type: none"> a laminated pane of glass at least 6 mm thick; a cavity between the two panes of glass at least 	

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Minimum construction for noise control in addition to the requirements of the New Zealand Building Code			
thick high-density plasterboard, on resilient/isolating mountings		12 mm deep; and <ul style="list-style-type: none"> a second pane of glass at least 4 mm thick; Or any other glazing with a minimum performance of Rw 33 dB 	
Option B: Medium cladding: surface mass between 30 kg/m ² and 80 kg/m ² of wall cladding <ul style="list-style-type: none"> Internal lining of minimum 17 kg/m² plasterboard, such as two layers of 10 mm thick high-density plasterboard 	Option A: Skillion roof with light cladding: surface mass up to 20 kg/m ² of roof cladding <ul style="list-style-type: none"> Internal lining of minimum 25 kg/m² plasterboard, such as two layers of 13 mm thick high-density plasterboard 		
Option C: Heavy cladding: surface mass between 80 kg/m ² and 220 kg/m ² of wall cladding <ul style="list-style-type: none"> No requirements additional to New Zealand Building Code 	Option B: Pitched roof with light cladding: surface mass up to 20 kg/m ² of roof cladding. <ul style="list-style-type: none"> Internal lining of minimum 17 kg/m² plasterboard, such as two layers of 10 mm thick high-density plasterboard 		
	Option C: Roof with heavy cladding: surface mass between 20 kg/m ² and 60 kg/m ² of roof cladding <ul style="list-style-type: none"> No requirements additional to New Zealand Building Code 		



Appendix G – Economic Impact Assessment

Rosvall Sawmill

Economic role assessment

Rosvall Sawmill Limited

Final version

3 March 2023

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1 Introduction

The Rosvall Sawmill Limited ('RSL') is located at 658 Whareora Road, Whareora ("the Site"), about 7km east of the closest part of urban Whangārei (Kensington). To allow for the continued efficient operation of the business, the current owners are seeking to secure for the Site a zoning that recognises the long-established sawmill business, which would make it easier for the business to change and adapt to changing market forces and industry technologies.

This assessment provides an economic assessment of the impact of RSL in the Whangārei District and Northland region economies, to provide an understanding of the economic activity that is associated with the sawmill, its strategic value for the local and regional economy, and ultimately to provide an evidence base for assessing the merits of the plan change application.

1.1 Rosvall sawmill business overview

RSL has been processing raw logs since the 1970s, primarily targeting clearwood¹ and structural timber products for local, regional, and international markets. RSL operates a modern sawmill combined with a modern Windsor kiln, a CCA pressure treatment plant, and planer mill. RSL is an important part of Northland's forestry and wood processing sectors, which are in turn significant sectors in the Northland economy. RSL directly employs 60 people on site and supports many other jobs both upstream via forestry activity (plantations, harvesters, transport, etc) and downstream via building sector (framing, etc). When compared to exporting of raw log or wood chip, the sawmill generates much more economic value for the local and national economies.

Over the decades, as the sawmill has grown or been modernised, RSL has applied for and been granted resource consents by the District and Regional Council. Most consents have been subject to limited notification, which can be a long and expensive exercise, particularly given . Support is not guaranteed if neighbours and environments change. Ownership of the company changed in 2020, and the current owners have undertaken significant upgrades to the mill, to retain its competitiveness and profitability. The current owners now wish to make future upgrades easier and more certain to support the on-going and efficient operation of the sawmill for decades to come.

Currently the sawmill is well beyond the typical activity that is provided for in the District Plan for this location and RSL is seeking a zone change to better recognise the nature of the existing activity on the Site, and to enable RSL's continued efficient and profitable operation.

¹ Wood which is free of knots and other defects.

1.2 Scope

The focus of this research is to provide an understanding of the economic role of the sawmill in local Whangārei economy and the wider regional economy. The research involved the following steps:

- ❖ Information collection and literature review: this step involved collection data on the operation of the sawmill, to provide a baseline understanding both in theory and practise.
- ❖ Direct role of the sawmill: this step assessed the direct economic activity associated with RSL's on-site operation, drawing on information collected in step 1 and projections of the Northland forestry industry to develop a set of scenarios that show how the role of the sawmill may change in the future.
- ❖ Wider role of the sawmill: the third step was to measure the wider economic activity associated with the sawmill, the potential business activity facilitated by the sawmill (up- and down-stream) and induced activity via household incomes and spend. The output of this research is a measure of the economic activity (by industry) that is currently generated, and could be generated if the sawmill is enabled to grow. Activity is quantified in terms of GDP and employment.

1.3 Structure

This report is structured into four subsequent sections, as follows:

- ❖ Section 2 briefly discusses key aspects of the lumber activity in the region (plantations and harvesting), and wood processing (sawmills, laminated veneer lumber, bulk exports).
- ❖ Section 4 describes the nature of the Whangārei District and Northland region population and economy, including anticipated growth to provide an understanding of the current and future environment in which RSL will be operating.
- ❖ Section 4 quantifies the current and potential future economic role of RSL in terms of GDP and employment.
- ❖ Section 5 concludes the research.

2 Northland FWP industry

This section provides a summary of the key characteristics of the Northland forestry and wood processing (“FWP”) industry, and draws from publicly available information including production volumes and forecasts, type and value, to provide an understanding of the role of RSL within Northland’s FWP industry.

As part of the research, we engaged with RSL, Northern Timber Manufacturing Ltd (a major customer of RSL) and a major (confidential) supplier of lumber to RSL, to draw from their local operational experience in order to better understand the local role and contribution of the sawmill and how this could change in the future.

2.1 Industry Transformation Plan

The timber and wood processing industry is at a key transition point, with increasing importance with regard to governance, culture and identity, economics, technology, environment and climate change. To recognise this, in November 2022 the *Te Ara Whakahou – Ahumahi Ngahere – Forestry and Wood Processing Industry Transformation Plan*² (the “ITP”) was published. This plan was developed by the Forestry and Wood Processing Industry Transformation Plan Advisory Group, consisting of independent experts and representatives from New Zealand government and industry organisations.

The plan’s overriding vision is stated as:

New Zealand is acknowledged as a global leader in the use of forests, and local communities are empowered through meaningful employment. The sector and our forests are resilient and diverse, and wood underpins our low emissions future.

The key change required by the industry is to:

Process more logs and residues onshore to reduce our emissions and increase our production of value-added wood products.

Over the last decade the number of logs harvested has doubled, while the capacity for processing wood domestically has stayed the same, leading to substantial growth in the number of logs exported. Alongside this, as identified by the plan, new technologies are changing how logs can be processed and what can be produced from wood fibre. For example, wood is now able to be used to create newly engineered wood products to aid the construction sector by providing alternatives to higher-emissions

² Source: <https://www.mpi.govt.nz/dmsdocument/54472-Te-Ara-Whakahou-Ahumahi-Ngahere-Forestry-and-Wood-Processing-Industry-Transformation-Plan>

materials, or providing material for use as low emission biofuels. Unlocking this potential of the sector requires processing of more wood material, in more innovative and efficient ways in New Zealand.

As identified by the Minister of Forestry, Hon. Stuart Nash, in his foreword to the plan, one of the “main transformations of the plan needs to be expanding our capability and capacity to process onshore more of the logs we harvest here. This will lift the quality of the timber passing through our ports, and boost our wood and wood products up the value chain”.

If the goals of the plan are achieved it will have productivity and environmental implications far beyond the FWP sector. However, while this plan is presented at the national and sector-wide level, in order to enable its success it will require individual business to respond by modifying their operations, capacity and capability, and businesses will need to be afforded the flexibility to be able to respond to the nascent opportunities presented.

2.2 Industry supply chain

The FWP industry is complex with many actors both upstream and downstream of the processing sector, and this has implications for the economic impacts of businesses engaged in the sector. A key feature of the industry upstream of wood processing is the length of time that this process occurs, often occurring over three to four decades, a fact which is evident in wood availability forecasts for the late 2020s/early 2030s which are influenced by afforestation rates in the early 2000s, as discussed in section 2.3.

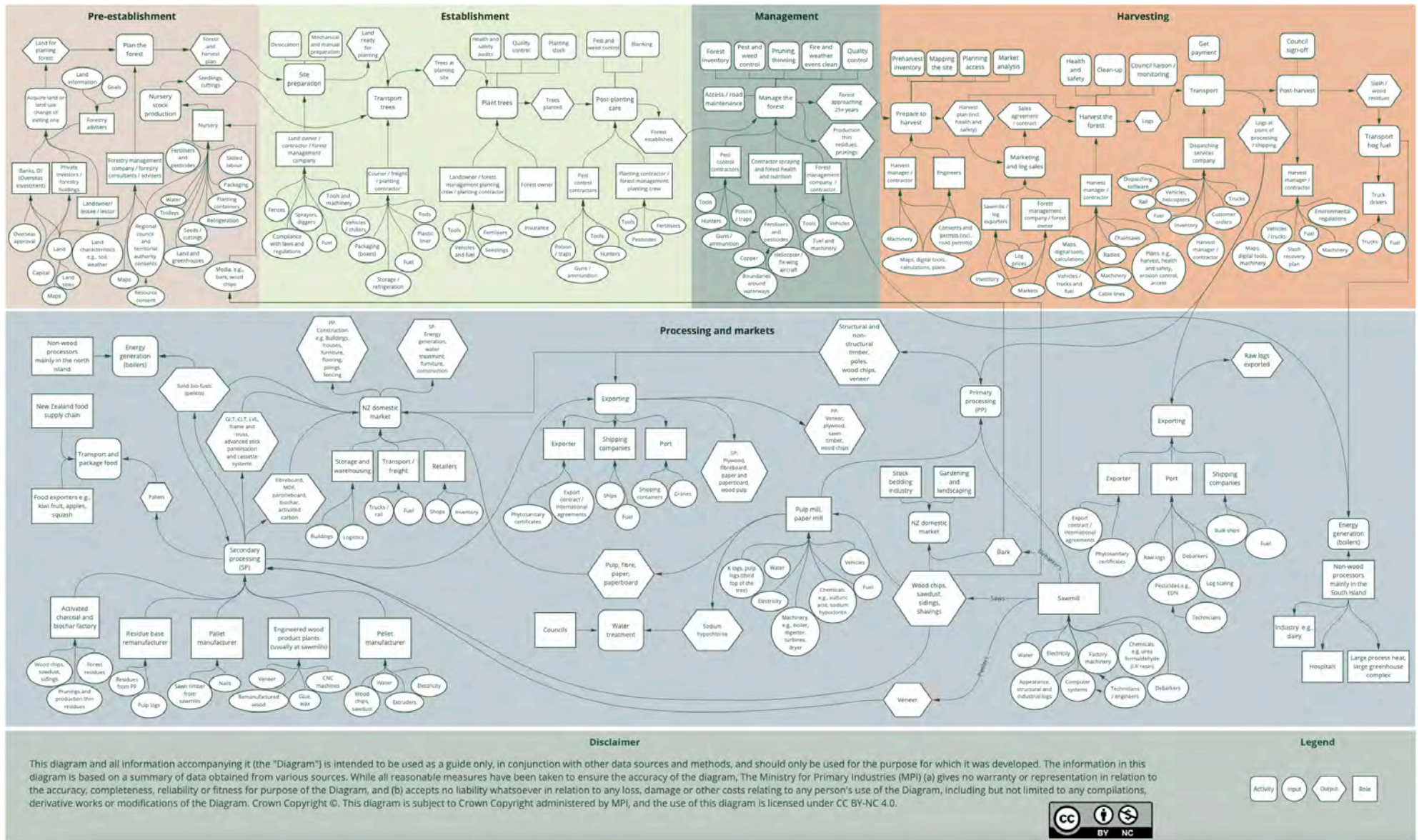
There are four key stages upstream (shown in Figure 2.1) of wood processing:

- ❖ Pre-establishment. Before any trees are planted, a forest plan is established. This requires a forestry management company and land owners to undertake land assessments and confirm availability, organise finance and investment approvals, and secure nursery production.
- ❖ Establishment. This covers everything from preparing the arranged site through to planting the stems in order to establish a forest. Many contractors are involved in this stage for the operation and use of heavy machinery for earthworks, transport and logistics, planting, compliance and quality control.
- ❖ Management. Once the forest is planted, the growth, maintenance and management of the forest is required over a period of 20-30 years. This requires pruning and thinning, pest and weed control, forest spraying, access maintenance, fire and weather controls, etc.
- ❖ Harvesting. Once the forest has matured to the desired age there are several steps and processes involved in the harvesting of the forest, most of which are highly labour

intensive. Several areas of expertise are required for the harvest preparation including, planning and inventory assessments, mapping, engineering and heavy machinery preparation, access, consents and permits. The harvest activities are managed by the harvest management company in order to remove the trees, which involves liaison with health and safety experts, councils, machinery contractors, etc. Once logs have been harvested and sorted there are two separate activity streams. The first is the transport of logs, either to local wood processing facilities or to ports for export. The second is the post-harvest assessment and land remediation works, this includes clearing of wood residues (becoming increasingly important as a bio-fuel source) and meeting all environmental regulations.

Following these four phases, the wood processing sector is the key node that connects the primary production sector with the downstream industrial, construction and market based industries. Sawmills and log processing facilities convert logs into a variety of value added products for both domestic use and international exports of specialised products. The production of structural and non-structural timber, pulp and paper, panels and biofuels supports the activities of several high value sectors, including, construction, transport and logistics, wholesale, retail, energy, storage, secondary processing and manufacturing and packaging. Given the bulk nature of wood products, many of these benefits are felt within areas around sawmills, who purchase and on-sell locally.

Figure 2.1: NZ FWP industry schematic (for Pinus radiata, from Te Uru Rākau NZ Forest Service)



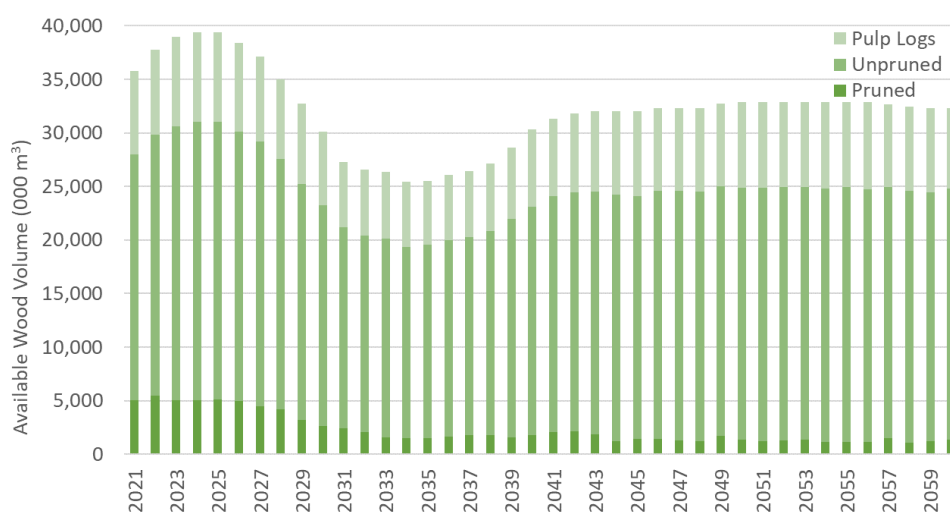
2.3 Production forests and wood availability

Nationally, there is 1.74m ha of planted production forest, with the Northland wood supply region accounting for 0.19 million hectares (11%) of the total. Radiata pine makes up almost 98% of Northland's production forests, compared to 90% nationally. For the year ended March 2022, 36 million m³ of logs were produced, with 22 million m³ being exported (predominantly as lower grade logs) and 14 million m³ processed in New Zealand into various wood products including sawn timber, panels, pulp, paper, poles, and solid bio fuels.

2.3.1 National wood availability

National wood availability forecasts project annual lumber production to peak at 39 million m³ in 2025, before declining to 25 million m³ over the early 2030s then recovering to 32 million m³ per annum by the early 2040s (Figure 2.2). This decrease from the current peak over the next 10-15 years is due to low afforestation rates throughout the early 2000s.

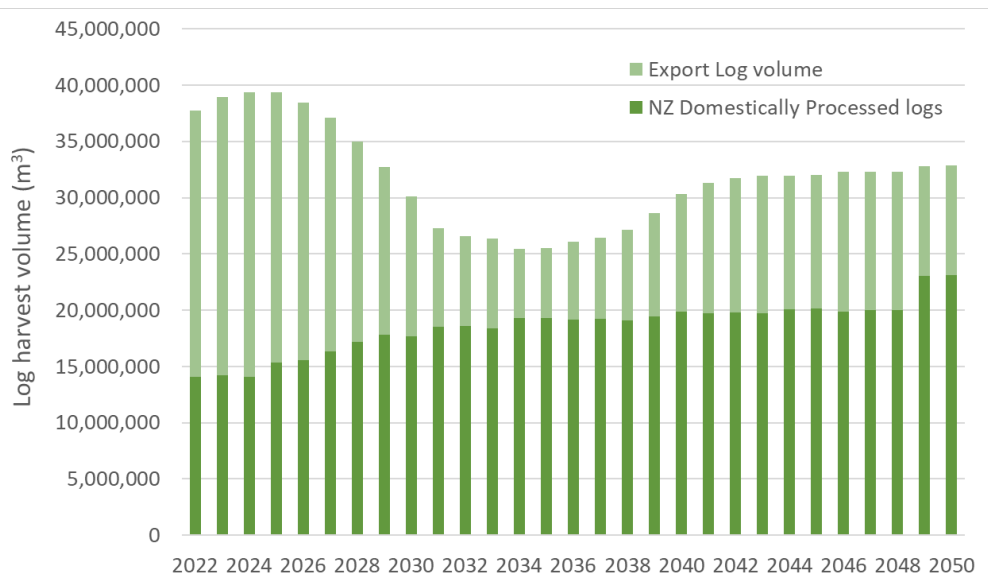
Figure 2.2: NZ wood availability forecast³



While log availability is expected to decrease over the next 15 years, growing demand for wood products will mean more logs will be required to be processed onshore (Figure 2.3). This will require a boost in processing capacity by local sawmills, with less logs available for export.

³ Source: Te Uru Rākau NZ Forest Service ITP summary spreadsheet, <https://www.mpi.govt.nz/forestry/forest-industry-and-workforce/forestry-and-wood-processing-industry-transformation-plan/>

Figure 2.3: NZ log harvest volume forecast (000m³)⁴



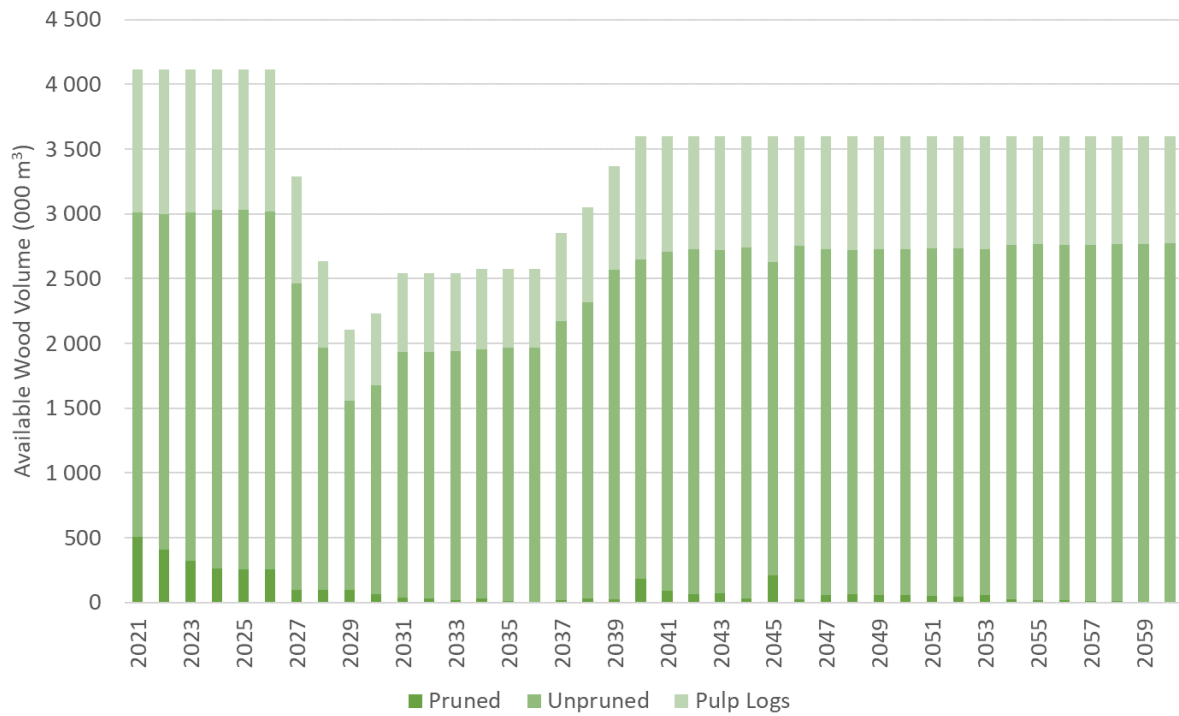
2.3.2 Northland wood availability

Harvesting in Northland is expected to continue at its current peak of just over 4 million m³ through to 2026, falling thereafter to a low of just over 2 million m³ by 2029, before increasing again and stabilising at over 3.5 million m³ by 2040 (Figure 2.4). The rate in decrease of available wood is faster than expected at the national level, however the recovery to the new stable level for Northland is also expected to be faster. The coming decrease in available wood is due to low afforestation rates in Northland in the early 2000s.

Unpruned logs make up the majority of available logs in Northland, followed by pulp logs then the higher grade pruned logs (used in the production of clearwood). The availability of all log types is expected to decrease, with clearwood experiencing the biggest proportional decrease in availability both in Northland and nationally.

⁴ Source: Te Uru Rākau NZ Forest Service ITP summary spreadsheet, <https://www.mpi.govt.nz/forestry/forest-industry-and-workforce/forestry-and-wood-processing-industry-transformation-plan/>

Figure 2.4: Northland wood availability forecast⁵

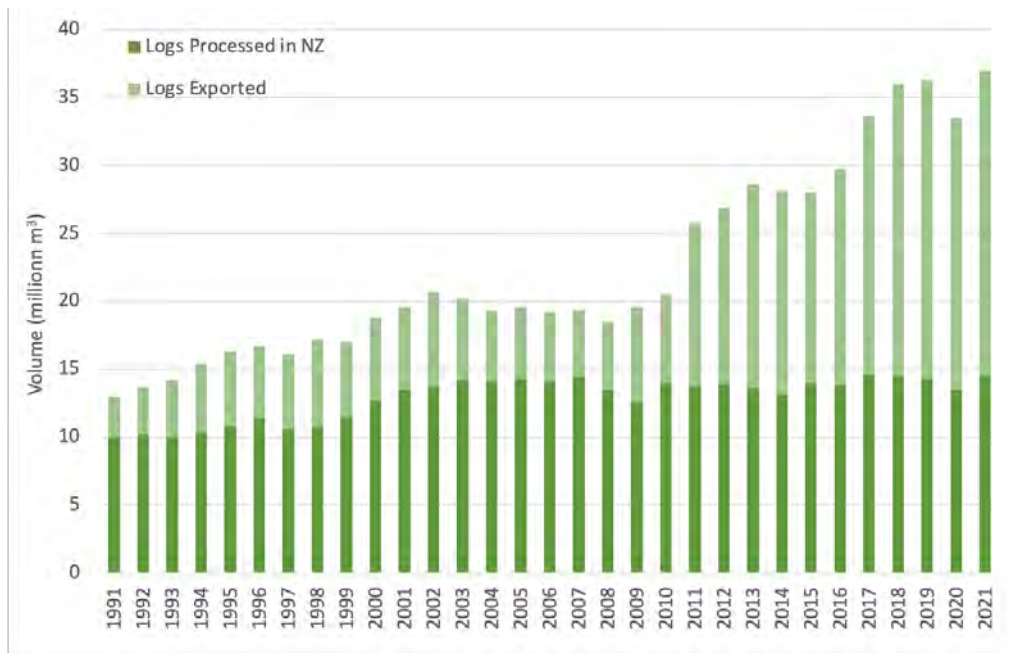


2.4 Log exports vs domestic processing

For the majority of the last 30 years, most of the logs produced in New Zealand were processed domestically, with between 25-30% of logs produced exported. Over the last 10 years this has changed significantly, with over 60% of logs now exported. Over the same time period domestic processing capacity has stayed roughly consistent. Typically the highest grade logs were processed in New Zealand with the lower grade logs exported overseas.

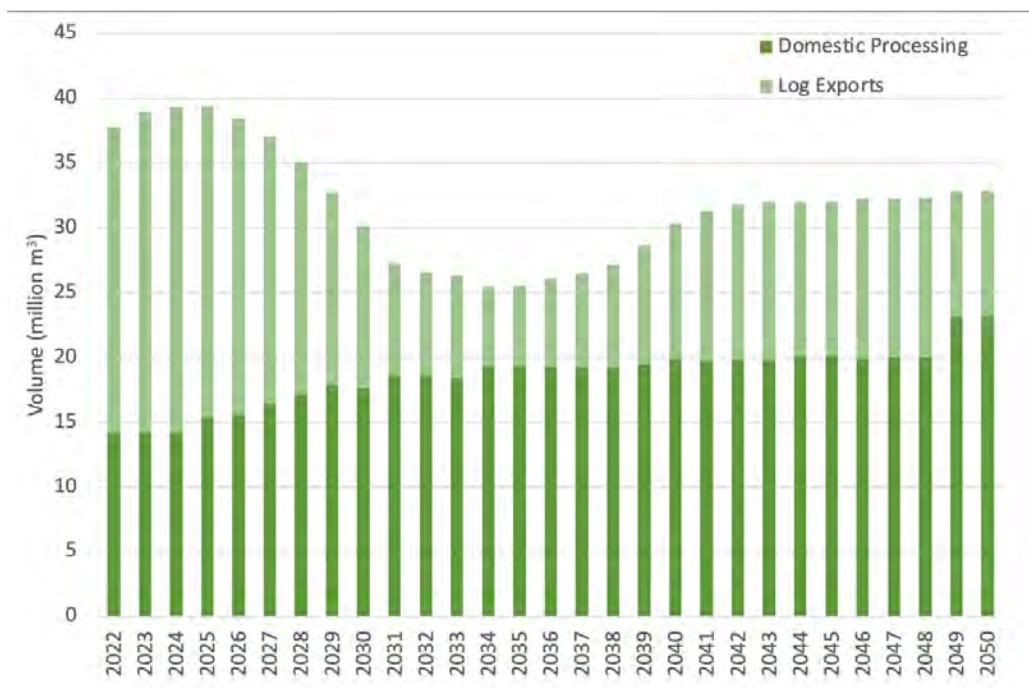
⁵ Source: Te Uru Rākau NZ Forest Service ITP summary spreadsheet, <https://www.mpi.govt.nz/forestry/forest-industry-and-workforce/forestry-and-wood-processing-industry-transformation-plan/>

Figure 2.5: Historic NZ log volumes domestic processing vs exports



While high rates of log exports are expected to continue in the short-term, as the log supply decreases this will have a substantial impact on the volume of wood exported due to continued and increasing demand for processed wood products for use in the domestic market. The volume of wood processed domestically is expected to increase by over 35% over the next 10 years. Meeting this demand will require growth in the domestic processing capacity in excess of what has been seen over the previous 30 years.

Figure 2.6: Projected NZ log volumes domestic processing vs exports



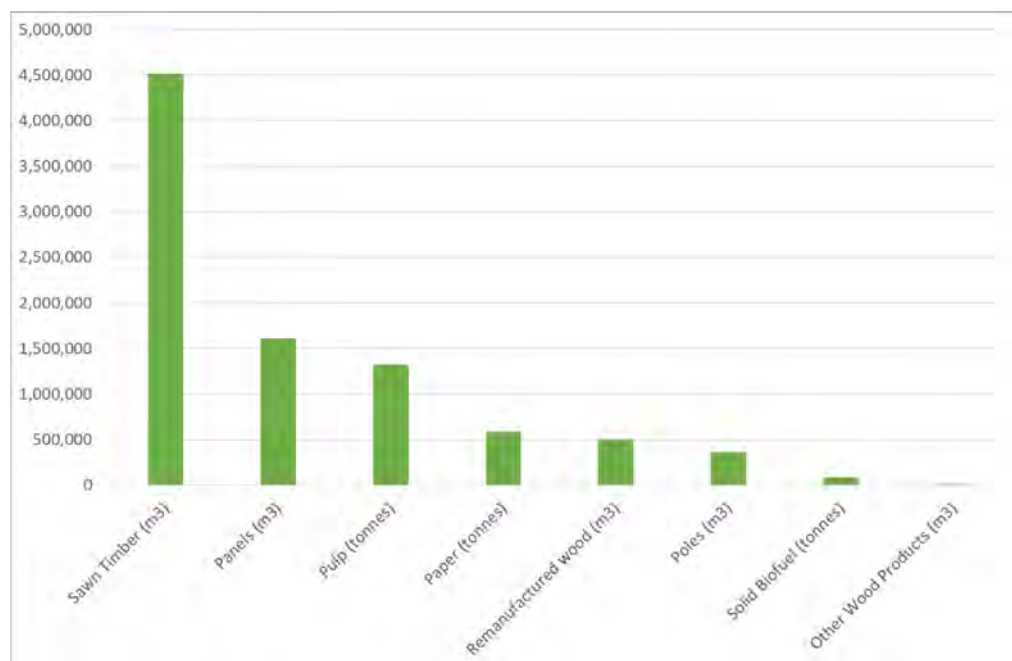
2.5 Wood processing production

2.5.1 National wood processing output

There are approximately 90 sawmills nationally, with six major facilities producing just over half of New Zealand’s sawn timber, and the remaining, smaller sawmills the other half. In 2022 approximately 14.5 million m³ of logs were processed in New Zealand, producing 8 million m³ of wood products for domestic consumption and exports of value added products. At the national level this processing capacity has remained relatively consistent (between 12-14.5 million m³) over the last 20 years, even though log availability has more than doubled to the current level of 39 million m³.

While accurate, recent data is not available, processing output is closely linked to wood availability, given the expense of transporting logs inter-regionally for processing. Based on that, we understand that the largest processing region is the Central North Island, followed by Northland (estimated to be 11% of NZ total) and Southland, indicating that Northland is a very significant processing region within NZ. Sawn timber (used in domestic and commercial construction) is the primary product processed throughout New Zealand, followed by panels, pulp, paper and other wood product types (Figure 2.7).

Figure 2.7: NZ wood product outputs (2021, m³ and tonnes)⁶



2.5.2 Northland wood processing output

There are currently 18 sawmills and wood processing facilities in Northland, operating across a range of specialities, and with varying processing capacities. Northland’s total processing capacity was up to

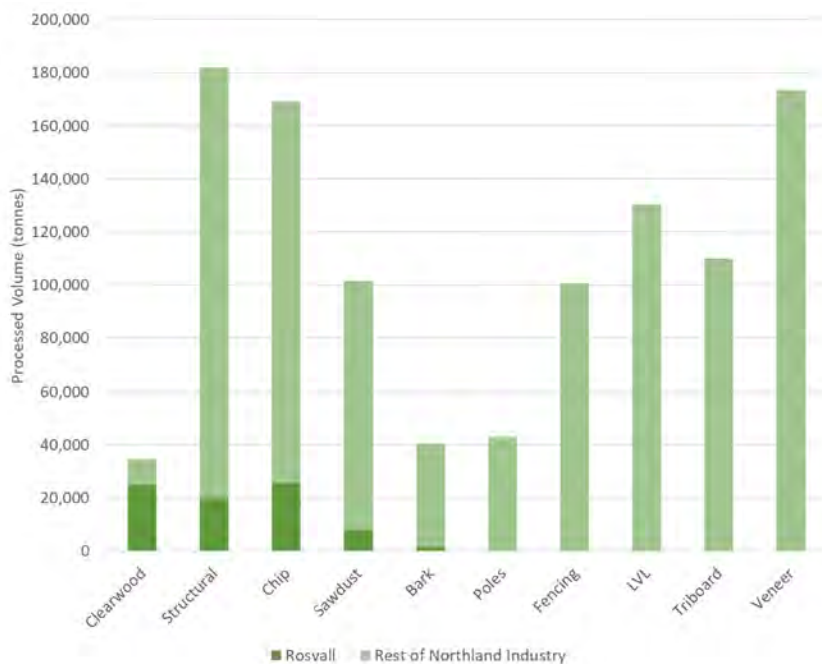
⁶ Source: ITP summary spreadsheet

2 million m³ of logs, producing over 1 million m³ of wood products annually, prior to Carter Holt Harvey (CHH) closing its sawmill in Whangārei and downsizing its Laminated Veneer Lumber (LVL) plant at Ruakākā (both in 2020). RSL is now the second largest sawmill in the region and fifth largest wood processing site, accounting for an estimated 7.4% of Northland’s processed output with 80,000m³ of logs processed per annum.

RSL is by far the largest of three Northland producers of the specialty clearwood product, contributing 72% of Northland output of this high value product (Figure 2.8). Presently, 70% of this clearwood is exported internationally as a value added product. RSL is the second largest producer of structural timber and third largest producer of chip across Northland, accounting for 11% and 15% respectively for these products.

As noted previously, the availability of pruned logs for clearwood production is decreasing both nationally and in Northland. However, positive supplier relationships means that the supply of pruned logs to RSL means that they will likely be able to continue their processing of this product. Alternatively, RSL is able to pivot processing towards other structural timber products, meaning that even if there were supply shortages over the medium term it would not affect the operations of the sawmill. For example, RSL has recently pivoted so that approximately 40% of its log intake is now S30 structural logs. With Carter Holt Harvey’s Whangārei mill now closed, any previous risk of local supply shortages associated with this log type to RSL is no longer expected to be a concern.

Figure 2.8: Northland sawmill and wood processing site production market, RSL market share⁷



⁷ Source: RSL internal modelling data

2.5.3 Northland Sawmills and wood processing sites

Overall, RSL is the second largest sawmill in Northland (and largest independent sawmill) that primarily supplies to Northland's independent timber merchants (ITM etc.). A number of other Northland wood processing sites do not sell to these merchants at all, instead focusing on exports or supply of processed products to the large Auckland market, leaving timber merchants reliant on sawmills for the supply of their product. Following is a brief overview of Northland's sawmill and wood processing sites, to place RSL in context:

- ❖ Waipapa Pine Sawmill (Waipapa, sawmill) is the largest Northland sawmill, processing around 15% of Northland's processed timber, and has been RSL's largest competitor as a supplier to local consumers/merchants. Waipapa Pine was sold to Fletchers in November 2022, and its future role as a supplier to merchants not aligned with Fletchers is uncertain.
- ❖ Rosvall Sawmill (Whangarei, sawmill) is the second largest sawmill and estimated to be the fifth largest wood processing site in Northland by processing volume. It is the largest Northland producer of clearwood, the second largest producer of structural timber and third largest producer of chip. RSL is the largest independent sawmill, and supplies to most of the local independent timber merchants.
- ❖ Juken New Zealand (Kaitaia, wood processing site) produces around 30% of Northland's processed timber, with a focus on fibre board and veneer products, of which it is the only processor in Northland. Most of these products are exported, and Juken NZ does not supply significant volumes to local merchants.
- ❖ Carter Holt Harvey Wood Products (Marsden Point, LVL plant) produces around 17% of Northland's processed timber, with a focus (an estimated 73% of production output) on laminated veneer lumber ("LVL"),⁸ of which it is the only processing site in Northland.
- ❖ Mt Pokaka (Kerikeri, wood processing site) is primarily a wood processing site with a small amount of sawmill capabilities on site. It has a different target market to RSL, focussing on fencing and poles. Mt Pokaka accounts for 11% of Northland's timber processing industry.
- ❖ Croft Poles (Whangārei, wood processing site) is heavily focussed on poles and fencing, and is Northland's largest bark producer. Croft's processing volume is estimated to be similar to RSL's, but occupies a different market segment.
- ❖ Other Northland sawmills are estimated to have less than half the processing output of RSL. RSL's largest independently owned competitor in Northland is NSL Northpine

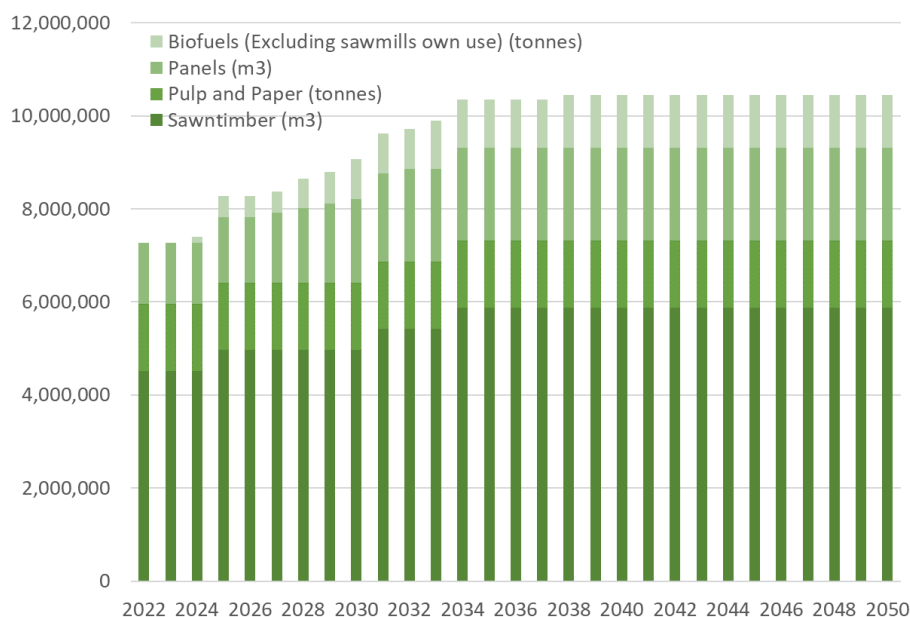
⁸ an engineered wood product typically used as structural members in residential and commercial buildings

Sawmill (Waipu), which has a similar processing profile although is only about half as much output as RSL, while Kaihu Valley Sawmill (one third RSL’s size, 25km north of Dargaville) and the mill at Moerewa Sawmill (near Paihia) also have similar processing output, but are much less than half the size of RSL.

2.5.4 Estimated future production

Looking ahead, in order to meet Industry Transformation Plan’s goals, production of all wood product types will need to increase over the medium term to meet domestic demand, as well as to provide products for export. The volume of sawn timber required is expected to grow and remain the largest product by volume, continuing to account for over 50% of processed wood output. Proportionally biofuels will see the largest increase in production, with pulp and panel products also seeing an increase in production volumes (Figure 2.9).

Figure 2.9: NZ domestic production of wood products (ITP forecast)⁹



Achieving this level of production will require sawmill processing capacity to increase by around 3.2 million m³ (25%) nationwide by 2030. Scaling up of existing sawmills will be the most efficient and cost effective way to achieve this target.

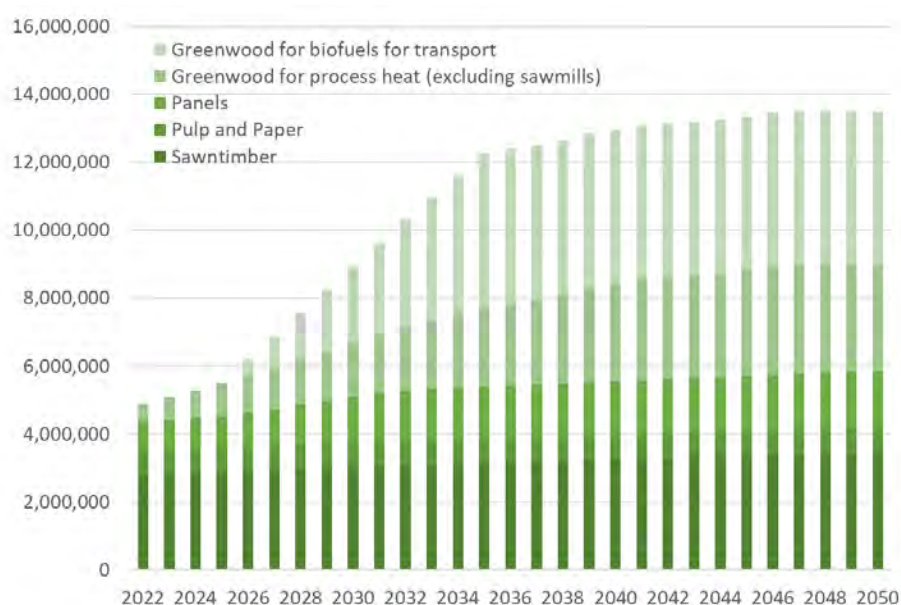
⁹ Source: Te Uru Rākau NZ Forest Service ITP summary spreadsheet, <https://www.mpi.govt.nz/forestry/forest-industry-and-workforce/forestry-and-wood-processing-industry-transformation-plan/>

2.6 Domestic consumption of wood products

It is anticipated that the domestic use of wood products will increase, both from a quantity perspective and in terms of the number of products required. In short, timber products will play a key role in adding value and transition to low carbon economy. If the ITP's goals are to be met, green wood for process heat and biofuels will become an increasingly important output of the wood processing sector, growing from less than 10% of current consumption to more than 50% by the mid-2030s (Figure 2.10). Additionally it is anticipated that demand for traditional products such as sawn timber, pulp and panels will continue to grow at a steady rate.

This changing development profile will arise in part due to projected changing construction practices, with timber increasingly likely to be used in place of structural steel in many types of construction projects, in recognition of the carbon benefits of timber as opposed to steel. An increase in biofuel consumption and fuels for process heating will also influence a significant change in the destination of nationally produced timber (Figure 2.11).

Figure 2.10: NZ domestic consumption of wood products (m³)¹⁰

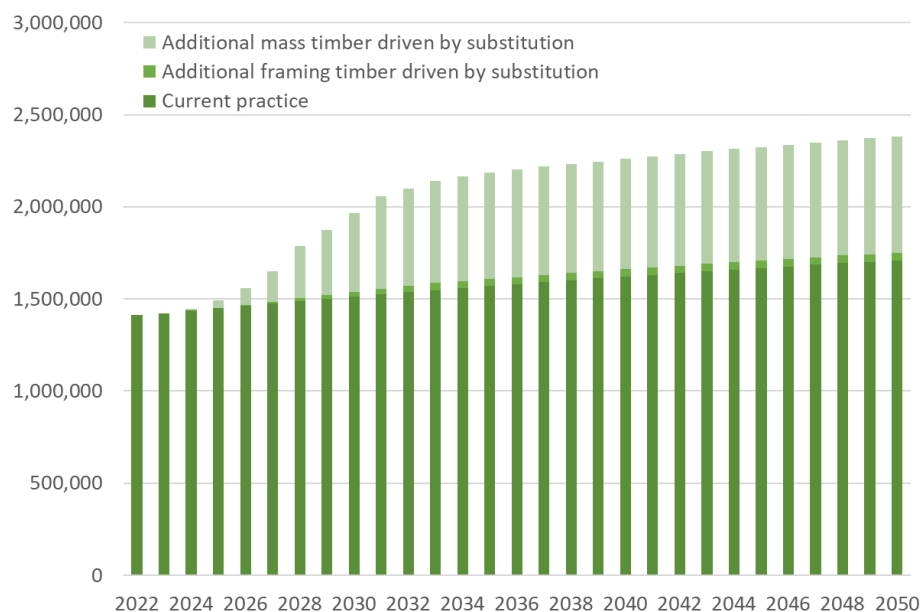


It is anticipated that as accessibility to sustainability related technologies improves, along with demand for sustainably conscious designs increases, both for domestic and commercial building projects, wood will be used much more extensively in the construction sector in place of more resource intensive materials such as steel and concrete. While design and planning for this is currently

¹⁰ Source: ITP summary spreadsheet

being investigated throughout the construction sector supply chain, it is anticipated that up to 25% more wood will be required than what has been seen in current construction practices¹¹. This is expected to ramp up relatively quickly over the next 5-10 years as construction begins on projects currently in the planning and design phase (Figure 2.11). This further contributes to the demand for processed timber products to be available and sourced locally.

Figure 2.11: NZ wood use in construction (m³)¹²



This growth in demand, and the expected change in the products required highlights the flexibility required by the wood processing sector in order to meet supply requirements of these various product types. Not all of Northland’s sawmills have the flexibility to be able to respond to changing types of demand, and some (for example Juken) are limited by existing plant and are unable to change to processing different types of products. RSL is able to change its processing capabilities by adopting new technologies within the existing footprint of the Site, although to do so currently requires resource consent. This flexibility is valuable to the Northland economy, because RSL has direct supply relationships to local merchants and provides certainty of supply to the Northland construction industry. The ability to be able to respond to changes in local demand by volume or product type as new projects come online or new construction methodologies are introduced is, and will become even more important in the near future, particularly as new biofuel power generation systems become operational.

¹¹ Source: BRANZ Consulting Report ER13608: Estimates of Wood Demand in Building Construction 2021-2030

¹² Source: ITP summary spreadsheet

2.7 FWP industry summary

The FWP industry in NZ is in a strong position with high and growing demand for timber and wood products both nationally and internationally. Low afforestation rates in the early 2000s will lead to wood availability decreasing in the late 2020s and early 2030s, and projected strong demand domestically will require an increasing proportion of wood grown in NZ to be retained domestically, leading to significant increases in required local processing capacities. Northland plays a strong role in wood production and processing within NZ, and that role is projected to continue. This will support an increasingly strong industry in Northland.

Along with this growth in demand will come a change in the type of products required, with new technologies driving demand for biofuels and structural timber. It is already recognised in the FWP industry that these coming changes will require individual businesses to respond by modifying their operations, capacity and capability. This applies to RSL, which, due to its positioning as the largest independent mill in Northland that supplies local timber merchants, means it is likely to experience ongoing strong growth in demand for its products, and to be required to be able to adapt to process different types of products.

3 Whangārei population and economy

To understand the role played by the RSL, it is important to understand the environment within which it operates. This section summarises the demographic and economic environments of Whangārei and Northland, as context for the economic impact assessment in section 4.

3.1 Population and housing

There are currently (2023) estimated to be just over 100,000 people living in Whangārei District, in 39,400 households. Statistics NZ's medium growth projection¹³ is for growth of around 16% is projected over the next 20 years, which would result in an additional 17,100 people in nearly 7,000 households living in the District by 2043 (Figure 3.1). Growth in the rest of Northland region is projected to occur at similar levels, from a similar base, and over the next 20 years the region is projected to experience an increase of nearly 13,000 households, or around 650 per year on average.

Figure 3.1: Northland region demographic projections (Statistics NZ medium growth scenario)

	2023	2028	2033	2038	2043	Growth 2023-2043	
						n	%
Population							
Whangārei District	101,800	107,000	111,500	115,400	118,900	17,100	17%
Rest of Northland	102,400	107,100	111,100	114,300	117,100	14,700	14%
Northland Region	204,200	214,100	222,600	229,700	236,000	31,800	16%
Households							
Whangārei District	39,400	41,600	43,600	45,200	46,300	6,900	18%
Rest of Northland	40,200	42,200	44,100	45,500	46,200	6,000	15%
Northland Region	79,600	83,800	87,700	90,700	92,500	12,900	16%

That growth will require more than 650 dwellings per year, given the attractiveness of Northland as a holiday home location, and the number of unoccupied homes in the region. By way of indication, and based in 2018 Census data, around 800 dwellings would be required to be built in Northland each year (including holiday homes).

We note that the growth projections applied in the Whangārei District Growth Strategy¹⁴ are closer to the high growth scenario projected by Statistics NZ. Both the District Growth Strategy and Statistics NZ high scenario anticipate that by 2043 the District's population will have grown to over 130,000 people, equivalent to growth over the next 20 years of 28,000 people in 10,400 households. Taking

¹³ Subnational population projections: 2018(base)–2048 update, released 12 December 2022

¹⁴ Sustainable Futures Kia Toitū ā Mua, Whangārei District Growth Strategy Te Rautaki Whakatipu o Te Kaunihera-ā-rohe o Whangārei (adopted 23 September 2021)

into account the rest of Northland, total growth is projected to be nearly 20,000 households, or around 1,200 new dwellings a year on average (including holiday homes).

The growth projections adopted for the District Growth Strategy represent a continuation of growth observed over the last two decades, from data provided in the Strategy.¹⁵ That indicates that there is unlikely to be any reduction in demand for residential construction products in Northland for at least the next 20 years.

3.2 Industries and employment

In 2021 there were an estimated 77,200 workers (TECs¹⁶) based in Northland Region, of which 44,100 (57%) were based in Whangārei District. Northland's workforce was employed in 21,800 businesses, at an average of around 3.5 workers per business. Whangārei's workforce was employed in 10,400 businesses, at an average of around 4.2 workers per business, a much larger average size than across Kaipara and Far North Districts (2.9 workers per business) which reflects Whangārei's dominance in the Northland economy, and the presence of larger businesses there.

Whangārei's 2021 employment has increased by 28% since 2012, much faster than across the rest of Northland (18%), and an increase in Whangārei's workforce of over 9,500 people in that time (Figure 3.2). The largest employment sector in 2021 was industry,¹⁷ with 13,800 people employed (31% of the workforce), followed by health, education, recreation and accommodation (11,500 workers, 26%), and offices and services (9,500 workers, 22%).

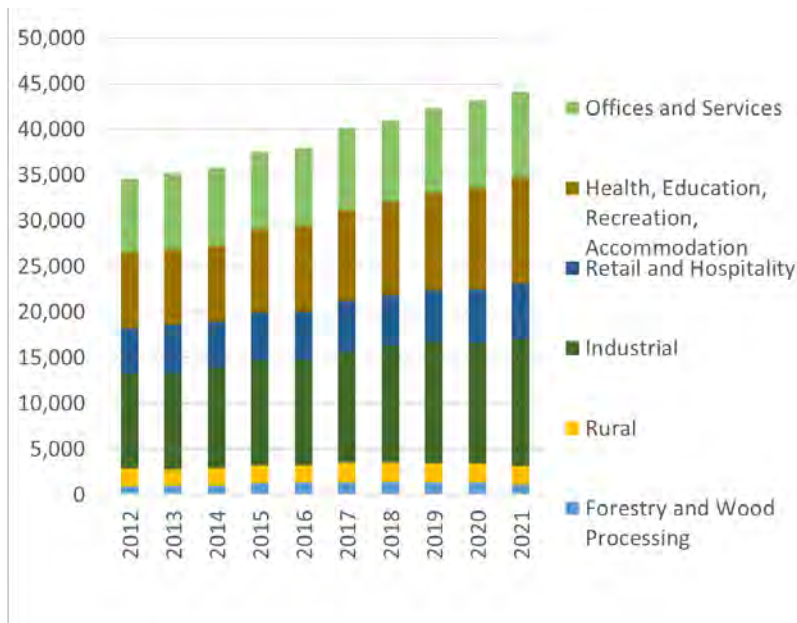
Within the broad industry sector, the construction sector employs around 5,100 workers in Whangārei (12% of all district workers) and 8,500 workers in Northland Region (11% of region workers). The construction sector is a key consumer of wood products, including RSL's output, and so a significant proportion of the Whangārei economy is dependent on wood products for its efficient functioning.

¹⁵ Page 25

¹⁶ All employment data in this report is Total Employment Count

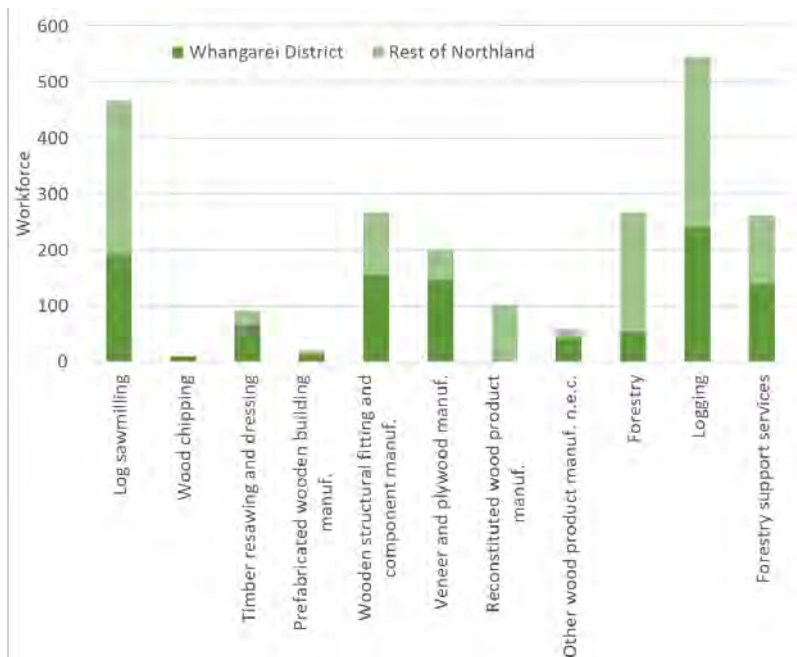
¹⁷ Defined as manufacturing, utilities, construction, wholesale, automotive, transport and storage

Figure 3.2: Whangārei District employment (TECs)



For the purposes of this assessment the FWP sector has been separated out of the “industry” and “rural” sectors, to understand FWP’s significance within the economy. A total of 2,290 people worked in Northland’s FWP sector in 2021, with 1,060 of those (46%) based in Whangārei District. Of those 2,290 FWP workers, 53% (1,220) were employed in wood processing, and 1,070 in forestry. Whangārei was the employment base for 51% of Northlands wood processing jobs, and 40% of forestry jobs, and the FWP sector employed 2.4% of Whangārei’s workforce in 2021.

Figure 3.3: Northland FWP employment (2021, TECs)



Consistent with the population and household projections assessed in section 3.1, substantial growth in business activity is also projected in Northland over the next two to three decades, requiring 199ha of additional business land to accommodate it out to 2051.¹⁸ Even at a low floor area ratio (site coverage) of 0.25, that would equate to almost 500,000m² GFA of new buildings on business land. With the increasing move towards using timber products for commercial and industrial buildings, as discussed in section 2, that represents significant growth in demand for timber products in Whangārei District, even without accounting for business buildings in the rest of Northland.

3.3 Population and economy summary

The population of Whangārei District, and the rest of Northland, has experienced strong recent population growth, and that growth is projected to continue over at least the next two decades. That growth will require existing construction activity to be maintained, or increased, and will support an increase in local timber processing and supply. The FWP sector is important in Whangārei, not only because it employs 2.4% of the District's workforce, but because it is an integral part of enabling growth to be accommodated given timber's ubiquitous use in construction.

¹⁸ "Whangārei Housing and Business Land Demand and Capacity Assessment Summary Report", MRCagney (NZ) Ltd (2021), page 1

4 Economic role of Rosvall Sawmill

In this section we assess the current economic role of RSL within the Whangārei, Northland and NZ economies, drawing on information collected from RSL and other sources discussed in section 2. This role is quantified in terms of direct economic activity associated with RSL, business activity supported within Whangārei and Northland, and the wider facilitated role supported by RSL's operations and employment.

The entire economic role of RSL was estimated using our proprietary subnational economic model, the Economic Linkages Model ("ELM"). The economic role is split into three components:

- ❖ Direct effects are the initial changes in the economy due to an economic shock or activity, for example RSL purchasing goods and services, supporting other businesses.
- ❖ Indirect effects arise as firms change their output as a result of the direct effects, and purchase required inputs from their supply chain, for example RSL's suppliers purchase goods and services.
- ❖ Induced effects flow from the direct and indirect impacts which generate wages, salaries, and profits for households, and stimulate more spending throughout the economy on goods and services.

The combination of these effects provides a measure of the total activity by industry, and represents the entire economic role of RSL including all of the flow on effects. These effects are quantified in terms of GDP, employment.

Further detail is provided in the following section and Appendix 1, however it is important to note that the impact is calculated based on the purchasing activities of RSL, as is standard practice in calculating the economic impact of a business and/or industry. Therefore, it is also important to clarify that this does not include the impact of the facilitated downstream effects – i.e. the economic contribution that customers of RSL are enabled to support through their own activities by purchasing product from RSL. Section 4.2.2 below provides an indicative assessment of the facilitated GDP and employment contribution of RSL. Further to this, the nature of support RSL provides its customers and suppliers as wider contributions to the Whangārei economy is discussed based on interviews with a key customer (Northern Truss Manufacturers Ltd) and supplier in section 4.2.3 .

4.1 Economic Linkages Model

The ELM has been developed to quantify and measure the economic activity, and flows of money and goods within the New Zealand economy at a sector and subnational level. The ELM records the interactions and relationships between actors in the economy, including businesses, households, government, exporters, and importers. At its essence, the interactions in the model describe how each

industry responds to changes in the economy, which ripple out to influence a range of other outcomes (e.g. household decisions).

The ELM measures the economy using a range of standard economic metrics, which includes gross output, GDP, value added, employment, incomes, consumption, tax, and trade. The model uses a subnational Input-Output Table that has been regionalised by Formative. Appendix 1 provides technical information about the ELM.

4.2 Current role

RSL's presence provides economic benefits for the local and regional economies. The sawmill's purchasing and operational expenditure will flow to other local and regional businesses, and those flow on effects contribute to local, regional, and national GDP. This includes the direct operational activities, the business activity that is facilitated in the surrounding environs and the facilitated construction activity. The following discussion outlines the scale of the economic activity that is associated with RSL.

The assessment also provides a qualitative discussion of the wider economic benefits (section 4.2.2), which includes efficiency gains in the building product wholesale and construction sectors, and competitive effects that can be generated by an independent sawmill with specialist production capabilities.

4.2.1 Economic impacts

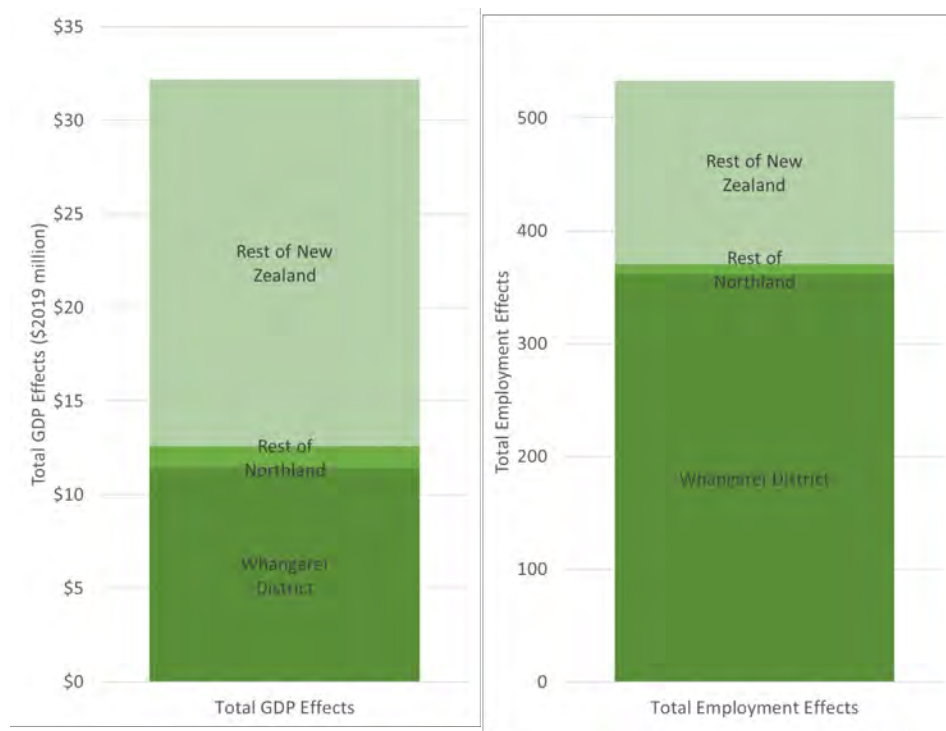
RSL's operations currently contribute \$32 million in GDP to the national economy. This includes a direct contribution of \$7.1 million to the Whangarei economy, with a further contribution (indirect plus induced) of \$4.3 million Whangarei's economy. The total GDP contribution to Whangarei's economy is \$11.4 million (direct, indirect and induced), which is equivalent to 0.6% of Whangārei District's economy. RSL's contributions to the rest of the Northland Region (\$1.2 million) and to the rest of New Zealand (\$19.6 million) are also significant, due to its purchasing of logs from companies based outside Whangārei District region (Figure 4.1).

RSL directly employs 60 people onsite, with its activities further supporting (indirect and induced impacts) an additional 300 jobs in Whangarei District, along with 218 jobs (indirect and induced) across the rest of Northland and rest of New Zealand. This results in the total number of jobs supported (direct, indirect, and induced) by RSL's activities being 579 jobs.

These impacts assume that RSL operates at the average level for all Northland timber processors, however we know that RSL's operation is more focussed on value added products than the average Northland processor, and so these impact estimates are conservatively low. The impacts calculated are all only upstream impacts, and so do not include the amount of economic activity facilitated

downstream of RSL’s operations, such as in the construction sector. Those impacts are discussed in the wider economic benefits section in more detail below, but in summary the benefits RSL contributes to local businesses downstream arise from strong, direct relationships with businesses in a similar geographic area. Without RSL’s supply, there would be much less certainty of supply for a large part of Northland’s construction industry, and other industries purchasing RSL products.

Figure 4.1: RSL GDP and employment effect



4.2.2 Facilitated downstream economic contribution

RSL plays an important role in facilitating the economic activity and growth of both its customers and the wider economy. The wood processing sector is an important node between the forestry sector and the construction, secondary manufacturing, wholesale, retail and export sectors. Because RSL is a key contributor to this sector in Whangārei, its activities and provision of wood products (sales) to local customers directly facilitates economic benefits in the wider economy, downstream of its own operations. This section provides an estimate of the scale of the direct economic contribution facilitated by RSL.¹⁹

It is estimated that the direct contribution to Whangārei District's GDP facilitated by RSL is \$735 million. This large figure is not surprising given the wide range of industries that purchase wood

¹⁹It is important to note that this estimate does not imply that RSL is the sole facilitator, or that if RSL was not able to produce this output that the economic benefit would disappear. However, if RSL was not supplying customers they would need to source their products from elsewhere, likely outside the District, changing the trade profile of the local economy

products in order to provide their own value added products and services and associated total economic contribution. Similarly, the effect on employment is also large, with RSL estimated to facilitate 7,040 jobs in the Whangārei District economy. These figures are significantly larger than the economic impact figures presented above in section 4.2.1, as those are based on each industry's entire economic output as facilitated by the 'Wood and Paper Product Manufacturing' industry, with RSL's contribution estimated as a proportion based on its sales within the local economy.

4.2.3 Wider economic benefits

RSL plays an important role in the wood processing sector in Whangārei and Northland. As discussed in previous sections, RSL's ability to be flexible in the quantity of logs it processes (although currently operating at 100% capacity) and types of wood products it produces is critical to enabling suppliers to sell the wood that is available (which was planted up to 30 years earlier), while at the same time also providing timber merchants and other manufacturers with the type and quality of products demanded by current markets. This section considers the broader impacts of RSL through its position and role in the forestry and wood processing industry supply chain, along with its local employment practices.

As the largest independent sawmill in Northland, RSL also has an influential and supportive role in the local economy. There is no suggestion that there is any anti-competitive behaviour from businesses in the sector owned by larger conglomerates, however RSL's ability to act independently and respond quickly to local market conditions and demands, working primarily with other independent businesses and timber merchants, ensures that the local market is flexible, resilient and competitive for end customers, supporting strong local industries that are able to source quality products timely, and at a competitive price.

RSL has established with its customers strong, direct relationships, that are able to be maintained independent of corporate strategic requirements that may require larger mills to direct volumes to customers outside Northland. That is, while Whangārei and Northland could be deprioritised by corporate-owned sawmills, RSL's dependence on local custom ensures it will continue to place a high priority on certainty of supply to local businesses, providing certainty of supply and avoiding high costs that would be incurred if those businesses had to purchase from non-local sources. In this context, RSL plays a very important role in supporting a large part of the Northland economy.

RSL supplies five of Whangārei's six timber merchants, 13 of the 20 in the rest of Northland, and another eight merchants outside Northland. RSL's New Zealand customer base is primarily (in revenue terms) independent merchants, but does also include some of the merchants aligned with the larger corporations. Ten merchants throughout Northland are aligned with subsidiaries of large corporations such as Fletcher Building Limited (e.g. Placemakers) and Carter Holt Harvey (e.g. Carters), both of which have business unit operations at multiple stages of the value chain. The other 16 Northland

merchants (four in Whangārei, 12 in the rest of Northland) are independent merchants with no guaranteed supply from Fletchers or CHH.

Due to RSL's own independence and business relationships built up over decades, RSL plays an important role in supporting and facilitating the business operations of these independent timber merchants. Fletchers and CHH are understood to prioritise their own corporate merchants over independent merchants in time of economic hardship such as recessions or supply shortages, leaving independent merchants exposed to supply shortages. The nature of support provided is discussed below in relation to two specific corporate relationships of RSL.

One example of this is the relationship RSL has developed with Northland Timber Manufacturing Ltd ("NTML"), as identified in an interview with manager, Andrew Crighton. RSL supplies 90% of NTML's wood products, up from around 50% of their supply before a larger corporate supplier halted their supply to prioritise its own merchants during a period of supply issues in 2020-2021. Not only did RSL meet NTML's demand for product, RSL altered its business operations almost immediately to ensure the total quantity of product available to NTML did not decrease, enabling them to meet their own customer demands. Following this, NTML have doubled their own output since 2020, with RSL changing their production output to support this growth. This relationship has developed to the point where long term investment decisions by both RSL and NTML are discussed and made openly in order to grow both businesses, and the wider industry. Emphasizing the importance of this industry relationship and partnership, Mr Crighton described RSL as being "on our team".

Beyond the direct support, NTML also highlighted that local suppliers are critical to this industry, citing production flexibility, cost minimisation (long distance transport of wood products is expensive) and resilience – highlighted by the recent weather events (February 2023) which caused slips and disruptions to the transport network. If NTML was reliant on suppliers from outside Whangārei its own operations would have been more severely impacted, as is likely the case across RSL's customer base.

Similar to the positive impact on their customers, RSL has a mutually beneficial relationship with their own suppliers beyond simply purchasing lumber. An interview with one of their major suppliers²⁰ highlighted the longevity of their relationship with RSL (20+ years) as being a key component of their own ongoing business success. The built up trust and understanding of each other's business has supported flexibility in their daily operations, and enabled long term planning to occur with a level of certainty that would otherwise not be possible.

²⁰ For commercial sensitivity the name of this forestry organisation has been kept confidential, however if further details are required please contact RSL.

This supplier works with and supplies several independent sawmills, citing this as their preferred method of operation due to the resilience this provides in the industry – i.e. not being reliant on one or two major operators and the associated risk of operational changes. RSL was identified as a preferred customer of the supplier, and the companies are working together to ensure the upcoming short term decrease in supply does not adversely effect each business or the wider industry. With RSL's operations focussed on high quality product output, they also support the supplier through fair pricing for premium grade logs, something not all local sawmills are interested in or capable of doing. The location of RSL was also cited as being beneficial through ease of access and keeping trucks outside of central Whangarei.

Finally, beyond the economic contribution of the salaries and wages RSL pays its employees as previously detailed, RSL's employment strategies and practices have a meaningful impact on the local workforce and economic environment. RSL's workforce of 60 people is predominantly locals, a large proportion of whom have been employed for a long time, and many of whom are Māori, RSL provides opportunities for long-term, skilled and stable employment. RSL's approach is to secure employees from Whangārei and surrounding areas and train them to gain the skills required for the sawmill, rather than recruiting from other regions. RSL employs a relatively large number of employees for a mill of its size, which reflects the large amount of value added processing and production of wood products RSL undertakes, operating at the premium end of the market where control and quality are important aspects. We understand that RSL employs more workers per unit output than some of the larger mills, due to RSL's focus on high value added products.

4.3 Potential future role

Domestic demand for the type and quantity of wood products is evolving. This will mean more logs will need to be processed in New Zealand and sold domestically, particularly structural timber and material for biofuels. Currently a significant proportion of RSL's output (i.e. most of its clearwood products) is exported to overseas markets. However, as customer demands change it is likely, and anticipated, that RSL will need to change their output mix to focus on structural timber products supporting the domestic market, with a smaller proportion of clearwood production targeting export markets. That is consistent with the broader industry changes and move away from exporting that is discussed in section 2.

RSL's current operational structure means that the business is able to adapt its processing and production outputs in a relatively short timeframe in order to respond to these local customer demands as and when they change. However, doing so would be likely to require the provision of new infrastructure such as buildings, storage, plant and machinery, possibly requiring building consent from Whangārei District Council, and/or resource consents from the regional council for even minor changes made to the site, due to the operative underlying zoning. We understand from RSL that it would not be economic to relocate the mill to a site with an industrial zoning where such changes

would be permitted, because to do so would incur substantial relocation and set-up costs (in the order of \$30+ million) which would reduce RSL's return on investment to unviable, probably negative levels.

4.4 Economic role summary

The structure of economic impact models only allows quantification of the economic impact of RSL based off its purchasing. However, the economic role of RSL is felt both upstream and downstream of its production activities, and RSL plays a very strong strategic role in supporting a broad part of the Whangārei and Northland economies, given the ubiquitous nature of demand for wood products, particularly in the construction industry.

Strong existing local demand for timber products is projected to persist, and increase, as timber products come to be used more widely in the construction industry, and for emerging uses such as biofuels and process heating. These timber industry trends, as discussed in section 2, indicate that RSL's economic role will remain strong, and is likely to increase in importance in the next one to two decades. RSL's ability to flexibly cater to local and independent timber merchants and other end consumers of its products without the restrictions that corporate ownership can impose makes RSL a very important part of the Whangārei and Northland economies.

5 Conclusion

The forest and wood processing industry in NZ is a significant industry, and plays an important role in supporting a large range of downstream users, including in particular the construction sector. FWP is experiencing high and growing demand for timber and wood products, both nationally and internationally, driven both by population and economic growth, but also the development of new technologies that enable the use of wood, as a sustainable, renewable resource, in place of existing materials.

While wood is a renewable resource, it requires a long time to grow into a harvestable product, and therefore requires some strategic planning to ensure future demands will be able to be met. In this regard, the low afforestation rates of the early 2000s will lead to wood availability decreasing in the late 2020s and early 2030s, meaning that there will need to be a reduction in NZ's timber exports to allow domestic demand to be met out to 2040. Greater supply to domestic consumers will require an increase in domestic processing, and industry projections indicate the need for national sawmill processing capacity to increase by 3.2 million m³ (25%) by 2030, with Northland expected to require a similar percentage growth in capacity.

Sawmills are capital intensive businesses, however additional capacity can readily be achieved within existing operations by increasing their scale, and adopting new technologies, which is well recognised in recently formulated industry strategy. Both of those options require physical changes to sawmills, and would trigger the need for a resource consent at RSL, due to RSL's underlying rural zoning.

RSL adds value to both the Whangarei District and wider regional economies. RSL currently contributes \$32 million in GDP to the national economy, including around \$7.1 million to the Whangārei economy and \$1.2 million to the rest of the Northland Region. RSL directly employs 60 people, with its activities supporting an additional 300 jobs in Whangārei District, and a further 220 across the rest of Northland and in other parts of New Zealand. RSL's operations are estimated to facilitate over 7,000 jobs in the Whangārei District economy in a wide range of industries that purchase wood products from RSL to provide their own value added products and services.

Beyond its value-add and employment economic impacts, RSL plays an important role within the Northland FWP industry. It is Northland's largest independent sawmill (second largest overall) that primarily supplies local independent timber merchants and exporters with specialty and high-value products. It is not subject to the corporate strategic and supply limitations that influence the local supply arrangements from the larger wood processors that are owned by CHH, Fletchers and Juken. That independence, and RSL's direct relationship with suppliers and customers means it offers good security of supply at prices that are not inflated by costs of importing products into Northland from elsewhere. As noted by both its suppliers and customers, RSL provides an established level of flexibility

and resilience to the local forestry, sawmill and wood processing industry, which is important for the local industry's confidence and ability to plan for future scenarios.

RSL's independence, engaged and skilled workforce and the physical set up of its facilities, mean that it has the ability to readily adapt its processing and production outputs to respond to these local customer demands as and when they change. This is critical to enabling suppliers to sell the wood that is available (which was planted up to 30 years earlier), while at the same time also providing timber merchants and other manufacturers with the type and quality of products demanded by current markets. These characteristics mean that RSL is likely to experience ongoing strong growth in demand for its products, and to be needed to adapt to process different types of products.

Appendix 1 Economic-Linkages-Model

The Economic Linkages Model (ELM) is a proprietary model that has been developed to quantify and measure the economic activity and relationships within the New Zealand economy. In summary, the ELM measures the flows of money and goods through the economy, at a sector and subnational level.

The model records the interactions and relationships between actors in the economy, including businesses, households, government, exporters, and importers. At its essence, the interactions in the model describe how each industry responds to changes in the economy, which ripples out to influence a range of other outcomes (e.g. household decisions).

The ELM measures the economy using a range of standard economic metrics, which includes gross output²¹, GDP²², value added, employment²³, incomes²⁴, consumption²⁵, tax²⁶, and trade. The model uses a subnational Input-Output Table that has been regionalised by Formative. This appendix outlines the nature of the Input-Output table, the underlying assumptions within the ELM and the key modelling steps.

A1.1 Input-Output Table

The Subnational Input-Output Table (SIOT) has been developed by Formative to provide detail on the economic linkages between sectors and geographies within New Zealand. The table has been defined to include 65 economic sectors and 39 geographies.

The 65 'sectors' have been defined using standard industry classification (ANZSIC06), with each sector being defined by a grouping of industries based on cluster analysis of their supply chains and economic rationale. The 39 'geographies' have been defined according to either territorial or regional authority boundaries, with more disaggregation provided where there is more economic activity (e.g. upper North Island) and aggregation where there is less economic activity (e.g. West Coast of the South Island).

The SIOT has a base year of 2019. All transactions in the table are in 2019 dollars, and all economic impacts (for instance GDP, gross output, consumption, taxes) are also in 2019 dollars. The SIOT is

²¹ Similar to company revenue.

²² There is a key difference between GDP and value added. The value added of a sector is measured net of taxes (for instance GST) and subsidies on products. In the GDP in the national accounts for New Zealand product taxes (minus subsidies) are recorded for the economy as a whole and includes as part of the value added.

²³ Formative uses BED measure of Total Employment Count (TEC) which includes both employment count and working proprietors.

²⁴ Includes salaries, wages and profits.

²⁵ Including household and government.

²⁶ Including income taxes, GST, government transfers and subsidies.

based on a national level 2013 Input-Output table released by Statistics New Zealand which has been converted to 2019 based on Statistics New Zealand national account data for 2019²⁷

The national level table has been regionalised using a hybrid approach. The hybrid approach of combining survey and non-survey (i.e. modelled) methods to regionalise an IO table which is considered the gold standard when an official SIOT is not available. The survey data sources used in generation of the SIOT include a range of customised datasets that Formative have purchased and developed:

- ❖ **Total Employment:** Formative maintains a detailed database of employment, by geographies and industry (Business Employment Database - BED), which records the total employment in each of 506 ANZISCO6 industry classes and for Statistics New Zealand's Statistical Areas, including both employees and working proprietors.²⁸
- ❖ **Electronic Card Transactions:** Formative has purchased detailed electronic card transaction data from Marketview, which records the origin and destination of four retail and services spend types by the 39 geographies.²⁹
- ❖ **Subnational Economic Data:** a range of information that provides valuable insight into the scale of economic activity that is located within each geography. This includes regional GDP, Gross Output and household income.

The above datasets have been combined along with non-survey regionalisation techniques to allocate the national economic activity into each of the geographies. The key method used to accomplish this is the Industry-Specific Flegg's Location Quotient (SFLQ)³⁰. This method employs location quotients (LQ) to understand the specialisations and structure of regional economies compared to the national economy. The use of LQ's has been known to understate the amount of regional trade, however the SFLQ approach combats this by allowing for industry specific rates of cross hauling (where regions both import and export a product or service).

This approach has been shown to create accurate estimations of regional multipliers and outperform other non-survey approaches³¹. The SFLQ method was supplemented by a gravity model to help inform regional flows. The SIOT has been calibrated to better match the relationships in the national Input-Output table and has been balanced using an iterative proportional fitting procedure to ensure

²⁷ This includes gross output by sector, and national subsidies, exports, imports, change in inventories, gross fixed capital formation, consumption spending (includes households, local and central government and non-profit expenditure), compensation of employees, taxes, consumption of fixed capital and operating surplus.

²⁸ Formative (2021) Business and Employment Database – Employment Count, Working Proprietors, Total Employment.

²⁹ Marketview (2021) Card transaction data – four spend types and 39 geographies for the 2019 calendar year.

³⁰ Julia Kowalewski (2015) Regionalization of National Input-Output Tables: Empirical Evidence on the Use of the FLQ Formula, *Regional Studies*, 49:2, 240-250.

³¹ Anthony T. Flegg, Leonardo J. Mastronardi & Carlos A. Romero (2016) Evaluating the FLQ and AFLQ formulae for estimating regional input coefficients: empirical evidence for the province of Córdoba, Argentina, *Economic Systems Research*, 28:1, 21-37.; Zhao, X., Choi, SG. On the regionalization of input-output tables with an industry-specific location quotient. *Ann Reg Sci* 54, 901-926 (2015).

that the table reflects regional gross out and input. The resulting SIOT table provides a modelled estimate of the relationships within the economy. This means that the economic linkages between sector-geography combinations as of 2019 are captured in the SIOT.

The ELM uses the SIOT to estimate the potential economic activity that can be expected from changes in the economy. All economic models apply assumptions because an economy and community is too complex to replicate exactly in a mathematical system. The structure of the ELM utilises the following assumptions:

- ❖ Leontief production function, which assume linear relationships between the production and inputs. This means change in the output for an industry will translate into a proportional change in demands for inputs.
- ❖ No supply constraints, which assumes that businesses can source sufficient resources (labour, capital, land, etc) to meet new demands.
- ❖ Constant returns to scale, which means that there are no economics of scale or diminishing returns in the model.
- ❖ Static prices, which assumes that prices remain at 2019 values. The model does not account for substitution effect or dynamic feedback from changes in demand and prices.

A1.2 Key Modelling Steps

The first step in the ELM is to establish the direct economic activity that will be generated or influenced by the proposed policy, investment, or activity. This estimation of the direct economic activity is generally conducted using financial information or developed via a first principles understanding of how businesses or households may change their behaviour or be impacted as a result of the proposed policy, investment or activity.

The next step is to map this activity into the 65 economic sectors and 39 geographies. In most cases the direct economic activity will occur across a range of economic sectors, commonly this can be drawn from either operational or capital budgets. Similarly, in most cases the direct economic activity will accrue across multiple geographies. Therefore, the activity must be mapped into to each geography to ensure that the modelling reflects likely pattern of activity.

Finally, the mapped activity is then fed into the ELM which measures the additional economic activity that can be expected to occur within the economy as a result of the new activity. In summary, other businesses and households in the community will respond to the changes in the economy.

There are three types of economic impact the ELM calculates, direct, indirect, and induced:

- ❖ Direct impacts are the initial changes in the economy due to an economic shock (often new expenditure). The direct GDP effect is calculated based on the value of the shock and the direct employment effect is the number of jobs created by the shock itself.
- ❖ Indirect impacts arise as the firms that initially change their output as a result of an economic shock (i.e. the direct effects), purchase required inputs from their supply chain. These business-to-business transaction changes are known as the indirect impacts.
- ❖ Induced impacts flow from the direct and indirect impacts which generate wages, salaries, and profits for the households. The changed household incomes will generate more spending on goods and services. This household-to-business interaction is called induced activity.

The ELM quantifies the economic activity in each geography and sector, which includes the direct, indirect, and induced activity. The associated employment impacts are calculated assuming constant productivity – that is, each sector-geography combination produces the same amount of output per employee.



Appendix H – Traffic Impact Assessments

PROPOSED PLAN CHANGE WHANGAREI DISTRICT PLAN

Proposed Strategic Rural Industries Zone
ROSVALL SAWMILL
WHANGAREI

INTEGRATED TRANSPORT ASSESSMENT

Prepared By:

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1.0 INTRODUCTION

This report examines and describes the traffic effects of a proposal to rezone the site of Rosvall Sawmill, located on Whareora Road to the east of Whareora, from Rural Production Zone to Strategic Rural Industries Zone under the Whangarei District Plan – Operative in Part (WDP-OIP). The location of the development site is shown in **Figure 1**.

The proposed rezoning is considered to give appropriate recognition to the nature and scope of the existing on-site activity and its transportation effects on the adjoining road network, as well as to allowing for potential future expansion.

The report specifically describes the existing traffic environment, the proposal, District Plan provisions, an assessment of traffic related effects and an assessment against the relevant District Plan criteria.

By way of a summary of the detail contained within this report, it can be stated that the potential transportation effects resulting from the proposed rezoning of the subject site to Strategic Rural Industries Zone can be accommodated on the road network without compromise to its function, capacity or safety.

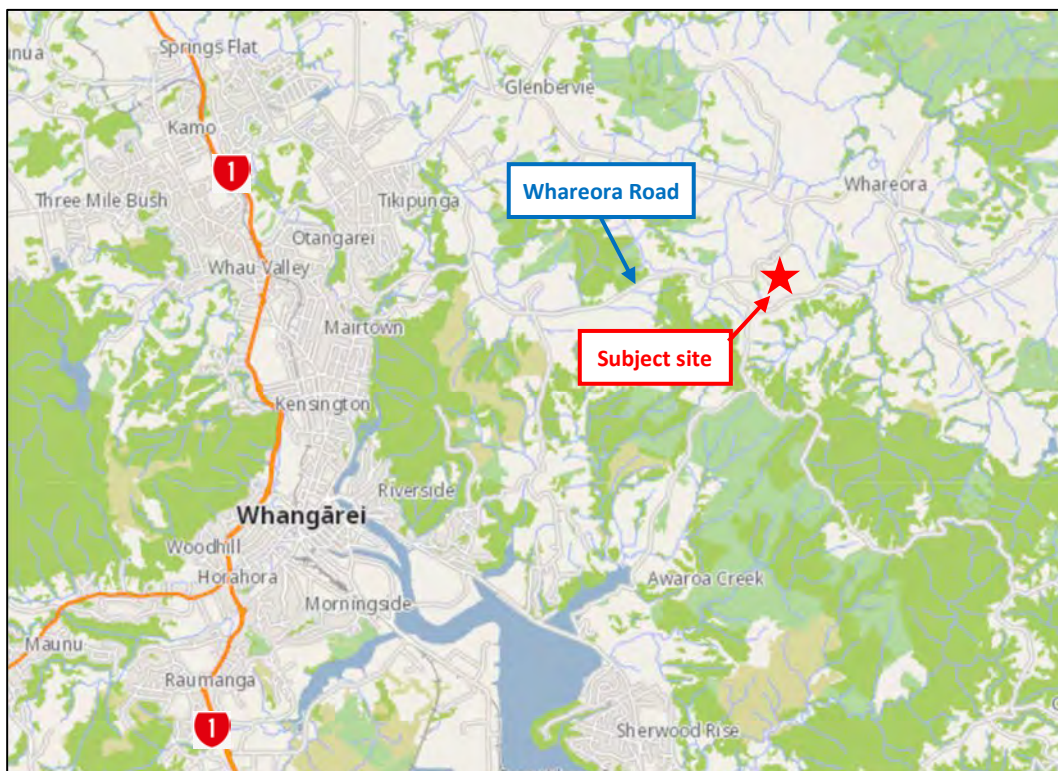


Figure 1: Site Location

Source: <https://gismaps.wdc.govt.nz/GISMapsViewer/>

1.1 Existing Sawmill Activity

The existing Rosvall Sawmill operates on a site with a total land area of 9.24 hectares, located around seven kilometres to the east of Whangarei.

The on-site operation consists of processing raw logs into various treated and untreated timber products. The site operation currently employs some 65 staff at any one time, with most site operations taking place during weekday daytime hours and is summarised as follows:

- Office hours – 7:00am to 6:00pm on weekdays;
- Sawmill – 6:00am to 4:30pm on weekdays;
- Planer Mill – 6:00am to 11:00pm weekdays, and 06:00am to 2:00pm Saturdays;
- Back sheds and workshops – 6:00am to 4:00pm on weekdays; and
- Kilns – operate 7 days per week and 24 hours per day.

1.2 Vehicle Access, Circulation & Parking

The site has the following two access points to the adjacent road network:

- The main entrance, which fronts Whareora Road on the site's northern boundary; and
- A second entrance from Parahaki Parish Road, which borders the site to the west.

Beyond the Parahaki Parish Road entrance, an unsealed private road forms a perimeter of the site, intersecting with Whareora Road at the site's northern entrance. The unsealed road provides internal access for the site, with adjoining access roads providing radial access to various internal activities.

Under existing site operations, all trucks generated by the on-site activity enter the site via the formed section of Parahaki Parish Road and follow the unformed road in an anticlockwise direction, to exit the site via the main entrance onto Whareora Road.

A total of five parking areas are available for staff and visitors, at the following locations within the site:

- Near the administration block near the main Whareora Road entrance;
- At the end of the sealed section of Parahaki Parish Road; and
- At the southern side of the site near the boiler house.

The five car parking areas have a combined capacity to accommodate up to 60 cars.

1.3 Consent History

The site was the subject of a previous transportation assessment undertaken in 2002, to assess the expansion of the on-site activity by increasing the work shifts from one to two and installing some new plant and equipment. The 2002 resource consent served primarily to achieve an extension to the hours of site operation, as well as allowing for an increase in on-site staff, from up to 50 in 2002 to up to 65 at present.

Land use consent has also recently been sought for the construction and operation of a new timber treatment plant within the north-eastern section of the site. The addition of this facility will reduce the level of traffic movements to/from the site as currently most timber is brought to site then transported down to Ruakaka for treatment, and then back to the site for distribution.

2.0 PLANNING CONTEXT

2.1 The Proposal – General Description

The Proposed Plan Change seeks to rezone 9.24 hectares of land encompassing the existing Rosvall Sawmill operation at Whareora Road in Whareora to Strategic Rural Industries Zone from its current Rural Production zoning.

The change in zoning will give recognition to the strategic importance of the site's function and operation at a district-wide level, within the agriculture and forestry sector. It will allow for future expansion of the site operation, acceptability of traffic and effects on the adjoining network, which are assessed in this report.

2.2 WDP-OIP Strategic Rural Industries Zone (SRIZ) Provisions and Objectives

The WDP-OIP provides the following description for land categorised as Strategic Rural Industries Zone, as the proposed future zoning for the subject site:

The Strategic Rural Industries Zone (SRIZ) recognises and provides for the retention and managed expansion of several established industries of strategic significance located in the rural areas of the District being Fonterra Milk Processing Site at Kauri and Ancillary Irrigation Farms, Croft Timber Mill at Kauri and the Cement Works at Portland.

Permitted activities for the SRIZ zone are identified as ones which require a rural location due to specific operational requirements including infrastructure demands and proximity to resources (such as minerals and transport links) and the availability of suitable land. They are additionally considered to be of strategic significance, such as for providing essential employment and services to the district, fulfilling functions of regional or national importance or providing a significant contribution to the economy.

The WDP-OIP recognises the need for Strategic Rural Industries to be encouraged to continue to operate and develop, while acknowledging the potential for such industries to impact on surrounding rural activities due to the scale of their operations and nature of effects.

The WDP-OIP also anticipates that the Strategic Rural Industries Zone could be extended over time to other rural locations elsewhere in the district by way of plan changes to accommodate additional Strategic Rural Industries.

2.2.1 Alignment of Subject Site Activity with SRIZ Zone

The Rosvall Sawmill is deemed to be an appropriate candidate site for a Plan Change to Strategic Rural Industries, commensurate with its rural location and the strategic importance of the Forestry industry within Whangarei District.

The subject site is deemed to be consistent with the above strategic objectives and policies for the SRIZ zone.

Any application for resource consent within the SIRIZ zone is required to be accompanied by a transport assessment statement including existing and proposed traffic volumes (including heavy vehicles).

3.0 EXISTING TRANSPORT ENVIRONMENT

3.1 Road Network

The site is located on Whareora Road, at its intersections with Parahaki Parish Road, around 7 kilometres to the east of Whangarei, as shown in **Figure 2**.



Figure 2: Local Traffic Environment

Source: <https://gismaps.wdc.govt.nz/GISMapsViewer/>

3.1.1 Whareora Road

Whareora Road is classified as a secondary collector road in the WDP-OIP Transport Network Hierarchy, consistent with the One Network Road Classification, with the primary function to link areas of population and economic areas within the district, whilst facilitating local access. Whareora Road is around 9 km in length, connecting Whangarei with the rural settlement and adjoining locality of Whareora to the east.

Near the subject site, Whareora Road is subject to a speed limit of 100 km/hr which reflects the rural environment in this location. Whareora Road follows a curved alignment in the vicinity of the subject site and is subject to advisory speed limits of 45km/hr to the west of the site and 35km/hr to the north of the main entrance.

While no traffic count information is available for Whareora Road, given its function and context within the road network, daily traffic flows are estimated to be less than 1,000 vehicles per day.

3.1.2 Parahaki Parish Road

Parahaki Parish Road is classed as an access road, providing access off Whareora Road to the subject site as well as to adjoining properties. Parahaki Parish Road adjoins the southern perimeter of the site and is predominantly an unsealed private road. However, the westernmost section of around 160 metres adjoining Whareora Road is public road and is sealed, with a typical width of 6 to 7 metres.

In addition to providing access to the western end of the subject site, the public road spur provides access to two dwellings opposite the sawmill, the Whareora Cemetery, and includes an informal parking area adjacent to the edge of seal at its southernmost end.

While no traffic count information is available for Parahaki Parish Road, given its function and context within the road network, daily traffic flows are estimated to be less than 80 vehicles per day.

3.2 Road Safety History

Information from the New Zealand Transport Agency's "Crash Analysis System" for the five-year period, January 2018 to December 2022, was obtained for Whareora Road and Parahaki Parish Road, within 1 km of the subject site.

A total of three crashes were recorded, all of which occurred to the west of the intersection with Mount Tiger Road.

- Two crashes involved eastbound cars losing control whilst negotiating the left-hand bend near the intersection with Mount Tiger Road, of which one was a non-injury crash in wet conditions and the other was a minor injury crash resulting from the driver falling asleep at the wheel.
- The other crash was a non-injury crash, in which an abandoned vehicle at the intersection with Mount Tiger Road appeared to have been hit side-on by another vehicle.

None of the above crashes occurred in the immediate vicinity of the subject site or access points to it via Parahaki Parish Road, therefore the crash history would not suggest a pre-existing safety problem associated with the subject site and its access points.

Information was also obtained from the New Zealand Transport Agency's "Crash Analysis System" for the five-year period, January 2018 to December 2022, for the full 6.4-kilometre length of Whareora Road west of Parahaki Parish Road. This indicated 36 crashes reported over these 5 years, comprising two fatal crashes, one serious injury crash, eight minor injury crashes and 25 non-injury crashes. Only one non-injury crash involved a heavy vehicle. Both fatal crashes involved alcohol above the limit or refused, as did the serious injury crash and two of the minor injury crashes. Two other minor injury crashes involved a new driver under instruction, and one fatigued driver losing control due of lack of sleep. The remaining 3 injury crashes were well apart from each other.

Overall, the reported crash history for the section of Whareora Road west of Parahaki Parish Road indicates no safety issue associated with heavy vehicles, and no specific injury crash pattern.

3.2.1 Whareora Road / Parahaki Parish Road Intersection

The Whareora Road / Parahaki Parish Road intersection is located immediately west of the site and is utilised by both trucks entering the site and some staff cars entering and exiting the site.

The intersection is located on a sharp bend in Whareora Road with limited sight lines in both directions. However, the following key factors are noted, which serve to mitigate against any potential adverse effects associated with the Sawmill operation:

- As noted in Section 1.2, trucks accessing the subject site follow a one-way circulatory system, thus minimising the number of turning movements and potential for vehicle conflicts at the intersection.
- Under previous resource consents, trucks are not permitted to exit the site onto Parahaki Parish Road avoiding and sight line constraints when turning onto Whareora Road.
- Nearly all truck activity associated with the Sawmill approach the intersection from the north and turn left into Parahaki Parish Road removing any conflicts with other turning vehicles.
- Based on the relatively low traffic volumes on Whareora Road, as noted in section 3.1.1 of this report, collective safety risk is correspondingly low.
- An examination of reported crash data going back to 2003 shows no crashes reported at this intersection.
- A convex mirror is provided at the intersection facing the eastbound approach on Whareora Road.

The above factors contribute towards ensuring that the shortfall in visibility at the intersection does not result in any significant safety issues.

3.3 Public Transport Accessibility

There are currently no public transport services operating along Whareora Road.

3.4 Walking and Cycling Facilities

There are no dedicated walking and cycling facilities along Whareora Road or Parahaki Parish Road. Given the rural nature of this area, pedestrian and cycling activities along these roads is expected to be negligible.

3.5 Future Transport Environment

No capital projects or other transportation initiatives have been identified, which would be expected to significantly change the future transport environment on the road leading to the site.

4.0 THE PROPOSAL

4.1 General Description

The proposed change in the zoning of the subject site from Rural Production Zone to Strategic Rural Industries Zone is anticipated to enable the following changes in on-site activity in the future:

- Potential for increase in staff numbers from 65 to up to 100; and
- Increase in truck numbers from the consented 35 inbound and 35 outbound movements per day to 50 inbound and 50 outbound truck movements.

Potential future changes to technology, diversification or shifts may also contribute to increase production volumes however this would not influence the increase in staff and truck activity proposed above.

4.2 Traffic Generation Potential

As noted above, daily truck traffic generation of the activity has potential to increase from 35 inbound and 35 outbound movements to 50 inbound and 50 outbound movements.

While truck arrivals are spread throughout the day, there are never more than 2 to 3 trucks arriving in 1 hour. This number would be expected to increase to around 5 to 6 trucks in one hour, in the event of the growth potential of the on-site activity being fully realised.

In terms of vehicle generation associated with staff travel, current observations indicate that the on-site activity generates around 2 cars for every 3 members of staff, which equates to a daily traffic generation of around 44 inbound and outbound car movements for 65 staff. Each car would hence generate one inbound and one outbound trip during a working day.

In the event of the site's full growth potential of up to 100 staff being realised, staff vehicle trip generation would be expected to total up 67 trips in either direction during the day.

Trips to the site by active modes of travel (i.e. walking and cycling) are expected to remain negligible, given the site's rural location.

4.3 Predicted Parking Demands

As noted above, current staff travel demand and consequent parking demand equates to around 2 cars per 3 staff, which equates to a demand for around 44 spaces to cater for 65 staff. This compares with 60 parking spaces currently available within the site.

Parking demand on site is expected to increase proportionate to staff numbers. Based on the potential increase in staff numbers to up to 100 people at any one time, parking demand to cater for future growth would be approximately 67 parking spaces, compared to the 60 spaces currently provided.

This would be only a minor increase in the number of existing parking spaces on site and seven additional parking spaces can be accommodated within the site if the demand for additional parking eventuates in the future.

4.4 Vehicle Access

The site will continue to take its access from the existing two entry points on Whareora Road and Parahaki Parish Road respectively, as illustrated in **Figure 3**.



Figure 3: Vehicle Access Locations

Source: <https://gismaps.wdc.govt.nz/GISMapsViewer/>

4.4.1 Sight distance

In respect of sight distance, the appropriate standard is the Land Transport Safety Authority publication “Guidelines for Visibility at Driveways”. There are two components to the sight distance measurement, the first being the Sight Distance requirement and the second being the Lines of Clear Sight. The sight distance / lines of clear sight required is dependent upon the traffic generation of the proposal, the 85th percentile speed of vehicles on the frontage road and also the classification of the frontage road.

The speeds adopted for vehicles approaching the site are based on floating car surveys undertaken on Whareora Road, from which 85th percentile upper-bound speeds have been used for evaluating the intersection.

A sight distance assessment is included below in **Table 1**.

Table 1: Vehicle Crossing Sight Distance
Main Entrance – Whareora Road

Sight Distance			
Direction	Speed	Required Sight Distance	Available Sight Distance
Eastbound	60 km/hr	65m	100 metres
Westbound	85 km/hr	120m *	> 200 metres
Lines of Clear Sight			
Direction	Speed	Required Sight Distance	Available Sight Distance
Eastbound	60 km/hr	65m	100 metres
Westbound	85 km/hr	120m *	> 200 metres

* Interpolated value

Second Entrance – Parahaki Parish Road

Sight Distance			
Direction	Speed	Required Sight Distance	Available Sight Distance
Southbound	50 km/hr	40m	> 60 metres
Northbound	50 km/hr	40m	> 100 metres
Lines of Clear Sight			
Direction	Speed	Required Sight Distance	Available Sight Distance
Southbound	50 km/hr	40m	> 60 metres
Northbound	50 km/hr	40m	> 100 metres

The assessment shows that the sight distances available from both the main entrance and from the second entrance exceed that recommended in the LTSA guidelines. The sight distances available from the vehicle access are thus deemed to be acceptable.

5.0 ASSESSMENT OF TRANSPORT EFFECTS

5.1 Traffic Generation Effects

The ability for roads to accommodate two-way flow and the performance of intersections are both key considerations when assessing traffic generation effects.

The main effect on the adjoining traffic network associated with the proposal will be that associated with trucks turning to and from the site via the two key accesses, namely:

- The main entrance from Whareora Road on the site's northern boundary; and
- A second entrance from the formed section of Parahaki Parish Road, which borders the site to the west.

In respect of the impact on traffic and pedestrian safety associated with the proposal, the following are noted:

- The continued use of a one-way circulatory system around the site's perimeter serves to minimise locations of potential vehicle conflict associated with trucks turning into and out of the site within Whareora Road.
- Vehicles exiting the development have adequate sight distance available which makes it easier to select appropriate gaps in the traffic stream.
- The vehicle access points to the site ensure adequate inter-visibility between vehicles entering / exiting the site and any pedestrians in this location, which minimises the potential for pedestrian / vehicle conflict, albeit given the rural environment along Whareora Road, pedestrian activity is expected to remain negligible.
- The traffic safety history for the site does not confirm any pre-existing safety problem at the site access intersections.
- As noted earlier, a vehicle circulatory arrangement is in place to allow vehicles to enter and exit the site in a forward direction, with no reversing required onto or off the site.

In terms of the wider road network, the reported crash history for the section of Whareora Road west of Parahaki Parish Road indicates no safety issue associated with heavy vehicles, and no specific injury crash pattern.

The level of additional traffic generation potential enabled by the proposed Plan Change is insignificant in the context of Whareora Road and Parahaki Parish Road and can be accommodated with little or no effect on the function, capacity or safety of the road network.

Therefore, the impact from this proposal will be negligible in terms of traffic generation.

In terms of trip distribution, it is understood that at present, 90% of trucks accessing the site travel via Harris Road, located around 850 metres to the northeast of the subject site off Whareora Road. As noted earlier, no adverse safety issues have been identified on the adjoining road network, which includes the intersection of Whareora Road with Harris Road.

5.2 Parking Effects

It is considered that the 60 parking spaces currently provided within the site will adequately cater for parking demand for the foreseeable future. However, in the event that future expansion of the on-site activity generates more parking demand, this can be catered for within existing marked car park areas, and additional parking spaces which can be marked within the site, thus negating the likelihood of any adverse safety effects on the adjoining road network resulting from vehicles parking on-road.

5.3 Road Safety Effects

The main safety effect associated with expansion of the existing on-site activity is that associated with increased truck turning manoeuvres taking place within Whareora Road.

Traffic flows on Whareora Road are not expected to increase significantly in the future, with no significant growth potential noted within the rural hinterland to the east of the subject site.

In the event of the maximum growth potential of the site being realised the frequency of additional truck turning manoeuvres in Whareora Road would be expected to increase to around 100 truck movements per day, or one movement every 6 minutes between 6:00am and 4:30pm.

Noting the lack of any pre-existing safety issue on Whareora Road associated with heavy vehicles, and the good levels of vehicle inter-visibility available at the site access points, this level of additional truck traffic generation is not expected to adversely affect the existing safety record.

6.0 CONCLUSIONS

The following conclusions can be made in respect of the proposal to rezone the site of Rosvall Sawmill from Rural Production Zone to Strategic Rural Industries Zone under the WDP-OIP:

- The rezoning will allow for future expansion of the site from 65 staff at present, to up to 100 staff in the future.
- Daily heavy truck movements generated by the site have potential to increase from 20 two-way trips to up to 50 two-way trips as a result of the proposed Plan Change. This level of traffic can be accommodated on the adjoining road network without adversely affecting its function, capacity or safety.
- Any development enabled by the proposed plan change is consistent with the objectives and policies of the Strategic Rural Industries Zone.

Prepared by



Todd Langwell
Director



Andrew Temperley
Senior Transportation Engineer

11 September 2024

Holly Jenkins
Senior Planner
The Property Group

By Email: hjenkins@propertygroup.co.nz

Dear Holly,

RESPONSE TO FURTHER INFORMATION REQUESTS – ROSVALL SAWMILL, WHANGAREI

Please accept the following as our response to the traffic matters raised in request from Whangarei District Council in the proposed private plan change for Rosvall Sawmill. For ease of reference, I have repeated each request below and then responded to each.

C3 Proposed rule SRIZ-R8 refers to 'staff traffic movements' and 'heavy vehicle traffic movements'. It is anticipated that some vehicle movements to Rosvall Sawmill may be additional to these categories. For example, trips to the site might be made by contractors or customers. It is not clear whether these types of movements encompass all traffic movements. The proposed provisions must be suitable for managing the effects of Rosvall Sawmill, but also other activities permitted under the SRIZ (accounting for any unique provisions). Clarification is required.

TPC Response

Information from the applicant indicates that the anticipated number of daily vehicle movements not related to staff or truck activity will vary from day to day and unlikely to exceed 10 vehicle movements per day.

I consider that this level of vehicle activity is negligible and would be within any daily fluctuation of overall vehicle activity that would be generated by the Sawmill daily. Furthermore, most of these movements would occur outside of peak times on the surrounding road network when capacity would increase and not conflict with other vehicle activity on site.

H1 The application indicates that Rosvall Sawmill currently requires exiting heavy vehicles to leave via the Whareora Road access point and all entering heavy vehicles to enter via the Parahaki Parish Road (Section 1.2). Section 5.1 the TPC report refers to continued use of the traffic management system, essentially as though this is a given.

The site distances at the Parahaki Parish Road intersection are marginal (based on posted speed limits) and it is expected that the existing traffic management restriction to require exit movements via Whareora Road is based on actual or perceived safety concerns.

In the absence of certainty that the current traffic management scheme remains, there could be additional adverse safety effects not considered by TPC.

The applicant should confirm the proposed mechanism to secure the traffic management scheme in perpetuity, should such a mechanism exist.

TPC Response

Information from the applicant indicates that the current traffic management arrangement has been in place and operating for several years. This is a deliberate method to minimise the health safety risks for staff and trucks drivers and has been working successfully. Communications with trucks drivers are made and all visitors to the site are made aware of the appropriate access to utilise when entering and exiting the site. There is no indication that this method cannot continue to work with any increase in vehicle activity. I do not believe that there are any further mechanisms necessary for this type of operation to continue.

H2 Section 3.1.1 states that traffic flows are estimated to be 1000vpd on Whareora Road. The basis of this estimate is not provided.

The volume and density of traffic movements along Whareora Road are used for several of the assessments made in the TPC traffic report. It is necessary to understand the basis of that assumption to determine the robustness of the conclusions.

TPC Response

As set out in Section 3.1.1 of the Integrated Transport Assessment (ITA) we were unable to source any traffic count data from the typical sources. We therefore considered the current land use in the surrounding area, including the existing Sawmill, and considered the location of Whareora Road within the network and its function. We also undertook observations of the daytime vehicle activity as part of our site investigation when completing this assessment.

If Whangarei District Council has any alternative information that would differ from the estimated flows, we welcome sharing this information.

H3 Section 4.2 of the TPC report states there are "never more than 2-3 trucks arriving in 1 hour".

The applicant is asked to confirm the source of this information (e.g., gatehouse counts, survey, etc.). The quantified data justifies the conclusions in the Report. It is important to understand the robustness of the data.

TPC Response

Truck activity and flows to and from the site have been provided by the applicant. We understand this information comes from daily logs of truck deliveries and collections.

H4 Section 4.2 of the TPC report states 'current observations' for staff travel indicate on-site activity generates around 2 cars for every 3 members of staff.

The quantified data justifies the conclusions in the Report. It is important to understand the robustness of the data. The applicant is asked to confirm the source of this information (e.g., staff survey).

TPC Response

Staff vehicle activity and flows to and from the site have been provided by the applicant. We understand this information comes from staff surveys.

H5 Section 4.4.1 of the TCP report refers to a "floating car survey" method used to estimate the approach travel speeds at each of the existing access points.

The applicant is asked to confirm the methodology used for the floating car surveys and how many vehicles were followed/observations made to arrive at the 85th percentile speeds reported in Table 1 of the TPC report. The assessment of speed and associated sight distance requirements is a key thrust of the acceptability of the current intersections to serve the requested rezoning (without mitigation). The identification of the speeds in Table 1 have a significant bearing on the safety conclusions reached.

TPC Response

The floating car surveys are undertaken in two ways. Firstly, by following individual cars in free-flowing conditions and monitoring the speed at which they are travelling. Secondly, by making repeated passes of both the intersection and main access for the site in free-flowing conditions to determine the maximum speed that can comfortably be achieved. A total of 15 passes in each direction were used in determining the assessment level of speed.

H6 The TPC report includes Crash Analysis System (CAS) assessment up to December 2022. The applicant is asked to provide CAS data including the most recent full five-year period 2019-2023 (plus any crash events from the partial 2024 record).

Whilst it is appreciated that the crash record (based on low traffic volumes) will be modest, crash statistics only up to Dec 2022 could fail to recognise recent crash events.

TPC Response

We have reviewed information from the New Zealand Transport Agency's "Crash Analysis System" for the five-year period, January 2019 to December 2023 and including any available data from 2024. There has been one additional loss of control crash report from those identified in the ITA. The new crash was a non-injury crash at the intersection of Harris Road and Whareora Road. Notwithstanding, the total number of reported crashes in the five years period remains at three crashes and consistent with those reported in the ITA.

H7 Section 3.2.1 states that the "collective safety risk" is correspondingly low. The term "collective safety risk" has a specific meaning and definition. The applicant is asked to provide the calculation and quantified assessment of the "collective safety risk" or otherwise re-present the discussion of risk (especially considering the Whareora Road corridor section reported in Section 3.2).

Whilst it is appreciated that the numbers of reported crashes are low, the estimated traffic volumes are also low. The risk calculation especially over a length of corridor would be helpful in testing whether the number/frequency of crash events, even related to a low traffic volume, identifies a risk with the route requiring greater attention to matters such as sight distance.

TPC Response

There are several collective factors that were considered in making this statement when reviewed the proposed increase in vehicle activity relating to the proposal:

- There have been no reported crashes involving trucks.
- There are no reported crashes at the site access points or the intersection of Whareora Road and Parahaki Parish Road.
- All the reported crashes in the past five years have been non-injury crashes.
- The increased level of vehicle activity is proposed to be around 80 vehicle movements per day including both heavy and light vehicles. This represents an increase of about 8% on existing daily flows on Whareora Road (based on 1,000 vpd). This is not significant, and likely to be the equivalent of around 5 years of growth in background flows.
- Even with the increase in flows, Whareora Road will remain well below its potential capacity and added demand is not anticipated to contribute to any safety outcomes.
- There is no trending increase in crashes in the past five years that would suggest an increase in background traffic flows will result in any increase in safety risk.
- Most of all drivers of vehicles that enter the site will be regular visitors to the site as they are either staff or heavy vehicles drivers that will be familiar with the route to and from the site and where any perceived risks.

H7 The applicant is asked to provide an assessment of the available sight distances for the proposed site access points against the Operative District Plan's TRA Appendix 2C - Vehicle Crossings Sight Distances standards.

The Applicant's assessment is made with respect to the Land Transport Safety Authority's RTS06 guidelines which are not referenced in the District Plan and were published over 20 years ago. Many roading jurisdictions often require compliance with the AUSTROADS standards.

TPC Response

There are no proposed site access points. The proposal is for a change in zoning and not any changes to the access points. If required, assessment under TRA Appendix 2C will be required if consent for a change in access point is required.

We trust that the above meets your current requirements. However, should you have any queries, please contact us.

Yours faithfully

TRAFFIC PLANNING CONSULTANTS LTD



Todd Langwell
Director



Appendix I – Landscape Assessment

Memorandum

To: Holly Jenkins – The Property Group

From: Jack Earl – Earl Design

Date: 19 September 2024

Re: Landscape and Visual Memo - Rosvall Sawmill, Whareroa (Revised to include matters raised from Whangarei District Council, dated 6th August 2024)

This revised memorandum includes those matters raised in the RFI received from Whangarei District Council on 6 August 2024. Additionally, a Graphics Supplement dated 19 September 2024 is attached.

This memorandum reports the potential landscape and visual effects relative to the proposed plan change for the Rosvall Sawmill at 658 Whareroa Road, Whangarei (the site). The proposed plan change is to rezone the site from its existing Rural Production Zone (RPZ) to Strategic Rural Industries Zone (SRIZ) under the (Operative in Part 2022) Whangarei District Plan (WDP).

The methodology to inform this landscape and the visual memorandum is consistent with Te Tangi a Te Manu (TTatM), NZILA Landscape and Visual Assessment Guidelines (2021). The methodology includes:

- a review of the statutory context relevant to the proposed plan change;
- a desktop review of the site and the site's broader landscape context;
- a visit to the site and the surrounds of the site;
- identification of the key landscape values associated with the site and local area;
- defining a Zone of Theoretical Visibility (ZTV) for the existing sawmill development;
- ongoing discussions with the project team with respect to the proposed plan provisions to ensure an appropriate landscape outcome. This work was assisted by the iterative testing of the potential visibility of a range of scenarios using ZTV analysis and culminated in two landscape recommendations that have been incorporated into the proposed plan change provisions.
- applying the seven-point effects rating scale set out in TTatM, an assessment of the potential landscape and visual effects and commentary as to whether the proposed zoning is appropriate from a landscape perspective; and,
- conclusions.

Rosvall Sawmill Ltd (the applicant) has been operating on the site since approximately the 1970s. The sawmill is a modern lumber/timber processing sawmill. They use a modern sawmill combined with a kiln complex, a CCA pressure treatment plant and a planer mill. They serve markets both nationally and internationally.

This memo aims to provide a landscape and visual response to whether the proposed plan change is a suitable zone for this site given the site's rural context and whether rural amenity is maintained.

1.0 Existing Landscape

1.1 Wider Landscape Context

The site is located along Whareroa Road within the upper catchment of the Taheke River, north of Whangarei. Whareroa Road is the primary vehicular connection from Whareroa to Whangarei City. A complex pattern of waterways, wetlands and an undulating rural landscape forms the wider upper catchment of the Taheke River (refer to Figure 1 for site location). The upper catchment, in which the site is located, is physically contained by steeper landforms to the north, south, west and east, forming a basin.

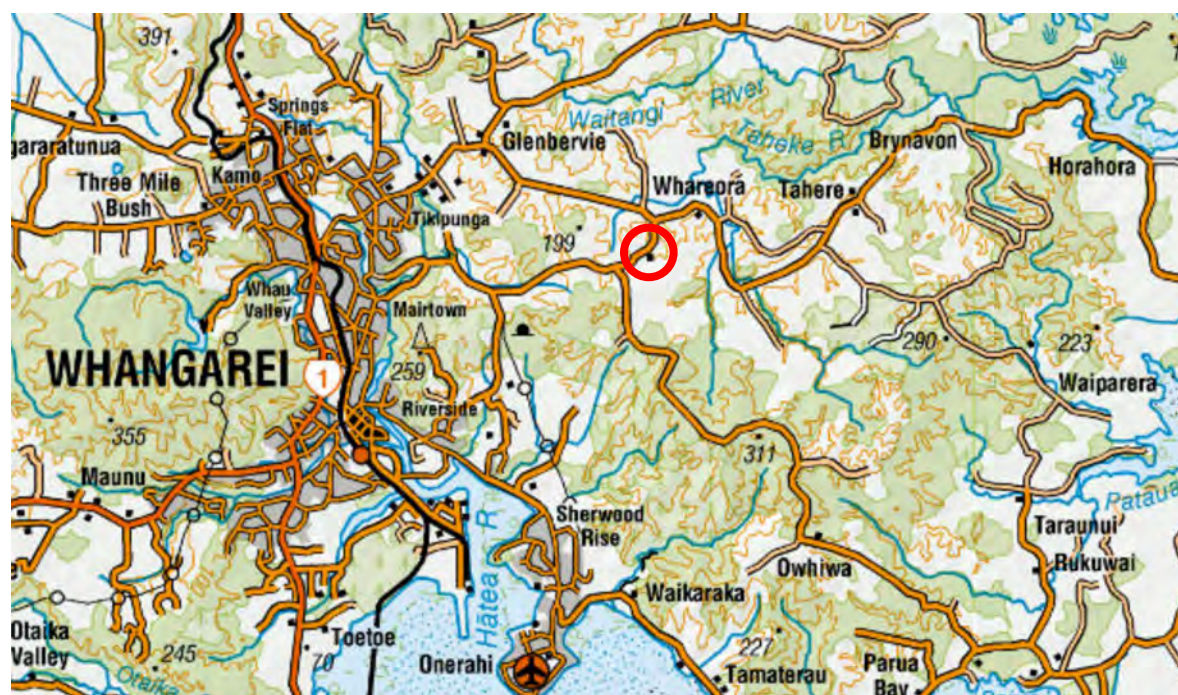


Figure 1 – The red circle indicates the site location and context within Whangarei.

In the case of the specific basin in which the site is located, the surrounding landform of spurs rises towards a ridgeline to the south where Mount Tiger Road is located. The road follows the ridgeline to its highest point, approximately 310m above sea level, about 200m above the level of the site. The surrounding more elevated landforms are typically clad in fragments of native bush and, in other areas, exotic forest.

In contrast, the spurs forming the basin where the site is located are characterised by paddocks of pasture, evergreen shelterbelts, and mature exotic trees. The landforms visually contain the site to the south, west, east, and partially to the north, where the waterway has cut through a shallow valley. Figure 2 illustrates the landform, topography and roading network surrounding the site.

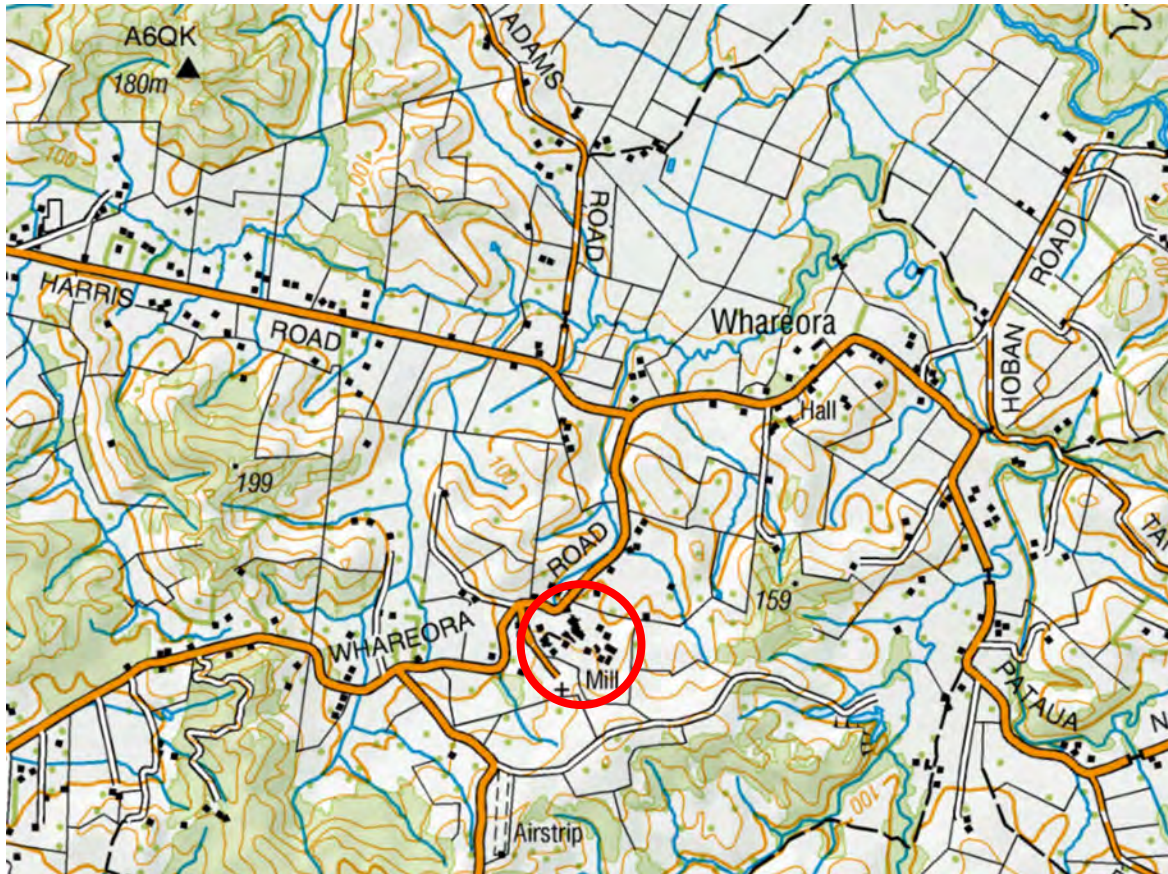


Figure 2 – The red circle indicates the site location and context within Whareora.

The sawmill is an existing and long established feature within the local landscape of Whareora. Overall, the views of the sawmill from the broader area of Whareora are reasonably limited in nature. This is because of the containing influence of the surrounding landforms and the filtering influence of existing vegetation patterns. Figure 3 illustrates the filtered views of the sawmill looking south from an elevated landform along Adams Road (1.5 km away from the site). Additional to the catchment of Adams Road are dwellings located on Mount Tiger Road (2 km away from the site) and further west along Whareora Road (850 m away).



Figure 3 – View towards the site from Adams Road.

The land, located approximately 300m north of the site, is zoned as Rural Living (RLZ). The existing dwellings in this area are a mixture of old, new, and under-construction buildings, all accessed off

Whareroa Road. Most of the RLZ land is located on the northern side of the landform, which encloses the basin to the north of the site, except for three existing dwellings on the southern side within the basin. These dwellings are located at 692, 696, and 704 Whareroa Road.

The dwellings located north of the site at 692, 696, and 704 Whareroa Road have entire to partial views, albeit south, towards the site. These dwellings' main living areas are orientated north, away from the site. These dwellings are shown in Figure 4, a photo taken from the site's northern boundary.



Figure 4 – View from the site's northern boundary towards properties 692, 696, and 704 Whareroa Road.

In addition to these three existing dwellings, ten other dwellings are near the site. This report defines dwellings within the site's proximity as those within 500 m of the site's nearest boundary. These ten dwellings are on Rural Production Zone (RPZ) land. The dwellings are located off Whareroa Road and Parahaki Parish Road. The views towards the site from these dwellings are partial due to intervening landforms and existing vegetation patterns.

Adjacent to the site, boarding the northern and eastern boundaries is 692 Whareora Road. It is a vacant site, with aged stock yards and an associated shed located close to and accessed from Whareora Road. A new large lean-to farm shed has recently been constructed close to the north-eastern boundary with the site. It is coloured a dark recessive colour.

There are no Outstanding Natural Features or Outstanding Natural Landscapes within or within proximity to the site.

1.2 Site Description

The site comprises one allotment measuring approximately 9.36 ha in area and is zoned RPZ. Under the existing the zone, a 10m building height and major structure height above ground level applies as a permitted activity. Further information about the current consenting framework of the site is located within the PPC Application.

The site is located on the northern face of a spur, which forms the basin the site is located within. The site rises approximately 32 m from the western boundary (Whareroa Road) to the eastern boundary and about 45 m from the northern to the southern boundary.

The site's modified landform steps upwards immediately from Whareroa Road onto what is essentially the second of five platforms, described as Area B in Figure 7. Each platform steps upwards approximately 5 m—8 m in height, starting from the northern boundary. The site's eastern and southern portions remain steep grassed slopes approximately 50 m—70 m wide, described as Area F in Figure 7. These boundary

interfaces depict the characteristics of the broader landform as spurs coming down off a central ridgeline to the south. This boundary can be seen in Figure 5.

The platforms are connected through the site's inner circulation, primarily by an accessway loop around the outside of the site's operations. The loop starts from the Parahaki Parish Drive entrance/exit and aligns along the fourth platform (Area D in Figure 7) towards the fifth platform (Area E in Figure 7) before sloping downwards to the north along the site's eastern grassed slopes. The eastern portion of the loop is cut into the eastern grassed slopes and features a drainage channel. The loop then aligns along the northern boundary on the first platform (Area A in Figure 7) before sloping upwards along the eastern site boundary and connecting to Whareroa Road or back up to the Parahaki Parish Drive entrance/exit. Additional site connections between the platforms occur within the confines of the loop between the site facilities and platforms.

The buildings and structures used at various stages of sawmilling are designed to be fit for purpose, and their physical forms match the function. Throughout the site are stored stacks of processed timber lengths, which in some cases are stacked approximately 5 m high and are all considered transitory in nature. The kiln complex is the tallest structure on site, measuring approximately 25 m. Additionally, two chimneys beside the kiln complex are approximately 20 m tall. The buildings, structures and stored timber stacks can be seen in Figure 5.



Figure 5 – Photo from the northern boundary towards the kiln complex and two chimneys. The eastern interface grassed slopes are also illustrated in this photo.

There are approximately 20 sheds of a mixture of sizes, heights, and roof pitches. The sizes range from approximately 200 m² to 1,100 m², and the building heights range up to 10 m tall and other structures up to 25 m tall as described. The sheds have a light colouring and texture, given the relatively cohesive use of corrugated iron and weathered timber materials. The buildings are typically spaced across the site but confined to the inner extent of the accessway loop on platforms, described as Areas A, B, C and D in Figure 7. The fifth platform provides an outdoor storage area, described as Area E in Figure 7. Several conveyor belts are also apparent, connecting various buildings and structures across the platforms.

The areas of grassed paddocks adjacent to the north and eastern boundaries are zoned RPZ, described as Area F in Figure 7. A small, modified drainage ditch aligns along the north boundary and outside the site's extent. Several large exotic trees are adjacent to the northern boundary. An existing residential dwelling is approximately 60 m from the northern boundary, on top of a small knoll. Extensive plantings and existing sheds along the southern fence line boundary of the residential site partially screen views between the dwelling and the site, as shown in Figure 6.



Figure 6 – Photo taken from the northern boundary looking north.

The western boundary interface aligns with Whareroa Road along the boundary's northern extent and property 654 Whareroa Road along the boundary's southern extent. An existing landscape bund forms the physical interface between 654 Whareroa Road and the site. The bund has native and exotic species, including rank grass, flax and bamboo. The adjoining property comprises a variety of well-established exotic trees along their boundary interface with the site.

The southern boundary interface aligns with an unformed legal road comprising a grassed paddock. The unformed legal road serves as a possible future extension of Parahaki Parish Road and follows a spur rising above the site. Adjacent to and south of the green legal route is a grassed paddock zoned Open Space (OPZ). Further south of the interface is the Whareroa Cemetery, located approximately 100m from the site on the south face of the spur. A gravel accessway forms the access to the cemetery's parking area from Parahaki Parish Drive.

A Zone of Theoretical Visibility (ZTV) was undertaken to determine the visual presence and prominence in the existing sawmill's modified footprint (access loop, cut banks and storage areas), buildings and structures. The results of this ZTV are illustrated in GS LA04.

The visual catchment is confined to the surrounding landforms within 500m of the site's boundary, of which the existing sawmill is clearly a prominent visual element.

Other views of the existing sawmill are established from several locations of greater elevation, and where the landform immediately surrounding the site forms shallow gullies, creating view corridors to the sawmill from up to 2km away. The sawmill is less prominent in these views that are beyond 500m of the site's boundary, typically as a consequence of the partial screening and filtering influence of intervening landform and vegetation patterns and the moderating influence of distance.

It is acknowledged that while unprotected vegetation outside the site cannot be relied upon for long-term screening or mitigation, the existing vegetation pattern is characteristic of rural areas and is unlikely to change significantly due to the established nature of rural land use in the area.

Key landscape attributes and values associated with the site and local area (refer study area illustrated in GS LA03) include:

- Rolling hills, spurs and ridgelines, combined with a network of enclosing waterway catchments composed of streams, smaller tributaries and wetlands form reasonably attractive elements that contribute a degree of landscape enclosure and containment (hills, spurs and ridgelines) and complexity;
- Open farmland of paddocks, agricultural buildings and scattered rural and rural living dwellings, where successfully integrated rural buildings within the local area are characterised by visually recessive darker toned exterior finishes;

- A scattered and mixed patterning of exotic and indigenous vegetation patterns, throughout some steeper slopes and riparian margins, along with shelterbelts, scattered shelter trees and amenity plantings around dwellings. These various features in combination with their generally unrelated patterning to the underlying topography (excepting riparian remnants) lead to the impression of a relatively fragmented rural landscape; and,
- The long-established industrial land use and associated buildings and structures of the Rosvall Sawmill site, including the site's modified landform, the tall kiln complex, arrangement of conveyor belts, accessway loop, structures and large sheds, confer a rural industrial-type character to the site.
- Turning to the wider rural landscape setting, successfully integrated rural buildings and structures tend to be characterised by visually recessive colours.

Collectively, these characteristics create the impression of a mixed working rural, rural industrial and rural living landscape in which the existing sawmill exerts an important landscape character-shaping influence on the study area.

1.3 Visual Catchment and Viewing Audiences

A Zone of Theoretical Visibility analysis and a subsequent site visit was undertaken to determine the visual catchment and potential viewing audiences of future development within the plan change area. The site visit included driving the surrounding roads, complementing a prior desktop survey of aerial and topographical maps.

The most notable public viewing opportunities are because of the site's frontage with Whareroa Road (west) and the road's north/south alignment.

The primary viewing audiences of the site have been identified as the following:

Viewing audiences in the immediate vicinity.

- Users (including people walking, cycling or driving) of surrounding local roads such as Whareroa Road, Parahaki Parish Road and Mount Tiger Road;
- Users (including people walking, cycling or driving) of the Whaeroa Cemetery, A lot 67B PSH OF Parahaki;
- Residents located at the properties immediately north of the site along Whareroa Road. (including 670, 692,696, 704 and 705 Whareroa Road, and Lot 1 DP 119760);
- Residents located at the properties immediately west of the site along Whareroa Road. (including 654, 539, 553, 577, 585, 623 and 641 Whareroa Road);
- Residents located at the properties immediately south of the site along Parahaki Parish Road. (including 6 and 14 Parahaki Parish Road and 30 Mount Tiger Road).
- The vacant and undeveloped sites including Part Lot 2 DP207137, Lot 4 DP 205442 off Mount Tger Road, Allot 67A PSH OF Parahaki and Lot 2 DP 368700 off Whareora Road.

For a map illustrating the viewing audiences in the immediate vicinity, refer to Graphic Supplement, sheet LA02, "Site Area Contours, Addresses and Zoning."

Viewing audiences in the wider context.

- Residents located on Adams Road including properties 31, 79, 84 and 93 Adams Road.

From many vantage points the local landform, land use, and vegetation serve to filter or obscure the site from view, resulting in a relatively limited visual 'profile' or 'catchment'.

The visual effects discussion that follows relies on the analysis of three public representative viewpoints from outside 84 Adams Road, from outside 692 Whareroa Rd and from the Mt Tiger Road /Whareroa Road intersection.

Additionally, detailed comments in relation to residential viewing audiences are also provided.

2.0 Proposed Plan Change - Strategic Rural Industries Zone

The applicant is proposing to rezone the site from RPZ to SRIZ. The SRIZ provides for the retention and managed expansion of several established industries of strategic importance located within rural areas of the district, including a Fonterra Milk Processing Site and Ancillary Irrigation Farms, Cement Works and a Croft Timber Mill.

The existing provisions of the SRIZ have been created on a site and activity-specific basis. This is to support the ongoing operation of these SRI activities while also maintaining rural character and rural amenity and avoiding reverse sensitivity effects on the surrounding environments in which they are located.

The preceding analysis of the landscape values associated with the site and local area demonstrates that the existing sawmill is an established landscape element that exerts an appreciable rural industrial-type landscape character-shaping influence on the local area.

As alluded to earlier, a series of ZTV maps have been prepared to assist in understanding the scale of development that might maintain rural character and rural amenity. The maps test a range of building heights across the site.

Referring to GS LA04, as previously mentioned, the ZTV analysis illustrates the visual prominence of the existing sawmill buildings, particularly within the study area catchment of approximately 500m of the site boundary. Additionally, this map illustrates the visual catchment resulting from a scenario that would see the undeveloped area of the site developed under the current RPZ, which enables a 10m building height as a permitted activity.

Referring to GS LA05, the ZTV analysis compares the existing sawmill's visual catchment with that of the proposed PPC's building height provision of 20m confined to the existing sawmill's modified footprint.

Referring to GS LA06, the ZTV analysis further compares the existing sawmill's visual catchment with that of both the proposed PPC's building height provision of 20m confined to the existing sawmill's modified footprint (ie the part of the site where the existing sawmill buildings and structures are located) and an alternate scenario in which a 20m building height is applied across the entire sawmill site. Both of the scenarios anticipate buildings across the existing modified and unmodified areas of the site.

This work demonstrates that the existing sawmill is currently highly visible within the study area and that the surrounding landform patterning (e.g., the ridgelines and spurs) ensures that it is considerably more discrete from locations beyond the study area.

The difference demonstrated between the existing sawmill and a 20m building height to the entire site, including the modified and unmodified areas, corresponds to a moderate increase in its visual extent when compared to the visibility that can be reasonably expected to occur on the site under the current zoning (ie factoring in the existing built development on the site and the permitted building height of under the current zoning across the unbuilt parts of the site).

However, limiting the 20m building height to the existing modified area of the site only and enabling a 10m height across the balance of the site (ie the unmodified area), results in negligible change when compared to the visibility that can be reasonably expected to occur on the site under the current zoning (as described above). Notable changes include additional intermittent glimpses (i.e. 50m of the road in a couple of areas) of partial visibility from Mount Tiger Road and to vacant land 2km north of the site off Adams Road.

For these reasons, and relying on my observations with respect to the landscape values associated with the site and local area, I have recommended the following landscape-related provisions that form part of the proposed:

- A building height limit of 20 m within the confines of areas A, B, C, D and E (Refer to Figure 7), and a 10 m building height limit to the remainder of the site, labelled as Area F in Figure 7. For clarity, the extent and site area reference are illustrated in Figure 7.
- Consider any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:
 - All exterior surfaces must be dark and recessive in colour (except soffits), including;
 - Pre-painted steel and all roofs must have a reflectance value not greater than 20%; and,
 - All other surface finishes must have a reflectance value of not greater than 30%.



Figure 7 – Proposed Building Height Extent and Site Area Reference. Scale - 1:2,500 At A4.

3.0 Landscape Effects

3.1 Visual Effects



Figure 8 – Photo taken north of the site looking south towards the site along Whareora Road.

A series of intermittent views of the existing sawmill and balance of the site is afforded from Whareroa Road to the north of the site, within the study area (ie 500m to 50m). This is the consequence of a combination of factors, including the elevation of the viewer relative to the site and the screening and /or filtering influence of intervening landforms and vegetation patterns. Further, from this orientation and where visible, the rising landform to the east and south of the site serves as a backdrop for the existing sawmill, which assists its visual integration into the rural landscape. The exception to this are the existing 25m kiln and associated chimney chutes, which break the skyline. It is noted that the existing zoning allows for 10m high buildings across the balance of the site, beyond the existing modified footprint.

The site-specific building height controls that form part of the proposed rezoning mean that this existing visual relationship will remain intact

Under the proposed rezoning, any changes in building height or form are unlikely to substantially alter the character or quality of the view from Whareroa Road due to: the filtering and/or screening influence of intervening landform and vegetation features; the integrating influence of the landform backdrop; and the visual ‘fit’ of any visible new sawmill development as a consequence of the existing sawmill.

On balancing these considerations, the adverse visual effects in relation to this audience are rated as low – moderate.



Figure 9 – View towards the site from Adams Road, adjacent to 84 Adams Road.

Views from the 2km north of the site along Adams Road are filtered by natural landforms and existing vegetation, refer to Figure 3. The sawmill is only partially visible from sections of the road. The unmodified area of the site is highly visible and reads as a part of the broader working rural landscape context. Under the proposed rezoning, any changes in building height or form are unlikely to substantially alter the character or quality of the view from this direction due to: the filtering and/or screening influence of intervening landform and vegetation features; the moderating influence of distance; and the visual ‘fit’ of any visible new sawmill development as a consequence of the existing sawmill.

For these reasons, the adverse visual effects from Adams Road are rated as low.



Figure 10 – Photo taken south of the site looking north towards the site along Mount Tiger Road, near the Whareora Road intersection.

In views from Mount Tiger Road near the intersection of Whareora Road (approximately 750m south of the site), very limited portions of the existing sawmill are visible due to the screening and filtering influence of intervening landforms and vegetation patterns. Several nearby dwellings, sheds and Whareora Road are partially visible from this location and within close proximity to the existing sawmill, overall reducing the level of rural amenity, and resulting in a rural industrial character. The proposed rezoning may introduce slightly taller structures into this view, increasing the visibility of the sawmill.

The visual effects from this location are expected to be low - moderate, given the distance to the sawmill and that it is viewed within the proximity and context of other built elements, reducing the existing level of rural amenity. The potential for increased visibility and prominence of taller structures will essentially maintain the general rural-industrial character of the area.

Table1: Visual effects - Properties

Viewing Audience	Existing Outlook	Extent of the PPC that is likely to be seen	Analysis comments	Rating of adverse visual effects
704, 696, 692 Whareora Road (Occupied)	These dwellings appear to be orientated to the north and west, away from the site with mature trees, shrubs and hedging, serving to provide relatively dense visual buffers to the south of their allotments. Partial	It is expected that views of the site will be very limited due to the orientation of dwellings away from the site and the intervening vegetation across multiple sites, including their own	The orientation of these dwellings, the filtering or screening influence of vegetation, and the existing context of the sawmill mean that the visual change contemplated by the plan change will not detract from	Low

	views south from the properties through the planting to the site are likely, however. The views may be less partial for property 704 as it is slightly more elevated than 696 and 692.	(within the viewer's control).	the visual amenity values enjoyed by these dwellings.	
705 Whareora Road	This new dwelling appears to be orientated to the north, maximising its elevated position with the potential for 360-degree views. Given the intervening landform and vegetation within the dwelling's allotment, views south of the existing sawmill appear to be mostly full, with part of the sawmill obscured.	Given the dwellings' orientation to the north, intervening landforms, and vegetation obscuring part of it, views of the sawmill are expected to be limited and remain similar.	The northern orientation of the dwelling, the screening and filtering influence of vegetation, the existing context of the sawmill, and the landform that acts as a backdrop to the sawmill, visually containing the site, mean that the visual change contemplated by the plan change will not detract from the visual amenity enjoyed by this dwelling.	Low
Lot 2 DP 368700 (Vacant)	This vacant allotment is zoned for Rural Living and is located northeast of the site. Any future dwellings are anticipated to be orientated north away from the existing sawmill, maximising sunshine and slightly elevated views. The landform along the southern boundary obscures views of the sawmill for the remainder of the site. The land along the southern boundary experiences full views to partial views of the existing sawmill. Partial views would occur closer to Whareora Road	Views of the sawmill are expected to remain the same, given the landform obscuring most of the allotment from views towards the sawmill site, and the anticipated northern orientation of future dwellings. Any properties along the southern boundary will have full to partial views of the proposed plan change, similar to that of the existing sawmill views.	The anticipated northern orientation of future dwellings and the intervening landform obscuring views to the sawmill mean that the visual change created by the plan change will not detract from the visual amenity that could be enjoyed. For the few dwellings that may be developed along the southern boundary of the allotment, they are expected to be orientated north, and any possible views of the sawmill are expected to remain similar, with the landform acting as a backdrop to the sawmill.	Low
Lot 1 DP 119760 (Occupied)	This dwelling appears to be orientated to the north, away from the site. Sheds, mature trees, shrubs, and hedging provide a relatively dense visual buffer to the south of their property. Views from the southern boundary of the allotment, beyond the dense vegetation and sheds, would be full. The sawmill is 50m from the dwelling.	Views of the site are expected to be very limited due to the orientation of dwellings away from the site and the intervening vegetation (within the viewer's control). Beyond the dense buffer, views of the site are full.	The orientation of these dwellings, the filtering or screening influence of vegetation, and the existing context of the sawmill mean that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by these dwellings. The close proximity of the sawmill, despite its long-established relationship, has the potential for some visual change if viewed beyond the dense buffer from the southern boundary.	Low - Moderate

670 Whareora Road (Vacant)	This vacant allotment has mostly full views of the existing sawmill, sharing a northern and eastern boundary with the site. Eastern areas of the allotment may experience obscured views towards the sawmill given the landform. It is anticipated that any future dwellings are likely to be orientated north away from the sawmill.	Views of the sawmill are expected to remain similar to the existing outlook.	Given the likelihood that views will remain similar to the existing outlook and that any future dwelling is likely to be orientated north, away from the sawmill, the visual change resulting from the plan change is likely to only slightly detract from the visual amenity afforded by the allotment.	Low - Moderate
651 Whareora Road (Occupied)	The dwelling is orientated north, with vegetation within the allotment screening the existing sawmill to the south and east. Other intervening vegetation and the landform further obscure and filter views east towards the sawmill.	Views of the sawmill are expected to remain similar to the existing outlook, perhaps a small increase to the relatively limited views of the sawmill might occur.	The orientation of the dwelling, the filtering or screening influence of vegetation, and the existing context of the sawmill means that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by this dwelling.	Very Low
654 Whareora Road and 6 Parahaki Parish Road (Occupied)	The dwellings appear to be orientated northwest, with significant vegetation both within the allotment and in the case of 6 Parahaki Parish Road, within 654 Whareora Road, screening the existing sawmill to the east. The sawmill's eastern boundary provides additional vegetation screening or filtering views of the sawmill.	Views of the sawmill are expected to remain similar to the existing outlooks, given the extensive vegetation screening of the sawmill and the orientation of the dwelling. It is possible that a slight increase in view of the sawmill could occur above the vegetation given the very close proximity of 654 Whareora Road.	The orientation of the dwellings, the filtering or screening influence of vegetation, and the existing context of the sawmill mean that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by these dwellings.	Low
623 Whareora Road, 14 Parahaki Parish Road (Occupied)	623 Whareora Road appears to be orientated west, and 14 Parahaki Parish Road appears to be orientated north, both away from the existing sawmill. The landform appears to mostly obscure the sawmill from view, as does vegetation within the dwelling's allotments. The sawmill appears to be fully obscured from view from 623, and the tops of various structures, such as the 25m high kiln complex, appear to break the skyline in regard to the limited views of 14.	Views of the sawmill are expected to remain similar to the existing outlook; however, the relatively limited views of structures might increase regarding 14.	The orientation of the dwellings, the filtering or screening influence of vegetation, and the existing context of the sawmill mean that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by these dwellings. A small increase to the existing appearance of the tops to structures may occur in regards to 14.	623 Whareora Road – Very Low 14 Parahaki Parish Road – Low - Moderate
Allot 67B PSH OF Parahaki, Allo1 67A PSH OF	Allot 67B PSH OF Parahaki is the Whareora Cemetery, and 67B is vacant land. The landform of the cemetery slopes west, which has	Views of the sawmill are expected to remain similar to the existing outlook; an increase to the relatively	The filtering or screening influence of vegetation, the orientation of the cemetery's sloping landform, and the sawmill's existing context mean	Low - Moderate

Parahaki (Vacant)	resulted in the majority of grave sites orientated westward away from the sawmill, with more expansive views of the rural landscape. The existing outlook north of the cemetery is filtered and screened by existing vegetation. The landform partially obscures most of the sawmill, except for the very tops of one or two structures, such as the 25m high kiln complex.	limited views of the tops of structures might occur.	that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed. When viewed close to the boundaries, a small increase in the existing appearance of the tops of structures may occur.	
643 (Vacant), 641 (Occupied), 599 (Vacant) Whareora Road	The dwelling of 641 appears to be orientated north. All allotments appear to have vegetation within the allotment screening the existing sawmill to the east. Other intervening vegetation and the landform further obscure and filter views east towards the sawmill.	Views of the sawmill are expected to remain similar to the existing outlook, perhaps a small increase to the tops of structures above some of the vegetation may occur.	The orientation of the dwelling, the filtering or screening influences of vegetation to the allotments, and the existing context of the sawmill means that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by this dwelling, or future dwellings to the vacant allotments, of which would be assumed to be orientated north, away from the sawmill.	Very Low
585, 577, 577A, 571, 553, 553A, 539 Whareora Road (Occupied)	The dwellings appear to be orientated north and northeast. All allotments appear to have vegetation within the allotment screening the existing sawmill to the east. Other intervening vegetation and the landform further obscure and filter views east towards the sawmill. For the elevated properties, including 539, 553 and 553A, it is possible that the very tops of structures, such as the 25m high kiln complex, might be visible.	Views of the sawmill are expected to remain similar to the existing outlook, perhaps a small increase to the tops of structures above some of the vegetation may occur.	The orientation of the dwellings, the filtering or screening influences of vegetation to the allotments, and the existing context of the sawmill mean that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by these dwellings. A small increase in the existing appearance of the tops of structures may occur.	Very Low - 585, 577, 577A, 571 Low - 553, 553A, 539
30 Mt Tiger Road (Occupied), Lot 4 DP 205442 (Vacant), Part Lot 2 DP 207137 (Vacant)	The dwelling at 30 Mount Tiger Road appears to be orientated to the north and west, away from the site with mature trees, shrubs and hedging, serving to provide relatively dense visual buffers to the north. Lot 4 has partial views from the eastern portion of the allotment of the tops of structures including the 25m high kiln complex, resulting from the intervening landform.	Views of the sawmill are expected to remain similar to the existing outlook; an increase to the relatively limited views of the tops of structures might occur for Lot 4 and Part Lot 2.	The orientation of 30 Mount Tiger Road's dwelling, the filtering or screening influences of vegetation to the allotments, and the existing context of the sawmill mean that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by this dwelling. A small increase in the existing appearance of the tops of structures may occur for Lot 4 and Part Lot 2, however, it is	Very Low - 30 Mount Tiger Road Low - Lot 4 DP 205442 and Part Lot 2 DP 207137

	Where the remainder of the site appears to have limited views due to mature trees and other vegetation within the site. Part Lot 2 also has partial views of the tops of the same structures, with the remainder of the sawmill obscured by the landform, and filtered or screened by vegetation located on other properties.		likely that any future dwellings would be orientated north, slightly away from the sawmill and the existing filtering or screening influences of vegetation to the allotments, and the existing context of the sawmill means that the visual change contemplated by the plan change will not detract from the visual amenity values.	
31, 79, 84 and 93 Adams Road	The dwellings appear to be oriented to the north. The properties each feature mature trees, shrubs, and hedging, which serve to provide relatively dense visual buffers to the south. The dwellings may have filtered or screened views south of the sawmill. The landform immediately surrounding the sawmill partially obscures the lower-lying areas of the sawmill. The landform south and east of the sawmill provides a visual containment of the sawmill.	Views of the sawmill are expected to remain similar to the existing outlook, perhaps with a small increase in its form yet still contained visually by the surrounding landform.	The orientation of the dwelling, the filtering or screening influences of vegetation to the allotments, and the existing context of the sawmill means that the visual change contemplated by the plan change will not detract from the visual amenity values enjoyed by this dwelling	Very Low

3.2 Landscape Effects

The preceding discussion of visual effects, along with the ZTV (Zone of Theoretical Visibility) analysis that depicts the visibility of the existing sawmill development (Graphic Supplement, sheet LA04), highlights the substantial influence that the sawmill already has on the landscape character of the local area, given its visibility and distinctly rural industrial (or utilitarian) appearance.

The proposed 20m building height would be limited to the modified footprint of the sawmill, ensuring a consistent height transition within the site's established platforms. To the east, the current RPZ (Rural Production Zone) building height of 10m would be retained. As demonstrated in the ZTV analysis (Graphic Supplement LA05), the increase in visual extent from the current sawmill heights to the proposed 20m is minimal, particularly when viewed from areas further from the site, where views of the sawmill are currently mostly obscured or partial.

As a result, the effects on landscape character are expected to be low. The proposal maintains character by a gradual transition between the taller buildings and structures within the site and the surrounding rural landscape. The sawmill's existing industrial nature, coupled with the visual containment provided by the surrounding landforms and vegetation, ensures that the proposed height increase would not detract from the area's established rural industrial character.

4.0 Conclusions

In summary, the existing sawmill contributes to the current landscape character of the upper Taheke tributary stream's catchment. The site is visually contained by the surrounding landforms and partially obscured by both the intervening vegetation and the undulating landform.

The sawmill is an integral part of this rural landscape, blending into the environment as a historical and industrial land use.

The proposed plan change manages the rural amenity of the landscape through a transitional building height across the site setback from sensitive rural interfaces and building appearances to be in keeping with the existing landscape character.

Overall, the proposed plan change is appropriate from a landscape perspective, it suitable for this site, and rural amenity values are maintained and managed.

Yours sincerely | Nāku noa, nā



Jack Earl

Landscape Architect, NZILA (Registered)



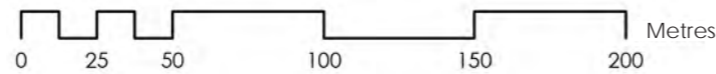
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Graphic Supplement to Landscape Memo

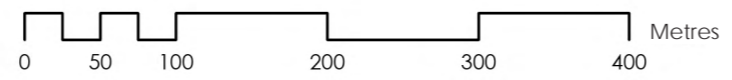
Sheet LA01.	Site Plan Contours
Sheet LA02.	Site Area Contours, Addresses and Zoning
Sheet LA03.	Elevation Map and Site Study Area
Sheet LA04.	ZTV - Existing Site Buildings
Sheet LA05.	ZTV - Existing Site Buildings and Proposed Plan Change Provisions Comparison
Sheet LA06.	ZTV - Existing Site Buildings, Proposed Plan Change Provisions and 20m Height Applied across Entire Site Comparison

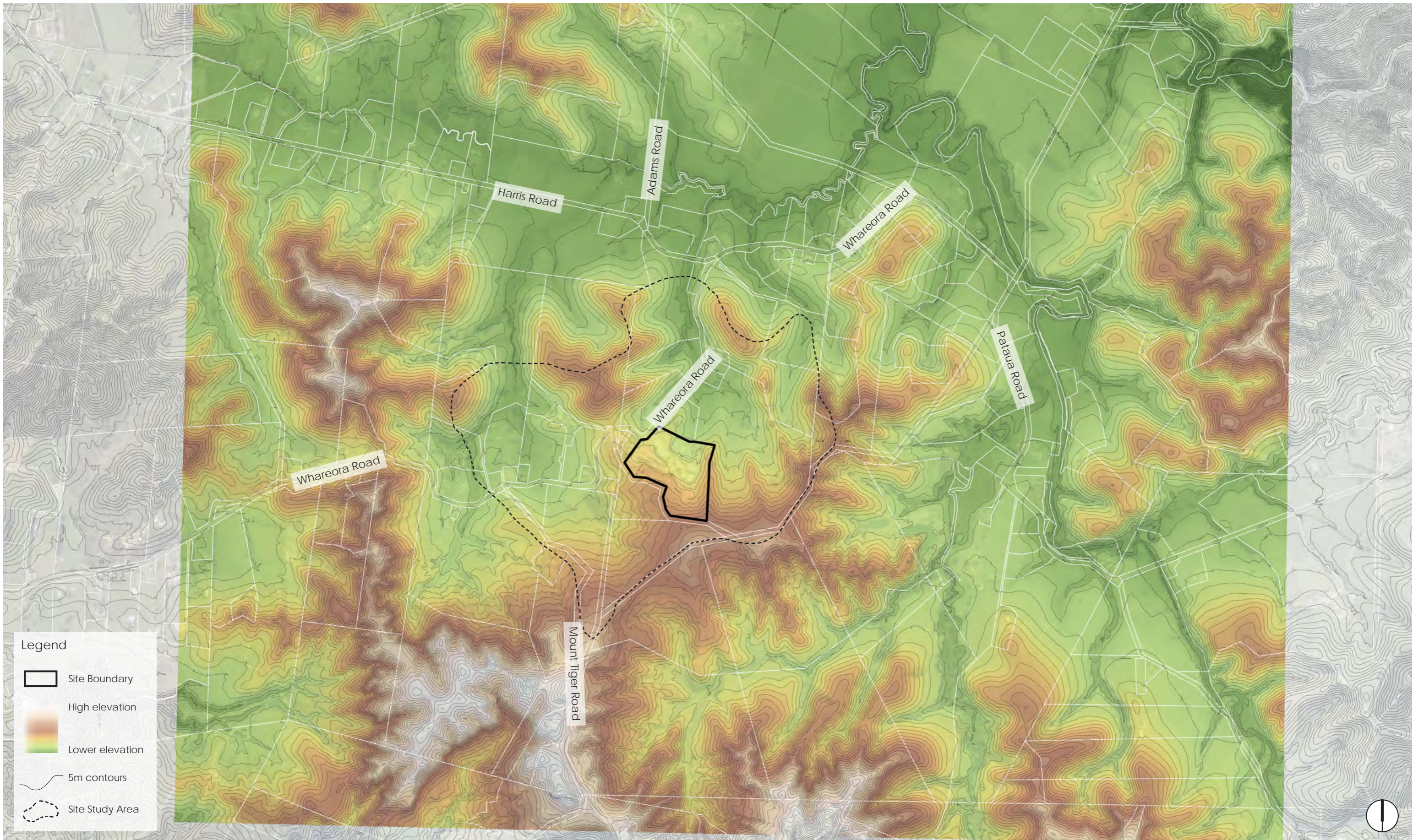
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D E S I G N
URBAN DESIGN + LANDSCAPE ARCHITECTURE

Notes:

1. All maps were created with ArcGIS using the following data sources:
2. The contours, elevation map and Zone of Theoretical Visibility (ZTV) were created using Northland Regional Council's Northland LiDAR 1m DEM (2018 - 2020).
3. The ZTV was developed with existing vegetation with the DEM.







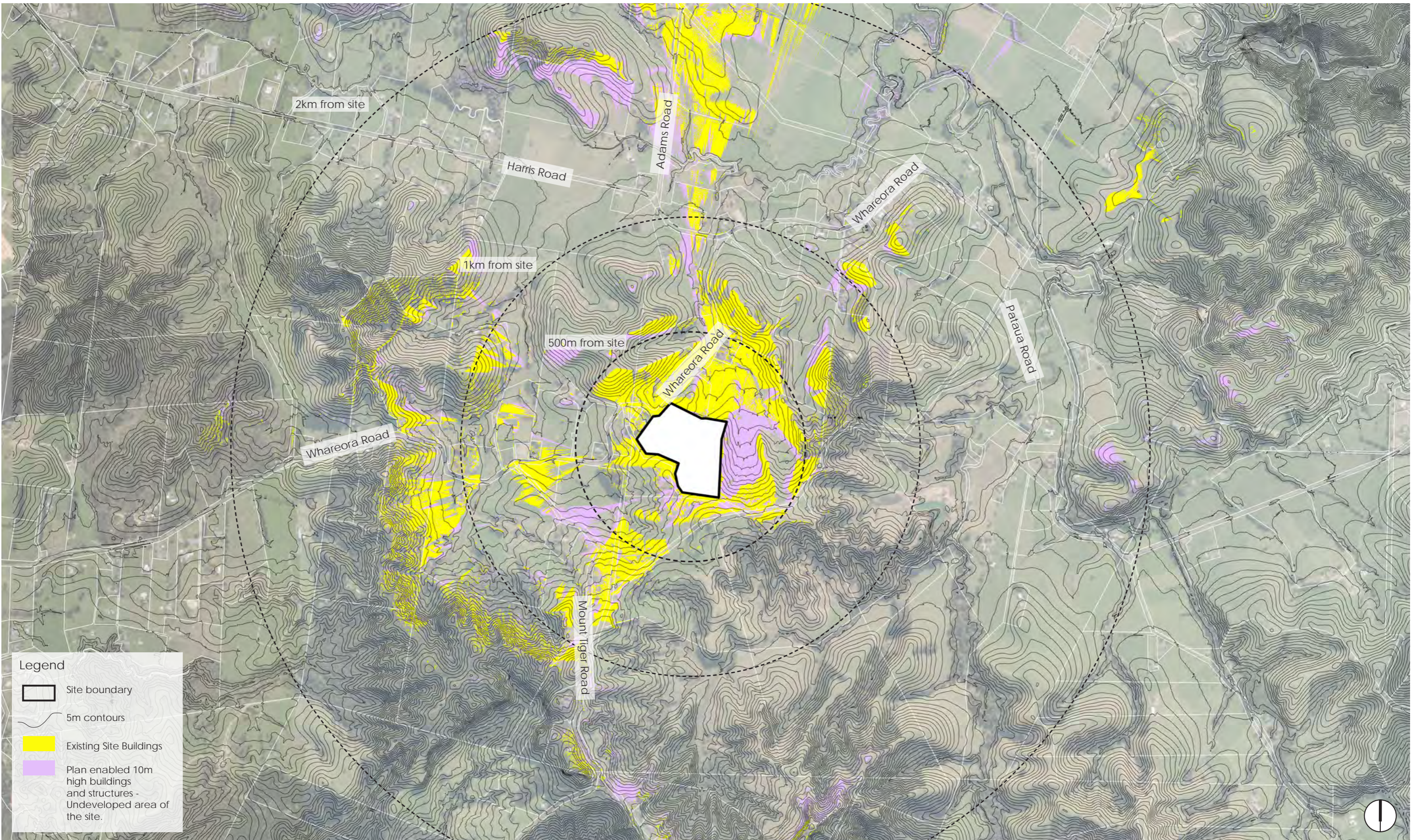
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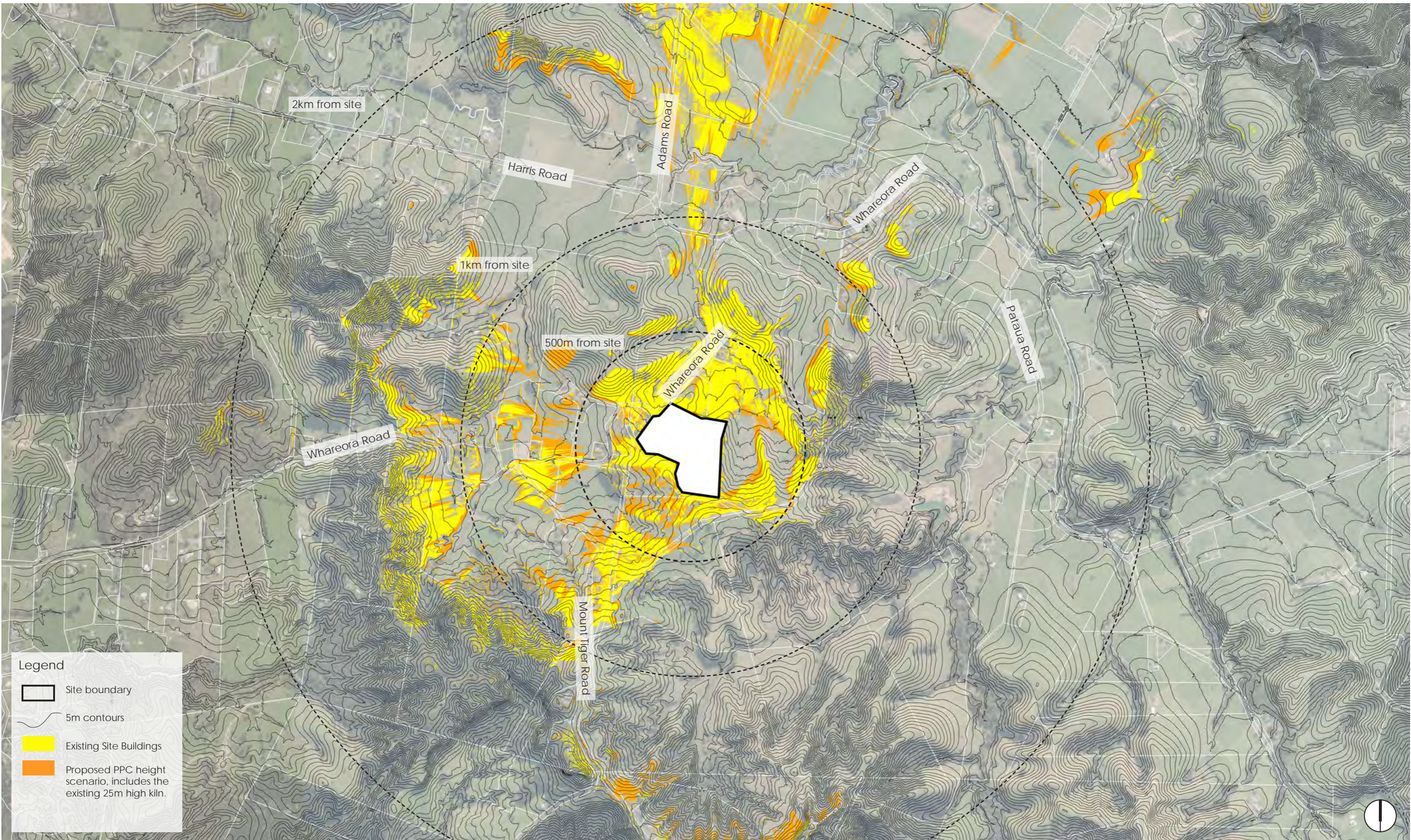
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-  High elevation
Lower elevation
-  5m contours
-  Site Study Area

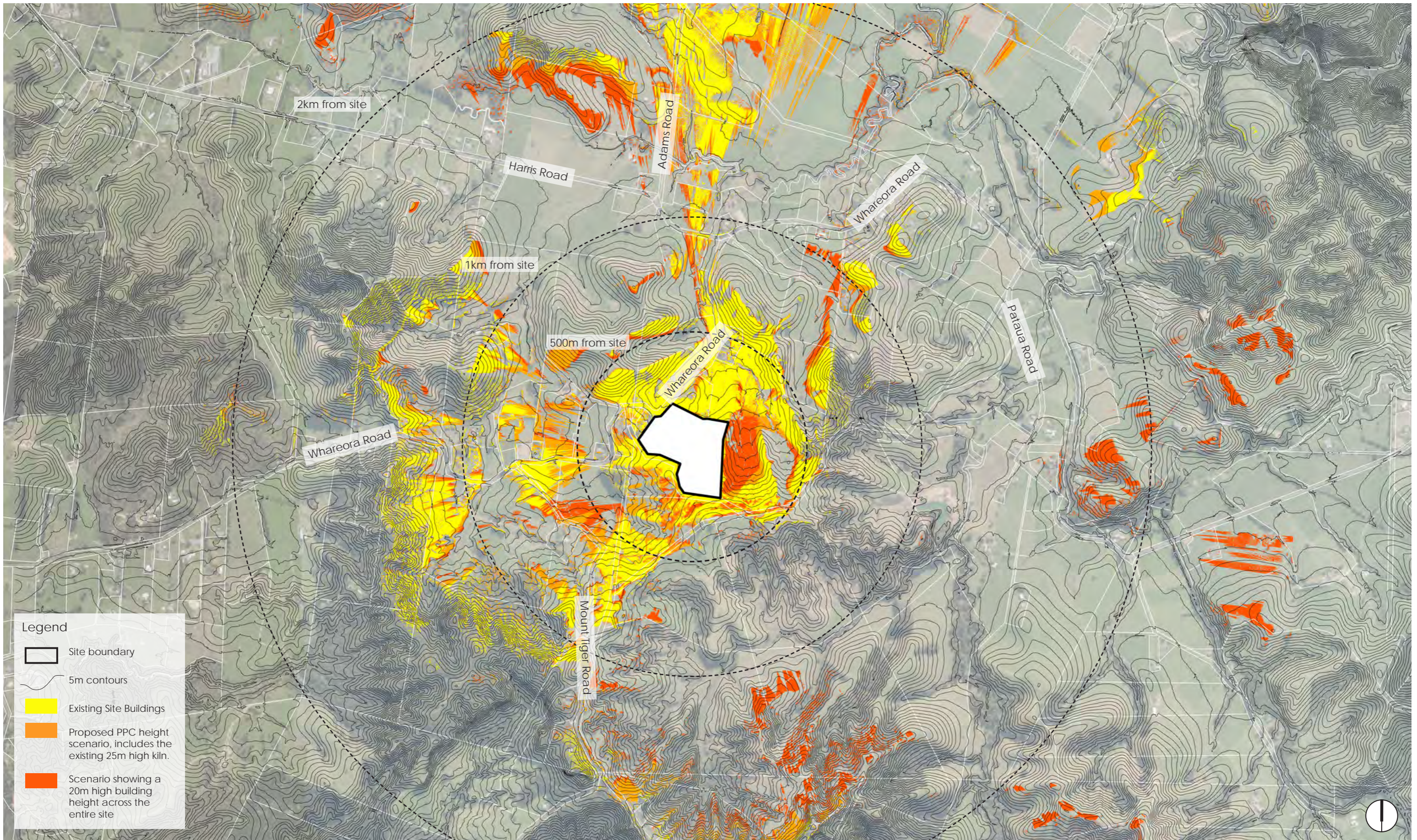


Date. 12.09.2024
 Scale. 1:15,000 at A3
 Sheet. LA03
 Drawn by. J.Earl
 Revision. A

Rosvall Sawmill, Whareora
 Graphic Supplement
 Elevation Map and Site Study Area









Appendix J – Acoustic Assessment



Acoustic Assessment of Effects

Rosvall Sawmill – Private Plan Change

Rosvall Sawmill Limited

658 Whareora Road,
Whareora, 0112

Prepared by:

SLR Consulting NZ

201 Victoria Street West, Auckland 1010, New
Zealand

SLR Reference No.: 810.030495-R01

17 June 2024

Revision: 1.2

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.2	17 June 2024	L. Jansen	P. Runcie	P. Runcie
1.1	17 May 2024	L. Jansen	P. Runcie	P. Runcie
1.0	22 December 2023	L. Jansen	P. Runcie	P. Runcie

Basis of Report

This report has been prepared by SLR Consulting NZ (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Rosvall Sawmill Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendix A Graphical Representation of Measured Noise Logger Data

A.1 Graphical Representation of Measured Noise Levels at MP1

A.2 Graphical Representation of Measured Noise Levels at MP2

Appendix B Predicted Rating Noise Contours

Appendix C Rosvall Sawmill Noise Control Boundary



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Acronyms and Abbreviations

Term	Description
Ambient noise level	The all-encompassing sound associated with an environment or area.
dB	Decibel
dBA	'A' weighted decibel.
Free field	A monitoring location where the microphone is positioned sufficiently far from nearby surfaces for the measured data to not be influenced by reflected noise.
Hz	Hertz
Impulsive noise	Noise with a high peak of short duration, or sequence of peaks.
Intermittent noise	Noise which varies in level with the change in level being clearly audible.
ISO 9613-2	International Standards Organisation ISO 9613-2:1996 "Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation".
L₉₀, L₁₀, etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
L_{Aeq}	The 'A' weighted equivalent noise level. It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.
L_{Amax}	The 'A' weighted maximum sound pressure level of an event.
Low frequency	Noise containing energy in the low frequency range.
L_p or SPL	Sound Pressure Level.
L_w or SWL	Sound Power Level.
Noise logger	A self-contained, battery powered item of equipment that is used to measure noise levels over several days.
NZS 6801:1999	New Zealand Standard NZS 6801:1991 "Measurement of Sound."
NZS 6801:2008	New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of Environmental Sound."
NZS 6802:1991	New Zealand Standard NZS 6802:1991 "Assessment of Environmental Sound."
NZS 6802:2008	New Zealand Standard NZS 6802:2008 "Acoustics – Environmental Noise."
NZS 6803:1999	New Zealand Standard NZS 6802:2008 "Acoustics – Construction Noise."
Octave-band	A frequency band where the highest frequency is twice the lowest frequency.
Plan	Whangarei District Plan (Operative in Part 2022)
SAC	Special Audible Characteristics
Steady state noise	Noise which remains relatively constant in level over time, as opposed to time-varying noise which fluctuates over time.
Time weighting	Sound level meters can be set to 'fast' or 'slow' response. 'Fast' corresponds to a 125 ms time constant and 'slow' corresponds to a 1 second time constant.
Tonality	Noise containing a prominent frequency.
Transmission loss (or sound transmission loss or sound reduction index)	A test which rates the sound transmission properties of a wall, floor, or roof construction.



1.0 Introduction

Rosvall Sawmill Limited (the **applicant**) seeks to rezone the land on which their timber processing facility is located (658 Whareora Road) to “Strategic Rural Industries” zoning, as defined in the Whangarei District Plan – Operative in Part 2022 (the **Plan**).

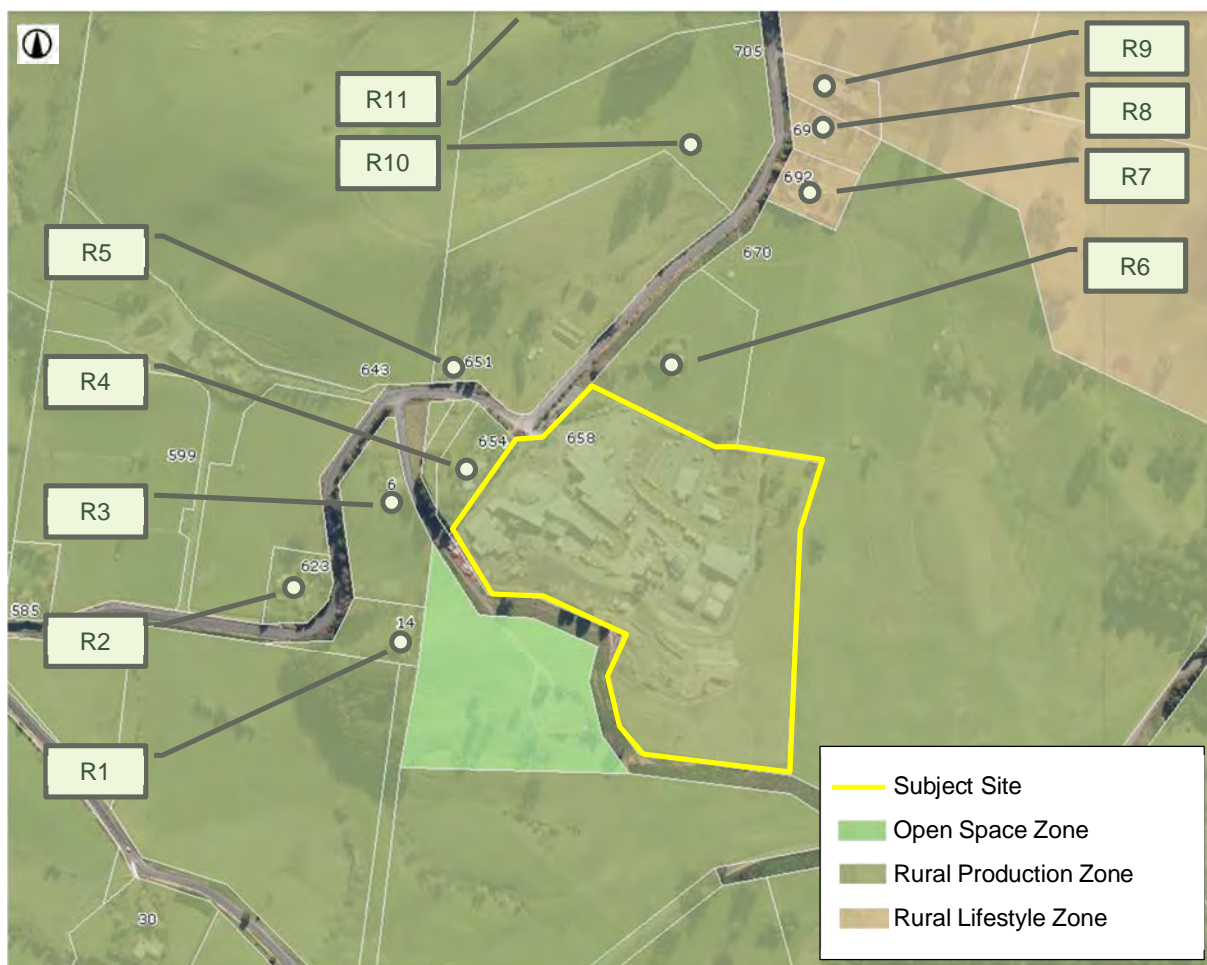
SLR has been commissioned by the applicant to undertake an acoustic assessment of effects associated with the proposed rezoning of the subject site.

This report reviews the consent conditions, relevant operative plan's noise performance standards, and existing operations of the site. It then discusses the proposed land use zoning change and the recommended Noise Control Boundary (**NCB**) which considers both the existing operational noise to provide assurance to the community that the noise would remain similar to the existing environment and would be managed and controlled effectively.

2.0 Site and Project Description

The site is located approximately 10 km northeast from Whangarei and covers approximately 9 ha of land, bounded by Whareora Road along part of its northern boundary. The site, including surrounding properties, are located on “Rural Production” zoned land, with undeveloped “Rural Lifestyle” land north-east of the site (see **Figure 1**).

Figure 1 Site surroundings and Plan Zone



The site has been in operation since the early 1970's, primarily processing raw radiata pine lumber material clear wood and structural production.

The existing operations comprise sawmilling, cut to length (resaw) area, sorting table, timber storage, workshops and administration building. The site operates between 6:00 am and 11:00 pm (Monday to Friday) with the following specific timing of the following processes:

- Dispatch Yard is open between 7:00 am and 6:00 pm Monday to Saturday,
- Back de-fillet shed is operational from 6:00 am to 3:00 pm,
- The planer mill and hammermill operate between 6:00 am to 11:00 pm Monday to Friday and between 6:00 am and 2:00 pm on Saturdays.
- Boiler and Kilns process run continuously.

There are no significant proposed changes to the site layout, its processes, or operational hours as part of the proposed plan change. The existing resource consents have previously obtained written approval at most of the surrounding properties shown on **Figure 1** and listed in **Table 1**.

Table 1 List of nearest receivers

Receiver	Address	Legal Description	Description
R1	14 Parahaki Parish Road	Lot 1 DP 389540	Single storey dwelling
R2	623 Whareora Road	Lot 1 DP 188048	Single storey dwelling
R3	6 Parahaki Parish Road	Lot 2 DP 389540	Single storey dwelling
R4	654 Whareora Road	Lot 1 DP 35653	Single storey dwelling
R5	651 Whareora Road	Lot 1 DP 188311	Single storey dwelling
R6	n/a	Lot 1 DP 119760	Single storey dwelling
R7	692 Whareora Road	Lot 5 DP 173836	Double storey dwelling
R8	696 Whareora Road	Lot 4 DP 173836	Raised single storey dwelling
R9	704 Whareora Road	Lot 1 DP 191032	Raised single storey dwelling
R10	705 Whareora Road	Lot 2 DP 558012	Single storey dwelling
R11	368 Harris Road	Lot 2 DP 558012	Single storey dwelling

Part of 770 Whareora Road has gained subdivision consent, and the lots has retained the "Rural Lifestyle" zoning. This zone supports existing and future developments characterised by smaller lot sizes, rural living, and small-scale farming. It is anticipated that these sites allow for residential living activities (standalone residence per subdivided lot) while maintaining lower-density, small-scale rural activity for curtilage areas or grazing of a few animals. The subdivided lot boundaries are shown on **Figure 2**.



Figure 2 Subdivision of 770 Whareora Road (Lot 1 and 2 DP 368700)



3.0 Existing Performance Standards

3.1 Existing Consent Conditions

The following condition relating to noise generated by the activities at the site issued under the resource consent in 2003:

“2. Limiting of noise to Permitted Activity levels at any point on the notional boundary of any residential unit on any other site except those properties which have given written consent as part of this application. During nighttime this may be achieved by keeping the doors of the plant closed between 10:00pm and 7:00am.”

The district plan defines the “Notional boundary” as being a line 20 m from any side of a residential unit or other building used for a noise sensitive activity, or legal boundary were this is closer to such a building.

The Permitted Activity’s noise limits referenced in the consent conditions are those from Rule 28.13 Noise which states that:

Any activity is a permitted activity if:

- a) *Noise generated by the activity, as measured at any point within the notional boundary of a residential unit on any other site, does not exceed:*
 - i. *50 dBA L₁₀ between the hours of 7:00 am to 10:00 pm; and*
 - ii. *35 dBA L₁₀ and 60 dB L_{max} between the hours of 10:00 pm to 7:00 am.*

The rule goes further and states that sound levels should be measured consistent with NZS 6801:1991 “Measurement of Sound” and assessed consistent with NZS 6802:1991 “Assessment of Environmental Sound”.

3.1.1 Discussion

It is unclear from the previous acoustic assessments (by others) where the closest property is where the noise limits apply, beyond those which provided written approval. However, based on the description provided the property appears to have been 368 Harris Road, which is more than 350 m north of the site.

It is noted that the limits and standards applicable reference the outdated noise measurement metric (dB LA₁₀) and superseded standards (issued in 1991).

Section 4.3 of the NZS6802:1991 states that noises that are considered to be tonal or impulsive is likely to cause adverse community response at lower sound levels, than sound without such characteristic. The standard goes further in Section 4.4 that when a noise is considered to have a special audible characteristic (**SAC**) that an adjustment is made to the relevant performance standard LA₁₀ descriptor to evaluate the measured level of noise.



3.2 Whangarei District Council – Operative Plan

In accordance with the Plan, should a new activity be established in the current “Rural Production Zone”, the noise limits in NAV.1A & NAV.1B would apply. The operational noise limits for activities in the “Rural Production Zone”, are required to be measured or assessed at or within the notional boundary of any dwelling on any other similarly zoned site. The relevant noise limits are summarised in **Table 2**.

Furthermore, sound levels should be measured in accordance with NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and assessed following NZS 6802:2008 “Acoustics - Environmental Noise”.

Table 2 Operational Noise Limits – NAV.1A of the Plan

Receiving Zone	Time Period	Noise Limit
Rural Production Zone	Daytime (7:00 am to 10:00 pm)	55 dB LAeq
	Night-time (10:00 pm to 7:00 am)	40 dB LAeq 70 dB LAFmax
Rural Lifestyle Zone	Daytime (7:00 am to 10:00 pm)	50 dB LAeq
	Night-time (10:00 pm to 7:00 am)	40 dB LAeq 70 dB LAFmax

3.2.1 Discussion

It is proposed to change the current “Rural Production” zoning of the site to “Strategic Rural Industries” zoning.

It is noted that the Plan has no noise limits for noise received at other zoned sites from activities on “Strategic Rural Industries” zoned land, other than the Noise Control Boundary (NCB) approach applied at the Fonterra Kauri Milk Processing Site (one of the three “Strategic Rural Industries” zoned sites). The NCB approach to control noise levels and avoid reverse sensitivity effects is understood to be councils preferred method to identify noise levels and controls to inform effective noise limits for the “Strategic Rural Industries” zoned sites.

Typically, an NCB is based on the existing noise contribution of the activity/facility received in the surrounding ambient environment. Any future development at the site should be designed so that the noise received in the surrounding environment should stay within the NCB.

Furthermore, the limits and standards reference the current noise measurement metric (dB LAeq) and current standards (issued in 2008). The adoption of the latest noise standards and the use of the LAeq metric in the Plan, is in line with the National Planning Standards (“Ministry for the Environment” dated November 2019) and the continuing process of updating and replacing the old metric in revised District Plans across New Zealand.

The relationship between the LA10 and the LAeq is dependent upon the nature of the sound source under consideration. In general, the difference between LAeq and LA10 is 2-3 dB (for example, 55 dB LAeq ≈ 57/58 dB LA10) for typical operational noise sources.

The noise limits in the Plan are more permissive than those which apply to the site via the consent conditions, effectively an increase of approximately 7-8 dB LAeq and 5 dB LAmx.



4.0 Existing Sound Environment

Noise measurements were undertaken from Monday, 19 February 2024 to Tuesday 20 February 2024 to quantify the existing ambient noise environment around the subject site.

Two unattended noise loggers were deployed in the surrounding area – one at the immediate neighbouring property north of the site (Lot 1 DP 119760 referred to as MP1) and the other at the property boundary south-east of the site (MP2). Both loggers were SVAN 977 D Type 1 sound level meter units (serial number 99013 and 99014). Attended 15-minute measurements were also carried out with an NTi XL2 Type 1 sound level meter (serial number A2A-18207-E0) to capture the noise contribution of the site during different times in the area.

The measurements were carried out in general accordance with the procedures described in NZS 6801 and assessed in general accordance with NZS6802. Both the L_{Aeq} and L_{A10} levels are presented. The measurement positions are described in **Table 3** and shown in **Figure 3**.

Figure 3 Measurement Positions



The noise measurement results are presented in **Table 4** and in **Appendix A**. The attended noise level measured results are presented in **Table 6** and **Table 7**, and exclude extraneous noises not related to activities at the site such as bird calls, insects, dogs barking, rustling of leaves and road traffic - as far as reasonably practicable to do so.



Table 3 Measurement Positions Descriptions

Position	Address	Description	Measurement location
MP1 (unattended noise logger)	Lot 1 DP 119760	A noise logger was deployed at the notional boundary of the immediate neighbouring dwelling north of the site. Measurements were taken over two days to measure the day and night noise profile from the site, including additional attended noise measurements. The property has an unobstructed view of the site and is approximately 40-50 m away from the nearest site boundary.	At notional boundary
MP2 (unattended noise logger)	658 Whareora Road (Sawmill)	A noise logger was deployed at the property boundary shared with the road reserve, south of the site. Measurements were taken over two days to measure the day and night noise profile from the site. The location has an unobstructed view of the site and is approximately 200 m away from the hammermill.	At property boundary
P1	704 Whareora Road / Lot 1 DP 191032	At the entrance to the residence located approximately 365 m north of the nearest site boundary. This residence has an unobstructed view of the entire site. Attended measurements of the day and night-time operations were conducted at this receiver. It is anticipated that this is the nearest property referred to in the original assessment.	At the entrance to the property, representative of the notional boundary for the residence.
P2	692 Whareora Road / Lot 5 DP 173836	At the entrance to the residence located approximately 260 m north of the nearest site boundary. The view of the site is obstructed by the hill. The dominant noise sources onsite are visible at this residence. Attended measurements of the day and night-time operations were conducted at this receiver.	At the entrance to the property, representative of the notional boundary for the residence.
P3	651 Whareora Road /	The residence is located opposite Whareora Road and is northwest of the entrance to the site (approximately 80 m from the nearest sawmill boundary). Attended measurements of the day and night-time operations were taken at this location.	At a location representative of the notional boundary for the residence, south of the site.
P4	Whareora Cemetery / Allot 67B PSH OF Parahaki	A free-field measurement position located approximately 75 m from the nearest site boundary. Attended measurements of the day and night-time operations were conducted at this receiver.	At parking area for cemetery
P5	North-east corner onsite / Lot 1 DP 111991	A free-field measurement position located onsite.	Onsite of Sawmill
P6 (Residual Measurement Position)	623 Whareora Road / Lot 3 DP 546210	The residual measurement position is southwest of the site, located on the opposite side of the hill rise, that completely obstruct the view of the site. The attended day and night-time measurements were taken at this location while the site was in full operation.	At a location representative of the existing ambient environment (without noise contributions from the sawmill).



Table 4 Summary of the results at MP1

Date	Measured Noise Levels, dB									
	Daytime Period (7:00 am to 10:00 pm)						Night-time Period (10:00 pm to 7:00 am)			
	LA10		LAeq		LA90		LA10	LAeq	LA90	LAm _{ax}
	Average	15min Range	Average	15min Range	Average	15min Range				
19 February	58	49 - 61	55	45 - 58	51	39 - 55	48 - 61	46 - 59	41 - 56	50 - 68
20 February	59	54 - 63	57	53 - 62	52	45 - 57	n/a	n/a	n/a	n/a

Table 5 Summary of the results at MP2

Date	Measured Noise Levels, dB									
	Daytime Period (7:00 am to 10:00 pm)						Night-time Period (10:00 pm to 7:00 am)			
	LA10		LAeq		LA90		LA10	LAeq	LA90	LAm _{ax}
	Average	15min Range	Average	15min Range	Average	15min Range				
19 February	54	50 - 56	51	47 - 54	48	43 - 50	49 - 56	47 - 54	44 - 50	59 - 70
20 February	55	51 - 58	53	49 - 56	49	43 - 53	n/a	n/a	n/a	n/a

Table 6 Daytime Measured Attended Noise Levels

Measurement	Start Time (Duration)	Measured Noise Levels, dB			Comment
		LA10	LAeq	LA90	
P1	12:57 pm (15:00)	44	42	39	Noise from the site was judged to come from the planer mill, hammer mill and boiler / kiln area.
P2	1:19 pm (15:00)	43	41	38	Noise from the site was judged to come from the planer mill, hammer mill and boiler / kiln area.
P3	11:27 am (15:00)	47	45	42	General activity from the site controlled by impact noise from the sawmill and bin sorter.
P4	11:08 am (15:00)	55	52	47	Ambient noise levels were controlled by the sawmill and bin sorter operations. Hammermill indistinguishable from general operational noise at this location.
P5	10:40 am (15:00)	55	53	50	Ambient noise levels were controlled by the overall operations onsite – planer mill and Hammer mill
P6	12:03 pm (15:00)	56	41	38	Residual noise measurement – the site's operations were inaudible throughout the measurement. The ambient levels comprise of distant road traffic, animal sounds and general environmental noises at this location.



Table 7 Night-time Measured Attended Noise Levels

Measurement	Start Time (Duration)	Measured Noise Levels, dB			Comment
		LA10	LAeq	LA90	
P1	8:55 pm (15:00)	44	42	40	Similar to daytime operations with the noise coming from the planer mill, hammer mill and boiler / kiln area.
P2	9:18 pm (15:00)	39	37	36	Similar to daytime operations with the noise coming from the hammer mill and boiler / kiln area.
P3	9:43 pm (15:00)	43	41	39	Less activity audibles from the site with occasional impact sound of timber falling audible.
P4	10:06 pm (15:00)	40	38	37	The site operations indistinguishable from the ambient noise levels. Sawmill and hammermill inaudible.
P5	10:29 pm (15:00)	52	50	49	The noise from boiler / kiln building were clearly audible.
P6	8:46 pm (15:00)	42	41	40	Residua noise measurement- the site's operations inaudible.

The planer mill, boiler/kiln operations, and hammermill were the main sources of ambient noise on the northern side of the fully operational site between 6:00 am and 11:00 pm, while the sawmill and sorting bin operations contributed to the noise towards the south and west. After 11:00 pm and before 6:00 am, the only noticeable source of noise on the northern side was the boiler/kiln operations.

The noise from the site is observed to possess Special Audible Characteristics (SACs), which justifies an adjustment in accordance with the interpretation of NZS 6802.

The current noise environment is primarily influenced by the site's operations, with intermittent noise from the nearby traffic on Whareora Road. After 11:00 pm, the noise is mostly controlled by the boiler/kiln operations and is considered a part of the background noise level in the area.

The applicant reports a recent noise complaint lodged with the Whangarei District Council, which led to adjustments in the site's operations to address the complaint.

4.1 Discussions

4.1.1 Consented Limits

Based on our observations, the noise from the site can be categorised as impulsive. Therefore, an SAC adjustment should be applied to the relevant performance standard (LA10). This modification results in a noise limit of 45 dB LA10 during the daytime period (7:00 am to 10:00 pm) and 30 dB LA10 during the nighttime period (10:00 pm to 7:00 am).

As discussed, it is unclear where the existing consent limits apply due to previous written approvals being obtained at the time. From the consent records reviewed it is assumed that the noise limits would apply to 368 Harris Road, which is approximately 70m north from 704 Whareora Road (P1).



Daytime Period (7:00am to 10:00pm)

Compliance with the daytime noise limit is anticipated.

Night-time Period (10:00pm to 7:00am)

Based on the measured noise levels between 9:00 pm and 11:00 pm (44 dB LA10), it is anticipated that the limit (30 dB LA10) could be exceeded by 14 dB. The ambient noise level was primarily influenced by the hammermill and planer mill activities, including the boiler and kiln operations. The noise levels are similar to those experienced during the daytime.

However, it is expected that noise levels will significantly decrease after 11:00 pm as most operations shut down except the boiler and kiln operations that run continuously (as discussed in **Section 2.0**).

4.1.2 Operative Plan Limits

As discussed, the SAC adjustment is applied to the measured day and nighttime levels in **Table 6** and **Table 7**.

Daytime Period (7:00am to 10:00pm)

Compliance with the daytime noise limit (including the SAC adjustment) is anticipated at most of the surrounding dwellings.

Night-time Period (10:00pm to 7:00am)

Based on the measured noise levels, which include the SAC adjustment, between 9:00 pm and 11:00 pm, it is anticipated that the 40 dB LAeq limit could potentially be exceeded by up to 7 dB in the surrounding community areas (P1, P2, and P3). It is crucial to recognise that besides the measured noise levels, the residual noise contribute to the potential infringements of the prescribed noise limit, the residual noise level already exceeding the night-time limited.

Moreover, as the night progresses after 11:00 pm due to reduced onsite activities, the noise levels received in the community is expected to drop significantly. This reduction in noise levels is projected to bring the overall noise levels closer to compliance with the established limit.

5.0 Existing Noise Contours

Operational noise levels generated by the existing operations have been predicted consistent with the algorithms detailed in ISO 9613-2:1996 “Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation” and implemented in SoundPLAN. The ISO 9613 calculation method considers a range of frequency-dependent attenuation factors that include atmospheric absorption, soft ground attenuation, meteorological conditions (e.g., wind increasing noise propagation efficiency), barrier effects and the directivity of a noise source.

Our assessment includes the following information:

- Terrain, existing building footprints, property boundaries – obtained from Koordinates (<https://koordinates.com/data/>).
- Receivers are calculated as free-field and positioned 1.5 m above ground level.
- All buildings facades are assumed achieving a sound insulation index of $R_w \geq 8$ dB (typical facades are constructed from timber palings with observed gaps)
- A-weighted sound power levels (LWA) per source, based on measurements of similar activities, information from previous acoustic assessments (by others) and advice provided by the project design team, are summarised in **Table 8**.



- A 5 dB SAC adjustment has been added to the sound power level specified in column 2 of **Table 8**, to account for special audible characteristics (impacts and warning alarms, etc.) associated with the typical operations consistent with NZS 6802:2008.

A model calibration exercise was conducted as part of this assessment to confirm the accuracy of the model. A satisfactory calibration of a noise model is typically demonstrated by a variation of ± 2 dB between the measured and modelled noise levels. The noise model demonstrated that the predicted existing operational noise levels are within 1 dB of the measured levels.

The predicted rating noise levels from the site's operations are presented as noise contours in **Appendix B**.

Table 8 Modelled existing noise sources

Noise Source	Sound Power Level	Operation per Assessment Period	
		Daytime (7:00am to 10:00pm)	Night-time (10:00pm to 7:00am)
Sawmill Operations	89 dB L _{prev} (reverberant sound pressure level)	75% (Total duration of approximately 11 hours)	Operational between 6:00am to 7:00am, Maintenance and cleaning – 10:00pm to 11:00pm
De-barker	84 dB L _{WA}	70% (Total duration of approximately 10 hours)	Operational between 6:00am to 7:00am,
Bin sorting process	89 dB L _{prev} (reverberant sound pressure level)	75% (Total duration of approximately 11 hours)	Operational between 6:00am to 7:00am
Cut to Length (resaw)	87 dB L _{prev} (reverberant sound pressure level)	30% (to allow for reduced staff and work intensity)	No activity
Planer Mill	86 dB L _{prev} (reverberant sound pressure level)	90% (Total duration of approximately 13.5 hours)	Operational between 6:00am to 7:00am and 10:00pm to 11:00pm.
Hammermill	103 dB L _{WA}	95% (Total duration of approximately 14 hours)	Operational between 6:00am to 7:00am and 10:00pm to 11:00pm.
Boiler and Kiln	82 dB L _{prev} (reverberant sound pressure level)	100% (continuous operation)	Continuous operation (100%)
De-palletising shed	77 dB L _{prev} (reverberant sound pressure level)	65% (Total duration of approximately 10 hours)	Operational between 6:00am to 7:00am



6.0 Proposed Performance Standards

The proposed plan change process provides the opportunity to modify existing rules or prescribe new rules appropriate for the proposed zoning relative to its surroundings. SLR has considered the requirements of the existing consent conditions and the Whangarei District Plan (Operative in Part 2022).

The private plan change proposes to rezone the site from “Rural Production” to “Strategic Rural Industries” zoning. According to the definition provided in the Plan, “Strategic Rural Industries” are industrial activities (including manufacturing) that are of regional or national significance and require a rural location because of factors such as access to resources or large area of land for the operation of the activity. This is distinct from industrial activities within urban areas with specialised business or industrial functions such as Port Marsden or the Marsden Point Energy Precinct.

It should be noted that there are currently three areas zoned as “Strategic Rural Industries” located north and south of Whangarei. These include the “Croft Poles Kauri”, “Fonterra Kauri Milk Processing”, and “Portland” zones. As previously discussed, the NAV section of the Plan does not specify noise limits for Strategic Rural Industries zoned land. Instead, it was intended that each site would be treated individually by determining the site-specific noise control boundary to regulate the noise generated. The plan only refers to the Fonterra Kauri Milk Processing Site, where an operational NCB was defined and requirements for the establishment of any new dwellings within the NCB were identified to mitigate against reverse sensitivity, the internal noise limits for “noise sensitive activities” (as defined in the Plan) are specified in Table NAV-3 of the Plan.

Similarly, the proposed approach for Rosvall Sawmill is to consider the noise generated during a typical busy operational day to accurately represent the noise levels received in the surrounding environment.

The proposed Rosvall Sawmill NCB (shown in **Appendix C**) is based on both modelled noise levels of the existing operations of the sawmill (and that correlates favourably with the measured noise levels), as discussed. This NCB contour has been modified to ensure it includes the 45 dB L_{Aeq} rating contour for night-time, which encompasses the daytime 55 dB L_{Aeq} rating contour. The rating contours account for the SAC adjustment and are depicted on maps included in **Appendix B** to provide context for how they relate to existing noise levels.

This NCB approach provides certainty regarding the potential levels of noise generated would be controlled to remain at or below the levels currently generated at Rosvall Sawmill. Should there be any future development at the Rosvall Sawmill site, it would be essential that any new development be designed and controlled to ensure compliance with the NCB is maintained.

It also mitigates against the potential for reverse sensitivity effects due to new activities sensitive to noise establishing inside the NCB, by requiring such activities to insulate against noise in a manner consistent with that adopted in the Plan.

Similar to other situations, such as the Kauri Milk Processing Site in the Whangarei District, the proposed NCB extends beyond the boundaries of the sawmill site. While the plan change does not aim to permit increased noise levels and there are no expected changes to the current noise environment in the surrounding existing dwellings, it is recommended that Rosvall Sawmill engage with the owners of these dwellings within the proposed NCB to consider appropriate and relevant mitigation measures in the community. This engagement is important to ensure a transparent and collaborative approach and may result in the consideration of installing ventilation and a heat pump to enable the windows to be closed, if they are not already a feature of the dwelling.



The area to the south of the sawmill is a cemetery and is unlikely to be developed in the future. There are no proposed changes to noise levels in this area as a result of the proposed plan change.

The proposed NCB includes the dwellings at Lot 1 DP 119760 and 654 Whareora Road.

6.1 Proposed Plan Wording Changes

Based on the above, the following additions (as shown in red) are recommended to the relevant sections of the existing NAV section of the Plan provisions.

NAV-R2 Noise Arising from Activities within Zones

- The noise limits that shall apply within and between Zones are set out in Tables NAV 1A and NAV 1B below.

Note:

1) Except that where noise is generated from the Fonterra Kauri Milk Processing Site, the noise rules shall apply at the Fonterra Kauri Milk Processing Site – Noise Control Boundary as shown on the Planning Maps.

2) Except that where noise is generated from the Rosvall Sawmill Site, the noise rules shall apply at the Rosvall Sawmill Site – Noise Control Boundary as shown on the Planning Maps.

Table NAV 1A Noise limits within and between zones

Noise emitted from any site in the following Zone	Noise measured within the applicable boundary of any of the following zones (refer to the following table for applicable assessment location)	Daytime 7:00 am to 10:00 pm	Night-time 10:00 pm to 7:00 am	Notes (8,9)
Kauri Strategic Rural Industries / Rosvall Sawmill	<ul style="list-style-type: none"> At the Kauri Milk Processing Site – Noise Control Boundary At the Rosvall Sawmill Site – Noise Control Boundary Outer 	55 dB LAeq	45dB LAeq 75 dB LAFmax	9

NAV-R6 Sound Insulation Requirements

- Any noise sensitive activity established within a City Centre Zone, Mixed Use Zone, Commercial Zone, Waterfront Zone, Local Centre Zone, Sport and Active Recreation Zone, Settlement Zone Centre Sub-Zone, Port Nikau Development Area, or Town Centre Zone, or within the Fonterra Kauri Milk Processing Site Noise Control Boundary or Rosvall Sawmill – Noise Control Boundary shall be designed and constructed to ensure the following internal design noise levels set out in Table NAV 3.
- For design purposes, the external Leq noise levels set out in Tables NAV 4A and NAV 4B shall be used. These noise levels shall be assumed to be incident on the facade.
- Where windows are required to be closed to achieve the sound levels in NAV-R6(1)-(3), the room or space shall be designed, constructed and maintained to:
 - Provide mechanical ventilation that satisfies clause G4 of the New Zealand Building Code and is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
 - Provide relief for equivalent volumes of spill air; and



- c. Provide cooling and heating that is controllable by the occupant and that can maintain the inside temperature of the room or space between 180C and 250C; and
- d. Ensure that where a ventilation or cooling system is used that it does not generate more than 35 dB LAeq when measured 1m away from any grille or diffuser at the minimum level required to achieve the temperatures in NAV-R6(5)(c).

Table NAV3 – Internal Design Noise Levels

Zones	Bedrooms and Sleeping areas within dwellings or units (10:00pm to 7:00am)	Other habitable spaces within dwellings or units (7:00am to 10:00pm)	Teaching spaces, places of religious assembly, health, and veterinary service buildings (7:00 am – 10:00 pm)
City Centre Zone Sport and Active Recreation Zone Mixed Use Zone Local Centre Zone Waterfront Zone Settlement Zone Centre Sub-Zone Town Centre Zone Fonterra Kauri Milk Processing Site Rosvall Sawmill Site	30 dB LAeq	40 dB LAeq	35 dB LAeq

Table NAV 4A – Bedrooms and Sleeping areas Leq noise levels for design purpose by zone

Zone	Design Noise Level (dB Leq) - incident							
	63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2k Hz	4k Hz	dBA
Rosvall Sawmill – Noise Control Boundary	60	55	48	40	35	33	30	45

Table NAV 4B – Other habitable room Leq noise levels for design purpose by zone

Zone	Design Noise Level (dB Leq) – incident							
	63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2k Hz	4k Hz	dBA
Rosvall Sawmill – Noise Control Boundary	70	65	59	50	45	43	40	55

Inclusion of the noise control boundary shown in **Appendix C** within the District Plan Operative in Part 2022 – Part 4: Maps and the District Plan Online Map Viewer ([Online Maps](#)).



7.0 Conclusion

Rosvall Sawmill Limited seeks to rezone the land on which their timber processing facility is located (658 Whareora Road) from the current “Rural Production” zoning to “Strategic Rural Industries” zoning (as defined in the Whangarei District Plan Operative in Part 2022).

Noise has been measured from the current operation of the site and a high-level assessment undertaken of the measurements against the relevant performance standards –both the existing conditions of consent and the operative Plan provisions.

A proposed set of rules have been identified based on the approach used in the Plan for land zoned Strategic Rural Industries for consistency. This approach provides a greater degree of certainty for both Rosvall Sawmill and the general public with respect to the extent of noise permitted from the site and any other future developments. Compliance with the Noise Control Boundary is typically much more straightforward to assess, which facilitates clear determinations of whether the site operates within its control boundary.

By confirming the Noise Control Boundary, this approach ensures that noise effects at surrounding properties do not deviate significantly from the current situation. This stability is crucial, especially given the only known recent complaint to the council. Additionally, the approach offers a structured method for managing reverse sensitivity effects by requiring that any new noise-sensitive activities within the Noise Control Boundary adhere to appropriate internal noise levels already adopted in the Plan. This provides a balanced framework that accommodates both ongoing industrial operations and the introduction of new, noise-sensitive developments.

While the noise level associated with the sawmill is not expected to change, some existing dwellings are situated within the proposed Noise Control Boundary, thus exposed to elevated noise levels at occasions during the night.

It is recommended that Rosvall Sawmill engage with the owners of these occupied dwellings to determine if the current internal noise levels align with a comfortable level of living within "habitable rooms" and, specifically, to minimize the potential for sleep disturbance in bedrooms. The internal noise level would be determined through individual assessments of each dwelling to identify if mitigation would be required and to what degree, if any.

It is important to note that the proposed changes to the district plan and planning maps will provide an effective framework for ensuring that no adverse effects will arise in respect of acoustic amenity.

SLR Consulting NZ

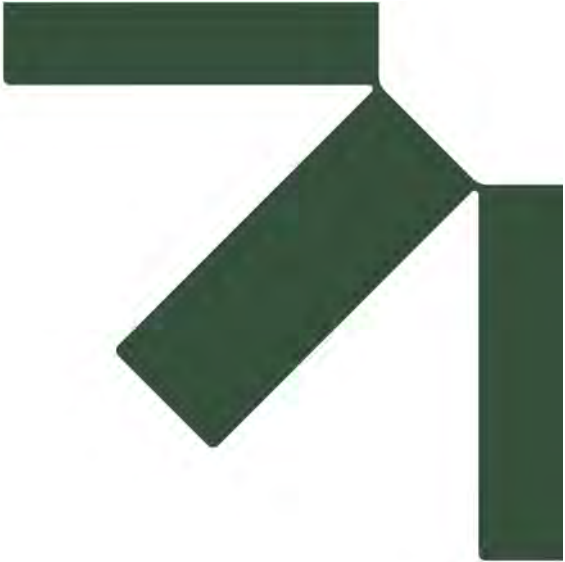


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Peter Runcie
Technical Director – Acoustics & Vibration





Appendix A Graphical Representation of Measured Noise Logger Data

Acoustic Assessment of Effects

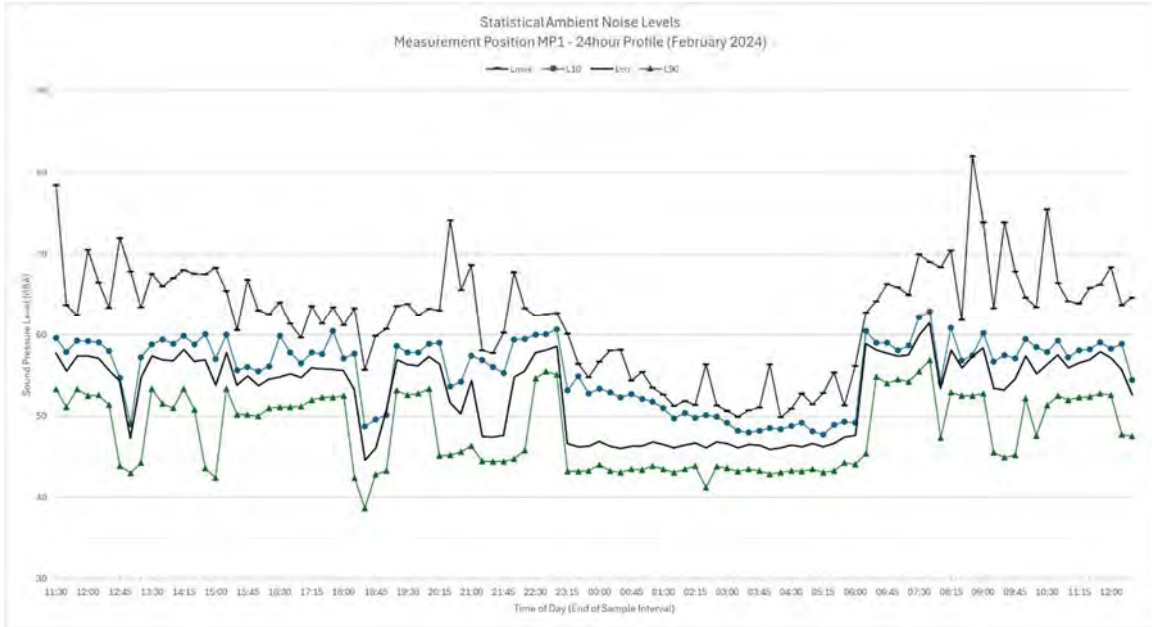
Rosvall Sawmill – Private Plan Change

Rosvall Sawmill Limited

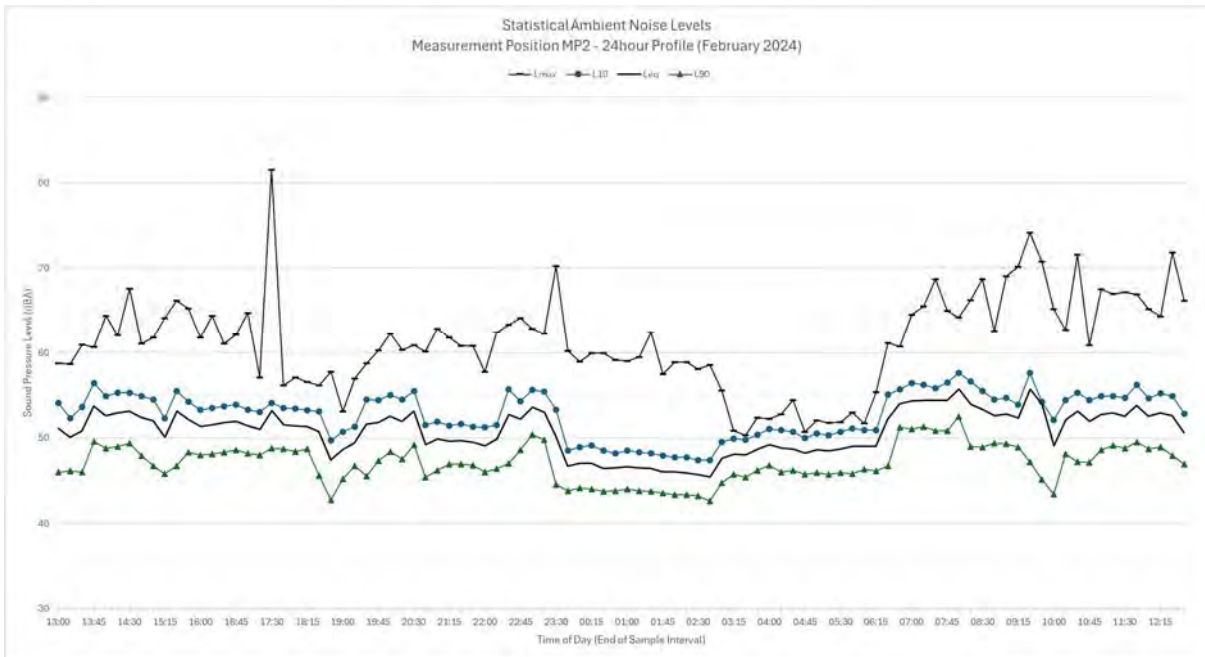
SLR Reference No.: 810.030495-R01

17 June 2024

A.1 Graphical Representation of Measured Noise Levels at MP1



A.2 Graphical Representation of Measured Noise Levels at MP2





Appendix B Predicted Rating Noise Contours

Acoustic Assessment of Effects

Rosvall Sawmill – Private Plan Change

Rosvall Sawmill Limited

SLR Reference No.: 810.030495-R01














17 June 2024

**ROSVALL SAWMILL PRIVATE PLAN CHANGE
- ACOUSTIC ASSESSMENT**

**Daytime Predicted Rating Noise Contours
from the Sawmill Operations**

APPENDIX B-1

Map Element Legend

-  Subject Site Boundary
-  Subdivided Lots
-  Property Titles
-  Building Footprint Outlines
- Daytime Noise Contours
dB LAeq (incl SAC)
-  35 dB LAeq
-  40 dB LAeq
-  45 dB LAeq
-  50 dB LAeq
-  55 dB LAeq (Day Limit)
-  60 dB LAeq
-  65 dB LAeq
-  70 dB LAeq
-  Rosvall Sawmill NCB

The calculated Noise Contours provide an overview of the existing noise levels across the presented area, taking into consideration a Special Audible Characteristic (SAC) adjustment. These contours are generated from the interpolation of calculation points with a 15m spacing, 1.5m above ground; however, it should be noted that they are not necessarily indicative of the exact noise levels in the area.



Coordinate System:	NZGD 2000 New Zealand Transverse Mercator
Scale:	1:4,000 at A3
Project Number:	810.030495
Date:	17/06/2024
Drawn by:	LJ Jansen

















**ROSVALL SAWMILL PRIVATE PLAN CHANGE -
ACOUSTIC ASSESSMENT**

**Night-time Predicted Rating Noise Contours
from the Sawmill Operations**

APPENDIX B-2

Map Element Legend

-  Subject Site Boundary
-  LINZ NZ Addresses
-  Subdivided Lots
-  Property Titles
-  Building Footprint Outlines
- Night-time Noise Contours
dB LAeq (incl SAC)
-  35 dB LAeq
-  40 dB LAeq
-  45 dB LAeq (Night Limit)
-  50 dB LAeq
-  55 dB LAeq
-  60 dB LAeq
-  65 dB LAeq
-  70 dB LAeq
-  Rosvall Sawmill NCB

The calculated Noise Contours provide an overview of the existing noise levels across the presented area, taking into consideration a Special Audible Characteristic (SAC) adjustment. These contours are generated from the interpolation of calculation points with a 15m spacing, 1.5m above ground; however, it should be noted that they are not necessarily indicative of the exact noise levels in the area.



Coordinate System:	NZGD 2000 New Zealand Transverse Mercator
Scale:	1:4,000 at A3
Project Number:	810.030495
Date:	17/06/2024
Drawn by:	LJ Jansen





Appendix C Rosvall Sawmill Noise Control Boundary

Acoustic Assessment of Effects

Rosvall Sawmill – Private Plan Change

Rosvall Sawmill Limited

SLR Reference No.: 810.030495-R01

17 June 2024

ROSVALL SAWMILL PRIVATE PLAN CHANGE -
ACOUSTIC ASSESSMENT

Proposed Rosvall Sawmill Noise Control
Boundary

APPENDIX C-1

Map Element Legend

- Rosvall Sawmill NCB
- Area
- Subject Site
- Subdivided Lots
- Property Titles
- Building Footprint Outlines

The calculated Noise Contours provide an overview of the existing noise levels across the presented area, taking into consideration a Special Audible Characteristic (SAC) adjustment. These contours are generated from the interpolation of calculation points with a 15m spacing, 1.5m above ground; however, it should be noted that they are not necessarily indicative of the exact noise levels in the area.



Coordinate System:	NZGD 2000 New Zealand Transverse Mercator
Scale:	1:4,000 at A3
Project Number:	810.030495
Date:	17/06/2024
Drawn by:	LJ Jansen





Making Sustainability Happen

27 September 2024

SLR Ref No.: 810.03495-L01-v1.0-20240927.docx

Attention: Mark Hansen
Rosvall Sawmill Limited
658 Whareora Road
Whareora, Whangarei

SLR Project No.: 810.030495

RE: Rosvall Sawmill Private Plan Change Application
Acoustic Response to the Request for Further Information

Introduction

SLR prepared an assessment of acoustic effects (**the SLR Report**, 810.030495-R01-v1.2 dated 17 June 2024) associated with the proposed private plan change for the Rosvall Sawmill operations in Whareora. Whangarei District Council (**Council**) has since requested further information regarding the noise component and the SLR Report. This letter is an addendum to the SLR Report to provide the requested information.

RFI – Item F1

Requires an analysis of what an acceptable level of noise is in the RPROZ, and what the effects on rural amenity and character might result because of the proposed NCB. This should include consideration on the noise effects that will arise on dwellings within the NCB and whether these effects can be mitigated.

SLR Response

Acceptable Noise

The noise limits for the Rural Production Zone (**RPROZ**) in the Whangarei District Plan are 55 dB LAeq during the daytime (7:00 am to 10:00 pm) and 40 dB LAeq during the nighttime (10:00 pm to 7:00 am). These noise limits apply at the notional boundary of any dwelling in the rural area. As the Plan sets these noise limits for the receiving zone, based on the types of activities and receivers envisaged in the zone, these form a reasonable framework for what might be considered an acceptable level of noise. However, also important in considering what constitutes acceptable levels of noise is the context of the existing environment. In this case this is influenced by the sawmill and the significant amount of time it has existed and operated in the area. It could be argued that the existing noise levels generated by the sawmill, acknowledging the affected party approval provided by surrounding neighbours and the time it has operated, forms the context of an acceptable level of noise and character in this location.

The proposed Noise Control Boundary (**NCB**) does not seek to enable increases to the existing noise levels generated by the sawmill. Therefore no change to the amenity and character of the existing environment would occur as a result of the proposed NCB. Therefore, on this basis the proposed NCB would not have a material effect on the existing amenity and character of the noise in the area.

Effects within the NCB

In terms of effects on dwellings within the NCB, it is important to note that the immediate surrounding properties have previously provided written approval for the infringement of the operation of the sawmill, inclusive of its acoustic output. **Figure 1** show the properties that

Daytime Effects

During the daytime, the RPROZ noise limit of 55 dB LAeq could potentially be exceeded by 1-2 dB at these two dwellings (identified above). The effect of this is compared to the RPROZ limit is negligible as a difference of ≤ 2 dB in noise levels is considered imperceptible. This statement is supported by several relevant documents in the context of environmental noise. For example, in Section 4 (Table 4.1) of the 2017 New South Wales 'Noise Policy for Industry' (NPfI), a residual noise impact of ≤ 2 dB is classified as 'negligible'. Table 4.2 in the NPfI further defines negligible as noise that "...would not be discernible by the average listener...".

The properties located outside the NCB would receive noise level compliant with the relevant RPROZ daytime noise limits.

Night-time Effects

Night-time noise effects are experienced inside dwellings where occupants are during the night-time hours. Therefore, consideration of effects during the night is best centred not on external levels but on levels within dwellings. At the two existing dwellings within the NCB the RPROZ night-time noise limit of 40 dB LAeq is currently exceeded by 10 - 15 dB. It should be noted that the highest levels of noise emitted from the sawmill during the night are limited to the hours of 10:00 pm to 11:00 pm and 6:00 am to 7:00 am.

At these highest night-time levels it is likely that occupants of the two existing dwellings would close bedroom windows to control noise levels. This is expected to reduce the external noise by 20-25 dB (depending on façade features such as whether they have double glazed windows and wall insulation) resulting in internal noise levels of 30-35 dB LAeq in bedrooms facing the sawmill. This level of noise is in the range recommended in AS/NZS 2107:2016 "Acoustics – Recommended design sound levels and reverberation times for building interiors" for sleeping areas of rural dwellings near minor roads (range of 30-35 dB LAeq). Noting that it is the level of noise the existing residences are exposed and have been for some time.

Newly constructed future dwellings (with cavity insulation and double glazing as is understood to be standard) can be expected to reduce external noise levels by 25-30 dB with windows closed. This would enable occupants to close windows and achieve internal noise levels of 30 dB LAeq or less, the range recommended in AS/NZS 2707 for bedrooms of dwellings in the rural area (a range of 25-30 dB LAeq). This aligns with the current internal noise level requirements in Table NAV3 for a range of similar activities with NCBs. As noted in the SLR report this would require such dwellings to also include ventilation and cooling to enable windows to be closed. Given cooling (and often ventilation) commonly form part of new dwelling designs this is not considered a significant burden on the ability to construct new dwellings.

As the effects can be internalised without significant mitigation required to dwellings the effects are considered reasonable.

RFI – Item F2

Requires an assessment of the future subdivision potential of RPROZ within the NCB would be useful in determining what the realistic reverse sensitivity risk is. There is no specific discussion on the requirement for future development (future dwellings) within the NCB to be designated with (modest) façade sound insulation or the onerous mechanical ventilation and air-conditioning provisions of the district Plan rule, even though this would be required by the proposed changes to NAV-R6. This is a matter that may result in externalised costs to surrounding landowners (assuming that this land could be subdivided in the future). An analysis of those costs should be provided.

SLR Response



Future Subdivision Potential

It is understood that a resource consenting process would be required to subdivide any of the properties within the NCB. Additionally, Rule SUB-R16 of the Plan states that the minimum allotment for properties to be subdivided is 20 hectares and that the subdivision of rural land does not inhibit or restrict the productive potential or reasonably anticipated productive potential of rural production activities (RPROZ-P8). Of the surrounding properties within the NCB only three are more than 20 hectares in size.

Therefore, beyond noting that a consent would be required to subdivide any surrounding site we defer to the planning expert on more detail relating to the likelihood of subdivision of the area.

Requirements for Future Dwellings in NCB

Section 6.0 of the SLR report discussed the potential of future development in the NCB and the proposed change to NAV-R6. The report noted that this would require future dwellings within the NCB to control noise from the sawmill by means of closing bedroom windows during the night-time period and ensuring the dwelling design included sufficient ventilation and cooling.

To provide context, as of right, each property is entitled to one principal residential unit (RPROZ-R7) and a minor residential unit (RPROZ-R8), at a minimum setback distance of 8 m from any site boundaries (RPROZ-R4). With this in mind, the highest level of noise at future dwellings would be 55 dB LAeq during the day and 54 dB LAeq during the night. Effects on newly built dwellings at these noise levels have been identified and discussed in response to Item F1.

The plan change seeks to use the existing NAV framework to ensure consistency in application across the district and therefore it is confirmed that the proposal is for the ventilation requirement of NAV-R6 (5) to apply to new dwellings within the NCB under the proposed plan change. Generally, the requirements of NAV-R6 (5) are not considered onerous and are similar to other comparable requirements in other NZ jurisdictions. It is, however, acknowledged that the air change control requirement of NAV-R6(5 a) *“...and is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour...”* is above the requirements set in G4 of the New Zealand Building Code. However, we would refer to a ventilation expert on whether this is an onerous requirement. Irrespective of the above, changing the requirements of this specific clause is beyond the scope of this proposed plan change.

Modern dwelling designs typically include thermal cavity insulation, double-glazing and ventilation and cooling system. This would be sufficient to enable windows to be closed to achieve reasonable internal noise levels. The specific performance parameters of the ventilation and cooling systems may need to be modified to meet specific requirements in NAV6(5). It is anticipated that such minor design and system changes, relative to the total cost to construct a new dwelling, would be minimal. However, the specific costs of such a system are beyond our expertise and so we are unable to comment with more specificity.



RFI – Item F3

The proposed façade sound insulation requirements for new dwellings appear inadequate to meet the NAV internal noise limits. It is unclear whether the ventilation and air conditioning rules in the district plan apply within the NCB. Additionally, the proposed plan change does not specify requirements for façade sound insulation assessments or treatment for existing dwellings.

SLR Response

The tables included an error in the numbers which is rectified below – these now represent the highest noise levels within the NCB at locations where future dwellings are entitled to be constructed, as described in response to item F2.

Please refer to the corrected tables below.

Table NAV 4A – Bedrooms and Sleeping areas Leq noise levels for design purposes by zone

Zone	Design Noise Level (dB Leq) - incident							dBA
	63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2k Hz	4k Hz	
Rosvall Sawmill – Noise Control Boundary	67	62	55	47	42	40	37	54

Table NAV 4B – Other habitable room Leq noise levels for design purpose by zone

Zone	Design Noise Level (dB Leq) – incident							dBA
	63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2k Hz	4k Hz	
Rosvall Sawmill – Noise Control Boundary	68	63	56	48	43	41	38	55

As discussed in response to Item F2, dwellings within the NCB would be required to have windows closed to achieve compliance with the internal noise level requirements. Therefore, future dwellings would need to meet the requirements in NAV-R6 (which has been discussed above).

Regarding the exiting dwellings within the NCB it is not intended that the requirements of the plan change apply to these dwellings, given they have been exposed to the same levels of noise for extended periods of time and many are understood to have direct communication with the sawmill.

As noted in the SLR report, however, it is recommended that Rosvall Sawmill engage with the owners of these occupied dwellings to determine if the current internal noise levels align with a comfortable level of living within "habitable rooms" and, specifically, to minimise the potential for sleep disturbance in bedrooms. The internal noise level would be determined through individual assessments of each dwelling to identify if mitigation would be required and to what degree, if any.



RFI – Item J1

Measurements of existing noise levels appear to have been carried out over a limited period 24-hours. It is not clear if the measurements reliably capture any variation in noise emissions that could occur at this site. The approach taken must be justified or further analysis is required.

SLR Response

Source noise measurements were conducted twice at the sawmill, with a longer-term noise logger deployed at the same location on both occasions. The source noise measurements were taken during times, confirmed by the client, when the sawmill was representative of full production and therefore noise generation.

RFI – Item J2

Requires analysis of worst-case scenario resulting from downwind meteorological propagation conditions that may result in increased noise levels in the downwind directions from the site (i.e., NE, SE, and W). The approach taken must be justified or further analysis is required.

SLR Response

As noted in the first paragraph of Section 5.0 of the Report, the algorithms detailed in ISO 9613-2:1996 "Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation" were used to predict the operational noise. This method predicts the sound pressure levels under meteorological conditions favourable to propagation from noise sources. The downwind meteorological conditions for propagation were applied.

Therefore the predicted noise levels and contours presented in this report, are considered representative of downwind reasonable worst-case meteorological propagation conditions.

RFI – Item J3

Measured noise levels (both attended and unattended) do not appear to correlate with the modelled noise levels at more than one measurement location. An explanation is required, or additional noise measurements or modelling may be required. It is noted that the noise model seems to rely on generic data rather than actual on-site measurements. Additionally, there is insufficient information on the sound insulation assumptions for industrial buildings, which may impact the accuracy of the noise model calibration.

SLR Response

The noise source levels used in our assessment are based on measurements conducted at the sawmill, where it was observed that the majority of the facades are constructed from timber cladding (including the roofs). In some instances, small gaps were observed in the timber cladding which would reduce the effectiveness of sound transmission loss. To account for these potential gaps on all structures, a conservative sound transmission loss of 8 dB was applied to all facades.

As described in Section 5.0 of the Report (page 11), the modelled noise levels based on source measurements within the site were validated against the measured levels in various locations. The modelled levels were within a satisfactory ± 2 dB of the corresponding measured levels and so therefore are considered within a reasonable accuracy tolerance for such modelling.



RFI – Item J4

The report does not confirm the noise modelling package that has been used to calculate the noise levels. This must be clarified.

SLR Response

The first paragraph of Section 5.0 of the Report notes that SoundPLAN modelling software was used for this assessment. We can confirm that the version was 8.2.

RFI – Item J5

There are existing dwellings around the sawmill site (within and outside the proposed NCB) that appear to be exposed to high levels of daytime and night-time sawmill noise. There is little discussion about the noise effects that will be experienced inside or outside these dwellings. Further discussion on amenity and character effects on surrounding land is required.

SLR Response

See the response to Item F1.

RFI – Item J6

No certainty has been provided on where the consented noise limits currently apply and whether the limits are complied with. Require confirmation of the current consented environment. Specifically, the application is requested to:

- *Provide a copy of the 2003 consent, together with any noise reports that were submitted as part of the consent application.*
- *Provide an evaluation of what nearby dwellings were consented at the time the 2003 Rosvall consent application was granted.*
- *Provide written approvals of the parties that provided written approvals that identify the noise levels approved.*

If written approvals are no longer available, then clarification should be provided of how the noise limit should be applied.

SLR Response

It is understood that the following surrounding properties provided affected party approval for infringement of the noise limits (no specific noise levels appear to have been identified) in RC37180 dated January 2003. These properties are shown on the map included in RC37180 (page 40) :

- Part Allotment 66 & 70 Parish of Parahaki (P Hill)
- Lot 2 DP 176906, Lot 1 DP119760 (P& E Rosvall)
- Lots 4 & 5 DP 173836 (P & F Norgate)
- Lot 1 DP 186206 (NE McKeown)
- Lot 1 DP 191032 (DB Burborough)
- Lot 1 DP 35635 (P & T Snow)
- Part allotment 121 Parish of Parahaki (G & S Dow)
- Lot 1 DP 188048 (D & M Marsh)
- Lot 1 DP 189932 (G & A Parkes)



- Lot 1 DP 188311 (TE Mulligan)
- Part Allotment 67B Parish of Parahaki (Conservation Department)
- Lot 5 DP 205442 (L & A Hill)

It is understood that a copy of the RC37180 Application (2003 consent), written approvals and acoustic assessment (by others) is to be provided with the wider response.

Conclusion

We trust the above serves to supply the information required, should you have any queries please do not hesitate to contact the undersigned.

Regards,

SLR Consulting New Zealand



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Peter Runcie
Technical Director – Acoustics & Vibration
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Appendix K – Engagement Plan & Community Information

Appendix J - Rosvall Sawmill Private Plan Change Request – Engagement Plan

Group/Person	Date of Initial Engagement	Response	Date of Subsequent Engagement/Actions	Outcome
Neighbours				
Owner(s): Wayne Donaldson Property: 654 Whareora Road	13/12/2023	No identified concern appreciated the call.	Information booklet provided on 10/04/24	In person discussion, no issues identified.
Owner(s): Dalla Halliday & Patrick Halliday Property: 6 Parahaki Parish Road	13/12/2023	No identified concern appreciated the call.	Information booklet provided on 11/04/24	In person discussion, no real issues, appreciated the update.
Owner(s): Carvall Enterprises Ltd Property: 670 Whareora Road	11/12/2023	No identified concern appreciated the call.	Information booklet provided on 12/04/24	Phone call then meeting. No real concerns but were considering any implications for their RLZ subdivision.
Owner(s): Jennifer Harris, John Harris & Yvonne Harris Property: Lot 1 DP 119760	13/12/2023	No identified concern, was interested in noise mitigation being undertaken over the Christmas break.	Information booklet provided on 12/04/24	Spoke few weeks prior and no specific concerns raised.
Owner(s): Vaughn Atkinson & Christina Wendt Property: 651 Whareora Road	22/12/2023	No identified concern appreciated the visit.	Information booklet provided on 12/04/24	In person discussion, no real issues, appreciated the update.
Owner(s): Graham Parkes, Sonya Parkes & TW Trustee 2014 Ltd Property: 641 – 643 Whareora Road	6/12/2023	Spoke in person. Not happy with plan change as considers it will devalue his property. Raised noise concerns so spoke about mitigation being undertaken over Christmas break.	Information booklet provided on 12/04/24	Dropped info sheet in person and invited further discussion if required. Noise mitigation making positive change.

Owner(s): Greenmeadows Holdings Limited Property: 705 Whareora Road	8/12/2023	No identified concern appreciated the visit. Was trying to sell property with new build.	Information booklet provided on 12/04/24	Short in person discussion, no issues raised. Well wishes for the outcome.
Owner(s): Andrea Phelan Property: 692 Whareora Road	9/01/2024	No identified concern, was interested in noise mitigation being undertaken over the Christmas break.	Information booklet provided on 12/04/24	Short in person discussion. No issues raised and happy with noise mitigation works.
Owner(s): Michael Ashurst & Nyssa Warren Property: 696 Whareora Road	12/12/2023	No identified concern appreciated the update.	Information booklet provided on 12/04/24	Short in person discussion. No issues raised, and happy with noise mitigation works.
Owner(s): Bruce Avery & Patricia Avery Property: 704 Whareora Road	8/12/2023	No identified concern appreciated the update.	Information booklet provided on 12/04/24	Were not home at time so info left with contact details.
Owner(s): Shane Matheson Property: 14 Parahaki Parish Road	12/01/2024	No identified concern appreciated the update.	Information booklet provided on 12/04/24	Short in person discussion. No issues raised in relation to proposal.
Owner(s): David & Rowena Marsh Property: 623 Whareora Road	13/12/2023	No identified concern appreciated the update.	Information booklet provided on 12/04/24	Brief in person discussion and will be in touch if any questions, wish to discuss further. Appreciated the update.
Owner(s): Andrew Brough & Keegan Hemara Property: 599 Whareora Road	18/12/2023	No identified concern, appreciated the update.	Information booklet provided on 11/04/24	Left info sheet with Sonya Parks and asked to pass onto her daughter.
Owner(s): Bruce Hassal, Jane Hill & Peter Hill Property: 550 Whareoa Road	13/12/2023	No identified concern, appreciated the update.	Information booklet provided on 12/04/24	Short in person discussion, no real issues raised.
Owner(s): Emma Gosling & Cameron Leslie Property: 368 Harris Road	13/12/2023	No identified concern, appreciated the update.	Information booklet provided on 12/04/24	No one home at time so left info sheet with contact details.

Managers: Whareora Cemetery, Roger Easterbrook Property: Whareora Cemetery	13/12/2023	No identified concern, appreciated the update.		TBC
Community Interest Groups				
Group: Whareora Cemetery Contact: DOC – whangarei@doc.govt.nz WDC: Stephen.Jenkins@wdc.govt.nz	07/12/2023	DOC noted they do not own/manage this land. WDC Parks do not think it is Council's either. WDC provided Cemeteries Manager contact details, and initial engagement made 30/01/2023. No issue but wanted to be kept informed.	Information sheet provided 14/02/24.	No response.
Group: Northland Regional Council Contact: info@nrc.govt.nz	07/12/2023	No response	Information sheet provided 14/02/24.	No response.
Group: Northland Transport Alliance Contact: hilary.gerrard@wdc.govt.nz	07/12/2023	Hilary directed HJ to Pat Surgue to review. A copy of the TIA Report was provided to Pat for information.	Information sheet provided 14/02/24.	No response.
Group: Waka Kotahi - NZTA Contact: Hannah.thompson@nzta.govt.nz	07/12/2023	Hannah had a few questions regarding proximity to the SH network. Confirmed they are not concerned given proposal & distance from SH network, however if proposal changes then would like to be advised and reconsider.	No further action taken.	n/a
Group: Northpower Contact: vanessa.fenemor@northpower.com	07/12/2023	Carloine Sharp (legal Counsel) responded on behalf of Northpower & asked for more information. Advised that	Information sheet provided 14/02/24.	No response.

		summary info sheet was being prepared.		
Group: Transpower Contact: env_group@transpower.co.nz	07/12/2023	No response.	Information sheet provided 14/02/24.	No response.
Group: Te Whatu Ora – Health New Zealand Contact: info@health.govt.nz	07/12/2023	Would like to meet to discuss & understand proposal. Advised that summary info sheet was being prepared, and offered to meet following this.	Information sheet provided 14/02/24 & offer to meet following their review.	No response.
Group: Whangarei Heads Ward Councillor – Patrik Holmes Contact: cr.holmes@wdc.govt.nz	07/12/2023	Response – raised conflict of interest so happy to be provided updates but will not provide feedback.	Information sheet provided 14/02/24.	No response.
Group: Māori Ward Counillors – Deb Harding & Phoenix Ruka Contact: cr.harding@wdc.govt.nz cr.ruka@wdc.govt.nz	07/12/2023	No response	Information sheet provided 14/02/24.	No response.
Mana Whenua				
Group: Te Parawhau Contact: otaika@xtra.co.nz	07/12/2023	Advised not within their jurisdiction, directed engagement with Te Waiariki.	No further action.	n/a
Group: Ngati Tu Contact: Riki.solomon@mpi.govt.nz	07/12/2023	No response	Information sheet provided 14/02/24.	No response
Group: Te Waiariki Contact: ripeka@tewaiariki.com	07/12/2023	No response	Information sheet provided 14/02/24.	No response
Group: Ngati Kahu o Torongare Contact: ngamahina.ngatikahu@gmail.com	07/12/2023	Requested further information about the proposal. Advised that information sheet was being prepared and would be provided,	Information sheet provided 14/02/24.	No response

		and offered to meet following this.		
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A copy of the information booklets provided to Neighbours and Interested Persons are included below.



Rosvall Sawmill

Proposed Private Plan Change Request

Community Information

Summary

Who? Rosvall Sawmill Limited are preparing to apply to the Whangarei District Council for a Private Plan Change Request.

What? The Private Plan Change Request will seek that the existing Rosvall Sawmill site is rezoned from Rural Production Zone (“RPZ”) to Strategic Rural Industries Zone (“SRIZ”).

Where? The application is concerned with the Rosvall Sawmill site at 658 Whareora Road. The Private Plan Change Request will not seek to change the zone of any other property or change the boundaries of the existing site.

Why? The RPZ is designed to support standard rural practices and small-scale activities that support forestry. This is not reflective of the Rosvall Sawmill operations which has operated from the site for the past 50 years.

When? The application is being drafted and community feedback sought. Following review of feedback, the application will be finalised with the aim to submit the application to the Council by mid-2024.

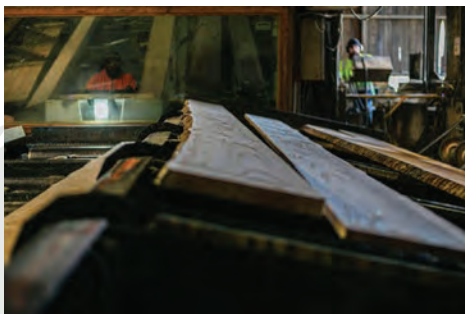
Public involvement The Private Plan Change Request process is a public process. Once the application is accepted by Council for processing, it will be publicly notified, and all persons can provide feedback to the Council. The Council will notify in the local paper, on Council’s website and a letter will be sent directly to neighbours. The application will also be available to view in person at the Council Offices.

Neighbours It is not our intention for the Sawmill to be redeveloped or extended under this Plan Change Request, we intend to run our business as usual. It is intended that the Plan Change Request supports the Sawmill’s ability to continue to grow organically as technology advances. As neighbours of the site, Rosvall Sawmill seeks your feedback for consideration in the application.

Overview

Rosvall Sawmill Limited are preparing to apply to the Whangarei District Council for a Private Plan Change Request (“Plan Change Request”) to the Whangarei District Council – Operative District Plan. We are in the early stages of preparing the Plan Change Request and are taking this time to engage with Council and the Community to discuss the proposed changes and receive any feedback or questions that you may have.

This leaflet provides a high-level overview of what is proposed, why this change is being sought and a summary of the process milestones. This Plan Change Request is currently in draft format and will be refined as feedback is received and further investigations are completed.



What is being proposed?

Rosvall Sawmill are seeking a Private Plan Change Request from Whangarei District Council for the existing site at 658 Whareora Road is rezoned from Rural Production Zone (“RPZ”) to the Strategic Rural Industries Zone (“SRIZ”) under the Operative District Plan.

FIGURE 1: ROSVALL SAWMILL SITE AND PROPOSED PLAN CHANGE AREA



The SRIZ is an existing chapter within the Whangarei District Plan, which recognises and provides for the retention and managed expansion of several established industries of strategic significance located in rural areas. Rosvall Sawmill is seeking to be included into this Chapter and to adopt the existing standards/rules of the chapter for the operations on site. The intent of the SRIZ zone better align with the Rosvall Sawmill operations and specific characteristics.

Site specific rules which are being sought for the Rosvall Sawmill site are summarised as follows:

- Restrict Building and major structure height to a maximum of:
 - 20m above ground level within the majority of the site and;
 - 10m above ground level along the southern and eastern boundaries.
- Restrict Traffic movements within a 24 hour period (in and out equals two movements) to:
 - Up to 134 staff traffic movements, and
 - Up to 100 heavy vehicle movements.
- Control Noise through:
 - Creating a noise control boundary to ensure existing noise levels produced by the sawmill do not increase.
 - Utilise existing sound insulation requirements for new noise sensitive activities (such as residential dwellings) constructed in proximity to the site.

This request will seek to apply to the Rosvall Sawmill site and existing boundaries only. No other properties will be subject to this zone change request.

Why is this proposal being drafted?

Rosvall Sawmill is a family-owned and operated Northland timber mill. We are focussed on a long-term sustainable business providing processed wood products to our local timber merchants and international customers, as well as providing employment for our local community.

The RPZ is designed to support standard rural practices and small scale activities that support forestry. The Rosvall Sawmill which has operated on the site for the past 50 years does not align with this. This means that any proposed change on site, additional square metre of building, or improvement or replacement to the existing facility requires a resource consent from the Whangarei District Council. It is a high business risk to remain with the RPZ, which jeopardizes the continuity of the business, particularly in the long term.

It is not intended that the existing Sawmill would be redeveloped or extended under this Plan Change Request. It is intended that the Plan Change Request supports the Sawmill's ability to continue to grow organically as technology advances. This in turn would reduce some of the cost and risk to the long-term operation of the Sawmill.

What are the next steps?

A Private Plan Change Request is a public process. Once the Plan Change Request application is formally lodged and if accepted for processing by the Whangarei District Council, it will be publicly notified. A notice will be placed in the local paper, on Council's website, and neighbours will be directly notified via letter in the mail. Once publicly notified, all members of the public have the opportunity to make a submission on the application and be involved in the plan change process.

Refer over the page to Figure 2 for an overview of the Plan Change Request process.

We are using this time now to engage with the community to introduce the proposal, invite feedback and answer any questions you may have.

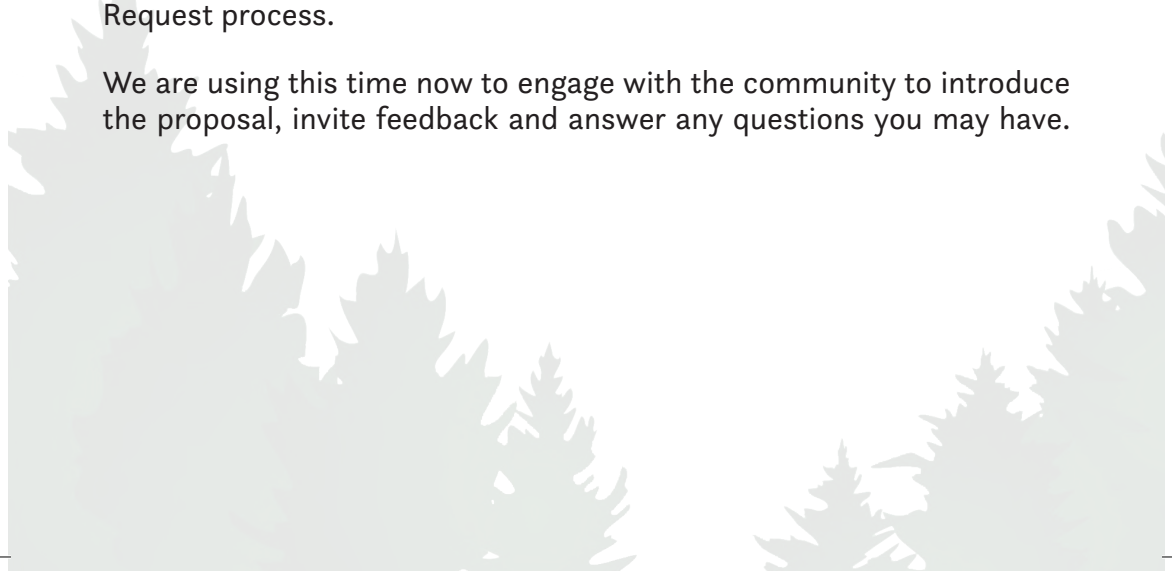
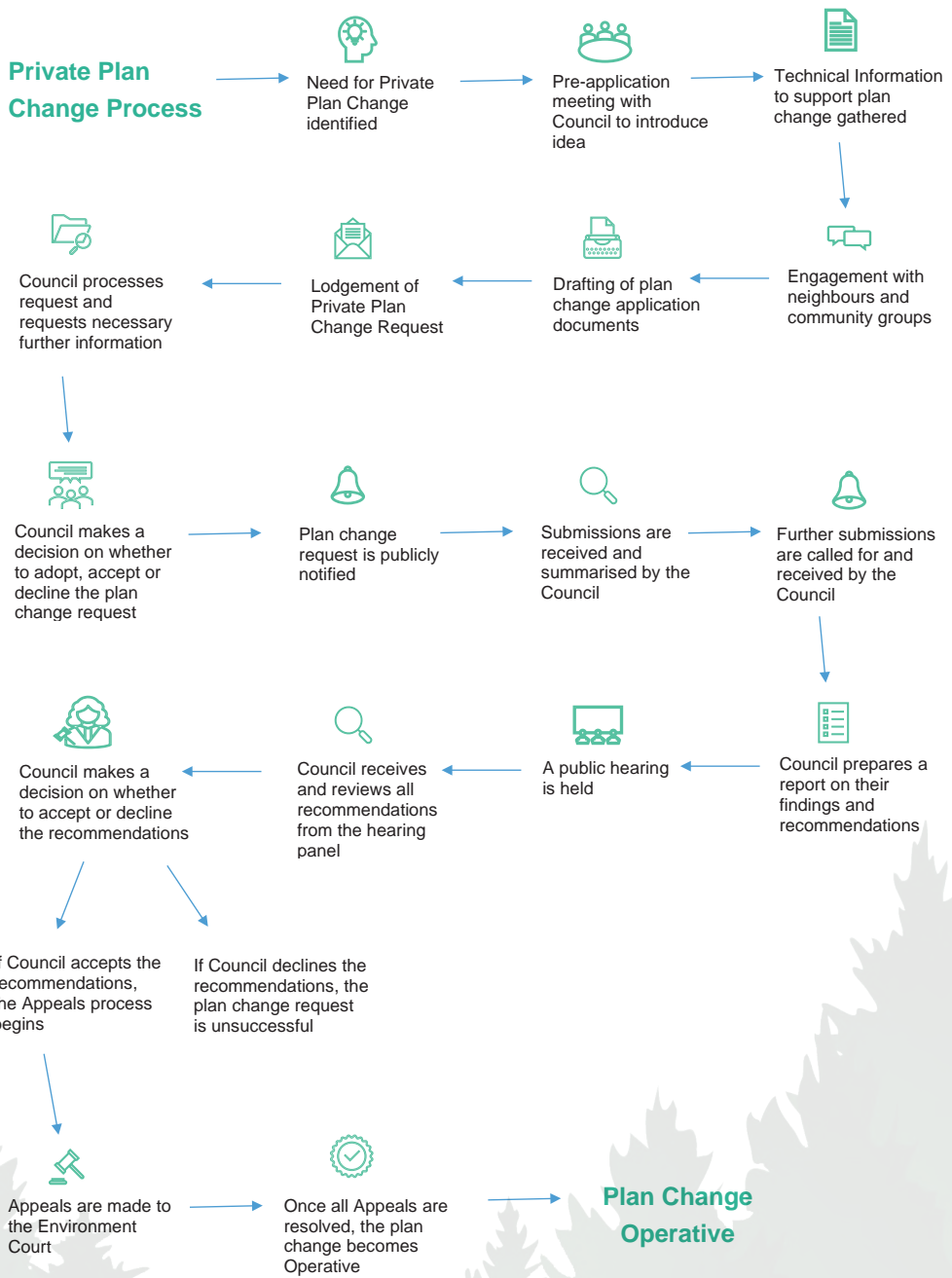


FIGURE 2: PRIVATE PLAN CHANGE PROCESS MAP





Contact us

Please take the time to consider the information and if you have any feedback or questions, please reach out to us.

Mark Hansen
Managing Director
Rosvall Sawmill
021 581 811

Holly Jenkins
Senior Planning Consultant
The Property Group
027 339 1666



Rosvall Sawmill Office Hours 8am - 4pm

Proposed Private Plan Change Request



Rosvall Sawmill

Overview

Rosvall Sawmill Limited are preparing to apply to the Whangarei District Council for a Private Plan Change Request (“Plan Change Request”) to the Whangarei District Council – Operative District Plan. We are in the early stages of preparing the Plan Change Request and are taking this time to engage with Council and the Community to discuss the proposed changes and receive any feedback or questions that you may have.

This leaflet provides a high-level overview of what is proposed, why this change is being sought and a summary of the process milestones. This Plan Change Request is currently in draft format and will be refined as feedback is received and further investigations are completed.

What is being proposed?

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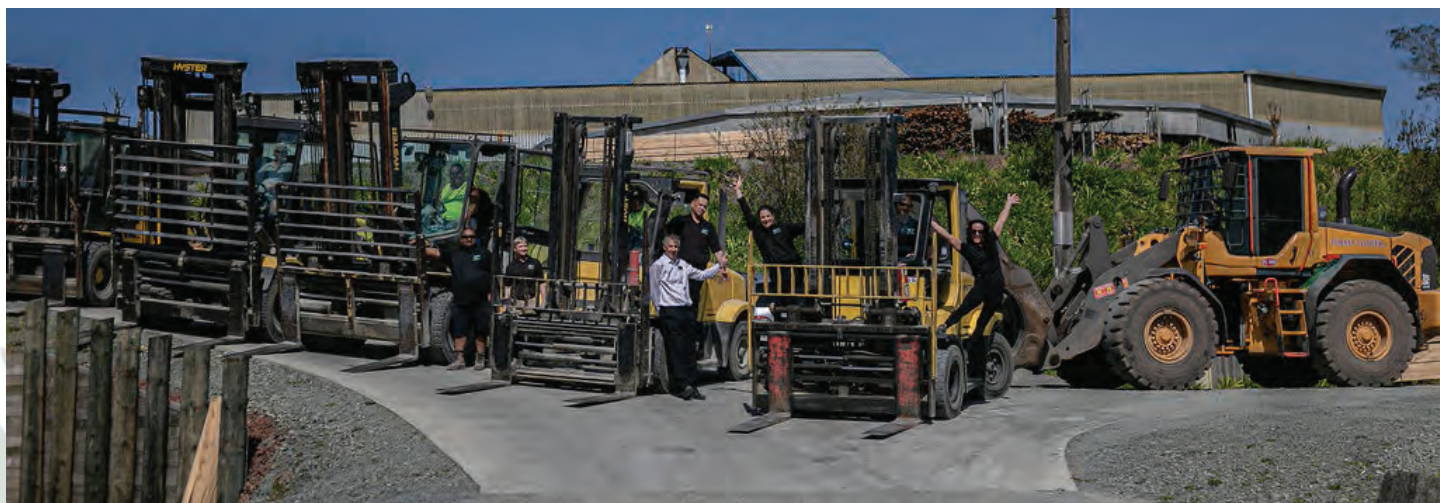
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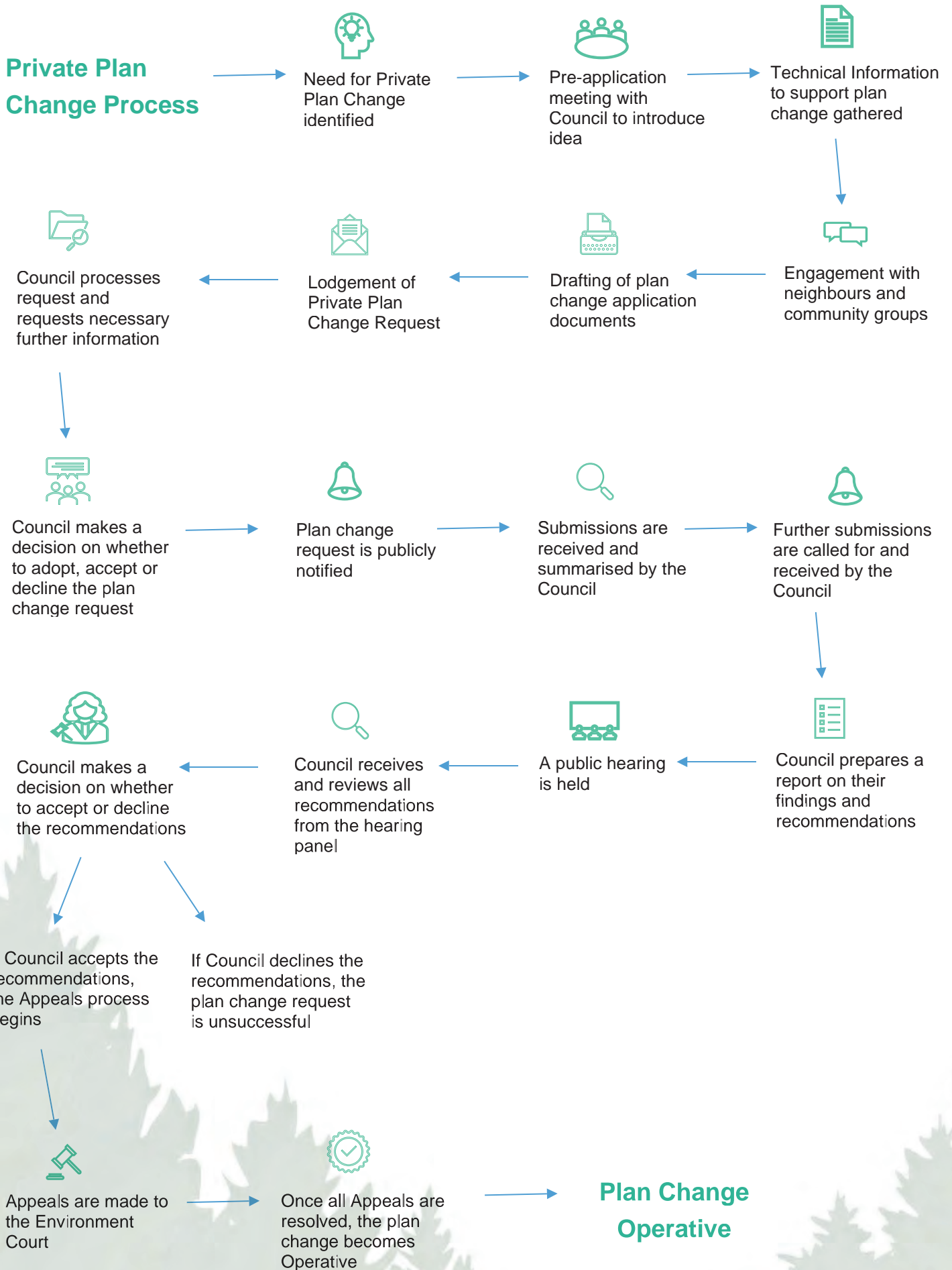
Contact us

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Mark Hansen
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021 581811
mark@rosvall.co.nz

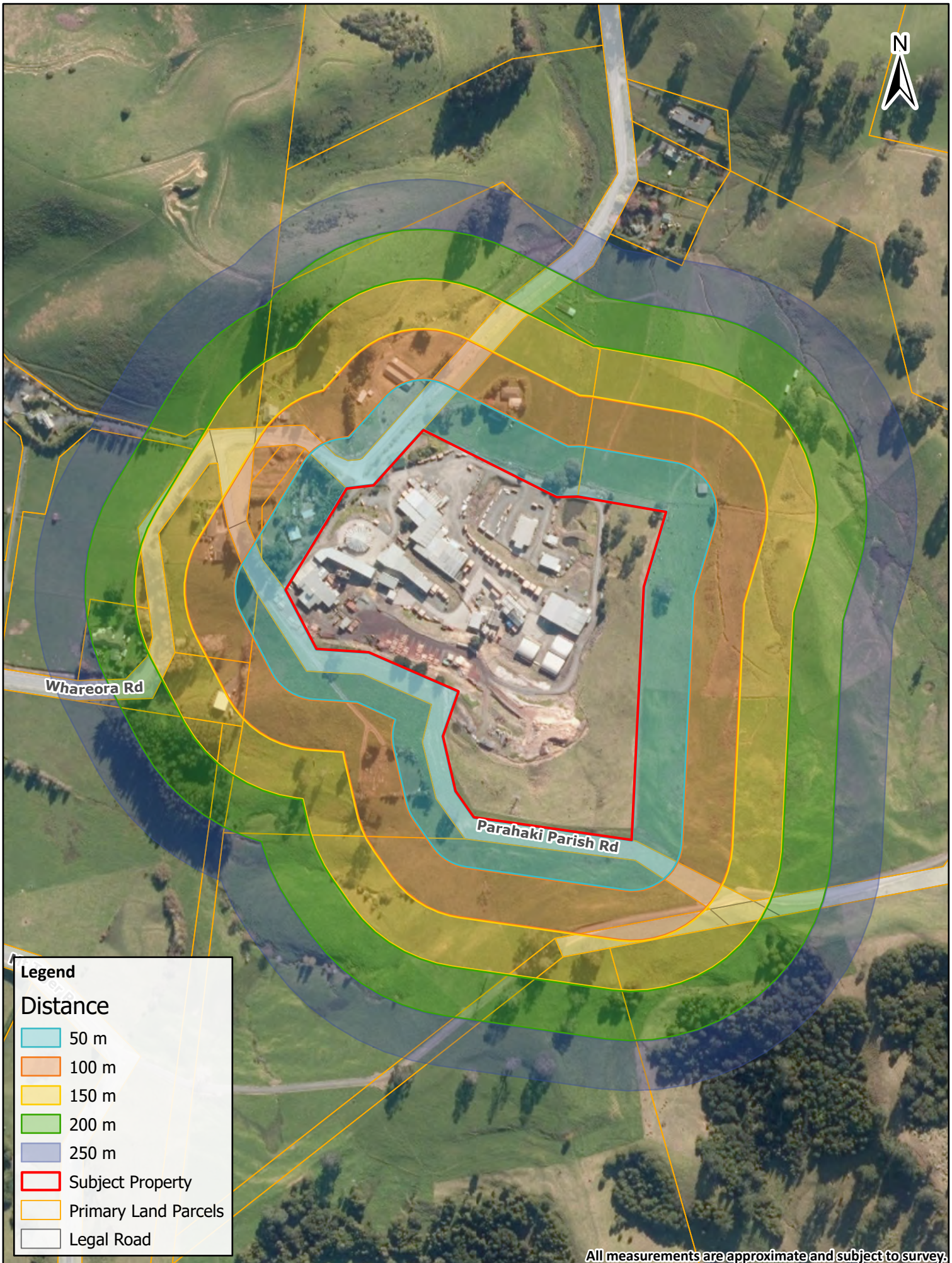
Holly Jenkins
Senior Planning Consultant
The Property Group
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hjenkins@propertygroup.co.nz

FIGURE 2: PRIVATE PLAN CHANGE PROCESS MAP





Appendix L – Reverse Sensitivity Setback Map & Development Entitlement Assessment



Legend

Distance

- 50 m
- 100 m
- 150 m
- 200 m
- 250 m
- Subject Property
- Primary Land Parcels
- Legal Road

All measurements are approximate and subject to survey.

Appendix L(A) – Subdivision and Development Entitlement surrounding Rosvall Sawmill

Properties within the Noise Control Boundary:

Property Address	Legal Description	Owners	Lot Size	Existing Residential Development	Remaining Subdivision & Development Entitlements*
6 Parahaki Parish Road	Lot 2 DP 389540	Dallas Halliday, Patrick Halliday	1.27ha	1 x residential dwelling unit	1 x minor dwelling unit only. No subdivision entitlement remains.
n/a Cemetery	Allotment 67B Parish of Parahaki	Whangarei District Council	3.194ha	None	Site is zoned Open Space. There is no residential development entitlement. There is no subdivision entitlement where additional allotments would result.
n/a	Allotment 67A Parish of Parahaki	Bruce Hassall, Jane Hill, Peter Hill	9.1762ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit No subdivision entitlement.
n/a	Part Allotment 70 Parish of Parahaki	Bruce Hassall, Jane Hill, Peter Hill	27.0876ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit No subdivision entitlement.
670 Whareora Road	Lot 2 DP 176906	Carvall Enterprises Ltd	24.1355	None	1 x Principle Residential Unit 1 x Minor Residential Unit

					No subdivision entitlement.
n/a	Lot 1 DP 11970	Jenifer Harris, John Harris, Yvonne Harris	1.89ha	1 x Residential Unit	1 x Minor Residential Unit No subdivision entitlement
651 Whareora Road	Lot 1 DP 188311	Vaughn Atkinson, Christina Wendt	4.3721ha	1 x Residential Unit	1 x Minor Residential Unit No subdivision entitlement.
643 Whareora Road	Lot 2 DP 546210	Graham Parkes, Sonya Parkes, TW Trustees 2014 Ltd	23.0049ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit No subdivision entitlement.

All other Properties:

Property Address	Legal Description	Owners	Lot Size	Existing Residential Development	Remaining Subdivision & Development Entitlements*
705 Whareora Road	Lot 1 DP 186206	Greenmeadow Holdings Limited	4.3003ha	1 x residential dwelling unit	1 x minor dwelling unit only. No subdivision entitlement remains.
n/a	Part Allotment 66 Parish of Parahaki	Bruce Hassall, Jane Hill, Peter Hill	18.72ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit No subdivision entitlement.
n/a	Part Allotment 150 Parish of Parahaki	Bruce Hassall, Jane Hill, Peter Hill	1.4318ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit

					No subdivision entitlement.
n/a	Lot 4 DP 205442	Bruce Hassall, Jane Hill, Peter Hill	9.9852ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit No subdivision entitlement.
14 Parahaki Parish Road	Lot 1 DP 389540	Shane Matheson	5,910m ²	1 x Residential Unit	1 x Minor Residential Unit No subdivision entitlement.
623 Whareora Road	Lot 1 DP 188048	David Marsh, Rowena Marsh	4,701m ²	1 x Residential Unit	1 x Minor Residential Unit No subdivision entitlement
n/a	Lot 1 DP 546210	Graham Parkes, Sonya Parkes & TW Trustees 2014 Limited	2.5096ha	None	1 x Principle Residential Unit 1 x Minor Residential Unit No subdivision entitlement.
641 Whareora Road	Lot 3 DP 546210	Graham Parkes, Sonya Parkes, TW Trustees 2014 Ltd	2.7085ha	1 x Residential Unit	1 x Minor Residential Unit No subdivision entitlement.

*Subdivision & Development Entitlements refers to the level of subdivision or residential unit development that can be undertaken on the site as a **permitted activity; or controlled activity** (for subdivision whereby consent must be granted).

For clarity, each site in the RPZ is permitted to contain 1 x principle residential dwelling unit and 1 x minor residential dwelling unit. The minimum allotment size is 20ha.



Appendix M – Regional and District Plan Assessments



Appendix K – Assessment against Northland Regional and Whangarei District Policy Frameworks

Table 1 below provides for identification and assessment of the Proposed Plan Change against the objectives and policies of the Northland Regional Policy Statement.

Table 2 below provides for identification and assessment of the Proposed Plan Change against the objectives and policies of the Proposed Regional Plan for Northland.

Table 3 below provides for identification and assessment of the Proposed Plan Change against the objectives and policies of the Whangarei District Plan. The content focuses on those objectives and policies which are relevant to the proposal rather than every single provision.

Table 1 – Northland Regional Policy Statement	
Objectives and Policies	Comments and Assessment
<p>Objective 3.2 Region-wide water quality</p> <p>Improve the overall quality of Northland’s fresh and coastal water with a particular focus on:</p> <ul style="list-style-type: none"> (a) Reducing the overall Trophic Level Index status of the region’s lakes; (b) Increasing the overall Macroinvertebrate Community Index status of the region’s rivers and streams; (c) Reducing sedimentation rates in the region’s estuaries and harbours; (d) Improving microbiological water quality at popular contact recreation sites, recreational and cultural shellfish gathering sites, and commercial shellfish growing areas to minimise risk to human health; and (e) Protecting the quality of registered drinking water supplies and the potable quality of other drinking water sources. <p>Policy 4.2.1 Improving overall water quality</p> <p>Improve the overall quality of Northland’s water resources by:</p>	<p>The subject site is not known to be in proximity to or contain any outstanding water body or wetland. Discharges of water from the site are undertaken in accordance with the existing resource consents held with Northland Regional Council (NRC). These consents are actively monitored on site, and by NRC. Nothing in this PPC is considered to create conflict with these existing consents which are continuously monitored and reporting on to ensure the necessary standards are met.</p> <p>Overall, the proposal is considered to give effect to this objective and policy.</p> <p>As found in section 9.1.2 the proposal is consistent with the National Environmental Standard for Freshwater Management.</p>

- (a) Establishing freshwater objectives and setting region-wide water quality limits in regional plans that give effect to Objective 3.2 of this regional policy statement.
- (b) Reducing loads of sediment, nutrients, and faecal matter to water from the use and development of land and from poorly treated and untreated discharges of wastewater; and
- (c) Promoting and supporting the active management, enhancement and creation of vegetated riparian margins and wetlands.

Objective 3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

New Zealand is a global leader in the wood and timber processing industry, furthermore, Northland plays a strong role in wood processing and production in New Zealand being the second largest processing region.

The Economic Impact Assessment (Appendix G) has found that although wood supplies will continue to ebb and flow in response to afforestation rates, there will be growth in demand for wood products. This means that more logs will need to be processed by local sawmills.

Rosvall Sawmill has established itself to be able to assist in this space through its continued investment in its site, facilities and staff. Long term investments will need to be continually made, however, this requires greater certainty in the Council's regulatory framework. This proposal will provide greater certainty and enable the business to make confident and informed business decisions which has a direct impact on the business's economic well-being, as well as how it continues to provide for its suppliers, staff and customers. Retaining this business and economic benefit within Whangārei and Northland is vital, and as shown in the Economic Impact Assessment this has substantial upstream and downstream effects on the economy.

For these reasons, and those discussed throughout this application, the proposal will give effect to this objective.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and

The Economic Impact Assessment has demonstrated the importance of the Rosvall Sawmill for Northland's economy.

development, with particular emphasis on either: (a) Reverse sensitivity for existing: (i) Primary production activities; (ii) Industrial and commercial activities; (iii) Mining; or (iv) Existing and planned regionally significant infrastructure; or (b) Sterilisation of: (i) Land with regionally significant mineral resources; or (ii) Land which is likely to be used for regionally significant infrastructure. *Includes aggregates and other minerals.

At present, it is not considered that reverse sensitivity issues or land sterilisation would likely result from surrounding development and land uses. Instead, it is considered that the existing regulatory framework poses a great risk to the long-term operation of the sawmill. As discussed at the outset of the application, to continue to operate efficiently and meet industry regulations the site will continue to need improve its facilities and infrastructure. Such improvements pose a high consenting risk which provides little assurance and certainty to the future of the sawmill.

The proposal is considered to give effect to this objective as it will protect the viability of the land and activities which play an important role in Northland's economy. The proposal is therefore considered give effect to this objective.

Table 2 – Proposed Regional Plan for Northland

Objectives and Policies	Comments and Assessment
<p>Objective F.1.2 Water quality</p> <p>Manage the use of land and discharges of contaminants to land and water so that:</p> <ol style="list-style-type: none"> 1) Existing water quality is at least maintained, and improved where it has been degraded below the river, lake or coastal water quality standards set out in H.3 Water quality standards and guidelines, and 2) The sedimentation of continually or intermittently flowing rivers, lakes and coastal water is minimised, and 3) The life-supporting capacity, ecosystem processes and indigenous species, including their associated ecosystems, of fresh and coastal water are safeguarded, and the health of freshwater ecosystems is maintained, and 4) The health of people and communities as affected by contact with fresh and coastal water, is safeguarded, and 5) The health and safety of people and communities, as affected by discharges of sewage from vessels, is safeguarded, and 6) The quality of potable drinking water sources, including aquifers used for potable supplies, is protected, and 7) The significant values of Outstanding Freshwater Bodies and natural wetlands are protected, and 8) Kai is safe to harvest and eat, and recreational, amenity and other social and cultural values are provided for. 	<p>The proposal will not give rise to any new activities or land uses which would result in any new or additional discharges of contaminants to land and water. The sawmill will continue to operate in accordance with its existing discharge consents held with Northland Regional Council, in which active monitoring and reporting is undertaken to ensure this is being adhered to.</p> <p>On this basis, it is considered the proposal will uphold the existing health and quality of waterways surrounding the site.</p> <p>For these reasons, the proposal is considered to be consistent with this objective.</p>
<p>Objective F.1.5 Enabling economic well-being</p>	<p>This objective aligns with the above objective of the RPS, however also considers social and cultural well-being of Northland and its communities.</p>

<p>The use and development of Northland’s natural and physical resources is efficient and effective and managed in a way that will improve the economic, social and cultural well-being of Northland and its communities.</p>	<p>Beyond the upstream and downstream economic impacts, there are also upstream and downstream social impacts. It is acknowledged that Rosvall Sawmill is not the only operator in Whangārei or Northland, however it is independent. This has enabled strong direct relationships to be built and enables Rosvall Sawmill to act independently and respond to the local market conditions and demands, working primarily with other independent businesses and timber merchants. This is a relationship and reliance built over time and has become an essential part of efficiently and effectively managing these resources.</p> <p>While the proposal is not considered to have a direct cultural impact, if the economic and social impacts enable individuals to better provide or serve their own cultural values, this is considered an indirect benefit.</p> <p>For these reasons, and those discussed earlier, the proposal is considered to be consistent with this objective.</p>
<p>Objective F.1.9 Tāngata whenua role in decision-making</p> <p>Tāngata whenua’s kaitiaki role is recognised and provided for in decision making over natural and physical resources.</p>	<p>The Applicant and Rosvall Sawmill operator has sought to engage directly with local hapu to understand any potential interests they hold in the subject whenua. The proposal is confined to the existing site area and does not seek to expand to any adjoining land or resources.</p> <p>The proposal is considered consistent with this objective.</p>
<p>Objective F.1.10 Natural hazard risk</p> <p>The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and the regional economy are minimised by:</p> <ol style="list-style-type: none"> 1) Increasing the understanding of natural hazards, including the potential influence of climate change on natural hazard events and the potential impacts on coastal biodiversity values, and 2) Become better prepared for the consequences of natural hazard events, and 	<p>The proposal will not create an increase in the risk of natural hazard events occurring within or surrounding the subject land.</p> <p>Under the PRNP the site is not identified as being subject to natural hazard that requires consideration at a regional level, nor is climate change predicted to impact the site. The site is identified as being susceptible to landslide under the District Plan PC1, however this proposal will not conflict with the proposed provisions to address this hazard risk, and can operate alongside these provisions to ensure the appropriate management of such hazard.</p> <p>For this reason, the proposal is considered consistent with this objective and policy.</p>

- 3) Avoiding inappropriate new development in 100 year flood hazard areas and coastal hazard areas, and
- 4) Not compromising the effectiveness of existing natural and man-made defences against natural hazards, and
- 5) Enabling appropriate hazard mitigation measures to be implemented to protect existing vulnerable development, and
- 6) Promoting long term strategies that reduce the risk of natural hazards impacting on people, communities and natural systems, and
- 7) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard prone areas, and
- 8) Anticipating and providing for, where practicable, landward migration of coastal biodiversity values affected by sea level rise and natural hazard events.

Policy D.2.3 Climate change and development

Particular regard must be had to the potential effects of climate change on a proposed development requiring consent under this Plan, taking into account the scale, type and design-life of the development proposed and with reference to the latest national guidance and best available climate change projections.

Objective F.1.11 Improving Northland's natural and physical resources

Enable and positively recognise activities that contribute to improving Northland's natural and physical resources.

The Rosvall Sawmill operation is considered to contribute to the improvement of Northland's natural and physical resources.

Wood is a natural resource, that is received from Northland and wider New Zealand. It is then processed on site using the physical resources available here in Whangārei, Northland, and then distributed back to the Whangarei and Northland market for on-going use in the District and Region i.e. construction industry, residential building etc.

This proposal seeks to provide and support the continued operation of the Rosvall Sawmill on a long-term basis, and this is considered to enable and

	<p>positively recognise the contribution it makes to Northland natural and physical resources.</p> <p>The proposal is considered to be consistent with this objective.</p>
<p>Objective F.1.13 Air quality</p> <p>Human health, ambient air quality, cultural values, amenity values and the environment are protected from significant adverse effects caused by the discharge of contaminants to air.</p>	<p>The operation of the sawmill is undertaken in accordance with the existing discharge to air resource consent held with the Northland Regional Council.</p> <p>There is nothing contained in this proposal which would alter this existing operation or its ability to operate in accordance with its consent.</p> <p>The proposal is considered to be consistent with this objective.</p>
<p>Objective F.1.14 Hazardous substances and contaminated land</p> <p>Protect human health, and minimise the risk to the environment, from:</p> <ol style="list-style-type: none"> 1) Discharges of hazardous substances, and 2) Discharges of contaminants from contaminated land. 	<p>The proposal will continue to involve hazardous substances and as a result of on-going activities, be classified as contaminated land. The proposal does not seek nor does it require any change to the existing land use which would impact any risk of the contaminated land or hazardous substance on any person, or the environment.</p> <p>The storage ,use, handling, and transportation of hazardous substances is highly regulated outside of the Resource Management Act. The site and owner must continue to comply with these regulations in order to operate. The activity will continue to uphold all existing measures that are legally required to protect human health and minimise the risk to the environment.</p> <p>The proposal is consistent with this objective.</p>
<p>Policy D.2.2 Social, cultural and economic benefits of activities</p> <p>Regard must be had to the social, cultural and economic benefits of a proposed activity, recognising significant benefits to local communities, Māori and the region including local employment and enhancing Māori development, particularly in areas of Northland where alternative opportunities are limited.</p>	<p>This policy requires regard to be had to the social, cultural and economic benefits that an activity provides.</p> <p>The Economic Impact Assessment has highlighted the economic benefit that is provided by this activity on Whangārei and Northland. Alongside this it has also identified and drawn attention to the social benefits which directly result from local and regional business building strong relationships with one and other, and committing to those relationships in the long term.</p> <p>The sawmill employs local personal who are all highly trained and skilled. Although not the only sawmill in the District or Region, these roles and skills</p>

are not common and being able to teach and retain these skills is considered a great benefit to Northland.

Furthermore, these roles enable staff to provide for the social, cultural and economic needs of their families within this community.

Overall, the proposal is considered consistent with this policy.

Table 3 – Whangarei District Plan	
District Growth and Development (DGD)	Comments and Assessment
<p>DGD-O1 Range of Zones</p> <p>Provide for differing character and amenity values in a range of zones with differing expectations.</p> <p>DGD-P1 To manage effects on character and amenity values by providing for a range of zones with differing expectations.</p>	<p>The existing sawmill is a long-standing part of the existing environment. On paper, this proposal will identify that this is not a typical rural production practice. However this proposal has also been specifically design to ensure the existing rural character and amenity values are upheld on the ground.</p> <p>This also provides assurance to the surrounding environment and communities.</p> <p>Overall, the proposal is considered to be consistent with this objective and policy.</p>
<p>DGD-O2 Rural Areas</p> <p>Protect the range of amenity values and characteristics in the Rural Area.</p>	<p>In line with the above, the proposal will protect and uphold the existing amenity value and characteristics of the rural environment in which it is located.</p> <p>Overall, the proposal is considered to be consistent with this objective.</p>
<p>DGD-O5 Incompatible Activities and Reverse Sensitivity</p> <p>Avoid conflict between incompatible land use activities from new subdivision, use and development.</p> <p>DGD-P2 To manage the establishment and location of new activities and expansion of existing activities to avoid conflict between incompatible land uses.</p>	<p>The proposal seeks a regulatory framework which recognises the long-standing nature and importance of the sawmill, while also continuing to manage effects on the environment so that conflict is avoided.</p> <p>The proposal does not introduce or enable any new activities, and has built specific controls to manage any expansion of the existing activities within the site to avoid conflict with surrounding land uses. It is considered these controls will appropriately manage the continued operation of the sawmill and will also provide the surrounding community with certainty of the future of the sites operation.</p> <p>Overall, the proposal is considered to be consistent with this objective and policy.</p>
<p>DGD-O6 Cultural Values</p> <p>Ensure that growth and development takes into account Māori cultural values.</p>	<p>The proposal and plan change process has endeavoured to understand any potential Māori cultural values in this environment. To the best of our knowledge the site is not located within or within proximity to any Site of Significance to Māori or historic heritage area.</p>

	Overall, the proposal is considered to be consistent with this objective.
<p>DGD-O16 Productive Functions</p> <p>Protect the long-term viability of the productive functions of rural land in a manner that delivers economic benefit and sustains the environment.</p>	<p>As discussed in the application, given the sawmill has operated from the site at this scale for many years, the land itself is not considered to hold any productive function. Notwithstanding this, the wood processing activities undertaken on the site are considered to play a role in sustaining the wider rural environment where the likes of forestry activities are undertaken.</p> <p>It is important to recognise the existing sawmill is confined to the subject site's boundaries. It does not seek any expansion onto any adjoining rural land, nor does it restrict or constrain the long-term viability of the productive function of any of the surrounding rural land.</p> <p>Overall, the proposal is considered to be consistent with this objective and policy.</p>
<p>DGD-O17 Rural Area Land Uses</p> <p>Provide for a range of appropriate land uses in the Rural Area, including rural production activities, residential, rural residential, rural lifestyle, commercial, industrial, strategic rural industries, activities ancillary to farming or forestry and mineral extraction activities in appropriate areas.</p>	<p>This objective provides for a range of appropriate land uses in the Rural Area. Wood processing is an activity ancillary to forestry, which the District Plan considers an appropriate activity in the Rural Production Environment.</p> <p>Unfortunately, beyond the policy direction the plan provides limited support to this land use, and does not recognise the realities of such land use. This is a key driver to this proposal, to ensure the policy direction and provisions align to accommodate this land use which in accordance with the assessment of effects undertaken in this proposal, we consider this is appropriate in this environment.</p> <p>Overall, the proposal is considered to be consistent with this objective and policy.</p>
<p>DGD-P24 Strategic Rural Industries Zone</p> <p>To identify the Strategic Rural Industries Zone in locations where established Strategic Rural Industries operate and to limit the addition of new locations through the statutory plan change process where it can be demonstrated that activities:</p> <ol style="list-style-type: none"> 1. Are consistent with the District Plan definition of 'Strategic Rural Industries'. 	<p>There are three existing Strategic Rural Industries within Whangarei District, each which were introduced during the last District Plan change concerned with the Rural Zone. Unfortunately, at that time, Rosvall Sawmill was not considered. This policy direction makes clear that the addition of strategic rural industries will be limited, where they can demonstrate the criteria 1 – 6.</p>

<ol style="list-style-type: none"> 2. Have valid operational reasons to require a Strategic Rural Industries Zone. 3. Contribute positively to the economy of the District. 4. Provide local employment opportunities. 5. Can meet and fund local infrastructure requirements. 6. Incorporate appropriate mitigation and management methods designed to ensure environmental effects are acceptable in the area in which the activities are proposed to be located. 	<p>The Rosvall Sawmill is consistent with the District Plan definition of 'Strategic Rural Industries' as is discussed in detailed under the SRIZ chapter below.</p> <p>Rosvall Sawmill has existed and operated from this rural location for over 50 years, its operation is dependent on this rural location for its proximity to and transport links to forestry and downstream suppliers, and reliance on transport links to distribute products around the District, Region and beyond. Being removed from the existing urban environment is also necessary for the sawmill to operate in an undisturbed manner that resulting in minimal conflict and effects on the urban population (i.e. Noise, dust, vibration, bulk and location, general amenity). Furthermore, the large area of land which the sawmill operates from is not readily available in the industrial¹ environment.</p> <p>The above requires the activity to positively contribute to the economy of the District, while the definition of a Strategic Rural Industry requires this contribution to be at the Regional or National level. Either way, this application has demonstrated the positive contribution Rosvall Sawmill has to the upstream and downstream economy of Whangārei, Northland, and beyond. This is supported by the Economic Impact Assessment (Appendix G).</p> <p>Rosvall Sawmill directly employs 60 persons at its Whareora site, and as detailed in the Economic Impact Assessment, it goes on to directly support a further estimated 300 jobs in Whangareei District, 218 jobs elsewhere in Northland and New Zealand.</p> <p>Sawmill's are an upfront investment, Rosvall Sawmill has already and will continue to require substantial investment in its own infrastructure to maintain operations, efficiencies, and regulations. Acknowledging that comparatively, much of this investment has occurred over the past 50 years</p>
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¹ At the time of writing this report, there was no Industrial Land between 5-10ha for sale. A high-level review of the District's Heavy Industrial zoned land identifies limited land at Marsden Point remaining undeveloped, or not currently set aside for development.

it will continue to be made to ensure it remains operational and compliant with industry regulation.

Notwithstanding all of the above, the site operates and continues to do so with its closest neighbours and community at front of mind. This proposal has been designed to ensure that this continues, through additional building and nuisance controls to protect and uphold the character and amenity of this environment. As assessed throughout this application, the effects of this proposal are acceptable in this environment.

Overall, the proposal is consistent with this objective.

Strategic Rural Industries Zone (SRIZ)

Strategic Rural Industries – Definition

Strategic Rural Industries are defined as “*means industrial activities that require a rural location because of factors such as access to resources or the large area of land required for the operation of the activity. Strategic rural industries are significant at a regional or national scale rather than solely at a district level due to the area they supply; the investment in infrastructure required for the establishment of the activity or their contribution of the economy. Within the District Plan the term is applied specifically to the Strategic Rural Industries Zone and does not include strategic industries located within urban areas with specialized business or industrial functions such as Port Marsden or the Marsden Point Energy Precinct*”.

The Rosvall Sawmill is an industrial activity, that is also ancillary to forestry. The Rosvall Sawmill manufactures, processes, packages, distributes, stores and disposes of raw material and goods, namely wood and wood products.

Furthermore, it is an industrial activity that is ancillary to forestry. Noting that Rosvall has existed and operated from this rural location for over 50 years, its operation is dependent on this rural location for its proximity and transport links to forestry and downstream suppliers, and reliance on transport links to distribute products around the District, Region and beyond. Being removed from the existing urban environment is also necessary for the sawmill to operate in an undisturbed manner that resulting in minimal conflict and effects on the urban population (i.e. Noise, dust, vibration, bulk and location, general amenity). Furthermore, the large area of land which the sawmill operates from is not readily available elsewhere the industrial² environment.

² At the time of writing this report, there was no Industrial Land between 5-10ha for sale. A high-level review of the District’s Heavy Industrial zoned land identifies limited land at Marsden Point remaining undeveloped, or not currently set aside for development.

The definition states that Strategic Rural Industries are to be significant at a regional or national scale due to the area they supply, the investment in infrastructure required for the establishment of the activity, or their contribution to the economy. Rosvall is considered significant across all three of these criteria.

The economic significance of Rosvall is detailed and discussed in the supporting Economic Impact Assessment (Appendix G). The wood processing industry which Rosvall is a large part of, plays a significant role in supporting downstream (and upstream) users, and it is expected that this significance will only continue to increase to align with industry and market demands which Rosvall has the ability to support. There is a significant amount of infrastructure that has been and will continue to be invested in Rosvall to ensure it is operating at a high standard and in accordance with all necessary Health and Safety requirements. It is estimated that if Rosvall were to be picked up and relocated, this would cost upward of \$30 million dollars to get its existing operation and infrastructure up and running.

Strategic Rural Industries - Issues

The opening of the SRIZ chapter includes a discussion of the 'Issues' relevant to the zone. This section sets out the existing SRIZ activities and builds on the above definition as to how such activities are strategic and important. Notably however, this section focuses on providing essential employment and services to the district first and foremost but may also be of regional or national importance. As discussed in the Economic Impact Assessment, Rosvall directly employs 60 local Whangarei people on-site, with its activities supporting a further estimated 300 jobs in Whangarei District, 218 jobs elsewhere in Northland and New Zealand.

The SRIZ issues section also recognises that it is important that Strategic Rural Industries are encouraged to continue to operate and develop, while acknowledging the potential for such industries to impact on surrounding rural activities due to the scale of operation and nature of effects. Rosvall is considered to benefit from being a long-established activity however this does not excuse it in any way, and the owner/operator works hard to mitigate and manage effects of the activity to ensure the rural environment continues to be shared and enjoyed by all.

Lastly, the issues section goes on to state that it is anticipated that SRIZ could be extended over time to other rural locations elsewhere in the District by way of plan change to accommodate additional Strategic Rural Industries. This communicates that there is room for additional Strategic Rural Industries to be recognised. For the reasons discussed above and throughout this application it is clear that the Rosvall Sawmill is an appropriate and suitable addition to the Strategic Rural Industries. Furthermore this proposed rezone aligns with the District Plan intent to capture and encourage this activity to continue to operate and develop.

Objectives and Policies

SRIZ-01 Economic Development

Recognise the contribution established Strategic Rural Industries make to the vitality and economic viability of the District.

This proposal is supported by an Economic Impact Assessment which has investigated the contribution the Rosvall Sawmill, as a Strategic Rural Industry, makes to the vitality and economic viability of the District.

This assessment has found that Rosvall Sawmill adds value to both the District and wider regional economies. Specifically \$32 Million in GDP to the national economy, \$7.1 Million to the Whangārei economy, and \$1.2 Million to the Northland Regional economy. Furthermore Rosvall Sawmill directly employs 60 persons at it's Whareora site, and supports a further 300 jobs in Whangārei and 220 jobs across Northland.

Rosvall Sawmill also plays an important role in the vitality of the forestry and wood processing industry, outside of economics. Rosvall Sawmill is Northland's largest independent sawmill that primarily supplies local independent timber merchants and exporters with speciality and high-value products. It is not restricted by corporate strategies which larger wood processors are subject to. This independence and Rosvall Sawmill's establish relationships with suppliers and customers mean it also provides security, flexibility and resilience to the industry.

For these reasons, the proposal is consistent with this objective.

SRIZ-02 Appropriate Locations

Provide for the establishment and operation of Strategic Rural Industries in appropriate locations within the rural area.

As discussed above, the Rosvall Sawmill has operated from the subject site for the past 50 years. It is not seeking to establish, it is already well and truly established and forms part of the existing rural area in this environment.

Its current rural location is within proximity to key transport links generally and links to forestry, as well as downstream suppliers. Receiving and distributing product from around the District, Region and beyond is a key part of the sites operations, which the transport routes surrounding the site are more than capable of accommodating (Traffic Impact Assessment, Appendix H).

Being removed from the existing urban environment is also necessary for the sawmill to operate in an undisturbed manner that resulting in minimal conflict and effects on the urban population (i.e. Noise, dust, vibration, bulk

	<p>and location, general amenity). It is acknowledged that there are other environments where a lower level of amenity is anticipated by the District Plan, however this can often remain an issue for owners/operators due to the number of persons which the site, its operations and movements can interface with.</p> <p>The subject site is adjoined by a number of differing land uses, and multiple residential dwellings. These activities have and continue to operate alongside each other with minimal adverse effect. The long established operation of the Rosvall Sawmill is an accepted part of this environment which is why such efforts are made to uphold this, and to avoid generating new or additional effects on the surrounding environment (See Section 11).</p> <p>For these reasons, the proposal is consistent with this objective.</p>
<p>SRIZ-O3 Management Framework</p> <p>Promote a flexible and targeting management framework for existing and/or prospective Strategic Rural Industries.</p>	<p>The proposed provisions have been designed to provide sufficient flexibility to the continued operation of the Rosvall Sawmill while creating a framework that targets the key areas of the operation which have the most potential to generate adverse effect. This has been selected to avoid adverse effects on the environment, while also providing clearer direction to the surrounding environment on the anticipated long-term use for the site.</p> <p>The proposal is considered to be consistent with this objective for these reasons.</p>
<p>SRIZ-O4 Amenity</p> <p>Maintain rural amenity and avoid reverse sensitivity effects in the vicinity of Strategic Rural Industries.</p>	<p>As assessed at Section 11 of the Application, the provisions have been designed to maintain the rural character of the existing environment. This includes the consideration of those residential land uses which exist, and in many cases immediately adjoin the subject site. These provisions use both existing and specifically designed controls to manage building mass and height, separation and appearance. This has been informed by the detailed Landscape and Visual Assessment which has been carried out at Appendix I of the application. This assessment has analysed the site utilising a Zone of Theoretical Visibility analysis to understand the existing and potential influence the sawmill has on the landscape character of the local area, which has concluded that with the proposed controls, this effect is considered to be low; upholding the areas established rural industrial character.</p>

	<p>The potential for reverse sensitivity effects have been highly considered. While a different approach has been taken to that which is currently applied to other SRIZ, the proposed approach is designed in response to existing and anticipated activities, the specific characteristics of this environment, and the technical reporting which supports this proposal. The PPC is designed to ensure that where there is potential for such effects to occur, that these are appropriately managed.</p> <p>Overall, the proposal is considered to be consistent with this objective.</p>
<p>SRIZ-P1 Manage Effects</p> <p>To provide for and manage the effects of Strategic Rural Industries by identifying them as within the Strategic Rural Industries Zone.</p>	<p>As assessed at Section 11 of the Application, the proposal has identified the potential effects resulting from the Rosvall Sawmill operations, and provisions have been designed to directly respond to, mitigate and manage these effects on a long-term basis.</p> <p>Specifically the application and supporting assessments have analysed the substantial influence that the sawmill already has on the landscape character of the surrounding rural environment. The sawmill is considered an integral part of the existing rural landscape in this environment, and therefore provisions have been designed to maintain this and ensure the site continues to be visually contained by the surrounding landforms.</p> <p>The proposal is considered to be consistent with this policy.</p>
<p>SRIZ-P2 Operation and Expansion</p> <p>To provide for the ongoing operation and expansion of Strategic Rural Industries where adverse effects can be avoided, remedied or mitigated.</p>	<p>The proposal has been designed to provide for the ongoing use and expansion of the existing operations within its existing site, whilst mitigating the effects which arise from the industrial activities being undertaken. Specific mitigation measures are proposed to ensure that the residential amenity of dwellings in the vicinity of the site does not decrease, and to ensure that any future dwellings have adequate design considerations incorporated to minimise noise and vibration effects to acceptable levels. All of the proposed controls play a role in upholding the existing amenity of this rural environment, which is sought to be retained. Furthermore, the proposed provisions seek to ensure the existing rural landscape is upheld through continued containment of the site.</p> <p>The proposal is considered to be consistent with this policy.</p>

<p>SRIZ-P3 Avoid Fragmentation</p> <p>To avoid fragmentation of Strategic Rural Industry Areas associated with further subdivision.</p>	<p>There is no intention or benefit to fragmenting the subject site through subdivision. The Rosvall Sawmill has and will continue to rely on the entire site to support its operation, and there is nothing in this proposal which would suggest otherwise.</p> <p>In any instance, any subdivision of the site would require Discretionary Activity resource consent from Council. This gives Council full discretion to consider all possible effects of such proposal just like all other existing Strategic Rural Industries. We consider this approach appropriate.</p> <p>For these reasons the proposal is consistent with this policy.</p>
<p>SRIZ-P4 Reverse Sensitivity</p> <p>To avoid potential reverse sensitivity effects from sensitive activities within Strategic Rural Industry Areas.</p>	<p>As discussed in Section 11 of the Application, there are a number of existing residential dwellings within proximity to the Rosvall Sawmill. Whilst new dwellings can be established on adjacent sites as a permitted activity, the proposal includes additional noise boundary provisions around the site to ensure that any future dwellings have adequate design considerations incorporated to minimise noise and vibration effects to acceptable levels. This will ensure that reverse sensitivity effects are appropriately managed.</p> <p>For these reasons the proposal is consistent with this policy.</p>
<p>SRIZ-P6 Complementary Activities</p> <p>To provide for complementary commercial activities and industrial activities where they do not compromise the functioning of existing Strategic Rural Industries.</p>	<p>The proposal does not seek the inclusion or provision of any complementary commercial or industrial activities.</p> <p>For these reasons the proposal is consistent with this policy.</p>
<p>Transport</p>	
<p>TRA-O4 Safety and Efficiency</p> <p>Provide suitable and sufficient vehicle crossings, access, parking, loading and manoeuvring areas that minimise adverse effects on the safe, effective and efficient functioning of the transport network.</p> <p>TRA-P4 Integrated Transport Assessments</p>	<p>The continued operation of the Rosvall Sawmill will maintain all existing vehicle access, parking, loading, and manoeuvring operations as these have been established through the site's consenting history and are proven to minimise adverse effects on the safe, effective and efficient functioning of the transport network.</p> <p>While it is not the intention or need to substantially grow or expand existing operations, the provisions proposed for the operation of the sawmill have factored in some additional vehicle movements to account for times when</p>

<p>To avoid, remedy or mitigate adverse effects on the adjacent and wider transport network by requiring Integrated Transport Assessments for large scale developments and subdivisions.</p>	<p>supply is elevated, and any natural on-site process efficiencies which may be realised over time through technology improvements. This has been considered and assessed in Section 11 and Appendix H and will maintain the safe, effective and efficient functioning of the transport network.</p>
<p>Contaminated Land</p>	
<p>CL-O1 Adverse Effects on the Environment</p> <p>The use, management and development of contaminated sites in a way that ensure that the adverse effects on the environment are avoided, remedied or mitigated to acceptable environmental levels.</p> <p>CL-O2 Adverse Effects on Human Health and Safety</p> <p>Minimisation of the adverse effects of contaminated sites on human health and safety.</p> <p>CL-P2 Remediation</p> <p>To avoid subdivision, use or development of contaminated land that presents a risk to health, safety or the environment, unless contamination is remedied or mitigated to acceptable environmental levels.</p>	<p>The existing and on-going use of the subject site as an operational sawmill and wood processing site will ensure that the site is used, managed and developed in a manner which appropriately mitigates the potential effects of contaminated land.</p> <p>The sawmill is a HAIL activity and therefore the use and development of the site must always take this into consideration to ensure that in accordance with the NES-CS, the health and safety of all persons and the environment is managed and any risk is mitigated. The NES-CS sits outside of the District Plan is required to be adhered to irrespective of this PPC.</p> <p>For these reasons, the proposal is considered to be consistent with these objectives and policy.</p>
<p>Hazardous Substances</p>	
<p>HSUB-O1 Residual Risk</p> <p>Property, the environment and the health and safety of people are protected from any unacceptable levels of residual risk associated with the location or expansion of facilities that use, store or dispose of hazardous substances.</p> <p>HSUB-O2 Reverse Sensitivity</p> <p>Sensitive activities do not constrain or curtail existing areas and activities which use, store or dispose of hazardous substances.</p> <p>HSUB-P2 People and Communities</p>	<p>Part of the sawmill activity involves the utilisation and storage of hazardous substances in association with the treatment of timber. The use and storage of these substances is highly regulated, as recognised by the District Plan. This regulation ensures that the use, storage and handling of such substances is done so in a manner which protects the health and safety of all persons and the environment. The operation of the sawmill will continue to occur in accordance with the wider legislation and on this basis it is not considered that any residual risk would result.</p> <p>For these reasons, the proposal is considered to be consistent with these objectives and policies.</p>

To ensure that activities which use, store or dispose of hazardous substances manage residual risk to people and communities by avoiding such risk, or where avoidance is not practicable, remedying or mitigating such risk to an acceptable level.

HSUB-P3 Reverse Sensitivity

To avoid reverse sensitivity effects by requiring sensitive activities to be appropriately designed and located in relation to existing areas and activities which use, store or dispose of hazardous substances.

Noise and Vibration

NAV.3.1 To enable a mix of activities to occur across a range of zones, while ensuring that noise and vibration is managed within appropriate levels for the health and wellbeing of people and communities, and for the amenity and character of the local environment.

NAV.3.2 To ensure that activities that seek a high level of acoustic and vibration amenity do not unduly compromise the ability of other lawful activities to operate.

NAV.4.2 To avoid reverse sensitivity effects by:

- a. Requiring suitable acoustic design standards for noise sensitive activities located in or adjacent to areas anticipating high noise levels.
- b. Restricting noise sensitive activities in zones where they could unduly compromise the continuing operation of appropriate business activities.
- c. Considering the use of other mechanisms such as noise control boundaries, buffer areas or building setbacks, as appropriate tools to protect existing or future activities.

Rosvall Sawmill has and will continue to seek to manage its acoustic output to ensure the health and wellbeing of the people and community which live and operate in proximity to the site.

Through its existing operations and consenting requirements, Rosvall Sawmill has incorporated measures such creating an earth bund, being actively mindful of the acoustic output of machinery and operations, and halting works out of respect during the use of the adjoining cemetery. They have and continuing to work with its neighbours to mitigate acoustic issues if they arise.

This proposal seeks to establish specific noise levels for the site through a noise control boundary, to appropriately manage and control noise effects on the surrounding environment. This approach aligns with that already used in the District Plan.

This approach also offers a structured method for managing reverse sensitivity effects by requiring any new noise-sensitive activities within the Noise Control Boundary to adhere to appropriate internal noise levels already adopted in the Plan. This provides a balanced framework that supports the strategic importance of the operation of the Rosvall Sawmill, as well as new noise-sensitive activity.

This is not considered to create onerous requirements for neighbouring properties due to their abilities to locate new sensitive land uses further away from the existing sawmill.

	Overall, the proposal is considered to be consistent with these objectives and policies.
Natural Hazards – Proposed Plan Change 1 – As notified	
<p>NH-O1 Hazard Risk</p> <p>The risks associated with natural hazards and their impacts on people, property, infrastructure and the environment are appropriately identified, assessed and managed.</p> <p>NH-P2 Risk Management</p> <p>To manage natural hazard risk to an appropriate level giving consideration to:</p> <ol style="list-style-type: none"> 1. The nature, frequency and scale of the natural hazard(s) present within the site. 2. The existing and potential risks and adverse effects to people, property, infrastructure and the environment within and beyond the site. 3. The location and design of land use and development, including safe access to building platforms. 4. The nature, scale location and design of earthworks and vegetation clearance activities. 5. The proposed use of the site, including location of vulnerable activities. 6. The ability to adapt to long term changes in natural hazards. <p>NH-P3 Risk Assessment</p> <p>To require assessment of natural hazard risk prior to subdivision, use and development of land, to inform decision making on the appropriateness of the proposed activity. The risk assessment must include consideration of:</p> <ol style="list-style-type: none"> 1. The likelihood and consequences of a natural hazard event. 	<p>Under PC1 – as notified, the subject site is identified as having areas of the site which are susceptible to land instability.</p> <p>This objective and supporting policies seek to manage the risk of natural hazard on people, property and infrastructure. The continued operation of the site will not conflict with this, and any future development or redevelopment of built form will require consideration, investigation and if necessary specific design to mitigate such risk.</p> <p>This is considered to align with the framework set by the introduction of this plan change.</p>

2. Uncertain or dynamic nature of natural hazards present within the site.
3. The type of activity being undertaken and the consequences of a natural hazard event in relation to the activity.
4. Any increase of natural hazard risk within the site and surrounding area, transfer of risk to other sites, or creation of new natural hazard risk.
5. Any measures to avoid, mitigate or reduce risk.

A higher level of scrutiny and site assessment by a suitably qualified and experienced person is required where activities and development are proposed to be located on land subject to high risk natural hazards.

NH-P4 Risk Reduction

To support risk reduction by:

1. Directing vulnerable activities to locations outside of land subject to high risk natural hazards.
2. Locating subdivision, use and development so that hazard risk is not transferred to, or increased for other properties.
3. Requiring measures to reduce the risk from natural hazard events to people, property, and the environment.

NH-P21 Remediation and Mitigation Works

To ensure that remediation and mitigation works are undertaken when they are necessary to minimise land instability hazards.



Appendix N – Section 32 Analysis



Section 32 Evaluation Report

Rosvall Sawmill Limited

September 2024

Rosvall Sawmill



1. Introduction

This report has been prepared to fulfil the statutory requirements of Section 32 of the Resource Management Act 1991 (RMA). It is a record of the processes and evaluation undertaken for the proposed Rosvall Sawmill Plan Change (plan change) to the Whangarei District Plan – Operative in Part 2022 (District Plan), in accordance with section 32 of the RMA. The Applicant proposes to rezone the 9.245ha site from Rural Production Zone (RPZ) to Strategic Rural Industries Zone (SRIZ).

When preparing a plan change (proposal) under the RMA, an evaluation under section 32 of the Act must be carried out. This evaluation must occur prior to the notification of any proposed plan change. A section 32 evaluation report examines:

1. The extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)); and
2. Whether the provisions in the proposal are the most appropriate way in which to achieve the objectives in terms of their efficiency and effectiveness by identifying other reasonably practicable options for achieving the objectives; assessing the efficiency and effectiveness of the provisions in achieving the objectives; and summarizing the reasons for deciding on the provisions (s32(1)(b)).

The evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c)).

Such an evaluation must take into account:

the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)) and, if practicable, quantify them (s32(2)(b)); and

the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (s32(2)(c)).

This report should be read in conjunction with the Assessment of Environmental Effects and technical assessments prepared in support of this private plan change request.

1.1 Overview of the Plan Change Site

Whareora is approximately 6km from the Whangārei urban area. The subject site, 658 Whareora Road, Whareora is 9.245 hectares in area and contains the existing and operational Rosvall Sawmill.

Like the majority of the surrounding environment, the site is zoned Rural Production Zone (RPZ) under the Whangarei District Plan (District Plan). The exception to this is the parcel of Open Space Zoned (OSZ) land adjoining the site to the south-west, and the Rural Lifestyle

zoned land 250m north of the site. The Application site and existing zoning are shown in Figure 1 below.

This plan change proposes to rezone the site to the Strategic Rural Industries (SRIZ) under the District Plan. This is intended to recognise and support the continued operation of the Rosvall Sawmill.

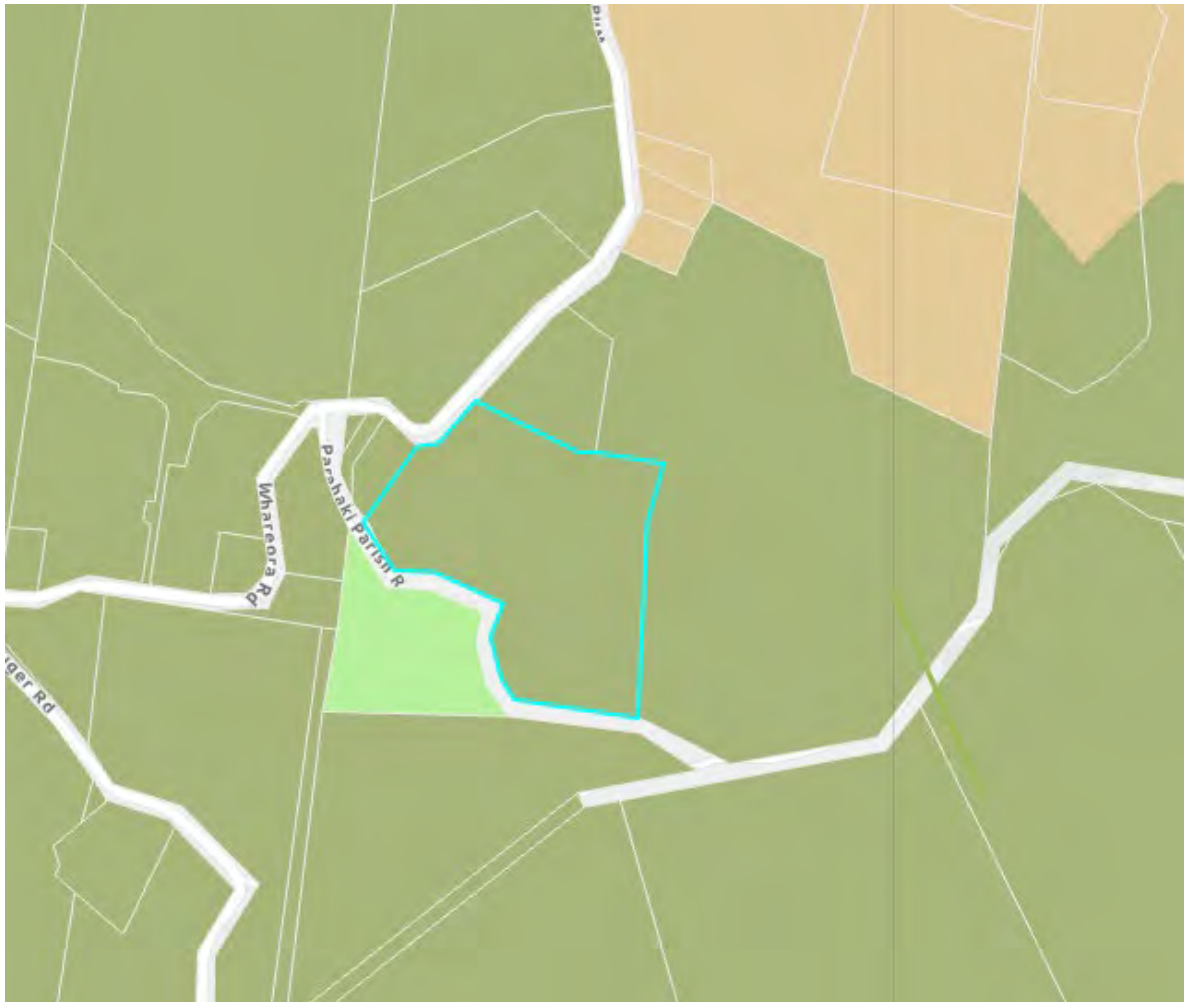


Figure 1: Site Zoning under the Whangarei District Plan. Source: WDC GIS District Plan Maps

2. Resource Management Act 1991

The Resource Management Act (RMA) provides a legislative framework for the sustainable management of natural and physical resources in New Zealand. The purpose of the RMA is to promote the sustainable management of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety.

The purpose and principles of the RMA are stated in sections 5, 6, 7 and 8 of the RMA. An assessment against Part 2 of the RMA is provided in the evaluation of objectives below.

3. Analysis of Objectives to achieve the Purpose of the RMA

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives of the proposed Plan Change are the most appropriate way to achieve the purpose of the RMA.

3.1 Relevant Objectives

The purpose of the plan change is to enable and support the on-going use and development of Rosvall Sawmill. The plan change will rely on the objectives of the SRIZ, and relevant District Wide objectives to achieve this purpose. These objectives are as follows:

The **Strategic Rural Industries Zone** objectives are:

SRIZ-01 *Economic Development*

Recognise the contribution established Strategic Rural Industries make to the vitality and economic viability of the District.

SRIZ-02 *Appropriate Locations*

Provide for the establishment and operation of Strategic Rural Industries in appropriate locations within the rural area.

SRIZ-03 *Management Framework*

Promote a flexible and targeted managed framework for existing and/or prospective Strategic Rural Industries.

SRIZ-04 *Amenity*

Maintain rural amenity and avoid reverse sensitivity effects in the vicinity of Strategic Rural Industries.

The relevant **District Wide Objectives** are:

District Growth and Development (DGD) Objectives

DGD-01 *Range of Zones*

Provide for differing character and amenity values in a range of zones with differing expectations.

DGD-02 *Rural Areas*

Protect the range of amenity values and characteristics in the Rural Area.

DGD-05 *Incompatible Activities and Reverse Sensitivity*

Avoid conflict between incompatible land use activities from new subdivision, use and development.

DGD-06 Cultural Values

Ensure that growth and development takes into account Māori cultural values.

DGD-016 Productive Functions

Protect the long-term viability of the productive functions of rural land in a manner that delivers economic benefit and sustains the environment.

DGD-017 Rural Area Land Uses

Provide for a range of appropriate land uses in the Rural Area, including rural production activities, residential, rural residential, rural lifestyle, commercial, industrial, strategic rural industries, activities ancillary to farming or forestry and mineral extraction activities in appropriate areas.

DGD-024 Strategic Rural Industries Zone

To identify the Strategic Rural Industries Zone in locations where established Strategic Rural Industries operate and to limit the addition of new locations through the statutory plan change process where it can be demonstrated that activities:

- 1. Are consistent with the District Plan definition of 'Strategic Rural Industries'.*
- 2. Have valid operational reasons to require a Strategic Rural Industries Zone.*
- 3. Contribute positively to the economy of the District.*
- 4. Provide local employment opportunities.*
- 5. Can meet and fund local infrastructure requirements.*

Incorporate appropriate mitigation and management methods designed to ensure environmental effects are acceptable in the area in which the activities are proposed to be located.

Noise and Vibration (NAV) Objectives

NAV.3.1

To enable a mix of activities to occur across a range of zones, while ensuring that noise and vibration is managed within appropriate levels for the health and wellbeing of people and communities, and for the amenity and character of the local environment.

NAV.3.2

To ensure that activities that seek a high level of acoustic and vibration amenity do not unduly compromise the ability of other lawful activities to operate.

Transport (TRA) Objectives

TRA-04 Safety and Efficiency

Provide suitable and sufficient vehicle crossings, access, parking, loading and manoeuvring areas that minimise adverse effects on the safe, effective and efficient functioning of the transport network.

Natural Hazards (NH) Objectives (As notified under PC1)

NH-01 Hazard Risk

The risks associated with natural hazards and their impacts on people, property, infrastructure and the environment are appropriately identified, assessed and managed.

Contaminated Land (CL) Objectives

CL-01 Adverse Effects on the Environment

The use, management and development of contaminated sites in a way that ensure that the adverse effects on the environment are avoided, remedied or mitigated to acceptable environmental levels.

CL-02 Adverse Effects on Human Health and Safety

Minimisation of the adverse effects of contaminated sites on human health and safety.

Hazardous Substances (HSUB) Objectives

HSUB-01 Residual Risk

Property, the environment and the health and safety of people are protected from any unacceptable levels of residual risk associated with the location or expansion of facilities that use, store or dispose of hazardous substances.

HSUB-02 Reverse Sensitivity

Sensitive activities do not constrain or curtail existing areas and activities which use, store or dispose of hazardous substances.

3.2 Evaluation of Objectives

The following provides and an evaluation of the objectives as the most appropriate way to achieve the purpose of the RMA.

3.2.1 Section 5 - Purpose

Section 5 of the RMA identifies the purpose of the RMA as being to promote the sustainable management of natural and physical resources. This is further defined to mean managing the use, development and protection of natural and physical resources in a way which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety; while sustaining those resources for future generations; safeguarding the life supporting capacity of ecosystems; and avoiding, remedying or mitigating any adverse effects of activities on the environment.

The objectives of the Plan Change are consistent with Section 5 of the RMA for the following reasons:

- The objectives will manage and protect a strategic business and industry, which enables people and communities to provide for their social and economic well-being.
- The objectives will continue to manage development which supports a strategic business and industry, while mitigating adverse effects on the environment as has been assessed and concluded in Section 11 of this Application.
- The objectives will continue to protect natural and physical resources, being the land, water and air resources which surround the subject site, in manner that sustains the resources for future generations and safeguards the life supporting capacity of these ecosystems.
- The objectives will continue to manage the use of the land in a way which provides for the health and safety of people and communities.

Overall, the objectives of the Plan Change are considered to be consistent with Section 5 of the RMA.

3.2.1 Section 6 - Matters of National Importance

Section 6 of the RMA sets out the matters of national importance which must be recognised and provided for in achieving the purpose of the RMA. This includes the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins; protection of outstanding natural features and landscapes, the protection of areas of significance indigenous vegetation and significant habitats of indigenous fauna; maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers; the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; the protection of historic heritage; the protection of protected customary rights and the management of significant risks from natural hazards.

The Plan Change does not compromise the recognition of, or provision for these matters of national importance. The Plan Change area is not located in or near the coastal environment, any outstanding natural features or landscapes, areas of significant indigenous vegetation or habitats, or known protected historic heritage areas. There are wetlands, lakes and rivers which surround the site in which provision has and will continue to be made to ensure adverse effects on these areas are mitigated to ensure their on-going protection.

Engagement with mana whenua has been sought throughout the preparation of this plan change, and as part of previous consenting consultation. To the best of our knowledge, Māori the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga will not be impacted by this Plan Change.

Furthermore, the proposal will not involve significant risk from natural hazards, and the on-going use and development of the site will continue to be appropriately managed for any potential natural hazard risk.

Overall, the objectives of the Plan Change are considered to be consistent with Section 6 of the RMA.

3.2.2 Section 7 – Other Matters

Section 7 of the RMA identifies other matters which all persons shall have particular regard to. Those other matters which are relevant to this Plan Change are:

- *(b) The efficient use and development of natural and physical resources* – The Plan Change will support the efficient use and development of natural and physical resources by applying specific provisions to the on-going managed and development of the Rosvall Sawmill that will provide and support this strategic business and industry.
- *(c) The maintenance and enhancement of amenity values* – As has been assessed in this Plan Change application, site specific provisions have been designed to ensure the on-going use and development of the site maintains the amenity values of all immediate persons and the surrounding environment.
- *(f) Maintenance and enhancement of the quality of the environment* – Again, as has been assessed in this Plan Change application, the site specific provisions, alongside those District Wide provisions will maintain the quality of the environment.

Overall, the objectives of the Plan Change are considered to be consistent with Section 7 of the RMA.

3.2.3 Section 8 – Treaty of Waitangi

Section 8 of the RMA requires all persons exercising functions and powers under it, in relation to the management of use, development and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.

It is considered that this proposal will not offend against the principles of the Treaty of Waitangi. In particular, the Applicant has actively sought to consult with mana whenua to understand any potential support or concerns for the Plan Change.

3.2.1 Objectives Conclusion

The Plan Change is a more effective means of achieving the sustainable management purpose of the RMA than the current planning framework or an alternative (as detailed below). Overall, it is considered that the objectives of the Plan Change are the most appropriate way to achieve the purpose of the RMA.

Furthermore, these objectives are those which already exist in the Whangarei District Plan and their establishment has been previously demonstrated to achieve the purpose and principles of the RMA.

4. Appropriateness of the Provisions to achieve the Objectives

Section 32(1)(b) of the RMA requires an evaluation to examine whether the provisions (e.g. policies and methods) of the proposed Plan Change are the most appropriate way to achieve its objectives by:

- Identifying other reasonably practicable options for achieving the objectives;
- Assessing the efficiency and effectiveness of the provisions; and
- Summarising the reasons for deciding on the provisions.

As the proposed Plan Change is amending the WDP, the above assessment must relate to the provisions and objectives of the proposed Plan Change, and the objectives of the WDP to the extent that they are relevant to the proposed Plan Change and would remain if the Plan Change were to take effect.

4.1 Other Reasonably Practicable Options

The following identifies reasonably practicable options for achieving the objectives. These are:

Option 1: Status quo – Retain Rural Production Zoning where resource consent is required

This option sees the continued operation of the sawmill as an ‘ancillary to forestry activity’ within the Rural Production Zone. Continued redevelopment and modernisation of the site (i.e. any physical works on site that changes built form) will require new land use resource consent(s) each time. This would include any increase to building area, increase in outdoor area space, height exceedance of 10m above GL, building within 250m of the surrounding residential neighbours, and change to noise levels (and cumulative and associated traffic impacts). Any resource consent application would require consent as a Discretionary Activity at a minimum and subject to the standard s95 and s104 tests of the RMA each time.

Option 2: Proposed Plan Change – Retain Rural Production Zoning with amended zone wide framework

This option involves the retention of the existing Rural Production Zone with amendments to the rule framework to enable greater provision for activities ancillary to forestry.

Option 3: Proposed Plan Change – Rezone to Strategic Rural Industries Zone

This option involves rezoning the subject site to the Strategic Rural Industries Zone. The rezoning will apply the standard Strategic Rural Industries Zone objectives, policies and provisions with the addition of bespoke provisions to cater for the Rosvall Sawmill operation as a permitted activity.

Option 4: Proposed Plan Change – Retain Rural Production Zone with addition of a precinct

This option involves retaining the existing Rural Production Zone and introduces a Precinct to the site that includes bespoke controls for development that modify or refine aspects of the policy approach and/or outcomes of the Rural Production Zone.

Option 5: Relocation of Rosvall Sawmill to Industrial Zone

This option involves the relocation of the established Rosvall Sawmill facilities to a site within a live Industrial Zone. This option would require the existing site to completely shut down, remove all equipment and infrastructure, and remediate the site, and reestablish all facilities within Industrial Zoned land.

An analysis of the options in achieving the objectives is provided in *Table 1* following.

Table 1: Options Analysis

Option 1: Status Quo – Retain Rural Production Zoning – Resource Consents Required		
Costs	Benefits	Efficiency and Effectiveness in achieving the objectives
<p><u>Economic</u></p> <p>On-going costs of seeking and obtaining Discretionary Resource Consents, including technical support for replace/improve existing and aging infrastructure to support the sites operation. High potential that all consents would require some level of notification.</p> <p>Upstream and downstream industry uncertainty through consent constraints resulting in inability to pivot infrastructure to support changing industry output needs and supply.</p> <p>Upstream and downstream industry uncertainty through consent constraint where there is a requirement to replace infrastructure/facilities to ensure compliance with other national legislation i.e. Health and Safety at Work Act (Hazardous Substances).</p> <p><u>Environmental</u></p> <p>Environmental effects to be identified, mitigated and managed through consent conditions which will constantly change & require compliance management.</p>	<p><u>Economic</u></p> <p>Removes cost of initiating a plan change.</p> <p><u>Environmental</u></p> <p>Management of environmental effects revisited each time consent sought providing for constant adaptation.</p> <p><u>Social</u></p> <p>None identified.</p> <p><u>Cultural</u></p> <p>Potential for iwi/hapu engagement in consenting process</p>	<p>This option is inefficient due to the inconsistencies between the RPZ objectives and rule framework. The objectives and policies seek to provide for activities ancillary to forestry, however the rule framework is highly restrictive to the realities of the activity. The rules are therefore not effective in achieving the objectives and policies.</p> <p>This option is not effective in providing certainty to the surrounding environment in relation to the future use and development of the subject site.</p> <p>This option does not provide for the flexibility or certainty required by the operator to make effective or efficient decisions for the future of the business which has an impact on the strategic and economic viability of the business.</p>

Costs	Benefits	Efficiency and Effectiveness in achieving the objectives
<p>Uncertainty on environmental outcomes in relation to amenity, character, nuisance etc over the longer term</p> <p><u>Social</u></p> <p>Land/business owner uncertainty associated with seeking and obtaining future resource consents which may be required to support operation as technology and equipment improve.</p> <p>This option presents no efficiency in constantly seeking written approvals from neighbours or notifying applications.</p> <p>Upstream and downstream industry uncertainty through inability to pivot infrastructure to support changing industry output needs.</p> <p>Consistently approaching neighbours for affected party approval creates uncertainty for all parties and could create tensions.</p> <p><u>Cultural</u></p> <p>None identified.</p>		

Option 2: Proposed Plan Change to retain Rural Production Zone with amendments to the zone wide framework		
Costs	Benefits	Efficiency and Effectiveness in achieving the objectives
<p><u>Economic</u></p> <p>Cost of initiating a plan change, including technical assessments to support.</p> <p>Reduced costs associated with needing to obtain resource consent and associated technical assessments as lesser activity status (controlled activity) applied.</p> <p><u>Environmental</u></p> <p>With the Rosvall Sawmill as the focus, this may result in unintentional and unaccounted for changes to the wider ancillary forestry activities and their associated effects (nuisance, bulk, transportation) throughout the district.</p> <p><u>Social</u></p> <p>None identified.</p> <p><u>Cultural</u></p> <p>None identified</p>	<p><u>Economic</u></p> <p>Reduces on-going future resource consent process costs, with the expectation that the consent threshold is lowered to enable a permitted activity status to be retained for a much greater scale of ancillary forestry activities.</p> <p>Continued upstream and downstream economic impacts (see Economic Impact Assessment Appendix G) i.e. employment, GDP, business relationships, sector strength within the District/Region.</p> <p><u>Environmental</u></p> <p>Effects to be managed through rules, reflecting reality of activity which the objectives and policies support.</p> <p><u>Social</u></p> <p>Provides greater certainty for the Council, community, and landowners about the nature, and extent of ancillary forestry activities.</p> <p><u>Cultural</u></p> <p>Potential for iwi engagement through plan change process.</p>	<p>This option would be more effective in creating greater alignment between objectives and policies of the zone, and the rule framework therefore will be more effective and efficient than the current framework.</p> <p>The realised realities of ancillary forestry activities (specifically the Rosvall Sawmill) may conflict with or undermine the objectives and policies of the zone, and therefore be ineffective in achieving a balance alignment with the objectives and policies of the zone.</p> <p>This option enables the RPZ framework to recognise the realities of ancillary forestry activities.</p> <p>This option is a more generic approach to ancillary forestry activities for the RPZ and striking a balance between industry wide needs and Rosvall needs may be ineffective.</p>

Option 3: Proposed Plan Change to Strategic Rural Industries Zone (Preferred)

Costs	Benefits	Efficiency and Effectiveness in achieving the objectives
<p><u>Economic</u></p> <p>Cost of initiating a plan change, including technical works to support rezoning.</p> <p>Reduced costs associated with needing to obtain resource consent and associated technical assessments as lower consenting threshold less likely to require District Council consent.</p> <p><u>Environmental</u></p> <p>None identified.</p> <p><u>Social</u></p> <p>None identified.</p> <p><u>Cultural</u></p> <p>None identified.</p>	<p><u>Economic</u></p> <p>Removes/minimises cost uncertainty associated with seeking and obtaining multiple resource consents, including technical support, and notification processes.</p> <p>Continued upstream and downstream economic impacts (see Economic Impact Assessment Appendix G) i.e. employment, GDP, business relationships, sector strength within the District/Region.</p> <p>Greater ability to continue to support upstream and downstream industries financially through ability to pivot operations.</p> <p>Improved ability for infrastructure to support changing industry output needs.</p> <p><u>Environmental</u></p> <p>This option enables all environmental effects specific to the Rosvall Sawmill to be appropriately considered and mitigated.</p> <p><u>Social</u></p> <p>Greater certainty to surrounding environment, Council and community.</p>	<p>This option demonstrates the effectiveness of the existing selective criteria of SRIZ to introduce a new site/development to this framework.</p> <p>This option is effective in supporting the on-going operation of this activity, as it has for other select activities within the District, while managing effects on the environment.</p> <p>This option is effective in providing the surrounding environment with clear direction and expectations for the future of this site.</p> <p>This option efficiently utilises the existing SRIZ framework and selective criteria to manage an established strategic rural industry.</p> <p>This option is effective in achieving an established activity which reflects the zoning of the site & vice-versa.</p> <p>The zoning is inconsistent with the National Planning Standards as it is currently presented and would need to be corrected to reflect the Planning Standards.</p> <p>This option is considered effective in supporting Council to achieve their functions under s31 of the RMA in that this option is an appropriate method to achieve integrated management of the effects of the use, development and protection of land</p>

	<p>Ability to respond to industry demands, maintain existing relationships, trust and security to smaller and larger Whangarei businesses.</p> <p>Continued support for the Northland Forestry industry which is a well established and widely supported industry by the community for over 100 years.</p> <p><u>Cultural</u></p> <p>Potential for iwi engagement through plan change process.</p>	<p>and associated natural and physical resources of the district.</p>
<p>Option 4: Proposed Plan Change to retain Rural Production Zone with addition of a Precinct</p>		
<p>Costs</p>	<p>Benefits</p>	<p>Efficiency and Effectiveness in achieving the objectives</p>
<p><u>Economic</u></p> <p>Cost of initiating a plan change, including technical works to support rezoning</p> <p><u>Environmental</u></p> <p>None identified.</p> <p><u>Social</u></p> <p>None identified.</p> <p><u>Cultural</u></p> <p>None identified.</p>	<p><u>Economic</u></p> <p>Removes/minimises cost uncertainty associated with seeking and obtaining multiple resource consents, including technical support, and notification processes.</p> <p>Continued upstream and downstream economic impacts (see Economic Impact Assessment Appendix G) i.e. employment, GDP, business relationships, sector strength within the District/Region.</p> <p>Greater ability to continue to support upstream and downstream industries financially through ability to pivot operations.</p>	<p>The realised realities of ancillary forestry activities may conflict with the objectives and policies of the zone.</p> <p>The use of a precinct in this context may be against community expectations for the use of a precinct based on current precincts within the District. Therefore, not being effective or efficient at delivering intent of a precinct in the District.</p> <p>The use of a precinct may require it to be overly prescriptive given the underlying zoning and may in turn result in the precinct undermining the zone. Therefore, not being effective or efficient.</p> <p>The realised realities of ancillary forestry activities (specifically the Rosvall Sawmill) may conflict with or undermine the objectives and policies of the</p>

	<p>Improved ability for infrastructure to support changing industry output needs.</p> <p><u>Environmental</u></p> <p>This option enables all environmental effects specific to the Rosvall Sawmill to be appropriately considered and mitigated.</p> <p><u>Social</u></p> <p>Greater certainty to surrounding environment, Council and community.</p> <p><u>Cultural</u></p> <p>Potential for iwi engagement through plan change process.</p>	<p>zone, and therefore be ineffective in achieving a balance alignment with the objectives and policies of the zone.</p>
<p>Option 5: Relocation of Rosvall Sawmill to the existing Heavy Industrial Zone</p>		
<p>Costs</p>	<p>Benefits</p>	<p>Efficiency and Effectiveness in achieving the objectives</p>
<p><u>Economic</u></p> <p>Costs of purchasing land, removing and relocating all infrastructure, and reinstatement of current site estimated \$30+ million. Financially not viable (Economic Impact Assessment prepared by Formative Appendix G)</p> <p>If replicating existing site, then likely still on-going costs of seeking and obtaining Restricted Discretionary Resource Consents for storage of materials outdoors, including technical support for further to support the sites operation.</p>	<p><u>Economic</u></p> <p>Removes cost of initiating a plan change.</p> <p><u>Environmental</u></p> <p>Lesser amenity value established and accepted function of this environment.</p> <p><u>Social</u></p> <p>None identified.</p> <p><u>Cultural</u></p>	<p>Economic impact is so significant it is not an efficient or effective option.</p> <p>No efficiency in closing down and restarting business. Business is unlikely to survive the relocation.</p> <p>This option would impose unjustifiably high costs on the operator. This is not an efficient or effective use of business equity.</p> <p>This option is likely to result in substantial flow on effects to other business and industries, particularly as product demand increases as</p>

<p>If working to avoid resource consent, then additional cost to develop site/buildings to ensure all storage of materials is screened from surrounding environment.</p> <p>Cost associated with seeking Regional Council consents, including technical support, to support the sawmill operation in new catchment.</p> <p><u>Environmental</u></p> <p>Greater potential for reverse sensitivity/nuisance effects on surrounding urban environment.</p> <p>Greater distance from supply creating greater reliance on heavy vehicle movements in and around urban environment.</p> <p>Due to long term use of site as sawmill, likely land contamination requiring substantial remediation.</p> <p>Productive potential of site unlikely capable of being recovered.</p> <p><u>Social</u></p> <p>Greater risk of growing conflict between site operations with urban land uses.</p> <p>Relationships, services, and businesses upstream and downstream compromised.</p> <p><u>Cultural</u></p>	<p>Potential for iwi engagement through resource consent process</p>	<p>predicted (see Economic Impact Assessment prepared by Formative Appendix A).</p> <p>This option would undermine the SRIZ.</p> <p>There is limited suitably zoned and sized industrial land available¹, further this would take this limited resource offline and therefore not be an efficient use of a limited land resource.</p>
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¹ At the time of writing this report, there was no Industrial Land between 5-10ha for sale. A high-level review of the District's Heavy Industrial zoned land identifies limited land at Marsden Point remaining undeveloped, or not currently set aside for development.

Inability for iwi involvement should no resource consent be required.		
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4.1.1 Summary of Options Analysis

As identified in Table 1 above, there are a number reasonably practicable options for achieving the objectives of the Plan. Options 1 and 5 are both considered to have costs which far outweigh the benefits of either option, furthermore neither option is assessed to be an effective or efficient way to achieve the objectives.

Options 2, 3 and 4 have each been assessed above and are considered to have benefits which outweigh the costs. However, the efficiencies and effectiveness of each option is where these options separate themselves from one and other. Options 2 and 4 have the ability to achieve some efficiencies and effectiveness, however this is less certain, and both are considered likely to undermine the objectives of the Plan.

This leaves Option 3, where the benefits outweigh the costs, and the option is able to achieve the objectives in an efficient and effective manner. For these reasons, this option has been determined as the preferred option.

4.2 Assessing the Efficiency and Effectiveness of the Proposed Provisions

When assessing the efficiency and effectiveness of the provisions in achieving the objectives, Section 32(2) of the RMA requires that the assessment must:

- a) Identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for:
 - economic growth that are anticipated to be provided or reduced; and
 - employment that are anticipated to be provided or reduced; and
- b) If practicable, quantify the benefits and costs referred to in paragraph (a); and
- c) Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

The following assesses the proposed provisions in achieving the objectives.

Table 2: Assessment of proposed provisions

Strategic Rural Industries Zone Provisions	
Provision: Any Activity not otherwise listed in this chapter (SRIZ-R2)	
Provision summary: Any activity is a permitted activity, unless otherwise listed in the SRIZ chapter, and it does not require consent under any other rule of the District Plan.	
Costs	Benefits
<p><u>Economic</u> None identified.</p> <p><u>Environmental</u> None identified. All effects are considered and managed as part of the plan change process.</p> <p><u>Social</u> None identified.</p> <p><u>Cultural</u> None identified.</p>	<p><u>Economic</u> Supports the on-going, use and development of the strategic rural industry, without creating unnecessary consenting costs.</p> <p><u>Environmental</u> This option enables all environmental effects to be appropriately identified, assessed and mitigated (where necessary) at the time of the plan change.</p> <p><u>Social</u> Greater certainty to surrounding environment, Council and community that this site is to provide for a strategically important rural industry, and what that industry looks like.</p> <p><u>Cultural</u> None identified.</p>
<p>Efficiency and Effectiveness: This option is effective in enabling site and activity specific provisions to support the strategic rural industry while managing those effects which are specific to the activity and its surrounding environment. This option is effective in aligning with the existing SRIZ framework. This option is considered an efficient approach that utilises the existing SRIZ framework which already provides for those identified strategic rural industries, and avoid unnecessarily complicating the framework or constraining the strategic industry.</p>	

Possible Alternatives: Amend the provision or add an additional provision which specify that timber processing activities are permitted on the subject site. This alternative becomes heavily reliant on a set definition within the plan which is required to be cast wide to ensure it captures all elements of the activity. This would also require a level of predicting the future as timber processes change with technology and market needs. It is considered such alternative would undermine the proposed provisions and existing SRIZ framework, including objectives and policies which speak directly to recognising and providing for strategic rural industries.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ, particularly SRIZ-O1 and SRIZ-O3, and Policies SRIZ-P1 and SRIZ-P2.

Provision: Building and Major Structure Height (SRIZ-R4)

Provision summary: 20m height limit within areas A-E, and 10m height limit within Area F (Figure SRIZ 3)

Costs	Benefits
<p><u>Economic</u> None identified.</p> <p><u>Environmental</u> None identified.</p> <p><u>Social</u> None identified.</p> <p><u>Cultural</u> None identified.</p>	<p><u>Economic</u> Provides sufficient height allowance for the necessary buildings within the site without the need to obtain resource consent each time a new building is constructed or existing building repaired/replaced.</p> <p><u>Environmental</u> Confines greatest building bulk centrally within the site where existing bulk already occurs.</p> <p><u>Social</u> Clearly communicates to the public where building bulk is to be located.</p> <p><u>Cultural</u> None identified.</p>

Efficiency and Effectiveness: This option effectively manages the needs of the activity, while mitigating potential effects on the surrounding environment. This option is considered efficient in providing for the day to day operation of the activity without adversely impacting the surrounding environment as concluded by the Landscape Assessment in Appendix I of the PPC Application.

Possible Alternatives: Apply the zone standard of 20m height limit across the entire site area. While this provides for greater height across the entire site, such height is not required and as explored in the Landscape Assessment would likely result in a moderate increase in visual extent when compared to the existing and proposed visual impact. Alternatively, maintaining a 10m height across the entire site in accordance with the existing PRZ provisions would likely conflict with future development/redevelopment of the site, and the proposed has been examined to have a negligible visual impact in comparison to this alternative.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ, particularly SRIZ-O3, SRIZ-O4, SRIZ-P1 and SRIZ-P2.

Provision: Building and Major Structure Setbacks (SRIZ-R5)

Provision Summary: All buildings are setback 5m from the north-western boundary; 20m from the RPZ and OSPZ; 4.5m from road boundaries; and 27m from a mean highwater springs.

Costs

Economic

None.

Environmental

Low landscape character effect as detailed in the Landscape and Visual Memo (Appendix I)

Social

None identified.

Cultural

None identified.

Benefits

Economic

None

Environmental

Confines greatest building bulk away from boundaries, and utilises existing site characteristics such as internal roads and earth bunds to maintain physical separation and mitigation of building bulk.

Social

Clearly communicates to the public where building bulk is expected within the site.

Cultural

None identified.

Efficiency and Effectiveness: This option effectively manages the needs of the activity, while mitigating potential effects on the surrounding environment. This option is considered efficient in providing for the day to day operation of the activity without adversely impacting the surrounding environment.

Possible Alternatives: Apply the zone standard of 20m setback from all Zone boundaries and 4.5m from road boundaries. There are a number of buildings which are reaching the end of their lives and will need to be rebuilt and replaced in the short-term. A number of these buildings already sits within 5m from the north-eastern boundary and therefore its imminent replacement would require resource consent. Seeking consent after going through a plan change processes (if successful) is not considered an efficient use of resource, particularly where the impact of such setback is already mitigated by the existing environment.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies particularly SRIZ-O3, SRIZ-O4, SRIZ-P1 and SRIZ-P2.

Provision: Building and Major Structure Height in Relation to Boundary (SRIZ-R6)

Provision Summary: Creates a building envelope that extends from the site boundaries measured as 3m in height above ground level + the shortest horizontal distance.

Costs

Economic

None.

Environmental

None identified.

Social

None identified.

Cultural

None identified.

Benefits

Economic

None.

Environmental

Confines greatest building bulk away from boundaries, and mitigates potential shading impacts.

Social

Clearly communicates to the public where building bulk is expected within the site.

Cultural

None identified.

Efficiency and Effectiveness: This option effectively and efficiently manages the needs of the activity, while mitigating potential effects on the surrounding environment.	
Possible Alternatives: An alternative would be to apply no building recession plane to the site boundaries. While unlikely to be breached given the proposed building setbacks, this is another effective tool for measuring potential impacts on adjoining land should a building seek consent to locate within the setback. This aligns with both the existing RPZ and SRIZ frameworks.	
Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ particularly SRIZ-O3, SRIZ-O4, SRIZ-P1 and SRIZ-P2.	
Provision: Traffic Generation (SRIZ-R8)	
Provision Summary: Set the maximum number of vehicle movements to 244 per 24-hour period.	
Costs	Benefits
<u>Economic</u> None identified.	<u>Economic</u> None.
<u>Environmental</u> None identified.	<u>Environmental</u> Appropriately manages traffic effects on the surrounding environment to a level that is consistent with what has been assessed and deemed appropriate by this proposal.
<u>Social</u> None identified.	Signals to all persons, that beyond this limit traffic, further investigations and analysis will be required to understand potential impacts and mitigate these if necessary.
<u>Cultural</u> None identified.	<u>Social</u> Clearly communicates to the public the volume of vehicle activity that is to be associated with the site and its operation.
	<u>Cultural</u>

	None identified.
<p>Efficiency and Effectiveness: This option effectively and efficiently manages the needs of the activity, while mitigating potential effects on the surrounding environment.</p>	
<p>Possible Alternatives: Reduce the daily limit of vehicle movements. This would not accommodate the growth in the activity which is anticipated through processing efficiencies and technology. This option is not considered an effective option given it would likely require resource consent to be sought in the near future which is not an efficient use of resources.</p> <p>Another alternative would be to increase the daily limit of vehicle movements. At present there is no information which justifies this, as such it is not an option that has any benefit to the proposal.</p>	
<p>Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the particularly SRIZ-O2, SRIZ-O3, SRIZ-O4, SRIZ-P1 and SRIZ-P2.</p>	
<p>Provision: Sensitive Activities (SRIZ-R9)</p>	
<p>Provision Summary: 1 principle residential unit permitted on the site for the purposes of managers accommodation only (as defined by the proposed definition).</p>	
<p>Costs</p>	<p>Benefits</p>
<p><u>Economic</u></p> <p>None.</p> <p><u>Environmental</u></p> <p>None identified.</p> <p><u>Social</u></p> <p>None identified.</p> <p><u>Cultural</u></p> <p>None identified.</p>	<p><u>Economic</u></p> <p>Saves the cost of a third-party security to be hired, and to actively monitor the site.</p> <p><u>Environmental</u></p> <p>Provides 24/7 emergency response capabilities to the site.</p> <p><u>Social</u></p> <p>Enables the site to accommodate one trained personal who is able to respond to any emergencies on the site immediately.</p> <p>Enables a 24/7 level of security for the site.</p>

	<u>Cultural</u> None identified.
Efficiency and Effectiveness: This option effectively manages and provides for the safety and security needs of the activity. This option is considered an efficient use of land and resources.	
Possible Alternatives: Provide no allowance for a managers accommodation on the subject site. This option is not considered to have any known costs or benefits beyond the site.	
Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ particularly SRIZ-O3.	
Provision: Construction, External Alteration or Relocation of Any Building or Major Structure (SRIZ-R10)	
Provision Summary: Controls the colours of new built form to ensure they are dark and recessive.	
Costs	Benefits
<u>Economic</u> Possible higher cost to the site owner of sourcing or painting materials the required colours.	<u>Economic</u> None.
<u>Environmental</u> None identified.	<u>Environmental</u> Has been identified in the Landscape Assessment as assisting with the control of visual appearance of the site; and supporting the integration of built form with the surrounding rural character.
<u>Social</u> None identified.	<u>Social</u> Mitigates the potential for tension to arise between landowners, if new development is complimentary to the existing character and avoids high reflectivity which can have off site issues.
<u>Cultural</u> None identified	<u>Cultural</u> None identified

Efficiency and Effectiveness: This option effectively manages the needs of the activity, while mitigating potential visual and resulting character effects on the surrounding environment.

Possible Alternatives: Specify the colours and/or palette that must be used in future development. This option is considered unnecessarily constraining in that defined colours can become unavailable over time and reliance on a single palette can create conflict particularly if building materials don't utilise that particular palette. Furthermore, it is the outcome that is key here which is able to be achieved without overly constraining finish colours.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ particularly SRIZ-O3, SRIZ-O4, SRIZ-P1 and SRIZ-P2.

Provision: Information Requirement Rule (SRIZ-REQ1)

Provision Summary: Should an application for RC under SRIZ-R8 (traffic generation) be required, Council do not need to advise New Zealand Transport Agency Waka Kotahi where in relation to Rosvall Sawmill SRIZ.

Costs

Economic

Enables NZTA to continue to focus on their own networks, without unnecessarily adding to workload.

Potential for incurred cost as a result of time delays if Council consults with third parties such as NZTA.

Environmental

None identified.

Social

None identified.

Cultural

None identified

Benefits

Economic

Reduction in time and cost to land owner that is seeking Council consent.

Environmental

None identified, the site is not within or in proximity to the State Highway network.

Social

None identified.

Cultural

None identified

Efficiency and Effectiveness: This option is effective at ensuring that only the relevant asset owner is engaged with should consent be required to be sought. This option is considered to be an efficient and effective use of resources. This option is considered to achieve an efficient consent pathway that avoids unnecessary delay for consent applications required to support the continued operation of Strategic Rural Industries, thereby giving achieving the objectives and policies of the SRIZ.

Possible Alternatives: An alternative would be that should consent be required under SRIZ-R8 that Council advise NZTA of the application. As this is an advisory only, it is not considered that this provides any benefit to the Council, Applicant or Environment, and is an inefficient process with no clear direction or intent for outcome. Likely so slow down the consenting process and create ambiguity on the weight/role of any feedback.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ, particularly SRIZ-O2, SRIZ-O3, SRIZ-P1 and SRIZ-P2.

Rural Production Zone Provisions

Provision: Sensitive Activity (RPROZ-R9)

Provision summary: Sensitive activities within the RPZ are not required to be setback from the Rosvall Sawmill SRIZ

Costs

Economic

None identified.

Environmental

None identified.

Social

None identified.

Cultural

None identified.

Benefits

Economic

Existing land owners do not need to bear the cost of a resource consent process to establish a residential unit or minor residential unit on their existing properties.

Environmental

None identified.

Social

Avoids unnecessary tension between land owners which could result from a setback being applied, particularly for properties which do not yet contain a residential unit.

	<p>Enables existing relationships and communication channels between the Applicant and landowners to be maintained and encourages continued proactive communications and resolutions.</p> <p><u>Cultural</u></p> <p>None identified.</p>
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Efficiency and Effectiveness: For this strategic rural industry this option is considered to effectively manage existing land uses which do and will continue to coexist in proximity to one and other.

Possible Alternatives: Alternatives could be to apply a 250m or 500m setback for sensitive activities from the Rosvall Sawmill SRIZ. The 250m setback aligns with the existing District Plan framework applying to existing activities that are ancillary to forestry; while the 500m setback aligns with the existing District Plan framework applying to existing SRIZ sites.

It is considered that in applying any provision it is necessary to have full comprehension on the rationale behind the provision, as opposed to simply mirroring an existing provision. The intent of applying a setback distance is to create physical separation between a sensitive activities and the SRIZ to minimise the potential for environmental effects of the SRIZ activity impacting the sensitive land use; and sensitive land uses impacting the ability of the SRIZ activity from operating efficiently.

Given the long-standing existence and operation of the Rosvall Sawmill the common environmental effects such as landscape, character and amenity, noise, and traffic are already present and well known and accepted by surrounding land uses. These have each been examined as part of this proposal and the necessary controls put forward to ensure effects on the surrounding environment are appropriately mitigated. None of the mitigation put forward as part of managing effects of the activity have recommended a physical setback to achieve appropriate mitigation. Furthermore there are multiple sensitive land uses well within 250-500m of the subject site which already co-exist and have done so for many years. Applying a setback suggests there is a need to prevent further sensitive land uses establishing around the SRIZ activity, which would also suggest that there is need to do so however as assessed in the application, this need has not been identified, and therefore adjacent land should not be burdened with this additional restriction as a result of this.

In terms of costs and benefits, these alternatives have not been found to result in any measurable benefits. These alternatives are considered likely to result in costs including, economic costs to landowners who are no longer able to construct a residential unit or minor residential unit as of right within 250m or 500m of the subject site and would be required to enter a resource consent process; social costs of tension on existing and on-going neighbour relationships; social costs of stress caused to landowners that may need to seek resource consent to achieve their residential development entitlement.

These alternatives are considered inefficient particularly where a resource consent process is required to be entered into. This process would consider the impacts of the sensitive land use on the SRIZ activity, which would result in a repeat of the current assessments, and likely reliance on the mitigation which has already been proposed to mitigate noise impacts on very select areas of land which immediately surrounds the site.

The effectiveness of these alternatives is not known given there is no obvious benefit identified in the context of this site and activities.

With regard to the potential for other activities to establish on-site, again this is considered hypothetical at most, and again the proposed provisions are considered to effectively control activity within the subject site.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the RPZ, particularly RPROZ-O3 and RPROZ-P3.

Rural Lifestyle Zone Provisions

Provision: Sensitive Activity (RLZ-R11)

Provision summary: Sensitive activities within the RLZ are not required to be setback from the Rosvall Sawmill SRIZ

Costs

Economic

None identified.

Environmental

None identified.

Social

None identified.

Cultural

None identified.

Benefits

Economic

Existing land owners do not need to bear the additional cost of a resource consent process to establish a residential unit or minor residential unit on their existing properties.

Environmental

None identified.

Social

Avoids unnecessary tension between land owners which could result from a setback being applied, particularly for properties which do not yet contain a residential unit.

	<p>Enables existing relationships and communication channels between the Applicant and landowners to be maintained and encourages continued proactive communications and resolutions.</p> <p><u>Cultural</u></p> <p>None identified.</p>
<p>Efficiency and Effectiveness: For this strategic rural industry this option is considered to effectively manage existing land uses which do and will continue to coexist in proximity to one and other.</p>	
<p>Possible Alternatives: Alternatives could be to apply a 500m setback for sensitive activities from the Rosvall Sawmill SRIZ. The 250m setback aligns with the existing District Plan framework applying to existing activities that are ancillary to forestry; while the 500m setback aligns with the existing District Plan framework applying to existing SRIZ sites.</p> <p>It is considered that in applying any provision it is necessary to have full comprehension on the rationale behind the provision, as opposed to simply mirroring an existing provision. The intent of applying a setback distance is to create physical separation between a sensitive activities and the SRIZ to minimise the potential for environmental effects of the SRIZ activity impacting the sensitive land use; and sensitive land uses impacting the ability of the SRIZ activity from operating efficiently.</p> <p>Given the long-standing existence and operation of the Rosvall Sawmill the common environmental effects such as landscape, character and amenity, noise, and traffic are already present and well known and accepted by surrounding land uses. These have each been examined as part of this proposal and the necessary controls put forward to ensure effects on the surrounding environment are appropriately mitigated. None of the mitigation put forward as part of managing effects of the activity have recommended a physical setback to achieve appropriate mitigation. Furthermore there are multiple sensitive land uses well within 250-500m of the subject site which already co-exist and have done so for many years. Applying a setback suggests there is a need to prevent further sensitive land uses establishing around the SRIZ activity, which would also suggest that there is need to do so however as assessed in the application, this need has not been identified.</p> <p>In terms of costs and benefits, these alternatives have not been found to result in any measurable benefits. These alternatives are considered likely to result in costs including, economic costs to landowners who are no longer able to construct a residential unit or minor residential unit as of right within 250m or 500m of the subject site and would be required to enter a resource consent process; social costs of tension on existing and on-going neighbour relationships; social costs of stress caused to landowners that may need to seek resource consent to achieve their residential development entitlement.</p> <p>These alternatives are considered inefficient particularly where a resource consent process is required to be entered into. This process would consider the impacts of the sensitive land use on the SRIZ activity, which would result in a repeat of the current assessments, and likely reliance on the mitigation which has already been proposed to mitigate noise impacts on very select areas of land which immediately surrounds the site.</p>	

The effectiveness of these alternatives is not known given there is no obvious benefit identified in the context of this site and activities.

With regard to the potential for other activities to establish on-site, again this is considered hypothetical at most, and again the proposed provisions are considered to effectively control activity within the subject site.

Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the RLZ particularly RLZ-O1 and RLZ-PP5.

Noise & Vibration Provisions

Provision: Noise Arising from Activities within Zones (NAV-R2)

Provision summary: Applies a daytime noise limit of 55dB LAeq and a nighttime noise limit of 45dB LAeq/75dB LAFmax at the proposed Rosvall Sawmill Site Noise Control Boundary.

Costs

Economic

None identified.

Environmental

Propose a noise limit at the NCB, that is slightly greater than the current RPZ allowance but aligns with the levels that are already present and consented in this environment.

Social

None identified.

Cultural

None identified.

Benefits

Economic

Mitigation at the site has already been employed as such new or additional costs are not required to achieve these levels.

Environmental

The use of site and activity specific data to manage acoustic effects of the strategic rural industry on the surrounding environment.

Social

Clearly communicates the applicable noise limit.

Has improved neighbour relationships through higher original noise readings which has prompted mitigation to be applied, resulting in an improved environment for adjoining persons.

Cultural

	None identified.
<p>Efficiency and Effectiveness: This option effectively identifies the specific acoustic output of the strategic rural industry and enables a site and activity specific framework to managing effects on the surrounding environment. This option is effective in communicating to the public where the acoustic limits apply. This option is also an efficient use of a methodology that is already utilised by the District Plan framework.</p>	
<p>Possible Alternatives: Apply a greater noise limit and increase the extent of the noise control boundary. This would be based of educated assumptions of noise increases over time, which are not guaranteed or evident as being required at this time. It is not considered this offers any benefit to the land use given its uncertainty and would introduce added environmental costs such as increase in acoustic levels at surrounding properties.</p> <p>Alternatively, the RPZ acoustic limits could be applied, while this may have some benefit to the acoustic effect on surrounding persons, it would compromise the ability to undertake the strategic rural industry which would likely not be feasible for continued operation.</p>	
<p>Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the NAV and SRIZ.</p>	
<p>Provision: Sound Insulation Requirements (NAV-R6)</p>	
<p>Provision summary: Requires noise sensitive activities within the Rosvall Sawmill Noise Control Boundary shall be designed and constructed to achieve a specific internal design noise level set out in Table NAV3.</p>	
<p>Costs</p>	<p>Benefits</p>
<p><u>Economic</u> Building/material costs to ensure internal acoustic design level is achieved.</p> <p><u>Environmental</u> None identified.</p> <p><u>Social</u> None identified.</p> <p><u>Cultural</u> None identified.</p>	<p><u>Economic</u> Monitoring of this is undertaken at the time of building consent, which provided compliance is achieve does not require specific resource consent to be sought.</p> <p><u>Environmental</u> New noise sensitive activity achieves appropriate internal design noise level, which benefits residential amenity.</p> <p><u>Social</u> None identified.</p>

	<u>Cultural</u> None identified.
<p>Efficiency and Effectiveness: This option effectively manages the potential for reverse sensitivity issues to arise, specifically the strategic industry can successfully operate while ensuring that new sensitive land uses have accounted for the operational noise levels in this environment. This option is considered efficient in communicating to the public, the internal design noise level that is to be achieved and can be accounted for at design stage. This option is also an efficient use of a methodology that is already utilised by the District Plan framework.</p>	
<p>Possible Alternatives: A possible alternative to the proposed would be to not apply an internal design noise level for sensitive land uses. While this option would reduce the cost at the time of building it would also likely reduce the level of residential amenity within a new residence. Furthermore, this option is considered to have a much greater potential for reverse sensitivity issues to arise particularly as newer land uses are not aware of or adapted to the strategic industries operations and activities. This option is not considered effective at achieving the objectives and policies of the NAV and SRIZ chapters.</p>	
<p>Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the NAV and SRIZ.</p>	

Definition Provisions	
Definition: Rosvall Sawmill Strategic Rural Industry Managers Accommodation	
<p>Defined as: <i>Includes a single residential unit to be used solely for the purpose of providing accommodation for the site Manager and immediate family. Does not include motels or hotels, backpackers, bed and breakfast, farmstay or homestay accommodation, or any other types of accommodation.</i></p>	
Costs	Benefits
<u>Economic</u> None. <u>Environmental</u> None identified.	<u>Economic</u> None <u>Environmental</u> None identified.

<u>Social</u> None identified.	<u>Social</u> Provides a clear definition for plan users.
<u>Cultural</u> None identified.	<u>Cultural</u> None identified.
Effectiveness: This option is effective in defining managers accommodation as intended for this site. This option is an efficient use of an existing District Plan definition format.	
Possible Alternatives: propose a new definition for ‘managers accommodation’ generally. While this may be a more efficient addition of a definition to the District Plan, it is likely to require being examined from a wider lens as applying to multiple sites, zones or activities which is not the intention of this provision to which the definition relates.	
Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the SRIZ.	

Maps	
Provision: GIS Maps	
Provision summary: Addition of a map within the District Plan to illustrate the noise control boundary.	
Costs	Benefits
<u>Economic</u> None identified.	<u>Economic</u> None
<u>Environmental</u> None identified.	<u>Environmental</u> None identified.
<u>Social</u> None identified.	<u>Social</u> Clearly communicates to the plan users where the NCB applies.

<u>Cultural</u> None identified.	<u>Cultural</u> None identified.
Efficiency and Effectiveness: This option efficiently and effectively illustrates the location of the Noise Control Boundary, which aligns with the District Plan’s approach for existing noise control boundaries.	
Possible Alternatives: No other alternatives have been identified.	
Overall evaluation of provision: This option is considered an appropriate method to achieve the relevant objectives and policies of the NAV chapter.	

4.3 Risk of Acting or Not Acting

In this case, it is considered that there is sufficient information about the subject matter of the provisions to determine the range and nature of environmental effects of the options set out above. For this reason, an assessment of the risk of acting or not acting is not required.

5. Conclusion

This Report provides the Section 32 Evaluation of the proposed PPC. The purpose of this plan change is to rezone the site from Rural Production Zone to Strategic Rural Industries Zone. The entire 9.245ha will be zoned Strategic Rural Industries Zone – Rosvall Sawmill under the Whangarei District Plan.

The objectives of the PPC are found to be consistent with the purpose of the RMA.

As assessed in section 3 of this report, the proposed objectives of the WDP SRIZ and District Wide are the most appropriate way to address the resource management issues identified and to achieve the purpose of the RMA. Pursuant to Section 32(1)(a), the objectives of the SRIZ and District Wide chapters are the most appropriate way to achieve the purpose of the Act.

Section 4 of this report demonstrates that the proposed provisions are efficient and effective in achieving the objectives. In accordance with Section 32(1)(b) the provisions of the SRIZ and District Wide chapters will effectively and efficiently recognise and support the continued operation of the Rosvall Sawmill.

In accordance with Section 32(1)(c) this evaluation, in conjunction with the AEE contains a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the rezoning.



Appendix O – Proposed Planning Maps



ROSVALL SAWMILL PRIVATE PLAN CHANGE - ACOUSTIC ASSESSMENT

Proposed Rosvall Sawmill Noise Control Boundary

APPENDIX C-1

Map Element Legend

- Rosvall Sawmill NCB
- Area
- Subject Site
- Subdivided Lots
- Property Titles
- Building Footprint Outlines

The calculated Noise Contours provide an overview of the existing noise levels across the presented area, taking into consideration a Special Audible Characteristic (SAC) adjustment. These contours are generated from the interpolation of calculation points with a 15m spacing, 1.5m above ground; however, it should be noted that they are not necessarily indicative of the exact noise levels in the area.



Coordinate System:	NZGD 2000 New Zealand Transverse Mercator
Scale:	1:4,000 at A3
Project Number:	810.030495
Date:	17/06/2024
Drawn by:	LJ Jansen

