

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use Discharge
 Fast Track Land Use* Change of Consent Notice (s.221(3))
 Subdivision Extension of time (s.125)
 Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) _____

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, tehonosupport@fndc.govt.nz

5. Applicant details

Name/s:	Rosemorn Industries Limited C/O- Stephen Guy
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? Yes No

If yes, please provide details.

6. Address for correspondence

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

Name/s:	Melissa McGrath
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

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7. Details of property owner/s and occupier/s

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

Name/s:	Rosemorn Industries Limited
Property address/ location:	Cottle Hill Drive, Kerikeri (Lot 2 DP 556235)
	Postcode 0230

8. Application site details

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

Name/s:	Rosemorn Industries Limited C/O- Stephen Guy		
Site address/ location:	Cottle Hill Drive, Kerikeri (Lot 2 DP 556235)		
			Postcode
Legal description:	Lot 2 DP 556235	Val Number:	219/70001
Certificate of title:	Lot 2 Deposited Plan 556235		

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Please contact agent (Melissa McGrath) to arrange a site visit.

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

Land use consent is sought to establish rural buildings.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request public notification?

Yes No

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

<input type="radio"/> Building Consent	Enter BC ref # here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? Yes No Don't know

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

14. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. Billing Details:

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

Name/s: (please write in full)

Rosemorn Industries Ltd C/O- Stephen Guy

Email:

Phone number:

Postal address:

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

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

15. Billing details continued...

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Signature:

(signature of bill payer)

Date 17/12/25

MANDATORY

16. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Melissa McGrath

Signature

Date 16-Dec-2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.



Land Use Consent – Rural Buildings

Cottle Drive, Kerikeri

Assessment of Environmental Effects and Statutory Analysis

8 December 2025

B&A
Urban & Environmental

Prepared for:
Rosemorn Industries Limited

B&A Reference:

026454

Status:

Final

Date:

8 December 2025

Prepared by:



Melissa McGrath

Senior Associate, Barker & Associates Limited

Reviewed by:



David Badham

Partner, Barker & Associates Limited

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1.0 Applicant and Property Details

To:	Far North District Council
Site Address:	Cottle Hill Drive, Kerikeri
Applicant Name:	Rosemorn Industries Limited
Address for Service:	Barker & Associates Ltd PO Box 1986, Shortland Street, Auckland 1140 Attention: Melissa McGrath
Legal Description:	Lot 2 DP 556235 (refer to Record of Title as Appendix 1)
Site Area:	2.3224 ha
Site Owner:	Rosemorn Industries Limited
District Plan:	Far North District Operative District Plan (ODP)
ODP Zoning:	Rural Production Zone
ODP Precinct:	Nil
ODP Overlays & Controls:	Nil
Designations:	Nil
Additional Limitations:	Nil
Locality Diagram:	Refer to Figure 1
Brief Description of Proposal:	Land use consent is sought to establish rural buildings.
Summary of Reasons for Consent:	OPD: The proposed buildings will infringe the permitted building coverage and stormwater management rules requiring controlled activity consent under 8.6.5.2.1 Stormwater Management and 8.6.5.2.5 Building Coverage.

2.0 Introduction

This report has been prepared to address a resource consent application submitted by Rosemorn Industries Limited (hereafter referred to as 'Rosemorn' or the Applicant) for the establishment of rural buildings at Cottle Drive, Kerikeri. This report is intended to address the relevant matters under the Resource Management Act 1991 ('RMA').

3.0 Site Context

3.1 Site Description

The subject site legally described as Lot 2 DP 556235 being approximately 2.3224ha in area, is regularly shaped and located at Cottle Hill Drive, Kerikeri adjacent to State Highway 10, south of Kerikeri. The site is gently sloping contour, being predominantly pasture segregated by shelterbelts. Site access is provided via an existing formed vehicle crossing off Cottle Hill Drive.

The site contains no wetlands or indigenous vegetation. The site is not subject to any identified natural hazards, nor does it contain any identified areas or sites of significance to Māori or archaeological sites.

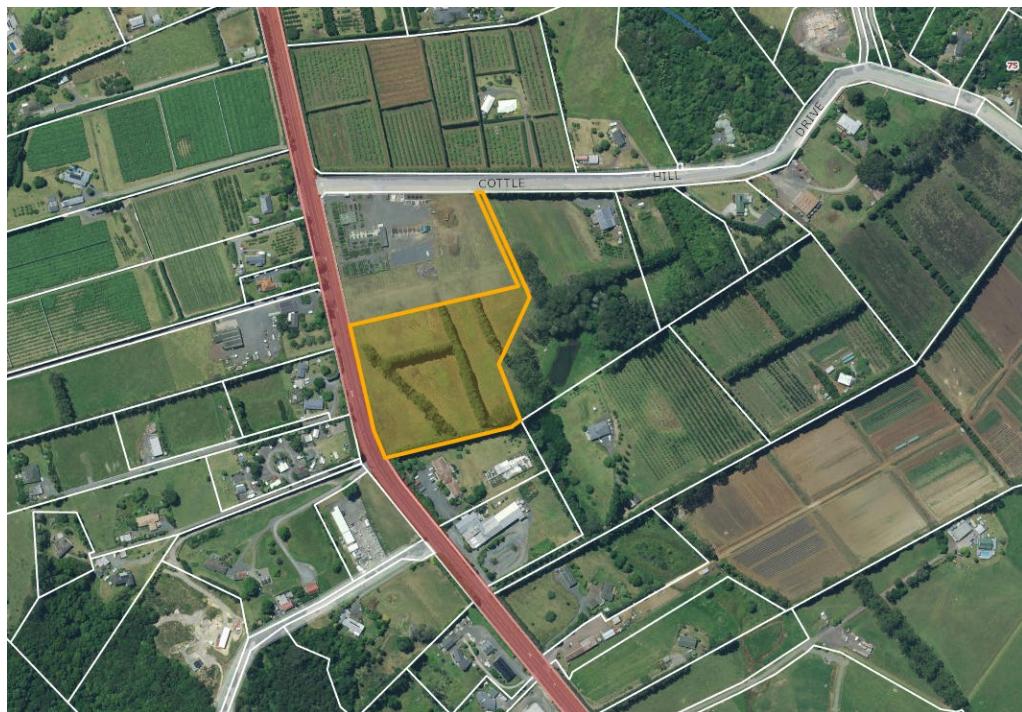


Figure 1: Locality plan.

The site is identified by Landcare Research as Land Use Capability Class 2 Soils, which are defined as:

Arable. Very good multiple-use land, slight limitations, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.

Land that is zoned Rural Production or General Rural in a district plan and is LUC 1 – 3 is defined as 'Highly Productive' under the National Policy Statement for Highly Productive Land ('NPS-HPL').

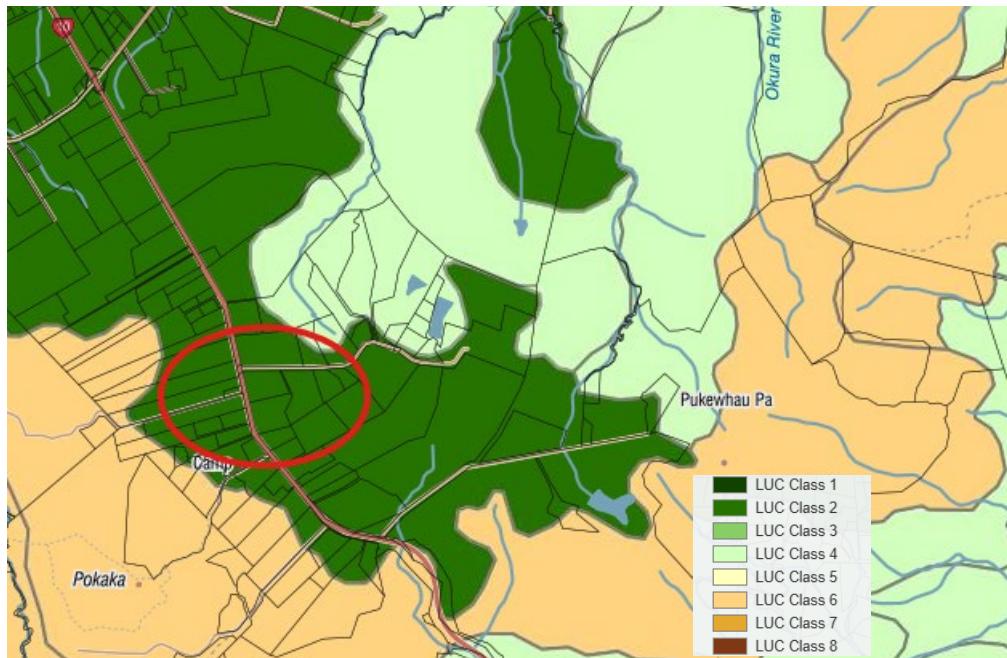


Figure 2: LUC Maps **Source:** Land Care Research

3.2 Surrounding Locality

The subject site is situated to the east of State Highway 10m, being approximately 1.5km from the Kerikeri Road and State Highway 10 round about. The site is centrally located within a cluster of mixed-use activities adjacent to both sides of State Highway 10. Cottle Hill Nursery is located directly adjacent to the north of the site, with Living Nature located directly adjacent to the south.

Rural lifestyle allotments occupied by residential units are located directly to the east, with lifestyle development spanning to the east off Cottle Hill Drive.

4.0 Proposal

A summary of the key elements of the proposal is set out below. More detailed descriptions on particular aspects of the proposal are set out in the specialist reports and plans accompanying the application.

- **Buildings:** Four farm sheds ranging in size from 750m² – 950m², equating to 14.55% building coverage of gross site area, with a maximum building height approximately 7m above the existing ground level.
- **Access:** 3m wide internal driveway is proposed.
- **Impervious area:** 19.88% of gross site area.
- **Site Works:** Earthworks to establish internal driveway and building platforms will comprise of approximately 1714m³ cut and 360m³ of fill across an area of 5200m².
- **Stormwater:** Stormwater management is proposed including collection of runoff from the driveway to scrubby dome inlets and conveyed to spreader bars. Collection of roof runoff from the proposed sheds will be directed to appropriately sized rainwater tanks.

Detail of each element described above is provided in the relevant reports or plans.

5.0 Reasons for Consent

A rules assessment against the provisions of the Far North District Council Operative District Plan ('ODP') is attached as **Appendix 4**. The site is Rural Production Zone. The proposal requires consent for the matters outlined below.

5.1 Far North District Council, Operative District Plan

Rural Production Zone

- Rule 8.6.5.1.3 Stormwater Management – The proposal will result in 19.88% gross site area coverage by buildings and other impermeable surfaces which exceeds the permitted limit of 15% and is therefore a **controlled activity** in accordance with rule 8.6.5.2.1.
- Rule 8.6.5.1.10 Building Coverage – The proposal will result in building coverage of 14.55% gross site area which exceeds the permitted limit of 12.5% and is therefore a **controlled activity** in accordance with rule 8.6.5.2.5.

5.2 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

Resource consent is not required under the provisions of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health ('NES-CS').

The NES was dealt with as part of the underlying subdivision process that created the subject site. In this regard, a combined preliminary/detailed site investigation report and remedial action plan completed by NZ Environmental (NZE) was provided in support of the subdivision.

The PSI report identified that there was one portion of the site being subdivided where the contamination levels were above the applicable guidelines, identifying that remediation was required. The remediation action plan provided the methodology for the remediation of the contaminated soils. Removal of soil to an approved landfill was selected as the preferred option. The remediation actions have now been implemented.

As the site is production land, no change of land use is proposed, and the soil disturbance is for the purpose of farm buildings, the regulations do not apply in accordance with regulation 5 (8).

5.3 Activity Status

Overall, this application is for a controlled activity.

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the proposal is a controlled activity or a boundary activity. Therefore, public notification is precluded.

6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

The proposal seeks to establish rural buildings within scope of controlled activity bulk and location controls, consistent with and enabled by the Rural Production Zone.

It is considered that there is nothing noteworthy about the proposal. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

In this case the Rural Production Zone enables the establishment of 15% gross site area impervious area coverage and 12.5% gross site area building coverage as a permitted activity..

- As a controlled activity, only those matters within the council's control can be considered.

The matters of control are listed in section 6.4 below.

- Trade competition must be disregarded.

This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

No persons have provided their written approval for this proposal.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of control, and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 2** below, and include:

- 10 Cottle Hill Drive;

- 28 Cottle Hill Drive;
- 1244 State Highway 10;
- 1246B State Highway 10;
- State Highway 10 (Lot 1 DP 551648);
- 1273 State Highway 10; and
- 1283 and 1283A State Highway 10.



Figure 2: Adjacent properties in relation to subject site. Source: CoreLogic Emaps.

6.4 Matters of Control

Under section 104A of the Act, as a controlled activity, the consent authority must consider only those matters over which it has reserved its control in its plan, being:

- 8.6.5.2.1 Stormwater Management.
- 8.6.5.2.5 Building Coverage.

6.5 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Rural Character and Amenity;
- Landscape ; and
- Stormwater management .

These matters are set out and discussed below.

6.5.1 Rural Character and Amenity

The site and surrounds can be classified as a mixed-use rural environment comprising of a range of commercial, light industrial, rural and residential uses. Predominantly, the surrounding area consists of commercial or light industrial activities located to maximise access and frontage to State Highway 10, with rural lifestyle activities to the east. Taking the surrounding land uses into account, the site and surrounding environment is not considered to be a true or fully intact Rural Production environment.

The Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment. The buildings will be used for rural production activities and are compatible with and are of a scale that complies with the majority of the bulk and location controls relevant to the underlying zone. The buildings have been centrally located within the site which will not impose on the location and nature of future land use activities that will be undertaken on neighbouring land. Although the total cumulative building coverage and impervious area coverage will infringe the permitted standards, buildings are of a scale consistent with that anticipated in a rural context.

Proposed buildings will be setback further than 60m from the boundary of State Highway 10 and existing large shelterbelts within the site effectively soften the built form such that less than minor amenity effects will result.

Based on the above, it is considered that the proposed activity on the site is appropriate and in keeping with the anticipated character of the site and surrounding area. As such, the development will not detract from the character of the surrounding environment and any adverse effects on the rural character and amenity of the wider environment are considered to be less than minor.

6.5.2 Landscape

The provisions of the plan require the type, scale and intensity of development to have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

The surrounding landscape is dominated by the presence of State Highway 10. The vista is dominated by shelterbelts, commercial and light industrial buildings, signage, overhead powerlines and Cottle Hill Drive extends east upslope from the State Highway intersection, with residential dwellings visible in the distance.

The proposed buildings are single story compliant with the permitted activity height, consistent with the built form of the surrounding environment and that provided for within the Rural Production Zone. The proposed buildings are centrally located, compliant with the permitted activity set back rules, ensuring that open spaces between adjoining properties is created whilst avoiding dominance of built form.

Proposed buildings will be setback further than 60m from the boundary of State Highway 10, sitting with the rising slope as a backdrop and existing large shelterbelts within the site effectively soften the built form.

For these reasons the proposal is considered to have less than minor landscape effects.

6.5.3 Stormwater Management

All stormwater runoff generated by the proposed building and impervious surfaces will be suitably captured and treated prior to discharge. Maven have undertaken an assessment of potential stormwater effects and recommend the following management strategy:

- Runoff generated on the proposed driveway will be collected via scruffy dome inlets and conveyed to spreader bars, allowing the flows to be dissipated and discharged evenly overland.
- Roof runoff from the proposed sheds will be directed to appropriately sized rainwater tanks, where attenuation will occur before controlled overland discharge to ground.

The Infrastructure Report details measures proposed to ensure that sediment is removed from stormwater runoff prior to discharge from the site. The proposed erosion and sediment control measures will be implemented in accordance with the Auckland Council's Guidance Document 005 (GD05) for the duration of the activity.

The proposal is therefore considered to provide adequate services and infrastructure, subject to compliance with conditions of consent and any adverse effects will be less than minor.

6.5.4 Construction Activities

The location of the earthworks proposed are as shown on the drawings prepared by Maven (provided in [Appendix 3](#)). The works are wholly within the application site and outside of any mapped wetland areas.

The proposal will comply with the construction noise limits as set out within the NZS 6803: 1999 "Acoustics – Construction Noise". Should further detail with regards to this matter be required, it is requested that this be made a condition of consent to be added to the construction management plan once an earthworks contractor has been nominated.

Any adverse effects generated by the location, extent, timing and duration of the earthworks will be temporary in nature.

The proposal is considered to have less than minor construction activity effects.

6.5.5 Impact on Sites or Areas of Significance to Māori and Historic Heritage

There are no sites of historic heritage including sites of significance to Māori identified on FNDC's GIS system. There are no identified archaeological sites in proximity to the proposal.

Therefore, the proposal will not have any adverse effects on cultural values, historic heritage or the surrounding environment. As such, it is considered that any cultural and historic heritage effects of the proposed subdivision will be less than minor and acceptable.

6.6 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.7 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;

- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in less than minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

7.1.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the proposal is a controlled activity (other than the subdivision of land).
Therefore, limited notification is precluded.

7.1.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and no written approvals have been obtained.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Adverse effects in relation to amenity, shading and dominance on persons are considered below.

Wider effects, such as to rural character and amenity, landscape, stormwater management, construction activities and cultural effects were considered in section 6.5 above and considered to be less than minor.

7.3.1 Persons at 10 Cottle Hill Drive, Kerikeri

This property is located directly adjacent to and north of the subject site, this site contains an existing commercial activity, being a nursery/landscape retail business. It is occupied by large areas of impervious surfaces, sheds and larger rural buildings, located in the norther eastern extent of the property. The proposed buildings will be further than 20m from the shared boundary, as such the proposal will not result in any shading, dominance or loss of amenity of this property.

7.3.2 Persons at 28 Cottle Hill Drive, Kerikeri

This property is located directly east of the subject site. It is occupied by a residential dwelling situated at the eastern boundary, upslope of the proposed buildings. The proposed buildings will be further than 10m from the shared boundary, as such the proposal will not result in any shading, dominance or loss of amenity of this property.

7.3.3 Persons at 1244 State Highway 10, Kerikeri

This property is located to the southeast of the subject site. It is occupied by a residential dwelling situated centrally within the property and down slope of the proposed buildings. The proposed buildings will be further than 10m from the shared boundary and separated by indigenous vegetation as such the proposal will not result in any shading, dominance or loss of amenity of this property.

7.3.4 Persons at 1246B State Highway 10, Kerikeri

This property is located directly adjacent to and south of the subject site, this site contains an existing commercial activity, being a skincare retail business. It is occupied by large areas of impervious surface and commercial buildings. The proposed buildings will be further than 10m from the shared boundary, as such the proposal will not result in any shading, dominance or loss of amenity of this property.

7.3.5 Persons at Lot 1 DP 551648, 1273, 1283 and 1283A State Highway 10, Kerikeri

These properties are located to the west of the subject site, separated by State Highway 10, they contain a mix of commercial, light industrial and residential activities. The proposed buildings will be further than 60m from the boundary of State Highway 10, as such the proposal will not result in any shading, dominance or loss of amenity of this property.

7.3.6 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to shading, dominance or amenity effects. Wider effects, including to rural character and amenity, landscape, stormwater management, construction activities and cultural effects were assessed in section 6.5 above and are considered to be less than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a controlled activity, section 104A of the Act states that a council:

- (a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and
- (b) may impose conditions on the consent under section 108 only for those matters over which it has reserved its control in its plan.

8.2 Weighting of Proposed Plan Changes: Proposed District Plan

On the 27th July Far North District Council (FNDC) notified their Proposed District Plan (PDP).

Under the Proposed Far North District Plan, the application site is zoned Rural Lifestyle and is not subject to any overlays. It is noted that there are broad submissions and further submissions opposing large portions of the PDP provisions, including provisions and spatial extent of the the Rural Lifestyle Zone.

At the time of preparing this AEE, only rules identified as having immediate legal effect have been considered. This will remain the case until FNDC releases a decision on the Proposed Far North District Plan (this will occur once hearings have been completed).

An assessment against both of the ODP and PDP provisions has been undertaken below, and it is concluded that the proposal finds support in both. Nevertheless, giving the extent of submissions and that there are no final decisions on the PDP provisions and zoning, it is considered that greater weight at this time should be given to the ODP provisions.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects including the efficient productive use of the subject site.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are appropriate.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the Operative District Plan

10.1.1 Rural Production Zone

Objectives of the Rural Production Zone are focused upon the management of effects and enablement of rural production activities.

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

Policies achieve these objectives, enabling activity that avoid, remedy or mitigate effects of activities:

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

The proposal will give effect to these objectives and policies because:

- (a) The proposed buildings will be utilised for the purpose of rural production activities, and the buildings comply with all permitted activity bulk and location standards except building coverage and impervious area coverage, being a type, scale and nature anticipated and provided for in the Rural Production Zone.
- (b) The proposal will avoid conflicting activities and reverse sensitivity effects.
- (c) The proposed buildings are centrally located within the site, avoiding any compromise of existing lawfully established existing activities.
- (d) The central location of the proposed buildings, existing contour and vegetation onsite will maintain the wider landscape.
- (e) The proposed bulk and scale of buildings is consistent with that of the surrounding rural environment.

10.2 Objectives and Policies of the Proposed District Plan

10.2.1 Horticulture Zone

The objectives and policies of the PDP seek to manage land and development to ensure the long-term availability for horticultural activities.

HZ-01 The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.

HZ-02 The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.

HZ-03 Land use and subdivision in the Horticulture zone:

- a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;
- b. avoids land fragmentation that comprises the use of land for horticultural activities;
- c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;
- d. does not exacerbate any natural hazards;
- e. maintains the rural character and amenity of the zone;
- f. is able to be serviced by on-site infrastructure.

HZ-P1 Identify a Horticulture zone in the Kerikeri/Waipapa area using the following criteria:

- a. presence of highly productive land suitable for horticultural use;
- b. access to a water source, such as an irrigation scheme or dam able to support horticultural use; and
- c. infrastructure available to support horticultural use.

HZ-P2 Avoid land use that:

- a. is incompatible with the purpose, function and character of the Horticulture zone;
- b. will result in the loss of productive capacity of highly productive land;
- c. compromises the use of highly productive land for horticultural activities in the Horticulture zone; and
- d. does not have a functional need to be located in the Horticultural zone and is more appropriately located in another zone.

HZ-P3 Enable horticulture and associated ancillary activities that support the function of the Horticulture zone, where:

- a. adverse effects are contained on site to the extent practicable; and
- b. they are able to be serviced by onsite infrastructure.

HZ-P4 Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.

HZ-P5 – Not relevant

HZ-P6 - Not relevant

HZ-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The proposal will give effect to these objectives and policies because:

- (a) The proposed buildings will be utilised for the purpose of rural production activities, being a type, scale and nature anticipated and provided for in the proposed Horticulture Zone.
- (b) The proposal will avoid conflicting activities and reverse sensitivity effects.
- (c) The proposed buildings are centrally located within the site, avoiding any compromise of existing lawfully established existing activities.
- (d) The central location of the proposed buildings, existing contour and vegetation onsite will maintain the wider landscape.
- (e) The proposed bulk and scale of buildings is consistent with that of the surrounding rural environment.
- (f) The Infrastructure Report confirms that the proposal can be appropriately serviced via onsite stormwater management.
- (g) The subject site is not identified as containing or being within an area or site of significance to Māori or Historic Heritage.

(h) The proposal will not result in any increase to traffic or effect to the roading infrastructure.

10.3 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the ODP and PDP.

11.0 Relevant Rules and Matters of Control

The ODP specifies the relevant matters of control to be considered in assessing this application are addressed as follows:

Building coverage

(a) *the ability to provide adequate landscaping for all activities associated with the site;*

The site contains existing shelterbelts which will be largely maintained. The site is of a sufficient size that landscaping could be provided.

(b) *the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment;*

The buildings are rural in nature, centrally located of single story blending into the character and scale of buildings within the surrounding environment.

(c) *the scale and bulk of the building in relation to the site;*

The buildings comply with all permitted activity set back from boundary, sunlight, height limits, and are centrally located forming a scale and bulk of built form easily accommodated within the subject site.

(d) *the extent to which private open space can be provided for future uses;*

The buildings are proposed for rural production use as such private open space is not necessary, however 80% of the site remains vacant.

(e) *the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment;*

For reasons discussed in section 6.5.2 the proposal will not result in cumulative visual effects on landscapes, adjacent sites or surround environment.

(f) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*

For reasons discussed in sections 6.5.2 and 7.3 the proposal will not result in visual dominance on landscapes, adjacent properties and the surrounding environment.

(g) *the extent to which landscaping and other visual mitigation measures may reduce adverse effects;*

The proposed buildings are of a size and scale that fits with the rural environment and can easily be absorbed within the site, it is considered that the proposal will not result in adverse effects and mitigation is not necessary.

(h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

For reasons discussed in section 7.3 the proposal will not result in effect to privacy, outlook and enjoyment of private spaces on adjacent sites.

Stormwater management.

(a) the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;

All stormwater will be appropriately managed and attenuated within the subject site. The subject site is not located within a catchment or drainage plan area.

(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;

Given the extent of permeable area within the site, low impact design of stormwater is not considered to be necessary.

(c) any cumulative effects on total catchment impermeability;

All stormwater will be appropriately managed and attenuated within the subject site and will not result in any cumulative effects.

(d) the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage of the site or disturb the ground and alter its ability to absorb water;

The stormwater has been designed to maintain existing flow within existing overland flow paths, with stormwater being conveyed to ground through dispersed overland flow.

(e) the physical qualities of the soil type;

The stormwater management system has been designed in accordance with the site characteristics and soil type.

(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;

There are no waterbodies within the subject site, the proposed stormwater management system has been designed to ensure appropriate attenuation prior to dispersal to land, avoiding risk of adverse effects to water quality.

(g) the extent to which paved, impermeable surfaces are necessary for the proposed activity;

Impervious areas are proposed to establish access to the proposed buildings, ensuring all weather access and use of the site.

(h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;

All stormwater will be appropriately managed and attenuated within the subject site and will not result in any landscaping or vegetation to reduce adverse effects.

(i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

The proposal includes an effective stormwater management system which will appropriately mitigate the potential effect of the proposal beyond that provided for by the permitted activity threshold.

Overall, it is considered that the proposal meets the matters of control of the ODP.

12.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the ODP and PDP, we do so for completeness.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant ODP and PDP objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

13.0 Other Matters (Section 104(1)(C))

13.1 Record of Title Interests

The Record of Title for the site are subject to a number of interests (refer **Appendix 1**). None of these are anticipated to affect the resource consent application as discussed in **Table 1** below:

Table 1: Record of Title interests

Interest	Comment
Appurtenant hereto is a right to drain water created by Easement Instrument 11937177.3	Created a right to drain water over a portion of Lot 1 DP 556235 (shown as “A” on DP 556235) in favour of the subject site.

11937177.2 Consent Notice pursuant to Section 221 Resource Management Act Management Act 1991	Includes 6 conditions that were registered as part of the underlying subdivision. Includes a condition specifying that access is not permitted from SH10 without the prior approval of NZTA, requiring that stormwater attenuation is provided, requiring that a firefighting water supply is provided, requiring that a TP58 report is provided for wastewater, outlining that electricity and telecommunications connections were not a requirement of the subdivision, and outlining that any cats or dogs kept on the site must be inside or tied up at night.
573901.1 Gazette Notice declaring the adjoining State Highway (No 10) to be a limited access road	Access to State Highway 10 is limited, prior approval from NZTA is required.

14.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act.

The Applicant, Rosemorn Industries Limited, is not a natural person and has not been the subject of a non-compliance.

15.0 Section 106A Natural Hazards

Under section 106A of the Act, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.

The subject site is not identified as being within an area of Natural Hazard, therefore it is considered that the proposal will not result significant risk.

16.0 Conclusion

The proposal involves construction and use of rural buildings and associated works at Cottle Hill Drive, Kerikeri.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to rural character and amenity, landscape, stormwater management, cultural and construction activity are considered to be less than minor;
- Limited notification is not required as effects to adjacent properties are considered to be less than minor;
- The proposal accords with the relevant ODP and PDP objectives and policies;
- The proposal will not give rise to or be at significant risk from natural hazards; and
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis. The applicant respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act



COTTELL HILL DRIVE 20.12 Wide, Sealed Formation

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
4. CONTOUR INFORMATION SOURCED FROM LINZ DATABASE.
5. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

Lot 1
DP 41114

Lot 3
DP 556235

Proposed 3m
Wide Access

Lot 1
DP 556235

Lot 1
DP 183320

Lot 2
DP 556235

Proposed
750m² Shed

Proposed
840m² Shed

Proposed
840m² Shed

Proposed
950m² Shed

Proposed
950m² Shed

Lot 1
DP 551648

Lot 2
DP 149610

Lot 1
DP 330440

Lot 1
DP 149610

STATE HIGHWAY 10 20.12 Wide, Sealed Formation

165.00

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160.00

157.50

157.50

10.00m

LEGEND			
SITE BDY			
10m MIN SETBACK			
EXIST MAJOR CONTOUR			
EXIST MINOR CONTOUR			
PROPOSED FORMATION:			
1241m ² (5.34%)			
PROPOSED SHEDS:			
3380m ² (14.55%)			

C	+ Setbacks & Amend to meet min.	SB	12/25
B	Redesign	SB	11/2025
A	Draft for Client Consideration	SB	11/2025
Rev	Description	By	Date

	By	Date
Survey	BY	MM/YYYY
Design	SB	11/2025
Drawn	SB	11/2025
Checked	CP	11/2025

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Auckland 1023

Project

Proposed Site Plan
Cottle Hill Drive
Kerikeri
FOR
Rosemorn Industries Ltd

Title
**PROPOSED
SHEDS AND ACCESS
PLAN**

Project no.	TBC
Scale	1:1500 @ A3
Cad file	COTTELL HILL DRIVE C100 - REV C.DWG
Drawing no.	C100-1

DRAFT FOR REVIEW



COTTELL HILL DRIVE 20.12 Wide, Sealed Formation

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Lot 2
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Lot 1
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Lot 1
DP 149610

STATE HIGHWAY 10 20.12 Wide, Sealed Formation

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INFRASTRUCTURE REPORT



COTTLER HILL DRIVE KERIKERI

PROJECT INFORMATION

CLIENT: ROSEMORN INDUSTRIES LTD

PROJECT: COTTLE HILL DRIVE, KERIKERI

DOCUMENT CONTROL

DATE OF ISSUE: 5 DECEMBER 2025

REVISION A

AUTHOR *Eric Guo*

Eric Guo
Engineer

REVIEWED BY *pp*

Chris Page
Regional Manager

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1. OVERVIEW

1.1 PROJECT

This report has been prepared to provide an assessment of the infrastructure requirements to support a proposed development involving the construction of four sheds at the property located at Cottle Hill Drive. Figure 1 below illustrates the location of the site and the existing property boundaries.

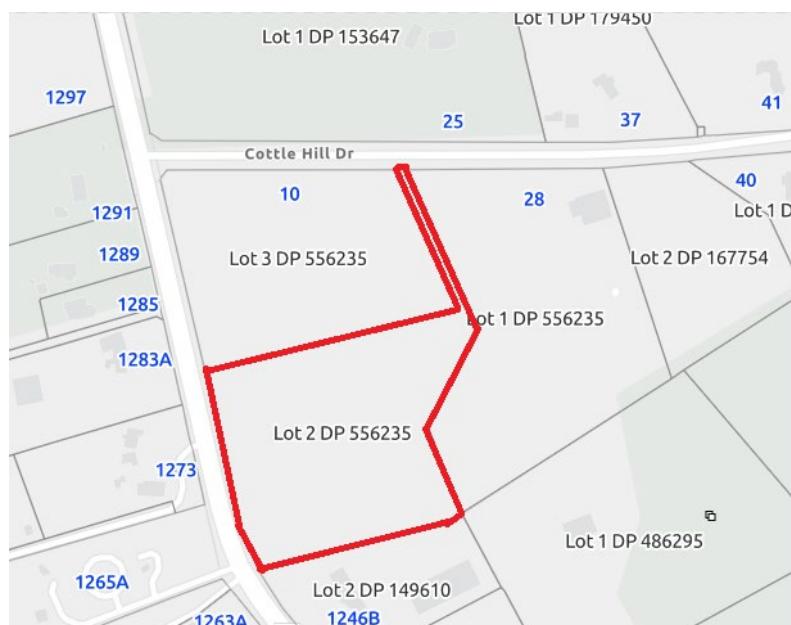


Figure 1 : FNDC GIS MAP (Source Council Online Maps)

The following matters are addressed herein:

- Introduction, Site and Locality
- Legal descriptions and other interests
- Existing site characteristics
- Proposed development
- Siteworks – Earthworks and associated siteworks
- Site entry and accessway
- Stormwater Disposal – Preliminary assessment

The calculations and assessments included in this report are preliminary in nature based on the information available at the time of issue. This report provides information in support of a resource consent. This report is to be read in conjunction with the concept drawings and is to accompany the resource consent application. Final design plans and calculations will be provided at the Building Consent Stage as required. The proposed site plan and civil engineering drawings are attached herein to Appendices A and B respectively.

1.2 LEGAL DESCRIPTION

Table 1: Property Information

Site Address	Cottle Hill Drive, Kerikeri
Legal Description	LOT 2 DP 556235
Record of Title	970800
Area	2.32 ha
Authorities	Far North District Council & Northland Regional Council
Zoning	Rural Production Zone

1.3 SITE DESCRIPTION

The site is located on the southern side of Cottle Hill Drive. State Highway 10 is situated to the west of the site. The highest point of the property is located near the north-eastern corner, with ground levels falling towards the south-west and south-east. The site is currently undeveloped and is predominantly covered with grass.

Access to the site is provided via an existing unsealed vehicle crossing on Cottle Hill Drive, which connects to a unsealed driveway extending into the property.

1.4 PROPOSED DEVELOPMENT

This application seeks land use consent to construct four sheds on the site. The existing vehicle crossing will be retained, and the driveway will be upgraded to a 3-metre-wide gravel accessway, with a loop formed centrally to support vehicle movements.

The site is in a rural area and is not connected to any municipal stormwater network. Roof runoff from each shed will be collected in a designed stormwater tank before being discharged to land. Stormwater from the gravel driveway will also be directed to the surrounding ground. Potable water and wastewater services are not required for the proposed sheds and are therefore not included in this application.

2. EARTHWORKS

2.1 BULK EARTHWORKS

Earthworks associated with this proposal will be confined to the formation of the proposed driveway, the construction of a small internal access loop, and the grading required to establish future building platforms. The extent of earthworks is summarised below:

Applicant Site Only:

- Area of disturbance: 5200 m²
- Maximum depths: 0.15 m Cut; 0.9 m Fill
- Volumes: 1714 m³ Cut; 360 m³ Fill
- Net cut: 1354 m³
- Topsoil Strip: 1040 m³

It is assumed that any topsoil and cut material can be reused or spread elsewhere within the site. Suitability of the reuse or spread of cut materials will be subject to confirmation by the geotechnical engineer.

3. ROADING

3.1 LEGAL WIDTHS

The proposed driveway will have an unsealed carriageway width of 3m and has been designed in accordance with FNDC Engineering Standards Table 3-4. Please refer to Appendix B for the right of way design details.

3.2 PAVEMENT & GEOMETRY

The proposed driveway has been designed in accordance with FNDC Engineering Standards Table 3-9. The gravel driveway structure consists of a 220 mm GAP65 subbase layer and a 120 mm GAP40 basecourse layer. The maximum gradient along the alignment is 13.17%. Table drains are provided along the edges of the driveway to ensure effective collection and conveyance of surface runoff.

3.3 VEHICLE CROSSING

The existing vehicle crossing is to be used for proposed development; this vehicle crossing will be upgraded to be sealed as per FNDC engineering standard.

4. STORMWATER

4.1 STORMWATER DISPOSAL

Runoff generated on the proposed driveway will be collected via scruffy dome inlets and conveyed to spreader bars, allowing the flows to be dissipated and discharged evenly overland. Roof runoff from the proposed sheds will be directed to appropriately sized rainwater tanks, where attenuation will occur before controlled overland discharge to ground. Please refer to the stormwater modelling report for details.

4.2 FLOODING & OVERLAND FLOW



Figure 2: Flood map (Source NRC natural hazard map)

Please refer to the NRC flood hazard map provided above. The mapping shows that there are no identified flood hazards affecting the site. The proposed development will not create any additional flood risks, as stormwater from the sheds and driveway will be appropriately managed and controlled on-site.

5. FIREFIGHTING

There are no permanent or reliable natural waterbodies in the vicinity of the site. A single dedicated 25,000 L concrete tank will be provided for firefighting purposes, shared by all buildings on site. This firefighting tank will be independent from the potable water supply system and is subject to Fire and Emergency New Zealand (FENZ) approval.

6. OTHER SERVICE

No wastewater or water services are proposed as part of this resource consent.

7. CONCLUSION

The proposed development involves the construction of four sheds on a rural site that is currently undeveloped. The existing vehicle crossing will be retained, and the internal driveway will be upgraded to provide a 3-metre-wide gravel accessway with an internal turning loop. Earthworks are limited in scale and are confined to the access formation and platform grading, with no changes proposed that would materially alter the existing landform.

As the site is not serviced by municipal stormwater infrastructure, stormwater will be managed entirely on-site. Roof runoff will be collected in appropriately sized tanks before controlled discharge to land, and runoff from the gravel accessway will be conveyed to ground through dispersed overland flow. A review of the NRC flood hazard mapping confirms that the site is not subject to flood risk, and the proposed works will not create any additional flooding effects.

A shared 25 m³ firefighting water tank will be installed on the site, ensuring that all sheds are located within the required 90-metre firefighting setback.

No wastewater or potable water services are required as part of this application.

8. APPENDICES

8.1 APPENDIX A - PROPOSED SITE PLAN



COTTELL HILL DRIVE 20.12 Wide, Sealed Formation

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FAR NORTH DISTRICT COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
4. CONTOUR INFORMATION SOURCED FROM LINZ DATABASE.
5. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

Lot 1
DP 41114

Lot 3
DP 556235

Proposed 3m
Wide Access

Lot 1
DP 556235

Lot 1
DP 183320

Lot 2
DP 556235

Proposed
750m² Shed

Proposed
840m² Shed

Proposed
840m² Shed

Proposed
950m² Shed

Proposed
950m² Shed

Lot 1
DP 551648

Lot 2
DP 149610

Lot 1
DP 486295

STATE HIGHWAY 10 20.12 Wide, Sealed Formation

Lot 1
DP 330440

Lot 1
DP 149610

LEGEND			
SITE BDY			
10m MIN SETBACK			
EXIST MAJOR CONTOUR			
EXIST MINOR CONTOUR			
PROPOSED FORMATION:			
1241m ² (5.34%)			
PROPOSED SHEDS:			
3380m ² (14.55%)			

C	+ Setbacks & Amend to meet min.	SB	12/25
B	Redesign	SB	11/2025
A	Draft for Client Consideration	SB	11/2025
Rev	Description	By	Date

Survey	BY	MM/YYYY
Design	SB	11/2025
Drawn	SB	11/2025
Checked	CP	11/2025

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Auckland 1023

Project
Proposed Site Plan
Cottle Hill Drive
Kerikeri
FOR
Rosemorn Industries Ltd

Title
**PROPOSED
SHEDS AND ACCESS
PLAN**

Project no.	TBC
Scale	1:1500 @ A3
Cad file	COTTELL HILL DRIVE C100 - REV C.DWG
Drawing no.	C100-1

DRAFT FOR REVIEW

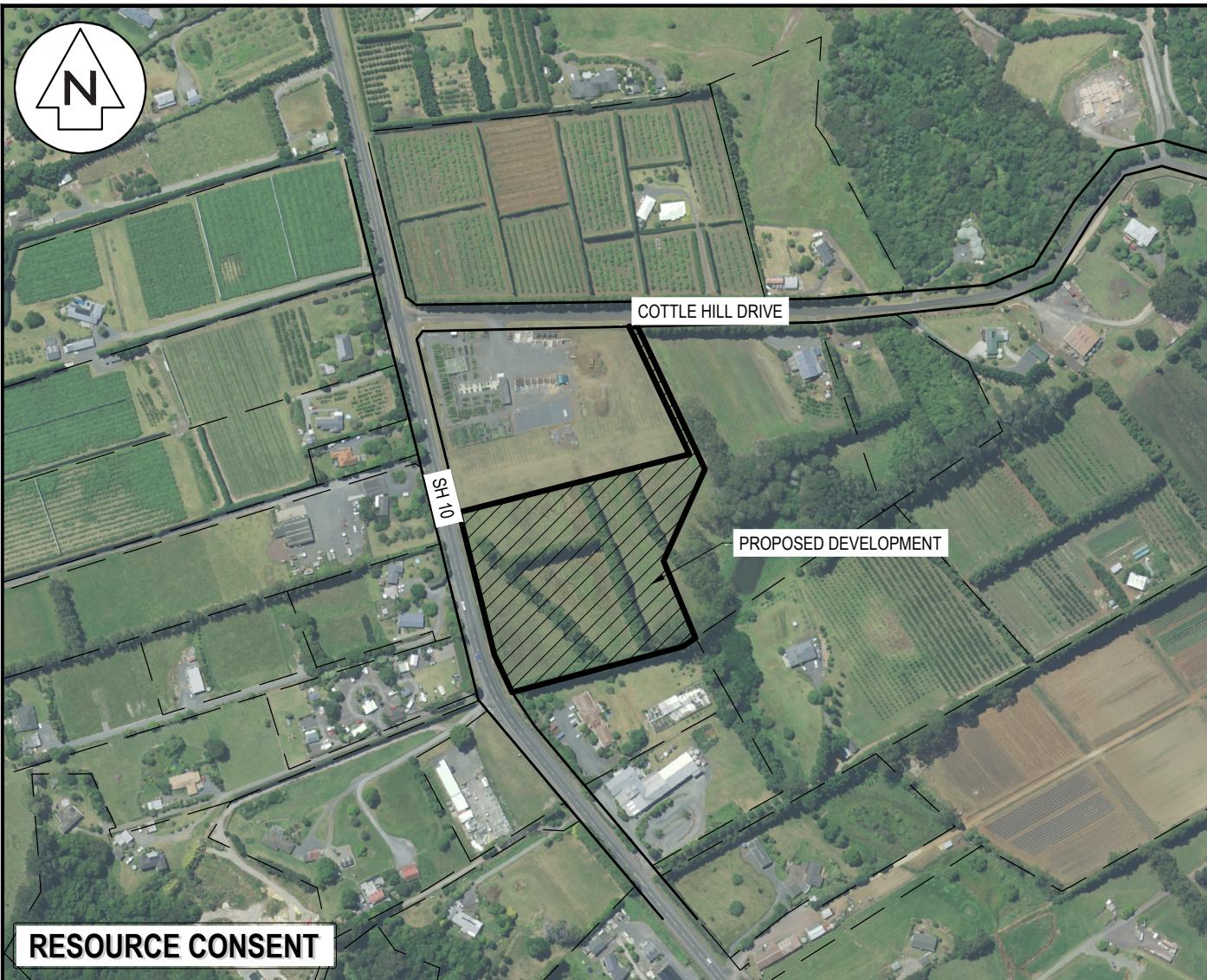
8.2 APPENDIX B – APPLICATION ENGINEERING DRAWINGS



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Auckland 1023

PROPOSED DEVELOPMENT COTTLE HILL DRIVE KERIKERI

FOR ROSEMORN INDUSTRIES



LOCALITY PLAN

SHT.NO.	SHEET TITLE	REVISION
C000	COVER SHEET & INDEX	A
C200	EARTHWORKS & LEVELS PLAN	A
C220	CUT-FILL PLAN	A
C300	ROADING LAYOUT PLAN	A
C320-321	ROADING LONGSECTION PLANS	A
C340	ROADING TYPICAL SECTION	A
C400	STORMWATER LAYOUT PLAN	A
C401	STORMWATER CATCHMENT PLAN	A

PROJECT NUMBER : TBC

ISSUED DATE : 03/12/2025



COTTLE HILL DRIVE

卷之三

SOURCE CONSENT

This aerial map illustrates a land development project with the following key features and data points:

- Lot 3 DP 556235:** Located in the upper left, this lot is bounded by a black line. Contour elevations include 165.00, 167.50, 170.00, 172.50, 173.49, 173.01, 174.00, 175.00, 177.50, 180.00, and 182.50.
- STATE HIGHWAY 10:** A major road running vertically through the center of the map, marked with a thick black line.
- Lot 1 DP 41114:** Located to the left of Lot 3, this lot is bounded by a dashed line. Contour elevations include 162.50, 165.00, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.
- Lot 1 DP 183320:** Located to the left of the highway, this lot is bounded by a dashed line. Contour elevations include 162.50, 165.00, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.
- Lot 1 DP 551648:** Located to the far left, this lot is bounded by a dashed line. Contour elevations include 157.50, 160.00, 162.50, 165.00, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.
- Lot 1 DP 330440:** Located at the bottom left, this lot is bounded by a dashed line. Contour elevations include 157.50, 160.00, 162.50, 165.00, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.
- Lot 1 DP 556235:** Located in the upper right, this lot is bounded by a dashed line. Contour elevations include 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.
- Lot 2 DP 556235:** Located in the center, this lot is bounded by a black line. Contour elevations include 157.13, 157.87, 158.20, 159.92, 160.08, 160.86, 162.53, 163.44, 163.46, 164.95, 167.52, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50. Slopes are indicated as 1.0% and 1.8%.
- Lot 2 DP 149610:** Located at the bottom center, this lot is bounded by a dashed line. Contour elevations include 155.00, 157.50, 160.00, 162.50, 165.00, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.
- Lot 1 DP 486295:** Located on the far right, this lot is bounded by a dashed line. Contour elevations include 155.00, 157.50, 160.00, 162.50, 165.00, 167.50, 170.00, 172.50, 175.00, 177.50, 180.00, and 182.50.

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000
3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
4. ORIGIN OF LEVELS = SM XXXX SO XXXX(XXXX) PUBLISHED RL=XX.XX, SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
8. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ON SITE IN ACCORDANCE WITH COUNCIL STANDARDS.
9. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO ENGINEER.
10. SEDIMENT CONTROL TO COMPLY WITH GD05 STANDARDS.

LEGEND

— EX BDY
— PROP BDY
— EX MAJOR CONTOUR
— EX MINOR CONTOUR
— PR MAJOR CONTOUR
— PR MINOR CONTOUR

A	RC APPLICATION	EG	11/2025
Rev	Description	By	Date
	By	Date	
Survey	SB	11/2025	
Design	EG	11/2025	
Drawn	EG	11/2025	
Checked	CP	11/2025	



Project

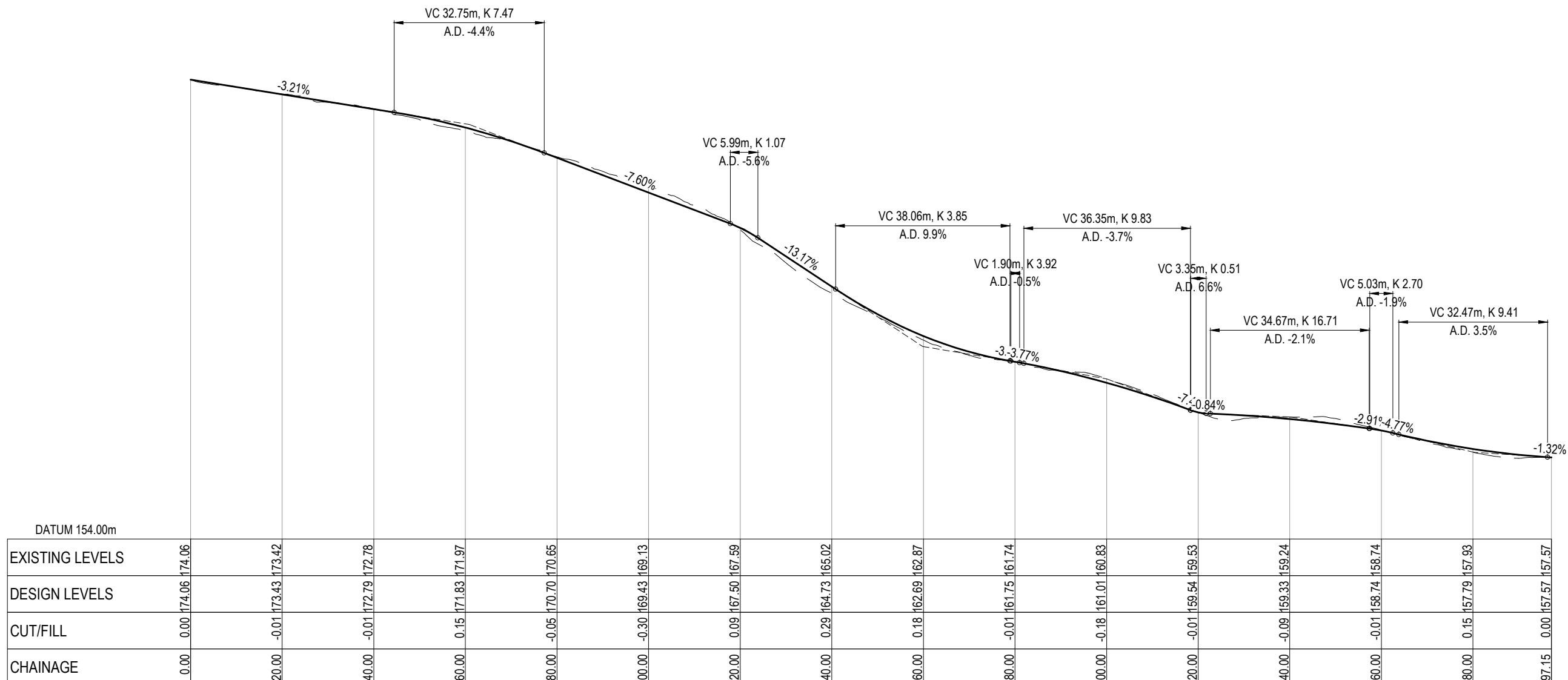
**PROPOSED DEV
COTTELL HILL DRIVE
KERIKERI
FOR
ROSEMORN INDUSTRIES**

Title **PROPOSED EARTHWORKS PLAN**

Project no.	TBC		
Scale	1:1500 @ A3		
Cad file	EARTHWORK PLAN LEVEL C200.DWG		
Drawing no.	C200	Rev	A







PROPOSED DRIVEWAY
SCALE: Hori 1:1000 Vert 1:200

LEGEND

— — — — — EX GROUND LEVEL
———— PR GROUND LEVEL

2/2025	RC APPLICATION	EG	12
ev	Description	By	Date
urvey	SB	11/2025	
esign	EG	12/2025	
rawn	EG	12/2025	
checked	CP	12/2025	

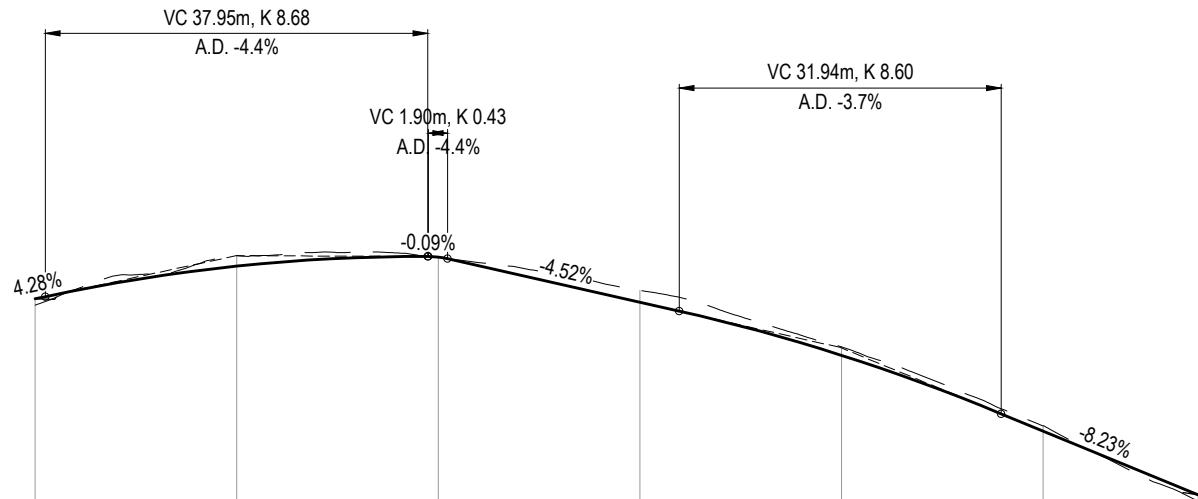


project
**PROPOSED DEV
COTTLE HILL DRIVE
KERIKERI
FOR
ROSEMORN INDUSTRIES**

**PROPOSED
ROADING LONGSECTIONS
PLAN**

project no.	TBC		
scale	AS SHOWN @ A3		
ad file	REV 3 PGL DWG.DWG		
rawing no.	C320	Rev	A

RESOURCE CONSENT



DATUM 156.00m

EXISTING LEVELS	0.00	0.12	162.02	161.90	20.00	-0.20	162.67	162.87	40.00	0.00	162.85	162.84	60.00	-0.24	161.95	162.19	80.00	-0.17	160.90	161.07	100.00	-0.11	159.40	159.50	115.40	0.12	158.13	158.01
DESIGN LEVELS																												
CUT/FILL																												
CHAINAGE																												

PROPOSED LOOP
SCALE: Hori 1:1000 Vert 1:200

LEGEND
 EX GROUND LEVEL
 PR GROUND LEVEL

A	RC APPLICATION	EG	12/2025
Rev	Description	By	Date
		By	Date
		Survey	SB
		Design	EG
		Drawn	EG
		Checked	CP

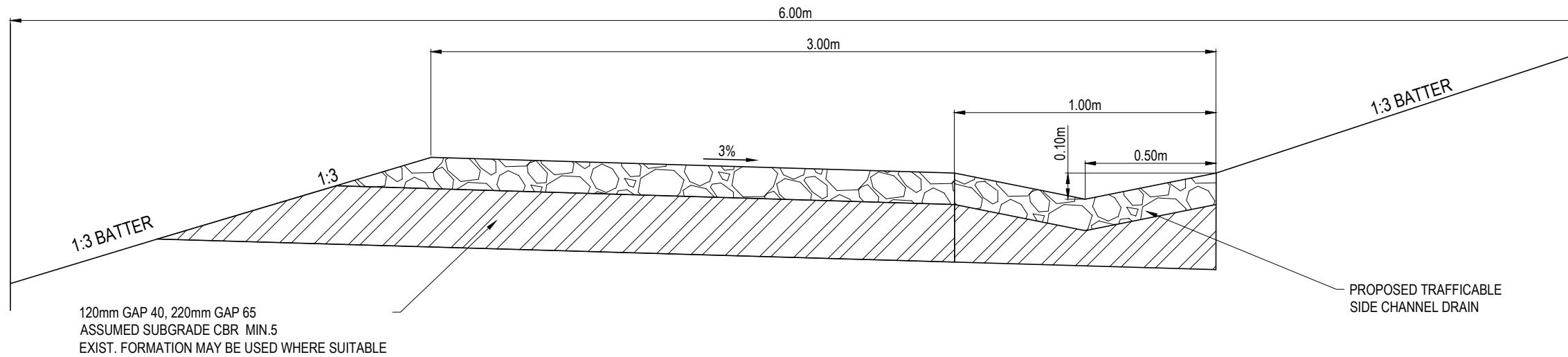
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 Auckland 1023

Project
PROPOSED DEV
COTTELL HILL DRIVE
KERIKERI
FOR
PROPOSED

 Title
PROPOSED
ROADING LONGSECTIONS
PLAN 2

Project no.	TBC
Scale	1:750 @ A3
Cad file	REV 3 PGL.DWG.DWG
Drawing no.	C321
Rev	A

RESOURCE CONSENT



TYPICAL CROSS SECTION FOR PROPOSED PRIVATE DRIVEWAY

120mm GAP 40, 220mm GAP 65
ASSUMED SUBGRADE CBR MIN.5
EXIST. FORMATION MAY BE USED WHERE SUITABLE

PROPOSED TRAFFICABLE
SIDE CHANNEL DRAIN

LEGEND
— — — — — EX GROUND LEVEL
— — — — — PR GROUND LEVEL

A	RC APPLICATION	EG	11/2025
Rev	Description	By	Date
	By	Date	
Survey	SB	11/2025	
Design	EG	11/2025	
Drawn	EG	11/2025	
Checked	CP	11/2025	



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Project
PROPOSED DEV
COTTELL HILL DRIVE
KERIKERI
FOR
ROSEMORN INDUSRIES

PROPOSED ROADING TYPICAL SECTION

Project no.	TBC		
Scale	1:20 @ A3		
Cad file	PGL REV 2.DWG		
Drawing no.	C340	Rev	A

RESOURCE CONSENT



RESOURCE CONSENT

DATE: 12/5/25 FILE PATH: F:\MAVEN\PROJECTS\WHANIGARF\03.SRCOTT\H\1.DRIVING\INFERRING\DESIGN\REV 3\SW-C400.DWG

PROP SHARE
25,000L FIREFIGHTING TAN
INDICATIVE ONLY TBC AT BC STAG

The diagram illustrates a site plan with a proposed culvert outlet. A grey shaded area represents a slope. A black line extends from the bottom left towards the center. A circular outlet is located on this line. A green arrow points from the outlet towards the bottom right. A callout line from the top right points to the outlet with the text: 'PROP Ø300mm CONCRETE CULVERT TBC AT THE DETAILED DESIGN STAGE'. Another callout line from the center points to the outlet with the text: 'PROP SCRUFFY DOME 1 OUTLET TO EXISTING OVERLAND FLOW PATH OVERFLOW TO PROPOSED CULVERT'. A dashed line from the top left indicates a '90m SETBACK FROM FIREFIGHTING TANK'.

PROP SHARED
25,000L FIREFIGHTING TANK
INDICATIVE ONLY TBC AT BC STAGE



PROP 25 m³ CONCRETE TANK
40mm ORIFICE AT THE BOTTOM
100mm OVERFLOW PIPE AT THE TOP

— AND Ø100mm OVERFLOW PIPE —
OME

Ø 40mm ORIFICE AND Ø100mm OVERFLOW P
TO SCRUFFY DOME WITH CONCRETE CAP

14.3m DISPERSAL SWALE AS PER S4.2.5 FNDC STANDA

BOTTOM
E AT THE TOP

UNIVERSAL SWALE

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PIPE BEDDING: 0 - 10% GRANULAR BEDDING, 10 - 20% WEAK CONCRETE BEDDING. GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
5. EACH CONNECTION SHALL BE MARKED BY A 50MMX50MM TREATED PINE STAKE EXTENDING 600MM ABOVE GROUND LEVEL WITH THE TOP PAINTED. THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PIPELAYING AND EXTENDING FROM THE CONNECTION TO 150MM BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON "AS BUILT" PLANS.
6. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

A	RC APPLICATION	EG	12/2025
Rev	Description	By	Date
	By	Date	
Survey	SB	11/2025	
Design	EG	12/2025	
Drawn	EG	12/2025	

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Project
PROPOSED DEV
COTTELL HILL DRIVE
KERIKERI
FOR
ROSEMORN INDUSTRIES

Title
**PROPOSED
STORMWATER DRAINAGE
PLAN**

Project no.	TBC		
Scale	1:1000 @ A3		
Cad file	SW-C400.DWG		
Drawing no.	C400	Rev	A



8.3 APPENDIX C – STORMWATER MODELLING REPORT

STORMWATER MODELLING REPORT

PROPOSED DEVELOPMENT AT COTTLER HILL DRIVE KERIKERI

 Maven Associates	Job Number 135051		Rev A
Job Title Title Cottle Hill Drive, Kerikeri Stormwater Modelling Report	Author EG	Date 02.12.2025	Checked CP

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this report is to provide an assessment of stormwater runoff volumes and design parameters for attenuation of runoff to control the following rainfall event.

1.2 STORMWATER MODELLING

Stormwater modelling has been completed with HEC-HMS stormwater modelling software in accordance with FNDC Engineering Standards 2023 for the development to determine the runoff details required to design and comply with proposed stormwater guidelines.

HEC-HMS modelling allows for climate change which comprises of both an increase in the rainfall depth for a given event and modification of the normalised 24hour temporal rainfall intensity profile. This has been based upon TP108/TR-55 series publications from Auckland Council.

2.0 HYDROLOGY MITIGATION

2.1 SITE DESCRIPTION

The site has an area of 2.32 ha. In the pre-development condition, the impervious area is 0 m² and the pervious area is 23,200 m². Under this application, four sheds are proposed to be constructed, comprising two 840 m² roofs, one 950 m² roof, and one 750 m² roof. Stormwater modelling has been undertaken separately for each roof area to assess the performance of the proposed attenuation and discharge systems under varying building sizes.

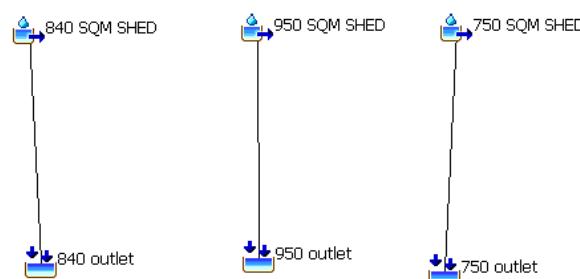
3.0 STORMWATER MODELLING

3.1 MODEL SUMMARY - EXISTING SITE (PRE-DEVELOPMENT)

Runoff Factors – Type C Soil (clays and silts)

Impervious:	CN = 98	Area = 0 m ²
Pervious:	CN = 74	Area = 750/840/950 m ²

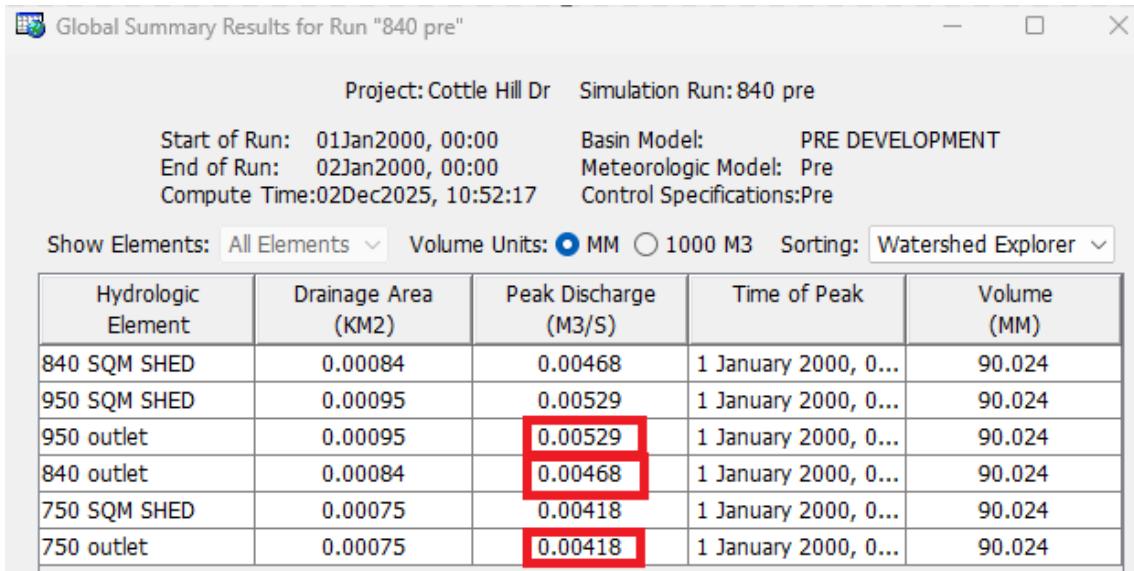
HEC Model Overview:



5YR – PRE-DEVELOPMENT SITE DISCHARGE

Rainfall Depth = 151mm (from NIWA HIRDS V4)

		Rainfall depths (mm) :: Historical Data														
ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h			
1.58	0.633	10.5	15	18.5	26.5	37.4	62.1	82.3	105	127	139	146	151			
2	0.5	11.5	16.5	20.3	29	41	68.2	90.4	115	140	153	161	166			
5	0.2	14.9	21.3	26.3	37.7	53.4	89	118	151	184	201	212	219			
10	0.1	17.3	24.8	30.7	44	62.5	104	139	178	217	238	250	259			
20	0.05	19.8	28.4	35.2	50.5	71.7	120	160	205	251	275	290	300			
30	0.033	21.2	30.5	37.8	54.3	77.3	130	173	222	271	297	313	324			
40	0.025	22.3	32	39.7	57.1	81.2	136	182	233	286	313	331	342			
50	0.02	23.1	33.2	41.2	59.2	84.3	142	189	243	297	326	344	356			
60	0.017	23.8	34.2	42.4	61	86.8	146	195	250	306	336	355	367			
80	0.013	24.8	35.7	44.2	63.7	90.8	153	204	262	321	353	372	385			
100	0.01	25.6	36.9	45.7	65.8	93.8	158	211	271	333	365	386	399			
250	0.004	28.8	41.5	51.5	74.4	106	179	240	309	380	417	441	457			



Pre Development Peak Discharge: $Q = 5.29 \text{ L/s, } 4.68 \text{ L/s}$ and 4.18 L/s

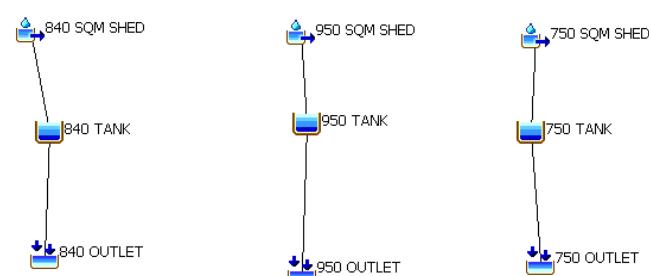
3.2 MODEL SUMMARY – POST DEVELOPMENT

Hydrology controls are to be provided by two detention tanks attenuating flow prior to the sites primary network outlet discharges to land.

Runoff Factors – Type C Soil (Clays and silts)

Impervious:	CN = 98	Area = $750/840/950 \text{ m}^2$
Pervious:	CN = 74	Area = 0 m^2

HEC Model Overview:



3.3 POST DEVELOPMENT HYDROLOGY CONTROLS

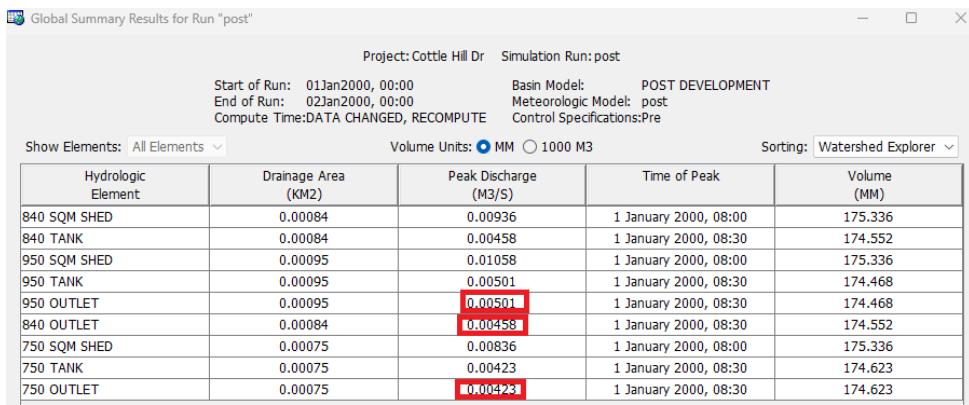
The site is to be developed and the preferred method of disposal is to discharge to the land via a spreader bar. This maintains the existing stormwater disposal condition. Stormwater detention to pre-development levels is proposed to mitigate any effects in downstream properties.

Proposed controls in accordance with FNDC Engineering Standards 2023 includes the following:

5yr Storm Event – Post-development Discharge (incl. Climate Change 20%)

Rainfall Depth (including 20% climate change) = 181.2 mm

Overall Summary



Global Summary Results for Run "post"

Project: Cottle Hill Dr Simulation Run: post

Start of Run: 01Jan2000, 00:00 Basin Model: POST DEVELOPMENT
End of Run: 02Jan2000, 00:00 Meteorologic Model: post
Compute Time: DATA CHANGED, RECOMPUTE Control Specifications: Pre

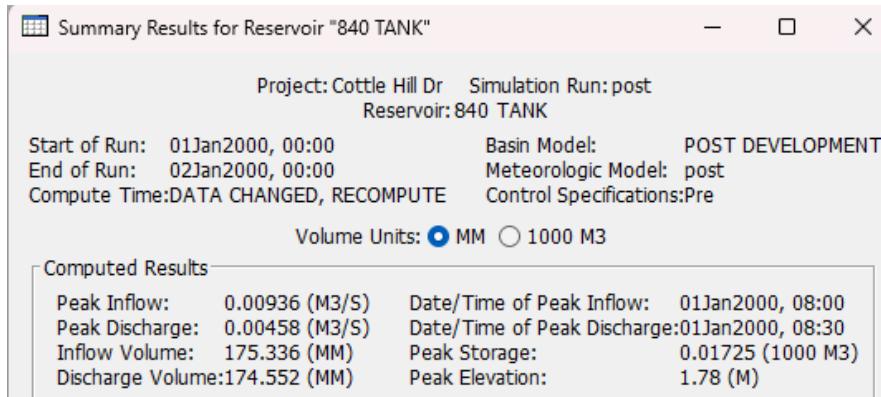
Show Elements: All Elements Volume Units: MM 1000 M3 Sorting: Watershed Explorer

Hydrologic Element	Drainage Area (KM2)	Peak Discharge (M3/S)	Time of Peak	Volume (MM)
840 SQM SHED	0.00084	0.00936	1 January 2000, 08:00	175.336
840 TANK	0.00084	0.00458	1 January 2000, 08:30	174.552
950 SQM SHED	0.00095	0.01058	1 January 2000, 08:00	175.336
950 TANK	0.00095	0.00501	1 January 2000, 08:30	174.468
950 OUTLET	0.00095	0.00501	1 January 2000, 08:30	174.468
840 OUTLET	0.00084	0.00458	1 January 2000, 08:30	174.552
750 SQM SHED	0.00075	0.00836	1 January 2000, 08:00	175.336
750 TANK	0.00075	0.00423	1 January 2000, 08:30	174.623
750 OUTLET	0.00075	0.00423	1 January 2000, 08:30	174.623

Post Development Peak Discharge: **Q = 5.01 L/s, 4.58 L/s and 4.23 L/s**

Discharge Details

Tank 1 (840 SQM SHED)



Summary Results for Reservoir "840 TANK"

Project: Cottle Hill Dr Simulation Run: post
Reservoir: 840 TANK

Start of Run: 01Jan2000, 00:00 Basin Model: POST DEVELOPMENT
End of Run: 02Jan2000, 00:00 Meteorologic Model: post
Compute Time: DATA CHANGED, RECOMPUTE Control Specifications: Pre

Volume Units: MM 1000 M3

Computed Results

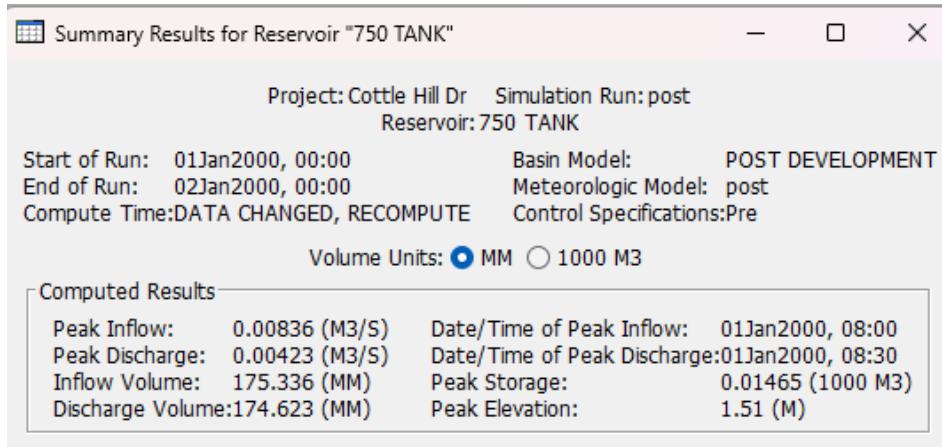
Peak Inflow:	0.00936 (M3/S)	Date/Time of Peak Inflow:	01Jan2000, 08:00
Peak Discharge:	0.00458 (M3/S)	Date/Time of Peak Discharge:	01Jan2000, 08:30
Inflow Volume:	175.336 (MM)	Peak Storage:	0.01725 (1000 M3)
Discharge Volume:	174.552 (MM)	Peak Elevation:	1.78 (M)

Post Development Peak Discharge: 4.58 L/s

Peak Elevation: 1.78m

Peak Storage: 17,250 L

Tank 2 (750 SQM SHED)

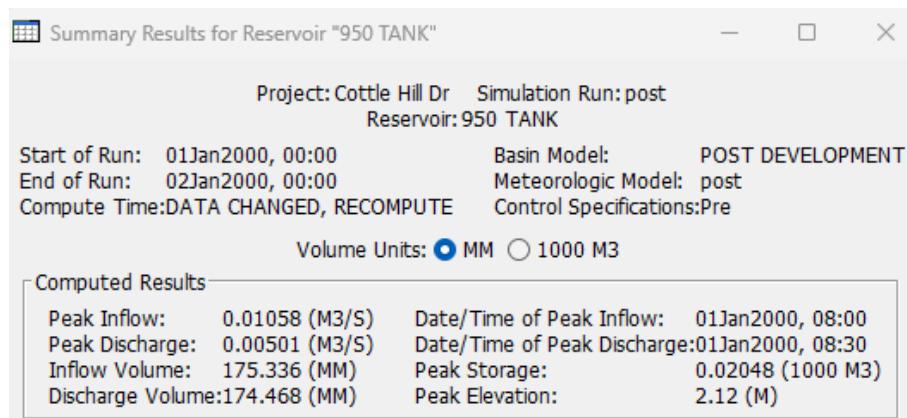


Post Development Peak Discharge: 4.23 L/s

Peak Elelevation: 1.51m

Peak Storage: 14,650 L

Tank 3 (950 SQM SHED)



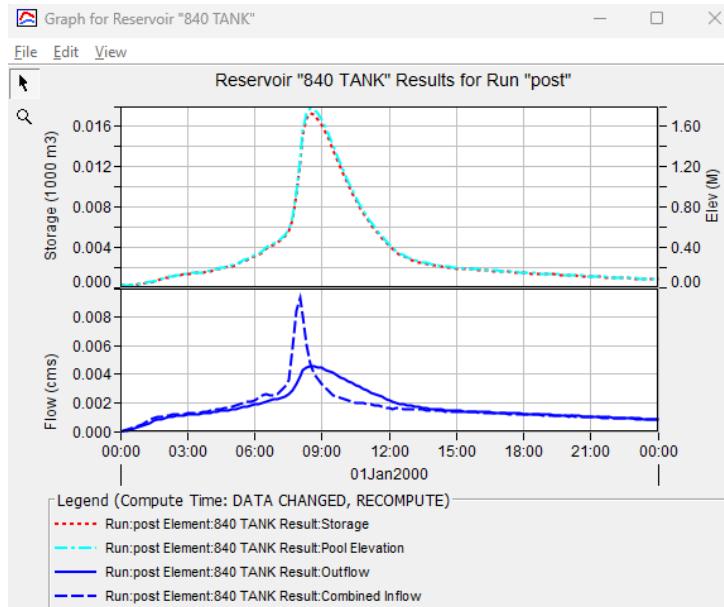
Post Development Peak Discharge: 5.01L/s

Peak Elelevation: 2.12m

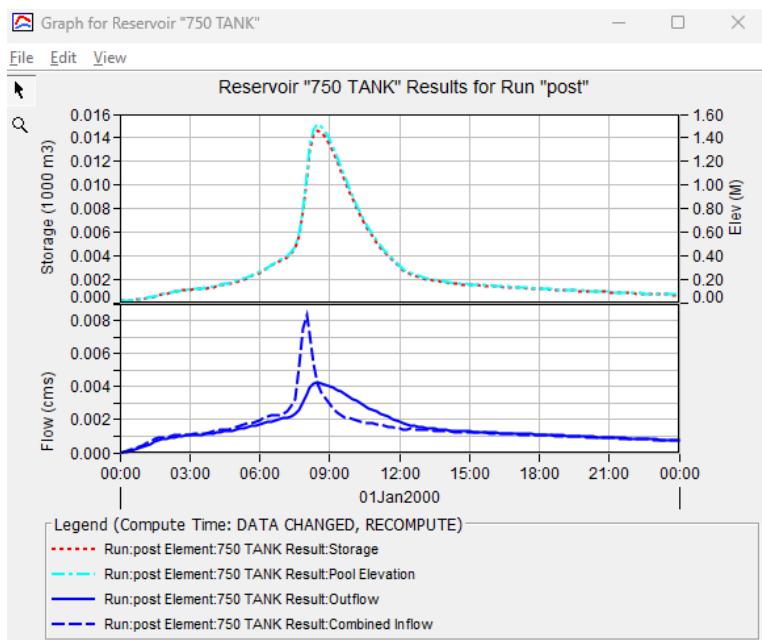
Peak Storage: 20,480L

5YR (+20%CC) Discharge Graph

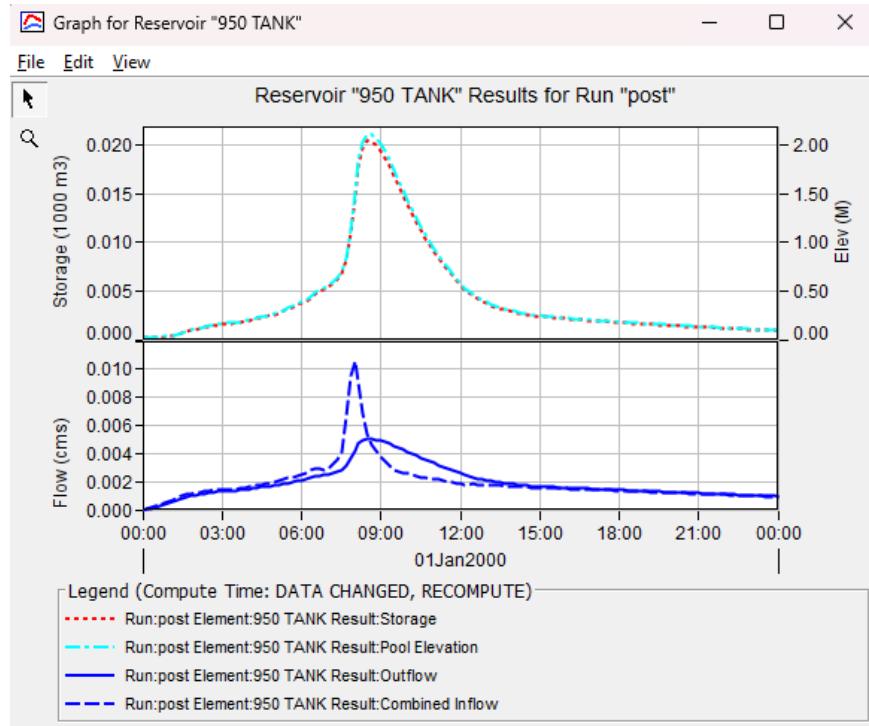
Tank 1 (840 SQM SHED)



Tank 2 (750 SQM SHED)



Tank 3 (950 SQM SHED)



3.4 ATTENUATION CONCLUSION

The hydrological assessment undertaken using HEC-HMS confirms that the proposed stormwater management system—comprising individual detention tanks sized for each shed—effectively mitigates the increase in impervious area associated with the development. Post-development peak discharges for all roof areas have been reduced to levels equal to or lower than the pre-development flows, in accordance with FNDC Engineering Standards 2023 and the requirement to maintain existing downstream stormwater conditions.

The detention volumes provided (14,650 L for the 750 m² shed, 17,250 L for the 840 m² shed, and 20,480 L for the 950 m² shed) ensure adequate temporary storage during the 5-year storm event with 20% climate change allowance. Discharge from each tank is conveyed to land via appropriately designed spreader systems to replicate natural overland flow paths and avoid concentration of runoff.

Design Recommendation:

To provide sufficient freeboard and ensure long-term system resilience, the following detention tank sizes are recommended:

950 m² shed: a 30 m³ detention tank

840 m² shed: a 25 m³ detention tank

750 m² shed: a 25 m³ detention tank

Based on the modelling results, the proposed attenuation measures are considered sufficient to avoid adverse effects on downstream properties.

8.4 APPENDIX D – DESIGN CALCULATIONS



MAVEN ASSOCIATES

Job Number
TBCSheet
1Rev
1Job Title
Calc TitleCottle Hill Drive, Kerikeri
Rational CalcsAuthor
EGDate
2/12/2025Checked
CP1. **Catchment A**

Catchment Area A= 0.760 ha
 Runoff Coefficient C= 0.31 6% unsealed (0.50), 94% Grass (0.30)
 Rainfall Intensity I= 107 mm/hr 5 yr + 20%cc
 Catchment Runoff Q= 0.070 m3/s 70.5 L/s

Developed surface types	
Fully roofed and/or sealed developments	0.90
Steel and non-absorbent roof surfaces	0.90
Asphalt and concrete paved surfaces	0.85
Near flat and slightly absorbent roof surfaces	0.80
Stone, brick and precast concrete paving panels	
– with sealed joints	0.80
– with open joints	0.60
Unsealed roads	0.50
Railway and unsealed yards and similar surfaces	0.35

2. **Catchment B**

Catchment Area A= 0.291 ha
 Runoff Coefficient C= 0.33 16% unsealed (0.50), 84% Grass (0.30)
 Rainfall Intensity I= 107 mm/hr 5 yr + 20%cc
 Catchment Runoff Q= 0.029 m3/s 28.7 L/s

Heavy clay soil types:	
– pasture and grass cover	0.40
– bush and scrub cover	0.35
– cultivated	0.30
Medium soakage soil types:	
– pasture and grass cover	0.30
– bush and scrub cover	0.25
– cultivated	0.20
High soakage gravel, sandy and volcanic soil types:	
– pasture and grass cover	0.20
– bush and scrub cover	0.15
– cultivated	0.10
Parks, playgrounds and reserves:	
– mainly grassed	0.30
– predominantly bush	0.25
Gardens, lawns, etc.	0.25

3. **Catchment C**

Catchment Area A= 0.679 ha
 Runoff Coefficient C= 0.31 5% Unsealed Rd (0.50), 95% Grass (0.30)
 Rainfall Intensity I= 107 mm/hr 5 yr + 20%cc
 Catchment Runoff Q= 0.063 m3/s 62.6 L/s



MAVEN ASSOCIATES

Job Number
TBC

Sheet
2

Rev
A

Job Title
Calc Title

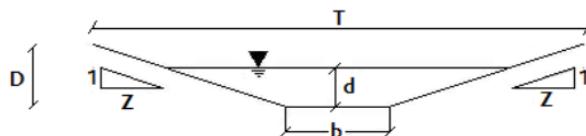
Cottle Hill Drive
Side Channel Calculations

Author
EG

Date
2/12/2025

Checked
CP

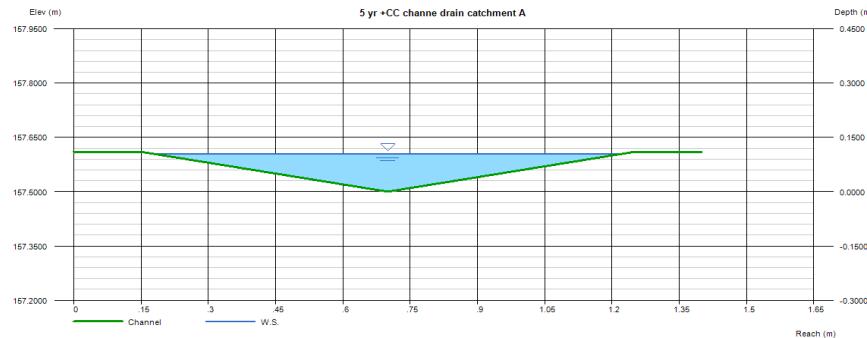
*Based on GD01 Section C6 Design Requirements



T	1	m
D	0.100	m
Z	5	1:Z
b	0.000	m

D = total swale depth (m) T = swale width (m) $d_{(w0)}$ = water depth (m)
b = base width (m) z = side slopes (1V: zH)

Design Flow



Depth	Q	Area	Veloc	Wp	Yc	TopWidth	Energy
(m)	(cms)	(sqm)	(m/s)	(m)	(m)	(m)	(m)
0.1036	0.070	0.054	1.3036	1.0568	0.1100	1.0363	0.1903

Rules Assessment

Proposal: Land use consent to establish and use rural buildings and associated works

Address: Cottle Hill Drive, Kerikeri (Lot 2 DP 556235)

District Plan: Operative Far North District Plan and Proposed Far North District Plan

Operative District Plan Assessment

Site Zoning	
Zone	Rural Production Zone
Overlays/Controls	Nil
Designations	Nil

Rule	Compliance	Non-Compliance
Rural Production Zone		
8.6.5.1.1 Residential Intensity Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m ² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property – permitted activity	N/A	
8.6.5.1.2 Sunlight No part of any building shall project beyond a 45-degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary, except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way – permitted activity	Complies.	
8.6.5.1.3 Stormwater Management The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15% - permitted activity		Does not comply – The total coverage associated with all impervious areas on the Site is 19.88% for the entire site. Resource consent is required in accordance with rule 8.6.5.2.1 as a controlled activity as the

Rule	Compliance	Non-Compliance
8.6.5.1.4 Setback from boundaries No building shall be erected within 10m of any site boundary; with the following exceptions: a) No accessory building shall be erected within 3m of boundaries other than road boundaries, on sites less than 5000m ² ; b) No crop protection structures shall be located within 3m of boundaries; c) No building shall be erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive; d) No building for residential purposes shall be erected closer than 100m from any zone boundary with the Minerals Zone; e) No building shall be erected within the building line restriction area as marked in Appendix 6C, located immediately north of the Te Waimate Heritage Precinct. Any proposed building to be erected within this building line restriction area shall be deemed a discretionary activity and the Heritage New Zealand Pouhere Taonga will be considered an affected party to any such application made under this rule.	Complies.	proposed impervious surfaces will not exceed 20%.
Permitted activity		
8.6.5.1.5 Transportation Refer to <i>Chapter 15 – Transportation</i> for Traffic, Parking and Access rules.	Complies	
8.6.5.1.7 Noise All activities except Temporary Military Training Activities shall be conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone,	Complies	

Rule	Compliance	Non-Compliance
<p>or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone:</p> <ul style="list-style-type: none"> • 0700 to 2200 hours – 65 dBA L₁₀; • 2200 to 0700 hours – 45 dBA L₁₀ and 70 dBA L_{max}. <p>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". Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:19894 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".</p> <p>Permitted activity</p>		
<p>8.6.5.1.8 Building Height</p> <p>The maximum height of any building shall be 12m - permitted activity</p>	Complies	
<p>8.6.5.1.9 Helicopter Landing Area</p> <p>A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.</p> <p>Permitted activity</p>	N/A	
<p>8.6.5.1.10 Building Coverage</p> <p>Any new building or alteration / addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area - permitted activity.</p>		<p>Will not comply</p> <p>The total building coverage associated with all structures on the Site is 14.55% for the entire site.</p> <p>Resource consent is required in accordance with rule 8.6.5.2.5 as a controlled activity as the proposed building coverage will not exceed 15%.</p>
<p>8.6.5.1.11 Scale of Activities</p> <p>For activities other than those provided for in the exemptions below, the total number of people engaged at any one period of time in activities on a site,</p>	N/A	

Rule	Compliance	Non-Compliance
<p>including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed</p> <ul style="list-style-type: none"> i. For activities ancillary to farming or plantation forestry activities, 8 persons per site or 2 person per 1 hectare of net site area, whichever is the greater ii. For all other activities, 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater. <p>Provided that:</p> <ul style="list-style-type: none"> (a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; or (b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; or (c) this number may be exceeded where persons are visiting marae. <p>In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.</p> <p>Exemptions: the foregoing limits shall not apply to farming and forestry or</p>		

Rule	Compliance	Non-Compliance
<p>Temporary Military Training activities. All other activities shall comply with the requirements of s16 of the Act</p> <p>Note: a definition of Activities Ancillary to Farming or Forestry, is contained in Chapter 3 and reads as follows:</p> <p>Processing and packaging facilities for farming, forestry, and any rural industry that is dependent primarily on the direct handling of raw produce, or that primarily supplies services to farming, horticulture, or forestry. Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and sale yards, cool stores and pack houses and rural contractor depots.</p>		
Indigenous Flora and Fauna		
<p>12.2.6.1.2 Indigenous Vegetation Clearance in the Rural Production Zone</p> <p>Clearance of indigenous vegetation in the Rural Production and Minerals Zones which is more than 10 years old is a permitted activity where:</p> <p>(a) it is not in a remnant forest, not within 20m of a lake (as scheduled in Appendix 1C), indigenous wetland or continually flowing river, and the clearance does not exceed 2ha per site existing as at 1 February 2005 in any 10 year period while this rule is in force; or</p> <p>(b) if in a remnant forest, it is not within 20m of a lake (as scheduled in Appendix 1C), indigenous wetland or continually flowing river, and the clearance does not exceed 500m² per site existing as at 1 February 2005 in any 10 year period while this rule is in force.</p>	<p>Complies</p> <p>No indigenous vegetation clearance is proposed.</p>	
Soils and Minerals		
<p>12.3.6.1.1 Excavation and/or filling, excluding mining and quarrying, in the</p>	<p>Complies</p> <p>Excavation and fill will be XX.</p>	

Rule	Compliance	Non-Compliance
Rural Production Zone or Kauri Cliffs Zone		
Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Production Zone or Kauri Cliffs Zone is permitted, provided that: <ul style="list-style-type: none"> • It does not exceed 5,000m³ in any 12 month period per site; and • It does not involve a continuous cut or filled face exceeding an average of 1.5m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m. 		
Permitted Activity		
Transportation		
15.1.6A.2.1 Traffic Intensity The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1 above. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to Appendix 3A in Part 4.	Complies Rural buildings are exempt.	
Rural Production Zone – 30 if access is via a State Highway.		
15.1.6C.1.1 Private Accessway in all Zones <ol style="list-style-type: none"> a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan. b) Minimum access widths and maximum centreline gradients, are set out in the Appendix 3B-1 table. c) A private accessway may serve a maximum of 8 household equivalents. d) N/A e) Access shall not be permitted: <ol style="list-style-type: none"> i. onto a State Highway or a Limited Access Road; 	N/A	

Rule	Compliance	Non-Compliance
15.1.6C.1.2 Private Accessways in Urban Zones	N/A - Not an urban zone.	
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones <ul style="list-style-type: none"> • Where required, passing bays on private accessways are to be at least 15m long and provide a minimum usable access width of 5.5m. • Passing bays are required: <ul style="list-style-type: none"> ◦ in rural and coastal zones at spacings not exceeding 100m; ◦ on all blind corners in all zones at locations where the horizontal and vertical alignment of the private accessway restricts the visibility. • All accesses serving 2 or more sites shall provide passing bays and vehicle queuing space at the vehicle crossing to the legal road. 	N/A	
15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones <ul style="list-style-type: none"> • Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009). • Where the access is off a sealed road, the vehicle crossing plus splays shall be surfaced with permanent impermeable surfacing for at least the first 5m from the road carriageway or up to the road boundary, whichever is the lesser. • Where the vehicle crossing serves two or more properties the private accessway is to be 6m wide and is to extend for a minimum distance of 6m from the edge of the carriageway. 	Complies Vehicle crossing existing.	
15.1.6C.1.7 General Access Standards <ul style="list-style-type: none"> • Provision shall be made such that there is no need for vehicles to reverse off a site except where 	Complies.	

Rule	Compliance	Non-Compliance
<p>there are less than 4 parking spaces gaining access from a local road.</p> <ul style="list-style-type: none"> • All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle. • Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed. • Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads. 		

Proposed Far North District Plan 'PDP' Assessment

Site Zoning	
Zone	Rural Production Zone
Overlays/Controls	Nil
Designations	Nil

Rule	Compliance	Non-Compliance
Rules and Standards That Have Immediate Legal Effect under the PDP		
Part 2 – District Wide Matters / Historical and Cultural Values		
Heritage Areas	N/A The proposal is not located in a Heritage Area.	
Historic Heritage	N/A The proposal does not involve any scheduled heritage resources.	
Notable Trees	N/A The proposal does not involve any notable trees.	
Sites and Areas of Significance to Māori	N/A The application site is not located within and sites or areas of significance to Māori.	
Part 2 – District Wide Matters / National Environment Values		

Rule	Compliance	Non-Compliance
Ecosystems and Indigenous Biodiversity IB-R1 Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities. IB-R4 Indigenous vegetation clearance and any associated land disturbance outside of Significant Natural Area.	Complies No indigenous vegetation clearance proposed.	

Part 2 – District Wide Matters / General District Wide Matters

Earthworks		
EW-R12 Earthworks and the Discovery of Suspected Sensitive Material	Complies - Accidental discovery protocols will be followed as necessary.	
EW-R13 Earthworks and Erosion and Sediment Control	Complies - All necessary erosion and sediment control guidelines.	