

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — <u>both available on the Council's web page</u>.

1. Pre-Lodgement Meeting

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

If yes, who have you spoken with?

2. Type of Consent being applied for

Change of conditions (s.127)

3. Consultation:

Have you consulted with lwi/Hapū? 🔵 Yes 🔘 No			
If yes, which groups have you consulted with?			
Who else have you consulted with?			
For any questions or information regarding ini/hanū consultation, please contact Te Hono at Ear North District Council			

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

4. Applicant Details:

Name/s:	BOI Enterprises Limited
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	
Office Use Only Application Number:	

5. Address for Correspondence

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

Name/s:	Steven Sanson
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.

6. 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:	Property owner is applicant. Vacant site.
Property Address/ Location:	
	Postcode

7. Application Site Details

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

Name/s:	Applicant details		
Site Address/ Location:	12 The Lakes Drive, Kerikeri		
		Postcoo	le
Legal Description:	Lot 5 DP 561725	Val Number:	
Certificate of title:	994596		

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? (\bigcirc	Yes	v	٧O
Is there a dog on the property? 🔵 Yes 🕜 No				

7. Application Site Details (continued)

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.

8. Detailed description of the proposal:

This application relates to the following resource consent: Specific conditions to which this application relates:

Describe the proposed changes:

9. Would you like to request Public Notification?

Yes 🔵 No

10. Other Consent required/being applied for under different legislation *(more than one circle can be ticked):*

Building Consent Enter BC ref # here (if known)	
🔵 Regional Council Consent (ref # if known)	ef # here (if known)
National Environmental Standard consent	Consent here (if known)
Other (please specify) Specify 'other' here	

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application () Yes

Form 10 Application for change or cancellation of resource consent condition 3

12. 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 Vo**

13. 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) BOI Enterprises Limited

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: Bevin MacCarthy	_(please print)		
Signature:	(signature of bill payer – mandatory)		Date 21-May-2025
		MANDATORY	



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

PrivacyInformation:

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.

Declaration

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



Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- 🖌 Details of your consultation with lwi and hapū
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.



Bay of Islands Planning Ltd

Kerikeri House Suite 3, 88 Kerikeri Road Kerikeri

Email – <u>office@bayplan.co.nz</u> Website - <u>www.bayplan.co.nz</u>

22 May 2025

Far North District Council John Butler Centre Kerikeri

Application for consent condition variation s127 – RC 2230499 12 The Lakes Drive, Kerikeri.

Please find below a s127 application in relation to a proposed variation of consent conditions associated with RC 2230499. RC 2230499 approved a residential dwelling with provisions for a future shed and pool in the Rural Living Zone breaching the stormwater management rule as a Controlled Activity.

The conditions to be varied are sought under s127 of the Resource Management Act 1991 (**RMA**), which is a **Discretionary Activity**.

Yours sincerely,

Steven Sanson Consultant Planner



APPLICANT & PROPERTY DETAILS

Applicant	BOI Enterprises Limited
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Steven Sanson <u>steve@bayplan.co.nz</u> 0211606035
Legal Description	Lot 5 DP 561725
Certificate Of Title	994596
Physical Address	12 The Lakes Drive, Kerikeri
Site Area	4,393m ²
Owner of the Site	BOI Enterprises Limited
District Plan Zone / Features	Rural Living
Proposed District Plan	Rural Residential
Archaeology	Nil
NRC Overlays	Flooding
Soils	3s2
Protected Natural Area	Nil
HAIL	Nil

<u>Schedule 1</u>



SUMMARY OF PROPOSAL

Proposal	The variation proposal is with respect to design changes for the proposed dwelling, future shed and services on the site.
Reason for Application	The proposed variation is required because of the amended design to the approved dwelling under RC 2230499 RMALUC. An application under s127 of the RMA is needed.
Appendices	Appendix A – Record of Title & Instruments Appendix B – Updated Plans & Stormwater Report Appendix C – Previous Decision RC 2230499
Consultation	Nil
Pre Application Consultation	Nil



1.0 INTRODUCTION & PROPOSAL

1.1 Report Requirements

This report has been prepared for BOI Enterprises Limited in support of a s127 application in relation to the proposed variation associated with RC 2230499.

Details about the site are found above in Schedule 1 and in the Record of Title & Instrument found in Appendix A.

The design of the new dwelling, future shed and services are provided in <u>Appendix B</u>. So is an updated Stormwater Report.

Decision documents associated with the original application RC 2230499 can be found in <u>Appendix</u> <u>C.</u>

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if-

- a) the application was an application for a resource consent for a discretionary activity; and
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

- (a) made a submission on the original application; and
- (b) may be affected by the change or cancellation.

The conditions sought to be changed with the proposed wording is outlined below.

• Condition 1 and Condition 2.

The proposed variation to read as follows (refer <u>underlined for additions</u> and strikethrough for deletions):

Condition 1:



- 1. The activity shall be carried out in general accordance with the approved plans by Bay Builders, dated <u>15 May 2025</u> 19 April 2023, referenced:
 - a. Site Location Plan A01a
 - b. Site Plan A01b
 - c. Drainage Plan A0<u>4</u>5

and attached to this consent with the Councils "Approved Stamp" affixed to them.

Condition 2:

2. The stormwater system shall be installed and maintained for the duration of this consent, in general accordance with the Stormwater Mitigation Report prepared by Wilton Joubert, referenced 123683, dated <u>08 April 2025</u> 27 April 2023 and attached to this consent.

The rationale behind the changes are as follows:

- There is a new proposed design for the location of the dwelling, future shed and associated services. This requires the approval of Council.
- The stormwater arrangements have changed on site, which required re-assessment.

The key changes are outlined in Figures 1-6 below.



Figure 1 - Approved General Arrangement of Dwelling







	Pre-Development	Post-Development	Total Change
Roof Area	0 m ²	460.3 m ²	460.3 m ²
Proposed Dwelling	0 m ²	380.3 m ²	
Future Shed	0 m²	80 m²	
Total Uncovered Hardstand	191.8 m ²	390.9 m ²	199.1 m ²
Existing R.O.W	191.8 m ²	191.8 m ²	
Concrete Driveway	0 m ²	163.1 m ²	
Future Pool	0 m²	36 m²	
Pervious	4,201.2 m ²	3,541.8 m ²	-659.4 m ²

Figure 3 – Approved Stormwater Coverage

	Pre-Development	Post-Development	Total Change
Roof Area	0 m ²	395.8 m ²	395.8 m ²
Proposed Dwelling	0 m ²	305.8 m ²	
Future Shed	0 m ²	90 m ²	
Total Uncovered Hardstand	191.8 m ²	452.1 m ²	260.3 m ²
Existing R.O.W	191.8 m ²	191.8 m ²	
Concrete Driveway	0 m ²	260.3 m ²	
Pervious	4,201.2 m ²	3,545.1 m ²	-656.1 m ²

Figure 4 – Proposed Stormwater Coverage



Earthworks

Driveway cut:	15.4m ³
Main cut:	30m³
Total cut:	45.4m ³
Fill:	45.4m ³
Cut/Fill:	90.8m ³

Total permitted = 300m3 Complies

Figure 5 – Approved Earthworks

Earthworks

Driveway cut:	27.4m ³
Main cut:	50.0m ³
Total cut:	77.4m ³
Fill:	77.4m³
Cut/Fill:	154.8m ³

Total permitted = 300m3 Complies

Figure 6 – Proposed Earthworks

Should there be any other changes (consequential or otherwise) that arise during process, we retain the right to make further alternations and also provide FNDC staff with discretion to make changes that assist in workability and better implementation of consent conditions.

<u>1.2 Section 127</u>

The RMA establishes that a request under s127 is deemed to be discretionary activity and Section 88 to 121 apply with the necessary modifications. Additionally, in considering the request to change the



condition Council is limited to only considering what is being sought within the condition change and the effects there from.

The original resource consent application was not the subject of a publicly notified process and approved. The decision was not the subject of an appeal. In terms of the effects created by this variation these factors are addressed as follows.

1.3 Application Process

The Council retains the discretion to determine whether a discretionary activity should be notified. In determining this factor, it is the change in the effects of the consent conditions which are assessed against any possible adverse effects upon any person.

The RMA also requires Council to consider the effect of the change on those persons who lodged a submission to the original application. In this case the original consent was processed heard.

This aspect requires the Council to assess if the effects of the condition change would have an adverse effect upon any of the submitters.

The change of conditions would not in my opinion create any adverse effects that are more than minor. It is also considered the change to consent conditions does not create effects of a nature that would necessitate involving any third party or those original submitters. The reasons for this conclusion are provided below. Overall, it is considered that the application to change the condition can be processed without notification.

1.4 Effects

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as differing from the consented proposal.

In summary:

- The design / location changes do not result in any additional effects or breaches to relevant rules such as setbacks, sunlight, or building coverage. It is simply a change in orientation of the main dwelling and shift of location for the future shed. The pool is no longer a feature.
- In terms of stormwater there is a small reduction in total impervious surfaces. The mitigation proposed in the technical report is considered appropriate.



• Earthworks are increased for the proposal however they remain within the permitted standard, with effects within the permitted baseline. There are advice notes within the existing approval which can be carried across to outline the consent holders duty of care when undertaking earthworks.

1.5 Conclusion

Based on the above assessment, it considered that the actual and potential adverse effects of the proposal that would be less than minor and that there are no affected parties resulting.

2.0 STATUTORY CONTEXT

2.1 Objectives, Policies and Rules of the Far North District Plan

The variation is to be assessed as a Discretionary Activity as if it was a resource consent. Section 104B requires the consideration of any relevant objectives and policies in addition to the effects of the activity.

It is considered these factors have been addressed within the original land use application and the changes are of such a small nature that re-assessment would not add anything to the evaluative exercise previous undertaken.

2.2 Northland Regional Council Policy & Plans

For the same reasons, there is no need to reconsider the relevant policies and plans of the Northland Regional Council

2.3 National Policy Statements & National Environmental Standards

There are no new NPS' or NES of relevance to this variation.

2.8 Conclusion

Having considered the above, I am of the opinion that the proposal is not inconsistent with the relevant suite of statutory documents.

3.0 PART 2 ASSESSMENT



3.1 Section 5 – Purpose of The RMA

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

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

3.2 Section 6 – Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognised and provided for. This includes:

- 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 Māori 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.

In context, the relevant items to the proposal have been recognised and provided for in the design of the development.

3.3 Section 7 – Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:



- (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.

These matters have been given particular regard through the design of the proposal.

3.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

3.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

4.0 CONCLUSION

The changes proposed result in environmental effects which are less than minor and the proposal is not inconsistent with higher order documents. An assessment of Part II of the RMA has been completed with the proposal generally able to satisfy this higher order document.

Yours sincerely,

414)

Steve Sanson Consultant Planner



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



of Land

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

Identifier	994596
Land Registration District	North Auckland
Date Issued	11 November 2021

Prior References 431237

Estate	Fee Simple	
Area	4393 square metres more or less	
Legal Description	Lot 5 Deposited Plan 561725	
Registered Owners		
BOI Enterprises Limited		

Interests

Appurtenant hereto is a right to drain water easement created by Easement Instrument 6658342.19 - 22.11.2005 at 9:00 am

The easements created by Easement Instrument 6658342.19 are subject to Section 243 (a) Resource Management Act 1991

8327490.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.12.2009 at 3:57 pm

12002576.2 Mortgage to Westpac New Zealand Limited - 29.1.2021 at 12:54 pm

Subject to a right of way, right to convey electricity and telecommunications and a right to drain water over part marked A and B on DP 561725 created by Easement Instrument 12196711.2 - 11.11.2021 at 9:02 am

Appurtenant hereto is a right of way, right to convey electricity and telecommunications and a right to drain water created by Easement Instrument 12196711.2 - 11.11.2021 at 9:02 am

The easements created by Easement Instrument 12196711.2 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain water created by Easement Instrument 12196711.3 - 11.11.2021 at 9:02 am

The easements created by Easement Instrument 12196711.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part marked I on DP 561725 in favour of Far North District Council created by Easement Instrument 12196711.4 - 11.11.2021 at 9:02 am

The easements created by Easement Instrument 12196711.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked A on DP 561725 in favour of Chorus New Zealand Limited created by Easement Instrument 12196711.5 - 11.11.2021 at 9:02 am

The easements created by Easement Instrument 12196711.5 are subject to Section 243 (a) Resource Management Act 1991

12196711.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.11.2021 at 9:02 am

Land Covenant in Covenant Instrument 12331334.2 - 17.12.2021 at 3:16 pm (Limited as to duration)

12338464.1 Variation of Mortgage 12002576.2 - 20.12.2021 at 4:08 pm

Land Covenant in Covenant Instrument 12362287.1 - 11.2.2022 at 11:52 am (Limited as to duration)



View Instrument Details



Instrument No Status Date & Time Lodged Lodged By Instrument Type

8327490.5 Registered 09 December 2009 15:57 Waller, Sophia Louise Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
431236	North Auckland
431237	North Auckland
431239	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Sophia Louise Waller as Territorial Authority Representative on 09/12/2009 02:56 PM

*** End of Report ***



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Privit	te Rog 752, Memorial Ave
Kaik	ohe 0400, New Zeokand
Free	phone: 0800 920 029
Phor	w; (0 9) 40 5 2750
Fax	(09) 401 2137
Ema	1: ask.as@fndc.gor4.nz
Minh	dim same forde cost as

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

<u>REGARDING RC 2090021</u> the Subdivision of Lot 2 DP 326884 Lots 5 & 6 DP 27219 Sec 51 BLK XI Kerikeri SD North Auckland Registry

<u>PURSUANT</u> to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

SCHEDULE

Lots 1,2 & 4 DP 408584

- i. Before any development is carried out, provide a formed double width sealed entrance to right of way easement "A" complying with the Council's Engineering Standard FNDC/S/6C and in addition provide a formed and metalled access on right of way "A" to 5 metres finished carriageway width for a minimum distance of 30 metres from the road frontage boundary."
- ii. Wastewater Treatment will be subject to an Appendix E (TP58) report submitted in conjunction with any Building Consent Application

SIGNED:

MAMY

Mr M A McDonald

By the FAR NØRTH DISTRICT COUNCIL Under delegated authority: PRINCIPAL PLANNER

DATED at Kerikeri this 25^{rh} day of May

2009.

Proposed Dwelling

BOI Enterprises Ltd. 12 The Lakes Drive Kerikeri Lot 5 DP 561725

Designer Sheet Index		
Sheet No.	Sheet Title	Rev
S0.1	Cover Page	-
S0.2	Typical Steel Detailing	-
S0.3	Typical Pipe Penetration Details	-
S1.1	Raftfloor Plan	-
S2.1	Raftfloor Details	-
A08	Bracing Plan Mark Up	-
SD1	Typical Detail	-
	Revisions	

-

-

-

	Designer Sheet Index	
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	E
A01b	Site Plan	E
A01c	Wastewater Details	E
A02	Floor Plan	E
A03	Elevations	E
A04	Drainage Plan	E
A05	Foundation Plan	E
A06	Roof Plan	E
A07	Framing & Lintel Plan E	
A08	Bracing Plan	E
A09	Section A	E
A10	Threshold Details E	
A11	Hold Down Details	E
A12	Post & Beam Details	E
A13	Cladding Details	E
A14	Cladding Details	E
A15	Roof Details	E
A16	Membrane Details	E
A17 Drainage Details E		E
	Revisions	
-	_	_

Construction Drawings Date: 15 May 2025 Job Number: 7981 Drawn by:













NOTES

- 1. All drainage is diagrammatical, do not scale from drawing.
- 2. Length of dripper lines to be no more than 100m between feed points.
- 3. Dripper lines to follow contour lines
- 4. Dripper lines to laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
- 5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
- The works which are being 6. proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control -Auckland Council Guideline Document GD005 GD05 Erosion and Sedimen Control.pdf (aucklanddesignmanual.co.nz)

Aeration treatment system with air release valve if system is the highest point of the disposal field

Sewer: 100mm Ø pipe, gradient 1:60

Aeration treatment system with air release



ince with NZS 3604: 201

work to be done in accordance with NZS 3604 NZ Building Code unless specifically designed is document and the copyright in this document remain the



NOTE:

- All dimensions taken from the 1. outside of pre-cut, please check al dimensions before construction commences
- 2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
- 2. Refer to Eave detail for stud, lintel and soffit framing heights.
- 3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
- 4. Refer to attached sheet for cladding & roofing notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- 6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- 7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.

BUILDING AREA:

Floor Area: 214.9m² Roof Area: 305.8m²

FIXINGS:

Exposure Zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

ions on site before c rings. Refer any dis sulting Ltd

work to be done in accordance with NZS 3604 NZ Building Code unless specifically designed nce with NZS 3604: 201

his document and the copyright in this document remain the operty of O'Brien Design Consulting Ltd.



Sheet Title

Floor Plan

Project No

Drawn

15 May 2025 7981



Scale (A3 Original) 1:100



NOTE:

- 1. All heights shown are existing ground heights.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- 3. All windows and doors double glazed other than the garage joinery.
- Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

FIXINGS:

Exposure Zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do no scale from drawings. Refer any discrepancies to O'Brien Des Consulting Ltd.

All work to be done in accordance with NZS 3604: 201 he NZ Building Code unless specifically designed.

his document and the copyright in this document remain the roperty of O'Brien Design Consulting Ltd.



BOI Enterprises Ltd. 12 The Lakes Drive Kerikeri Lot 4 DP 561725

Sheet Title

Elevations

Drawn

Project No

Re

15 May 2025



SPEC	IFICAT	IONS			
be		Obli	que cla	adding	
			2610)	
9			Trimlir	ne	
			25°		
		/	Alumin	um	
			High		
Zone			1		
RISI		RIX			
Factor	L	м	н	VH	Score
ie	0	0	1	2	1
of Storeys	0	1	2	4	0
all Intersection	0	1	3	5	0
ith	0	1	2	5	1
Complexity	0	1	3	6	0
sign	0	2	4	6	0
	Total 2				



All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.

Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area.

Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.

4. Continuous fascia & spouting with 80Ø PVC downpipe with PVC spouting.

All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.

6. All lateral drains under slab to be a minimum of 65Ø.

Waste Pipe Gradients (min)			
40Ø	1:40 Mini	mum Gradient	4DU
65Ø	1:40 Mini	mum Gradient	21DU
100Ø	1:60 Mini	mum Gradient	115DU
	Waste Pi	pe & Discharge U	Inits
40Ø	Ha	nd basin	1DU
40Ø	Kitc	hen Sink	3DU
40Ø	Dis	hwasher	3DU
40Ø	Lau	ndry Tub	3DU
40Ø	Washi	ng Machine	5DU
40Ø	S	hower	2DU
40Ø	Bath		4DU
100Ø	WC Pan		4DU
	Draina	age Pipe Gradien	t
65Ø	1:40 Minimum Gradient		25DU
85Ø	1:60 Minimum Gradient		61DU
100Ø	1:60 Minimum Gradient		205DU
150Ø	1:60 Minimum Gradient		1310DU
TV Terminal Vent		al Vent	
ORG		Overflow R	elief Gully
+ RE		Rodding Eye	
		Drainage - Waste Pipe	
		110mm Ø Stor	mwater Pipe

Pipe work to avoid foundations



-+

Verify all dimensions on site before commencing work & do scale from drawings. Refer any discrepancies to O'Brien D Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 the NZ Building Code unless specifically designed.

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roject Title

BOI Enterprises Ltd. 12 The Lakes Drive Kerikeri Lot 4 DP 561725

Sheet Title

Drainage Plan

Drawn 15 May 2025 Project No 7981 A04 Е

Scale (A3 Original) 1: 100

0.5



ENGINEERED RAFT FOUNDATION

Plan to be read in conjunction with Engineers Raft Foundation Calculations.

NOTE:

- 1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
- 2. Check all existing drain locations and all dimensions on site before construction.
- Refer to Engineers notes for concrete MPa & other details.
- 4. Plans to be read in conjunction with Engineers foundation design & PS1.
- 5. Local Authority should inspect the earthworks, building platform construction and foundation, prior to the concrete being poured to ensure that the design criteria has been met.
- 6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- 7. Confirm rebate to slab for external doors with designer or home builder before construction.
- 8. Granular fill to comply with NZS 3604:2011, greater than 600mm to be engineered. Fill to be compacted at 150mm intervals and tested at 300mm intervals. Do not build on uncertified fill.



Exposure Zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

ions on site before c vings. Refer any dis ale from u.... onsulting Ltd.

All work to be done in accordance with NZS 3604: 20 he NZ Building Code unless specifically designed.

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12 The Lakes Drive Kerikeri









Exposure zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Fixings within 600mm of finished ground level to be 304 stainless steel.

Exposed fixings to be type 304 stainless steel.

Sheltered fixings to be hot-dipped galvanize.

Closed in nail plates in roof space to be continuous coated galvanized steel.

Closed wire dogs and bolts to be hot dipped galvanized steel.

All other closed structural fixings to be mild steel (uncoated non galvanized)

NOTE:

- 1. For framing notes refer to separate detail sheet.
- 2. For joinery notes refer to separate detail sheet.
- 3. All internal walls non load bearing all loads less than 10KN.



Portico Bracing Post: 750Ø Bored concrete pile (BCP) set 1650 deep or to suitable material, whichever is deeper, with PLP12H5-250 Prolam Post cast in with 100mm bottom cover.Also refer to WJL foundationdrawing S2.1 for P1 footing details.

Beam to Post Connection: Refert o WJL drawing SD1, Detail 1A forthe typical connection detail of the veranda beam to the Prolam post.

Verify all dimensions on site before commencing work & do n scale from drawings. Refer any discrepancies to O'Brien De sulting I to

Il work to be done in accordance with NZS 3604: 2011 ne NZ Building Code unless specifically designed.

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Kerikeri Lot 4 DP 561725

Sheet Title

Framing & Lintel Plan

Drawn Project No

15 May 2025 7981

Е A07

Scale (A3 Original) 1: 100

LEGEND

Internal & external load bearing walls 90 x 45 SG8 H1.2 Timber studs at 400 c/c 90 x 45 SG8 H1.2 Timber nogs at 800 c/c Internal non-load bearing walls

90 x 45 SG8 H1.2 Timber studs at 600 c/c 90 x 45 SG8 H1.2 Timber nogs at 800 c/c

= = = = Girder truss



NOTE:

- All bracing elements to be installed to manufacturers specifications.
- 2. Aqualine GIB to all bathroom walls.

WALL BRACING

GIB Board wall braces

GS1-N:	10mm GIB one face Min. 0.4m long, no hold downs.
GS2-N:	10mm GIB both faces Min. 0.4m long, no hold downs
BL1-H:	10mm Braceline GIB one face min. 0.4m long, with hold downs





FIXINGS

Exposure zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Fixings within 600mm of finished ground level to be 304 stainless steel.

Exposed fixings to be type 304 stainless steel.

Sheltered fixings to be hot-dipped galvanize

Closed in nail plates in roof space to be continuous coated galvanized steel.

Closed wire dogs and bolts to be hot dipped galvanized steel.

All other closed structural fixings to be mild steel (uncoated non galvanized)

Section

- 1. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- All wall framing typically H1.2 treated unless specifically stated.
- 3. Refer to Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
- 4. Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
- 5. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
- 6. Aqualine GIB to all wet areas.
- 7. All shower units to be modular or
- 8. Refer to Eave detail for stud, lintel and soffit framing heights.
- 9. Additional nogs to be installed at framing stage to allow for towel rails, wardrobe & fixed shelves, WC cistern, toilet roll holders & wall mounted extractors.

with 80Ø downpipe installed to manufacturers specification





- 7.5mm nom gap with Airseal & PEF backing rod

Garage Door track/bracket shown indicative only

65 x 2.87mm D head or 65 x 2.87mm RounDrive ring shank nail fixed one nail 150mm from bottom edge of board per nog/plate for 300mm wide board

NOTE:

- Refer to NZS3604:2011 Section 4 for durability requirement
- 2. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
- 3. Building underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
- 4. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1
- 5. As per NZBC 9.1.10.8: Install windows & doors using pairs of mir 75x3.15 jolt head nails through reveals into surrounding frame at a) 450mm max c/c along sills, jambs & heads b) 150mm max from ends of revea Install packers between reveals & framing at all fixing points, except between head reveals & lintels.
- 6. All window joinery to comply with NZS 4211:2008
- 7. All glazing to comply with NZS 4223
- 8. All window and door openings to be checked on site prior to manufacture, any discrepancies to be reported to the Designer.
- 9. Details to be read in conjunction with manufacturers installation instruction.
- 10. Cladding to be installed to manufacturers installation instructions



work to be done in accordance with NZS 3604: NZ Building Code unless specifically designed ince with NZS 3604: 201

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roject Title

BOI Enterprises Ltd. 12 The Lakes Drive Kerikeri Lot 4 DP 561725

Sheet Title

Threshold Details

rawn	15 May 2025
oject No	7981
E	sheet A10

Scale (A3 Original) 1:5

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- All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
- 2. Refer to NZS3604:2011 Section 4 for durability requirements.
- 3. Do not scale from drawings.
- All wall framing typically H1.2 treated unless specifically stated.
- Designers connection details to be followed unless specifically design by precut manufacturer.
- 6. Refer to Eave detail for stud, lintel and soffit framing heights.
- Precut manufacturer to provide truss fixings and Producer Statement.
- Refer to Framing & Lintel Plan for lintel to stud fixings.

FIXINGS

Exposure zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.

Sheltered fixings to be hot-dipped galvanize.

Closed in nail plates in roof space to be

continuous coated galvanized steel. Closed wire dogs and bolts to be hot

dipped galvanized steel.

All other closed structural fixings to be



P. 09 401 7003 M. 021 228 8094 E. admin@baybuilders.co.nz W. www.baybuilders.co.nz

roject Title

BOI Enterprises Ltd. 12 The Lakes Drive Kerikeri Lot 4 DP 561725

Sheet Title

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Rev

Post & Beam Details

Project No	
Drawn	15 May 2025

7981



Scale (A3 Original) 1:10



Drawn	15 May 2025
Project No	7981
Rev E	^{Sheet}
Scale(A3 Original)1:5	


NOTE:

- All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
- 2. Check all dimensions before construction commences.
- 3. All window joinery to comply with NZS 4221:1985
- 4. All glazing to comply with NZS 4223
- All window and door openings to be checked on site prior to manufacture, any discrepancies to be reported to O'Brien Design Consulting Ltd.
- Linea Weatherboard to be installed to manufacturers installation instructions.





NOTE:

- 1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete
- 2. Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area
- 3. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120
- 4. All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.
- 5. Roofing to be installed to New Zealand Metal Roofing Code of Practice and in accordance with manufacturers installation instructions
- Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area
- 7. Details to be read in conjunction with manufacturers specifications and installation requirements.

FIXINGS

Exposure zone: C Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.

Sheltered fixings to be hot-dipped galvanize.

Closed in nail plates in roof space to be continuous coated galvanized steel. Closed wire dogs and bolts to be hot dipped galvanized steel.

All other closed structural fixings to be mild steel (uncoated non galvanized)

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BOI Enterprises Ltd. 12 The Lakes Drive Kerikeri Lot 4 DP 561725

Sheet Title

Roof Details

Drawn

Project No

15 May 2025 7981







NOTE:

- 1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
- 2. All construction materials fixings & fastenings to comply with NZS 3604:2011 Section 4 & NZBC B2.
- 3. Plumbing to be installed by resigtered Plumber.
- 4. Refer to Gib aqualine Wet Area Systems for manufacturers installation required for GIB lining to typical fixtures & installation
- 5. Tiled showers to have membrane applied under tiling.
- 6. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
- 7. Builder to refer to fixture manufacturers requirements for framing /nogging required for installations of all fixtures & fixings.
- "Watersplash" Areas to E3/ AS1 8.
- Seal around all penetrations and at junctions of wall/floor tiles with approved mould resistant silicone sealant.
- Watersplash areas & surfaces adjacent to sanitary & laundering facilities to be impervious to compl.y with NZBC E3.
- Kitchen bench/ work surfaces 3.0 to comply with G3/ AS1.
- Membrane used behind all sealant joints



Tiles to be installed in accordance with BRANZ Good Practice Guide







(b) Bedding type 'D' of NZS 7643 Cover greater than 375mm

NOTE: Fill shall be:

Ordinary fill where drains are located below gardens and open country.

Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.





NOTE:

- 1. All lateral drains under slab to be a minimum of 65Ø.
- 2. All drainage to comply with AS/NZS3500 & NZBC
- E1/VM1.
- 3. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.

- 4. Provide seismic restraints & temperature valve to hot water cylinder as per NZBC G12/AS1. To be read in conjunction with manufacturers specifications.
- Downpipe's required as per NZBC E1/AS1 1x74mmØ (80mmØ nominal) downpipe per 70m² roof plan area.
- 6. Stormwater: 110mm Ø UPVC pipe, min gradient 1:120



GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.

2. Contact the architect/engineer if any discrepancies are found.

3. Under no circumstances shall polystyrene spacers be used. Use recommended spacers as per details provided.

4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.

5. A layer of sand blinding or granular fines (GAP7) shall be placed and screeded over the building platform. The maximum thickness of this layer shall be no more than 50mm.

6. Polystyrene pods shall be 1100 x 1100 x 220mm.

<u>7.</u> Edge beams and/or thickenings may be wider than shown (as necessary to accommodate off-cuts/wastage etc.). Add an additional HD12 in the bottom for every 100mm of additional concrete width.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.

2. Cuts shall be made to the floor where shown on the drawings.

3. Additional supplementary sawcuts no deeper than 15mm may be placed at 5m bays. Each bay length to width ratio shall be limited to 1.5:1.

4. Where concrete polishing are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing. Highly recommended for supplementary sawcuts on polished or exposed concrete to be placed in 3m bays to reduce cracking, locations TBC by architect/ agent. Highly recommended to engage concrete specialist for advice on concrete placement, curing, and polishing, in order to achieve desirable finish with minimal cracking.

5. Where underfloor heating is installed, floor topping shall be increased to 110mm. Close attention and careful planning shall be taken to ensure no damage to underfloor heating (e.g. layout avoiding load bearing wall, sawcuts, etc.).

6. Unless otherwise noted, concrete shall be:

Raftfloor: Raftmix 25MPa minimum

Other concrete, Bored Concrete Piles, Post Footings: 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.

2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.

3. All mesh reinforcement shall be Ductility Class E as per NZS4671

<u>4.</u> Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.

<u>5.</u> Unless otherwise specified on plans, minimum covers are: exposed to earth: 75mm exposed to edge: 50mm protected by damp proofing: 50mm

6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap when less than 300mm of concrete below steel	min. lap when more than 300mm of concrete below steel	concrete strength (MPa)
300	'D'	40Ø or min. 600mm (whichever is greater)	52Ø or min. 600mm (whichever is greater)	all blockfill, 20 and 25
500	'HD'	70Ø	91Ø	all blockfill
500	'HD'	56Ø	73Ø	20
500	'HD'	50Ø	65Ø	25

*Note: for lap of vertical bars, use values for "when less than 300mm of concrete below steel"

SITE CONDITIONS

1. Design based on soils report/assessment

By: RS Eng Limited Ref: 17637 Dated: 27 July 2021

<u>Specifically:</u> Design based on all unsuitable material removed (to approximate depth of 0.2-0.4m) and uniform class M expansive soils across building platform with a minimum ultimate bearing capacity of 200kPa, subject to engineer's confirmation.

- For BCP design, a minimum undrained shear strength of 50kPa has been assumed and would need to be checked and confirmed on site by Engineer

- The base of raftfloor should have a minimum separation of 0.6m from the inferred groundwater table.

2. In the absence of any other recommendation, a minimum of 150mm of compacted granular/hardfill layer extended min. 1000mm beyond the building footprint (or as per notes 3 & 4 below) shall be placed under the slab to level the site and provide a durable working surface for temporary works.

3. Building platform, where filled above natural Existing Ground Level (EGL), shall be extended min. 1000mm beyond the building footprint. Fill shall be placed and compacted in accordance to NZS 4431:1989. Fill exceeding 500mm deep above EGL shall be reviewed by author of geotechnical report or suitably qualified geotechnical engineer.

<u>4.</u> Where compacted fill (to replace excavated material) is required to form building platform, the excavation and backfill shall be extended past the building edge by at least the same depth that is being excavated or as per note 2 above, whichever is greater. Backfill shall be placed and compacted in accordance to NZS 4431:1989.

5. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

6. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, unless otherwise allowed for and shown in WJL Foundation Plan.

<u>7.</u> Building foundation shall be outside of 1V:1.5H influence line from the bottom of any retaining wall, unless otherwise allowed for and shown in WJL Foundation Plan.

8. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any private underground tank and pumps, unless otherwise allowed for and shown in WJL Foundation Plan.

9. Any excavation done for private drainage trenches MUST be backfilled and recompacted strictly as per NZBC Acceptable Solution G13/AS2.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).

<u>2.</u> It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
 NO INSPECTION EQUALS NO PS4 ISSUED.

3. Recommended Inspections:

- Piles holes geotechnical parameter (This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report *).

- Piles dimensions, depth, and reinforcements, if any (This may be carried out by Wilton Joubert Ltd.)
- Site cut to suitable subgrade (This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report *).
- Compaction and depth of fill (This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report *).
- Concrete pre-pour of foundations (& any other structural elements).

*If geotechnical report was written by others, Wilton Joubert Ltd. shall be given the opportunity to review all available geotechnical reports and reserve the right to pass on any geotechnical inspections to author of geotechnical report.

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection. The following are required at the time of booking:

- Building consent number MUST be provided at time of booking.

- Building consent documentation and consent conditions MAY be requested for review prior to inspection, particularly for geotechnical inspection requests where geotechnical report was written by others.

- Building consent documentation and consent conditions MUST be available on site for inspection.

















11	1.	TES: Do not scale from drawings. Thes drawings are to be read in	e					
	drawings and all other related documents. Refer to architectural drawings for dimensions. Contact the architect/ engineer if any discrepancies are found.							
	2.	These drawings are NOT to be used as shop drawings, Wilton Joubert takes no responsibility for set-out and dimensions when shop drawings have not been provided. Check all structural beams, components and dimensions prior to fabrication and installation. Ensure truss and frame manufacturers understand what connections are shown. If a connection does not work practically, contact Wilton Joubert prior to fabrication.						
	3.	Unless otherwise stated, all steel beams supporting trusses and floc members shall be packed with SG timber and bolted with M12 bolts a min. 600crs.	or 8 at					
	4.	All structural steel & connections' coating / durability requirements sl be as per NZS3604:2011 or proprietary coatings (solutions) to comply with SNZ TS 3404:2018.	hall					
	5.	 Bolts bearing on timber may be substituted with coach bolts of the same size and grade, as preferred on site. 						
	 All built-up timber member shall be well spiked as per NZS3604. 							
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	1	Redesian 09	04.25					
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11	REVISION WILTON JOUBERT Northland: 09 945 4188 Auckland: 09 527 0196 Wanaka: 03 443 6209 Www.wiltonjoubert.co.nz							
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Wilton Joubert Limited 09 527 0196 PO BOX 11-381 Ellerslie Auckland 1524

SITE	12 The Lakes Drive, Kerikeri
LEGAL DESCRIPTION	Lot 5 DP 561725
PROJECT	Proposed Residential Dwelling
CLIENT	Bay Builders
REFERENCE NO.	123683
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	С
DATE OF ISSUE	8 April 2025

Report Prepared For	Attention	Email
Bay Builders	Bevin MacCarthy	bevin@baybuilders.co.nz

Authored by	G.Brant (BE(Hons) Civil)	Civil Design Engineer	Gustavo@wjl.co.nz	gustan
Reviewed by	P. McSweeney (BE(Hons) Civil)	Civil Design Engineer	Patrick@wjl.co.nz	Ro
Approved by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	Palinge



1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 5 DP 561725				
Site Area:	4,393 m²				
Development Type:	Proposed Residential Dwelling				
Development Proposals Supplied:	Plan Set by O'Brien Design Consultants (Ref No: 7981 Rev D, dated: 07.04.2025)				
District Plan Zone:	Rural Living				
Permitted Activity Coverage:	<u>12.5%</u>				
	Post-development Impermeable Area	as			
Impermeable Coverage:	Total Proposed Roof Area Total Hardstand Area	395.8 m² 452.1 m²			
	Post-Development Total = 847.9 m ² d	or 19.3% of the site area			
	Controlled -RC Required.				
Activity Status:	The existing R.O.W is attenuated via a detention basin in neighbouring Lot 8 DP 561725. Stormwater attenuation will therefore be provided for the remaining unattenuated impermeable area in excess of the Permitted Activity threshold (<u>107m²</u>).				
	Attenuation is to be provided in acc outlined in Section 5 via flow attenua dual-purpose tanks.	ordance with the consent conditions ted outlets in the proposed dwelling's			
Roof Attenuation:	Recommended Tank – 3 x 25,000L Rainwater Tanks Dimensions - 3600mmØ (or greater) x 2600mm high (or greater) 10% AEP & 1% AEP Control Orifice – 60mmØ orifice; located <u>>300mm</u> below the overflow outlet Overflow – 100mmØ; located <u>at the top of the tank</u>				
Driveway Attenuation:	It is recommended to shape the pro- runoff to catchpits. The catchpits are stormwater connections via sealed p	oposed concrete driveway area to direct required to drain directly to the available ipes.			
	Catchpit type based on hardstand are	ea draining to it. Refer to site plan.			
Point of Discharge:	To available stormwater connection.				



2. <u>SCOPE OF WORK</u>

Wilton Joubert Ltd. (WJL) was engaged by the client to produce a stormwater mitigation assessment at the above site.

At the time of report writing, the following documents were referred to for background data and details of the proposed development:

- Site Plan by O'Brien Design Consulting (Ref No: 7981 Rev D, dated: 07.04.2025)
- Suitability Report by RSEng Ltd (Ref No: 17637, dated: 27.07.2021)
- Scheme Plan of Proposed Subdivision by Donaldson's Survey (Ref No: 7662a, dated: October, 2020)
- Stormwater Catchment Plan by Donaldson's Survey (Ref No: 7774, dated: January, 2021)

Any revision of these drawings and/or development proposals with stormwater management implications should be referred back to us for review.

3. <u>SITE DESCRIPTION</u>

The subject property is legally described as Lot 5 DP 561725 and is located off the eastern side of The Lakes Drive, Kerikeri. The site is accessed via an existing concrete driveway, approximately 250m northwest of The Lakes Drive – Waipapa Road intersection.

The 4,393m² site features gentle slopes, which generally fall to the northeast at less than 2°. Besides the existing concrete driveway, ground cover on-site consists of grass.

The plan set provided by O'Brien Design Consulting (Ref No: 7981, dated: 19.04.2023) indicates that the site is serviced by a stormwater connection near the lot's north-eastern corner. The property is not serviced by public wastewater or potable water reticulation.



Figure 1: Aerial Snip from FNDC Maps Showing Site Boundaries (cyan) and 1m contours (yellow)







Figure 2: Stormwater Catchment Plan by Donaldson's Survey (Ref No: 7774, dated: January, 2021)

4. <u>DEVELOPMENT PROPOSALS</u>

The development proposal obtained from the client, is to construct a residential dwelling (305.8m² roof area), a future shed (90m²) and a concrete driveway (260.3m² uncovered) as depicted in the plan set by O'Brien Design Consulting (Ref No: 7981 Rev D, dated: 07.04.2025).

The principal objective of this assessment is to provide an indicative stormwater disposal design which will manage runoff generated from the increased impermeable areas resulting from the proposed development.

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the on-site <u>primary</u> stormwater management system for the proposed development is based on a gross site area of 4,393m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Roof Area	0 m ²	395.8 m ²	395.8 m ²
Proposed Dwelling	0 m²	305.8 m ²	
Future Shed	0 m²	90 m²	
Total Uncovered Hardstand	191.8 m ²	452.1 m ²	260.3 m ²
Existing R.O.W	191.8 m ²	191.8 m ²	
Concrete Driveway	0 m ²	260.3 m ²	
Pervious	4,201.2 m ²	3,545.1 m ²	-656.1 m ²

The total amount of impermeable area on site, post-development will be 847.9m² or 19.3% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.



Consent Conditions

The site is under the jurisdiction of the Far North District Council. This design has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards, the Far North District Council District Plan, Clause E1 of the New Zealand Building Code, and the following specific design guidelines provided within RC 2200520, pertaining to the following:

- 2. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:
 - a) The consent holder shall provide a stormwater attenuation design by an independently qualified person or chartered professional engineer. Attenuation shall be provided to limit post development flow on the sites to predevelopment in the 10% and 1% AEP events, plus an allowance for climate change, from the anticipated impermeable area on each lot, or at a minimum up to the permitted percentage of impermeable surfaces provided for in the District Plan. The attenuation shall provide for the peak rainfall through to 90 minutes after the peak.

Figure 4: FNDC RC 2200520 Extract

District Plan Rules

The site is zoned Rural Living. The following rules apply under the FNDC District Plan:

8.7.5.1.5 – Permitted Activities – Stormwater Management - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m², whichever is the lesser.

8.7.5.2.2 – **Controlled Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m², whichever is the lesser.

12.5% site coverage would equate to **549.1m²**. The total proposed impervious area for the development exceeds 12.5% of the total site area but is less than 20%. Therefore, the activity is seen as Controlled under rule 8.7.5.2.2 of the District Plan. Additional consideration has been given to stormwater management areas as outlined in Sections 6 & 8 of this report.

Design Requirements

The total impervious area exceeding the amount falling under the Permitted Activity threshold is **298.8m²**. However, the Suitability Report by RSEng Ltd (Ref No: 17637, dated: 27.07.2021) states that the existing R.O.W (**191.8m²**) servicing the subject lot is attenuated via a detention basin in the neighbouring property, located to the north of the subject site (Lot 8 DP 561725). Stormwater attenuation will therefore be provided for the remaining unattenuated impermeable area in excess of the Permitted Activity threshold (**107m²**).

The mitigation of runoff from the proposed impermeable areas back to Permitted Activity levels has been deemed appropriate for this stormwater management assessment for the following reasons:

- The site naturally drains north-east to a large rural farm block, void of residential dwellings.
- Subdivision stormwater network is newly and conservatively constructed and therefore available to serve as a discharge point which will transport run-off to a large stormwater management pond, north-east of the site.
- The resource consent conditions above note that mitigating runoff back to Permitted Activity levels is an acceptable approach.





Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable surfaces (549.1m²) are considered to have less than minor effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

Stormwater Modelling Method

The Type IA storm profile was utilised for stormwater attenuation calculations in accordance with TR-55. HydroCAD[®] software has been utilised in design for a 10% AEP rainfall value of 200mm with a 24-hour duration and for a 1% AEP rainfall value of 306mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and includes 20% climate change.

6. STORMWATER MITIGATION ASSESSMENT

Potable Water Supply

It is recommended that rainwater tanks are utilised to provide the proposed dwelling with a potable water supply. The tank type is at the discretion of the client. A proprietary guttering system is required to collect roof runoff from the proposed dwelling and the future shed. It is recommended to install first flush diverters and leaf guards between the roof and inlet of the tank. The tank inlet level should be at least 600mm below the gutter inlet or any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed dwelling and future shed. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall.

All potable tanks must be constructed level and fitted with balancing pipes at the top and near the base of each tank to connect all potable water tanks to each other. Partial burial of the tanks is at the discretion of the client. Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tanks.

The upper section of the potable water tanks is to act as a detention volume to achieve stormwater neutrality for the proposed impermeable areas exceeding the permitted activity coverage threshold. One of the tanks is to be fitted with a 100mmØ overflow outlet with a flow attenuation outlet as specified below.

Potable Tanks Detention Volume

As per the attached design calculations, the design elements of the detention volume are as follows:

 Proposed Tank
 3 x 25,000 litre Rainwater Tanks

 Tank dimensions
 3600mm Ø (or greater) x 2600mm high (or greater)

 Outlet orifice (10% AEP & 1% AEP control)
 60mm diameter orifice; located >300mm below the Overflow Outlet

 218mm water elevation (10% AEP)

 6.7m³ Storage (10% AEP)

 350mm water elevation (1% AEP)

 10.7m³ Storage (1% AEP)

Overflow Outlet

100mm diameter; located at the top of the tank



Tank Detail (123683-C201) and supporting calculations are appended to this report for clarification. The overflow from the potable water / detention tanks must drain via a sealed pipe to the available stormwater connection.

The tank must be installed in accordance with the tank suppliers' details and specifications. Levels are to be confirmed by the contractor on-site prior to construction. Adequate fall (minimum 1% grade) from the tank's outlet to the discharge point is required. If this is not achievable, WJL must be contacted for review of the design.

Hardstand Areas

It is recommended to shape the proposed concrete driveway area to direct runoff to catchpits. The catchpits are required to drain directly to the available stormwater connection via sealed pipes. Refer to the appended Site Plan (123683-C200).

Stormwater catchpit(s) and drainage piping should be in accordance with E1 Surface Water of the NZBC. The catchpit(s) must have a suitable sump to serve as a pre-treatment device prior to discharging to the available stormwater connection.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Permitted Scenario – 10% AEP & 1% AEP Storm Events + CCF

Roof Draining to Tanks	Area	Runoff CN	10% AEP Peak Flow Rate	1% AEP Flow Peak Rate
Permitted Coverage	549.1 m²	98	7.22€/s	11.08€/s

Post-Development Attenuated Scenario – 10% AEP & 1% AEP Storm Events + CCF

Roof Draining to Tanks	Area	Runoff CN	10% AEP Peak Flow Rate	1% AEP Flow Peak Rate
Post Development Coverage	656.1 m²	98	3.26 % /s	5.98 € /s

Given the design parameters, stormwater neutrality has been achieved for the 10% AEP and 1% AEP storm events across the proposed/future impermeable surfaces over the permitted activity threshold.



8. DISTRICT PLAN ASSESSMENT

This report has been prepared to demonstrate the likely effects of increased stormwater run-off arising from the proposed development and the means of mitigating run-off to no more than the levels that would result from the permitted threshold under Stormwater Management Rule 8.7.5.1.5.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters. In respect of matters (a) through (i), we provide the following comments:

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;	Impermeable surfaces resulting from the development increase site impermeability. Low impact design principles have been utilised to mitigate runoff to that of the pre-development level (10% and 1% AEP).
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	Existing R.O.W attenuated back to pre-development level via a detention basin. Remaining impermeable area in excess of the Permitted Activity threshold attenuated via potable water / detention tanks.
(c) any cumulative effects on total catchment impermeability;	The development proposals will result in an increase in catchment impermeability. The wider catchment is not overly developed.
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;	Runoff from the proposed roof and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes which will aid in mitigating the potential for runoff to pass over / saturate the surrounding soils.
	Ponding is not anticipated to occur provided the recommendations within this report are adhered to. The natural site soils are highly impermeable so the building coverage on site will have little effect on the grounds ability to absorb water.
(e) the physical qualities of the soil type;	Clay Soils – Poor drainage.
(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;	The site is large enough for on-site stormwater and effluent disposal (i.e setbacks between water sources and effluent disposal comply with Table 9 of the PRPN).
(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The proposed driveway provides vehicle access to the proposed dwelling and is not considered excessive.
(h) the extent to which land scaping and vegetation may reduce adverse effects of run- off;	Existing vegetation and any plantings introduced by the homeowner during occupancy will aid in reducing surface water velocity and provide treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein



(i) the means and effectiveness of mitigating	Stormwater runoff has effectively been mitigated to the
stormwater runoff to that expected by	Permitted Activity threshold for the 10% and 1% AEP
permitted activity threshold.	Storm events.

9. <u>NOTES</u>

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (123863-C200 & 123863-C201)

Subsequent to construction, a programme of regular inspection / maintenance of the system should be initiated by the Owner to ensure the continuance of effective function, and if necessary, the instigation of any maintenance required.

Wilton Joubert Ltd recommends that all contractors keep a photographic record of their work.



10. LIMITATIONS

The recommendations and opinions contained in this report are based on information received and available from the client at the time of report writing.

This assignment only considers the primary stormwater system. The secondary stormwater system, Overland Flow Paths (OLFP), vehicular access and the consideration of road/street water flooding is all assumed to be undertaken by a third party.

All drainage design is up to the connection point for each building face of any new structures/slabs; no internal building plumbing or layouts have been undertaken.

During construction, an engineer competent to judge whether the conditions are compatible with the assumptions made in this report should examine the site. In all circumstances, if variations occur which differ from that described or that are assumed to exist, then the matter should be referred to a suitably qualified and experienced engineer.

The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions during the construction phase may cause behaviour outside the limits given in this report.

This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Wilton Joubert Ltd.

REPORT ATTACHMENTS

- Site Plan C200 (1 sheet)
- Tank Detail C201 (1 sheet)
- Calculation Set





- 1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
- THE EFFECTIVE OPERATION OF THE SYSTEM.
- STEEL OR NYLON MESH.
- SIMILARLY APPROVED.



			ISSUE / REVISION		DESIGNED BY:	SERVICES NOTE	DRAWING TITLE:		
11177	WILL TON	No.	DATE	BY	DESCRIPTION	GB	WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT	STORMWATER CONTROL	ĺ
	WILIUN	А	JAN '23	GE	3 STORMWATER MITIGATION REPORT	DRAWN BY:	WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING	STORMWATER CONTROL	l
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Northland: 09 945 4 Christchurch: 021 824	188 Auckland: 09 527 0196 4 063 Wanaka: 03 443 6209								1
www	wiltonjoubert.co.nz					OTHER	DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL		1



Area Listing (selected nodes)

Area	CN	Description
(sq-meters)		(subcatchment-numbers)
549.1	98	Permitted Roof Coverage (40S)
549.1	98	TOTAL AREA

Summary for Subcatchment 40S: Permitted Site Coverage

Runoff = 11.08 L/s @ 7.94 hrs, Volume= 164.2 m³, Depth> 299 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Type IA 24-hr 1% AEP + 20% CCF Rainfall=306 mm

	Are	ea (m²)	CN [Description						
*		549.1	98 F	Permitted Roof Coverage						
		549.1	,	100.00% Impervious Area						
-	Tc	Length	Slope	Velocity	Capacity	Description				
(mi	in)	(meters)	(m/m	(m/sec)	(m ^s /s)					
10	0.0					Direct Entry,				

Subcatchment 40S: Permitted Site Coverage



123683-C	Type IA 24-hr	1% AEP + 20%	CCF Rainfall=306 mm
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Summary for Link 36L: Permitted-Development Flows

Inflow Are	ea =	549.1 n	n ² ,100.00% Impervious,	Inflow Depth >	299 mm	for 1% AEP + 20% CCF event
Inflow	=	11.08 L/s @	7.94 hrs, Volume=	164.2 m ³		
Primary	=	11.08 L/s @	7.94 hrs, Volume=	164.2 m³,	Atten= 0%	,Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Link 36L: Permitted-Development Flows

Summary for Subcatchment 40S: Permitted Site Coverage

Runoff = 7.22 L/s @ 7.94 hrs, Volume= 106.2 m³, Depth> 193 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Type IA 24-hr 10% AEP + 20% CCF Rainfall=200 mm

	Ar	ea (m²)	CN E	Description						
*		549.1	98 F	Permitted Roof Coverage						
		549.1	1	100.00% Impervious Area						
(n	Tc nin)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description				
1	0.0			· · ·		Direct Entry,				

Subcatchment 40S: Permitted Site Coverage



Summary for Link 36L: Permitted-Development Flows

Inflow A	Area	a =	549.1 m	1²,100.00%	Impervious,	Inflow Depth >	193 mm	for 10% AEP + 20% CCF event
Inflow		=	7.22 L/s @	7.94 hrs,	Volume=	106.2 m ³		
Primar	у	=	7.22 L/s @	7.94 hrs,	Volume=	106.2 m³,	Atten= 0%	,Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Link 36L: Permitted-Development Flows



Area Listing (selected nodes)

Area (sq-meters)	CN	Description (subcatchment-numbers)
656.1	98	Roofs, HSG C (19S, 38S)
656.1	98	TOTAL AREA

Pipe Listing (selected nodes)

Line#	Node	In-Invert	Out-Invert	Length	Slope	n	Diam/Width	Height	Inside-Fill
	Number	(meters)	(meters)	(meters)	(m/m)		(mm)	(mm)	(mm)
1	18R	1.000	0.800	20.00	0.0100	0.011	100	0	0
2	20R	0.700	0.500	20.00	0.0100	0.011	150	0	0
3	21R	1.000	0.800	20.00	0.0100	0.011	100	0	0

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points Runoff by SCS TR-20 method, UH=SCS, Weighted-CN Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 19S: Post-Development Runoff Area=260.3 m² 100.00% Impervious Runoff Depth>299 mm Tc=10.0 min CN=98 Runoff=5.25 L/s 77.9 m³

Subcatchment 38S: Post-Development Runoff Area=395.8 m² 100.00% Impervious Runoff Depth>299 mm Tc=10.0 min CN=98 Runoff=7.99 L/s 118.4 m³

Avg. Flow Depth=0.08 m Max Vel=0.89 m/s Inflow=5.98 L/s 117.3 m³ Reach 18R: 100mm Drainage line 100 mm Round Pipe n=0.011 L=20.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=5.97 L/s 117.3 m³

Avg. Flow Depth=0.08 m Max Vel=1.05 m/s Inflow=10.31 L/s 195.1 m³ Reach 20R: 150mm Drainage line 150 mm Round Pipe n=0.011 L=20.00 m S=0.0100 m/m Capacity=18.00 L/s Outflow=10.31 L/s 195.1 m³

Reach 21R: 100mm Drainage line @1% Avg. Flow Depth=0.07 m Max Vel=0.87 m/s Inflow=5.25 L/s 77.9 m³ 100 mm Round Pipe n=0.011 L=20.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=5.25 L/s 77.8 m³

Peak Elev=0.350 m Storage=10.7 m³ Inflow=7.99 L/s 118.4 m³ Pond 15P: 3 x 25,000L Rainwater Tanks Outflow=5.98 L/s 117.3 m³

Link 17L: Post-Development Flows

Inflow=10.31 L/s 195.1 m³ Primary=10.31 L/s 195.1 m³

Total Runoff Area = 656.1 m² Runoff Volume = 196.2 m³ Average Runoff Depth = 299 mm 0.00% Pervious = 0.0 m² 100.00% Impervious = 656.1 m²

Summary for Subcatchment 19S: Post-Development Driveway Areas

Runoff = 5.25 L/s @ 7.94 hrs, Volume= 77.9 m³, Depth> 299 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Type IA 24-hr 1% AEP + 20% CCF Rainfall=306 mm

Ar	rea (m²)	CN E	escription				
	260.3	98 F	loofs, HSG	С			
	260.3	3 100.00% Impervious Area					
Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description		
10.0					Direct Entry,		

Subcatchment 19S: Post-Development Driveway Areas



Summary for Subcatchment 38S: Post-Development Roof Areas

Runoff = 7.99 L/s @ 7.94 hrs, Volume= 118.4 m³, Depth> 299 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Type IA 24-hr 1% AEP + 20% CCF Rainfall=306 mm

Ar	ea (m²)	CN E	escription					
	395.8	98 F	Roofs, HSG C					
	395.8	100.00% Impervious Area						
Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description			
10.0					Direct Entry,			

Subcatchment 38S: Post-Development Roof Areas



123683-C Type IA 24-hr
 1% AEP + 20% CCF Rainfall=306 mm

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Summary for Reach 18R: 100mm Drainage line @1%

 Inflow Area =
 395.8 m²,100.00% Impervious, Inflow Depth >
 296 mm
 for 1% AEP + 20% CCF event

 Inflow =
 5.98 L/s @
 8.16 hrs, Volume=
 117.3 m³

 Outflow =
 5.97 L/s @
 8.17 hrs, Volume=
 117.3 m³, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Max. Velocity= 0.89 m/s, Min. Travel Time= 0.4 min Avg. Velocity = 0.60 m/s, Avg. Travel Time= 0.6 min

Peak Storage= 0.1 m³ @ 8.17 hrs Average Depth at Peak Storage= 0.08 m Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe n= 0.011 Length= 20.00 m Slope= 0.0100 m/m Inlet Invert= 1.000 m, Outlet Invert= 0.800 m



Hydrograph Inflow Outflow Inflow Area=395.8 m² 5.97 L/s 6-Avg. Flow Depth=0.08 m Max Vel=0.89 m/s 5 100 mm 4 **Round Pipe** Flow (L/s) n=0.011 3-L=20.00 m S=0.0100 m/m 2 acitv=6.10 L/s 1 0ż ż 4 5 6 Ż 8 ģ 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 Time (hours)

Reach 18R: 100mm Drainage line @1%
123683-CType IA 24-hr1% AEP + 20% CCF Rainfall=306 mmPrepared by Wilton Joubert LimitedPrinted9/04/2025HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLCPage 8

Summary for Reach 20R: 150mm Drainage line @1%

 Inflow Area =
 656.1 m²,100.00% Impervious, Inflow Depth >
 297 mm
 for 1% AEP + 20% CCF event

 Inflow =
 10.31 L/s @
 8.10 hrs, Volume=
 195.1 m³

 Outflow =
 10.31 L/s @
 8.11 hrs, Volume=
 195.1 m³, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Max. Velocity= 1.05 m/s, Min. Travel Time= 0.3 min Avg. Velocity = 0.67 m/s, Avg. Travel Time= 0.5 min

Peak Storage= 0.2 m³ @ 8.11 hrs Average Depth at Peak Storage= 0.08 m Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 18.00 L/s

150 mm Round Pipe n= 0.011 Length= 20.00 m Slope= 0.0100 m/m Inlet Invert= 0.700 m, Outlet Invert= 0.500 m



Reach 20R: 150mm Drainage line @1%



123683-CType IA 24-hr1% AEP + 20% CCF Rainfall=306 mmPrepared by Wilton Joubert LimitedPrinted9/04/2025HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLCPage 9

Summary for Reach 21R: 100mm Drainage line @1%

 Inflow Area =
 260.3 m²,100.00% Impervious, Inflow Depth >
 299 mm
 for 1% AEP + 20% CCF event

 Inflow =
 5.25 L/s @
 7.94 hrs, Volume=
 77.9 m³

 Outflow =
 5.25 L/s @
 7.94 hrs, Volume=
 77.8 m³, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Max. Velocity= 0.87 m/s, Min. Travel Time= 0.4 min Avg. Velocity = 0.54 m/s, Avg. Travel Time= 0.6 min

Peak Storage= 0.1 m³ @ 7.94 hrs Average Depth at Peak Storage= 0.07 m Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe n= 0.011 Length= 20.00 m Slope= 0.0100 m/m Inlet Invert= 1.000 m, Outlet Invert= 0.800 m



Hydrograph Inflow Outflow 5.25 Inflow Area=260.3 m² Avg. Flow Depth=0.07 m 5 Max Vel=0.87 m/s 4 100 mm **Round Pipe** Flow (L/s) 3 n=0.011 L=20.00 m 2-S=0.0100 m/m Capacity=6.10 L/s 1 0 ż ż 4 5 6 Ż 8 ģ 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 Time (hours)

Reach 21R: 100mm Drainage line @1%

Summary for Pond 15P: 3 x 25,000L Rainwater Tanks

Inflow Area	a =	395.8 m	² ,100.00% Impervious,	Inflow Depth >	299 mm	for	1% AEP	+ 20% CC	F event
Inflow	=	7.99 L/s @	7.94 hrs, Volume=	118.4 m³					
Outflow	=	5.98 L/s @	8.16 hrs, Volume=	117.3 m³,	Atten= 25	%, I	_ag= 13.5	5 min	
Primary	=	5.98 L/s @	8.16 hrs, Volume=	117.3 m³			-		

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Peak Elev= 0.350 m @ 8.16 hrs Surf.Area= 30.5 m² Storage= 10.7 m³

Plug-Flow detention time= 27.4 min calculated for 117.3 m³ (99% of inflow) Center-of-Mass det. time= 20.0 min (664.0 - 644.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m³	3.60 mD x 2.60 mH Vertical Cone/Cylinder × 3
Device	Routing	Invert Outle	et Devices
#1	Primary	0.000 m 60 m	m Vert. Orifice/Grate C= 0.600
#2	Primary	0.300 m 100	mm vert. Ormce/Grate C= 0.000
Primary	OutFlow M	lax=5.89 L/s @ 8.16	მ hrs_HW=0.350 m_(Free Discharge)

2=Orifice/Grate (Orifice Controls 1.64 L/s @ 0.42 m/s)

1=Orifice/Grate (Orifice Controls 4.25 L/s @ 1.50 m/s)

Pond 15P: 3 x 25,000L Rainwater Tanks



Summary for Link 17L: Post-Development Flows

Inflow A	Area =	65	6.1 m²,100.00%	6 Impervious,	Inflow Depth >	297 mm	for 1% AEF	P + 20% CCF ever	nt
Inflow	=	10.31 L/s	@ 8.11 hrs,	Volume=	195.1 m³				
Primary	/ =	10.31 L/s	a @ 8.11 hrs,	Volume=	195.1 m³,	Atten= 0%	,Lag= 0.0 r	nin	

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Link 17L: Post-Development Flows

123683-CType IA 24-hr10% AEP + 20% CCF Rainfall=200 mmPrepared by Wilton Joubert LimitedPrinted9/04/2025HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLCPage 12

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points Runoff by SCS TR-20 method, UH=SCS, Weighted-CN Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 19S: Post-Development Runoff Area=260.3 m² 100.00% Impervious Runoff Depth>193 mm Tc=10.0 min CN=98 Runoff=3.42 L/s 50.3 m³

Subcatchment 38S: Post-Development Runoff Area=395.8 m² 100.00% Impervious Runoff Depth>193 mm Tc=10.0 min CN=98 Runoff=5.21 L/s 76.6 m³

Reach 18R: 100mm Drainage line @1%Avg. Flow Depth=0.05 m Max Vel=0.79 m/s Inflow=3.26 L/s 75.7 m³ 100 mm Round Pipe n=0.011 L=20.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=3.26 L/s 75.7 m³

Reach 20R: 150mm Drainage line Avg. Flow Depth=0.06 m Max Vel=0.93 m/s Inflow=6.40 L/s 126.0 m³ 150 mm Round Pipe n=0.011 L=20.00 m S=0.0100 m/m Capacity=18.00 L/s Outflow=6.40 L/s 126.0 m³

Reach 21R: 100mm Drainage line @1%Avg. Flow Depth=0.05 m Max Vel=0.80 m/s Inflow=3.42 L/s 50.3 m³ 100 mm Round Pipe n=0.011 L=20.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=3.42 L/s 50.3 m³

Pond 15P: 3 x 25,000L Rainwater Tanks Peak Elev=0.218 m Storage=6.7 m³ Inflow=5.21 L/s 76.6 m³ Outflow=3.26 L/s 75.7 m³

Link 17L: Post-Development Flows

Inflow=6.40 L/s 126.0 m³ Primary=6.40 L/s 126.0 m³

Total Runoff Area = 656.1 m²Runoff Volume = 126.9 m³Average Runoff Depth = 193 mm0.00% Pervious = 0.0 m²100.00% Impervious = 656.1 m²

Summary for Subcatchment 19S: Post-Development Driveway Areas

Runoff = 3.42 L/s @ 7.94 hrs, Volume= 50.3 m³, Depth> 193 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Type IA 24-hr 10% AEP + 20% CCF Rainfall=200 mm

Ar	rea (m²)	CN I	Description		
	260.3	98 I	Roofs, HSG	С	
	260.3		00.00% Im	pervious Ar	rea
Tc (min)	Length (meters)	Slope (m/m	e Velocity) (m/sec)	Capacity (m³/s)	Description
10.0					Direct Entry,

Subcatchment 19S: Post-Development Driveway Areas



Summary for Subcatchment 38S: Post-Development Roof Areas

Runoff = 5.21 L/s @ 7.94 hrs, Volume= 76.6 m³, Depth> 193 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Type IA 24-hr 10% AEP + 20% CCF Rainfall=200 mm

Ar	ea (m²)	CN [Description		
	395.8	98 F	Roofs, HSG	С	
	395.8		00.00% Im	pervious Ar	rea
Tc (min)	Length (meters)	Slope (m/m	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					Direct Entry,

Subcatchment 38S: Post-Development Roof Areas



123683-CType IA 24-hr 10% AEP + 20% CCF Rainfall=200 mmPrepared by Wilton Joubert LimitedPrinted 9/04/2025HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLCPage 15

Summary for Reach 18R: 100mm Drainage line @1%

 Inflow Area =
 395.8 m²,100.00% Impervious, Inflow Depth >
 191 mm
 for
 10% AEP + 20% CCF event

 Inflow =
 3.26 L/s @
 8.22 hrs, Volume=
 75.7 m³

 Outflow =
 3.26 L/s @
 8.23 hrs, Volume=
 75.7 m³, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Max. Velocity= 0.79 m/s, Min. Travel Time= 0.4 min Avg. Velocity = 0.53 m/s, Avg. Travel Time= 0.6 min

Peak Storage= 0.1 m³ @ 8.23 hrs Average Depth at Peak Storage= 0.05 m Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe n= 0.011 Length= 20.00 m Slope= 0.0100 m/m Inlet Invert= 1.000 m, Outlet Invert= 0.800 m





123683-CType IA 24-hr 10% AEP + 20% CCF Rainfall=200 mmPrepared by Wilton Joubert LimitedPrinted 9/04/2025HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLCPage 16

Summary for Reach 20R: 150mm Drainage line @1%

 Inflow Area =
 656.1 m²,100.00% Impervious, Inflow Depth >
 192 mm
 for
 10% AEP + 20% CCF event

 Inflow =
 6.40 L/s @
 8.03 hrs, Volume=
 126.0 m³
 126.0 m³, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Max. Velocity= 0.93 m/s, Min. Travel Time= 0.4 min Avg. Velocity = 0.59 m/s, Avg. Travel Time= 0.6 min

Peak Storage= 0.1 m³ @ 8.03 hrs Average Depth at Peak Storage= 0.06 m Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 18.00 L/s

150 mm Round Pipe n= 0.011 Length= 20.00 m Slope= 0.0100 m/m Inlet Invert= 0.700 m, Outlet Invert= 0.500 m



Hydrograph Inflow Outflow 6.40 Inflow Area=656.1 m² 6.40 L/ Avg. Flow Depth=0.06 m 6 Max Vel=0.93 m/s 5 150 mm **Round Pipe** Flow (L/s) 4 n=0.011 3-L=20.00 m S=0.0100 m/m 2 <u>acity=18.00 L/s</u> 1 0ż ż 4 5 6 Ż 8 ģ 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 Time (hours)

Reach 20R: 150mm Drainage line @1%

123683-CType IA 24-hr 10% AEP + 20% CCF Rainfall=200 mmPrepared by Wilton Joubert LimitedPrinted 9/04/2025HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLCPage 17

Summary for Reach 21R: 100mm Drainage line @1%

 Inflow Area =
 260.3 m²,100.00% Impervious, Inflow Depth >
 193 mm
 for
 10% AEP + 20% CCF event

 Inflow =
 3.42 L/s @
 7.94 hrs, Volume=
 50.3 m³
 50.3 m³, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Max. Velocity= 0.80 m/s, Min. Travel Time= 0.4 min Avg. Velocity = 0.47 m/s, Avg. Travel Time= 0.7 min

Peak Storage= 0.1 m³ @ 7.94 hrs Average Depth at Peak Storage= 0.05 m Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe n= 0.011 Length= 20.00 m Slope= 0.0100 m/m Inlet Invert= 1.000 m, Outlet Invert= 0.800 m



Hydrograph Inflow Outflow 3.4 Inflow Area=260.3 m² 3.42 L/s Avg. Flow Depth=0.05 m 3 Max Vel=0.80 m/s 100 mm **Round Pipe** Flow (L/s) 2 n=0.011 L=20.00 m S=0.0100 m/m 1 Capacity=6.10 L/s ż ż 4 5 6 Ż 8 ģ 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 Time (hours)

Reach 21R: 100mm Drainage line @1%

Summary for Pond 15P: 3 x 25,000L Rainwater Tanks

Inflow Area	a =	395.8 m	² ,100.00% Impervious,	Inflow Depth >	193 mm	for	10% AEP -	+ 20% C	CF event
Inflow	=	5.21 L/s @	7.94 hrs, Volume=	76.6 m ³					
Outflow	=	3.26 L/s @	8.22 hrs, Volume=	75.7 m³,	Atten= 379	%, L	.ag= 17.2 n	nin	
Primary	=	3.26 L/s @	8.22 hrs, Volume=	75.7 m³			-		

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs Peak Elev= 0.218 m @ 8.22 hrs Surf.Area= 30.5 m² Storage= 6.7 m³

Plug-Flow detention time= 27.6 min calculated for 75.7 m³ (99% of inflow) Center-of-Mass det. time= 18.7 min (667.7 - 649.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m³	3.60 mD x 2.60 mH Vertical Cone/Cylinder × 3
Device	Routing	Invert Out	let Devices
#1	Primary	0.000 m 60 i	nm Vert. Orifice/Grate C= 0.600
#2	Primary	0.300 m 100	mm Vert. Orifice/Grate C= 0.600
Primary	OutFlow M	lax=3.26 L/s @ 8.2	2 hrs HW=0.218 m (Free Discharge)

-1=Orifice/Grate (Orifice Controls 3.26 L/s @ 1.15 m/s) -2=Orifice/Grate (Controls 0.00 L/s)

Pond 15P: 3 x 25,000L Rainwater Tanks



Summary for Link 17L: Post-Development Flows

Inflow .	Area	=	656.1 m	n²,100.00%	Impervious,	Inflow Depth >	192 mm	for 10% AEP + 20% CCF event
Inflow		=	6.40 L/s @	8.03 hrs,	Volume=	126.0 m³		
Primar	у	=	6.40 L/s @	8.03 hrs,	Volume=	126.0 m³,	Atten= 0%	,Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs



Link 17L: Post-Development Flows

DECISION ON LAND USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104A and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Controlled activity, subject to the conditions listed below, to:

Applicant:	BOI Enterprises Limited
Council Reference:	2230499-RMALUC
Property Address:	12 The Lakes Drive, Kerikeri 0230
Legal Description:	Lot 5 DP 561725

The activities to which this decision relates are listed below:

To build a residential dwelling with provisions for a future shed and pool in the rural living zone breaching Stormwater Management rules as a controlled activity.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

- 1. The activity shall be carried out in general accordance with the approved plans prepared by Bay Builders, dated 19 April 2023, referenced:
 - a. Site Location Plan A01a
 - b. Site Plan A01b
 - c. Drainage Plan A05

and attached to this consent with the Council's "Approved Stamp" affixed to them.

- 2. The stormwater system shall be installed and maintained for the duration of this consent, in general accordance with the Stormwater Mitigation Report prepared by Wilton Joubert, referenced 123683, dated 27 April 2023 and attached to this consent.
- 3. The consent holder shall ensure that stormwater from all roofed and paved areas is diverted away from the wastewater treatment and disposal areas. In addition, stormwater from surrounding areas shall be prevented from entering the treatment system.

Advice Notes

Lapsing of Consent

- 1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) The consent is given effect to; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

- 4. Sediment and dust control measures should be in place prior to the commencement of bulk earthworks in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". These measures should be maintained during the construction phase and be removed once appropriate stabilisation has been completed.
- 5. The consent holder should be responsible for the repair and reinstatement of the road carriageway. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager. Any debris deposited on the public road as a result of the earthworks, of which should be removed at the expense of the applicant.

Reasons for the Decision

- 1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
- 2. The application is for a Controlled resource consent as such under section 104A the Council must grant this application and may only impose conditions in relation to those matters over which control is reserved, these matters are found in section 8.7.5.2.2 of the Operative District Plan.

Rule Number a	nd Name	Non Compliance Aspect
8.7.5.2.2 ST MANAGEMENT	ORMWATER	The proposed will have $851.2m^2$ coverage of impermeable surfaces (19.4%), which exceeds the permitted threshold of 12.5% of the total site area.

Operative District plan rules affected:

- 3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable. While the proposal involves 19.4% coverage of impervious surfaces exceeding the permitted threshold of 12.5% cover, any adverse effects generated by the proposal are considered less than minor due to the attenuation of additional stormwater flows proposed in the Stormwater Mitigation Report referenced above. It is considered that the stormwater runoff effects incurred by the proposal have been effectively mitigated.
- 4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
- 5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

The outcomes sought are the same under the operative and the proposed plan frameworks. The proposal is considered to adequately mitigate the adverse effects of stormwater discharges on the receiving environment and thus the activity is consistent with the Policies and Objectives of these documents.

- 6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
- 7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Rachel Bate, Consents Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Simeon Mclean Team Leader Resource Consents

Date: 29 May 2023







NOTE:

- 1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
- Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area
- 3. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.
- 4. Continuous fascia & spouting with 80Ø PVC downpipe with PVC spouting.
- All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.
- 6. All lateral drains under slab to be a minimum of 65Ø.
- 7. Provide seismic restraints & temperature valve to hot water cylinder as per NZBC G12/AS1. Refer to separate sheet for details

Relief vent pipe shall be:

- 1. Discharged to a location easily visible and identifiable and unlikely to cause nuisance or damage to the building of injury to persons.
- 2. Each line shall fall continuously
- from valve to point of discharge 3. Drain to terminate:
- 3.1. Not lower than 200mm of higher than 300mm above an unpaved surface, or
- 3.2. Not lower than 75mm or higher than 300mm above a gravel pit not less than 100mm in diameter in a paved surface.
- Have air gaps as required. 4.
- 5. Pipework downstream of the relief valve should be capable of
- carrying water exceeding 93°C.Be located to discharge away from building where necessary so as to adversely effect slab, foundation or footing.

I work to be done in accordance with NZS 360 e NZ Building Code unless specifically designed

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oject Title Lot 5 Display Home 12 The Lakes Drive Kerikeri Lot 5 DP 561725

Sheet Title

Rev

Drainage Plan

Drawn 19 April 2023 Project No

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	Sheet
Q	A05

Scale (A3 Original) 1:100