

Our Reference: 10583.1 (FNDC)

27 May 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed replacement dwelling at 82 Riverview Road, Kerikeri - Meacham

I am pleased to submit application on behalf of Scott Meacham, for a proposed replacement dwelling on land at Riverview Road, zoned Rural Living. The application is a discretionary activity.

The application fee of \$2,558 has been paid separately via direct credit.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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 Schedule 4). 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:

Scott Monahan

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Lynloy Newport

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.*

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:

as per item 5

Property Address/
Location:

Postcode

8. Application Site Details

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

Name/s:	as per Item 5f		
Site Address/ Location:	B2 Riverview Road		
	KERIKERI		
	Postcode	0230	
Legal Description:	Lot 2 DP 93731	Val Number:	
Certificate of title:	NA50A/394		

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 applicant prior to any 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.

To replace existing dwelling on the site with new dwelling of similar dimensions and slightly different orientation. The new development breaches setback; sunlight; stormwater management and building coverage and requires consent as a discretionary activity.

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):

- Building Consent |
- Regional Council Consent (ref # if known) |
- National Environmental Standard consent |
- Other (please specify) |

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
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- 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

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

14. 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) Scott James Meacham

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.

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)

SCOTT JAMES MEACHAM

Signature:

(signature of bill payer)

Date 27/5/25

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

SCOTT JAMES MEACHAM

Signature:

[Redacted Signature]

Date

Application is made by electronic means

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.

S Meacham

REPLACEMENT DWELLING RURAL LIVING ZONE

82 Riverview Road, Kerikeri



PLANNING REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

The applicant seeks to demolish the existing dwelling, and construct replacement dwelling of similar size, coverage and proportions, with slightly different orientation, on their property at Riverview Road, Kerikeri.

The existing impermeable surface coverage on the site comes to 578.5m², or 49.2% coverage, split between buildings of 193.5m² and paving of 385m². The redevelopment will see the impermeable surface coverage increase to 611m², or 52%, split between the new

building of 195.2m² and paving of 415.9m². Building coverage, goes from the existing 15.2% of the site, up to 18.5% of the site.

The new orientation and second storey results in breaches of the zone's setback and height to boundary plane on the property's southern boundary, and a minor setback breach on the northern boundary.

A more detailed assessment of compliance against the zone rules is contained in section 5 of this report.

A site plan; floor plan and elevations; and Stormwater Management Report are attached in support of this application – see Appendices 1 & 4 respectively. A location map and copy of the record of title & relevant instruments are attached in Appendices 2 & 3 respectively.

1.2 Related Consents

Building consent will be required for the new build pursuant to the Building Act 2004. This has been applied for (9th May 2025) and has been allocated reference number EBC-2025-889.

1.3 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to construct a replacement dwelling on land in the Rural Living Zone, as a discretionary activity.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form. There are no other activities that are part of the proposal to which the application relates, and no other resource consents required other than those addressed in this application.

2.0 PROPERTY DETAILS

Location:	82 Riverview Road, Kerikeri
Legal description:	Lot 2 DP 93731, contained in Record of Title NA50A/394, 1175m ² in area.
Zoning:	Rural Living

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The site is accessed off Riverview Road down an existing (shared) concrete driveway. Access into the building area within the lot, veers off the driveway and around onto a level area, with one remaining property further down the driveway, where construction of a new dwelling is nearing completion.

The site slopes west to east down towards the water's edge (Kerikeri Inlet). There is an existing Local Purpose Esplanade Reserve between the site and water. The existing dwelling is at the upper (western) end of the site, with level concrete parking and manoeuvring to the north of the house – refer to photo on cover page.

There is a garden area to the north west of the concrete area. The slope below the dwelling is initially in grass and then in vegetated / garden cover down to the property's eastern boundary.



Looking east from in front of the existing dwelling.

The property is connected to Council reticulated water supply. The property has an existing functioning on-site wastewater system.

The properties on the three boundaries other than esplanade boundary, are all developed, or being developed, as residential properties.

The property is zoned Rural Living in the Operative District Plan and Rural Residential, with a coastal environment overlay, in the Proposed District Plan.

The site is not mapped as containing any natural hazard; significant indigenous vegetation; heritage or cultural values or archaeological site.

3.2 Legal Interests

The property has appurtenant right of way and is subject to right of way pursuant to Easement 575391.2. It also has appurtenant right of way and is subject to right of way pursuant to Easement Certificate 992993.6. Both instruments are attached as part of Appendix 3.

3.3 Consent History

The property file contained no resource consent history.

Relevant Building Consent history is:

BP-173251, issued in 1983 for a pitched roof over the garage, and dining room;
BP-2097353, issued in 1984 for a temporary tunnel house (since removed from site);
BP-6023634, issued in 1987 for alterations to the dwelling's rear entry canopy;
BC-2004-68-0, issued in 2003 for alterations and additions to existing dwelling; and
EBC-2025-226-0, issued in 2024, for additions to an existing dwelling.

EBC-2025-226 is still current. It consents the removal of a small shed and existing garage, additions to the existing dwelling (at both ends), and some internal renovations. It is not subject to any Form 4 requirement for resource consent for impermeable surface coverage or building coverage, the Council accepting that the existing coverage had existing use rights.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Section 1.0 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3.0 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3.0 & 5.0 of this Planning Report.

<p><i>(e) a description of any other resource consents required for the proposal to which the application relates:</i></p>	<p>None required.</p>
<p><i>(f) an assessment of the activity against the matters set out in Part 2:</i></p>	<p>Refer to Section 7.0 of this Planning Report.</p>
<p><i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i></p> <p><i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i></p>	<p>Refer to Sections 6.0 & 7.0 of this Planning Report.</p>
<p><i>(3) An application must also include any of the following that apply:</i></p>	
<p><i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i></p> <p><i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i></p> <p><i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i></p>	<p>There are no existing permitted activities that are part of this proposal.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>

Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 6.0 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The proposal does not involve any discharge of contaminant.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 6.0 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8.0 of this planning report. No affected persons have been identified.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of the effects do not warrant it.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6.0 and 8.0 of this planning report and also to the assessment of objectives and policies in Section 7.0.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6.0.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6.0. The proposal has no effect on ecosystems or habitat.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 6.0.
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The application site is not subject to natural hazards and does not involve hazardous installations.

5.0 COMPLIANCE ASSESSMENT

5.1 Operative District Plan

The property is zoned Rural Living in the Far North District Plan. There is no outstanding landscape or natural feature overlay in the Operative District Plan. A brief assessment of the proposal against relevant rules in Chapter 8.7 Rural Living Zone and any relevant District Wide rules, is contained in the following Table:

Table 1:
Far North Operative District Plan:

RURAL LIVING ZONE RULES:		
Permitted Standards	Comment	Compliance Assessment
8.7.5.1.1 RESIDENTIAL INTENSITY	Single residence on an existing site	Permitted

8.7.5.1.2 SCALE OF ACTIVITIES	N/A	N/A
8.7.5.1.3 BUILDING HEIGHT The maximum height of any building shall be 9m.	The proposed building has a maximum height of 7.1m	Permitted
8.7.5.1.4 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	The proposed building will extend into the permitted sunlight plane by up to 1.67m, on the southern boundary.	Cannot comply
8.7.5.1.5 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3000m ² , whichever is the lesser.	The total estimated impermeable surfaces proposed is 52% of total site area.	Cannot comply.
8.7.5.1.6 SETBACK FROM BOUNDARIES (b) the minimum building setback from boundaries, apart from a boundary with any Rural Production and Minerals Zone, shall be 3m	The proposed garage component will be 1.7m from the southern boundary; the proposed decking will be 2.4m from northern boundary.	Cannot comply.
8.7.5.1.7 SCREENING FOR NEIGHBOURS – NON-RESIDENTIAL ACTIVITIES	N/A	N/A
8.7.5.1.8 TRANSPORTATION	N/A –existing residential activity – no change. Existing use right applies for shared driveway which, where steep, is already concrete surface.	N/A
8.7.5.1.9 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES	N/A	N/A
8.7.5.1.10 KEEPING OF ANIMALS	N/A	N/A
8.7.5.1.11 NOISE	N/A – part of existing residential activity	N/A
8.7.5.1.12 HELICOPTER LANDING AREA	N/A	N/A
8.7.5.1.13 BUILDING COVERAGE 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 10% or 2400m ² , whichever is the lesser.	Proposed building coverage is 18.5%.	Cannot comply.
Controlled Activity Standards		
8.7.5.2.2 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area	The total estimated impermeable surface coverage is 52%	Cannot comply.

covered by buildings and other impermeable surfaces shall be 20% or 3300m ² , whichever is lesser		
Restricted Discretionary Activity		
8.7.5.3.2 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 3m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions) for a length not exceeding 25% of the relevant boundary.	New building will protrude through the sunlight plane in one location by 0.67m	Cannot comply.
8.7.5.3.4 BUILDING COVERAGE Any new building or alteration/addition to an existing building is a restricted discretionary activity if the total Building Coverage of a site does not exceed 15% or 4000m ² , whichever is the lesser, of the gross site area	Building coverage is estimated to be 18.5%	Cannot comply.
DISTRICT WIDE RULES		
12.3 SOILS AND MINERALS 12.3.6.1.2 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING ZONE Excavation and/or filling, is permitted, provided that: (a) it does not exceed 300m ³ in any 12 month period per site; and (b) it does not involve a continuous cut or filled face exceeding 1.5m in height over the length of the face i.e. the maximum permitted cut and fill height may be 3m.	An estimated 40m ³ of cut required, with no cut/fill face exceeding 1.5m in height.	Permitted.
12.7 SETBACK FROM LAKES, RIVERS, WETLANDS and THE COASTLINE	The building and any impermeable surfaces will be more than 30m from the coastal marine area.	Permitted

In summary, the proposal breaches the following rules:

- 8.7.5.1.4 and 8.7.5.3.2 Sunlight permitted and restricted discretionary activity rules;
- 8.7.5.1.5 and 8.7.5.2.2 Stormwater Management permitted and controlled activity rules;
- 8.7.5.1.6 Setback from Boundaries permitted activity rule;

8.7.5.1.13 and 8.7.5.3.4 Building Coverage permitted and restricted discretionary activity rules.

The activity is a **discretionary** activity.

5.2 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Decisions on submissions have yet to be notified so only specific rules identified as such have legal effect at the time of this application being lodged.

Rules identified by the Council as having legal effect include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

The property does not contain a scheduled site or area of significance to Maori, a scheduled heritage resource, or any significant natural area.

Not Applicable.

Heritage Area Overlays – the property is not within any Heritage Area overlay

Not applicable.

Historic Heritage rules and Schedule 2 – the property is not listed in Schedule 2 (Historic sites, buildings and objects)

Not applicable.

Notable Trees – none

Not applicable

Sites and Areas of Significance to Maori – none

Not applicable.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

The proposal does not involve any clearance of vegetation or habitat, and no breach of these rules has been identified.

Subdivision (specific parts) –

Not applicable.

Activities on the surface of water –

Not applicable.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol (ADP) if carrying out earthworks and any artefacts are discovered. EW-R13 and associated EW-S5 relate to

earthworks being done in accordance with industry standard Erosion and Sediment Control measures. The site is in one of the older parts of Kerikeri and the ADP should apply. This and the need for an Erosion and Sediment Control Plan can be conditions of resource consent.

Signs –

Not applicable.

Orongo Bay Zone –

Not applicable.

In summary there are no zone rules in the PDP breached.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Stormwater Management

The site has existing legally established development. The re-development increases impermeable surface by a small amount only. The application is supported by a Stormwater Management Report that proposes a stormwater management design that will ensure no increase in runoff from that occurring with the existing development. Measures will be put in place during demolition works and construction works to ensure effective Erosion and Sediment control measures are in place. The site has connection to Council's reticulated water supply and has no need for tank storage for potable supply, so the existing tank on site can be utilised for stormwater capture and attenuation purposes.

Both the short term effects of works on the site, and the longer term effects post construction, can and will be mitigated such that the off-site effects are less than minor. A major mitigation factor here is that the site has substantial legally established impermeable coverage in the first instance and, as with many existing developed sections in the area, this exceeds the zone's permitted coverage.

The stormwater management design seeks to ensure no additional run-off from the site's redevelopment compared with the existing.

The PK Engineering Stormwater Management Report is attached as Appendix 4. It concludes/recommends:

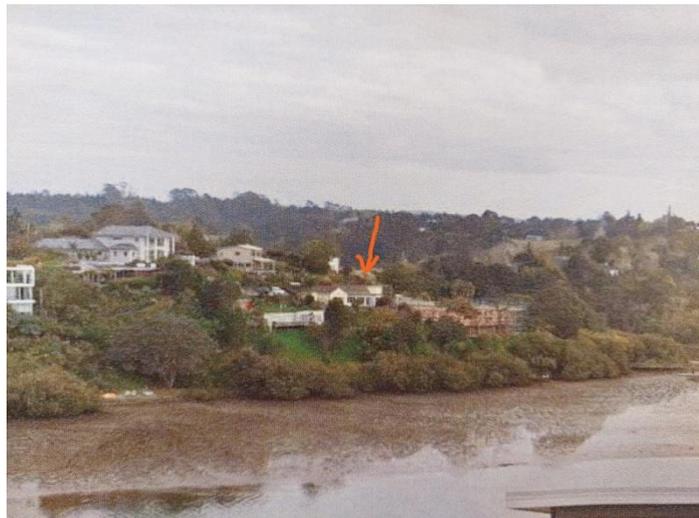
- The site is considered suitable for the sustainable management of post-development stormwater flows provided the attenuation design in the report is followed;
- The stormwater outlet level spreader is to be constructed as shown on Sheet SW4 in the report's Appendix A; and
- Setback distance from level spreader to existing wastewater disposal field is to be maintained.

6.2 Building Coverage

The existing dwelling has an existing use right in terms of building coverage insofar as when constructed there was no limit on building coverage. The re-development sees an increase from 15.2% (already exceeding the Operative District Plan's permitted and restricted activity thresholds), to 18.5%, also exceeding both activity thresholds. As with impermeable coverage, the existing building coverage was legally established and I therefore focus on effects of the additional (increase) in building coverage as opposed to the re-build in its entirety.

One has to take the existing building size and scale into account when assessing the effects of the 'new' building. The difference, if looking at the site from the only public viewing area – the inlet and across the inlet, is negligible. The current building is two storey and the new building will be two storey. The current building has a deck on its eastern side and the new building will have a deck on its eastern side. Foreground plantings will remain. Side boundary plantings and fencing will remain. The backdrop is currently other buildings, and will continue to be other buildings.

The view from across the inlet, back at the site, on the following page shows the house location and activities on adjacent sites.



Google Streetview image from across the inlet to the southwest. House being demolished and replaced pursuant to this application is shown with arrow. (September 2024)

The house under construction on the adjacent property is shown to the right and downslope. It has progressed from framing stage and now has dark low reflectivity modern style cladding. The house on the adjoining property to the south is shown at left, and also downslope. The house to the west of the application site is at a substantially higher elevation.

A ground level garden area to the north of the house will partially make way for driveway, however this is all at ground level and has no adverse visual impact. The design of the new building is modern and visually appealing.



Looking south at the existing dwelling, building on adjacent site to the east and above the application site showing at right of picture. Some of the garden area in the foreground will make way for extended hardstand area.

In summary I do not believe the small increase in building coverage has a minor or more than minor effect on either the wider environment or the adjacent properties. Whilst there is a section of the new building that is of a greater height than the existing building, the new building complies with the zone's maximum height threshold. The property to the east is at a higher elevation than the application site and written approval has been obtained from the owners of the property to the south.

6.3 Boundary Activity breaches

The existing dwelling complies with the zone's 3m setback requirement and with the zone's Sunlight plane. There is an existing shed within the 3m setback and this is to be removed. The new dwelling itself complies with the 3m setback. However, the proposed connected future garage (single storey) is only 1.7m from the southern boundary at its closest point.



Shed on southern boundary, near boundary. Shed to be removed.

In addition the proposed deck at the front of the new dwelling extends into the 3m setback on the northern boundary, being 2.4m at one corner (the rest of the deck complying). This latter infringement is regarded as very minor, being only one corner of the deck with existing plantings on the affected boundary that will remain.



View from where new deck will be, looking north towards dwelling under construction on adjacent site

The setback breach on the southern boundary is only with the single level garage and there is a close boarded wooden fence on the boundary.

The new dwelling will also infringe into the sunlight plane on the southern boundary, complying on all other boundaries. The breach occurs where the new dwelling is tallest with the roof pitch high point extending into the sunlight plane.

The area beyond the fence (adjacent property) is planted and primarily carpark and lawn area, with the dwelling on 86 Riverview Road (adjacent property) further down slope and not immediately adjacent to the proposed dwelling/garage on the application site. Refer to photo on previous page.

It should be noted that the owners of both properties "affected" have signed Written Approvals and copies of the plans. The forms used were those for deemed permitted boundary activities as opposed to the standard written approval form because at the time of seeking Written Approvals the other rule breaches had not been identified. Notwithstanding this, the Written Approvals indicate that the parties were willing to provide written approval for the boundary breaches.

A brief assessment of effects, based on the criteria under 11.2 of the ODP follows. Potential adverse effects from boundary activity breaches include the following:

- (a) Effects of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight*

The minor breach on the northern boundary has nil impact on the adjacent site. It does not result in any of the matters listed in (a) above. The part of the building that breaches the setback on the southern boundary is garage only, with no windows on the south side. It is located where there is already a shed (to be removed); a close boarded fence (to remain); and beyond that fence is a carparking area on the adjacent lot as opposed to any living area or outdoor open space area on the adjacent site. The building extends through the sunlight plane but again does not visually dominate, overshadow or diminish privacy or access to sunlight or daylight for the residents of the adjacent property because the proposed new building is adjacent to carparking and lawn as opposed to the residence on the property next door.

(b) Ability to mitigate effects by way of landscaping

The boundaries are already landscaped and/or fenced.

(c) Compatibility with other buildings in the area

The other buildings in the area are of a mixed and eclectic range of design, with many being double storey. In that sense, the proposed re-build will be compatible with the existing built environment in the immediate area. The character /streetscape is one of reasonably large sections with a lot of plantings.

(d) Nature of activity within the building

The existing land use is residential and the future land use will remain residential. The re-build does not substantially increase the size of the building and I believe has the same number of bedrooms.

(e) Restricted visibility for vehicle manoeuvring

All vehicle parking and manoeuvring is carried out in areas not affected by any boundary activity breach.

In summary, effects on adjacent properties are minor or less than minor. Written Approvals have been obtained.

6.4 Traffic, Parking and Access

The land use is not changing so there is no need to examine traffic movements. There is no change to the existing access being proposed. The hardstand area is increasing in area and can continue to accommodate the required car parking spaces.

6.5 Services

The site has a connection to the Council's reticulated water supply and has existing power connection. The site has an existing functioning on-site wastewater system.

7.0 STATUTORY ASSESSMENT

7.1 District Plan Objectives and Policies

Objectives and policies relevant to this proposal are predominantly those listed in Chapter 8.7 Rural Living Zone.

Objective 8.7.3.1 seeks to achieve a style of development on the urban periphery where the effects of the different types of development are compatible and Objective 8.7.3.2 seeks to provide for low density residential development. A characteristics of general area is that it is not really 'urban periphery' – it is essentially residential in character, section size, and house size and design. There are urban streets, footpaths, street lamps. The proposal is a re-build not a new build. The site is existing. The property is residential in nature and will continue to be residential in nature.

Policy 8.7.4.1 is not overly relevant as it addresses the area of transition between residential and rural zones. The site is not within such a 'transition' area. Policy 8.7.4.2 provides guidance to the territorial authority when considering zoning.

Policy 8.7.4.3 seeks to ensure that residential activities have sufficient land associated with them to provide outdoor space and sufficient land for on-site effluent disposal. The proposed re-build does very little to alter the existing ratio of built environment to open space. There remains an open outdoor area (and deck) on the eastern side of the dwelling. No changes are being proposed for an existing on-site effluent disposal system.

Policy 8.7.4.4 is an enabling policy, encouraging different types of housing and forms of accommodation.

Policies 8.7.4.5, 8.7.4.6, 8.7.4.8 and 8.7.4.9 only apply to non residential activities and are not relevant.

Policy 8.7.4.7 promotes buildings on sites having adequate access to sunlight and daylight. The proposed re-build ensures this. Policy 8.7.4.10 seeks to ensure a reasonable level of privacy for adjacent sites. I believe this is achieved.

Policy 8.7.4.11 only applies to Kerikeri Road properties and Policy 8.7.4.12 only applies to properties in reticulated sewer areas of benefit.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

7.2 Proposed District Plan Objectives and Policies

The property is proposed to be zoned Rural Residential in the PDP

Rural Residential Zone Objectives:

RRZ-O1 *The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.*

RRZ-O2 *The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:*

- a. peri-urban scale residential activities;*
- b. small-scale farming activities with limited buildings and structures;*
- c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle Zones; and*
- d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.*

RRZ-O3 *The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.*

RRZ-O4 *Land use and subdivision in the Rural Residential zone:*

- a. maintains rural residential character and amenity values;*
- b. supports a range of rural residential and small-scale farming activities; and*
- c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.*

The site is utilised for residential living (RRZ-O1). The predominant character and amenity of the zone and immediate vicinity is not adversely affected (RRZ-O2). The site is already developed, supporting residential living (RRZ-O3). There is high demand for residential living in locations such as this, with ready access to road and footpaths and not far from the town centre. The proposal is a re-build and will not add to reverse sensitivity effects (RRZ-O4).

RRZ-P1 *Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential Zone, while ensuring their design, scale and intensity is appropriate, including:*

- a. rural residential activities;*
- b. small-scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small-scale education facilities.*

RRZ-P2 *Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:*

- a. activities that are contrary to the density anticipated for the Rural Residential Zone;*
- b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and*
- c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone.*

RRZ-P3 *Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production Zones and Horticulture Zones.*

RRZ-P4 Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- a. telecommunications:
 - i. fibre where it is available;
 - ii. copper where fibre is not available;
 - iii. copper where the area is identified for future fibre deployment.
- b. local electricity distribution network.

RRZ-P5 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. consistency with the scale and character of the rural residential environment;
- b. location, scale and design of buildings or structures;
- c. 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;
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- e. the adequacy of roading infrastructure to service the proposed activity;
- f. managing natural hazards;
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The land use on the site is residential, and will remain residential. This is an activity expected in the zone (RRZ-P1). The existing and future land use is/will be compatible with the role, function and predominant character and amenity of the zone (RRZ-P2). Reverse sensitivity effects are not added to (RRZ-P3). In addition the area is not 'zoned' under the PDP for continued rural production use. Some services are available (RRZ-P4). All of the matters in RRZ-P6, where relevant, have been considered and the proposal is considered consistent with the policy.

The property is entirely within the coastal environment as mapped in the PDP.

CE-O1 The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-O2 Land use and subdivision in the coastal environment:

- a. preserves the characteristics and qualities of the natural character of the coastal environment;
- b. is consistent with the surrounding land use;
- c. does not result in urban sprawl occurring outside of urban zones;
- d. promotes restoration and enhancement of the natural character of the coastal environment; and
- e. recognises tangata whenua needs for ancestral use of whenua Māori.

The application site is an existing developed site in a built up urban area. The proposed rebuild has nil effect on natural character values. It maintains the characteristics and qualities of the coastal environment in this location. It is consistent with the surrounding land use and does not represent urban sprawl.

Only some policies applying to the coastal environment have relevance to the application site and proposal. Policy CE-P1 is not relevant to a specific development within a specific site. Policies CE-P2 and P3 refer to outstanding natural character and outstanding landscape areas, and the area proposed for development is not mapped as either. Policy CE-P6 relates to enabling farming activities and is not considered a relevant policy to this proposal. Policy CE-P7 refers to Maori Purpose and Treaty Settlement land only and is not relevant to this proposed development. Policy CE-P9 refers to areas of outstanding natural character value of which there are none in the area proposed for development.

- CE-P4** *Preserve the visual qualities, character and integrity of the coastal environment by:*
- a. *consolidating land use and subdivision around existing urban centres and rural settlements;*
and
 - b. *avoiding sprawl or sporadic patterns of development.*

The proposed development is a re-build, consolidated within an area of existing development, thereby avoiding 'sprawl'.

- CE-P5** *Enable land use and subdivision in urban zones within the coastal environment where:*
- a. *there is adequacy and capacity of available or programmed development infrastructure; and*
 - b. *the use is consistent with, and does not compromise the characteristics and qualities.*

The site has reticulated water. The proposal is consistent with, and does not compromise the characteristics and qualities of the zone.

- CE-P8** *Encourage the restoration and enhancement of the natural character of the coastal environment.*

The site has very little remaining natural character, being within an existing built up urban area.

- CE-P10** *Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and 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. *the presence or absence of buildings, structures or infrastructure;*
 - b. *the temporary or permanent nature of any adverse effects;*
 - c. *the location, scale and design of any proposed development;*
 - d. *any means of integrating the building, structure or activity;*
 - e. *the ability of the environment to absorb change;*
 - f. *the need for and location of earthworks or vegetation clearance;*
 - g. *the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
 - h. *any viable alternative locations for the activity or development;*
 - i. *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
 - j. *the likelihood of the activity exacerbating natural hazards;*
 - k. *the opportunity to enhance public access and recreation;*
 - l. *the ability to improve the overall quality of coastal waters; and*
 - m. *any positive contribution the development has on the characteristics and qualities.*

The proposal has taken into account any relevant matters above.

In summary I believe the proposed development to be consistent with the PDP's coastal environment objectives and policies where these are relevant.

7.3 Part 2 Matters

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights:*
- (h) *the management of significant risks from natural hazards.*

The application site is in an area zoned (and developed) for housing. As such 'natural character' is less than that found on open and pristine coastlines and headlands. The rebuild proposal is appropriate for the site. There is existing public access and I do not believe the proposal affects the relationship of Maori with their culture and traditions with water. Heritage values are not adversely affected. There is no significant risk of hazard.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) *kaitiakitanga*:
- (aa) *the ethic of stewardship*:
- (b) *the efficient use and development of natural and physical resources*:
- (ba) *the efficiency of the end use of energy*:
- (c) *the maintenance and enhancement of amenity values*:
- (d) *intrinsic values of ecosystems*:
- (e) *[Repealed]*
- (f) *maintenance and enhancement of the quality of the environment*:
- (g) *any finite characteristics of natural and physical resources*:
- (h) *the protection of the habitat of trout and salmon*:
- (i) *the effects of climate change*:
- (j) *the benefits to be derived from the use and development of renewable energy*.

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). It is considered that the proposal represents efficient use and development of a site. Amenity values will be maintained as will the quality of the environment. The proposal has had regard to the values of ecosystems.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (*Te Tiriti o Waitangi*).

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 NZ Coastal Policy Statement

The following objectives and policies are considered relevant to the proposal.

Objective 2: *To preserve the natural character of the coastal environment and protect natural features and landscape values through.....*

The site has very little, if any, natural character remaining given it is in an urban area and set amongst other buildings.

Objective 6: To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;

I consider the development to be an appropriate use of the site that provides for people's social and economic wellbeing.

Policy 6: Activities in the coastal environment

(1) In relation to the coastal environment:

.....(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;

(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and.....

I believe that the proposed development is consistent with both of parts (h) and (i) above. The proposal is a re-build with minimal, if any, adverse visual impact. The site is not on a headland or prominent ridgeline and is set back from the edge of the water.

Policy 13: Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and

(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

Policy 14 Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by :

....

And

Policy 15 Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and

(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

The degree of naturalness of the site is low. The re-build does not negatively impact on the low level of natural character remaining.

I believe the proposal gives effects to the relevant objectives and policies in the NZ Coastal Policy Statement.

7.5 Other National Policy Statements and Environmental Standards

The proposal is a re-build of existing residential development. I have not identified any NES relevant to the proposal.

7.6 Regional Policy Statement for Northland

As a re-build of a residential property, presenting no intensification of use, I consider the proposal to be consistent with the RPS for Northland. The site is not at risk of sea level rise and not mapped as being subject to any coastal flood hazard or erosion hazard.

7.7 Regional Plans

The proposal does not require any consent under any Regional Plan.

8.0 CONSULTATION & s95A-E ASSESSMENT

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance.

Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. The application is not just for a boundary activity (by definition in the Act), albeit adjacent property owners to north and south have signed Written Approval forms for boundary activity breaches. Refer to section 8.4 below.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. Two Written Approvals have been provided in this instance, for the boundary activity breaches – setback and sunlight.

The other breaches are considered to have less than minor effects on any adjacent property. The small increase in building coverage does not adversely impact on adjacent sites. Stormwater management is designed such that there is no additional run off from that which already exists. Appropriate Erosion and Sediment Control measures will be put in place during works to ensure no off-site adverse effects. I have not identified any adjacent properties as 'affected' by the proposal.

9.0 CONCLUSION

The site is considered suitable for the proposed re-build, and effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval on a non-notified basis, subject to appropriate conditions.



Lynley Newport
Senior Planner
Thomson Survey Ltd

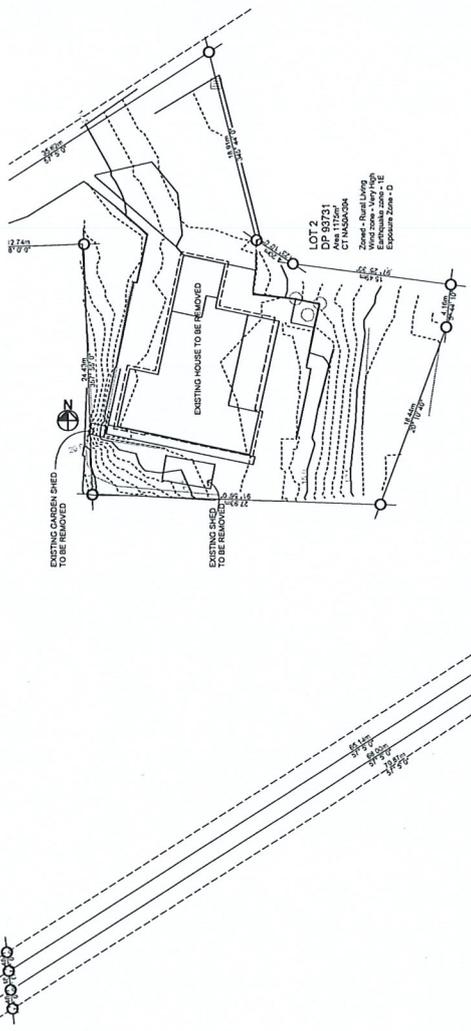
Date 27th May 2025

10.0 APPENDICES

Appendix 1	Site, Floor and Elevation Plans
Appendix 2	Location Map
Appendix 3	Record of Title & Easement Instruments
Appendix 4	Stormwater Management Report
Appendix 5	Written Approvals

Appendix 1

Site, Floor and Elevation Plans



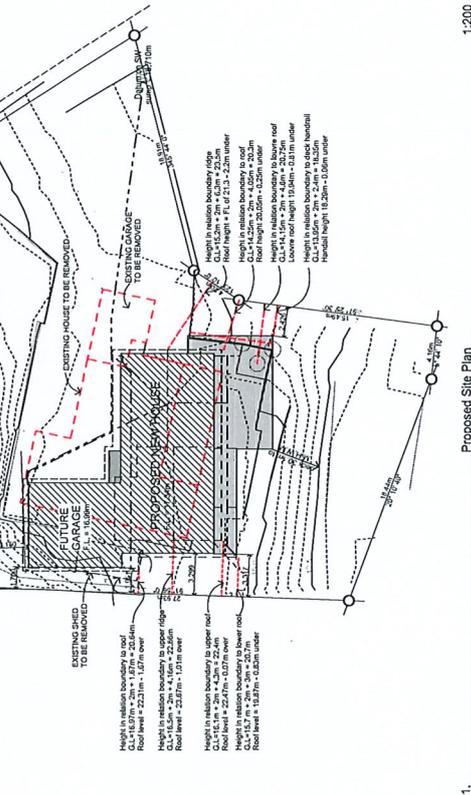
Existing Site Plan 1:250

SILT & SEDIMENT CONTROL
 Provide appropriate measures to prevent or minimise sediment generation and silt run off.
 Comply with Earthworks EWS-2 Accidental Discharge Protocol and Earthworks EWS5 Erosion Prevention Plan (EPP) - Auckland Council Guideline Document GDD05.

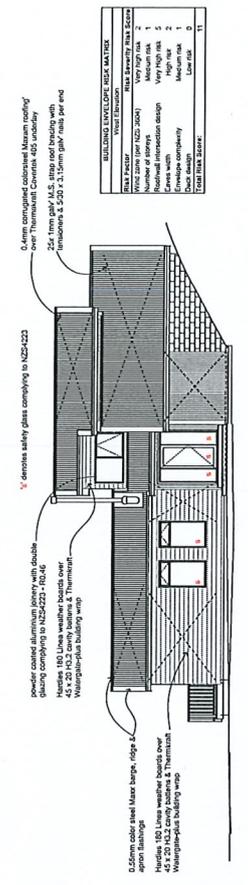
- exposing only as much ground as required at any time
 - providing toe out channels, contour drains or earth bunds to divert clean water away
 - capture silt by the use of silt fences, vegetation buffer strips, sediment ponds or earth bunds.
 - provide sediment control by:
 - installing silt fences across the slope to control and detain run off
 - silt fences constructed using filter fabric stretched between posts at a maximum of 1 metre spacing
- Pump water from trenches and other areas of the site using methods to prevent sediment entering any drain or watercourse. Treat any water before discharging into drainage system.

LOT 2
 DP 183731
 CT N4304304
 Zone - Rural Living
 Erosion zone - Very High
 Earthquake zone - IE
 Exposure zone - D

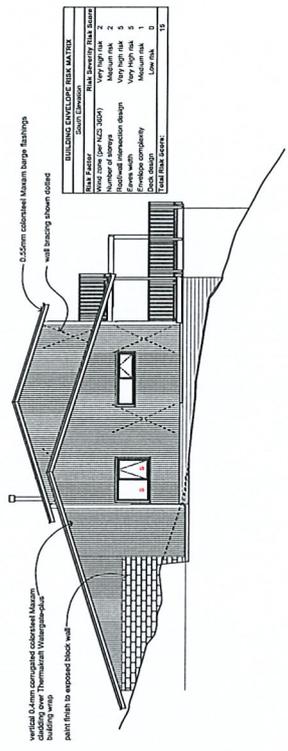
Intervenable surface
 Buildings = 152.2m²
 Total = 478.5m² (49.2%)
 Subsoils = 192.2m²
 Paving = 448.2m² (46.4%)
 Building Coverage = 142.2m²
 Promotes = 218m² (18.5%)
 Excavation = 40m² cut x 0.5m max depth



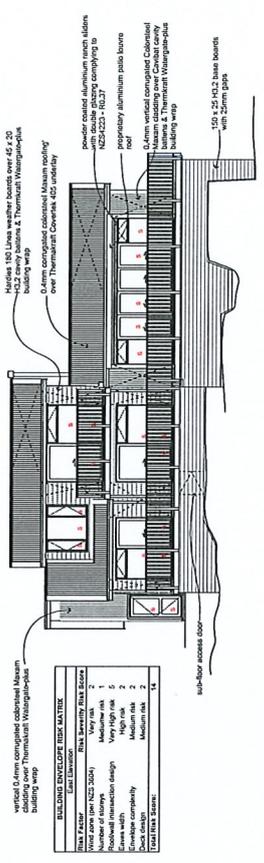
Proposed Site Plan 1:200



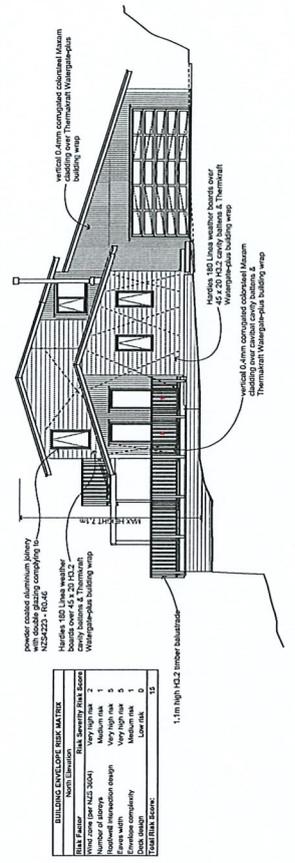
West Elevation 1:100



South Elevation 1:100



East Elevation 1:100



North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX	
Risk Factor	Risk Severity Risk Score
Wind Zone (NZ 3004)	Very High risk 5
Number of stories	Medium risk 3
Roofed intersection design	Very High risk 5
Envelope complexity	Medium risk 3
Roof design	Low risk 1
Total Risk Score	17

BUILDING ENVELOPE RISK MATRIX	
Risk Factor	Risk Severity Risk Score
Wind Zone (NZ 3004)	Very High risk 5
Number of stories	Medium risk 3
Roofed intersection design	Very High risk 5
Envelope complexity	Medium risk 3
Roof design	Low risk 1
Total Risk Score	17

BUILDING ENVELOPE RISK MATRIX	
Risk Factor	Risk Severity Risk Score
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Number of stories	Medium risk 3
Roofed intersection design	Very High risk 5
Envelope complexity	Medium risk 3
Roof design	Low risk 1
Total Risk Score	17

BUILDING ENVELOPE RISK MATRIX	
Risk Factor	Risk Severity Risk Score
Wind Zone (NZ 3004)	Very High risk 5
Number of stories	Medium risk 3
Roofed intersection design	Very High risk 5
Envelope complexity	Medium risk 3
Roof design	Low risk 1
Total Risk Score	17



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No.	Date	Revision Detail

Check all dimensions in this drawing meticulously. Use figure dimensions in preference to notes. PROJECT: 183731-01 Proposed New House

Proposed New House

S Meacham

PROJECT ADDRESS:
**82 Riverview Road
 KERIKERI**

DRAWING:
Site Plans, Elevations

Drawn:	6/6/2025
Checked:	6/6/2025
Scale:	1:250, 1:200, 1:100
Project No:	1768

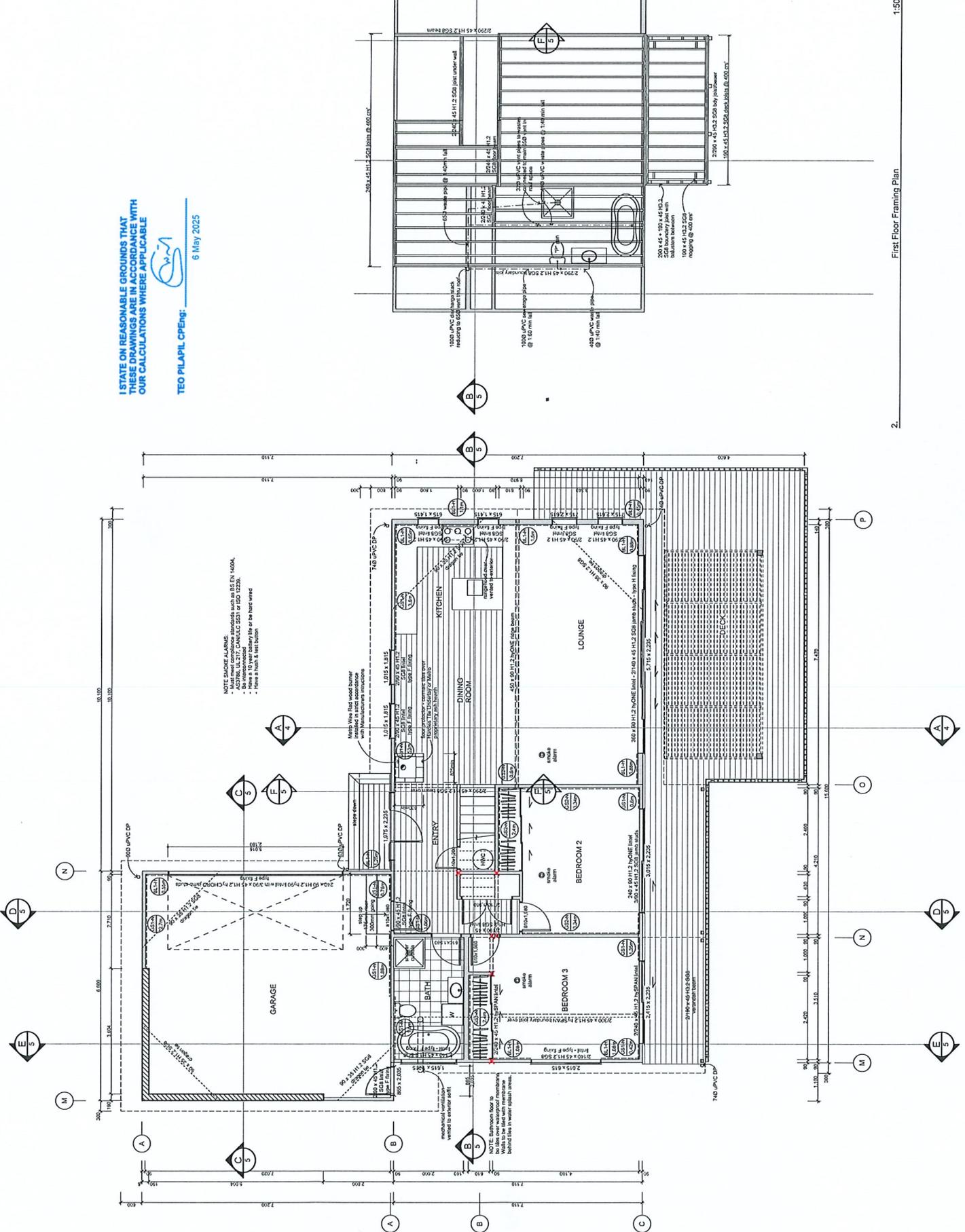
1 of 11



PLEASE NOTE: THESE DRAWINGS ARE IN ACCORDANCE WITH OUR CALCULATIONS WHERE APPLICABLE

TEO PILAPIL CPEng:  6 May 2025

NOTE: SMOKE ALARMS
 - AS 3786, UL-217, CANULC 5521 or ISO 12238.
 - Have a 10 year battery life or be hard wired.
 - Have a hush & test button.



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No.	Date	Revision	Detail
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Check all dimensions as per before mentioned. Use 'As per' dimensions in preference to 'As shown'. PROJECT: 1000 J/PVC

Proposed New House

S Meacham
 PROJECT ADDRESS:
 82 Riverview Road
 KERIKERI
 DRAWING:
 Ground Floor Plan, First Floor Framing Plan

Date:	5/05/2025
Drawn by:	TEO PILAPIL
Scale:	1:50
Project No:	1768
Sheet No:	2 of 11



First Floor Framing Plan 1:50

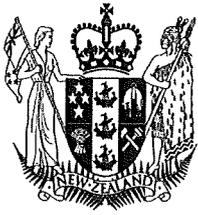
Appendix 2

Location Map



Appendix 3

Record of Title & Easement Instruments



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




R. W. Muir
Registrar-General
of Land

Identifier NA50A/394
Land Registration District North Auckland
Date Issued 02 November 1981

Prior References

NA44D/582

Estate	Fee Simple
Area	1175 square metres more or less
Legal Description	Lot 2 Deposited Plan 93731

Registered Owners

Scott James Meacham

Interests

Appurtenant hereto is a right of way specified in Easement Certificate 575391.2

Subject to a right of way over part marked B on DP 93731 specified in Easement Certificate 575391.2

The easements specified in Easement Certificate 575391.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Appurtenant hereto are rights of way specified in Easement Certificate 992993.6 - 2.11.1981 at 1.30 pm

Subject to rights of way over parts marked B and E on DP 93731 specified in Easement Certificate 992993.6 - 2.11.1981 at 1.30 pm

The easements specified in Easement Certificate 992993.6 are subject to Section 309 (1) (a) Local Government Act 1974

Approved:

New C.T.s Allocated
 Lot 1 - C.T. 50A/393
 Lot 2 - C.T. 50A/394

Type	Shown	Serv.Ten.	Down.Ten.	Created By
Right of Way	A	hereon	Lot 1	D.P. 3923
Right of Way	B	hereon	Lot 2	T. 772 856-1
Right of Way	C	hereon	Lots 1 & 2	T. 772 856-1

Memorandum of Easements

Types Shown Serv.Ten. Down.Ten.

Right of Way A Pt Lot 1 Lot 2 hereon.

Right of Way B Pt Lot 2 Lot 1 hereon.

Right of Way C hereon Lot 2 hereon

Right of Way D hereon Lot 2 hereon

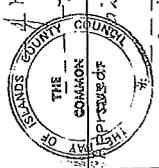
Right of Way E Pt Lot 2 Lot 1 hereon

Pursuant to a resolution of the Bay of Islands County Council passed on the 11th day of June 1981 approving the I.T. of Section 305 of the Local Government Act 1974, this survey plan conditions the proposed easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the Operative District Scheme of the Common Seal of the Bay of Islands County Council was affixed hereto in the presence of

[Signature] General Manager.

[Signature] Chief A.S.M.

Registered Owner



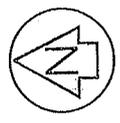
Total Area 2010 m²
 Comprised in C.T. 44-D/582 All.

[Signature] or *[Signature]*
 Registered Surveyor and holder of an annual practicing certificate
 hereby certifies that this plan has been made from surveys executed by me or under my direction; that each plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966
 Dated at Whangarei, this 15th day of May 1981
 Signature *[Signature]*

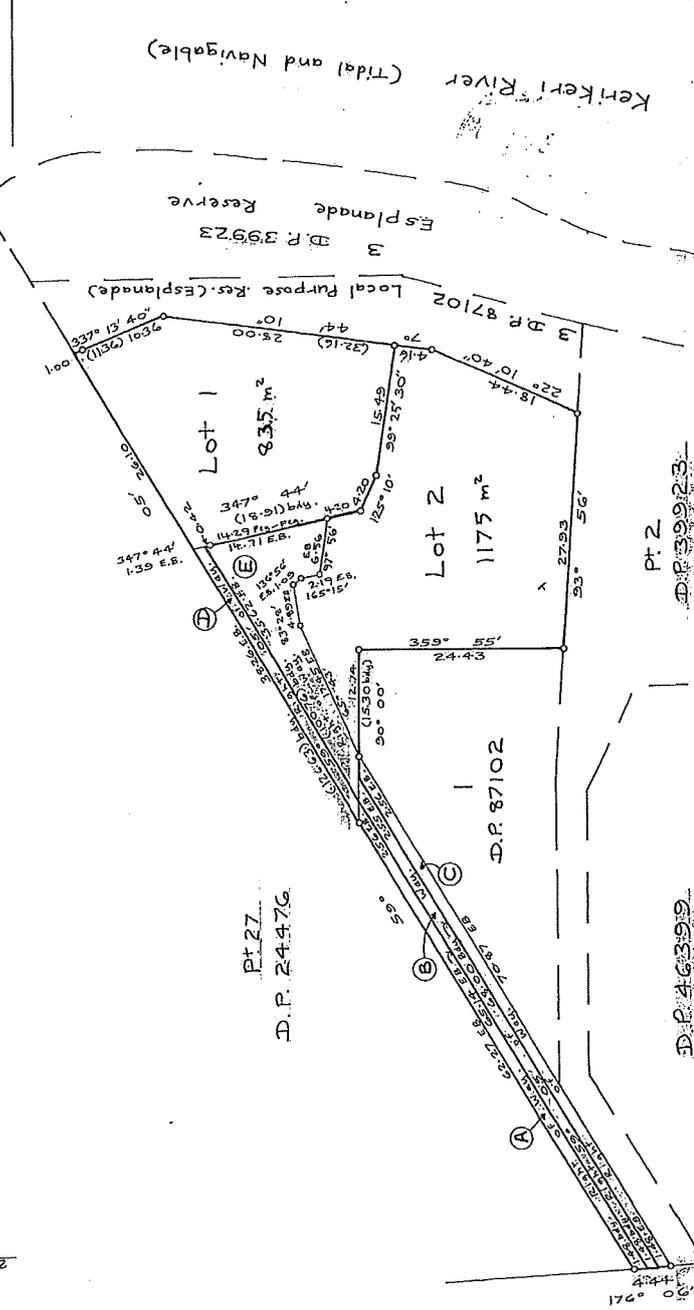
Field Book p. Traverse Book p.
 Reference Plans
 Examined *[Signature]* Correct *[Signature]*
 Approved as to Survey

Assistant Chief Surveyor
 day of 11 1981

District Land Registrar
 File DP 93731
 Instructions



228060 m



834250 m

D.P. 3923

D.P. 4639

D.P. 87102

LOCAL AUTHORITY Bay of Islands County
 Surveyed by Reyburn & Bryant
 Scale 1:400 Date April 1981

Plan of Lots 1 & 2 being
 Subdivision of Lot 2 D.P. 87102

LAND DISTRICT Nth Auckland
 SURVEY BLK & DIST. XI Kerikeri
 NZMS SHEET No. DP 93731

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
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CENTIMETERS

DATE OF PUBLICATION

575391.2 EC

L. & D. 82 (T)

New Zealand

EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, DONALD CLYDE of Kerikeri Manager and RUTH EILEEN CLYDE
his wife

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at
on the _____ day of _____ 19 _____ under No. _____
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 87102

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of way	Part Lot 2 D.P.87102 designated "A" on D.P. 87102		Lot 1 D.P.87102	44D/581
Right of way	Part Lot 1 D.P.87102 Area designated "B" on Plan 87102		Lot 2 D.P.87102	44D/582

1. Rights and powers:

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 11 day of December 1928.

Signed by the above-named DONALD CLYDE and RUTH EILEEN CLYDE
in the presence of :

D. Clyde - Ruth E. Clyde

Witness: [Signature]
Occupation: Postmaster
Address: [Signature]

EASEMENT CERTIFICATE

Correct for the purposes of the Land Transfer Act.

RIGHTS AND POWERS OF GRANTEE IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

[Handwritten Signature]
Solicitor for the Registered Proprietor.

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- (a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- (b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- (c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

Particulars entered in the Register as shown herein on the date and at the time stamped below.

District Land Registrar
Assistant

of the District of.....

21



F-8 73 11 20 11 37 11 37 11 37

DISTRICT LAND REGISTRY

11-5/440/5M.2

575391.2

LTD



992993.6 EC

Approved by the District Land Registrars: North Auckland 422175, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

K WE, ALFRED JOHN SNELL of Kerikeri, School Teacher
and HELEN MARGARETTA SNELL his wife

being the registered proprietor of the land described in the Schedule/^{*}hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 81 under No. 93731 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 93731

N.B. On no account should this margin be used

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Lot 1 Deposited Plan 93731.	marked A.	Lot 2 Deposited Plan 93731	50A/394
Right of Way	Part Lot 2 Deposited Plan 93731	marked B	Lot 1 Deposited Plan 93731	50A/393
Right of Way	Part Lot 1. Deposited Plan 93731	marked D	Lot 2 Deposited Plan 93731	50A/394
Right of Way	Part Lot 2 Deposited Plan 93731	marked E	Lot 1 Deposited Plan 93731	50A/393
<p>* <u>AND I</u>, <u>BLANCHE ANN BERRY</u> of Kerikeri, Restaurateur being the registered proprietor of Lot 1 Deposited Plan 87102 mentioned and referred to in Clause 2 hereof</p>				

N.B. On no account should this margin be used

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers: nil

N.B. On no account should this margin be used

N.B. On no account should this margin be used

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements: ~~xxx~~
- (a) In respect of the rights of way intended to be created, the following terms and conditions shall apply to the maintenance, repair and general upkeep of certain parts of the right of way where no negligence can be attributed to any specific owner for the time being entitled to use the right of way.
- (i) For that part of the right of way marked A, B and C the owners for the time being of Lots 1 and 2 and the owner of Lot 1 on Deposited Plan 87102 shall bear the costs equally.
- (ii) For that part of the right of way marked D and E the owner for the time being of Lots 1 and 2 shall bear the costs equally.
- (b) That no building or other improvement shall be erected or constructed and no tree, plant or shrub planted in any position likely to obstruct or interfere with the exercise of the right of way herein expressed or to damage any permanent paving laid.
- (c) That no owner whose Lot is subject to or has appurtenant rights of way that will be created in the terms hereof and by the operation of Section 90A of the Land Transfer Act 1952 or which have already been created by Transfer 575391.2 will do or permit any act matter or thing whereby any other person entitled to use the said right of way shall be prevented or in any way impeded from so doing.

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Dated this 9th day of October 19 81

Signed by the above-named
ALFRED JOHN SNELL and
HELEN MARGARETTA SNELL

A. J. Snell
H. M. Snell

in the presence of

Witness
 Occupation
 Address

[Handwritten signatures and scribbles]

SIGNED by
BLANCHE ANN BERRY

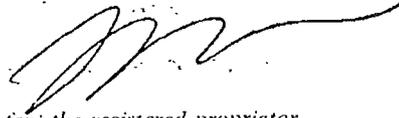
in the presence of:
[Handwritten signature]
John Kankers

B.A. Berry

EASEMENT CERTIFICATE

IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.

Correct for purposes of the Land Transfer Act



(Solicitor for) the registered proprietor

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below

.....
District Land Registrar
Assistant
of the District of

6 EC
S/O

NOV 2 1 30 PM 1981
992993.6
50A/393
50A/394



GRAHAM N. JAFFE,
SOLICITOR,
KERIKERI.



Appendix 4

Stormwater Management Report



STORMWATER MANAGEMENT REPORT

FOR

LOT 2 DP 93731

AT

82 RIVERVIEW ROAD, KERIKERI

FOR

SCOTT MEACHAM

Job No: 25 - 015
Date: 13 May 2025

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri, New Zealand
Telephone: 09 407 3255 Email: teampk@pkengin.co.nz



1. INTRODUCTION

This report was requested by Scott Meacham and has been prepared to assess the potential for sustainable stormwater management of 82 Riverview Road, Kerikeri.

This report assesses the Lot regarding stormwater management only and has been prepared for the sole use of our client. It shall not be used, reproduced, or copied in any manner or form without the permission of P K Engineering Limited.

2. GENERAL SITE DESCRIPTION

The total area of the Lot is 1175m² and contains an existing dwelling with associated impermeable surfaces. The existing dwelling and associated buildings are proposed to be removed and a new dwelling built on the site. Refer Stormwater Site Plan Sheet WW1, Appendix A. The Lot is zoned as Rural living under the Far North District Plan. The Lot slopes generally east at varying grades and overlooks Kerikeri Inlet. There is an existing concrete water tank on site that we consider may be suitable for the required attenuation.

3. GEOLOGY

Soil type- Kerikeri Friable Clay. Formed on basalt lava, low in silica and rich in iron and aluminium, part of the Kiripaka soil suite. Generally free draining requiring few drainage improvements. Some soils have boulders created as a result of long periods of erosion on the edges of old basalt flows. Managing Northland Soils Fact Sheet 8.1.2 Mature basalt Volcanic Soils. Northland Regional Council.

Rock Type- "Basalt flows and cones of very fine to medium grained crystalline basalt. Dense and moderately fractured; hard to very hard. Surfaces form terraces and plateaus generally without rocky outcrops. Weathered to soft red brown or dark grey-brown clay to depths of 20m with many rounded core stones." NZMS 290, Sheet P04/05, Whangaroa-Kaikohe rock maps.

4. STORMWATER MANAGEMENT.

The careful management of stormwater runoff is vital to minimise downstream effects from the proposed development. During construction, silt fences should be erected around the downhill perimeter of the site and filter cloth to line cesspits onsite to minimise runoff. No water is to be discharged on open cut slopes around the building envelope during construction.

This site is zoned as Rural Living under the Far North District Plan. To constitute a permitted activity the maximum proportion of impermeable surfaces is 12.5% or 3000m², whichever is less.

The proposed developments roof area is 195.2m², 1/3 existing driveway and the parking and turnaround area 449.4m². Therefore, bringing the total impermeable surface area to 644m² – 54.9% of the gross site area. The existing pre-development impermeable surfaces on this Lot amount to 578.5m². It is our understanding that existing use rights apply to stormwater flows from the existing permitted development. Therefore, we recommend attenuating the stormwater flows from the difference in predevelopment levels (existing impermeable surfaces) and post development levels (proposed impermeable surfaces). The difference amounts to 66.1m² of stormwater flows from impermeable surfaces to attenuate. A new cess pit, discharging to the attenuation tank, to be installed to catch stormwater runoff from the proposed new paved area as indicated on the Site Plan Sheet SG1 Appendix A.

To accomplish the required attenuation, we recommend utilising the existing concrete tank (to collect roof water) located as indicated on the accompanying site plan. Provided that the existing tank is in a suitable condition (to be confirmed as removal of the existing dwelling progresses). The existing tank will store approximately 8,500lts and attenuation requirements call for storage and slow release of 4,640lts. Should, on closer evaluation, the existing concrete tank is deemed unsuitable a 5,000ltr tank is to be installed for attenuation purposes.

An ARI 100year orifice of 100mm diameter to be set at 700mm below the overflow invert and an ARI 10year orifice of 108mm diameter to be set at 950mm below the overflow invert level. Excess water over that required for attenuation can be used for irrigation purposes if required. Refer Table 1 Attenuation Parameters.

Table 1 Attenuation Parameters

	Orifice diameter	Orifice invert location	
ARI 10	108 mm	950 mm below overflow invert	
ARI 100	101 mm	700 mm below overflow invert	
Tank Size	1 x	8,500	litres
ARI 10		1,874.7	litres
ARI 100		4,640.2	litres
Reuse		3,859.8	litres

For the stormwater calculations coefficients of 0.96 post-development and 0.59 (grass) 0.96 (paved) pre-development have been used. We have treated pre-development as the existing development. Rainfall intensity is sourced from HIRDS data, RC P6.0 for the period 2081-2100.

The orifices to discharge to a 150mm diameter PVC overflow pipe. The overflow pipe to discharge to a 3m long level spreader constructed, as per Sheet SW4 Appendix A, to produce sheet flow within the Lot boundary. Set back distances from the existing wastewater disposal field must be maintained. Site of existing wastewater disposal field to be confirmed before stormwater level spreader is constructed.

5. RECOMMENDATIONS

I recommend that:

- This site be considered suitable for the sustainable management of post-development stormwater flows provided the attenuation design in Section 4 is diligently followed.
- The stormwater outlet level spreader to be constructed as shown on Sheet SW4 Appendix A.
- Set back distance from level spreader to existing wastewater disposal field to be maintained.

6. CONCLUSION

The stormwater management plan detailed above will result in minimal impact on existing infrastructure and will reduce stormwater flows to predevelopment levels.



Pradeep Kumar.
B.E hons, NZCE, MIPENZ,
IntPE, CP Eng.
(Structural, Geotechnical)
Chartered Professional Engineer.

APPENDIX A

- ATTENUATION CALCULATIONS

DRAWINGS

- STORMWATER SITE PLAN 'SW1'
- CROSS SECTION A - A 'SW2'
- ATTENUATION TANK SCHEMATIC 'SW3'
- DISPERSAL SYSTEM DETAILS 'SW4'



New Zealand Institute of Architects Incorporated



Building Code Clause(s) E1

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: PK Engineering Ltd (Design Firm)

TO: Scott Meacham (Owner/Developer)

TO BE SUPPLIED TO: FAR NORTH DISTRICT COUNCIL (Building Consent Authority)

IN RESPECT OF: Stormwater Management Design (Description of Building Work)

AT: 82 Riverview Road (Address)

Town/City: Kerikeri (Address) LOT 2 DP 93731 SO

We have been engaged by the owner/developer referred to above to provide:

A stormwater management design

(Extent of Engagement)

services in respect of the requirements of Clause(s) E1 of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment E1 or (verification method/acceptable solution)

Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

Proposed New Dwelling - Stormwater and numbered SW1 - SW4 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions As per attached particulars
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or as per agreement with owner/developer (Architectural)

I, Pradeep Kumar am: CPEng 203058 # Reg Arch # (Name of Design Professional)

I am a member of: Engineering New Zealand NZIA and hold the following qualifications: BE(Hons), IntPE, CPEng

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ:

SIGNED BY: Pradeep Kumar (Signature) (Name of Design Professional)

ON BEHALF OF: PK Engineering Ltd (Design Firm) Date: 13/05/2025

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent. THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, Engineering NZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as Engineering New Zealand (formerly IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers³). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)
- 4 PN Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz



PK ENGINEERING LIMITED

CHARTERED PROFESSIONAL ENGINEERS

PROJECT:
**SCOTT MEACHAM
STORMWATER ATTENUATION**

PROJECT ADDRESS:
**82 RIVERVIEW ROAD
KERIKERI**

LEGAL DESCRIPTION
Lot 2 DP 93731

JOB NO:
25-015

DATE:
13 MAY 2025

REVISION: 0

DRAWING INDEX:

SW1	SITE PLAN
SW2	CROSS SECTION A - A
SW3	ATTENUATION SCHEMATIC
SW4	DISPERSAL SYSTEM DETAILS

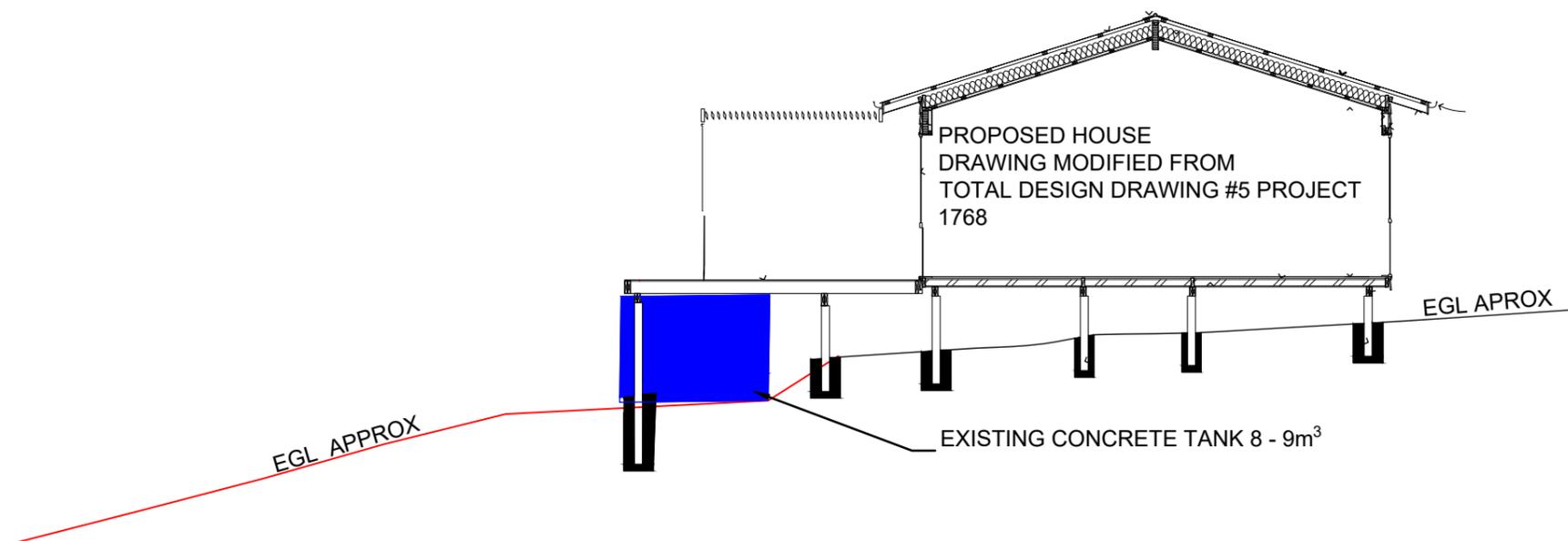
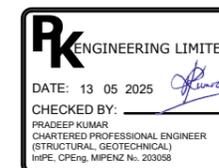
NOTES:
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING THESE DRAWINGS. READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS, STRUCTURAL CALCULATIONS, FIRE REPORT & STRUCTURAL SPECIFICATIONS. BUILDING TO COMPLY WITH NZS3604. ENSURE TO HAVE THE ENGINEERING CALCULATIONS, STRUCTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS & BUILDING PERMIT ON SITE EACH DAY BEFORE COMMENCING WORK. ALL PRODUCTS ARE TO BE STORED & INSTALLED TO MANUFACTURERS SPECIFICATIONS. ALL EXPOSED STRUCTURAL STEEL IS TO BE GALVANIZED AND FINISHED OFF AS PER THE STRUCTURAL STEEL SPECIFICATIONS.

A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI
Tel. (09) 4073255
Fax. (09) 4073256
E-mail. teampk@pkengin.co.nz

Notes:

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CROSS SECTION A - A SHOWING APPROXIMATE GROUND SLOPE AT NW END OF HOUSE AND EXISTING CONCRETE WATER TANK.

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		ISSUED FOR CONSENT	



LEVEL 1, ANZ BANK
 90 KERIKERI ROAD, KERIKERI
 PO BOX 464, KERIKERI
 Phone Number: 09 407 3255
 Email: teampk@pkengin.co.nz

CLIENT: SCOTT MEACHAM
 82 RIVERVIEW ROAD
 KERIKERI

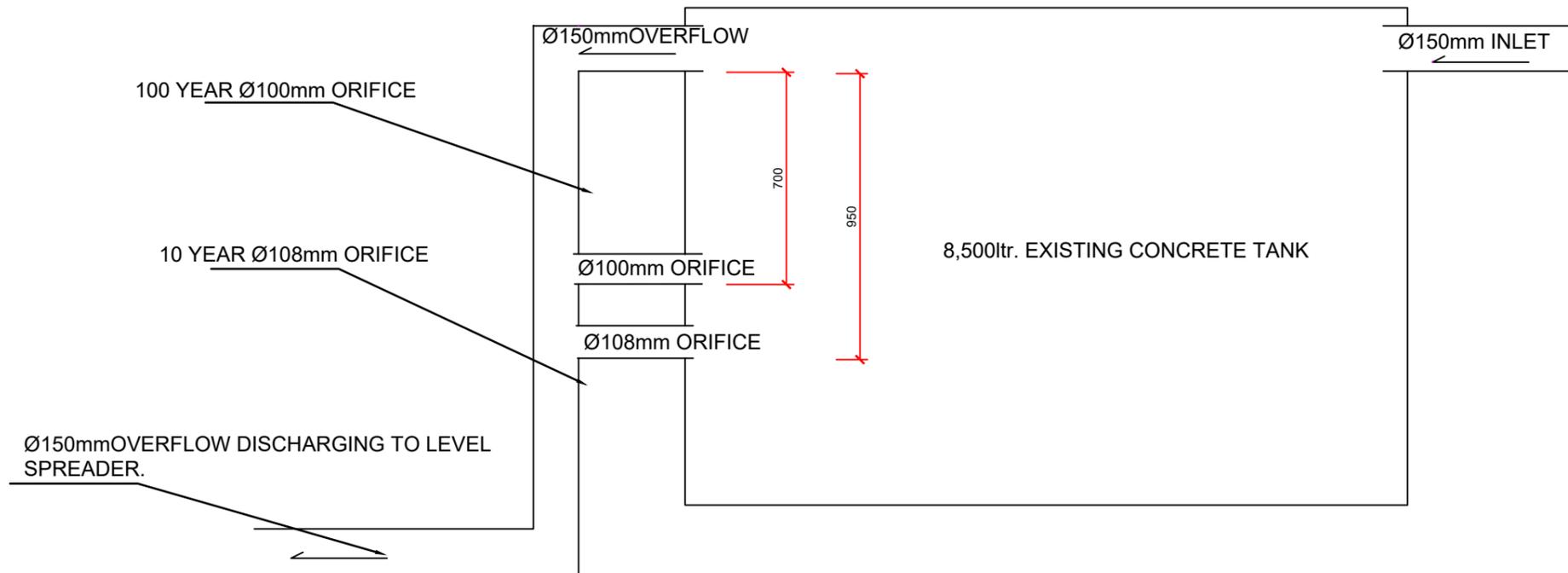
SITE: 82 RIVERVIEW ROAD
 LOT 2 P 93731

TITLE: STORMWATER MANAGEMENT
 CROSS SECTION A - A

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	13/05/2025	RD	PK
PROJECT NO:	DRAWING NO:	REVISION:	
25-015	A3/SW2	0	

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED TO CLIENT			



LEVEL 1, ANZ BANK
 90 KERIKERI ROAD, KERIKERI
 PO BOX 464, KERIKERI
 Phone Number: 09 407 3255
 Email: teampk@pkengin.co.nz

CLIENT: SCOTT MEACHAM
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 KERIKERI

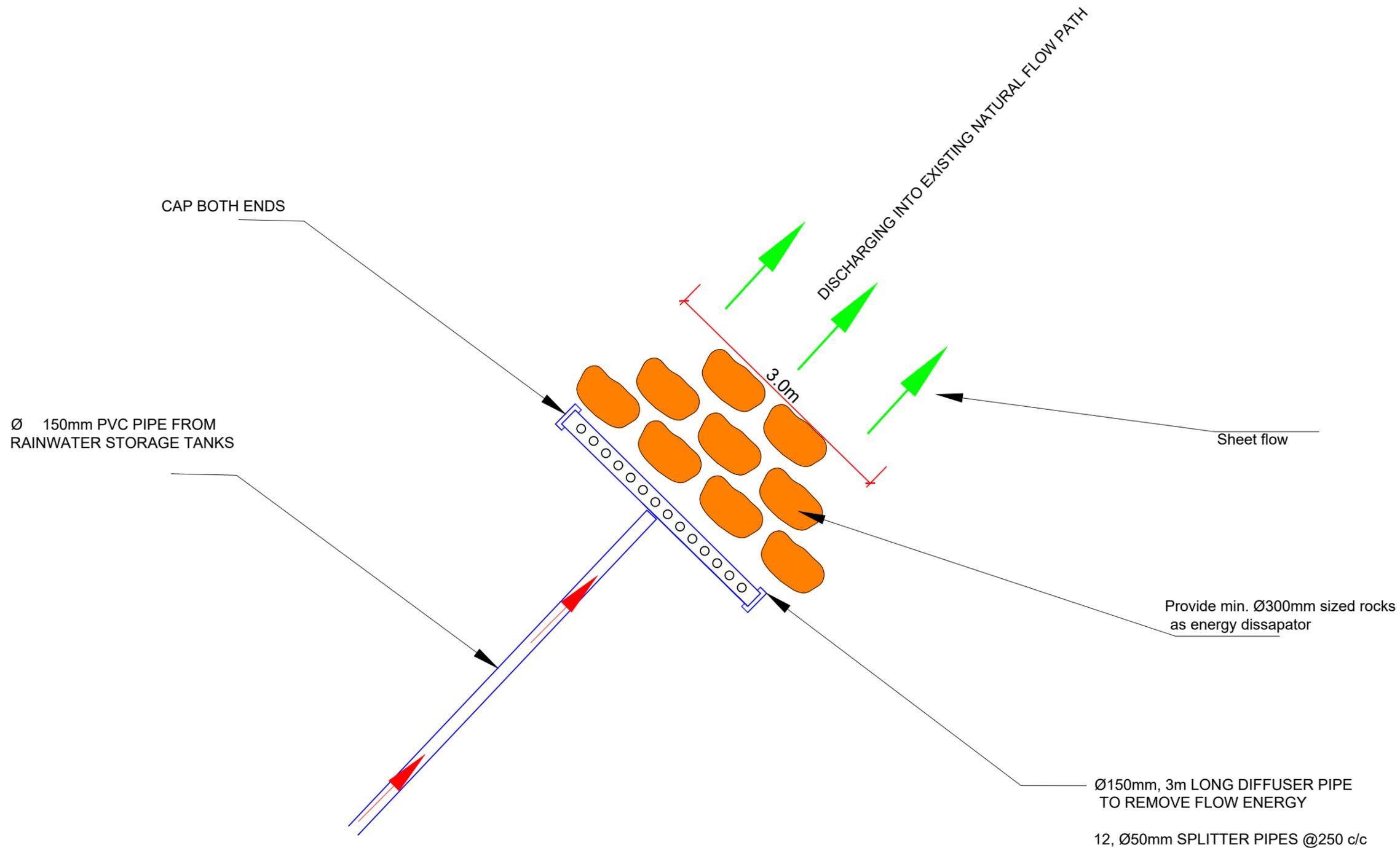
SITE: 82 RIVERVIEW ROAD
 LOT 2 P 93731

TITLE: STORMWATER MANAGEMENT
 ATTENUATION SCHEMATIC

SCALE AT A3: 1:20	DATE: 13/05/2025	DRAWN: RD	CHECKED: PK
PROJECT NO: 25-015	DRAWING NO: A3/SW3	REVISION: 0	

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4. IN THE EVENT THAT THERE IS ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATION THEN THE REQUIREMENTS OF THE DRAWINGS SHALL TAKE PRECEDENCE, WITH THE DETAIL DRAWINGS TAKING PRECEDENCE OVER THE GENERAL NOTES.



REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR CONSENT			

PK ENGINEERING
 CHARTERED PROFESSIONAL ENGINEERS

LEVEL 1, ANZ BANK
 90 KERIKERI ROAD, KERIKERI
 PO BOX 464, KERIKERI
 Phone Number: 09 407 3255
 Email: teampk@pkengin.co.nz

CLIENT: SCOTT MEACHAM
 82 RIVERVIEW ROAD
 KERIKERI

SITE: 82 RIVERVIEW ROAD
 LOT 2 P 93731

TITLE: STORMWATER MANAGEMENT
 DISPERSAL SYSTEM

SCALE AT A3: 1:50	DATE: 13/05/2025	DRAWN: RD	CHECKED: PK
PROJECT NO: 25-015	DRAWING NO: A3/SW4	REVISION: 0	

1		Rational method							48hr		
Pre – Development water flow											
(Original water flow)		Roof & decks	Concrete & smooth seal	Metaled area Or rough seal	Other Impervious	Vegetation	Bush				
Total area.	Area (m²)	1 (m ²)	2 (m ²)	3 (m ²)	4 (m ²)	5 (m ²)	6 (m ²)				
	644.60	193.5	385	0	0	66.1	0				
Runoff coefficient		Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)				
Use "C" values from FNDC TR55 chart		0.96	0.96	FALSE	FALSE	0.59	FALSE				
Generally do not use slope adjustment Ci factor if using TR55		0.96	0.96	0.8	0.65	0.59	0.59				
Rainfall intensity		I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)				
Rainfall Data from NIWA. Hirds 4, RCP6, 2081-2100		6.32	6.32	6.32	6.32	6.32	6.32				
Use an appropriate event for the situation		6.32	6.32	6.32	6.32	6.32	6.32				
Flow rate of surface water		Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)				
Pre – development flow of developed area		0.000	0.001	0.000	0.000	0.000	0.000				
Pre – development flow		Qp (m ³ /sec)	Qp (L/sec)								
of developed area		0.0010	1.04								
Post – Development water flow											
Any area where there is a change in the impermeability values					Pre-development area where there is a change in impermeable surfaces but not collected in attenuation system		Any area where there to the impermeability v.				
Total area.	Area (m²)	Roof & decks	Concrete & smooth seal	Tanks Or rough seal	Vegetation	Concrete & smooth seal	Metaled area or vegetation	Metaled area or seal			
	644.60	195.2	449.4	0	0	0	0	7 (m ²)			
Runoff coefficient		Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)			
Use "C" values from FNDC TR55 chart		0.96	0.96	FALSE	FALSE	0.2	0.3	FALSE			
Generally do not use slope adjustment Ci factor if using TR55		0.96	0.96	0.9	0.59	*C' value difference between Pre & Post		0.96			
Rainfall intensity rate		I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	Maximum value 0.2 (at the moment)		I (mm/hr)			
Rainfall Data from NIWA. Hirds 4, RCP6, 2081-2100		7.09	7.09	7.09	7.09	6.32		6.32			
Use an appropriate event for the situation		7.09	7.09	7.09	7.09	6.32		6.32			
Flow rate of surface water		Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)			
Total included in attenuation system calc's post – development flow		0.000	0.001	0.000	0.000	0.000	0.000	0.000			
Post – Pre development flow		Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)			
Developed flow + undeveloped flow		0.37	0.85	0.00	0.00	0.00	0.00	0.00			
Total post development flow		Qatt (m ³ /sec)	Qatt (L/sec)								
0 to 10min		0.0012	1.22								
Total impermeable excluded from attenuation system collection		Qby (m ³ /sec)	Qby (L/sec)								
Total no change, exclu attenuation system cal		0.000	0.00								

1b		Rational method							48hr		
Total catchment pre-development flow											
Total area.	Area (m²)	Roof & decks	Concrete & smooth seal	Metaled area Or rough seal	Other Impervious	Vegetation	Bush				
	644.60	193.5	385	0	0	66.1	0				
Runoff coefficient		Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)				
Use "C" values from FNDC TR55 chart		0.96	0.96	FALSE	FALSE	0.59	FALSE				
Generally do not use slope adjustment Ci factor if using TR55		0.96	0.96	0.8	0.8	0.59	0.59				
Rainfall intensity		I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)				
Rainfall Data from NIWA. Hirds 4, RCP6, 2081-2100		6.32	6.32	6.32	6.32	6.32	6.32				
Use an appropriate event for the situation		6.32	6.32	6.32	6.32	6.32	6.32				
Flow rate of surface water		Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)	Qc (m ³ /sec)				
Catchment area pre – development flow		0.000	0.001	0.000	0.000	0.000	0.000				
Catchment area pre – development flow		Qcap (m ³ /sec)	Qcap (L/sec)								
0 to 10min		0.0010	1.04								

2		Calculation (initial)							Calculation (final)	
Select 1 for type of tank/area, 0 for other		Round	Square	Calculation (initial) Total tank area		Calculation (initial) Total tank volume		Calculation (initial) usable height	Calculation (final) Additional area	
Estimate storage volume		0	1	m ²	m ²	m ³	m ³	hmax (m)	m ²	
Adjust to match max Vstored		Num. Of tanks	Tank radius r (m)	4.84	0.00	4.60	0.00	0.95	Nil	
Round area		0	0	0.00	0.00	Initial calculation hstor max.	0.959	OK	Total area	
Square/rectangular area		Num. Of tanks	Width	2.2	2.2	Vstored max.	4.64	OK	Same as initial	
Short tube, 0.76		Orifice type "u"	g	0.76	9.8067	Vstored min.	0.003	OK	Same as initial	
Thin sharp, 0.62		0.76	9.8067	Graph, 24hr Vstored 2520m		0.05 to 3.5% left @ 48hr	0.07	OK	Same as initial	
Pre – development flow of developed area		48hr	24hr	12hr	6hr	2hr	60	0.009	Not used	
Pre-development flow matches 2hr 40min. Intensity Uses (80min.crossover 0126) as a source value		C20	L20	U20	AD20	AM20	AV20	0.19	0.19	
Do not change		0.00104	0.00170	0.00266	0.00396	0.00708	0.00999	0.19	0.19	
For calculation purposes this section changes the dia only and thereby the area The information is not used for anything else		Qp (m ³ /sec)	Qp (L/sec)	Qin max.	Qout 1520 (L/sec)	Qout (m ³ /sec)	Chart point (min.)	1520	Slope factor adjustment at Min.crossover Chart point (min.)	
If additional storage is required use the original/initial orifice size and calc. height		0.0040	3.9861	0.00668	1.520	0.00152	1520	0.91		
		Dia check	Dia	Area	39.33	0	1520	peak flow Chart point (max.)		
		0.0394	0.03933	0.0012	100.84	0	1520	0.15		

4		Calculate maximum storage volume							For period 2081-2100		Kerikeri	
Chart intensity hr values steps used	Chart intensity Storm duration-accumulated minute steps	Storm duration-THR (hr)	Storm duration-Event data, TMINS mins	Attenuation calc. Direct to Atten. Qa (L/sec)	total Catchment pre-devel. plus orifice flow out Qtin (L/sec)	CC (RCP6) Intensity. Post-devel I, (mm/hr)	Current(0 deg) Pre-dev I, (mm/hr)	100 yr	100 yr	100 yr	100 yr	
48	720	12.00	720	0.18	1.15	7.09	6.32	7.09	6.32	6.32	6.32	
24	1080	6.00	360	0.3	2.0	11.8	10.3	11.8	10.3	10.3	10.3	
12	1260	3.00	180	0.6	3.1	18.8	16.1	18.8	16.1	16.1	16.1	
6	1380	2.00	120	1.0	4.6	28.6	24	28.6	24	24	24	
2	1410	0.50	30	1.9	8.2	52	42.9	52	42.9	42.9	42.9	
1	1425	0.25	15	2.7	11.8	73.9	60.5	73.9	60.5	60.5	60.5	
30	1430	0.08	5	3.8	16.4	104	85.1	104	85.1	85.1	85.1	
20	1435	0.08	5	4.7	19.8	127	104	127	104	104	104	
10	1440	0.08	5	6.7	27.6	182	149	182	149	149	149	
10	1445	0.08	5	6.7	27.6	182	149	182	149	149	149	
20	1450	0.08	5	4.7	21.2	127	104	127	104	104	104	
30	1455	0.08	5	3.8	18.0	104	85.1	104	85.1	85.1	85.1	
1	1470	0.25	15	2.7	13.5	73.9	60.5	73.9	60.5	60.5	60.5	
2	1500	0.50	30	1.9	9.4	52	42.9	52	42.9	42.9	42.9	
6	1620	2.00	120	1.0	4.8	28.6	24	28.6	24	24	24	
12	1800	3.00	180	0.6	3.1	18.8	16.1	18.8	16.1	16.1	16.1	
24	2160	6.00	360	0.3	2.0	11.8	10.3	11.8	10.3	10.3	10.3	
48	2880	12.00	720	0.2	1.2	7.09	6.32	7.09	6.32	6.32	6.32	
Catchment flow Qpat (cell MAX(P109:P130)		Qcap max.	Qp (m ³ /sec)	Qp (L/sec)	Qout max. (m ³ /sec)	Qout max. (L/sec)	Vstored max. Vol. stored, (m ³)					
Catchment flow = orifice flow out + catchment pre-development flow		26.200	0.0262	26.2	0.02626	26.26	4.623					
For calculation purposes this section changes the dia only and thereby the area The information is not used for anything else		Dia	Area									
		0.1010	0.10084	0.0080								
		100.84										
		Use this orifice size for final design										

	Fixed value	100yr	10yr
u	g	Desc hrs	Desc hrs
0.76	9.8067	0.0301	0.048

Change orifice factor "u" to suit, short tube 0.76 & thin sharp edge 0.62

	Va100yr	Qav	ho100yr	hav	Or100yr
100yr	4.64	0.0428	0.95	0.48	0.1533
100yr tab	Cell H86				100.8

	Va10yr	Qav	ho10yr	hav	Or10yr
10yr	1.87	0.0108	0.25	0.13	0.1077
10yr tab	Cell H86		Cell H82		107.9

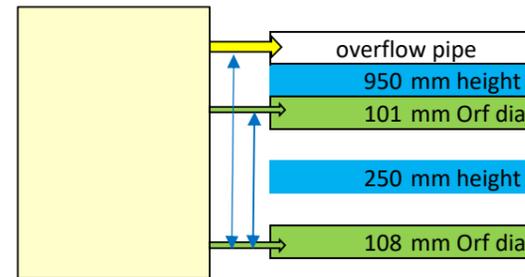
	Vdet	Qav	htop	hhalf	
100 - 10yr	2.77	0.0197	0.70	0.35	0.3500

	Vocomb	Qav	hchart	hav	OK	
10yr cor.	2.91	0.0168	0.60	0.30	0.1078	0.0091
						Area

	Vtop	Qav	htop	hav	Ortop
100-10yrcor	1.74	0.0160	0.7	0.35	0.1012

0.95
0.108
0.25
0.101

ho100yr Total storage height required
Or10yr Size of lower orifice (fitted 150mm above bottom/base if tank for attenuation only)
ho10yr Storage height at which Ortop is fitted 0.70 Height from overflow outlet invert to Ortop invert
Ortop Size of second orifice (fitted at ho10yr above lower orifice Or10yr)



Attenuation System Parameters

	Orifice diameter	Orifice invert location
ARI 10	108 mm	950 mm below overflow invert
ARI 100	101 mm	700 mm below overflow invert
Tank Size	1 x	8,500 litres
ARI 10		1,874.7 litres
ARI 100		4,640.2 litres
Reuse		3,859.8 litres

Appendix 5

Written Approvals



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

DAVID MCKEOWN

2. I am the owner of the property at:

86 RIVERVIEW RD KERIKERI

3. Address of the property subject to the proposal:

82 RIVERVIEW ROAD KERIKERI

4. Are you signing on behalf of other owners? Yes No

ANDREW MACFARLANE

If Yes, List their names:

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: David Mckew (signature)

Date: 22/01/25

5. Contact Details:

Contact Person: DAVID MCKEOWN

Electronic Address for Service: DAVID MCKEOWN@HOTMAIL.CO.NZ
(E-mail)

Phone Numbers: Work: 0225953346 Home: 0225953346

Postal Address: 86 RIVERVIEW ROAD KERIKERI

(or alternative method of service under s352 of The Act)

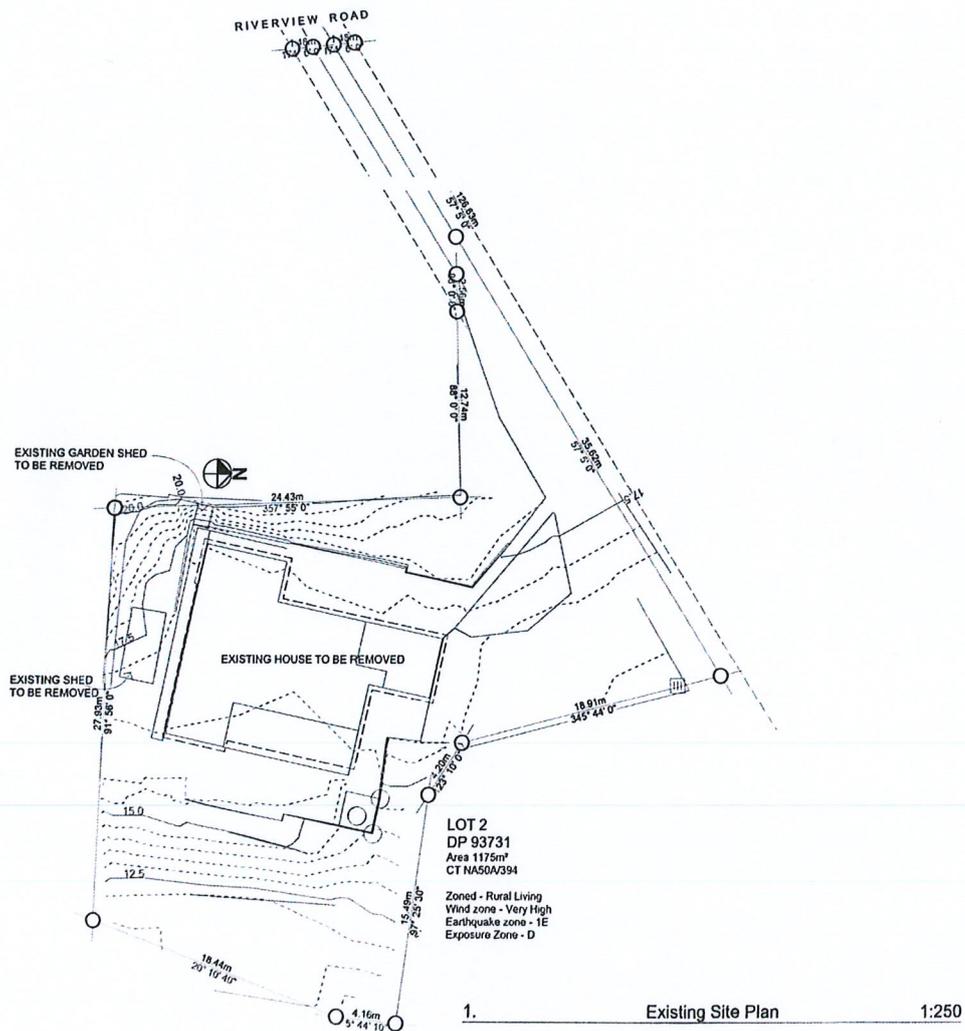
Post Code: 0230

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

David

David Johnson



LICENSED BUILDING PRACTITIONER
 BUILDING CONFIDENCE
 www.dbh.govt.nz

Always Check the LBP Register to ensure your building practitioner is licensed

The integrity of the design documents are dependent on the design team and it is to be understood that the design team is responsible for the design.

No.	Date	Revision Description
-----	------	----------------------

Drawn all dimensions on site before construction.
 Scale: 1:250
 All information is correct as of 20/11/2025.

PROJECT
Proposed New House

S Meacham

PROJECT ADDRESS
82 Riverview Road
KERIKERI

DATE:
Existing Site Plan

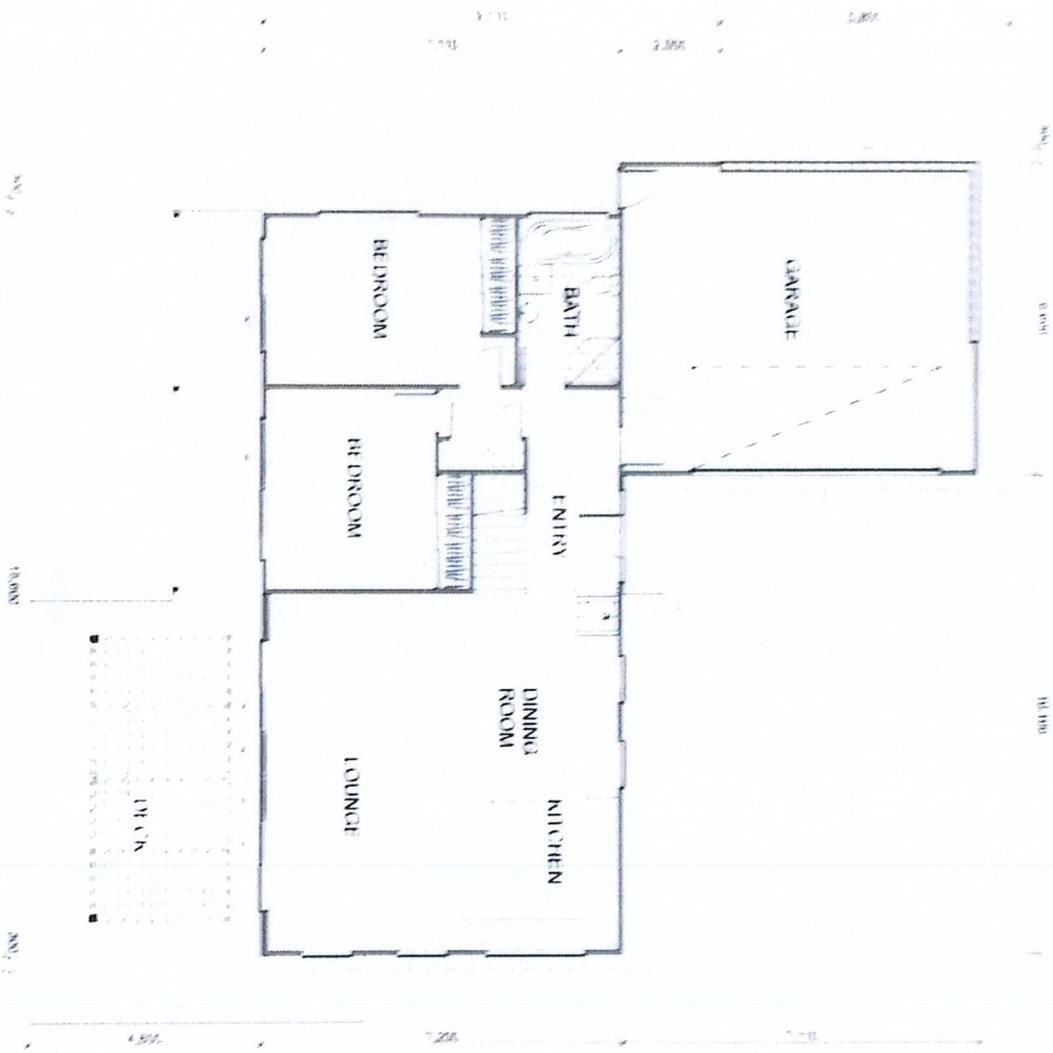
Drawn	Date
BH	20/11/2025
Scale	1:250
PROJECT No.	1768
2 of 6	

Total Design
 BUILDING & LANDSCAPE DESIGN

Architectural Building
 101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

1. Existing Site Plan 1:250

David Wolf



Ground Floor Plan

1:100



Author's Certificate for a Building Practitioner to produce
 Plans for Building Practitioner to construct
 the building for the purposes of the Resource
 Management Act 1991 and the Building Act 2004.
 I, the undersigned, being a Licensed Building Practitioner
 in accordance with the Building Act 2004, hereby
 certify that the above is a true and correct copy of the
 plans as submitted to me for certification.
 Date: 11/11/2011

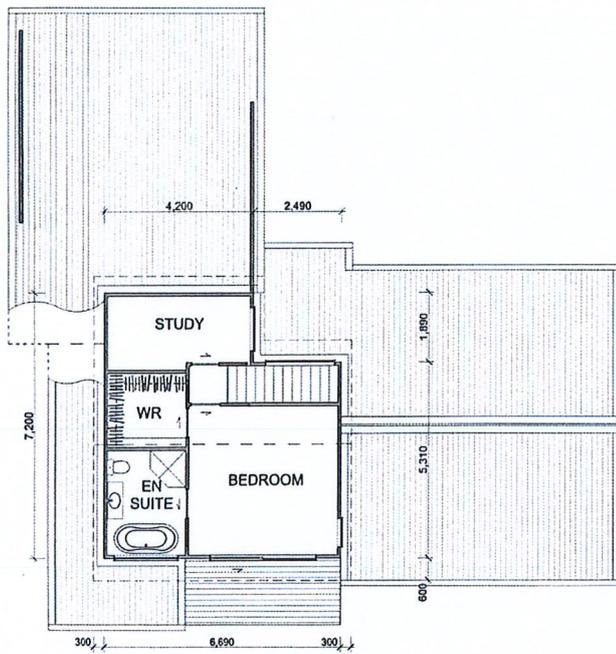
Proposed New House

3 Meacham
 82 Riverview Road
 KIRKLAND
 Ground Floor Plans

Scale: 1:100
 Date: 11/11/2011
 3 of 8

David Wolf
 Licensed Building Practitioner
 www.dbb.govt.nz

David Wilson



2. First Floor Plan 1:100



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No. 1 Date 1 Revision Descr

Check all dimensions on site before construction.
Use correct dimensions or reference to scale.
All dimensions in mm unless otherwise stated.
PROJECT
Proposed New House

S Meacham
PROJECT ADDRESS
82 Riverview Road
KERIKERI
DRAWING
First Floor Plan

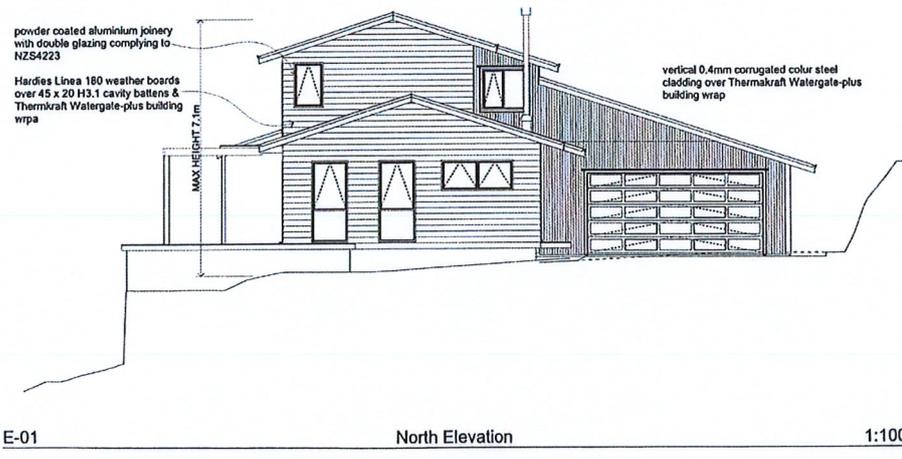
Drawn	Rev
BH	17.01.2025
SCALE	DRAWING No
1:100	4 of 6
PROJECT No	
1768	

Total Design
REGISTERED BUILDING PRACTITIONER
Registered Building Practitioner
No. 229 487 7248
Mobile: 0274 241 3473
P.O. Box 879
Kerikeri 5013
Email: total@totaldesign.co.nz

David [Signature]



E-02 East Elevation 1:100



E-01 North Elevation 1:100



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No | Date | Revision Detail

Check all dimensions on site before construction. Use 30mm dimensions in preference to others. All dimensions to comply with NZS 3604:2011 and/or NZS 3604:2018.

PROJECT
Proposed New House

S Meacham

PROJECT ADDRESS
**82 Riverview Road
KERIKERI**

CONTRACT
Elevations

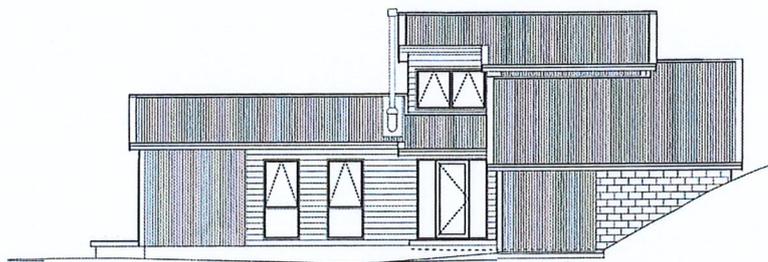
Drawn BH	Date 17/01/2025
SCALE 1:100	EMASING No 5
PROJECT No 1768	of 6

Total Design
RESIDENTIAL DESIGN

Industrial Estate Building
16 Kaitiaki Street
P.O. Box 100
KAIHORO 5141

Tel: 075 327 7268
Mobile: 021 761 9979
Email: info@totaldesign.co.nz

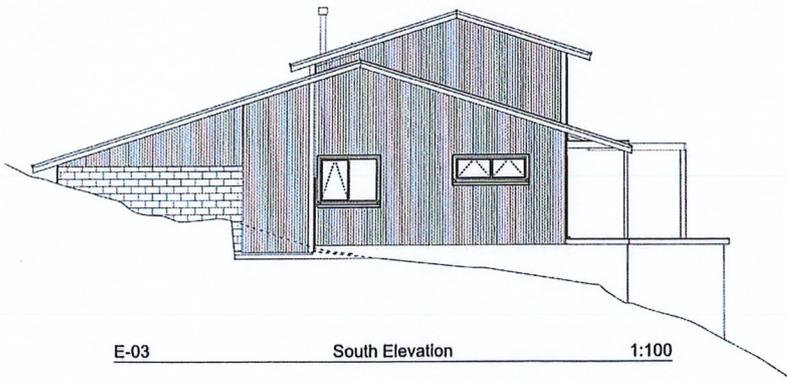
David Wilson



E-04

West Elevation

1:100



E-03

South Elevation

1:100



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Check all dimensions on site before construction. Use fixings appropriate to substrate. All construction to comply with NZS 3603:2011 and NZS 3604:2011.

PROJECT
Proposed New House

S Meacham

PROJECT ADDRESS
82 Riverview Road
KERIKERI

WORKING
Elevations

Drawn BH	Date 17.01.2025
Scale 1:100	Drawing No. 1768
Project No. 1768	6 of 8

Total Design
BUILDING & LANDSCAPE DESIGN

Registered Firm Building
Practitioner
18/01/2025

18/01/2025
18/01/2025



**WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991**

1. Name of person giving written approval (Full Name):

Kristin Farrand

2. I am the owner of the property at:

80 Riverview Rd

Kenikeri

3. Address of the property subject to the proposal:

82 Riverview Rd

Kenikeri

4. Are you signing on behalf of other owners? Yes No

If Yes, List their names: _____

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: K.J. Farrand (signature)

Date: 22nd Jun 2025

5. Contact Details:

Contact Person: Kristin Farrand

Electronic Address for Service:
(E-mail) kristinfarrand@gmail.com

Phone Numbers:

Work: _____

Home: 0211192499

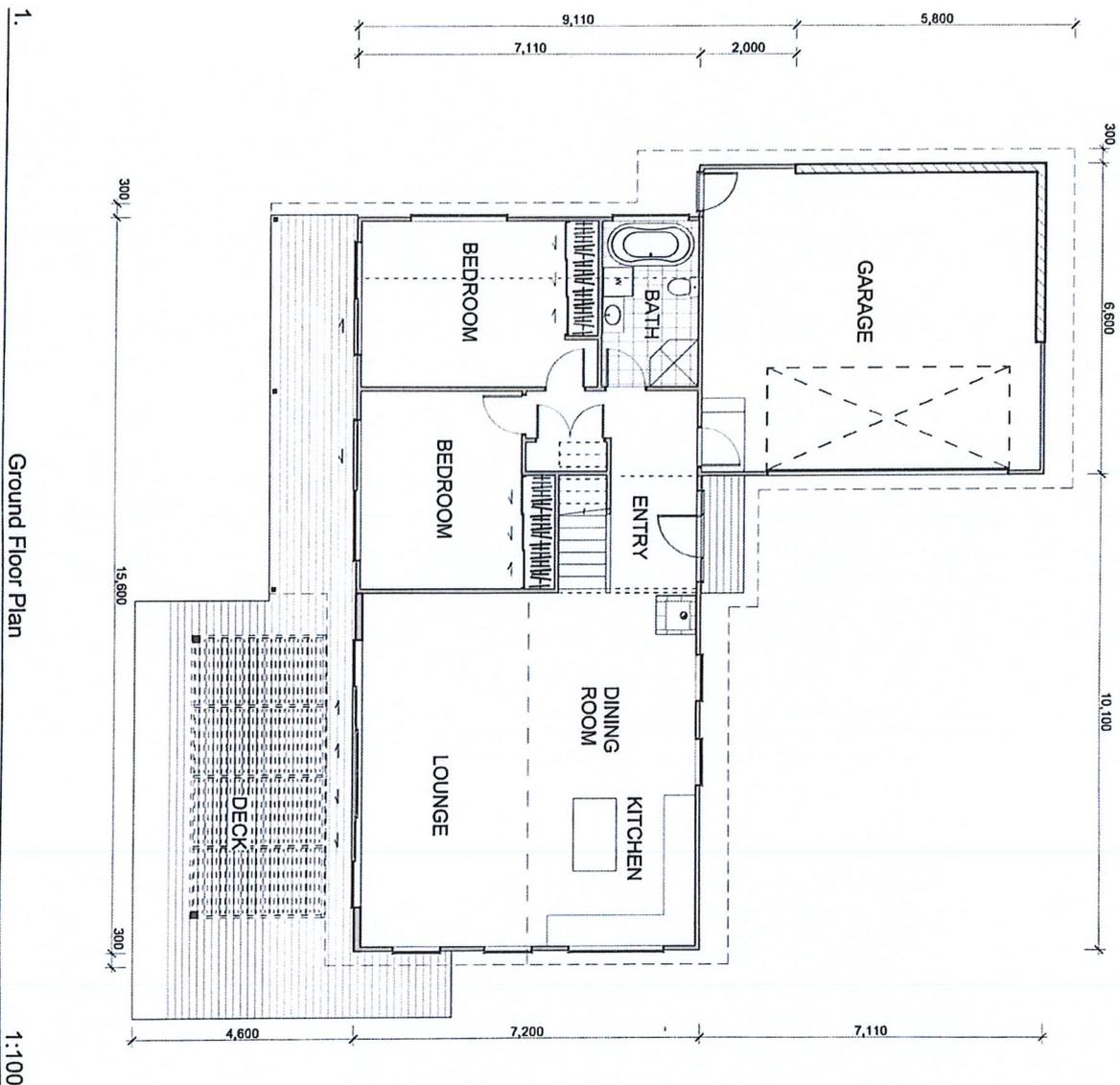
Postal Address:

(or alternative method of service
under s352 of The Act) 80 Riverview Rd,
Kenikeri

Post Code: 0230

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.



Ground Floor Plan

1:100



Always check the LBP Register to ensure your building practitioner is licensed
 The Design Council logo is a mark of quality
 The Design Council logo is a mark of quality
 The Design Council logo is a mark of quality

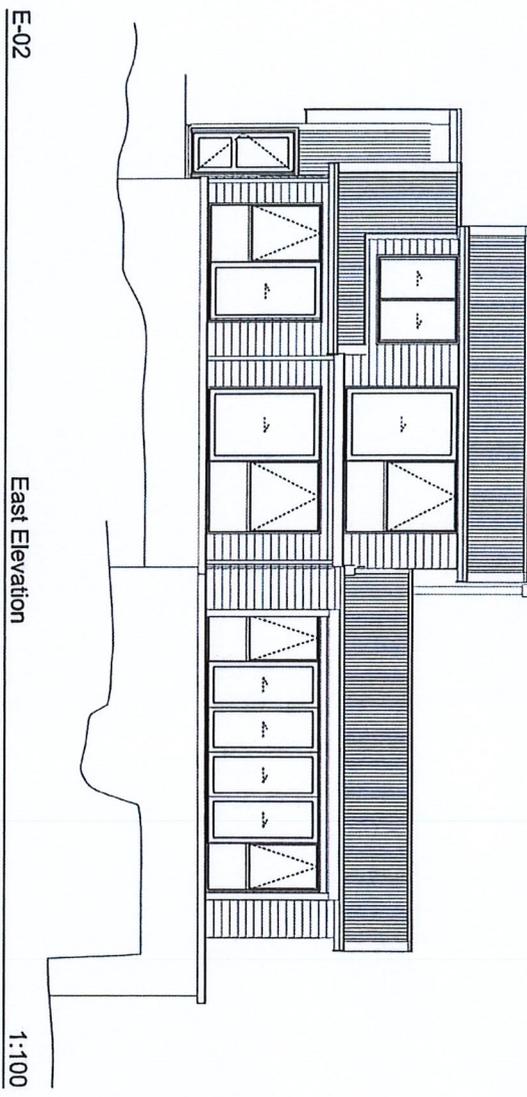
S Meacham
 PROJECT ADDRESS
82 Riverview Road
KERIKERI
 DRAWING
 Ground Floor Plan

Drawn	Date
BH	17/01/2025
SCALE	DRAWING NO.
1:100	
PROJECT NO.	
1768	
	3 of 6

Total Design
 ARCHITECTS & LANDSCAPE DESIGNERS

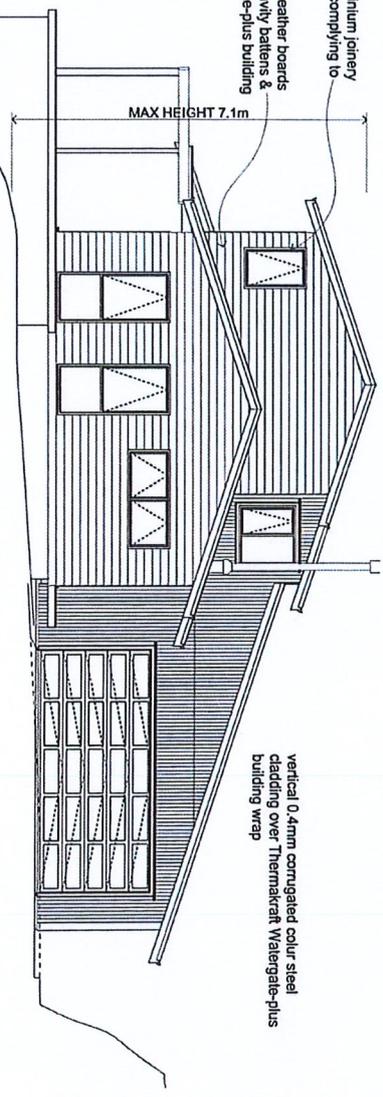
144 Pitt Street, Dunedin
 PO Box 1000, Dunedin
 Phone: (03) 477 1879
 Email: info@totaldesign.co.nz

K. S. Farnham



E-02
East Elevation
1:100

powder coated aluminium joinery with double glazing complying to NZS4223
Hardies Linea 180 weather boards over 45 x 20 H3, 1 cavity battens & Thermkraft Watergate-plus building wrap



E-01
North Elevation
1:100

vertical 0.4mm corrugated colour steel cladding over Thermkraft Watergate-plus building wrap

Always Check the LBP Register to ensure your building practitioner is licensed. The Building Practitioner Register is a free online service that allows you to check the status of your building practitioner. Visit www.dhb.govt.nz for more information.



Check all dimensions on the building construction. Use signed elevations as a reference to reality. All elevations to comply with NZS 3604: 2011 under NZBC.

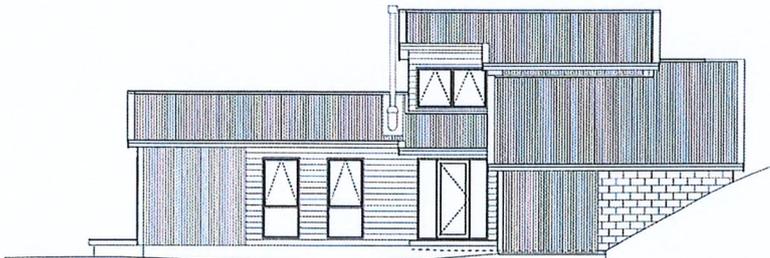
S Meacham
PROJECT ADDRESS
**82 Riverview Road
KERIKERI**
DRAWING
ELEVATIONS

Date	Drawn
17/01/2025	BH
1:100	SCALE
	DRAWING No
1768	PROJECT No
5	of 6

Total Design
RESIDENTIAL & COMMERCIAL DESIGN

14, 1501, 1507, 1508
90 Riverside Road
Kerikeri, Tairāhema
New Zealand 5010
Phone: (027) 231 1873
Email: totaldesign@totaldesign.co.nz

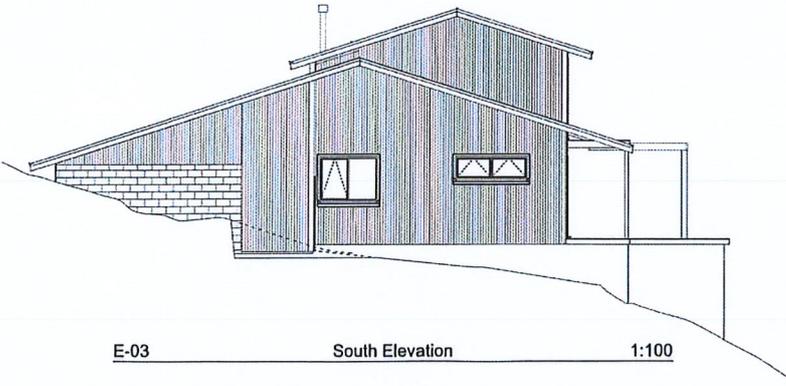
K. Starnad



E-04

West Elevation

1:100



E-03

South Elevation

1:100



Always Check the LBP Register to ensure your building practitioner is licensed
 This drawing and the design it contains are designed or prepared, produced or used by the practitioner within their professional jurisdiction.

Check all dimensions to the NBSA for construction.
 Use correct dimensions in all drawings to include.
 All drawings to comply with NZS 3604:2011 and NZS 3605:2011.

PROJECT
Proposed New House
S Meacham
 PROJECT ADDRESS
82 Riverview Road
KERIKERI
 DRAWING
 Elevations

Drawn	Date
SH	17/01/2025
SCALE	DRAWING No.
1:100	6
PROJECT No.	of 6
1768	

K. Farooq

Total Design
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 Email: info@totaldesign.co.nz