Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☑ **Yes** ○ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**

○ **Fast Track Land Use***

○ **Change of Consent Notice (s.221(3))**

○ **Certificate of Compliance (s.139)**

○ **Extension of time (s.125)**

☑ **Discharge:** Total voume = 2.92 m³
Note; volumes >3m³ requires NRC Consent.

○ **Subdivision**

○ **Existing Use Certicicate (s.139A)**

○ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)

○ **Other (please specify)**

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

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

○ **Yes** ☑ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ○ **Yes** ○ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Gary Greenwood

Email: [redacted]

Phone number:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices under section 322 under the Resource Management Act 1991? ○ **Yes** ◉ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s: Northland Planning and Development 2020 Ltd c/o - Rochelle Jacobs

Email: [redacted]

Phone number:

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

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

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

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

Name/s: Joshua Greenwood & Lalina Smythe

Property address/ location: [redacted]

8. Application site details

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

Name/s: Joshua Greenwood & Lalina Smythe

Site address/ location: 410 Wiroa Road, Kerikeri

Postcode

Legal description: Lot 12 DP 134138 **Val Number:**

Certificate of title: NA79A/918

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

Site visit requirements:

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

Is there a dog on the property? ○ **Yes** ✓ **No**

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

9. Description of the proposal

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

Activity A - To establish a holiday park in the Rural Production zone which triggers consent for Stormwater and Scale of Activities

Activity B - To enable more than 2m3 of onsite wastewater disposal

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

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

✓ **2009** ○ **2023**

10. Would you like to request public notification?

○ **Yes** ✓ **No**

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

(more than one circle can be ticked):

○ **Building Consent** Enter BC ref # here (if known)

✓ **Regional Council Consent (ref # if known)** Ref # here (if known)

○ **National Environmental Standard Consent** Consent here (if known)

○ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

☑ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ◯ **Yes** ☑ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

◯ **Flooding**

◯ **Landslips**

◯ **Coastal Erosion**

◯ **Coastal Inundation**

◯ **Active Faults**

◯ **Liquefaction**

◯ **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☑ **Yes**

15. Draft conditions:

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

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

16. 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) JOSHUA GREENWOOD + LALINA SMYTHE

Email: [redacted]

Phone number:

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

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

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

Name: (please write in full) JOSHUA GREENWOOD

Signature:
(signature of bill payer) [redacted]

Date 22·5·2026

MANDATORY

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) Rochelle Jacobs

Signature [redacted]

Date 21-May-2026

ation is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

Land Use Resource Consent Proposal

for Gary Greenwood

410 Wiroa Road, Kerikeri

Northland Planning and Development 2020 Limited

Date: 26/05/2026

Attention: Jo Graham & Liz Searle, Team Leaders (Resource Consents)

Please find attached:

- an application for a Landuse Consent to establish a holiday accommodation park in the ***Rural Production Zone (RPZ)*** under the Operative District Plan and the ***Horticulture Zone*** under the Proposed District Plan;
- an application for a Discharge Consent under the Northland Regional Plan to enable more than $2m^3$ of wastewater disposal on site; and
- an Assessment of Environmental Effects of the proposals on the environment.

The application is for a small-scale holiday park at 410 Wiroa Road, Kerikeri. The holiday park would include overnight multi-use space for six Recreational Vehicle (RV) or tent sites, two $30m^2$ accommodation cabins and one reception building. Up to 30 people per day could be accommodated on the site.

Other amenities include a $30m^2$ office / guest reception building, a separate $85m^2$ ablution block and use of an existing residential swimming pool and tennis court. The necessary on-site wastewater and water supply services will be installed at the site. A gravel accessway connected to the existing driveway would provide vehicle access to the proposed camping sites. A new stormwater system will collect and drain runoff from buildings and the new accessway to the Wiroa Road roadside drain.

The site is zoned ***'Rural Production'*** (RPZ) under the Operative Far North District Plan (ODP) and '***Horticulture Zone***' under the Proposed Far North District Plan (PDP). The proposal is a **'Discretionary Activity'** overall because it infringes the ODP 'Scale of Activities' permitted activity rule. The proposal is a **Permitted Activity** under the Proposed District Plan rules that have immediate legal effect.

If you require further information, please do not hesitate to contact me.

[redacted]
Rochelle Jacobs
Senior Planner / Director
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

1. **Far North District Council Application Form**
2. **Certificate of Title** – *LINZ*

3. **Application Plans –** *O'Brien Design Consulting*
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5. **Wastewater TP58 Report –** *O'Brien Design Consulting*
6. **Stormwater Management Report –** *Wilton Joubert*
7. **Proposed Holiday Park Rules –** *Joshua Greenwood*
8. **Affected Persons Written Approvals and Correspondence –** *Various*
9. **ODP & PDP Objectives and Policies –** *Northland Planning and Development 2020 Ltd*

Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

1.1. The 'Applicant' Gary Greenwood is seeking a land use consent to establish and operate a small-scale holiday park ("Park") at 410 Wiroa Road, Kerikeri. The site location is an existing rural-residential property with a large un-utilised landscaped frontage that would accommodate six recreational vehicle (RV) parks or camping (tent) sites and two centrally located 30m^2 double occupancy cabins. The facilities would also include an 85m^2 communal ablution block building, and access to an existing private residential tennis court and swimming pool. A 30m^2 reception building would be located near the site entrance. The application plans prepared by O'Brien Design Consulting are attached at **Appendix 3**.

1.2. As illustrated by the cabin plans at **Appendix 4**, the buildings would include self-contained cooking and bathroom facilities. These are provided on the basis that they are temporary visitor accommodation and not independent residential units.

1.3. Vehicle access to the site would be from the adjacent Wiroa Road, which is part of the Far North District Council's road network. The existing vehicle crossing has recently been concreted and is 5.6m wide at the boundary, narrowing to 4.1m at the gate. The driveway has been assessed as accommodating Type 1A – Light Vehicles and can comply with the 2023 Engineering standards. A new 530m^2 gravel accessway connected to the main driveway will be constructed through the site frontage to provide access to the camping sites. The sites will be maintained in grass to ensure their suitability for both RV and tents.

1.4. The Applicant's will operate the holiday park in accordance with Park rules that are attached at **Appendix 7**. Two, day staff (the owners) will manage visitors to the Park. The facilities will be available year-round, with varying reception hours. Bookings will be via a web-based booking system or telephone. The facility will be managed in accordance with a strict noise policy that ensures quiet hours between 10pm and 7.00am.

1.5. Wastewater generated from the ablution block, the reception building and the two accommodation cabins will be treated and disposed of on-site as described in the TP58

wastewater report prepared by O'Brien Design Consulting and attached at **Appendix 5**. The disposal of waste from RV holding tanks will not be provided for on site. As illustrated on the application plans, the wastewater from the two cabins, and the reception building will be directed to a septic tank with a pump chamber that will be pumped to a secondary treatment system. Wastewater from the downstream ablution block will be piped directly to the secondary system. A Tech Treat 4,000L/Day Twin System is proposed. Based on occupancy, the estimated wastewater volumes are expected to be approximately 2,920 litres / day. This exceeds the Northland Regional Plan permitted standard for the disposal of treated wastewater. Dripper line type wastewater disposal areas are split between the western side of the property and a narrow strip along the site frontage between the existing hedge and fenceline. All required setbacks are complied with. A 100% reserve area will be provided parallel to the eastern boundary of the site.

1.6. As described in the Wilton Joubert Stormwater Mitigation Report (refer **Appendix 5**), three, 25,000 litre potable water supply / detention tanks will provide water supply to Park visitors. To mitigate additional stormwater runoff generated by new impermeable surfaces, proprietary gutter systems from the ablution block and accommodation cabins will connect to the potable water tanks. Roof water from the reception building (and overflow from the water tanks) will drain via a new stormwater pipe and silt trap to the roadside drain. The new metal driveway providing access to the camping sites will shed to two minimum 150mm deep x 300mm wide grass swales along the southern side of the driveway. As illustrated on the Wilton Joubert 'Stormwater Mitigation Report – Site Plan' Dwg 146963-C200, the two swales will discharge to the roadside drain on the northern (site) side of Wiroa Road.

1.7. Feedback from Fire and Emergency NZ is that fire-fighting water supply on the site, which includes the pool and ponds is sufficient to mitigate any risk to the proposed buildings. A copy of email correspondence with FENZ about this issue is attached at **Appendix 10**.

1.8. A small volume of earthworks (106m^3) is required to construct the new camping site access driveway. These works will be undertaken in accordance with ADP and the GD-O5 erosion and sediment control measures as required by the PDP.

1.9. A maximum 3m^2 single 'V' type site location sign will be located at the road entrance.

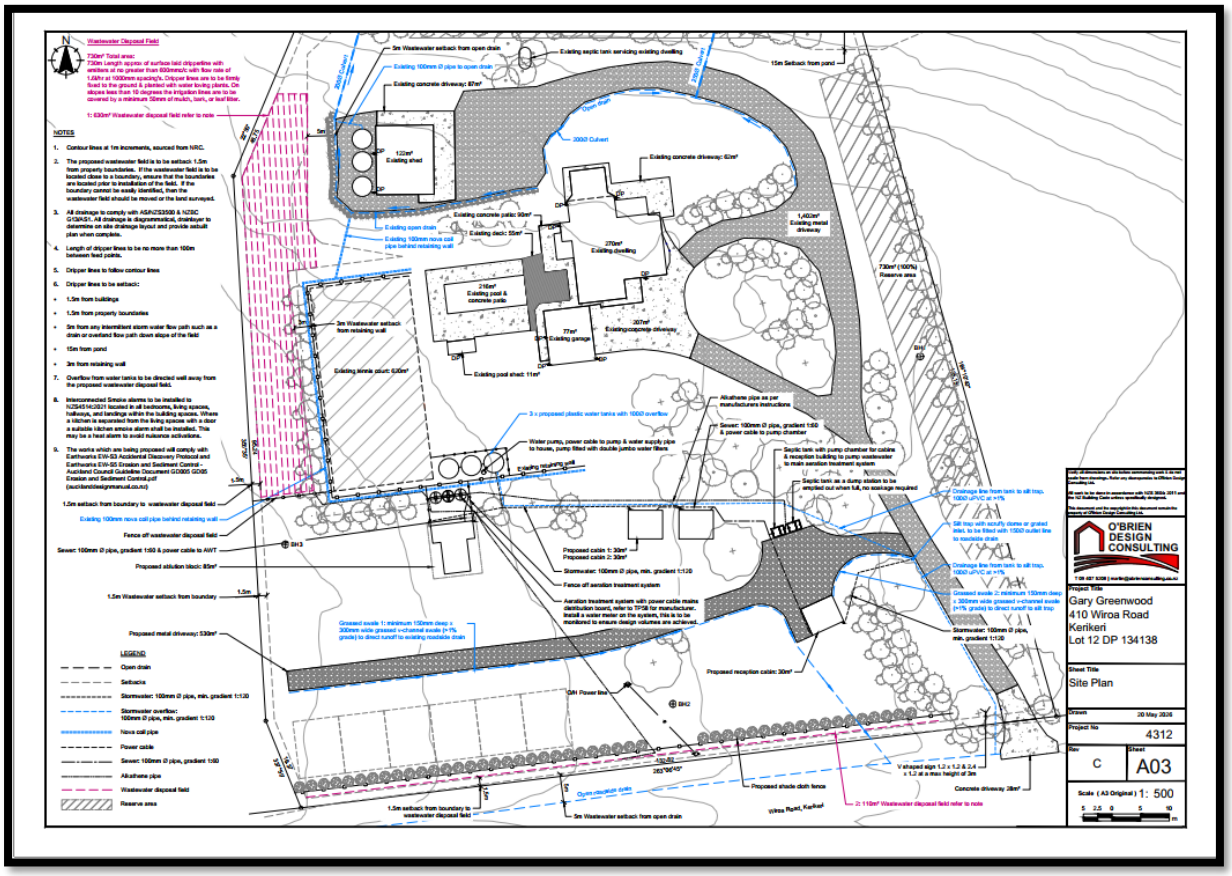


Figure 1 –Site Layout plan

2. DESCRIPTION OF THE SITE AND SURROUNDING ENVIRONMENT

2.1. The application site is located at 410 Wiroa Road, Kerikeri and is legally described as Lot 12 DP 134138. The site area is 2.27 hectares. There are no title instruments, including consent notices or land covenants that would affect the use of this property for the proposed activity.

2.2. The site is a rural-residential type property that contains a centrally located dwelling surrounded by a large curtilage area that includes a tennis court, swimming pool, shed, and metal (gravel) driveway. The site is relatively wide (133m of road frontage) and deep, with a pan handle configuration at the rear from which the headwaters of a stream gully system that runs north-east of the site drains to the Puketotara Stream.

Figure 2 – 410 Wiroa Road – Site layout and features (source: NRC property and boundaries map)

2.3. The southern site frontage is maintained as lawn with mature trees (refer to ***Figure 3*** below). This vegetation also provides privacy screening and separation for the existing dwelling. The site is relatively flat at its road frontage with a gentle slope that increases north of the house and down to the ponds.

2.4. The site is not currently used for any productive pastoral or horticulture activity.

Figure 3 – Site frontage and location for RV / tent sites and cabins

2.5. An existing mature Lilly Pilly (Eugenia) type hedge screens the site frontage from Wiroa Road and commercial properties that are opposite the site. The eastern site boundary is also well screened from the adjacent kiwifruit orchard to the east.

Figure 4 – Site frontage at the Wiroa Road boundary

Figure 5 – Site frontage and screening to Wiroa Road and commercial neighbours

2.6. The rear part of the site contains established mixed native and exotic vegetation and two landscaped ponds.

Figure 6 – Existing ponds at rear of site

2.7. The site and its wider surrounds comprise a predominantly rural environment that contains mixed lot sizes and land use activities. The immediate location has a mixed commercial character which includes trade storage and depot space, an industrial workshop and office and a popular community gymnasium ('Fitlab').

2.8. To the north and east of the site through to Waimate North Road there is an established kiwifruit orchard owned by Wiroa Horticulture Limited. This is a single horticulture landholding comprising multiple land titles. Two of these titles (Lot 9 DP 134138 and Lot 2 DP 430723) have an unformed access and frontage to Wiroa Road adjacent to the western boundary of the application site.

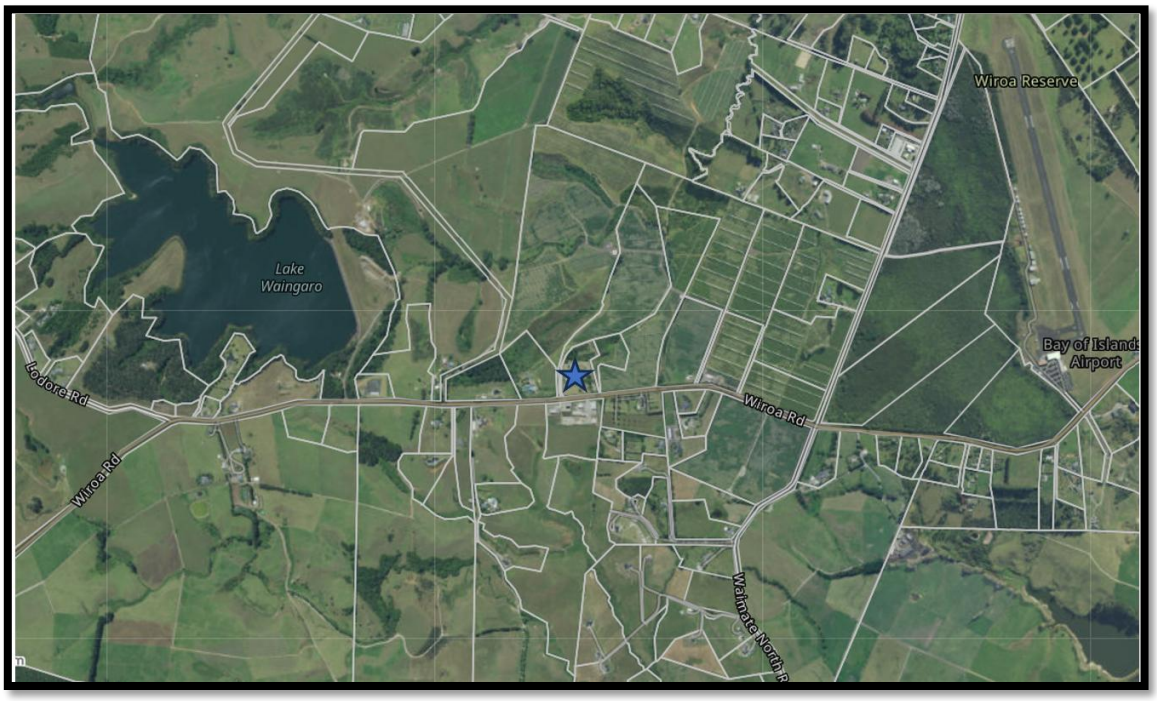


Figure 7 – Site and surrounds (source: NRC property and boundary map)

2.9. The adjacent property to the west is 436 Wiroa Road (Lot 1 DP 430723). This 3.54 hectare rural-residential property that includes an existing house and what appears from aerial photographs to be horticulture tunnel houses. A large vacant paddock and an unformed accessway to the adjacent rear lot separates the application site from the dwelling and buildings on this neighbouring site.

2.10. Opposite the site (south) at 415 A-B and 455 Wiroa Road is a cluster of commercial buildings and activities that includes the 'Fitlab' gymnasium, 'Australasia Moulding' and small business storage and office facilities for 'Bay Builders', 'Max Bergman Electrical' and 'Harrisons Solar'.

These site(s) and the adjoining site at 455 Wiroa Road are owned by 'Joe Trust Company Limited, and Bevin and Donna McCarthy. 455 Wiroa Road is a rural pastoral property comprising 17.22 hectares. This property forms part of a rural pastoral hinterland that comprises the valley to the south-west.

2.11. Immediately west of 455 Wiroa Road, there is a cluster of rural lifestyle properties that include 457A, 459, 463A, 463B, and 553 Wiroa Road. Horticulture activity on the south side of Wiroa Road is limited to a 12-hectare kiwifruit block owned by Wiroa Horticulture on the corner with Waimate North Road.

2.12. South-east of the site at 391 Wiroa Road is the Kerikeri Public Cemetery and Far North Memorial Gardens Crematorium. This is a local purpose reserve that is owned by the Far North District Council. The Bay of Islands Airport is located approximately two kilometres east of the site. The site is 7km from the Kerikeri town centre.

2.13. The FNDC Far North Atlas map indicates that the pond at the rear of the site is a headwater source tributary to the Waiwhakangarongaro Stream, which drains into the Puketotara Stream further to the north. The site is not affected by any flood hazard. Engineering advice suggests that the ponds are spring fed.

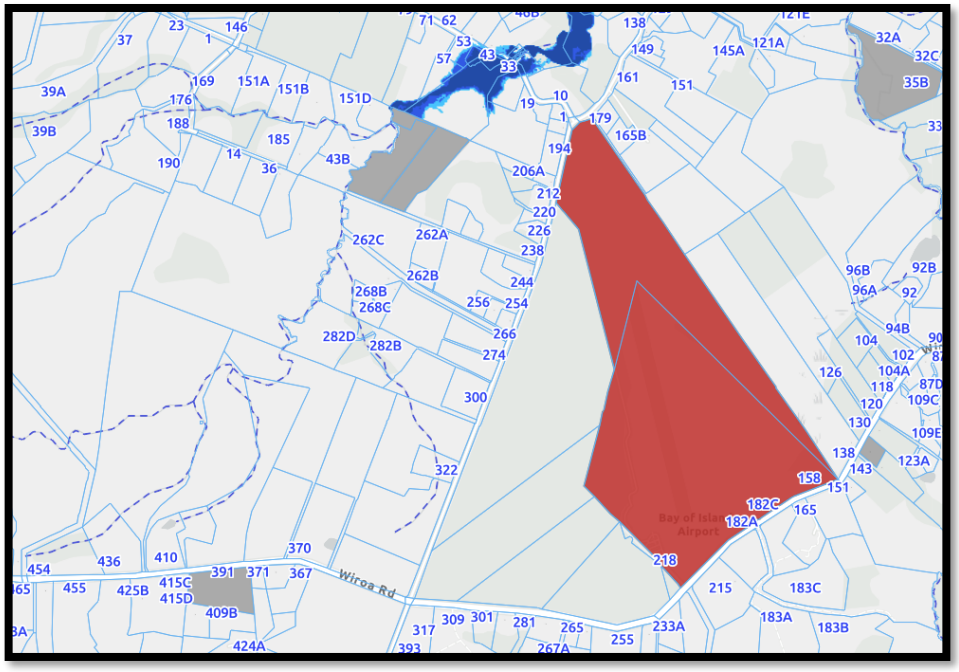


Figure 8 – Site vicinity stream network and location of Bay of Islands Airport (Atlas Far North Maps –Hazards)

2.14. The site does not contain any area of outstanding natural landscape, outstanding natural features or areas of high natural character. The site is within a 'Kiwi Present' zone.

2.15. The area to be developed for a holiday park is not considered a HAIL site. Historic aerials indicate that as recent as 2016 that the site frontage was largely in bush with some scattered fruit trees across the site. Historic aerials indicate Rural Lifestyle use of the site including domestic gardening and domestic fruit trees. Pre 2000 aerials from retrolens identify the dwelling being established between 1968 and 1977.

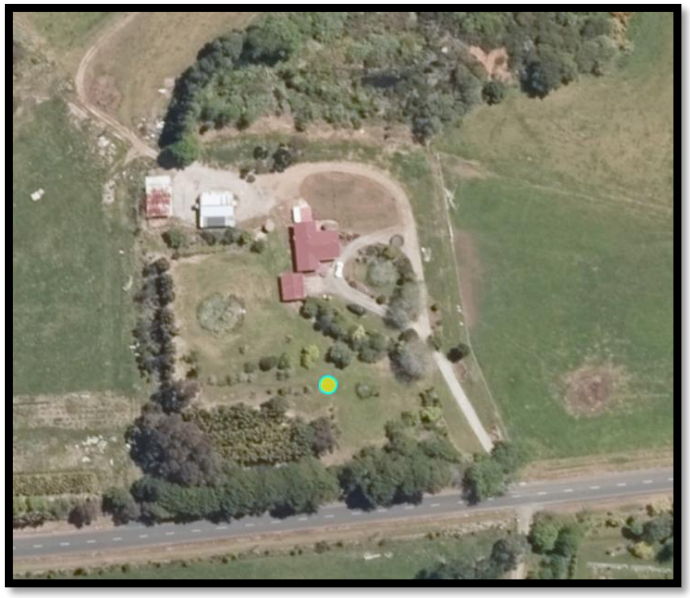


Figure 9 - Aerial Imagery map - Northland 0.4m Rural Aerial Photos 2014 - 2016

Figure 10 - Google Street View image of the site from Jan 2013

Figure 12 – 1981 Aerial indicating mown lawn, domestic gardens and domestic fruit trees

Figure 13 - 1977 Aerial depicting fruit trees and mown lawn areas

Figure 11 - 1968 Aerial prior to site development

3. REASONS FOR CONSENT

Operative Far North District Plan (ODP)

3.1. The site is zoned Rural Production (RPZ) under the ODP. There are no resource layers that apply to the site.

3.2. RPZ provisions enable small-scale non-productive activities where they do not detract from the rural environment's amenity values, which includes its production value and rural character.

Non-rural industrial and commercial type activities seeking to locate in the rural environment are regulated in terms of scale and intensity and any potential cumulative effects that may detract from rural environment values or its productive potential, including reverse sensitivity. This includes the number of people visiting a site, noise and traffic intensity.

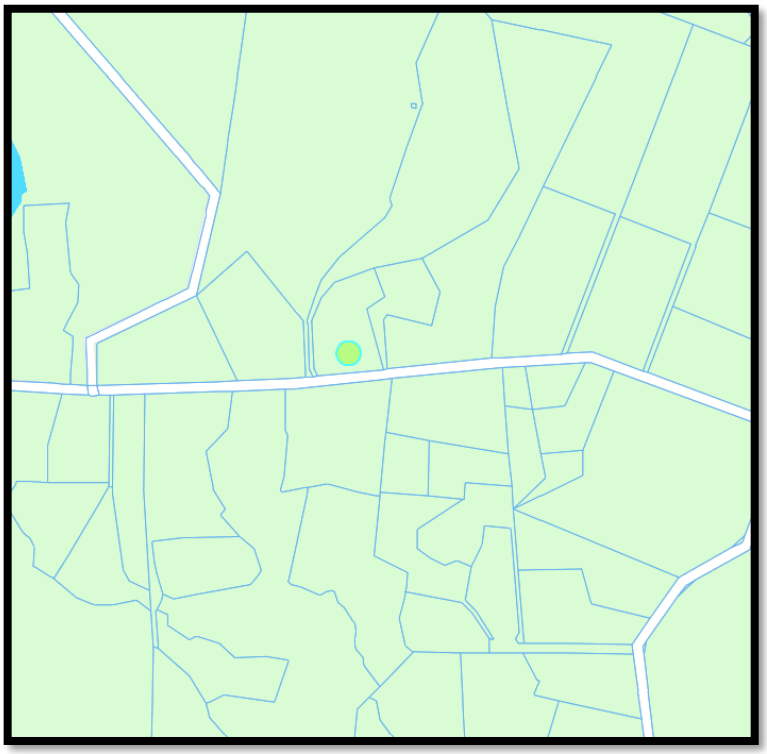


Figure 14 – ODP Site Zoning – Rural Production Zone – ODP

3.3. An assessment of the applicable land use rule standards is set out in **Table 1** and **2** below:

Table 1 - Assessment against the Rural Production Zone Rule Standards		
Plan Reference	**Rule**	**Performance of Proposal**
8.6.5.1.1	**Residential Intensity**	**Not applicable** The proposal is not for a residential activity. The self-catering cabins which include bathroom and kitchen facilities are for temporary visitor accommodation only and will not be used for permanent residential activity.

8.6.5.1.2	**Sunlight**	**Permitted** New cabin and guest reception buildings are proposed. Buildings are located away from boundaries to comply with this rule.
8.6.5.1.3	**Stormwater Management** (Permitted Standard is maximum 15% of the site area Controlled Activity Rule 8.6.5.2.1 standard is up to 20% of the site area)	**Controlled Activity** Existing impermeable surfaces on the site total = 3,192m^2 Proposed impermeable surfaces = 714m^2 **Total = 3,906m^2** or **17.2%** of the site area
8.6.5.1.4	**Setback from Boundaries**	**Permitted** All new buildings comply with the 10m setback from boundary requirement.
8.6.5.1.5	**Transportation**	**Permitted** Refer District-wide Standards below
8.6.5.1.6	**Keeping of Animals**	**Not applicable.**
8.6.5.1.7	**Noise** Noise limits apply at or within the boundary of a site within the RPZ. 0700-2200 hours = 65dbA L_{10} 2200-0700 hours = 45 dbA L_{10} 70 dbA L_{max}	**Permitted** All noise activity will be managed to comply with the District Plan standards. The Applicant's Holiday Park rule standards will apply to all persons visiting the site including reducing noise after 10pm. (refer **Appendix 7**)
8.6.5.1.8	**Building Height**	**Permitted** New buildings are single storey and comply with the maximum 8m height limit
8.6.5.1.9	**Helicopter Landing Area**	**Not applicable.**
8.6.5.1.10	**Building Coverage**	**Permitted** Existing buildings = 480m^2 Proposed buildings = 175m^2 **Total = 655m^2 or 2.9% of the site area**

8.6.5.1.11	**Scale of Activities**	**Discretionary Activity** The proposal is for a holiday park which includes six RV / tent sites and two double occupancy cabins. The application site is a 2.27 hectare rural-lifestyle property. At a permitted standard of 1 person per hectare (excluding those who reside on the site), the rule permits up to 4 persons (in addition to those living on site) or one person per hectare to engage in activities on the site. The proposal is for the holiday park to be able to accommodate up to 30 persons at any one time. This is limited by the capacity of the wastewater system and will be managed via an online booking system. The proposed activity exceeds the permitted standard by 26 persons and is therefore a Discretionary Activity.
8.6.5.1.12	**Temporary Events**	**Not applicable** The proposed activity is not a temporary activity.

Table 2 - Assessment against the District-Wide Standards		
Plan Reference	**Rule**	**Performance of Proposal**
Chapter 12 – Natural and Physical Resources		
12.1	**Landscape and Natural Features**	**Not applicable** The site is not within an outstanding landscape or natural feature
12.2	**Indigenous Flora and Fauna**	**Not applicable**

		No vegetation clearance is proposed.
13.3	**Soils and Minerals**	**Permitted** Minor earthworks comprising 106m^3 are proposed. Cut / fill heights will be minor.
12.4	**Natural Hazards**	**Not applicable**
12.5	**Heritage**	**Not applicable**
12.6	**Air**	**Deleted – not applicable**
12.7	**Lakes, Rivers, Wetlands and the Coastline**	**Not applicable**
12.8	**Hazardous Substances**	**Not applicable**
12.9	**Renewable Energy and Energy Efficiency**	**Not applicable**
Chapter 15 – Transportation		
15.1.6A	**Traffic Intensity** (Rule 15.1.6A.4.1)	**Permitted** The permitted standards enable up to 60 movements per day on a road that it is not a state highway. Based on Appendix 3A, the ODP traffic intensity factor that applies to the proposed activity is as follows: Camping Grounds / Motor Camps: 3 per unit or 2 per camp site. The proposal is for two double occupancy cabins and six camping / RV sites. The assessed TIF for this activity is 20
15.1.6B	**Parking**	**Deleted**
15.1.6C	**Access**	**Permitted** Holiday Park traffic would use the existing vehicle crossing and driveway off Wiroa Road.
Chapter 16 – Signs and Lighting		
16.6.1.1	**Light Spill & Glare**	**Permitted** No illuminated outdoor lighting is proposed.
16.6.1.2	**Signs (General)**	(a)The proposed entrance sign will not exceed the 4m maximum height.

		(b) The proposed entrance sign will not exceed the maximum 3m^2 sign area for the RPZ. (c) The proposed 'V' type sign complies with the permitted dimensions. Given the proposed size and height of the sign, it is not considered a 'building'.

3.4. The proposed activity is a **'Discretionary'** activity overall under the ODP District Plan under the RPZ 'Discretionary Activities' Rule 8.6.5.4 for a breach of the Scale of Activities rule.

Proposed District Plan (PDP)

3.5. The proposed activities are subject to the PDP provisions. The PDP was publicly notified on the 27th of July 2022. The submission and further submission periods have closed. PDP hearings have concluded with Council decisions on submissions expected shortly in June 2026.

3.6. The notified site zoning is 'Horticulture'. Post hearings, the Council reporting officer recommendations are that the Horticulture Zone identification over the site be amended to a 'Precinct'. The Hearings Panel has indicated in its Interim Guidance 1 that there is merit in replacing the Horticulture Zone with a Horticulture Precinct and this position has been adopted in the Panel recommendations issued on 25 May 2026. The amendment would change the underlying zoning to Rural Production Zone with a Horticulture Precinct overlay.

Figure 15 – PDP Zoning – (Notified) Horticulture Zone

3.7. There are no other overlays that apply to the site.

3.8. Land use rules that have current legal effect are set out in **Table 3** below.

Table 3: PDP Rules that have immediate legal effect

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.	**Not applicable.** The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	**Not applicable.** The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	**Not applicable.** The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	**Not applicable.** The site does not contain any notable trees.

Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	**Not applicable.** The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	**Not applicable.** The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	**Not applicable.**
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	**Not applicable.** The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	**Permitted.** Minor earthworks are proposed. Works will be undertaken in accordance with ADP and GD-05.
Signs	The following rules have immediate legal effect:	**Not applicable.**

	SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	**Not applicable.** The site is not located in the Orongo Bay Zone.

3.9. The proposed activity is a **Permitted Activity** under PDP rules that have current legal effect.

Regional Plan for Northland (RPN)

3.10. The proposed activity includes the on-site disposal of wastewater that exceeds the daily discharge volume that is permitted by the RPN. RPN Rule C.6.1.3 applies to the discharge of domestic type wastewater. Proposed use of the site at 'full occupancy' is estimated to exceed the permitted $2m^3$ discharge standard and is therefore a **Discretionary Activity** under Rule C.1.6.5. All other permitted standards are complied with, including the necessary 100% reserve disposal area located along the eastern boundary.

National Environmental Standards

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

3.11. The application site is not a FNDC mapped HAIL site. The site is a rural pastoral property that has no history of horticulture and / or other HAIL activities in the vicinity of the proposed activity. The application site title was created in 1991 and is a relatively old rural-residential type property.

3.12. Prior to 1991, the site formed part of a larger dairy farm property owned by the Baxter family. The main Baxter farm operation continues to operate on land to the east and on the southern side of Wiroa Road, where the dairy shed and calving barns are located. The development of kiwifruit on the adjacent land is a relatively recent activity established around 2018.

Figure 16 – Site and Surrounds 2000 (source: Far North Maps Aerial Imagery)

Figure 17 - Site and Surrounds 2014-2016 (source: Far North Maps Aerial Imagery)

Figure 18 - Site and Surrounds 2023-2025 (source: Far North Maps Aerial Imagery)

National Environmental Standards for Freshwater 2020 (Version Oct 2024)

3.13. The NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.

3.14. There are ponds on the site that are the headwaters of a tributary stream that ultimately drains into the Puketotara Stream. The constructed or natural state of the ponds has not been determined; however aerial images suggest that they have existed since at least 2000. Engineering advice suggests that the ponds are spring fed. The proposed activities are located well away from these ponds and will not affect their current state or function.

3.15. No other National Environmental Standards apply to this proposal.

4. STATUTORY ASSESSMENT

Section 104B of the Act

4.1. Section 104B governs decisions on applications for Discretionary Activities. A consent authority may grant or refuse and application and may impose conditions under Section 108 of the RMA.

4.2. The proposal is for a small-scale holiday park that infringes the ODP permitted scale of activities rule, the permitted stormwater management (impermeable surfaces) and the RPN wastewater discharge rule (in terms of total daily volume). The activity status is 'Discretionary' overall.

RMA Section 104

4.3. The application proposal is subject to the matters set out in Section 104.

4.4. Section 104(1) of the RMA states that when considering an application for resource consent –

"the consent authority must, subject to Part 2, and section 77M have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

Assessment of Effects on the Existing Environment

4.5. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the establishment of a small-scale holiday park that would provide affordable, camping style accommodation for visitors to Kerikeri. The site is conveniently located close to Bay of Islands Airport and the Kerikeri town centre. The holiday park would occupy otherwise unutilised rural lifestyle land in a location adjacent to other existing commercial activities and provide an income for the landowner who will operate the facility.

4.6. Potential adverse effects on the environment are assessed in the context of the rural production zone environment and the identified infringements to the ODP and RPN rule standards. These include 'Scale of Activities' and internal site matters relating stormwater (impermeable surfaces), and the permitted volume of treated wastewater that may be discharged onto a site. The Council has broad discretion to consider all effects in the context of the primary objectives and policies for the rural environment and the RPZ and wider District Plan matters including traffic, noise and signage. The majority of zone and district-wide rules are complied with and potential adverse effects are assessed to be within acceptable permitted standards.

4.7. The Applicant has obtained the written approval from adjacent landowners / occupiers listed in ***Table 4*** below. The location of these properties is shown in ***Figure 19***. In accordance with Section 104(3)(a)(ii), a consent authority must disregard potential adverse effects on these persons.

Table 4: Adjacent landowners

Address	Legal Description	Owner / Occupier	Authorised Signatory
370 Wiroa Road, Kerikeri	Lot 3 DP 134138 Lot 2 DP 430723 Lot 9 DP 13138	Craigmore	Orchard Manager: Alan Dobbie
436 Wiroa Road, Kerikeri	Lot 1 DP 430723	Elizabeth & Martin Baxter (deceased)	On behalf of: The Estate of the late Martin Baxter

415 Wiroa Road, Kerikeri	Lot 1 DP 602529	Joe Trust Company Limited, Bevin McCarthy and Donna McCarthy	Bevin McCarthy and Donna McCarthy
425 Wiroa Road, Kerikeri	Lot 3 DP 602529	Joe Trust Company Limited, Bevin McCarthy and Donna McCarthy	Bevin McCarthy and Donna McCarthy
455 Wiroa Road, Kerikeri	Lot 3 DP 602529	Joe Trust Company Limited, Bevin McCarthy and Donna McCarthy	Bevin McCarthy and Donna McCarthy

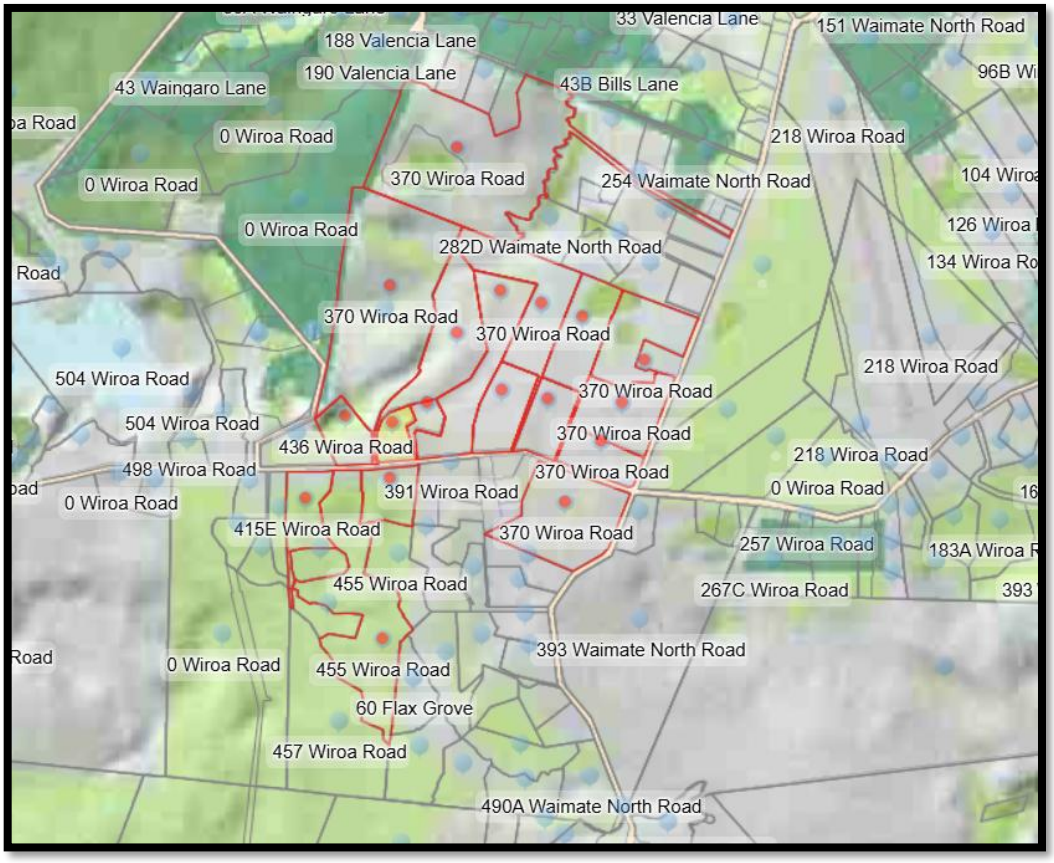


Figure 19 – Adjacent landowners

Scale of activities, rural character and amenity effects

4.8. The proposed holiday park activity exceeds the permitted number of people who may engage in activities on the site. The permitted standard enables 4 people excluding those living on the property. At full occupancy the number of people that could be present on the site is 30. Although this exceeds the permitted scale for 'non-farming' or 'forestry plantation' activities in the RPZ, it is small-scale and not inappropriate in the context of the existing environment. As noted above, the site is opposite a cluster of non-rural commercial businesses that employ staff on-site generally during weekdays. There is also 'Fitlab' gym which provides services both during the day and after work hours. The adjacent community cemetery and crematorium also attract groups of people for cremation and burial services. Wiroa Road itself is a busy Primary Collector Road that connects State Highway 10 and Kerikeri to State Highway 1 and Okaihau. The site is conveniently located close to Kerikeri town centre and the Bay of Islands, which will be an attractive feature for many travellers.

4.9. The commercial and community facility nature of the existing activities is such that the immediate area cannot be described as a purely rural production environment. At the size and scale proposed, the holiday park is unlikely to generate adverse rural character and amenity effects that are more than minor, and it will not affect the productive potential of any rural land. The site is a rural-residential property that is not used for any production purpose.

4.10. Potential adverse effects on adjacent landowners that have given written approval must be disregarded. This includes any reverse sensitivity effects on the adjoining horticulture activity. The Applicant has obtained written approval from the immediately adjacent landowners or in the case of the kiwifruit orchard, has obtained written approval from the orchard operator who has consulted with the landowners of these blocks.

4.11. As a Discretionary Activity, the following Chapter 11 assessment criteria are relevant to a decision on this application. Rule 11.1 contains matters relating to residential intensity and the scale of activities. For completeness and where relevant, these are commented on as follows:

(a) Not applicable – residential intensity matter

(b) Not applicable - residential intensity matter

(c) Not applicable - residential intensity matter

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

4.12. The proposed holiday park is small-scale and is unlikely to generate vehicle movements in excess of 20 per day. This is well within the permitted standard for traffic intensity in the rural production zone. Wiroa Road is a high-volume collector road that has sufficient capacity to accommodate the proposed activity.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic

4.13. Access to the site is via an existing concrete driveway crossing. Holiday park vehicles will be contained within the southern site frontage and away from the main dwelling on the site. A purpose-built driveway will provide access to the camping sites.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

4.14. As stated above the site has access from Wiroa Road which has sufficient capacity and sightlines to accommodate the proposed activity.

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.

4.15. The holiday park will operate 7 days a week. Use of site amenities including the pool will be between 9am and 8pm. The Park rules specify quiet hours between 10pm and 7am. The surrounding environment is a mix of horticulture, rural-residential and commercial activity. Use of the site for a holiday park will not generate adverse operational effects beyond the immediately adjacent properties. The owners of these properties have given written approval to the proposed activity.

(h) Noise generation and the extent to which reduction measures are used

4.16. The holiday is small-scale in terms of the number of people who will be accommodated on the site and any associated noise or activity. Park activity will be subject to rules controlling noise during nighttime hours to comply with the RPZ standards

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.

4.17. Necessary on-site services including water supply, wastewater and stormwater will be provided in accordance with Council engineering standards and District Plan rules. Adequate fire-fighting water supply is provided for.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

4.18. The holiday park buildings and impermeable surfaces have been designed to avoid adverse stormwater discharges from the site. All stormwater, including overflow from water tanks will be directed to the Wiroa Road roadside drain. There will be no direct discharges into reticulated stormwater systems or natural water bodies.

(k) Not applicable – residential matter
(l) Not applicable – residential matter
(m) Any adverse effects on the life supporting capacity of soils.

4.19. The site soil type is LUC3. The site is a rural-residential property which currently has no productive function. Adverse effects on productive soils are now managed in accordance with national direction under the NPS-HPL. Land use activities on LUC 3 land that is not for rural lifestyle purposes is exempt from regulations that would otherwise restrict development on production land. Use of the site for a holiday park will not materially change the site in terms of any future potential use for production activity.

(n) Not applicable – residential matter
(o) Not applicable - residential matter

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

4.20. The proposed activity will not affect any indigenous vegetation or fauna habitat.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

4.21. The proposed activity will not affect any natural hazard risk at the site.

(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.

4.22. The site is adjacent to a kiwifruit horticulture production site. The site layout has been designed to maintain generous buffers between camping sites and boundaries. The small-scale nature of the activity is such that it is unlikely to have any adverse reverse sensitivity effect on the neighbouring orchard. The adjoining land is owned by Wiroa Horticulture Ltd. The management of the property as an orchard is by Craigmore who manage a number of sites across the country. It is understood that the orchard manager in consultation with the owners have provided written approval to this proposal.

(s) Not applicable – residential matter (minor residential units)

(t) Not applicable - relates to effects on state highways

Stormwater Effects

4.23. The proposed holiday park activity includes the addition of new buildings and vehicle accessways that will increase the on-site impermeable surfaces above the 15% site area permitted standard. A minor increase to 17.2% of the site area is proposed. Expert stormwater engineers Wilton Joubert have designed a stormwater management system for the site that will collect and direct stormwater runoff from building roof areas and driveways and direct it to the roadside drain on the northern (site) side of Wiroa Road. A copy of the stormwater report is attached at **Appendix 6**.

4.24. The ODP Rule 8.6.5.2.1 sets out the assessment matters over which the Council has restricted its control. Wilton Joubert engineers have commented on these matters on page 7 & 8 of their

report (refer **Appendix 6**). Proposed stormwater management measures will ensure that any stormwater runoff is attenuated back to the RPZ permitted standards.

4.25. Potential adverse stormwater effects arising from additional runoff generated at the site is expected to be less than minor.

Traffic Effects

4.26. Potential traffic effects include the intensity of vehicles visiting the site, the suitability of access from the road and vehicle circulation within the site. These effects are within the permitted standards set by the ODP and are acceptable in the context of the RPZ. Wiroa Road is a rural primary collector road that has sufficient capacity to cater for vehicle traffic generated by the proposed activity.

4.27. The proposal is anticipated to generate no more than 20 traffic movements. Combined with the dwelling there would be a total of 30TIF per day. FNDC Engineering standards anticipate that where a site accesses 3 – 5 allotments the width of the crossing should be 4m at the site boundary. As a single household is anticipated to generate up to 10 TIF per day this proposal would be in line with the 3 – 5 allotment threshold. RV vehicles, Utes and cars are considered light vehicles which would meet the Type 1A standard. As the existing crossing exceeds this standard no upgrades to the crossing are proposed.

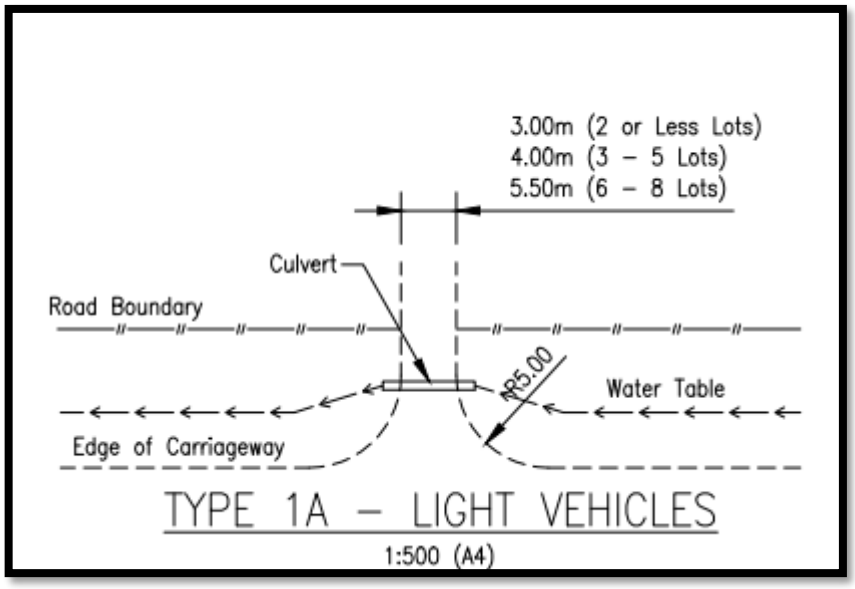


Figure 20 - FNDC 2023 Engineering standards sheet 21

Noise Effects

4.28. Potential noise effects beyond the boundary of the site are expected to be less than minor and within the RPZ permitted daytime and nighttime standards. The closest dwelling is on the neighbouring property at 436 Wiroa Road, which is more than 100m from the site. Activities opposite the site on Wiroa Road are commercial in nature and will not be affected by the proposed holiday park activities. There is no dwelling or any other sensitive activity on the adjacent kiwifruit orchard to the east. Notwithstanding any potential adverse noise effect, the owners of these properties have provided written approval. For this reason, potential adverse effects on these landowners can be disregarded.

Effects on natural resources

4.29. The proposed activity is a holiday park that would occupy an existing cleared area on the site. No vegetation clearance is required. The activity is located well away from the exiting ponds and stream environment at the rear of the site.

Statutory Provisions

4.30. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Relevant statutory documents include:

- The National Policy Statement for Highly Productive Land
- Regional Policy Statement for Northland
- Far North District Plan
- Proposed Far North District Plan

National Policy Statement for Highly Productive Land (amended 2025)

4.31. As per the Land Guide to Implementation for the National Policy Statement for Highly Productive Land (NPS-HPL), consent authorities are required to consider all relevant matters when deciding Discretionary land use consent applications. The application site is zoned rural production and is mapped as LUC 3s2 type land derived from the 'Land Use Capability

classification in the New Zealand Land Resource Inventory'. Clause 3.5 (7) of the NPS-HPL states that until such time as the regional policy statement for Northland contains operative maps of highly productive land, LUC 1, 2 and 3 land is subject to the objectives and policies of the NPS-HPL.

4.32. Regarding LUC 3 land, recent amendments to the NPS-HPL have altered how the national direction is to be applied. Clause 3.5(7)(b)(iii) exempts resource consents for activities on LUC 3 land where the activity applied for is not rural lifestyle and where the consent has been lodged at or after the commencement date of the NPS-HPL.

4.33. Based on this new provision, the proposed discretionary activity application that is for a holiday accommodation park and not for a rural lifestyle purpose is now exempt from consideration under the NPS-HPL.

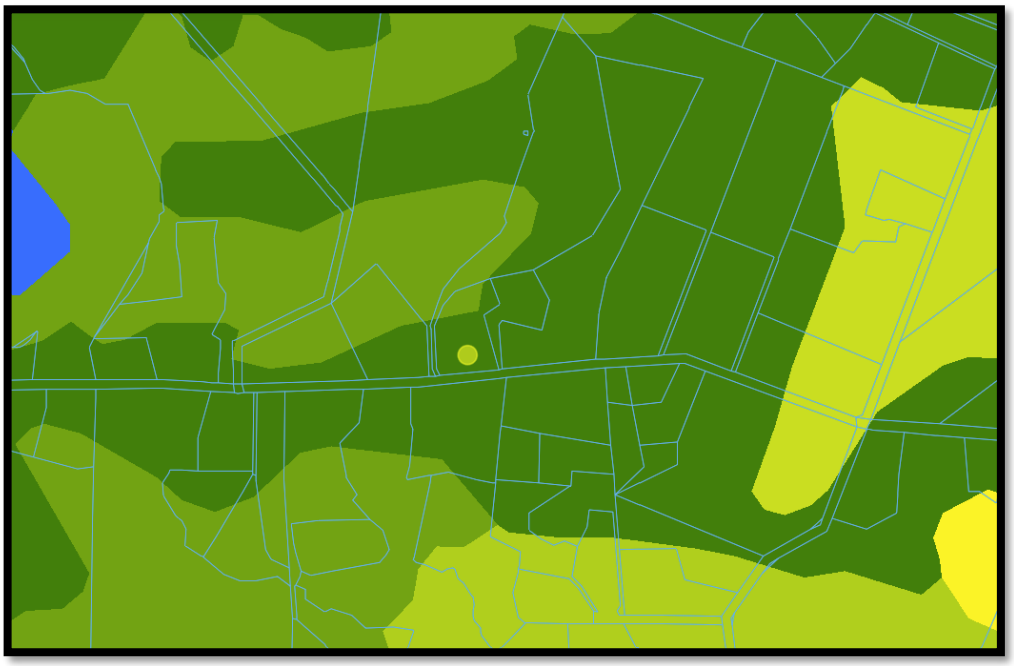


Figure 21 - NZLRI LUC map – source Far North Maps

Regional Policy Statement for Northland

4.34. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the

regions' resource management issues. The RPS sets out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed activity is located outside of any outstanding landscape and areas of high natural character and will not affect any regionally significant area of indigenous vegetation or fauna habitat. Regional policy 5.1.1(f) relates to the protection of highly versatile soils and applies at time of subdivision. The proposed activity is not a subdivision. The proposed activity is not contrary to any RPS objective or policy and can be determined in the context of the ODP (and PDP) objectives and policies.

Operative Far North District Plan

4.35. The proposed activity is broadly subject to both the RPZ and District-wide ODP objectives and policies. The RPZ applies to land that contains most of the Far North's inland rural environment. The RPZ is where rural production is intended to be the predominant activity. It is typically a 'low density' residential environment with significant distances between dwellings and other buildings. Non-productive activities are scattered throughout the zone. This is particularly evident around the periphery of town centres, including Kerikeri. The existing environment that surrounds the site is a mix of commercial, rural-residential and horticulture activity.

4.36. The natural character of the rural environment is largely pastoral with varied topography and areas of remnant native vegetation and / or planted shelterbelt trees. The Kerikeri rural environment includes large areas of horticulture production land, including land that is adjacent to the application site.

4.37. The ODP RPZ context statement describes the zone as *'predominantly a working productive rural zone'.* The zone standards enable a continuation of a wide range of existing and future activities that are compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring natural and physical resources are managed sustainably. The emphasis on reverse sensitivity is toward protecting productive rural activities that depend on rural production land and have limited options for where they can be located.

4.38. The relevant Rural Environment and RPZ objectives and policies are set out in **Appendix 9** and commented on in the paragraphs below.

Rural Environment

4.39. Within the Rural Environment, the ODP Objective 8.3.1 and Policy 8.4.1 enables activities that contribute to the sustainable management of natural and physical resources. This broad objective gives effect to section 5 of the RMA. The appropriateness of a proposed activity locating in the rural environment is based on whether the life-supporting capacity of natural and physical resources such as air, water, soil and ecosystems is safe-guarded and areas of significant indigenous vegetation and fauna habitats are protected (Objective 8.3.2 and Policy 8.4.2). Sustainable management of the rural environment and protection and enhancement of rural amenity values is prioritised (Objective 8.3.7, 8.3.10, Policy 8.4.1, 8.4.2, 8.4.4).

4.40. The proposed activity is very small-scale and appropriately located adjacent to an existing cluster of commercial activities with access to a large rural collector road. The site is a rural-residential property that is not currently used for any production activity. The size and location of the existing dwelling and the associated amenities will likely limit the site for any future production activity. A holiday park type activity will make efficient use of underutilised land on the site (Policy 8.4.7). The proposed activity will not affect any significant areas of vegetation or fauna habitat (Policy 8.4.6).

4.41. The existing character amenity values derive from the surrounding mixed horticulture, commercial and community reserve (crematorium) activities. Wiroa Road is a busy rural primary collector road that connects Kerikeri and State Highway 10 through to State Highway 1 and Okaihau. Policy 8.4.8 states that the Council will have particular regard to intensity, scale and type to ensure that adverse effects on natural resources, landscapes and amenity values are avoided, remedied or mitigated, and also the functional need for the activity in the rural environment, including the potential for cumulative effects.

4.42. The Applicant is aware of the activity's potential to affect the local rural environment. The Applicant has consulted the immediately adjoining neighbours and obtained the written approval of these landowners. The sites' location adjacent to an existing cluster of commercial activities is an appropriate location that is consistent with the character and amenity of this part of the rural environment.

4.43. Whilst the proposed activity does not have a functional need to locate in the rural environment, it does make efficient use of underutilised land that is surplus to the Applicant's land needs on this rural-residential property (Policy 8.4.8). The use of the site for a holiday park will not affect the productive use of land in this location or the ongoing life-supporting capacity of existing soil.

Rural Production Zone

4.44. The RPZ enables rural production activities, along with a wide range of activities subject to adverse effects, including reverse sensitivity effects being avoided, remedied or mitigated and not to the detriment of rural production (Policy 8.6.4.1). The RPZ amenity value and reverse sensitivity policy focus is on the potential for activities to adversely affect the productive intent of the zone, and the extent to which reverse sensitivity affects production activity (Policy 8.6.4.1). Activities with adverse effects, including reverse sensitivity effects that cannot be avoided, remedied or mitigated are to be separated from other activities (Policy 8.6.4.8). Conflicting land use activities are to be avoided (Policy 8.6.4.7).

4.45. The proposed holiday park is very small-scale and seeks to locate in an environment where there are other non-rural commercial activities and where reverse sensitivity effects can be appropriately managed through mutual agreement between the Applicant and the adjacent orchard operator / leaseholder. The location of the Park on an existing rural-residential site will not affect any existing production land or undermine its future use.

4.46. ODP Transportation objectives and policies are concerned with minimising adverse traffic effects on the natural and physical environment, and the provision of suitable access and on-site car parking (Obj 15.1.3.1, 15.1.3.3, 15.1.3.4, and 15.1.3.5). Traffic generated by the proposed holiday park is within the permitted standards for the RPZ.

4.47. Proposed use of the site for a holiday park will not adversely affect any natural or built environment features that are protected by the Plan (Policy 15.1.4.2). There is sufficient manoeuvring space provided on the site (Policy 15.1.4.3). Access is via an existing rural road crossing that is suitably sized and designed for the proposed activity.

4.48. Overall, it is considered that the proposed activity would not be contrary to any ODP objective or policy.

Proposed Far North District Plan

4.49. The proposed (notified) site zone is 'Horticulture'. Notwithstanding the recent Hearings Panel recommendation to rezone the site to Rural Production with a Horticulture Precinct overlay, for the purpose of this assessment, and until such time as there is a Council decision, the notified Horticulture Zone provisions remain the relevant provisions.

4.50. The Horticulture Zone is a special purpose zone that has been applied to 'versatile soils' in Kerikeri and Waipapa that have access to irrigation networks and established supporting infrastructure. As notified, the Horticulture Special Purpose Zone is not a 'General Rural' or 'Rural Production' zone that would be subject to the provisions of the NPS-HPL. The stated purpose of the Horticulture Zone is to *'protect this area for horticultural activities for the benefit of current and future generations'.*

4.51. The application of the Horticulture Zone as a method for managing horticulture land in Kerikeri and Waipapa has been subject to challenge. The outcome of submissions heard at Hearing 9 are recommendations from the Hearings Panel that intent of Horticulture Zone provisions would be better applied as a 'Precinct', including as mentioned above, to address a potential inconsistency with the application of the NPS-HPL. This position is supported by submitter evidence and Council officer recommendations. If the Council decides to adopt the recommendations of the Panel, it is likely that the activity status of the activity proposed in this application will be 'non-complying' as visitor accommodation that does not comply with the amended Discretionary Activity rule requirements PREC1-R6 DIS-1-DIS-3[1].

4.52. Notwithstanding any change to the site zoning that may include the application of the Rural Production Zone with a Horticulture Precinct overlay, the Horticulture Zone as notified is relevant to a decision on this application, albeit with limited weighting applied.

[1] Far North Proposed District Plan Hearings Panel Recommendations – Hearing 09, Rural, Horticulture & Horticulture Processing – Appendix 2.2

4.53. Objective HZ-O1 states that the '*Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations'.* Non-horticultural land use activities seeking to establish in the Horticulture Zone must avoid reverse sensitivity effects that might constrain primary production or affect the rural character and amenity of the zone. (Objective HZ-O3). Activities that are incompatible with the purpose, function and character of the zone, result in a loss of productive capacity or do not have a functional need to be in the zone, are to be avoided (Policy HZ-P2).

4.54. The proposal is for a small-scale holiday park on an existing rural-residential site that is not an existing production site. It is adjacent to a cluster of commercial activities located opposite the site on Wiroa Road, to which the Horticulture Zone has also been applied. The proposed activity is consistent with the character and amenity of the existing environment.

4.55. The application site contains 'versatile soil' as defined by the PDP but is not subject to the protection provided under the recently amended NPS-HPL. Protection under the RSPN and the PDP remains, however this is likely to be subject to change as regional and district provisions align with national direction. The site is adjacent to a large existing kiwifruit orchard. The small-scale nature of the holiday park type accommodation activity is not expected to affect the operation of this horticultural activity or generate any reverse sensitivity effects that are more than minor. The adjacent orchard operator in consultation with the landowner have provided written approval to the proposal indicating that there is no concern about an incompatible use establishing on the adjoining property.

4.56. To the extent that the location is a mixed-use rural environment where commercial activity has established on the outskirts of Kerikeri and close to Kerikeri Airport on a busy rural primary collector road, the addition of a small holiday park would not be incompatible with the scale and character of the area. The proposed activity will not increase the production potential in the zone, but neither will it decrease it being an already established rural-residential site that has a low production value due to its predominant residential use. Proposed Park facilities are small in scale, including cabin size buildings and six camping sites. The site can be adequately serviced with on-site services and has suitable access to a road. This is consistent with the management matters set out in HZ-P7.

4.57. It is acknowledged that the holiday park does not have a 'functional need' to locate in the Horticulture Zone (Precinct) and that Policy HZ-P2 as notified (or the recommended amendment that is PREC1-O1 and PREC1-P2) suggests that this activity should be avoided in the Zone. However, it is considered that the activity can meet the tests set out in (a), (b), and (c) of Policy HZ-P2 to the extent that the activity in the proposed location is not incompatible with the purpose, function and character of the Zone, it will not result in the loss, or compromise the use of highly productive land for horticulture activities (as it is LUC 3 land that is exempt from NPS-HPL).

4.58. In terms of actual effects, the proposed activity involves little, to no land disturbance that would remove soil from the site or its potential for production activity (should that be desirable in the future), proposed buildings are small and easily removed, and visitor accommodation numbers are small-scale. In a location where there are existing commercial activities and the character of the Horticulture Zone has been materially changed by previous land use decisions, it would not be unreasonable to enable the proposed activity, which will also enable the efficient use of rural lifestyle land.

4.59. Overall, it is considered that the nature and scale of the proposed holiday park would not be incompatible with the purpose and function of a future Horticulture Zone (or Precinct).

Plan Weighting Assessment Summary

4.60. As required by Section 104(1)(b) of the RMA, a decision on this application must consider the extent to which a proposal is consistent with the relevant provisions ODP and the PDP. As the operative plan, the ODP provisions retain the greatest weight until such time as the PDP has advanced beyond a Council decision and the resolution of any appeals.

4.61. Hearings on the PDP have concluded and the Independent Hearings Panel (IHP) recommendations have been released. The IHP recommendations are based on a lengthy and rigorous hearing process that has included considerable submitter expert evidence and advice from Council reporting officers, including legal counsel. The IHP recommendation for the application site is that a Rural Production Zone apply with a Horticulture Precinct. In the site location, the application of the Horticulture Precinct recognizes the presence of existing

horticulture activity, potentially suitable production land and the availability of irrigation water and transport infrastructure. The IHP Preamble Report states that the recommendations do not reflect the January 2026 amendments to the NPS-HPL. This includes the exemption for activities (other than rural lifestyle) locating on LUC 3 land.

4.62. The IHP recommendations have not yet been adopted by Council and remain subject to potential change. Accordingly, while they are a significant indicator of likely future policy direction, they are not determinative and must be weighed alongside the operative and notified provisions. In the absence of a decision from the Council, on matters relating to the horticulture zone and the adoption of a precinct, it is considered that a greater weighting should be given to the ODP objectives and policies for the RPZ. This is particularly important given recent amendments to the NPS-HPL which exempts development on LUC 3 land under certain circumstances.

4.63. The earlier Section 32 report on the Rural Environment commented on the extent of versatile and highly productive soils, suggesting that the majority across the District is LUC 3 (class 3)[2]. If this is the case, and if the national direction under NPS-HPL is to be more enabling of land use activity (other than rural lifestyle) on LUC 3 land, then a variation to the PDP will be necessary to align district with national policy. The panel themselves have indicated that this may be required.[3]

4.64. It is considered that if the Policy PREC1-P2(c) 'functional need' was to remain as the basis on which a land use activity is to be avoided, this would effectively exclude many activities that may otherwise be able to locate within the RPZ, particularly around Kerikeri where there are numerous small clusters of non-rural commercial activities. The blunt nature of this policy may still be subject to challenge with direction from the Courts about consistency with the NPS-HPL.

[2] https://www.fndc.govt.nz/__data/assets/pdf_file/0017/18071/Section-32-Rural-Environment.pdf [p7]
[3] https://www.fndc.govt.nz/__data/assets/pdf_file/0030/55875/Recommendation-Report-Preamble.pdf [p16]

4.65. Regarding the ODP objectives and policies, the intent of the Rural Production zone is given effect to as the activity is small scale, located within a mixed-use environment and will not have any adverse impact on the productive capacity of land within the site or on adjoining properties.

5. NOTIFICATION ASSESSMENT

5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications.

Section 95A – Public Notification Assessment

5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority must disregard any effect on a person who has given written approval to the relevant application

5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site or adjacent land may be disregarded. The land adjacent to the application site is set out in **Table 4** above.

5.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. In terms of the number of persons that may engage in activities at the site, this is limited to 4 persons. The proposed activity exceeds the permitted standard for the scale of non-rural activity that may be undertaken on the site.

5.9. The proposed activity is not a restricted discretionary activity such that the matters over which the Council has discretion is limited to a national standard or rule.

5.10. Written approval from adjoining landowners and the operator of the adjacent kiwifruit orchard in consultation with the landowner is provided with this application. Potential adverse effects on these persons may be disregarded. Potential adverse effects that extend beyond the site boundary and the immediately adjacent properties are assessed to be less than minor and would not be of a wider public interest to the extent that public notification is warranted.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

5.11. When considering public notification, current caselaw has defined 'special circumstances' as those outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The RPZ has a broad objective purpose that is to *'promote the sustainable management of natural and physical resources…'.* The efficient use of the RPZ is enabled so that people and communities can provide for their social, economic, and cultural wellbeing and for their health and safety.

5.12. The RPZ enables a wide range of activities where adverse effects, including reverse sensitively effects can be avoided, remedied or mitigated, and are not to the detriment of rural

productivity[4]. The opportunity to establish a holiday park on an existing rural-residential property in the rural environment is not precluded by the RPZ. Rather it is subject to an assessment to determine the extent to which the activity will affect rural productivity and amenity associated with the productive intent of the zone. As a Discretionary Activity, the proposed activity cannot be described as exceptional, abnormal or unusual in the RPZ.

Section 95B – Limited Notification Assessment

5.13. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

Step 1: Certain affected groups and affected persons must be notified

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

5.14. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

[4] Policy 8.6.4.1

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land.

5.15. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.16. The proposed activity is not a boundary activity. The proposed activity is a Discretionary Activity arising from a potential breach to traffic intensity if traffic to the site is unmanaged.

5.17. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a controlled activity or a restricted discretionary activity if the effect

	of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.18. The application proposal is a Discretionary Activity. It is not a Permitted or Controlled Activity. For the purpose of determining if a person is affected by a proposed activity, Section 95(3) states that a person is not affected in relation to an application if the person has given written approval. Table 4 above sets out the affected landowners, and occupiers (where relevant) of the adjoining sites. These people have given their written approval to the application, which are attached at **Appendix 8**. On that basis, it is considered that there are no persons who are affected by the proposed activity.

5.19. The Applicant requests that the application is processed on a non-notified basis.

6. PART 2 ASSESSMENT

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment in keeping with the productive intent of the RPZ.

6.3. Section 6 of the Act sets contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes. The site is not identified as

being significant to Māori nor does in contain historic heritage. It is therefore considered that the proposal is consistent with Section 6of the Act.

6.4. Section 7 identifies a number of "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area which is a mixed rural and rural-residential environment.

6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not within an area of significance to Māori. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.

6.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. CONCLUSION

7.1. The Applicant Gary Greenwood is seeking land use consent to establish small-scale holiday park on a site at 410 Wiroa Road, Kerikeri. The facility would include six RV / tent sites and two, double occupancy cabins. Associated amenities include shared ablution and reception buildings. Access to the site would be directly from Wiroa Road.

7.2. The site zoning is 'Rural Production' under the ODP and 'Horticulture Zone' under the notified PDP. The activity is Discretionary under the ODP for rule breaches relating to scale of activities and stormwater management (impermeable surfaces). Resource consent is also required for the disposal of treated wastewater. The activity is permitted under PDP rules that have current legal effect. IHP recommendations are that the site zoning is amended to Rural Production with a Horticulture Precinct overlay.

7.3. The activity would be located on LUC 3 soil. Recent amendments to the NPS-HPL exempt land use activities (other than rural lifestyle) on LUC 3 land from policies that protect highly productive land. This may have implications for decisions on the notified provisions as they relate to the site and the horticulture precinct provisions that strongly limit land use activities that are not horticulture related.

7.4. Potential adverse effects on the existing environment are assessed to be no more than minor. The site is adjacent to an existing cluster of small commercial businesses, other rural lifestyle properties and kiwifruit orchards. The site has access from Wiroa Road, which is a large capacity rural collector road. Written approval has been obtained from the adjoining landowners, including the operator of the neighbouring kiwifruit orchard. Reverse sensitivity effects are assessed to be low.

7.5. The relevant provisions of the ODP and PDP apply with greater weight given to the ODP in the absence of a Council decision on submissions and the resolution of any appeals. The proposed activity is consistent with the overall intent of the ODP RPZ which contemplates a wide range of activities where these are not detrimental to rural productivity. The PDP Horticulture Precinct would apply more stringent policy criteria where land use activities that have no functional need to be in the precinct are to be avoided. In the light of recent amendments to the NPS-HPL, this recommendation from the IHP may be subject to challenge.

8. LIMITATIONS

8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA79A/918**
Land Registration District	**North Auckland**
Date Issued	25 September 1991

Prior References
NA47A/1159

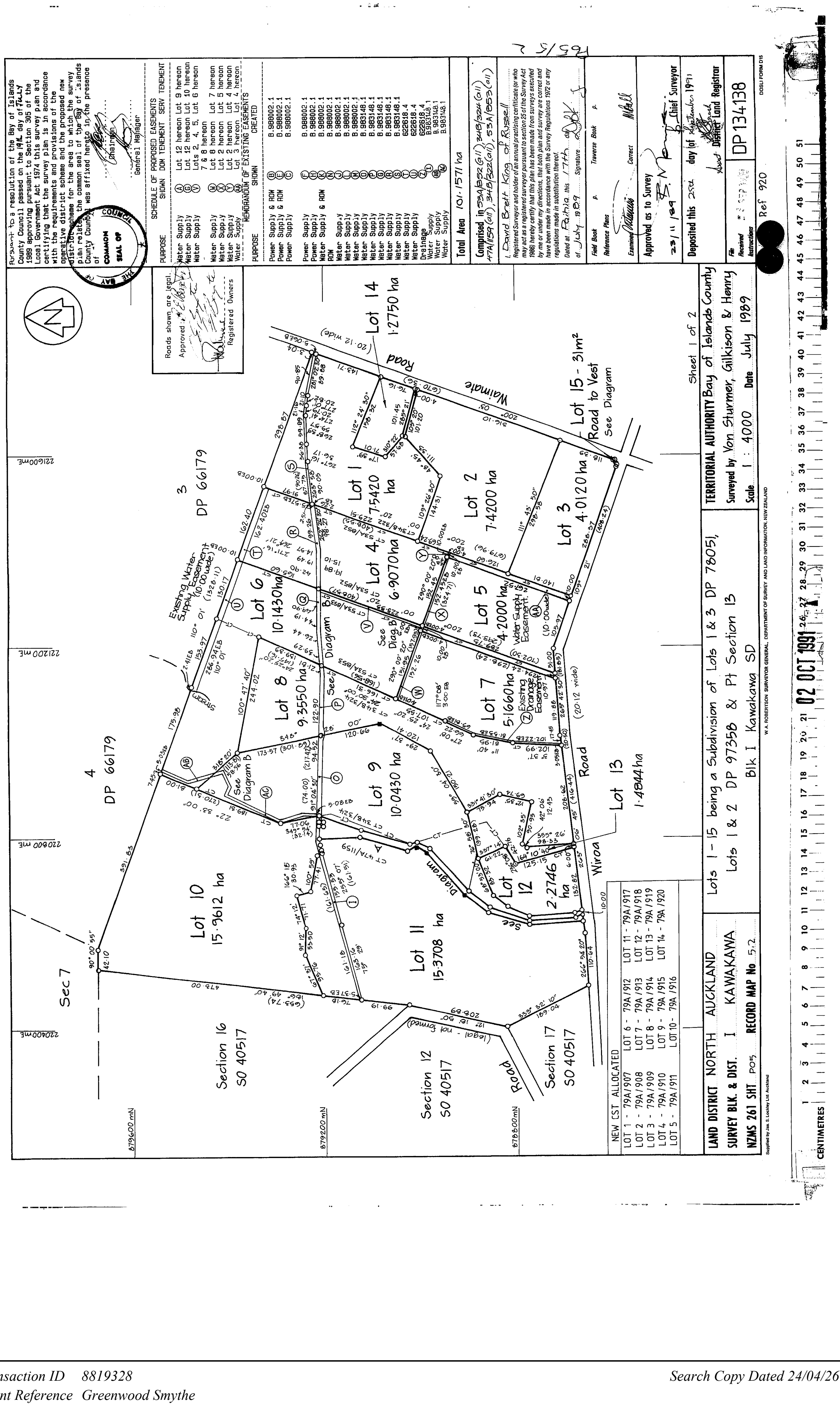
Estate	Fee Simple
Area	2.2746 hectares more or less
Legal Description	Lot 12 Deposited Plan 134138
Registered Owners	

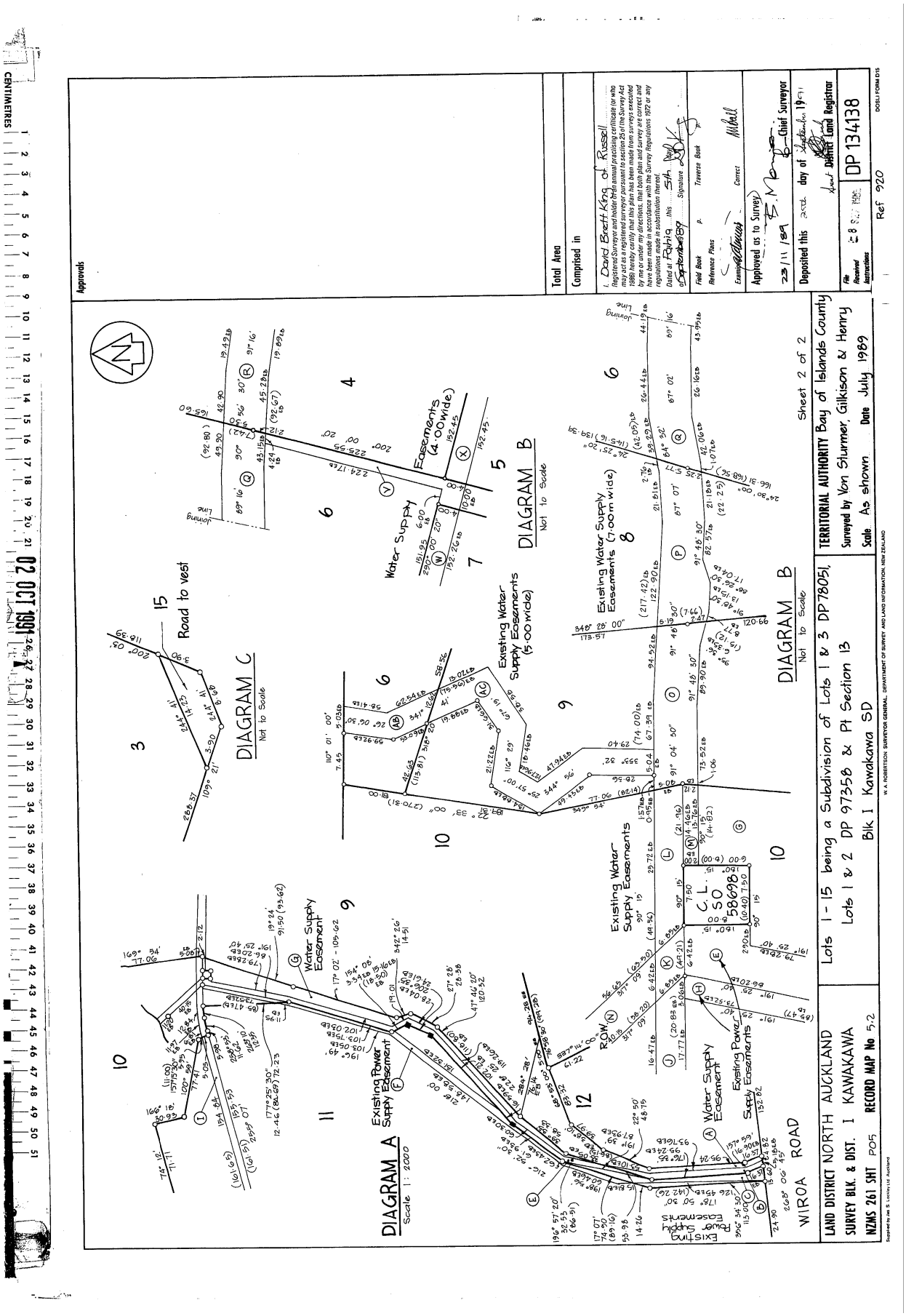
Joshua Greenwood and Lalina Tiasinmal Smythe

Interests

Subject to Section 59 Land Act 1948

13580641.2 Mortgage to ANZ Bank New Zealand Limited - 24.4.2026 at 1:15 pm


Pursuant to a resolution of the Bay of Islands County Council passed on the 19th day of JULY 1989 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme and the proposed new district scheme for the area to which the survey plan relates, the common seal of the Bay of Islands County Council was affixed hereto in the presence of
Chairman
General Manager
THE BAY OF ISLANDS COUNTY COUNCIL COMMON SEAL OF
SCHEDULE OF PROPOSED EASEMENTS
PURPOSE | SHOWN | DOM TENEMENT | SERV TENEMENT
Water Supply | A | Lot 12 hereon | Lot 9 hereon
Water Supply | G | Lot 12 hereon | Lot 10 hereon
Water Supply | V | Lots 2, 4, 5, 7 & 8 hereon | Lot 6 hereon
Water Supply | W | Lot 8 hereon | Lot 7 hereon
Water Supply | X | Lot 2 hereon | Lot 5 hereon
Water Supply | Y | Lot 2 hereon | Lot 4 hereon
Water Supply | AA | Lot 3 hereon | Lot 4 hereon
MEMORANDUM OF EXISTING EASEMENTS
PURPOSE | SHOWN | CREATED
Power Supply & ROW | B | B.988002.1
Power Supply & ROW | E | B.988002.1
Power Supply | C | B.988002.1
Power Supply | F | B.988002.1
Power Supply | H | B.988002.1
Water Supply & ROW | K | B.988002.1
ROW | N | B.988002.1
Water Supply | J | B.988002.1
Water Supply | L | B.988002.1
Water Supply | M | B.988002.1
Water Supply | O | B.983148.1
Water Supply | P | B.983148.1
Water Supply | Q | B.983148.1
Water Supply | R | B.983148.1
Water Supply | S | B.983148.1
Water Supply | T | 622618.4
Water Supply | U | 622618.4
Drainage | Z | 622618.4
Water Supply | I | B.983148.1
Water Supply | AB | B.983148.1
Water Supply | AC | B.983148.1
Total Area 101.1571 ha
Comprised in 53A/852 (all), 34B/324 (all), 47A/1159 (all), 34B/322 (all), 53A/853 (all)
I, David Brett King of Russell Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Paihia this 17th day of July 1989 Signature
Field Book p. Traverse Book p.
Reference Plans
Examined Correct
Approved as to Survey 23/11/89 Chief Surveyor
Deposited this 25th day of September 1991 District Land Registrar
File Received Instructions
Ref 920
DP 134138
765/5 2
Roads shown are legal.
Approved: Registered Owners
Lot 1 7.5420 ha
Lot 2 7.4200 ha
Lot 3 4.0120 ha
Lot 4 6.9070 ha
Lot 5 4.2000 ha
Lot 6 10.1430 ha
Lot 7 5.1660 ha
Lot 8 9.3550 ha
Lot 9 10.0430 ha
Lot 10 15.9612 ha
Lot 11 15.3708 ha
Lot 12 2.2746 ha
Lot 13 1.4844 ha
Lot 14 1.2750 ha
Lot 15 - 31m² Road to Vest See Diagram
Waimate Road (20.12 wide)
Wiroa Road (20.12 wide)
Road (legal - not formed)
3 DP 66179
4 DP 66179
Sec 7
Section 16 SO 40517
Section 12 SO 40517
Section 17 SO 40517
Existing Water Supply Easement (10.00 wide)
Water Supply Easement (10.00 wide)
Existing Drainage Easement
Stream
See Diagram B
NEW CST ALLOCATED
LOT 1 - 79A/907 | LOT 6 - 79A/912 | LOT 11 - 79A/917
LOT 2 - 79A/908 | LOT 7 - 79A/913 | LOT 12 - 79A/918
LOT 3 - 79A/909 | LOT 8 - 79A/914 | LOT 13 - 79A/919
LOT 4 - 79A/910 | LOT 9 - 79A/915 | LOT 14 - 79A/920
LOT 5 - 79A/911 | LOT 10 - 79A/916
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. I KAWAKAWA
NZMS 261 SHT P05 RECORD MAP No 5.2
Lots 1 - 15 being a Subdivision of Lots 1 & 3 DP 78051, Lots 1 & 2 DP 97358 & Pt Section 13 Blk I Kawakawa SD
Sheet 1 of 2
TERRITORIAL AUTHORITY Bay of Islands County
Surveyed by Von Sturmer, Gilkison & Henry
Scale 1 : 4000 Date July 1989
02 OCT 1991
CENTIMETRES
DOSLI FORM D15
W.A. ROBERTSON SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
Supplied by Jas. S. Lockley Ltd. Auckland


Approvals
Total Area
Comprised in
I, David Brett King of Russell
Registered Surveyor and holder of a current annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Kaikoura this 5th day of September 1989
Signature
Field Book p. Traverse Book p.
Reference Plans
Examined Correct
Approved as to Survey
23/11/89
Chief Surveyor
Deposited this 23rd day of November 1989
District Land Registrar
File Reference 28 8 [illegible]
Instructions
DP 134138
Ref 920
DOSLI FORM D15
TERRITORIAL AUTHORITY Bay of Islands County
Surveyed by Von Sturmer, Gilkison & Henry
Scale As shown Date July 1989
Lots 1 - 15 being a Subdivision of Lots 1 & 3 DP78051, Lots 1 & 2 DP 97358 & Pt Section 13 Blk I Kawakawa SD
W A ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. I KAWAKAWA
NZMS 261 SHT P05 RECORD MAP No 5,2
WIROA ROAD
DIAGRAM A Scale 1:2000
DIAGRAM B Not to Scale
DIAGRAM C Not to Scale
Sheet 2 of 2
Road to vest
Water Supply Easement
Existing Power Supply Easement
Existing Water Supply Easements (5.00 wide)
Existing Water Supply Easements (7.00m wide)
Easements (4.00 wide)
Existing Power Supply Easements
Water Supply Easements
ROW
Existing Water Supply Easements
Existing Power Supply Easements
Water Supply Easement
Johnsing Line
C.L. SO 58698
CENTIMETRES
OCT 1989

Lot 12 DP 134138
Lot area: 22,746m²
Corrosion zone: C
Wind zone: High

Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Existing concrete driveway:	87m²
Existing concrete patio:	90m²
Existing pool & concrete patio:	216m²
Existing tennis court:	620m²
Existing concrete patio:	62m²
Existing metal driveway:	1,402m²
Existing concrete driveway:	207m²
Existing concrete driveway:	28m²
Existing shed:	122m²
Existing dwelling:	270m²
Existing pool shed:	11m²
Existing garage:	77m²
Proposed metal driveway:	530m²
Proposed ablution block:	85m²
Proposed cabin 1:	30m²
Proposed cabin 2:	30m²
Proposed reception cabin:	30m²
Proposed water tank	9m²
Total proposed:	3,906m²

Total permitted = 15% of gross site area = 3,412.4m²
Total proposed = 3,904m² = 17.2% RC Required
Setbacks to boundaries: 10m min. Complies

Building height:
Permitted: 12m max
Proposed: 4m approx. Complies

Building Coverage:

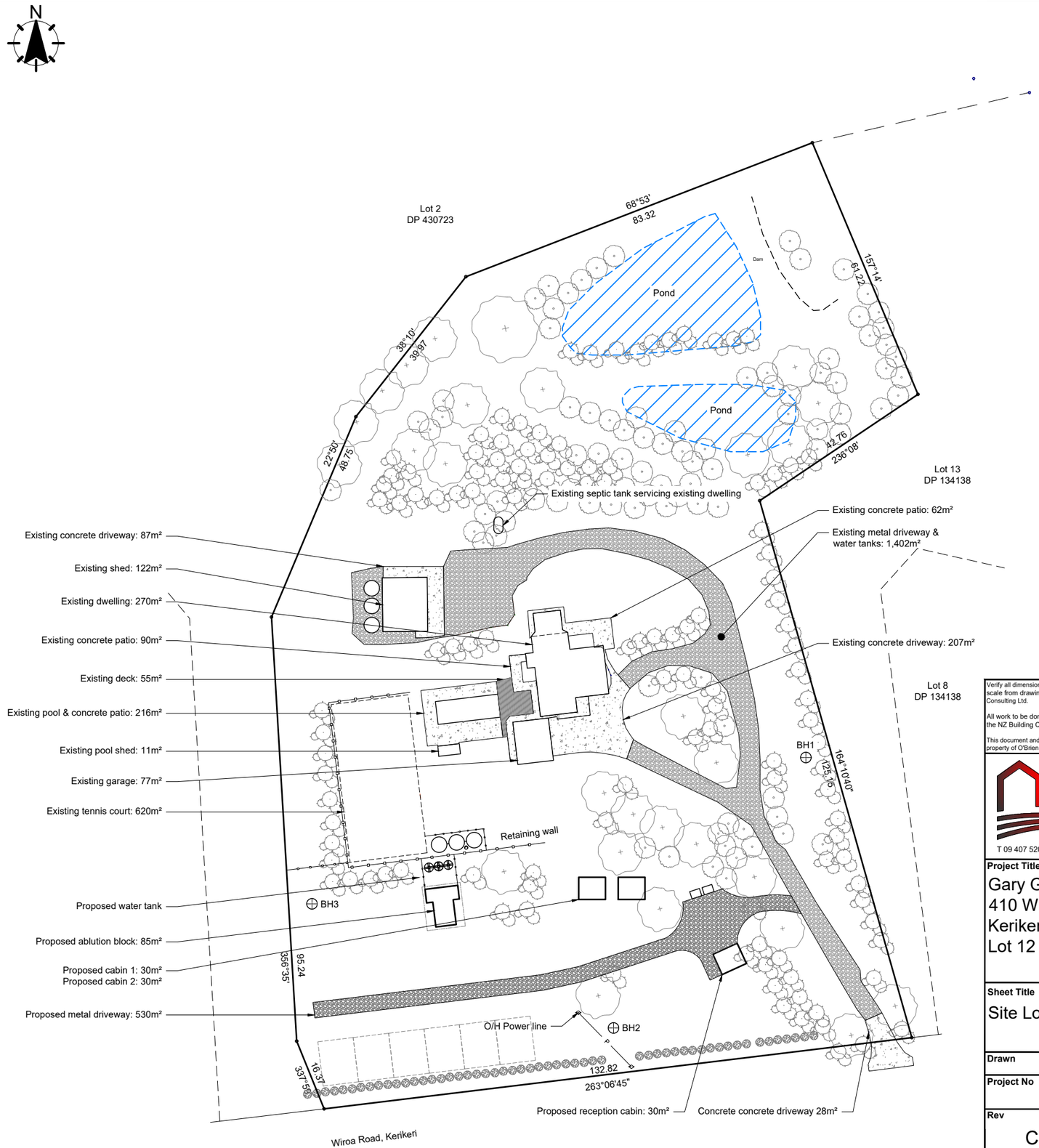
Existing shed:	122m²
Existing dwelling:	270m²
Existing pool shed:	11m²
Existing garage:	77m²
Proposed ablution block:	85m²
Proposed cabin 1:	30m²
Proposed cabin 2:	30m²
Proposed reception cabin:	30m²
Total proposed:	655m²

Total permitted = 12.5% of gross site area = 2,843m²
Total Proposed = 655m² = 2.9% Complies

Earthworks

Driveway cut:	53m³
Fill:	53m³
Cut/Fill:	106m³

Total permitted = 5,000m³ Complies



O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Location Plan

Drawn 20 May 2026

Project No 4312

Rev C

Sheet A01

Scale (A3 Original) 1: 1000

10 5 0 10 20 m

N

Lot 2
DP 430723

68°53' 83.32

157°14' 61.22

Gully

Dam

Existing culvert through dam to gully

Open drain

Pond

420Ø Culvert

420Ø Culvert

38°10' 39.97

Pond

236°06' 42.76

Existing soakage in this area servicing the existing dwelling (presumed trenches). Hatched area shows 405m² surface laid dripperlines + 202.5m² reserve area if required to replace trenches in the future.

15m

5m Wastewater setback from open drain

Existing septic tank servicing existing dwelling

200Ø Culvert

Existing 100mm Ø pipe to open drain

250Ø Culvert

15m Setback from pond

Existing concrete driveway: 87m²

Open drain

22°50' 48.75

5m

DP

122m²
Existing shed

DP

200Ø Culvert

Existing concrete driveway: 62m²

DP

DP

Existing concrete patio: 90m²

Existing open drain

Existing deck: 55m²

DP

1,402m²
Existing metal driveway

Existing 100mm nova coil pipe behind retaining wall

270m²
Existing dwelling

DP

216m²
Existing pool & concrete patio

730m² (100%)
Reserve area

3m

3m Wastewater setback from retaining wall

77m²
Existing garage

DP

207m²
Existing concrete driveway

BH1

Wastewater Disposal Field

730m² Total area:
730m Length approx of surface laid dripperline with emitters at no greater than 600mmc/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter.

1: 630m² Wastewater disposal field refer to note

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:

- 1.5m from buildings
- 1.5m from property boundaries
- 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
- 15m from pond

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Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Plan

Drawn 20 May 2026

Project No 4312

Rev C

Sheet A02

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

N

Wastewater Disposal Field

730m² Total area:
730m Length approx of surface laid dripperline with emitters at no greater than 600mmc/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter.

1: 630m² Wastewater disposal field refer to note

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
   - 15m from pond
   - 3m from retaining wall
7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
9. The works which are being 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 Sediment Control.pdf (aucklanddesignmanual.co.nz)

LEGEND

- Open drain
- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Nova coil pipe
- Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Wastewater disposal field
- Reserve area

5m Wastewater setback from open drain
Existing septic tank servicing existing dwelling
Existing 100mm Ø pipe to open drain
200Ø Culvert
250Ø Culvert
15m Setback from pond
Existing concrete driveway: 87m²
Open drain
200Ø Culvert
22°50'
48.76
5m
DP
122m² Existing shed
Existing concrete driveway: 62m²
Existing concrete patio: 90m²
Existing deck: 55m²
Existing open drain
Existing 100mm nova coil pipe behind retaining wall
270m² Existing dwelling
1,402m² Existing metal driveway
730m² (100%) Reserve area
216m² Existing pool & concrete patio
207m² Existing concrete driveway
77m² Existing garage
Existing pool shed: 11m²
BH1
164°10'40"
125.15
3m
3m Wastewater setback from retaining wall
Existing tennis court: 620m²
3 x proposed plastic water tanks with 100Ø overflow
Water pump, power cable to pump & water supply pipe to house, pump fitted with double jumbo water filters
Alkathene pipe as per manufacturers instructions
Sewer: 100mm Ø pipe, gradient 1:60 & power cable to pump chamber
Septic tank with pump chamber for cabins & reception building to pump wastewater to main aeration treatment system
Septic tank as a dump station to be emptied out when full, no soakage required
356°35'
95.24
Existing retaining wall
1.5m
1.5m setback from boundary to wastewater disposal field
Existing 100mm nova coil pipe behind retaining wall
Fence off wastewater disposal field
BH3
Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT
Proposed ablution block: 85m²
Proposed cabin 1: 30m²
Proposed cabin 2: 30m²
Stormwater: 100mm Ø pipe, min. gradient 1:120
Fence off aeration treatment system
Aeration treatment system with power cable mains distribution board, refer to TP58 for manufacturer. Install a water meter on the system, this is to be monitored to ensure design volumes are achieved.
1.5m
1.5m Wastewater setback from boundary
Grassed swale 1: minimum 150mm deep x 300mm wide grassed v-channel swale (>1% grade) to direct runoff to existing roadside drain
Proposed metal driveway: 530m²
Drainage line from tank to silt trap. 100Ø uPVC at >1%
Silt trap with scruffy dome or grated inlet. to be fitted with 150Ø outlet line to roadside drain
Drainage line from tank to silt trap. 100Ø uPVC at >1%
Grassed swale 2: minimum 150mm deep x 300mm wide grassed v-channel swale (>1% grade) to direct runoff to silt trap
Stormwater: 100mm Ø pipe, min. gradient 1:120
Proposed reception cabin: 30m²
O/H Power line
BH2
337°59'
16.37
132.82
263°06'45"
1.5m
5m
Open roadside drain
1.5m setback from boundary to wastewater disposal field
5m Wastewater setback from open drain
Proposed shade cloth fence
Wiroa Road, Kerikeri
2: 110m² Wastewater disposal field refer to note
V shaped sign 1.2 x 1.2 & 2.4 x 1.2 at a max height of 3m
Concrete driveway 28m²

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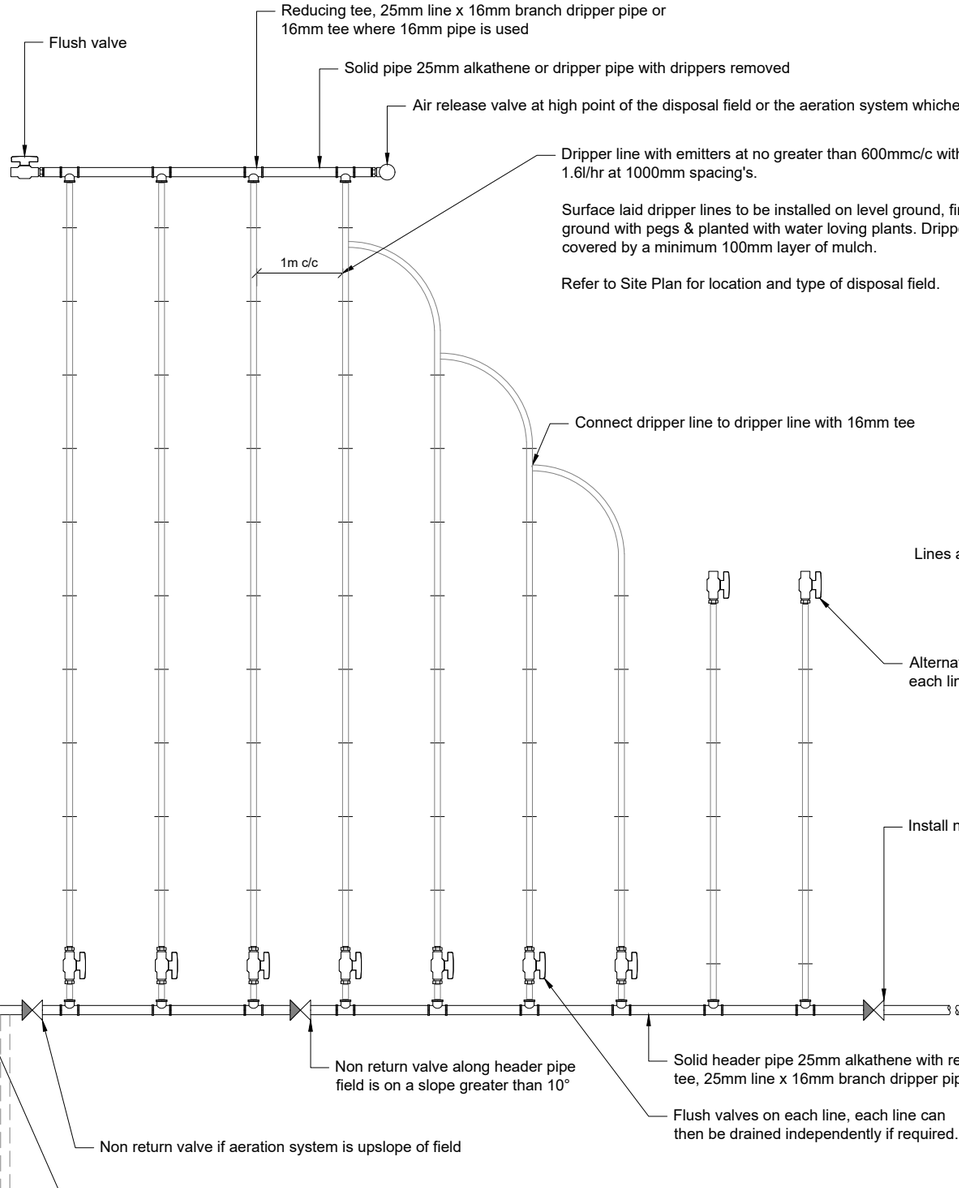
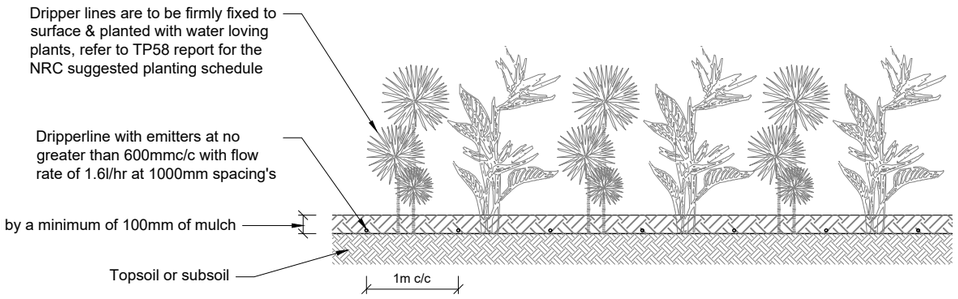
Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Plan

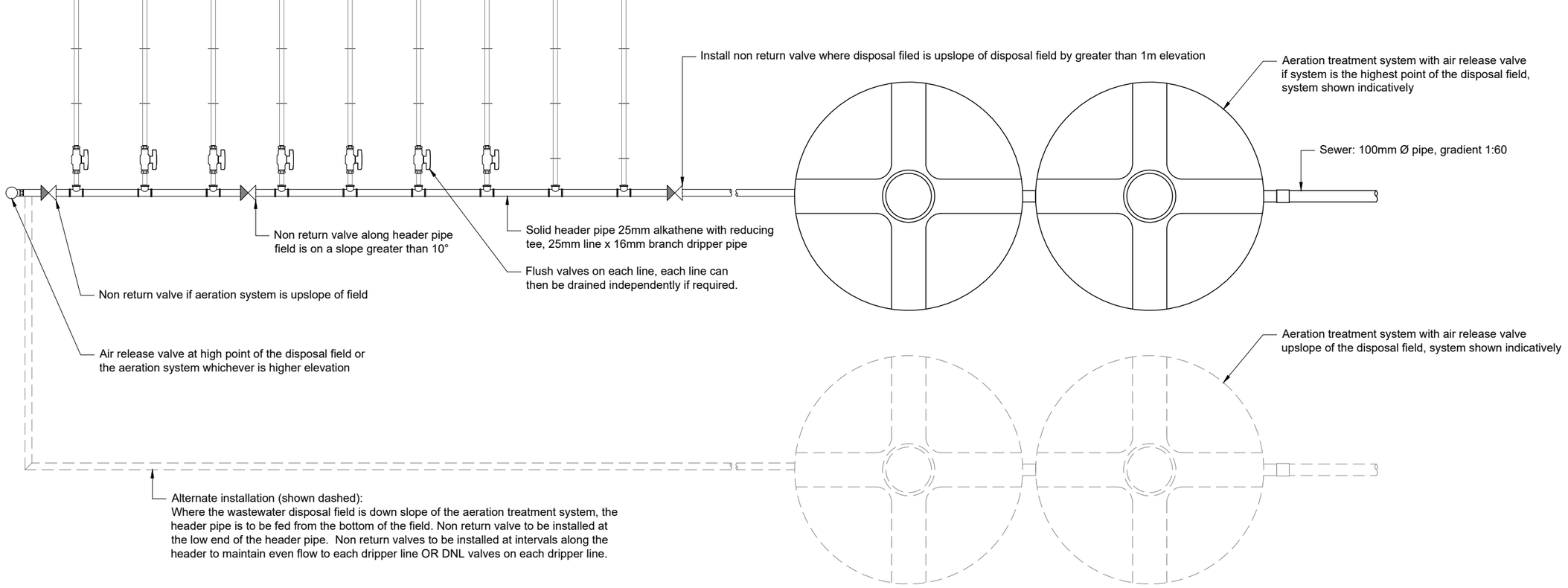
Drawn	20 May 2026
Project No	4312
Rev	C
Sheet	A03

Scale (A3 Original) 1: 500
5 2.5 0 5 10 m





W03 - Typical Surface Laid Dripper Line Detail
SCALE = 1:20



W01 - Typical Wastewater Disposal Field Plan
SCALE = 1:20

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.
6. The works which are being 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)

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Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Wastewater Detail

Drawn 20 May 2026

Project No 4312

Rev C

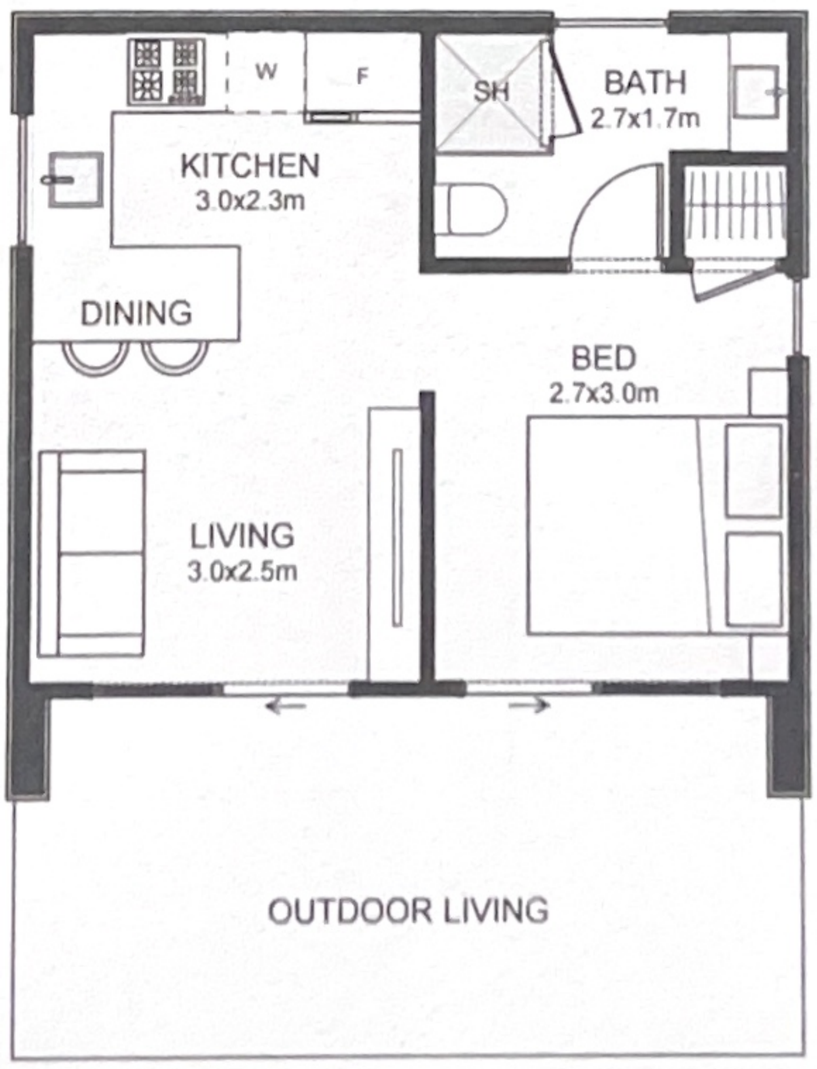
Sheet A04

Scale (A3 Original) 1: 20

0.2 0.1 0 0.2 0.4 m

RED SQUARE CONSTRUCTION | Anchor

This small dwelling is wrapped in a pre-finished metal cladding, adding a low-maintenance aspect to your 30m² build while helping it look sharp years from now. Inside, there's a single bedroom, living, kitchen and bathroom making this a versatile option as a sleepout, Airbnb or cabin. Two unique differences with this design; the sizable wrap around kitchen and the advantage of southern plumbing with the aligned kitchen and bathroom. If you're looking to maximise your 30m² build, this is a great start!



Floor Area: 30m²

0 | 1 | 1 | 1 | 6.0m | 5.7m

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www.red2.co.nz

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

MASTER BUILDERS

RED SQUARE CONSTRUCTION

Onsite Wastewater Report (TP58)

Gary Greenwood
410 Wiroa Road
Kerikeri
Far North District
Lot 12 DP 134138

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien

Rev: A
Date: 19th May 2026
Job No: 4312

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Contents

Executive Summary

Lot 12 DP 134138 is a 22,746m² property with an existing dwelling, sheds, tennis court and pool accessed via a metal driveway. 2 ponds surrounded by vegetation are located to the northeast of the lot. The property is located at 410 Wiroa Road, Kerikeri.

The owners propose to create a campsite for 6 x 4 berth caravan/motorhomes along with 2 proposed 1-bedroom cabins. 2-day staff will manage the property. Onsite wastewater is required to service the campsite. A secondary treatment system with surface laid dripper lines is recommended.

A dump station (septic tank) for the caravans will also be located onsite. As the sewage from the dump station will be removed from site, soakage is not required.

Wastewater calculations for the caravans, cabins and day staff:

6 x 4 berth caravan/motor homes = 24 people x 100 ltrs of wastewater produced per person per day = 2,400 ltrs of wastewater produced

2 x 1-bedroom cabins = 4 people x 100 ltrs per person per day = 400 ltrs wastewater produced

2 x day staff = 2 people x 60 ltrs per person per day = 120 ltrs wastewater produced

2,400 ltrs + 400 ltrs + 120 ltrs = 2,920 ltrs total wastewater produced per day

The size of the wastewater field is determined by dividing the total wastewater produced by the loading rate for category 4 soils.

2,920 ltrs / 4 = 730m² disposal field required

As wastewater volumes produced are over 2,000 ltrs per day a Discharge Consent is required. The activity is Discretionary as per the Regional Plan for Northland (2019), Section C.6.1.5.

As the cabins and reception building are downslope of the aeration treatment system, wastewater will firstly be directed to a septic tank with a pump chamber. The wastewater will then be pumped from the septic tank to the secondary treatment system.

The wastewater from the ablution block will be piped straight to the secondary system.

A Tech Treat 4000 L/Day Twin System is proposed. A water meter is to be installed on the system to monitor wastewater volumes produced.

The secondary treatment system will comply with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code.

The total wastewater disposal field will consist of approximately 730m of surface laid dripper line spaced at 1m. 730m² area in total. 2 wastewater fields are proposed. Dripper lines are to be surface laid, on even ground, and planted with water loving plants. The fields are to be planted immediately following install as they work via evapotranspiration from the plants. As the topography is less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark or leaf litter. The wastewater system and fields are to be fenced to keep the public away from wastewater.

The wastewater fields and reserve are to be setback a minimum 5m from any existing or future intermittent stormwater flow path downslope of the field. This includes a 5m minimum setback from existing drains.

The field and reserve are to be setback a minimum 3m from an existing retaining wall.

A minimum 15m from 2 existing ponds located to the northeast of the property is required.

As the proposed wastewater fields are located near property boundaries. The owner and installer are to identify the property boundaries before installation to ensure a 1.5m setback distance of dripper lines is achieved.

A 100% reserve area for the new field is assigned. An additional area is proposed for a potential future wastewater field and 50% reserve for the existing dwelling, (if existing soakage were to fail in the future).

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

Correct use and maintenance of the wastewater system and lines are required for it to work effectively and minimise environmental impacts.

The specifically designed secondary treatment system with an operational volume of 4000 ltrs will treat wastewater to a high standard, reducing pathogens and nutrient loads. The design ensures a large, extensively planted wastewater field to effectively absorb volumes of wastewater produced. Category 4, friable silty clay loam soils with moderate drainage and flat to slight topography further assist in wastewater absorption with reduced likelihood of run off. The system and field will be fenced, keeping people away from wastewater. Setback distances and rules regarding wastewater as outlined by the Regional Plan for Northland (2019), Section C.6.1.3 and TP58 (2004), Table 5.2 have been achieved. Environmental effects on the receiving environment are expected to be less than minor.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain Building and Resource Consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including setback distances from surface water, groundwater, and soil type. A wastewater design is provided based on aforementioned documents and site characteristics.

1.2 Proposal

A secondary treatment system with surface laid dripper lines is proposed to service 6 proposed caravan sites, 2 x 1-bedroom cabins and 2-day staff.

1.3 Site Visit

The site investigation was undertaken on 11th May 2026 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth. 3 bore logs total were taken over the site. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Certificate of Title, and Consent Notices. No Consent Notices are listed on the title.

2.0 Site Evaluation

2.1 Site Description

Lot 12 DP 134138 is located at 410 Wiroa Road, Kerikeri and is zoned Rural Production in the Far North District Plan. Lot 12 is a 22,746m², established property with an existing dwelling, garage, sheds, concrete patios, pool and tennis court accessed via a metal driveway. The dwelling is serviced by an aeration treatment system and soakage, located to the north, amongst existing vegetation. 2 ponds are located to the northeast of the lot, amongst vegetation. Well maintained, grassed lawn and vegetation surround the buildings and the southern part of the lot. Hedging runs along the southern boundary and part of the western boundary. A grass verge then Wiroa Road run parallel to the southern boundary. Properties used horticulturally are located to the north, west and east. The Northland Regional Council (NRC) Property Map, Section 2.2, shows Lot 12 DP 134138 with existing structures and plantings along with the surrounding area.

The Site Location Plan, Section 8, A01 shows existing and proposed structures. A proposed reception building, 2 cabins, ablution block and caravan sites will to be located to the south of the lot, accessed via a new metal driveway.

630m² of the total 730m² proposed wastewater disposal field is to be located to the west and northwest of the tennis court. The topography in this area is flat to slight, less than 3 degrees with a general northeasterly direction. The proposed area is currently grassed (small area of hedge). Refer to Photograph 1 showing an example of an area proposed for wastewater disposal prior to install.

The proposed wastewater field is to be located a minimum 3m from an existing retaining wall (TP58, (2004), Table 5.2) running parallel to the tennis court.

100m² of the wastewater field is to be located as 1 line running parallel to the southern boundary. This area is currently grassed with flat to slight topography. Refer to the Site Plans, Sheet A02 and 3, Section 8 showing the proposed location of both fields.

The wastewater disposal fields and reserve are to be setback a minimum 5m from any existing or future intermittent stormwater flow path such as an overland flow path, drain or stormwater spreader as per the Regional Plan for Northland (2019), Section C.6.1.3. This includes a 5m minimum setback from existing drains.

The wastewater disposal field and reserve are to be set back a minimum 15m from the ponds to the northeast as per the Regional Plan for Northland (2019), Section C.6.1.3. Refer to the Site Plans, Sheet A02 and 3, Section 8 for setback requirements.

According to Northland Regional Council Hazard maps the property is not identified as being in a flood area.

A 1.5m setback of the dripper line from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system is recommended. As the proposed wastewater fields are located near property boundaries, the owner and installer are to identify the property boundaries before installation to ensure a setback distance of 1.5m for dripper lines is achieved.

TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) provide wastewater setback requirements. The Site Plan, Section 8, Sheet A02 and 3 show the location of the proposed fields and reserve along with setback requirements specific to the site. A hatched area is shown as a suitable location for a new field and reserve if the soakage were to fail for the existing dwelling in the future.

Photograph 1: Showing a grassed, slightly sloping area proposed for wastewater disposal. Pens to be removed. This area is part of the 630m² main field.

2.2 Northland Regional Council Map

Northland REGIONAL COUNCIL

Lot 12 DP 134138

N

0 0.01 0.01 0.02 0.03 km

2.3 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 4 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Autumn, 11th May 2026.

No freshwater bores were noted on Far North Atlas map in the near vicinity of the proposed wastewater disposal fields meeting the 20m setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. The owner is not aware of any freshwater bores within 20m of the proposed field.

2.4 Soil Profile

Managing Northland Soils Map describes 2 soil types over the property. Soils to the north are moderately drained Pungaere gravelly friable clay (PG) whilst soils to the south, including the location of the wastewater field, are described as somewhat excessively to well drained Ōkaihau gravelly friable clay (OK).

The borehole logs showed soils to be category 4, silty clay loam with gravel with moderate draining characteristics. Refer to the Borehole Logs, Section 7 and Photograph 2 showing soil layers.

Photograph 2: Borehole 3 showing 300mm of category 4, slightly moist, brown topsoil followed by category 4, slightly moist, reddish brown, friable, silty clay loam with gravel to a depth of 1200mm.

3.0 On-site Effluent Disposal Design

3.1 System Requirements

Waste from the 2 cabins and reception building will be directed to a septic tank with a pump chamber. The wastewater will then be pumped from the septic tank to the secondary treatment system.

The wastewater from the ablution block will be piped directly to the secondary system as it is downslope from it.

A Tech Treat 4000L/Day – Twin System is proposed. Refer to Section 9.1 for System Specifications.

Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

The system and field are to be installed by a registered installer to manufacturer's instructions. Refer to Section 8, 9 and 10 for installation and maintenance.

3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

6 x 4 berth caravan/motor homes = 24 people x 100 ltrs of wastewater produced per person per day = 2,400 ltrs of wastewater produced

2 x 1-bedroom cabins = 4 people x 100 ltrs per person per day = 400 ltrs wastewater produced

2 x day staff = 2 people x 60 ltrs per person per day = 120 ltrs wastewater produced

2,400 ltrs + 400 ltrs + 120 ltrs = 2,920 ltrs total wastewater produced per day

Potential occupancy/number of people x litres of wastewater produced per person per day / loading rate = area of wastewater field

2,920 litres / 4 = 730m²

Occupancy is taken from TP58 (2004), Table 6.1, p.51. Litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52 and 53. 100 ltrs is taken from "fully serviced campground with tank water", 60 ltrs for the day staff is taken "high water usage day staff". A loading rate of 4 is assigned due to category 4 soils with moderate draining characteristics in line with TP58 (2004), Table 9.2, p.150.

The proposed effluent field shall consist of approximately 730m length of surface laid dripper line spaced at 1m in a 730m² area total. Dripper lines are to be surface laid, on even ground, and planted with water loving plants. Section 10.3 provides a list of native NZ plants suitable for wastewater disposal fields. Other water loving plants not shown on the list may be used provided they are not invasive weeds. Plants should be spaced at a distance so that when they are mature there are no gaps between the plants. As the slope is less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark or leaf litter as per the Regional Plan for Northland, (2019), Section C.6.1.3, 5b.

The field is split into 2 areas. 630m² is to be located to the west and northwest of the tennis court in a grassed, flat to slightly sloping area (area of hedge runs through the field and can be utilised as planting). The wastewater field is to be fenced. Some existing fencing occurs which can be utilized. The second field is 100m of dripper line running parallel to the southern boundary. The area is flat to slight and currently grassed.

Spraying the grass prior to install is recommended as it will assist with ease of installation and reduce weeds in the field. Refer to the attached Site Plan, Section 8.

The slope is flat to slight therefore rules regarding slopes greater than 10 degrees (Regional Plan for Northland (2019), Section C.6.1.3, notes 4 and 6) do not apply.

The wastewater disposal fields should not be grazed, driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be found in Section 8, 9 and 10.

3.3 Reserve Area

A 100% reserve wastewater disposal field is available for the new field. The reserve is shown on the Site Plan, Section 8, Sheet A02 and 3, along the eastern boundary. The existing dwelling is currently serviced by a septic tank and soakage. The Site Plan Section 8, Sheet A02 shows adequate area to replace the existing soakage with dripper line along with a 50% reserve if this field were to fail in the future.

The reserve areas specified are greater than the 30% minimum required by the Regional Plan for Northland (2019). The purpose of a reserve is to provide additional area for wastewater disposal, for example if the field becomes too wet and extra dripper line is needed, the field or parts of the field fail, or the property is developed (e.g. additional accommodation or extra bedrooms added in the form of an extension require more disposal field). The reserve fields must be protected from development which would prevent future use.

3.4 Stormwater Management

The property does not benefit from a connection to the town main water supply. Overflow from all existing and proposed roof areas are to be directed away from the proposed wastewater disposal fields.

3 plastic water tanks are proposed to the north of the proposed ablution block. The stormwater overflow from the tanks is to be directed well away from the proposed wastewater fields.

The roadside drain along Wiroa Road prevents stormwater running onto the property from the south. An existing nova coil pipe and drain divert stormwater to the ponds to the northeast. The Site Plan, Section 8, Sheet A02 and 3 show existing and proposed stormwater infrastructure.

Cut off drains, above the fields, are not required due to slightly sloping topography, minimal upslope catchment and stormwater infrastructure directing stormwater away from wastewater fields.

4.0 Council Requirements for new Building Consents

4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code. This is a requirement by the Far North District Council for all new Building Consents. Interconnected smoke alarms as per NZS 4514:2021 are required as per NZ Building Code - Smoke Alarm Requirements | Cavius NZ, NZ-Building-Code.pdf (cavius.co.nz). Refer to Section 11 and the Cavius website for further details.

4.2 Earthworks

The proposed works 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 Sediment Control. Pdf (aucklanddesignmanula.co.nz).

4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 12 DP 134138. Soil excavated for the wastewater system is to remain onsite.

5.0 Summary

The specifically designed secondary treatment system with an operational volume of 4000 ltrs will treat wastewater to a high standard, reducing pathogens and nutrient loads. The design ensures a 730m², extensively planted wastewater field to effectively absorb volumes of wastewater produced. Category 4, friable silty clay loam soils with moderate drainage and flat to slight topography further assist in wastewater absorption with reduced likelihood of run off. The system and field will be fenced, keeping people away from wastewater.

Setback distances and rules regarding wastewater have been achieved. Environmental effects on the receiving environment are expected to be less than minor.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Name:	Gary Greenwood
Company Name:	
Property Owner Name:	Lalina Smythe & Joshua Greenwood
Nature of Applicant	Owners

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 4075208
Name of Contact Person	Martin O'Brien	
E-mail Address	martin@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	410 Wiroa Road		
	Kerikeri		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted:	Controlled:	Discretionary: √
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m^2)	22,746m²		

2. Legal description of land (as shown on Certificate of Title)

Lot No.	Lot 12	DP No.	DP 134138	CT No.	NA79A/918
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	√	Yes	

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

1. Has a Slope Stability Assessment been carried out on the property?

Please tick	No	√	Yes	

If No, state why?

The slope in the area of the proposed wastewater disposal field is flat to slight at <3°and showed no signs of
slippage or instability.
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes

Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
Unconfirmed.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Northland = 112.6mm average per month during 1981-2010
Vegetation / Tree Cover:
Primarily grass. Any existing vegetation can be utilised.
Slope Shape: (Please provide diagrams)
Flat to slight. Linear divergent.
Slope Angle:
<3°
Surface Water Drainage Characteristics:
Refer to Section 3.4
Flooding Potential: YES/NO
No.
Surface Water Separation:
Refer to Section 2.1 and the Site Plan, Section 8.

3. Site Geology

Managing Northland Soils Map shows soils in the location of the proposed fields to be somewhat excessively to
well drained Okaihau gravelly friable clay (OK).

4. What Aspect(s) does the proposed disposal system face?

North	√	West	
Northwest		Southwest	
Northeast		Southeast	
East		South	

5. Site clearances

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*1.5m minimum*	*1.5m minimum*
Stormwater flow paths e.g. drains	*5m minimum*	*5m minimum*
Surface water	*15m minimum*	*15m minimum*
Groundwater	-	*0.9m minimum*
Stands of trees/shrubs	*Outside tree canopy*	*Within or outside tree canopy*
Wells & potable water bores	*20m minimum*	*20m minimum*
Lakes, rivers, wetland & the coastline	*30m minimum*	*30m minimum*
Buildings	*3m minimum*	*1.5m minimum*
Flood area	*Ensure sealed unit no setback*	*Outside the 100yr ARI flood event*
Other:		

PART D: Site Assessment - Subsoil Investigation

1. Please identify the soil profile determination method:

Borehole	Hand Augured	1200mm deep	No of Boreholes	3
Other:	USDA feel method to determine soil texture and soil			

Soil Report attached?

Please Tick	Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Please Tick	Yes		No	√

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	√
A cut off drain is not required due to minimal upslope catchment.				

4a. Are subsurface drains required?

Please tick	Yes		No	√

5. Please state the depth of the seasonal water table:

Winter	>1200 mm	Measured		Estimated	√
Spring	>1200 mm	Measured		Estimated	√
Summer	>1200 mm	Measured		Estimated	√
Autumn	>1200 mm	Measured	√	Estimated	

6. Are there any potential storm water <u>short circuit paths</u>?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	300mm
Soil Category	**Description**	**Drainage**	**Tick One**
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	√
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole logs showed 300mm of category 4, slightly moist, brown topsoil followed by category 4, slightly moist,
reddish brown, friable, silty clay loam with gravel to a depth of 1200mm.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

6 x 4 berth caravan/motor homes = 24 people x 100 ltrs of wastewater produced per person per day = 2,400 ltrs 2 x 1-bedroom cabins = 4 people x 100 ltrs per person per day = 400 ltrs 2 x day staff = 2 people x 60 ltrs per person per day = 120 ltrs		
Total Daily Wastewater Production	2,920	(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Please tick	Yes	√	No	

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART G: Secondary and Tertiary Treatment

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system:

Secondary Treatment		Refer to Section 3.1	
Home aeration plant			
Tertiary Treatment			
Ultraviolet disinfection			
Other		Specify	Tech Treat 4000L/Day – Twin System

PART H: Land Disposal Method

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

2. High water level alarm to be installed in pump chambers

Please tick	Yes	√	No	
If not to be installed, explain why:				

3. If a pump is being used, please provide the following information:

Total Design Head	36	(m)
Pump Chamber Volume	1200	(Litres)
Emergency Storage Volume	3000	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

Surface Dripper Irrigation	√	
Sub-surface Dripper Irrigation		
Mound with Dripper Irrigation		As Per Attached Plan

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	4		(Litres/m²/day)
Disposal Area	Design (m²)	730	For driplines spaced at 1m
	Reserve (m²)	730	For driplines spaced at 1m

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate of 4 due to category 4 soils with moderate draining characteristics in line with TP58 (2004), Table 9.2,
p.150.

6. What is the available reserve wastewater disposal area
(Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	730	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	100%	

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8.					
Plan Attached?	Yes	√	No		(Please tick)

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Please tick	Yes		No	√

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration
treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District
Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer to TP58 Section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	√	No	

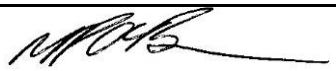
PART K: Is Your Application Complete?

1. In order to provide a complete application have you remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

2. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	
Position: Director	Date	19th May 2026

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.

7.0 Borehole Logs

O'BRIEN DESIGN CONSULTING

BOREHOLE LOG 1

Client	L Smythe & J Greenwood	**Job No.**	4312
Project	Installation of onsite wastewater	**Date Drilled**	11/05/2026
Site Address	410 Wiroa Road, Kerikeri	**Drilled By**	Martin O'Brien
Legal Description	Lot 12 DP 134138	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Ōkaihau gravelly friable clay (OK)		Slightly moist brown topsoil	4
200					
300				Slightly moist brown friable silty CLAY loam with gravel	4
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

O'BRIEN DESIGN CONSULTING

BOREHOLE LOG 2

Client	L Smythe & J Greenwood	**Job No.**	4312
Project	Installation of onsite wastewater	**Date Drilled**	11/05/2026
Site Address	410 Wiroa Road, Kerikeri	**Drilled By**	Martin O'Brien
Legal Description	Lot 12 DP 134138	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Ōkaihau gravelly friable clay (OK)		Slightly moist brown topsoil	4
200					
300				Slightly moist brown friable silty CLAY loam with gravel	4
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

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BOREHOLE LOG 3

Client	L Smythe & J Greenwood	**Job No.**	4312
Project	Installation of onsite wastewater	**Date Drilled**	11/05/2026
Site Address	410 Wiroa Road, Kerikeri	**Drilled By**	Martin O'Brien
Legal Description	Lot 12 DP 134138	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Ōkaihau gravelly friable clay (OK)		Slightly moist brown topsoil	4
200					
300				Slightly moist brown friable silty CLAY loam with gravel	4
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

Lot 12 DP 134138
Lot area: 22,746m²
Corrosion zone: C
Wind zone: High

Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Existing concrete driveway:	87m²
Existing concrete patio:	90m²
Existing pool & concrete patio:	216m²
Existing tennis court:	620m²
Existing concrete patio:	62m²
Existing metal driveway:	1,402m²
Existing concrete driveway:	207m²
Existing concrete driveway:	28m²
Existing shed:	122m²
Existing dwelling:	270m²
Existing pool shed:	11m²
Existing garage:	77m²
Proposed metal driveway:	530m²
Proposed ablution block:	85m²
Proposed cabin 1:	30m²
Proposed cabin 2:	30m²
Proposed reception cabin:	30m²
Proposed water tank	9m²
Total proposed:	3,906m²

Total permitted = 15% of gross site area = 3,412.4m²
Total proposed = 3,904m² = 17.2% RC Required
Setbacks to boundaries: 10m min. Complies

Building height:
Permitted: 12m max
Proposed: 4m approx. Complies

Building Coverage:

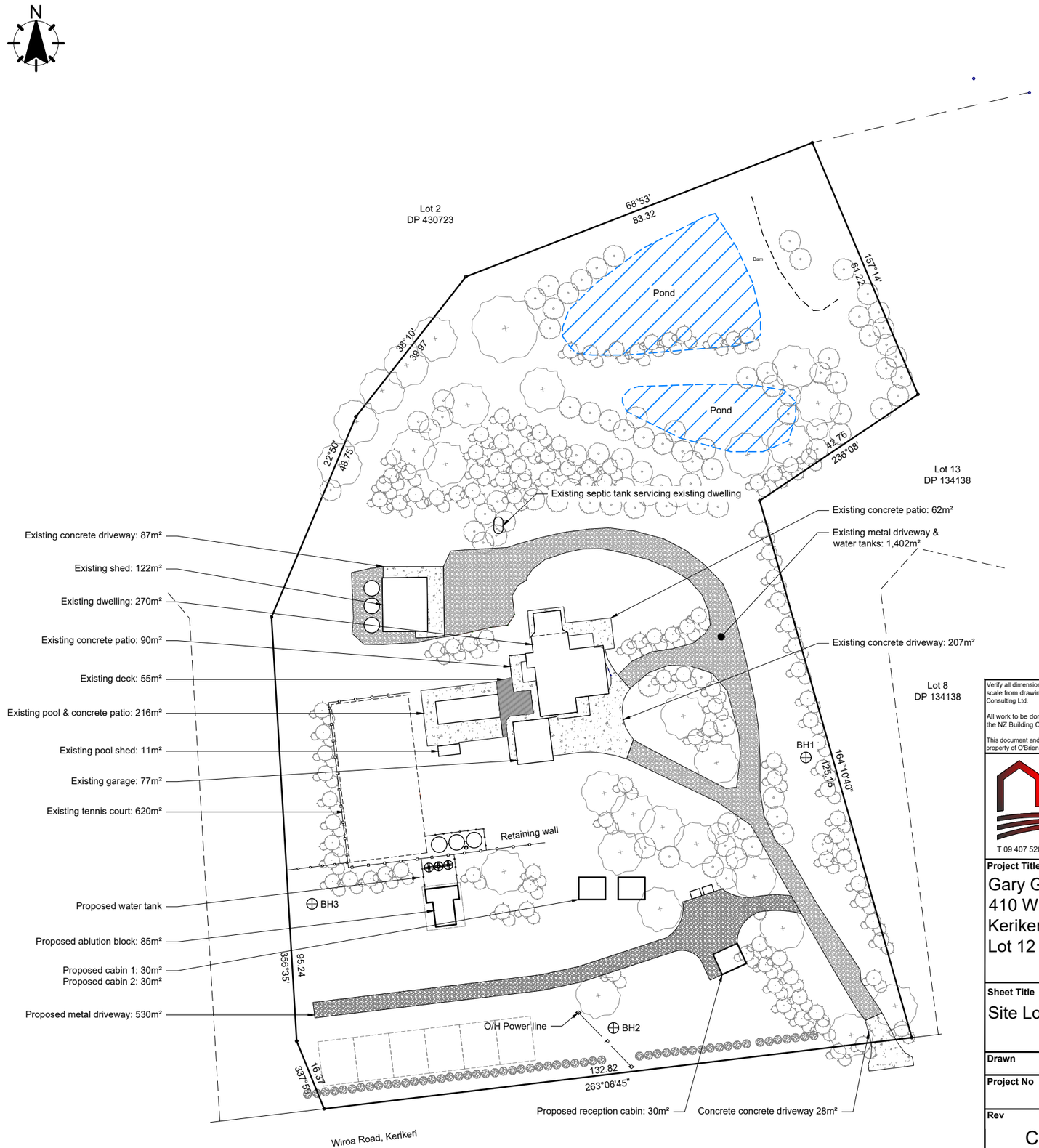
Existing shed:	122m²
Existing dwelling:	270m²
Existing pool shed:	11m²
Existing garage:	77m²
Proposed ablution block:	85m²
Proposed cabin 1:	30m²
Proposed cabin 2:	30m²
Proposed reception cabin:	30m²
Total proposed:	655m²

Total permitted = 12.5% of gross site area = 2,843m²
Total Proposed = 655m² = 2.9% Complies

Earthworks

Driveway cut:	53m³
Fill:	53m³
Cut/Fill:	106m³

Total permitted = 5,000m³ Complies



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T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Location Plan

Drawn 20 May 2026

Project No 4312

Rev C

Sheet A01

Scale (A3 Original) 1: 1000

10 5 0 10 20 m

N

Lot 2
DP 430723

68°53' 83.32

157°14' 61.22

Gully

Dam

Existing culvert through dam to gully

Open drain

Pond

420Ø Culvert

420Ø Culvert

38°10' 39.97

Pond

236°06' 42.76

Existing soakage in this area servicing the existing dwelling (presumed trenches). Hatched area shows 405m² surface laid dripperlines + 202.5m² reserve area if required to replace trenches in the future.

15m

5m Wastewater setback from open drain

Existing septic tank servicing existing dwelling

200Ø Culvert

Existing 100mm Ø pipe to open drain

250Ø Culvert

15m Setback from pond

Existing concrete driveway: 87m²

Open drain

22°50' 48.75

5m

DP

122m²
Existing shed

DP

200Ø Culvert

Existing concrete driveway: 62m²

DP

DP

Existing concrete patio: 90m²

Existing open drain

Existing deck: 55m²

DP

1,402m²
Existing metal driveway

Existing 100mm nova coil pipe behind retaining wall

270m²
Existing dwelling

DP

216m²
Existing pool & concrete patio

730m² (100%)
Reserve area

3m

3m Wastewater setback from retaining wall

77m²
Existing garage

DP

207m²
Existing concrete driveway

BH1

Wastewater Disposal Field

730m² Total area:
730m Length approx of surface laid dripperline with emitters at no greater than 600mmc/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter.

1: 630m² Wastewater disposal field refer to note

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:

- 1.5m from buildings
- 1.5m from property boundaries
- 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
- 15m from pond

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Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Plan

Drawn 20 May 2026

Project No 4312

Rev C

Sheet A02

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

N

Wastewater Disposal Field

730m² Total area:
730m Length approx of surface laid dripperline with emitters at no greater than 600mmc/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter.

1: 630m² Wastewater disposal field refer to note

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
   - 15m from pond
   - 3m from retaining wall
7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
9. The works which are being 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 Sediment Control.pdf (aucklanddesignmanual.co.nz)

LEGEND

- Open drain
- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Nova coil pipe
- Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Wastewater disposal field
- Reserve area

5m Wastewater setback from open drain
Existing septic tank servicing existing dwelling
Existing 100mm Ø pipe to open drain
200Ø Culvert
250Ø Culvert
15m Setback from pond
Existing concrete driveway: 87m²
Open drain
200Ø Culvert
22°50'
48.76
5m
DP
122m² Existing shed
Existing concrete driveway: 62m²
Existing concrete patio: 90m²
Existing deck: 55m²
Existing open drain
Existing 100mm nova coil pipe behind retaining wall
270m² Existing dwelling
1,402m² Existing metal driveway
730m² (100%) Reserve area
216m² Existing pool & concrete patio
207m² Existing concrete driveway
77m² Existing garage
Existing pool shed: 11m²
BH1
164°10'40"
125.15
3m
3m Wastewater setback from retaining wall
Existing tennis court: 620m²
3 x proposed plastic water tanks with 100Ø overflow
Water pump, power cable to pump & water supply pipe to house, pump fitted with double jumbo water filters
Alkathene pipe as per manufacturers instructions
Sewer: 100mm Ø pipe, gradient 1:60 & power cable to pump chamber
Septic tank with pump chamber for cabins & reception building to pump wastewater to main aeration treatment system
Septic tank as a dump station to be emptied out when full, no soakage required
356°35'
95.24
Existing retaining wall
1.5m
1.5m setback from boundary to wastewater disposal field
Existing 100mm nova coil pipe behind retaining wall
Fence off wastewater disposal field
BH3
Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT
Proposed ablution block: 85m²
Proposed cabin 1: 30m²
Proposed cabin 2: 30m²
Stormwater: 100mm Ø pipe, min. gradient 1:120
Fence off aeration treatment system
Aeration treatment system with power cable mains distribution board, refer to TP58 for manufacturer. Install a water meter on the system, this is to be monitored to ensure design volumes are achieved.
1.5m
1.5m Wastewater setback from boundary
Grassed swale 1: minimum 150mm deep x 300mm wide grassed v-channel swale (>1% grade) to direct runoff to existing roadside drain
Proposed metal driveway: 530m²
Drainage line from tank to silt trap. 100Ø uPVC at >1%
Silt trap with scruffy dome or grated inlet. to be fitted with 150Ø outlet line to roadside drain
Drainage line from tank to silt trap. 100Ø uPVC at >1%
Grassed swale 2: minimum 150mm deep x 300mm wide grassed v-channel swale (>1% grade) to direct runoff to silt trap
Stormwater: 100mm Ø pipe, min. gradient 1:120
Proposed reception cabin: 30m²
O/H Power line
BH2
337°59'
16.37
132.82
263°06'45"
1.5m
5m
Open roadside drain
1.5m setback from boundary to wastewater disposal field
5m Wastewater setback from open drain
Proposed shade cloth fence
Wiroa Road, Kerikeri
2: 110m² Wastewater disposal field refer to note
V shaped sign 1.2 x 1.2 & 2.4 x 1.2 at a max height of 3m
Concrete driveway 28m²

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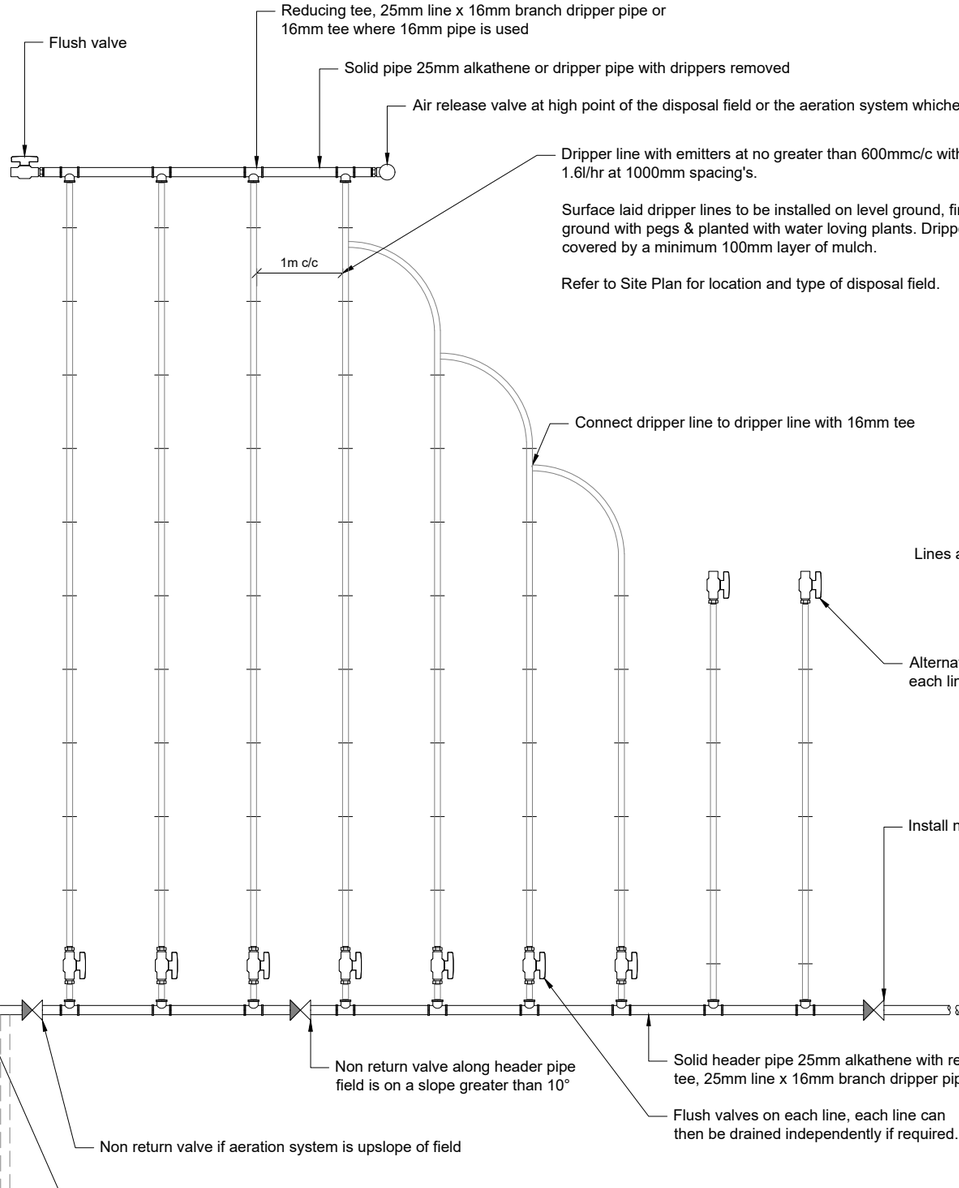
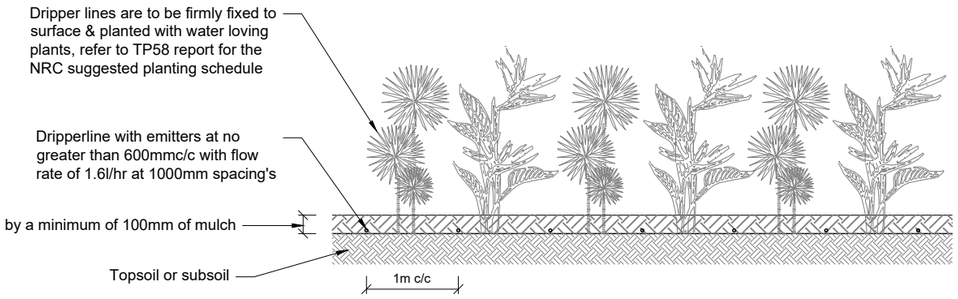
Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Plan

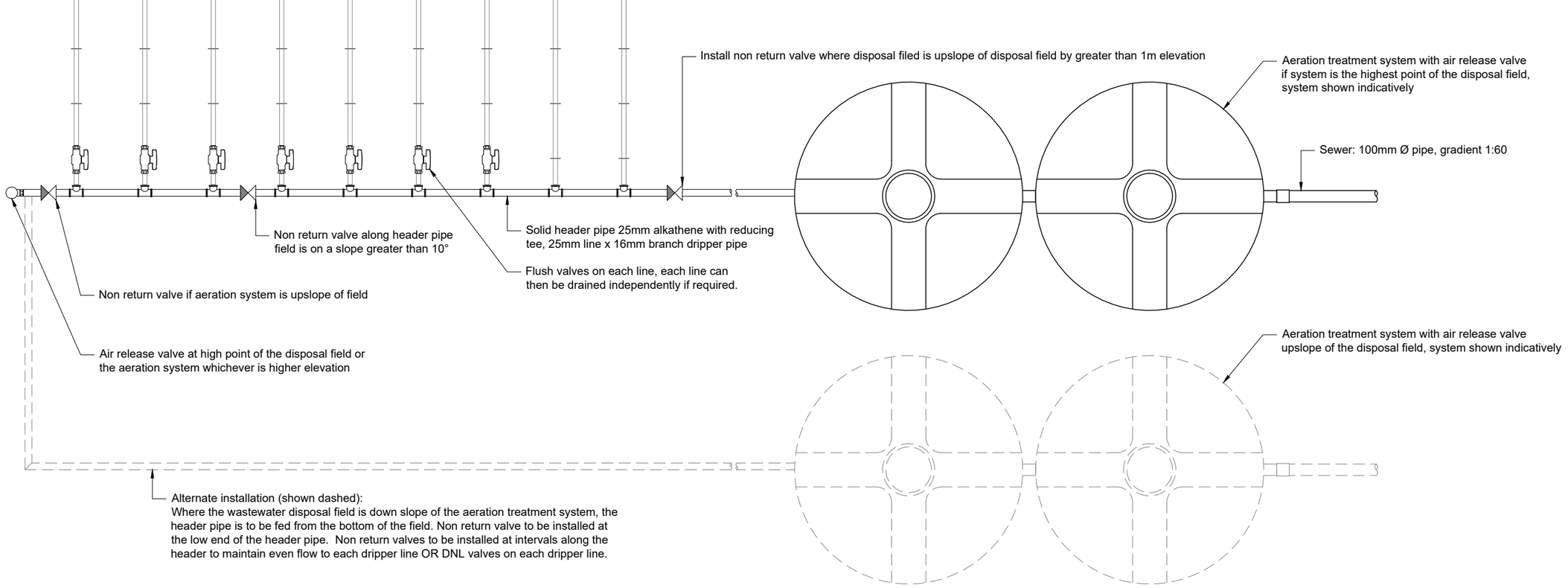
Drawn	20 May 2026
Project No	4312
Rev	C
Sheet	A03

Scale (A3 Original) 1: 500
5 2.5 0 5 10 m





W03 - Typical Surface Laid Dripper Line Detail
SCALE = 1:20



W01 - Typical Wastewater Disposal Field Plan
SCALE = 1:20

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.
6. The works which are being 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)

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Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Wastewater Detail

Drawn 20 May 2026

Project No 4312

Rev C

Sheet A04

Scale (A3 Original) 1: 20

0.2 0.1 0 0.2 0.4 m

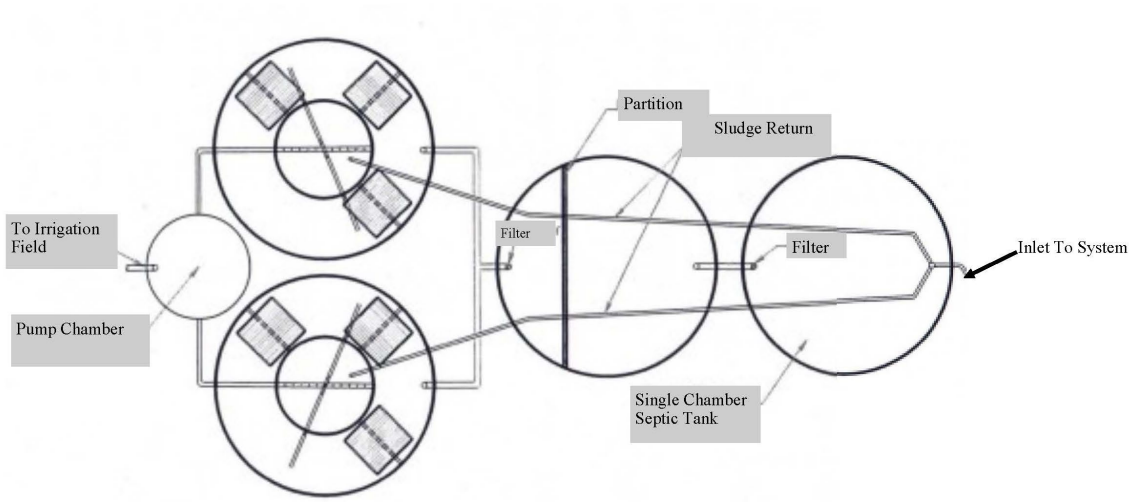
9.0 On Site Wastewater Installation Guide for the Installer

9.1 System Specifications

Specifications for TechTreat Uprated System 4000L/Day-Twin System

Process Description of System	Aerated submerged fixed film media Fine bubble aeration
Volumes • Total Operational Volume • Number of tanks • Total Liquid Volume • Emergency Storage	 4000L/Day 5 (4 x Reln 3200L septic tanks and one TechTreat Pump Chamber 1200L) 12840L 3200L
2 Filters (AS/NZS 154 Standard) Primary septic tanks	Simtech STF 110 septic tank bristle filter
Aeration 2 Blowers Treatment Tanks • Make/Model • Run Time • kW • Power Usage	 Nitto LA80 18hrs/Day 0.086kW 86x18=1.548 kWh/day x2 = 3.096kWh/day
Recirculation	Sludge return from clarification to septic
Submersible Pump (Pump chamber) Trevoli EF30/Davey Sump Pump or similar • kW • Flow Rate • Run Time (based on max 4000L/Day) • Power Usage (based on max 4000L/Day)	 1.1kW 160L/minute 25mins/day 0.458kWh/day
Electrical Control & Alarms	Air & high water alarms (audio & visual) 10A Circuit Breaker

Uprated System 4000L/Day

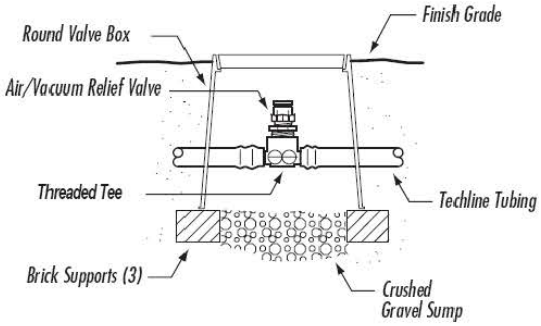


TechTreat Limited
1 Sammaree Place Kerikeri
Ph 0274472322
info@techtreat.co.nz

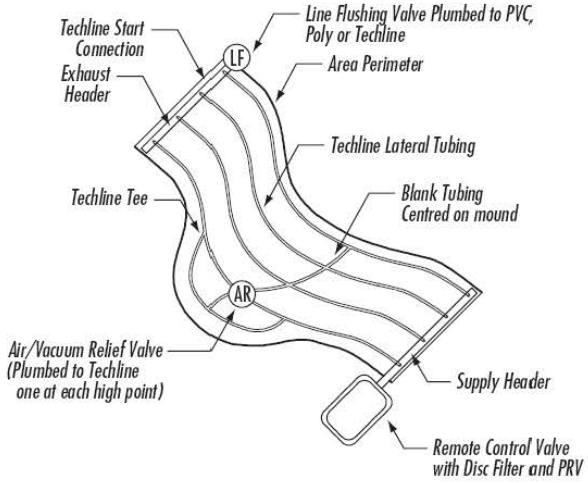
9.2 Dripper line Installation

TECHLINE AS™ DESIGN GUIDE

AIR/VACUUM RELIEF VALVES:
Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.



- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.

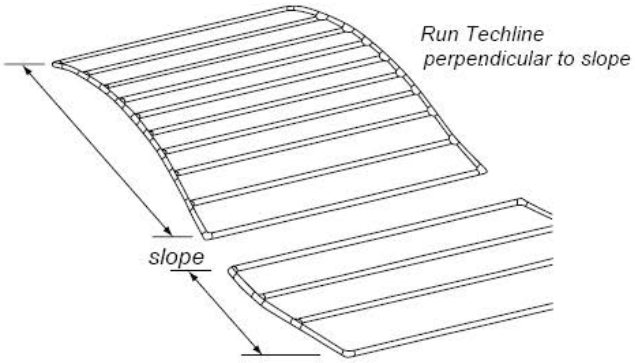
Note: Larger Air Release valves are available for large projects.

TECHLINE AS™ DESIGN GUIDE

SLOPES AND MOUNDS:
Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip systems shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to *(across)* slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.



- Install Dripperline Non Leakage *(DNL)* device which will hold back water inside the dripperline laterals and manifolds.

NOTE: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

10.0 On Site Wastewater Maintenance for the Owner

10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater. The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

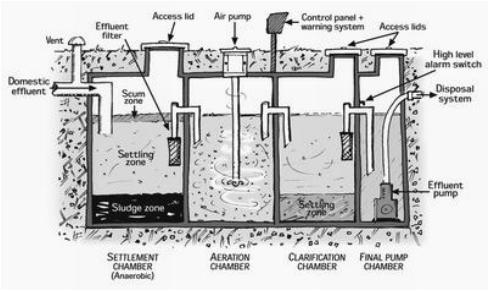
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying.
- The grass is unusually dark green over the land application area.

10.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply.

In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Designs may differ with different brands.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does and therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less likely to be harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing, which helps prevent them becoming clogged, and there should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on even ground and planted with water loving plants. Lines are to be mulched with a minimum of 100mm of mulch.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the disposal field.

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

10.3 Recommended Plants

Water loving native plants are recommended for the wastewater disposal field. The list below is taken from the Northland Regional Council website https://www.nrc.govt.nz/Resource-Library-Summary/Publications/Waste/Septic-tanks-and-sewerage-systems/Suitable-plants-for-effluent-disposal-areas/.

Your local garden centre will be able to recommend additional plants. Let them know that the plants are for a wastewater field, the soil type (e.g., heavy, slow draining clay) and amount of topsoil present.

Native shrubs, trees and ground covers

Kiokio (fern)
Blechnum novaezelandiae

Putaputaweta
Carpodetus serratus

Sand coprosma (ground cover)
Coprosma acerosa

Mingimingi
C. propinqua

Taupata
C.repens

Cabbage tree (fast)
Cordyline australis

Karaka (large tree)
Corynocarpus laevigatus

Tree fuchsia
Fuchsia excorticata

Koromiko, hebe
Hebe stricta

Houhere, lacebark (fast)
Hoheria populnea

Pukatea (large tree)
Laurelia novae-zelandiae

Manuka
Leptospermum scoparium

Kawakawa
Macropiper excelsum

Puriri (large tree)
Vitex lucens

Grass-like plants

Oioi, jointed rush
Apodasmia similis

Rengarenga, rock lily
Arthropodium cirratum

Rautahi, tussock sedge
Carex geminata

Purei, pukio, tussock sedge
Carex secta

Toetoe *
Cotaderia fulvida

Umbrella sedge
Cyperus ustulatus

Turutu, NZ blueberry
Dianella nigra

Pepepe, toetoe tuhara
Machaerina sinclarii

Harakeke, flax (fast)
Phormium tenax

* Do not use invasive exotic pampas grasses

11.0 NZ Building Code, Smoke Alarm Requirements

From November 2023 the Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) will be amended to make interconnected smoke alarms the minimum fire safety system for new built homes and substantial renovations, citing NZS 4514:2021 – *Interconnected smoke alarms for Houses.* The standard allows for wirelessly or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains powered alarms. The changes will have a 12-month transition period ending in November 2024.

Below are the key points of the changes to the acceptable solutions. Details can be found in the Standards New Zealand – NZS 4514:2021 interconnected smoke alarms for houses document, chrome extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cavius.co.nz/wp-content/uploads/2023/07/NZ-Building-Code.pdf.

KEY POINTS:

- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.
- Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
- In a multi-level household, there shall be at least one smoke alarm on each level.
- All smoke alarms must have a hush and test button.
- Smoke alarms shall be located on or near the ceiling.
- Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

The information above is designed as a guide only. There is more information contained in the NZS 4514:2021 interconnected smoke alarms for houses standard.

12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. O'Brien Design Consulting check the area surrounding the proposed wastewater field as far as practical and use NRC and FNDC maps to investigate the property and surrounding area. For example, we investigate the area surrounding the proposed field during the site visit, use NRC Water Resources map for any known freshwater bore as well as ask the owner for local knowledge of bores. We do not have the authority to go onto other people's property. O'Brien Design Consulting do not accept responsibility for a site constraint such as a bore or surface water that is not visible from the property investigated (at the time of the site visit) or shown on maps.

7. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

8. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

9. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

10. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

11. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

12. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

13. Any questions arising from the above or during installation, please call O'Brien Design Consulting Ltd.

13.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien……(approved qualified design professional)

TO: Lalina Smythe & Joshua Greenwood.....(owners)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 410 Wiroa Road, Kerikeri, Lot 12 DP 134138

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567.....(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri
Phone Number: 09 407 5208, 027 407 5208
Date: 19th May 2026

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

Wilton Joubert Limited
09 527 0196
PO BOX 11-381
Ellerslie
Auckland 1524

SITE	410 Wiroa Road, Kerikeri
LEGAL DESCRIPTION	Lot 12 DP 134138
PROJECT	Proposed Ablution Block & Cabins
CLIENT	Joshua Greenwood
REFERENCE NO.	146963
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	01
DATE OF ISSUE	19th May 2026

Report Prepared For	Email
Joshua Greenwood	lg.kerikeri@gmail.com

Authored by	**G.Brant** *(BE(Hons) Civil)*	Civil Engineer	Gustavo@wjl.co.nz	
Approved by	**B. Steenkamp** *(CPEng, BEng Civil, CMEngNZ, BSc (Geology))*	Senior Civil Engineer	BenS@wjl.co.nz	

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 12 DP 134138
Site Area:	22,746m²
Development Type:	Proposed Ablution Block & Cabins
Development Proposals Supplied:	Plan Set by O'Brien Design Consulting Ltd (Ref No: 4312 Rev B, dated: 14.05.2026)
District Plan Zone:	Rural Production
Permitted Activity Coverage:	15%
Impermeable Coverage:	Post-Development Impermeable Areas Total Roof Area 655m² Total Hardstand 3,251m² Total impermeable area = 3,906m² or 17.2% Total increase in impermeable area = 714m²
Activity Status:	Controlled Activity
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the proposed dual-purpose rainwater tanks. **Proposed Tanks** – 3 x 25,000 litre Rainwater Tanks (or approved equivalent) **Dimensions** – 3600mmØ x 2600mm high (or greater) **1% AEP Control Orifice** – 45mmØ orifice; located >220mm below the overflow outlet **Overflow** – 100mmØ at the top of the tank
Driveway Mitigation:	It is recommended to shape the proposed metal driveway to shed runoff to two **minimum** 150mm deep x 300mm wide grassed v-channel swales along the southern side of the proposed metal driveway. Proposed Swale 1 is recommended to direct runoff to the existing roadside drain on the northern side of Wiroa Road and Swale 2 is recommended to direct runoff to a silt trap with a scruffy dome or grated inlet at a low point. The silt trap is to be fitted with a 150mmØ outlet pipe directing runoff to the aforementioned roadside drain.

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, to produce an on-site stormwater management assessment at the above site.

At the time of report writing, we have been supplied the following documents:

- Plan Set by O'Brien Design Consulting Ltd (Ref No: 4312 Rev B, dated: 14.05.2026)

Should any changes be made to the provided plans with stormwater management implications, WJL must be contacted for review.

3. SITE DESCRIPTION

The proposed development will be constructed within the following property, which is located off the northern side of Wiroa Road, accessed approximately 1.6km east of the Wiroa Road and Lodore Road intersection:

- 410 Wiroa Road, Kerikeri and legally described as Lot 12 DP 134138.

Figure 1: Aerial snip from FNDC Water Services Map showing site boundaries (cyan)

The surface area of the subject site is 22,746m² and is currently accessed via an existing metal driveway at the southeastern boundary corner that provides access to the existing dwelling, garage and shed that makes up the central portion of the site. Additional existing built development includes concrete hardstand areas, a pool and a tennis court. The lot's remaining ground cover consists predominantly of grass with scattered trees.

The Far North District Council (FNDC) online GIS Water Services Map indicates that public stormwater, wastewater and potable water underground service connections are not available to the property.

Two existing ponds are located within the northern third of the site.

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct an ablution block, three additional cabins and an additional metal driveway on-site as depicted in the plan set by O'Brien Design Consulting Ltd (Ref No: 4312 Rev B, dated: 14.05.2026).

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 22,746m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Total Roof Area	**480 m²**	**655 m²**	175 m²
Existing Dwelling	270 m²	270 m²	
Existing Shed	122 m²	122 m²	
Exiting Garage	77 m²	77 m²	
Existing Pool Shed	11 m²	11 m²	
Proposed Ablution Block	0 m²	85 m²	
Proposed Cabin 1	0 m²	30 m²	
Proposed Cabin 2	0 m²	30 m²	
Proposed Reception Cabin	0 m²	30 m²	
Total Hardstand Area	**2,712 m²**	**3,251 m²**	539 m²
Existing Metal Areas	1,402 m²	1,402 m²	
Existing Concrete / Pool Areas	690 m²	690 m²	
Existing Tennis Court	620 m²	620 m²	
Proposed Metal Driveway	0 m²	530 m²	
Proposed Stormwater Tank	0 m²	9 m²	
Pervious	19,554 m²	18,840 m²	-714 m²

The total amount of impermeable area on-site, post-development, equates to 3,906m² or 17.2% of the site area. The total increase in impermeable area on-site, post-development, equates to 714m². Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

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

8.6.5.1.3 – **Permitted Activities – Stormwater Management** - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

8.6.5.2.1 – **Controlled Activities – Stormwater Management** - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

The total proposed impermeable area exceeds 15% and does not comply with Permitted Activity Rule (8.6.5.1.3). Therefore, the proposal is considered a Controlled Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 8.6.5.2.1 are required. A District Plan Assessment has been included in Section 8 of this report.

Design Requirements

The site is under the jurisdiction of the Far North District Council. The design has been completed in accordance with the recommendations and requirements contained within the Far North District Council Engineering Standards, the Far North District Council District Plan and Clause E1 of the New Zealand Building Code.

The total impermeable area in exceedance of Permitted Activity Rule (8.6.5.1.3) is 494.1m². In accordance with Table 4-1 of the Engineering Standards, Flood Control attenuation will be provided for the proposed impermeable areas in excess of the permitted activity threshold.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable areas 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.

The Type IA storm profile was utilised for Flood Control calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 1% AEP rainfall value of 389mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

6. STORMWATER MITIGATION ASSESSMENT

To meet the requirements outlined in Section 5, the following must be provided:

Potable Water Supply

It is recommended that rainwater tanks are utilised to provide the proposed ablution block and cabins 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 ablution block roof area and proposed cabins 1 & 2 and direct runoff to the proposed potable water tanks. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and 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 roof areas. Provision should be made by the owner for top-up of the tanks via water tankers in periods of low rainfall.

All potable water 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. 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 threshold. One of the tanks is to be fitted with a 100mmØ overflow outlet with flow attenuation outlets 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 (or approved equivalent)
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet orifice (1% AEP Control)	**45mm diameter orifice**; located >220mm below the overflow outlet - 216mm water elevation

- 6.6m³ storage

Overflow Outlet	100mm diameter; located at the top of the tank

Discharge from the potable water / detention tanks must be transported via sealed pipes to the silt trap specified below. Refer to the appended Site Plan (146963-C200), Tank Detail (146963-C201) and calculation set for clarification.

The tanks 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.

Stormwater Mitigation – Proposed Reception Cabin

A proprietary guttering system is required to collect roof runoff from the proposed reception cabin and direct runoff via sealed pipes to the silt trap specified below. Litter filters and/or a first flush diverter may be installed in-line between the roof and the silt trap. Any installed 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 reception cabin. Refer to the appended Site Plan (146963-C200) and calculation set for clarification.

Stormwater Mitigation – Proposed Driveway

It is recommended to shape the proposed metal driveway to shed runoff to two minimum 150mm deep x 300mm wide grassed v-channel swales along the southern side of the proposed metal driveway. Proposed Swale 1 is recommended to direct runoff to the existing roadside drain on the northern side of Wiroa Road and Swale 2 is recommended to direct runoff to a silt trap with a scruffy dome or grated inlet at a low point. The silt trap is to be fitted with a 150mmØ outlet pipe directing runoff to the aforementioned roadside drain. Refer to the appended Site Plan (146963-C200) and calculation set for clarification.

Any new or modified outlet to the Wiroa Road roadside drain, including works within the road reserve, shall be confirmed with FNDC prior to construction. The outlet shall be constructed with suitable erosion protection and shall not obstruct the existing roadside drainage function.

Stormwater catchpits 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 dispersal device.

7. STORMWATER RUNOFF SUMMARY

Pre-Development Scenario – 1% AEP Storm Events + CCF

Surface	*Area*	*Runoff CN*	*1% AEP Peak Flow Rate*
Greenfields Impermeable Areas Over Permitted Activity Threshold	494.1 m²	74	10.58ℓ/s

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

Surface	*Area*	*Runoff CN*	*1% AEP Peak Flow Rate*
Post-Development Proposed Ablution Block and Cabins 1 & 2 Roof Areas via Potable Water / Detention Tank	145 m²	98	10.56ℓ/s
Post-Development Remaining Impermeable Areas Over Permitted Activity Threshold to be 'Over-Mitigated'	349.1 m²	98	

Given the design parameters, stormwater neutrality will be achieved for the 1% AEP storm event across the impermeable areas in excess of the permitted activity threshold. Refer to the appended HydroCAD Calculation output.

8. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with permitted Activity Rule (8.6.5.1.3), it is therefore regarded as a Controlled Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (i) of FNDCDP Section 8.6.5.2.1.

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 by 714m². Through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted flows for the 1% AEP storm event, adjusted for climate change.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	The proposal incorporates Low Impact Design principles by minimising new impermeable surfaces, retaining existing pervious areas, and utilising dual-purpose rainwater tanks for both water reuse and stormwater detention. These measures reduce runoff volumes and attenuate peak flows to levels consistent with the permitted activity threshold, representing an appropriate LID response for the site.
(c) any cumulative effects on total catchment impermeability;	Impervious coverage will increase by 714m².
(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 resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the new outlet points via sealed pipes or via grassed swale. This should not worsen the ability of natural ground to absorb water in normal conditions.

(e) the physical qualities of the soil type;	Kerikeri Volcanic Group – moderate 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;	Runoff resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the new outlet points via sealed pipes or via grassed swale, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils. The site is large enough for the disposal of wastewater – refer to wastewater design by others.
(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The proposed driveway is necessary to provide access to the proposed structures 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 owner during occupancy will aid in reducing surface water velocity and providing 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 to that expected by permitted activity threshold;	Through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted flows for the 1% AEP storm event, adjusted for climate change.

9. NOTES

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 (146963-C200 & 146963-C201).

Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system.

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. OPERATION & MAINTENANCE

The owner shall be responsible for the ongoing inspection and maintenance of the stormwater mitigation system to ensure it continues to operate as intended. This shall include periodic inspection and cleaning of roof gutters, leaf guards, first-flush devices, rainwater tanks, flow-control orifices, catchpits, silt traps and the swales to prevent blockage, sediment build-up, or erosion. The attenuation orifice shall be checked regularly to confirm it remains unobstructed, particularly following heavy rainfall events. Any damaged or eroded components shall be repaired promptly to maintain system performance and prevent adverse downstream effects.

11. 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 not included in this assessment.

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.

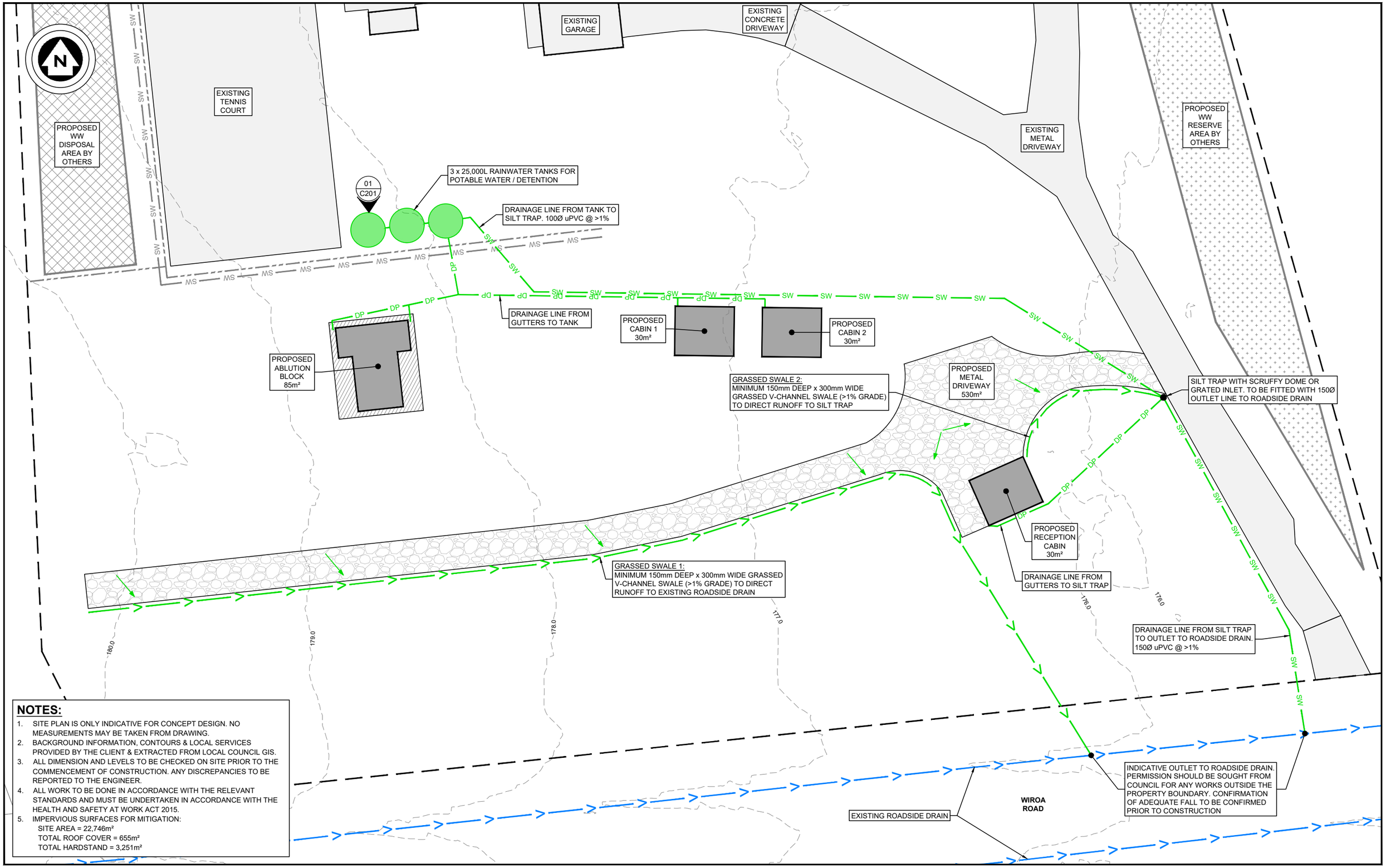
This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Wilton Joubert Ltd.

Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

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



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
5. IMPERVIOUS SURFACES FOR MITIGATION:
   SITE AREA = 22,746m²
   TOTAL ROOF COVER = 655m²
   TOTAL HARDSTAND = 3,251m²

WILTON JOUBERT
Consulting Engineers
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Christchurch: 021 824 063
Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	MAY '26	GMB	STORMWATER MITIGATION REPORT

DESIGNED BY: GMB
DRAWN BY: GMB
CHECKED BY: BGS
SURVEYED BY: N/A

SERVICES NOTE

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 12 DP 134138 410 WIROA ROAD KERIKERI NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:350	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 146963-C200	ISSUE: 01

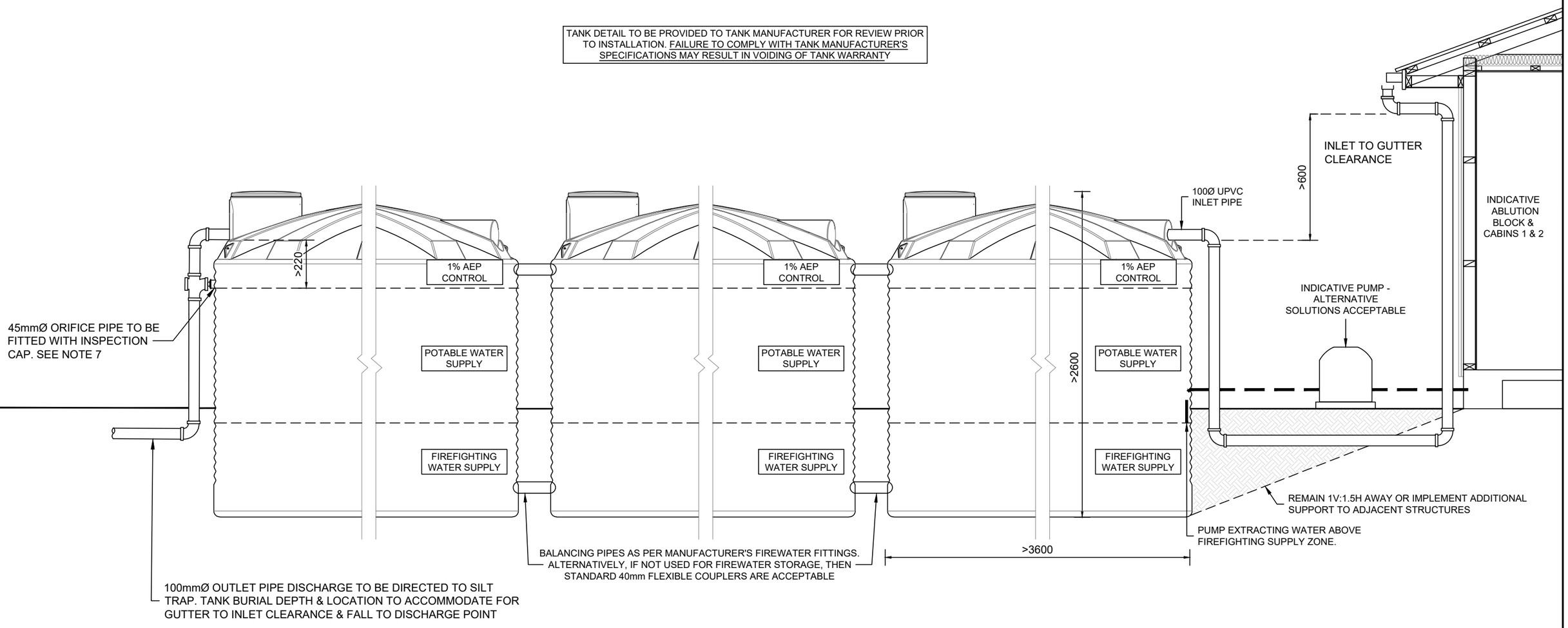
NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
6. ASSUMED USE OF EXISTING 3 x 25,000 LITRE PLASTIC WATER TANKS OR APPROVED EQUIVALENT.

PLASTIC TANKS NOTES:

7. ALL OUTLETS / PENETRATIONS UNDER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.
8. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE THREADED CONNECTIONS ONLY.

TANK DETAIL TO BE PROVIDED TO TANK MANUFACTURER FOR REVIEW PRIOR TO INSTALLATION. FAILURE TO COMPLY WITH TANK MANUFACTURER'S SPECIFICATIONS MAY RESULT IN VOIDING OF TANK WARRANTY



01 / C200 **TANK DETAIL**
N.T.S

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www.wiltonjoubert.co.nz

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	MAY '26	GMB	STORMWATER MITIGATION REPORT

DESIGNED BY: GMB
DRAWN BY: GMB
CHECKED BY: BGS
SURVEYED BY: N/A

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

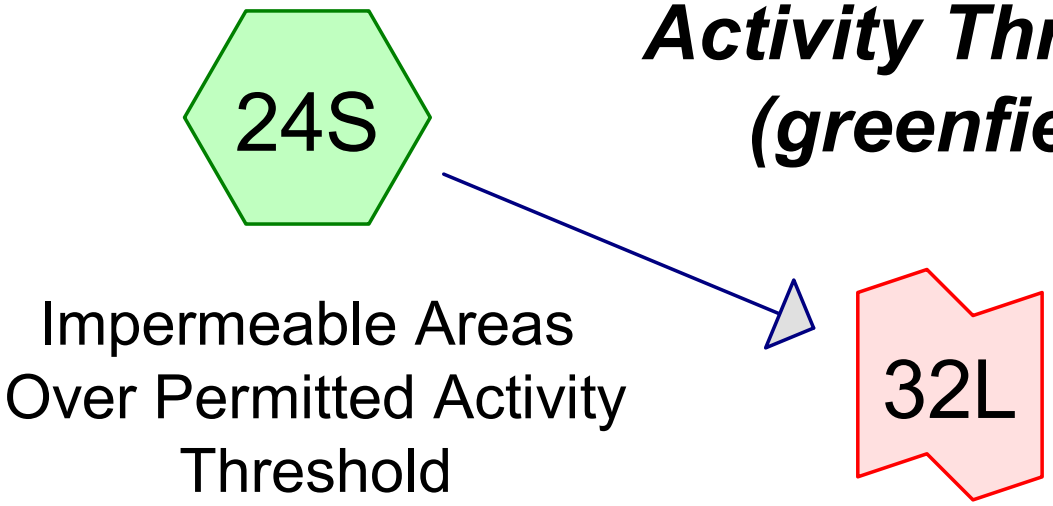
DRAWING TITLE: **TANK DETAIL**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 12 DP 134138 410 WIROA ROAD KERIKERI NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **N.T.S**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **146963-C201**
ISSUE: **01**

Impermeable Areas Over Permitted Activity Threshold (greenfields)



Subcat Reach Pond Link

Routing Diagram for 146963
Prepared by Wilton Joubert Limited, Printed 19/05/2026

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 24S: Impermeable Areas Runoff Area=494.1 m² 0.00% Impervious Runoff Depth>298 mm
Tc=10.0 min CN=74 Runoff=10.58 L/s 147.4 m³

Link 32L: Permitted Activity Peak Flows Inflow=10.58 L/s 147.4 m³
Primary=10.58 L/s 147.4 m³

Summary for Subcatchment 24S: Impermeable Areas Over Permitted Activity Threshold

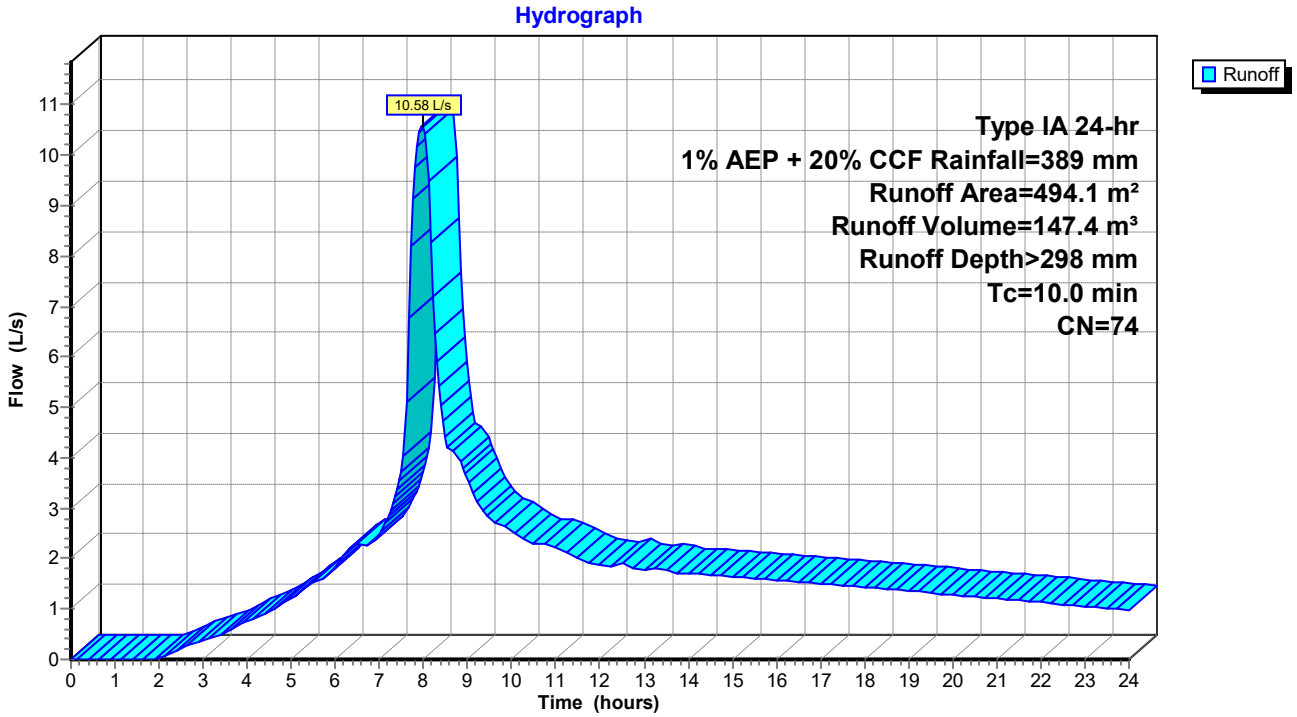
Runoff = 10.58 L/s @ 7.97 hrs, Volume= 147.4 m³, Depth> 298 mm

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=389 mm

	Area (m²)	CN	Description
*	494.1	74	Remaining Impermeable Areas (greenfields conditions)
	494.1		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 24S: Impermeable Areas Over Permitted Activity Threshold

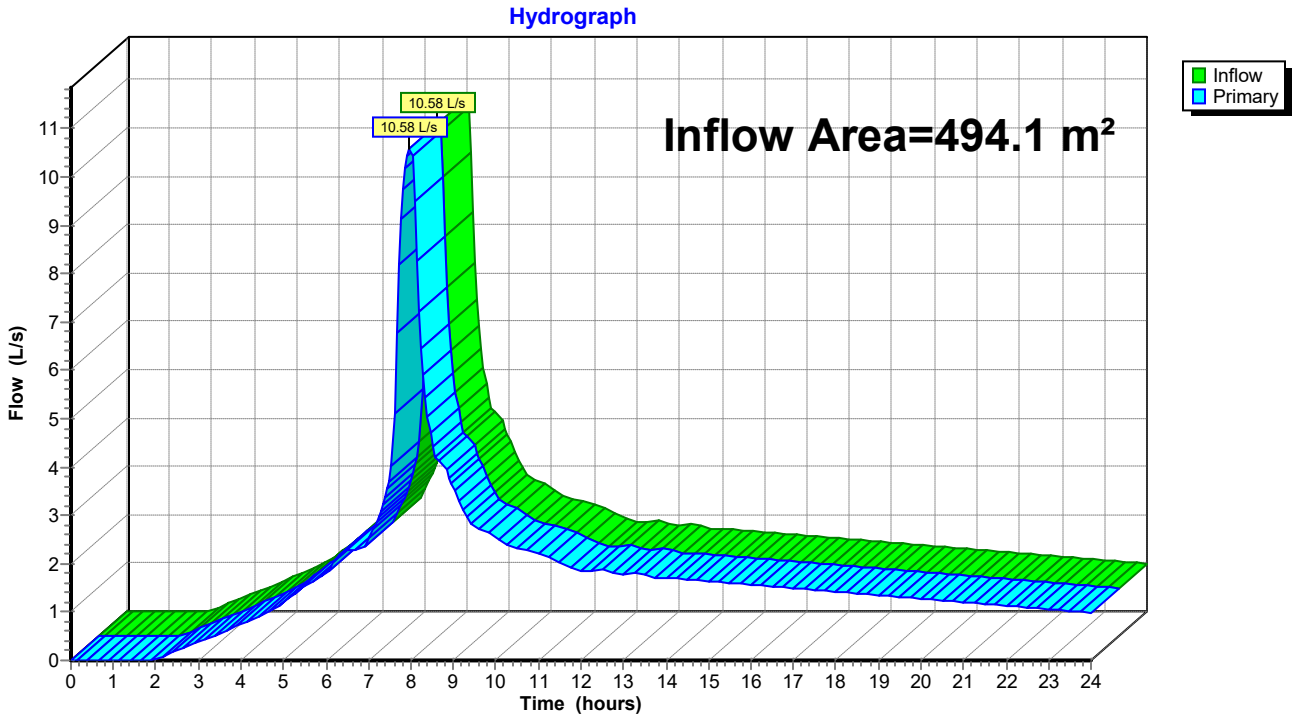


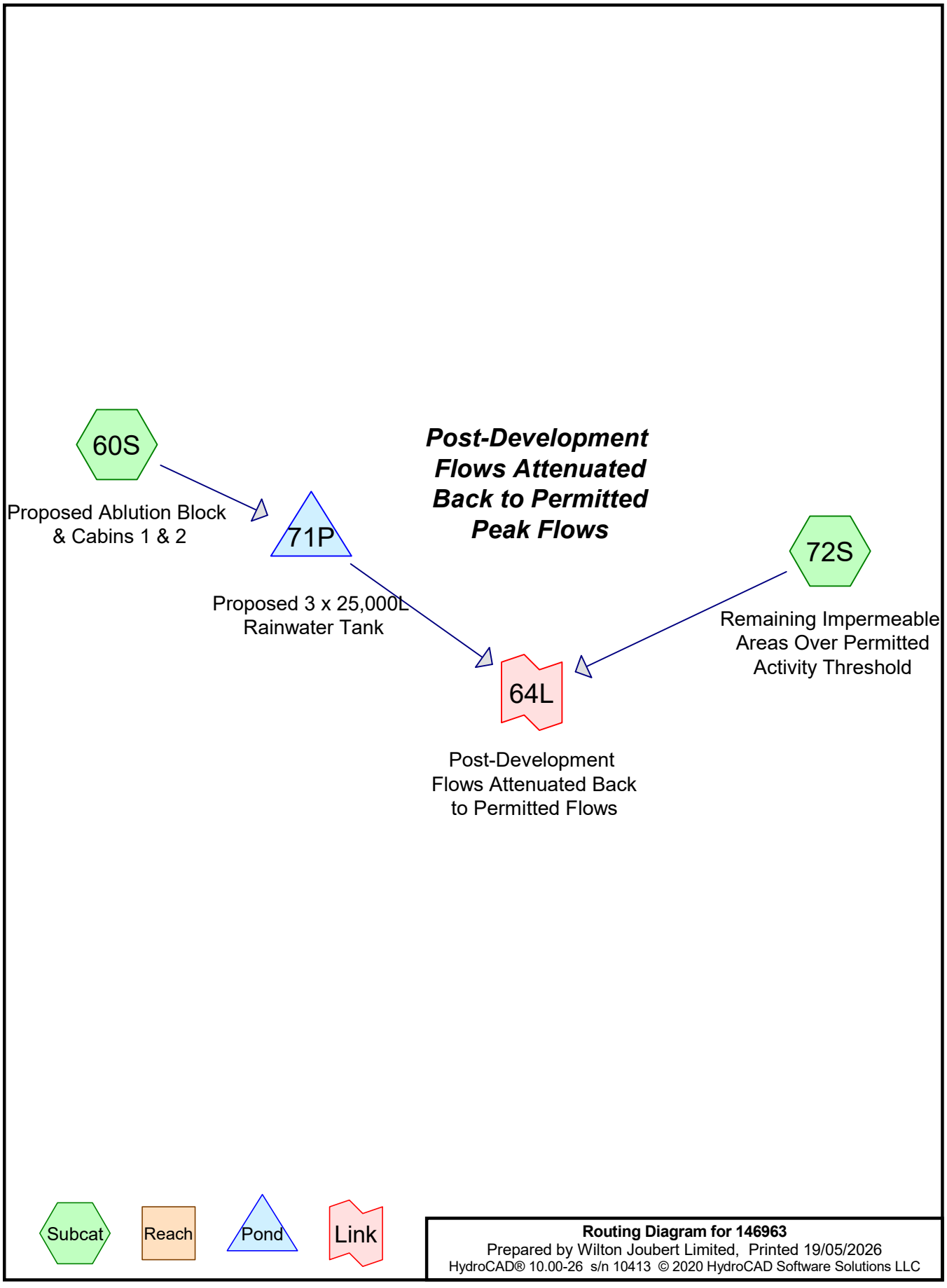
Summary for Link 32L: Permitted Activity Peak Flows

Inflow Area = 494.1 m², 0.00% Impervious, Inflow Depth > 298 mm for 1% AEP + 20% CCF event
Inflow = 10.58 L/s @ 7.97 hrs, Volume= 147.4 m³
Primary = 10.58 L/s @ 7.97 hrs, Volume= 147.4 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Permitted Activity Peak Flows




60S
Proposed Ablution Block
& Cabins 1 & 2
71P
Proposed 3 x 25,000L
Rainwater Tank
Post-Development
Flows Attenuated
Back to Permitted
Peak Flows
72S
Remaining Impermeable
Areas Over Permitted
Activity Threshold
64L
Post-Development
Flows Attenuated Back
to Permitted Flows
Subcat
Reach
Pond
Link
Routing Diagram for 146963
Prepared by Wilton Joubert Limited, Printed 19/05/2026
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

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 60S: Proposed Ablution Runoff Area=145.0 m² 100.00% Impervious Runoff Depth>382 mm
Tc=10.0 min CN=98 Runoff=3.72 L/s 55.4 m³

Subcatchment 72S: Remaining Runoff Area=349.1 m² 100.00% Impervious Runoff Depth>382 mm
Tc=10.0 min CN=98 Runoff=8.96 L/s 133.3 m³

Pond 71P: Proposed 3 x 25,000L Rainwater Peak Elev=0.216 m Storage=6.6 m³ Inflow=3.72 L/s 55.4 m³
Outflow=1.86 L/s 54.5 m³

Link 64L: Post-Development Flows Attenuated Back to Permitted Flows Inflow=10.56 L/s 187.9 m³
Primary=10.56 L/s 187.9 m³

Summary for Subcatchment 60S: Proposed Ablution Block & Cabins 1 & 2

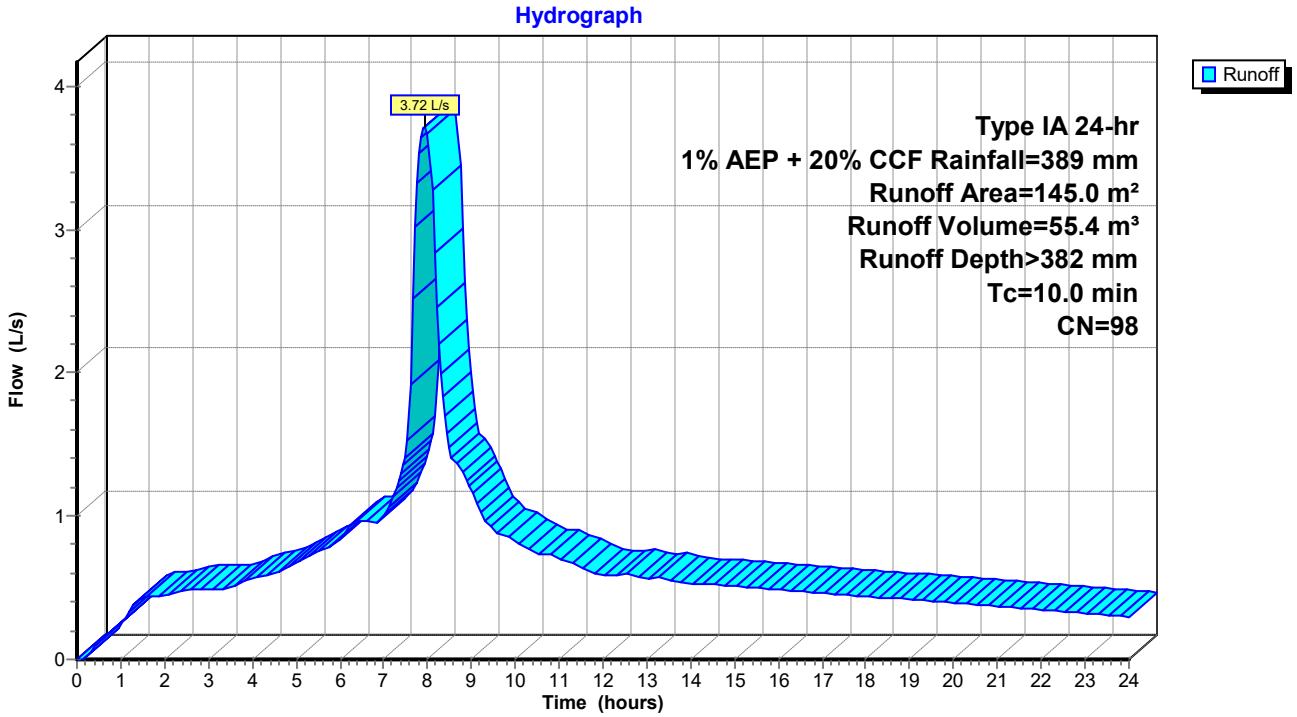
Runoff = 3.72 L/s @ 7.94 hrs, Volume= 55.4 m³, Depth> 382 mm

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=389 mm

Area (m²)	CN	Description
145.0	98	Roofs, HSG C
145.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 60S: Proposed Ablution Block & Cabins 1 & 2



Summary for Subcatchment 72S: Remaining Impermeable Areas Over Permitted Activity Threshold

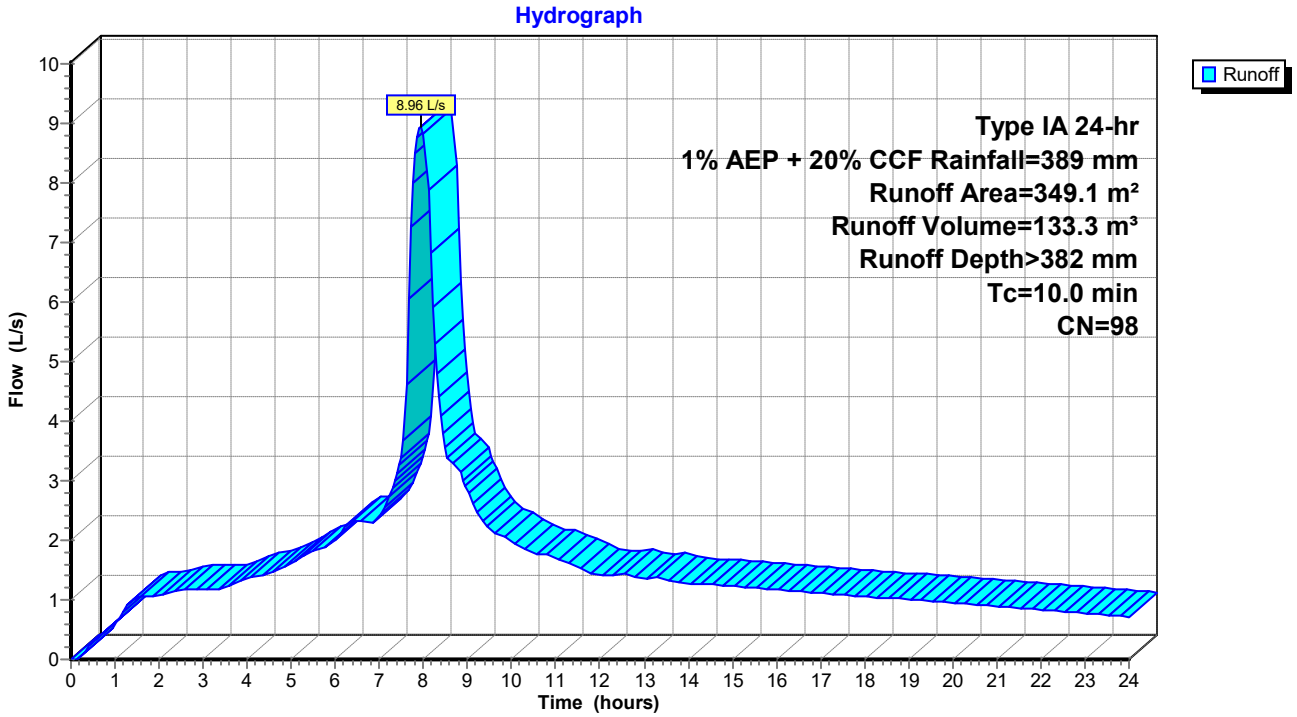
Runoff = 8.96 L/s @ 7.94 hrs, Volume= 133.3 m³, Depth> 382 mm

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=389 mm

Area (m²)	CN	Description
349.1	98	Roofs, HSG C
349.1		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 72S: Remaining Impermeable Areas Over Permitted Activity Threshold



Summary for Pond 71P: Proposed 3 x 25,000L Rainwater Tank

Inflow Area = 145.0 m²,100.00% Impervious, Inflow Depth > 382 mm for 1% AEP + 20% CCF event
Inflow = 3.72 L/s @ 7.94 hrs, Volume= 55.4 m³
Outflow = 1.86 L/s @ 8.34 hrs, Volume= 54.5 m³, Atten= 50%, Lag= 24.4 min
Primary = 1.86 L/s @ 8.34 hrs, Volume= 54.5 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.216 m @ 8.34 hrs Surf.Area= 30.5 m² Storage= 6.6 m³

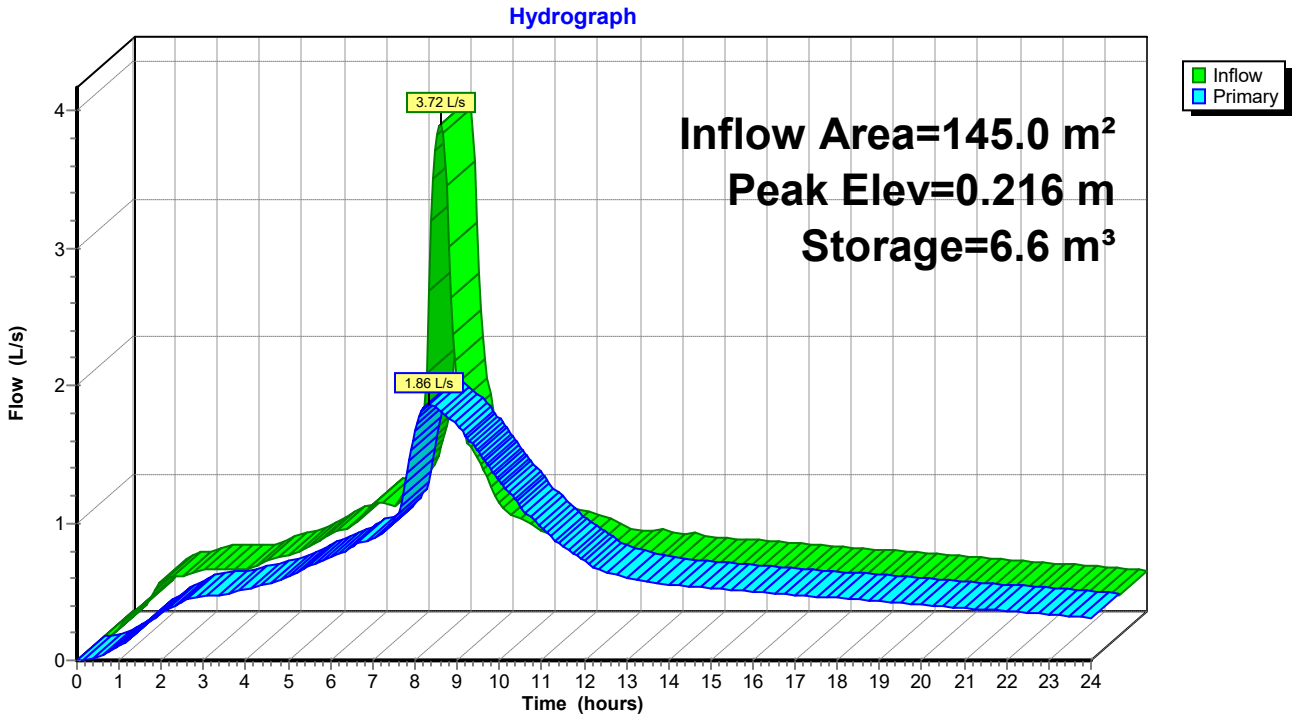
Plug-Flow detention time= 43.0 min calculated for 54.5 m³ (98% of inflow)
Center-of-Mass det. time= 31.2 min (673.0 - 641.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m³	**3.60 mD x 2.60 mH Vertical Cone/Cylinder** x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**45 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.86 L/s @ 8.34 hrs HW=0.216 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.86 L/s @ 1.17 m/s)

Pond 71P: Proposed 3 x 25,000L Rainwater Tank

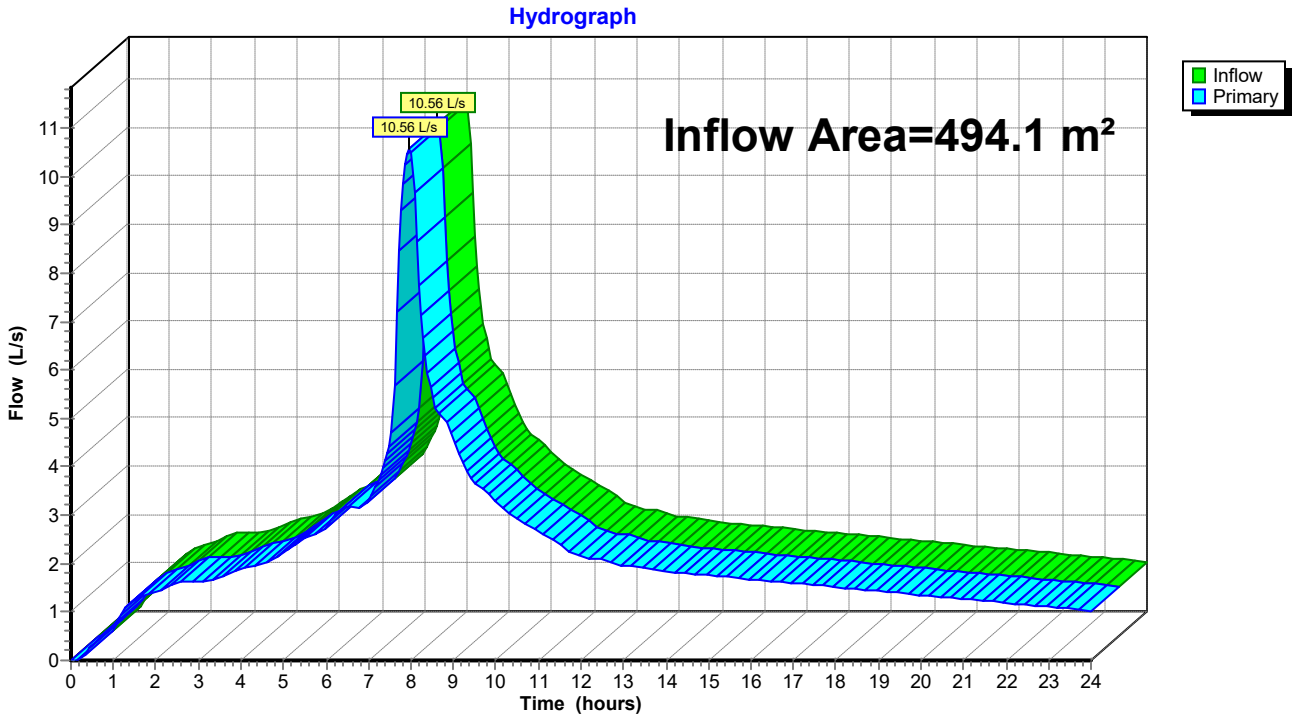


Summary for Link 64L: Post-Development Flows Attenuated Back to Permitted Flows

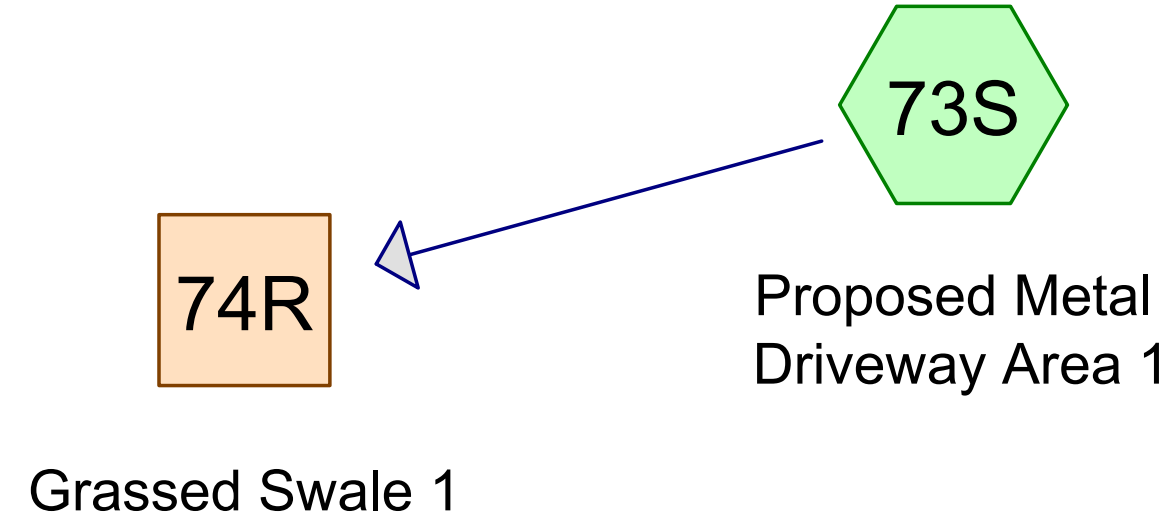
Inflow Area = 494.1 m²,100.00% Impervious, Inflow Depth > 380 mm for 1% AEP + 20% CCF event
Inflow = 10.56 L/s @ 7.97 hrs, Volume= 187.9 m³
Primary = 10.56 L/s @ 7.97 hrs, Volume= 187.9 m³, Atten= 0%, Lag= 0.0 min

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

Link 64L: Post-Development Flows Attenuated Back to Permitted Flows



Swale Sizing 1



Subcat Reach Pond Link

Routing Diagram for 146963 - Pipe Sizing
Prepared by Wilton Joubert Limited, Printed 19/05/2026

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 73S: Proposed Metal Runoff Area=330.0 m² 0.00% Impervious Runoff Depth>353 mm
Tc=10.0 min CN=89 Runoff=8.19 L/s 116.4 m³

Reach 74R: Grassed Swale 1 Avg. Flow Depth=0.13 m Max Vel=0.51 m/s Inflow=8.19 L/s 116.4 m³
n=0.025 L=10.00 m S=0.0100 m/m Capacity=12.70 L/s Outflow=8.19 L/s 116.4 m³

Summary for Subcatchment 73S: Proposed Metal Driveway Area 1

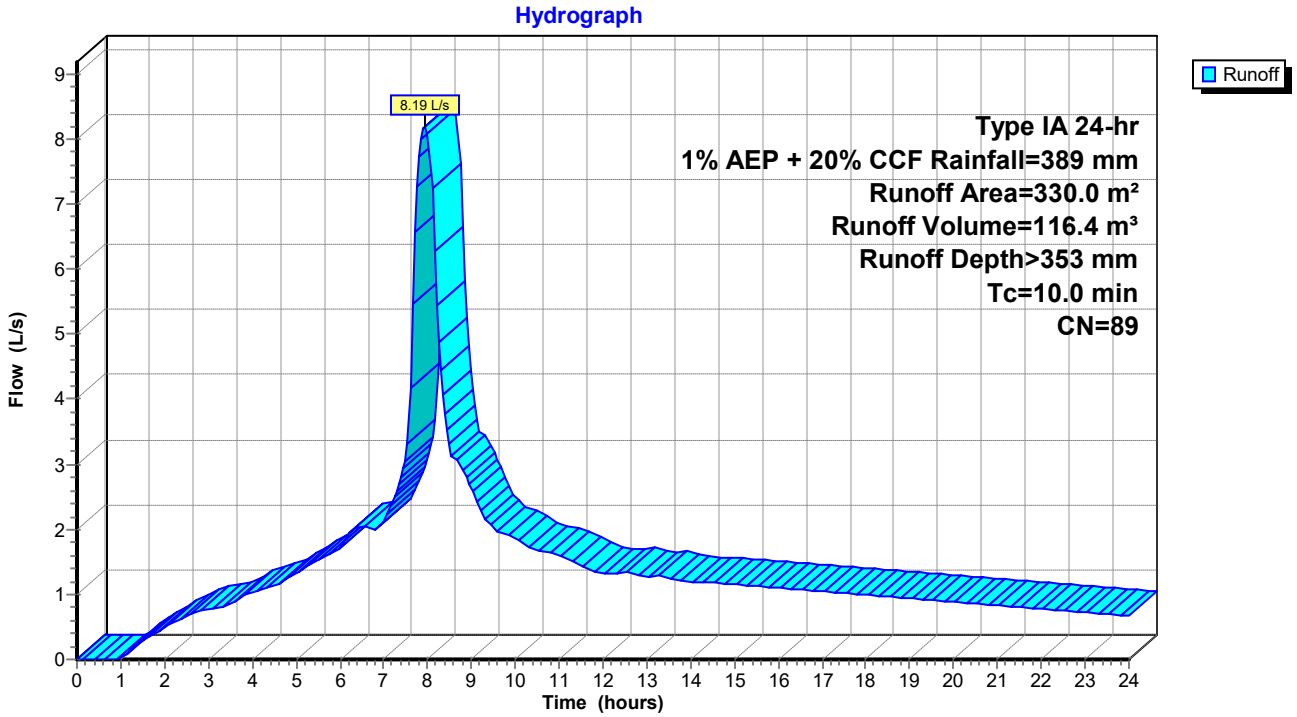
Runoff = 8.19 L/s @ 7.94 hrs, Volume= 116.4 m³, Depth> 353 mm

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=389 mm

Area (m²)	CN	Description
330.0	89	Gravel roads, HSG C
330.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 73S: Proposed Metal Driveway Area 1



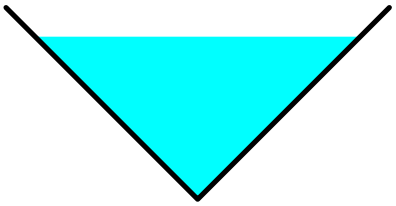
Summary for Reach 74R: Grassed Swale 1

Inflow Area = 330.0 m², 0.00% Impervious, Inflow Depth > 353 mm for 1% AEP + 20% CCF event
Inflow = 8.19 L/s @ 7.94 hrs, Volume= 116.4 m³
Outflow = 8.19 L/s @ 7.95 hrs, Volume= 116.4 m³, Atten= 0%, Lag= 0.2 min

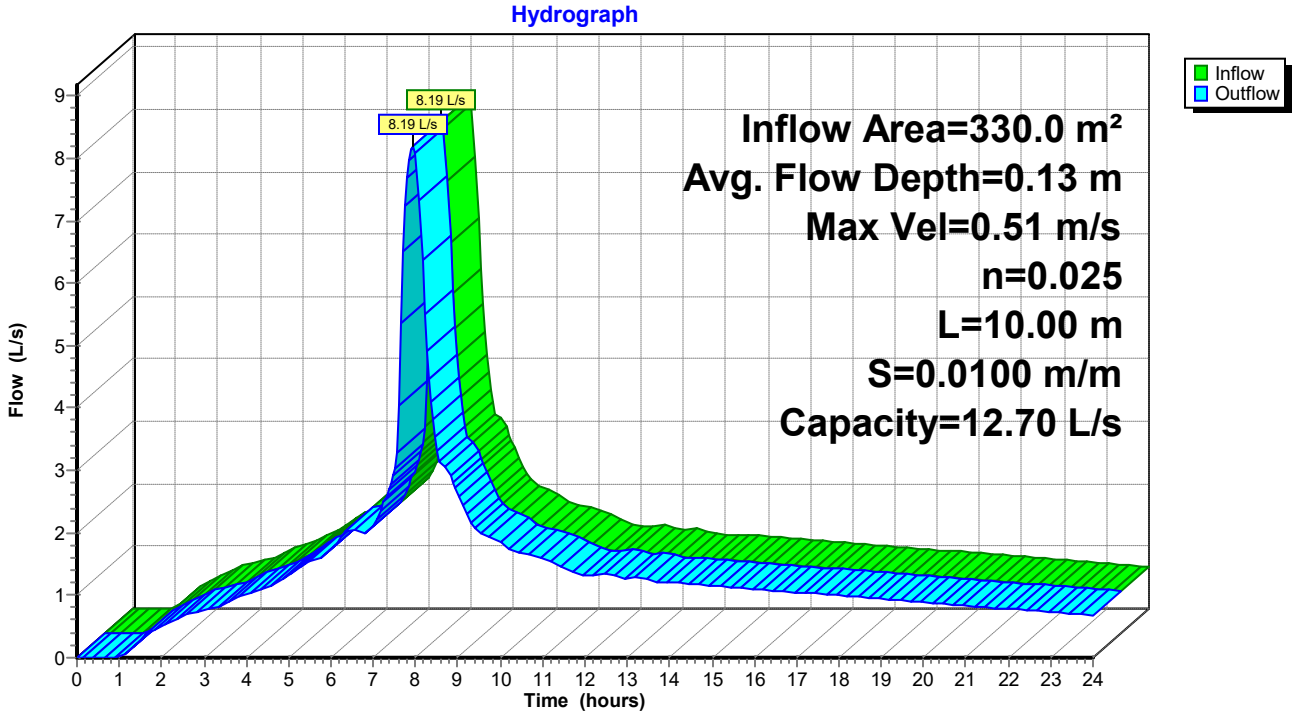
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.51 m/s, Min. Travel Time= 0.3 min
Avg. Velocity = 0.31 m/s, Avg. Travel Time= 0.5 min

Peak Storage= 0.2 m³ @ 7.95 hrs
Average Depth at Peak Storage= 0.13 m
Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 12.70 L/s

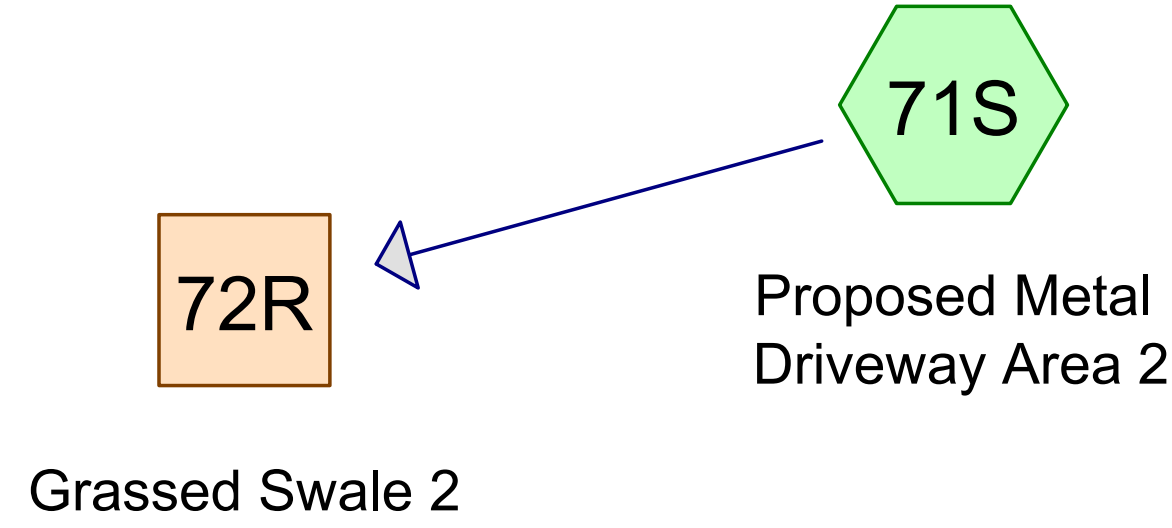
0.00 m x 0.15 m deep channel, n= 0.025 Earth, clean & winding
Side Slope Z-value= 1.0 m/m Top Width= 0.30 m
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 74R: Grassed Swale 1



Swale Sizing 2



Subcat Reach Pond Link

Routing Diagram for 146963 - Pipe Sizing
Prepared by Wilton Joubert Limited, Printed 19/05/2026

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 71S: Proposed Metal Runoff Area=200.0 m² 0.00% Impervious Runoff Depth>353 mm
Tc=10.0 min CN=89 Runoff=4.97 L/s 70.6 m³

Reach 72R: Grassed Swale 2 Avg. Flow Depth=0.11 m Max Vel=0.45 m/s Inflow=4.97 L/s 70.6 m³
n=0.025 L=10.00 m S=0.0100 m/m Capacity=12.70 L/s Outflow=4.97 L/s 70.5 m³

Summary for Subcatchment 71S: Proposed Metal Driveway Area 2

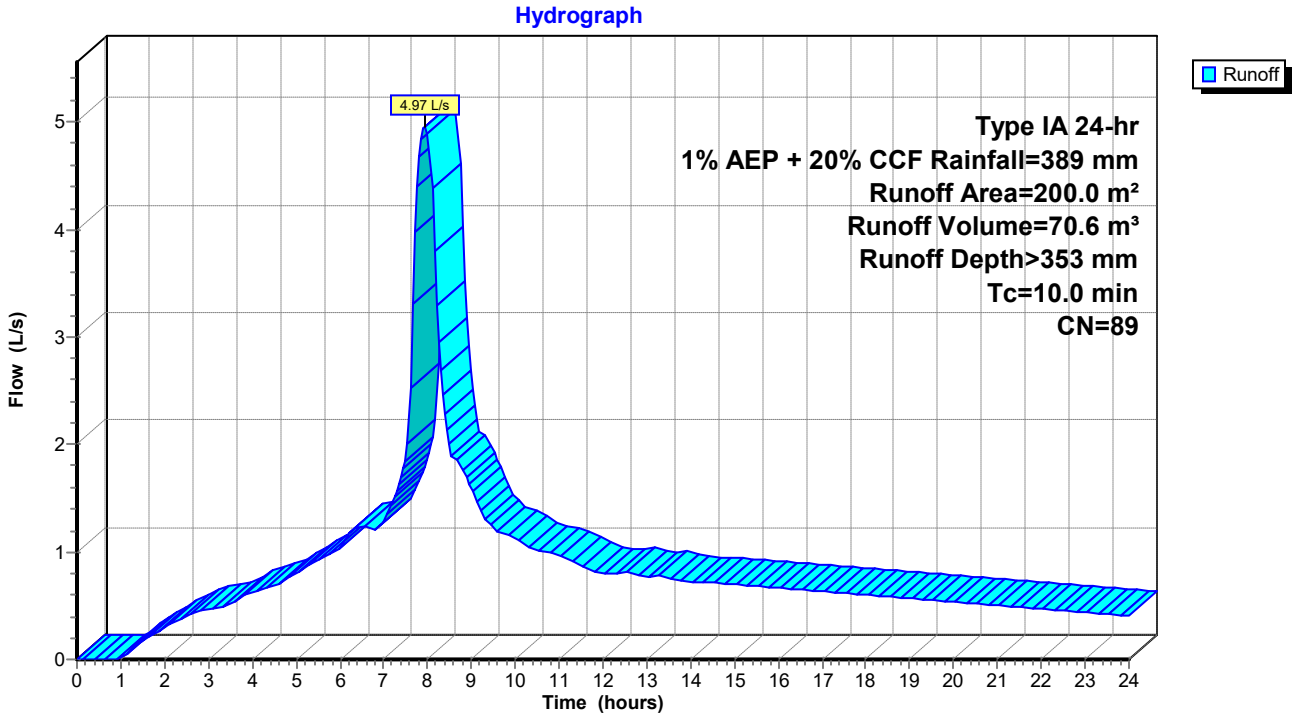
Runoff = 4.97 L/s @ 7.94 hrs, Volume= 70.6 m³, Depth> 353 mm

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=389 mm

Area (m²)	CN	Description
200.0	89	Gravel roads, HSG C
200.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 71S: Proposed Metal Driveway Area 2



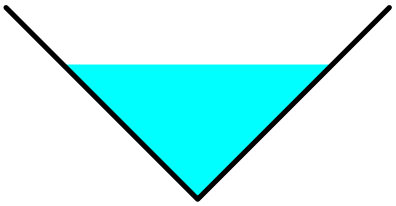
Summary for Reach 72R: Grassed Swale 2

Inflow Area = 200.0 m², 0.00% Impervious, Inflow Depth > 353 mm for 1% AEP + 20% CCF event
Inflow = 4.97 L/s @ 7.94 hrs, Volume= 70.6 m³
Outflow = 4.97 L/s @ 7.95 hrs, Volume= 70.5 m³, Atten= 0%, Lag= 0.3 min

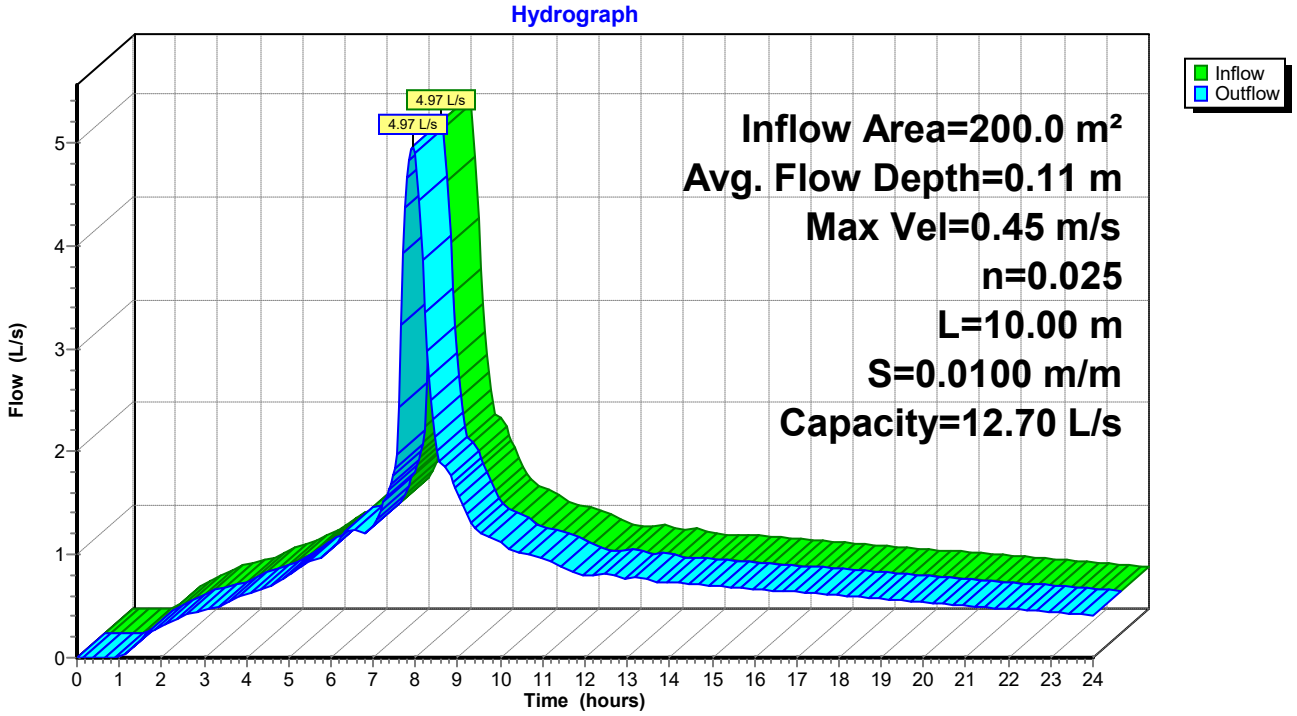
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.45 m/s, Min. Travel Time= 0.4 min
Avg. Velocity = 0.28 m/s, Avg. Travel Time= 0.6 min

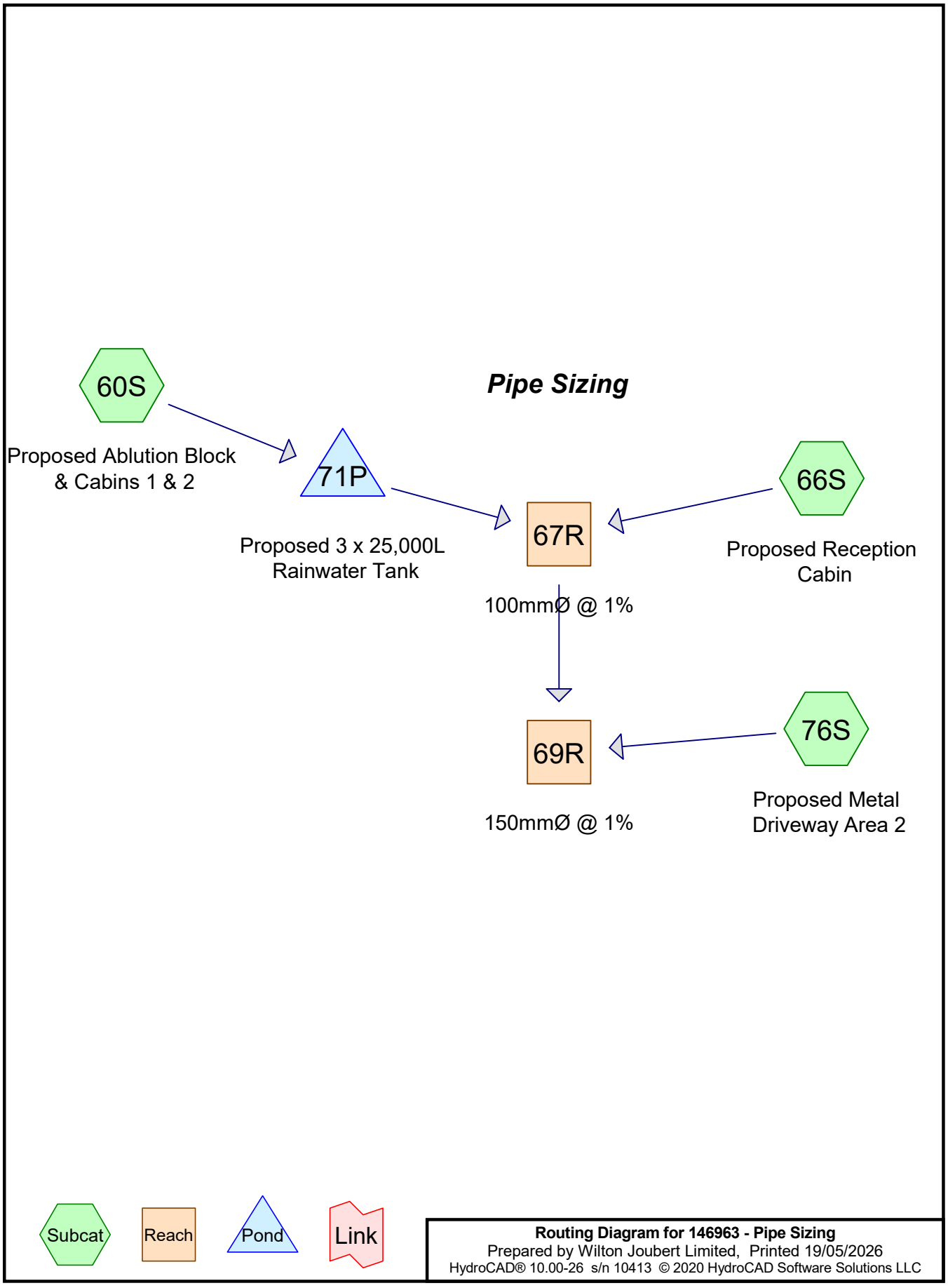
Peak Storage= 0.1 m³ @ 7.95 hrs
Average Depth at Peak Storage= 0.11 m
Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 12.70 L/s

0.00 m x 0.15 m deep channel, n= 0.025 Earth, clean & winding
Side Slope Z-value= 1.0 m/m Top Width= 0.30 m
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 72R: Grassed Swale 2





Routing Diagram for 146963 - Pipe Sizing
Prepared by Wilton Joubert Limited, Printed 19/05/2026

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 60S: Proposed Ablution Runoff Area=145.0 m² 100.00% Impervious Runoff Depth>382 mm
Tc=10.0 min CN=98 Runoff=3.72 L/s 55.4 m³

Subcatchment 66S: Proposed Runoff Area=30.0 m² 100.00% Impervious Runoff Depth>382 mm
Tc=10.0 min CN=98 Runoff=0.77 L/s 11.5 m³

Subcatchment 76S: Proposed Metal Runoff Area=200.0 m² 0.00% Impervious Runoff Depth>353 mm
Tc=10.0 min CN=89 Runoff=4.97 L/s 70.6 m³

Reach 67R: 100mmØ @ 1% Avg. Flow Depth=0.04 m Max Vel=0.74 m/s Inflow=2.47 L/s 66.0 m³
100 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=2.47 L/s 66.0 m³

Reach 69R: 150mmØ @ 1% Avg. Flow Depth=0.07 m Max Vel=0.97 m/s Inflow=7.36 L/s 136.5 m³
150 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=18.00 L/s Outflow=7.36 L/s 136.5 m³

Pond 71P: Proposed 3 x 25,000L Rainwater Peak Elev=0.216 m Storage=6.6 m³ Inflow=3.72 L/s 55.4 m³
Outflow=1.86 L/s 54.5 m³

Summary for Subcatchment 60S: Proposed Ablution Block & Cabins 1 & 2

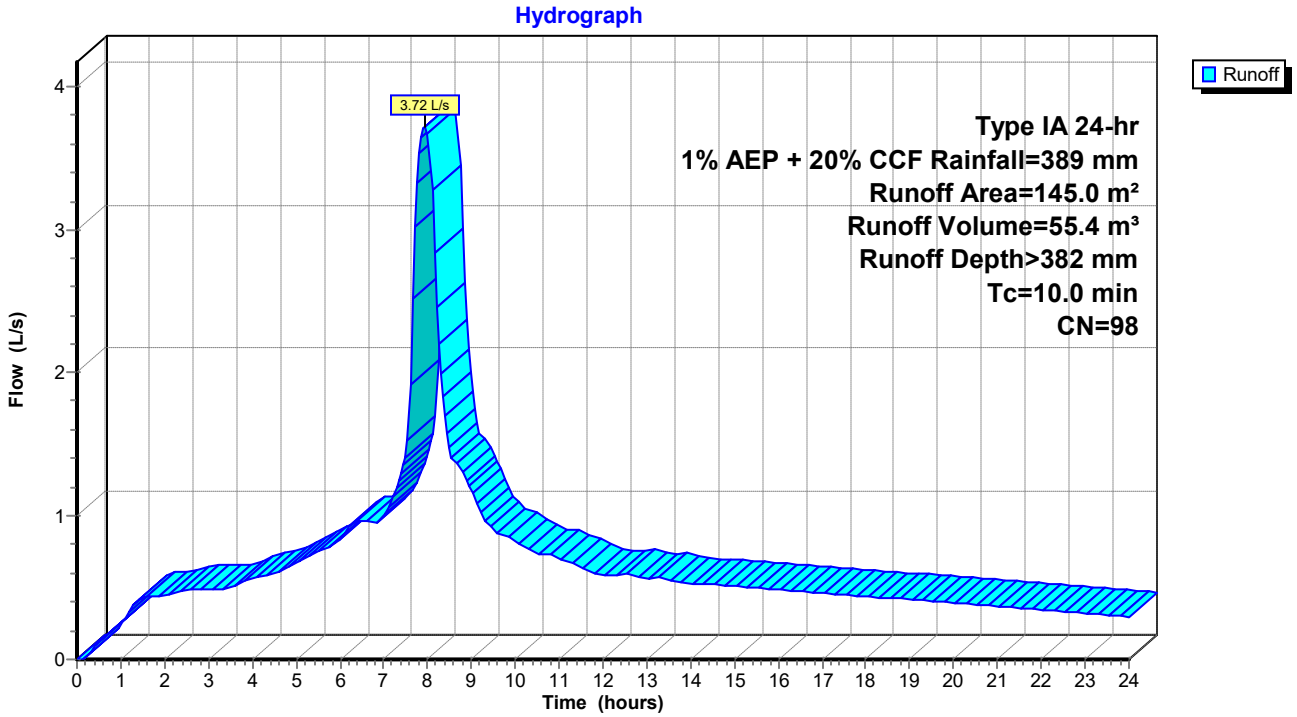
Runoff = 3.72 L/s @ 7.94 hrs, Volume= 55.4 m³, Depth> 382 mm

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=389 mm

Area (m²)	CN	Description
145.0	98	Roofs, HSG C
145.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 60S: Proposed Ablution Block & Cabins 1 & 2



Summary for Subcatchment 66S: Proposed Reception Cabin

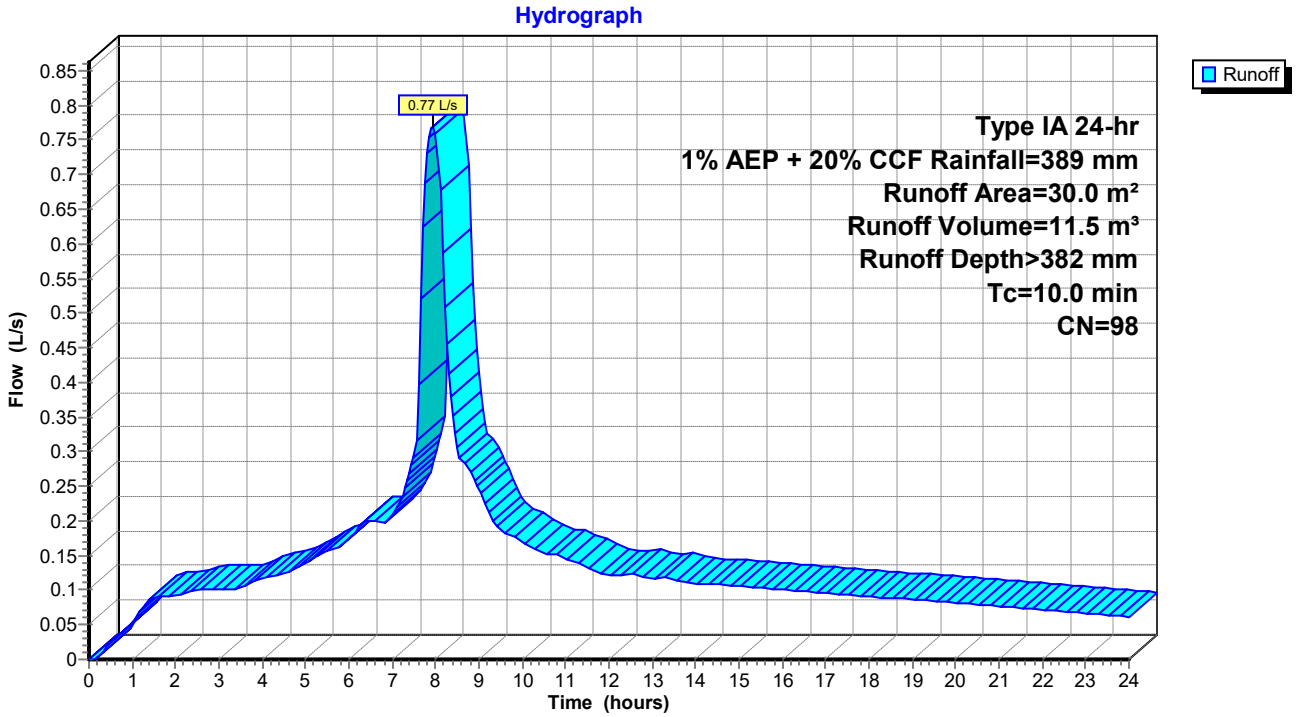
Runoff = 0.77 L/s @ 7.94 hrs, Volume= 11.5 m³, Depth> 382 mm

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=389 mm

Area (m²)	CN	Description
30.0	98	Roofs, HSG C
30.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 66S: Proposed Reception Cabin



Summary for Subcatchment 76S: Proposed Metal Driveway Area 2

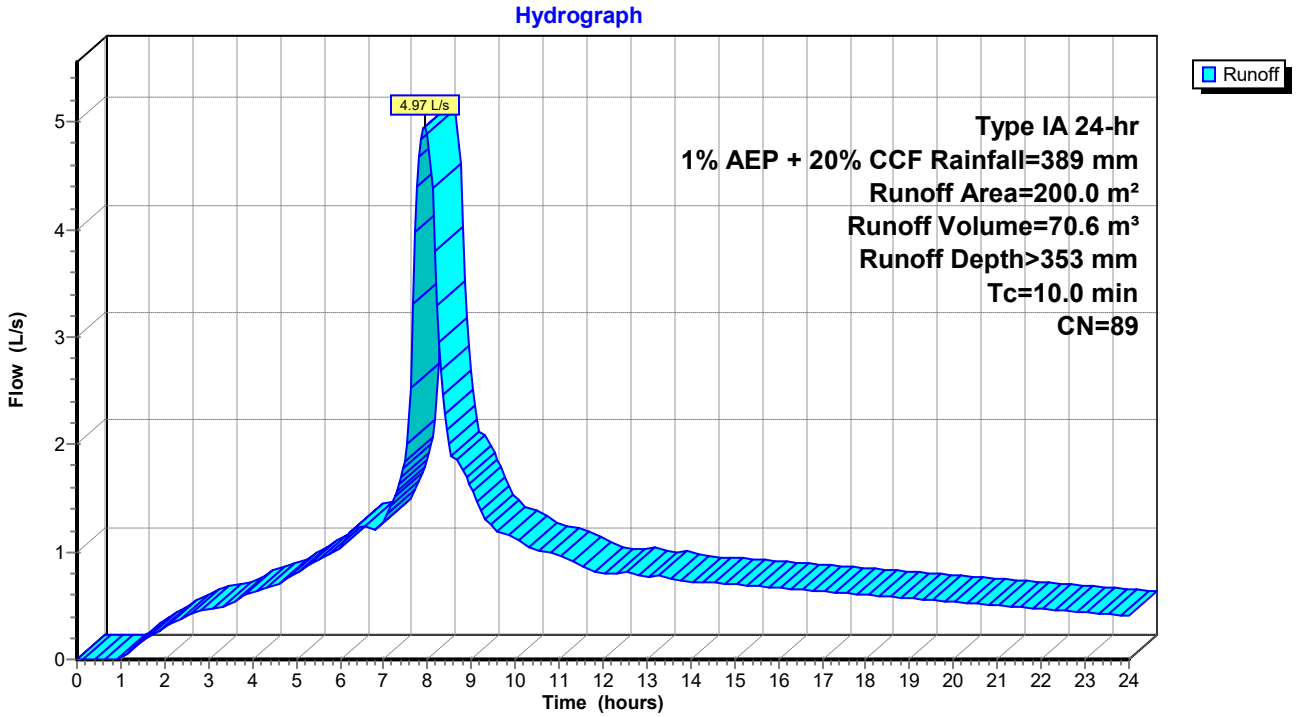
Runoff = 4.97 L/s @ 7.94 hrs, Volume= 70.6 m³, Depth> 353 mm

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=389 mm

Area (m²)	CN	Description
200.0	89	Gravel roads, HSG C
200.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 76S: Proposed Metal Driveway Area 2



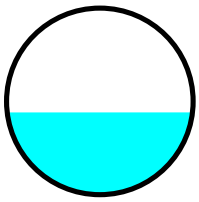
Summary for Reach 67R: 100mmØ @ 1%

Inflow Area = 175.0 m²,100.00% Impervious, Inflow Depth > 377 mm for 1% AEP + 20% CCF event
Inflow = 2.47 L/s @ 8.06 hrs, Volume= 66.0 m³
Outflow = 2.47 L/s @ 8.07 hrs, Volume= 66.0 m³, Atten= 0%, Lag= 0.2 min

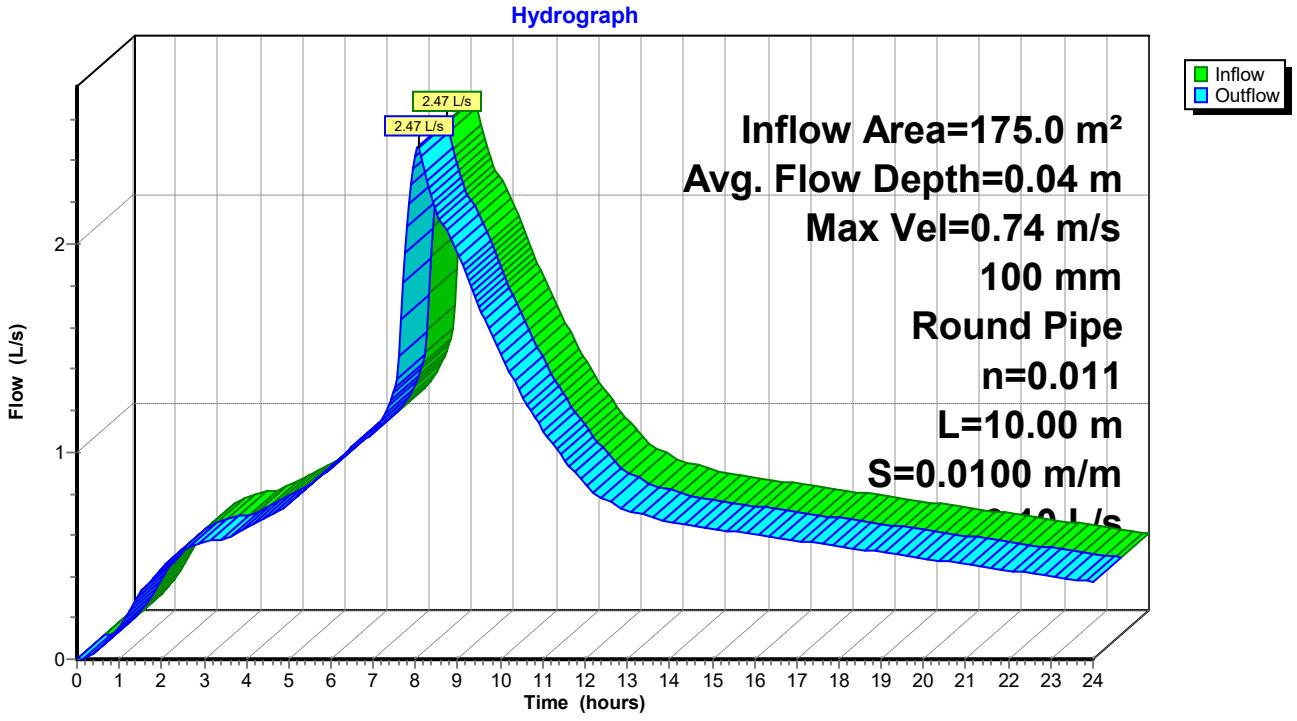
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.74 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.51 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.0 m³ @ 8.07 hrs
Average Depth at Peak Storage= 0.04 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= -1.000 m, Outlet Invert= -1.100 m



Reach 67R: 100mmØ @ 1%



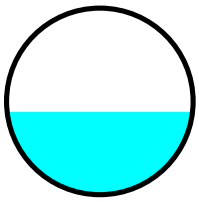
Summary for Reach 69R: 150mmØ @ 1%

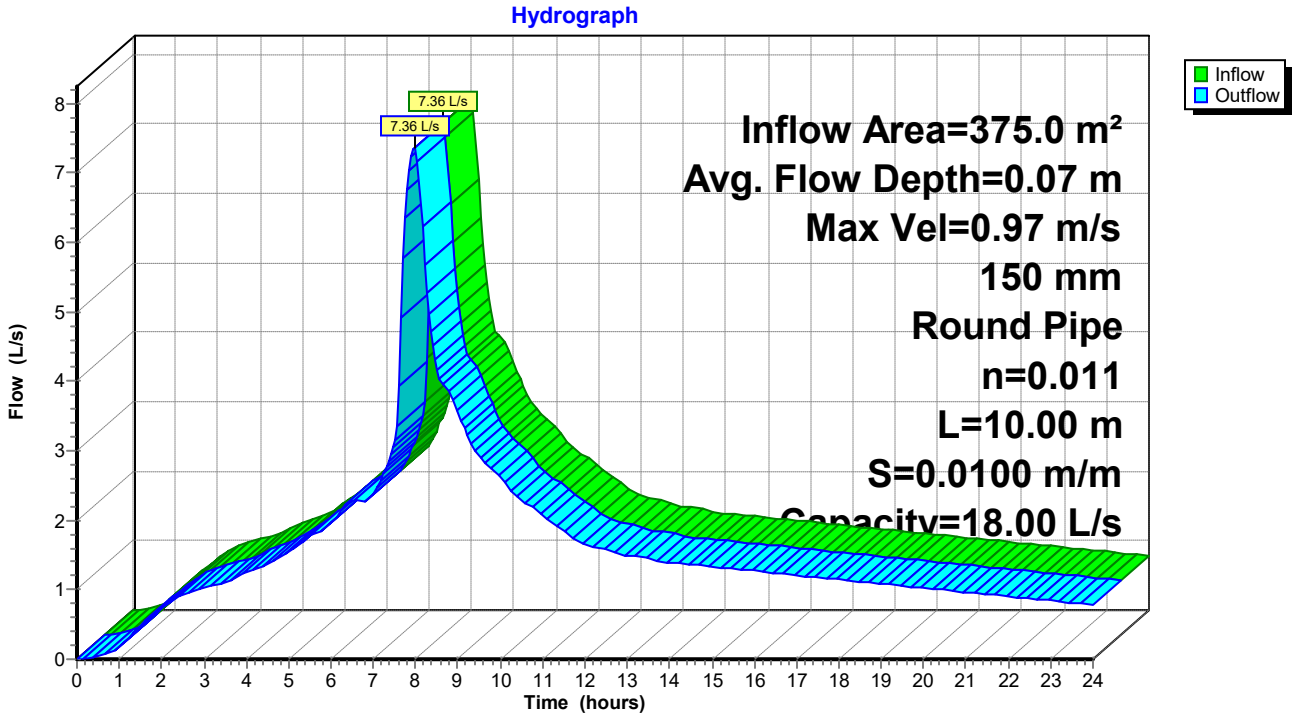
Inflow Area = 375.0 m², 46.67% Impervious, Inflow Depth > 364 mm for 1% AEP + 20% CCF event
Inflow = 7.36 L/s @ 7.98 hrs, Volume= 136.5 m³
Outflow = 7.36 L/s @ 7.99 hrs, Volume= 136.5 m³, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.97 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.60 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.1 m³ @ 7.99 hrs
Average Depth at Peak Storage= 0.07 m
Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 18.00 L/s

150 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= -1.100 m, Outlet Invert= -1.200 m





Summary for Pond 71P: Proposed 3 x 25,000L Rainwater Tank

Inflow Area = 145.0 m²,100.00% Impervious, Inflow Depth > 382 mm for 1% AEP + 20% CCF event
Inflow = 3.72 L/s @ 7.94 hrs, Volume= 55.4 m³
Outflow = 1.86 L/s @ 8.34 hrs, Volume= 54.5 m³, Atten= 50%, Lag= 24.4 min
Primary = 1.86 L/s @ 8.34 hrs, Volume= 54.5 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.216 m @ 8.34 hrs Surf.Area= 30.5 m² Storage= 6.6 m³

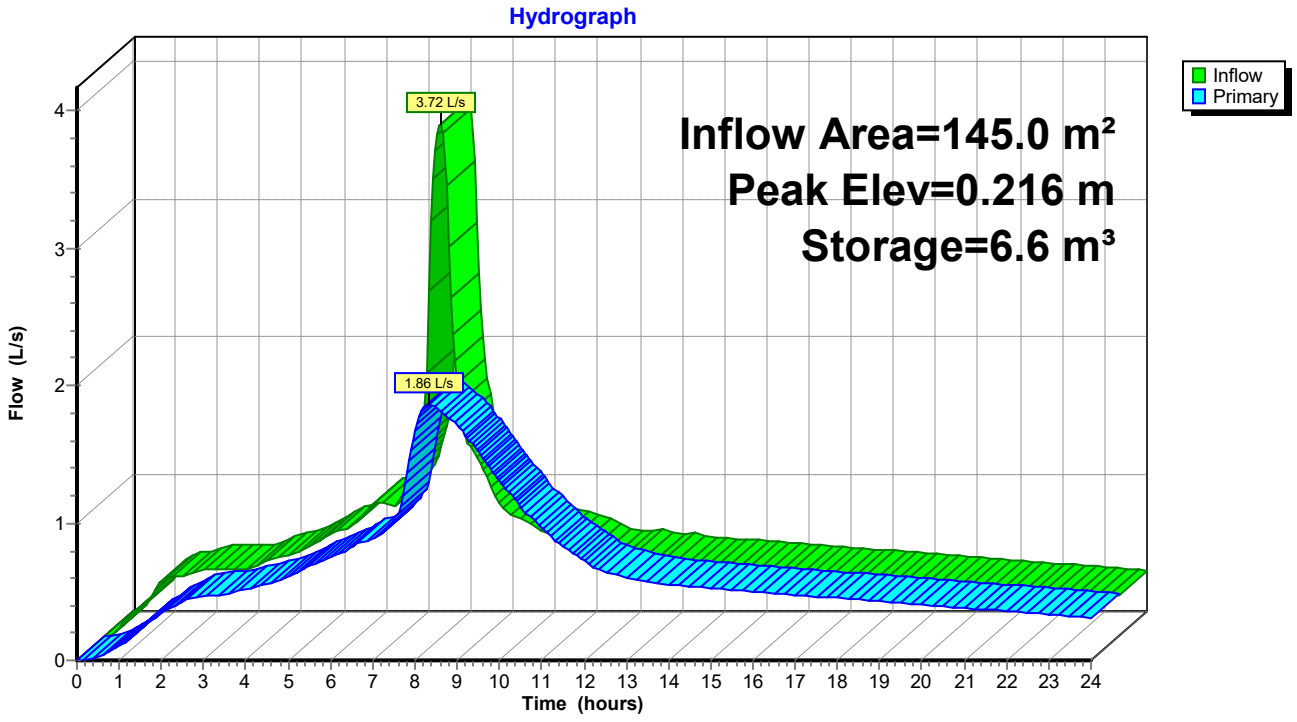
Plug-Flow detention time= 43.0 min calculated for 54.5 m³ (98% of inflow)
Center-of-Mass det. time= 31.2 min (673.0 - 641.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m³	**3.60 mD x 2.60 mH Vertical Cone/Cylinder** x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**45 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.86 L/s @ 8.34 hrs HW=0.216 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.86 L/s @ 1.17 m/s)

Pond 71P: Proposed 3 x 25,000L Rainwater Tank



Winter reception hours: 8:00AM - 5:00PM Monday – Friday
9:00AM - 1:00PM Saturday-Sunday.

Summer reception hours: 8:00AM – 6:00PM Monday-Friday
9:00AM – 3:00PM Saturday-Sunday

We will have online booking for us to ensure we fit within our opacity.

Check-in available from 2pm-5pm
Check-out by 10am

Pool open hours between 9:00AM – 8:00PM

Quiet hours are from 10:00PM – 7:00AM

Speed limit on campgrounds is 8KM/H

Vehicle Limits: 1 vehicle per site.

Site Boundaries: Stay within your marked area; don't spread into neighboring sites

No pets
No extra guests staying the night
No smoking
Don't leave food and rubbish to avoid attracting pests

Noise Control Rules:

1. Keep noise levels low after 10pm
2. Avoid loud music, shouting and disruptive behavior
3. Use headphones for personal devices when appropriate
4. Respect neighboring guests
5. Guests are responsible for the behavior of their visitors
6. Excessive noise complaints may result in removal from the property

Fire Safety Rules:

1. No open fires or fireworks allowed
2. Familiarize yourself with the locations of: Fire extinguishers, hose reels, emergency exits and assembly points
3. Parents and guardians must supervise children around cooking and heating equipment
4. Use BBQs and cooking equipment safely and never leave them unattended
5. Report any fire, smoke or gas smell to staff immediately
6. Keep exits and walkways always clear
7. Know where the nearest fire extinguisher and exit are located

8. Turn off cooking appliances and heaters when leaving
9. Warn others if safe to do so
10. Follow staff instructions and do not return until told it is safe
11. Any unsafe behavior may result in removal from the park without refund
12. In an emergency call 111 and proceed to the assembly area

Alcohol & Responsible Behavior:

1. Drink responsibly, respect other quests and avoid unsafe conduct
2. Aggressive, abusive or dangerous behavior will not be tolerated
3. Excessive drinking, drunken behavior and drinking games are not allowed
4. Illegal drugs are strictly prohibited
5. Children must be always supervised

Pool Area Safety:

1. No lifeguard – swim at your own risk
2. Always supervise children
3. No running or rough play
4. No glass, drinks or food near the pool
5. Keep the pool gate closed
6. No diving or jumping

Tennis Court Guidelines:

1. Court use is for registered quests only
2. Please wear appropriate footwear (no bare feet or hard-soled shoes)
3. Maximum playing time may apply if others are waiting
4. No food, glass or alcohol on the court
5. Children must be supervised
6. Do not climb or hang on the net or fences
7. Keep noise to a respectable level
8. Leave the court clean and tidy
9. Report any damage or hazards to staff

Pond Guidelines:

1. Do not swim or enter the pond
2. Stay back from the edge
3. Children must be supervised
4. No running or rough play

Outdoors Guidelines:

1. Use furniture properly
2. Keep noise low, especially at night
3. Clean up your rubbish
4. Call emergency services if needed

Bathroom Rules:

1. Leave showers, sinks and toilets tidy
2. Do not flush wipes, sanitary products or paper towels
3. Don't leave hair, soap or mud behind
4. Take your stuff with you
5. Feet hygiene (wear flip-flops)
6. Children should be supervised
7. Respect for gender-designated bathrooms

Far North
District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Gary Greenwood
Address of proposed activity:	410 Wiroa Road, Kerikeri
Legal description:	Lot 12 DP 134138
Description of the proposal (including why you need resource consent):	Proposed Holiday Park comprising six RV / tent sites, two double occupancy cabins, along with communal ablution and guest reception buildings. Resource consent is required to exceed the number of persons permitted on the site (ODP Rule 8.6.5.1.11) and to exceed the area of impermeable surfaces on the site (ODP Rule 8.6.5.1.3)
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Site Location Plan - O'Brien Design Consulting dated 14 May 2026 2. Site Plan - O'Brien Design Consulting dated 14 May 2026 3. Wastewater Detail Plan - O'Brien Design Consulting dated 14 May 2026 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Wiroa Horticulture
Address of affected property including legal description	370 Wiroa road
Contact Phone Number/s and email address	Daytime: 0275459373 email: dan.debbie@craigmore.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	[signature]	Date	19/05/2026
Signature		Date	
Signature		Date	
Signature		Date	

Lot 12 DP 134138
Lot area: 22,746m²
Corrosion zone: C
Wind zone: High

Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Existing concrete driveway	87m²
Existing concrete patio	90m²
Existing pool & concrete patio	216m²
Existing tennis court	620m²
Existing concrete patio	62m²
Existing metal driveway	1,402m²
Existing concrete driveway	207m²
Existing concrete driveway	28m²
Existing shed	122m²
Existing dwelling	270m²
Existing pool shed	11m²
Existing garage	77m²
Proposed metal driveway	530m²
Proposed ablution block	85m²
Proposed cabin 1	30m²
Proposed cabin 2	30m²
Proposed reception cabin	30m²
Proposed water tank	9m²
Total proposed	3,906m²

Total permitted = 15% of gross site area = 3,412.4m²
Total proposed = 3,904m² = 17.2% RC Required
Setbacks to boundaries: 10m min. Complies

Building height
Permitted: 12m max
Proposed: 4m approx. Complies

Building Coverage

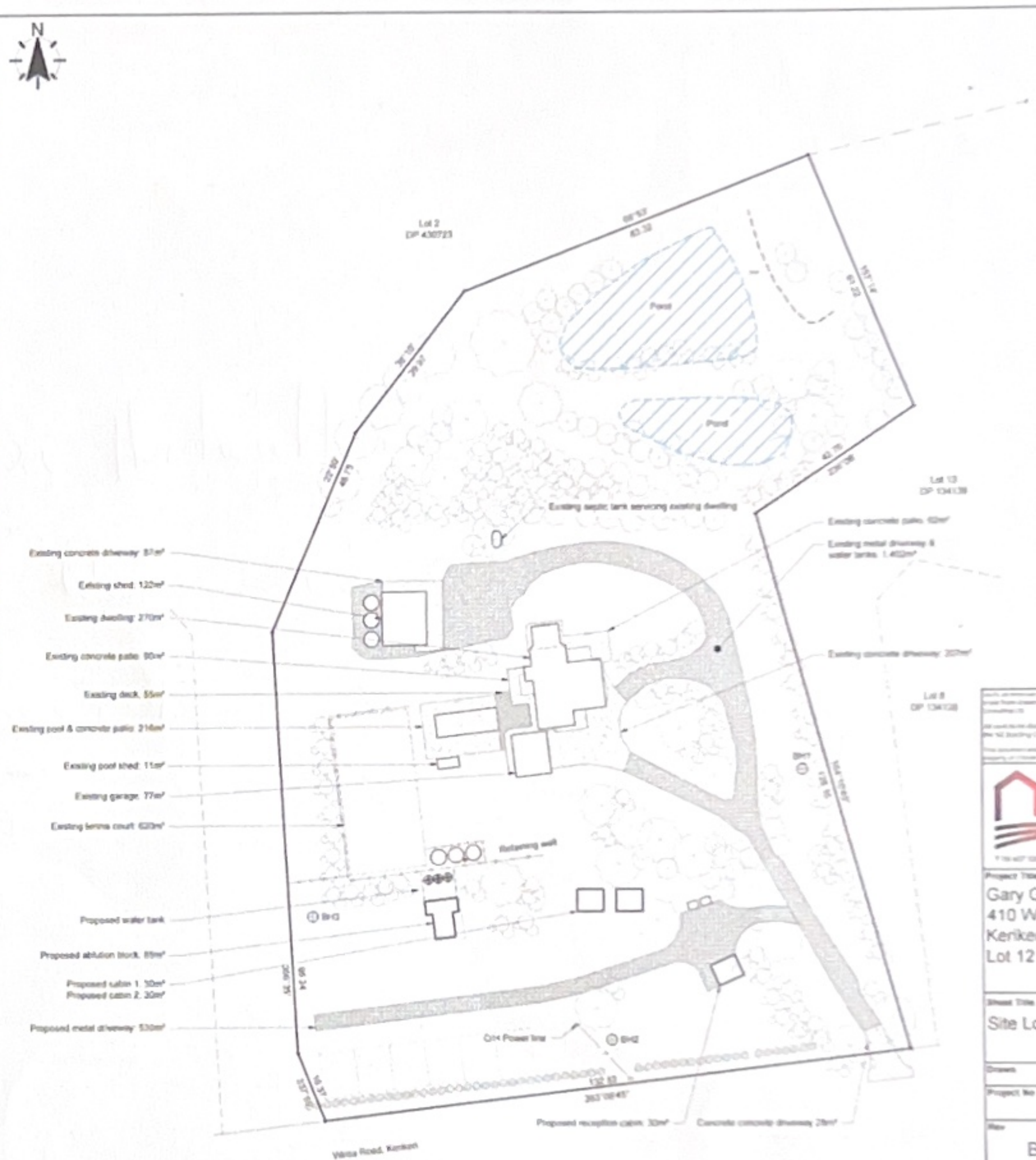
Existing shed	122m²
Existing dwelling	270m²
Existing pool shed	11m²
Existing garage	77m²
Proposed ablution block	85m²
Proposed cabin 1	30m²
Proposed cabin 2	30m²
Proposed reception cabin	30m²
Total proposed	3,247m²

Total permitted = 12.5% of gross site area = 2,843m²
Total Proposed = 656m² = 2.9% Complies

Earthworks

Driveway cut	53m²
Fill	50m²
Cut/Fill	100m²

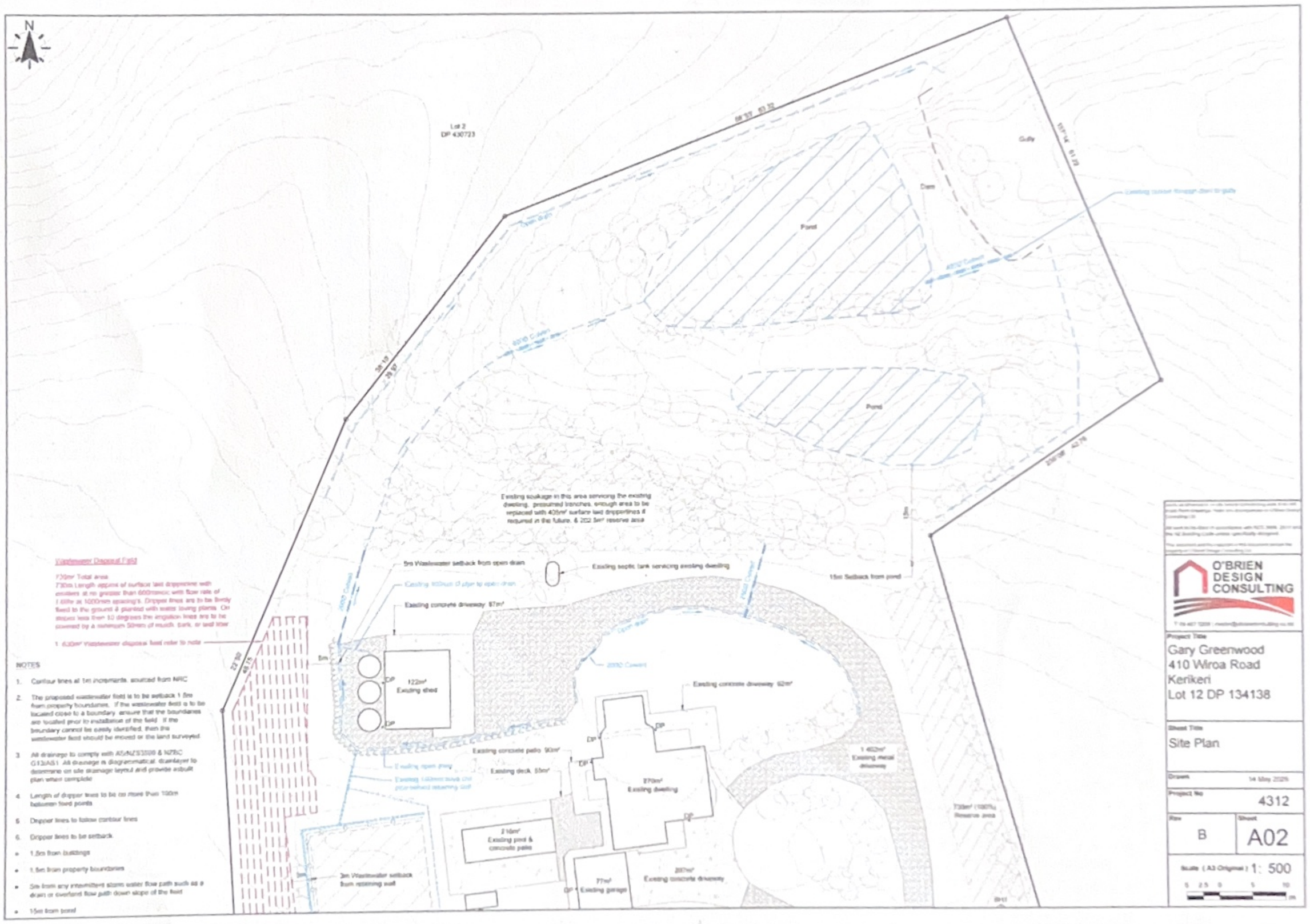
Total permitted = 5,000m² Complies

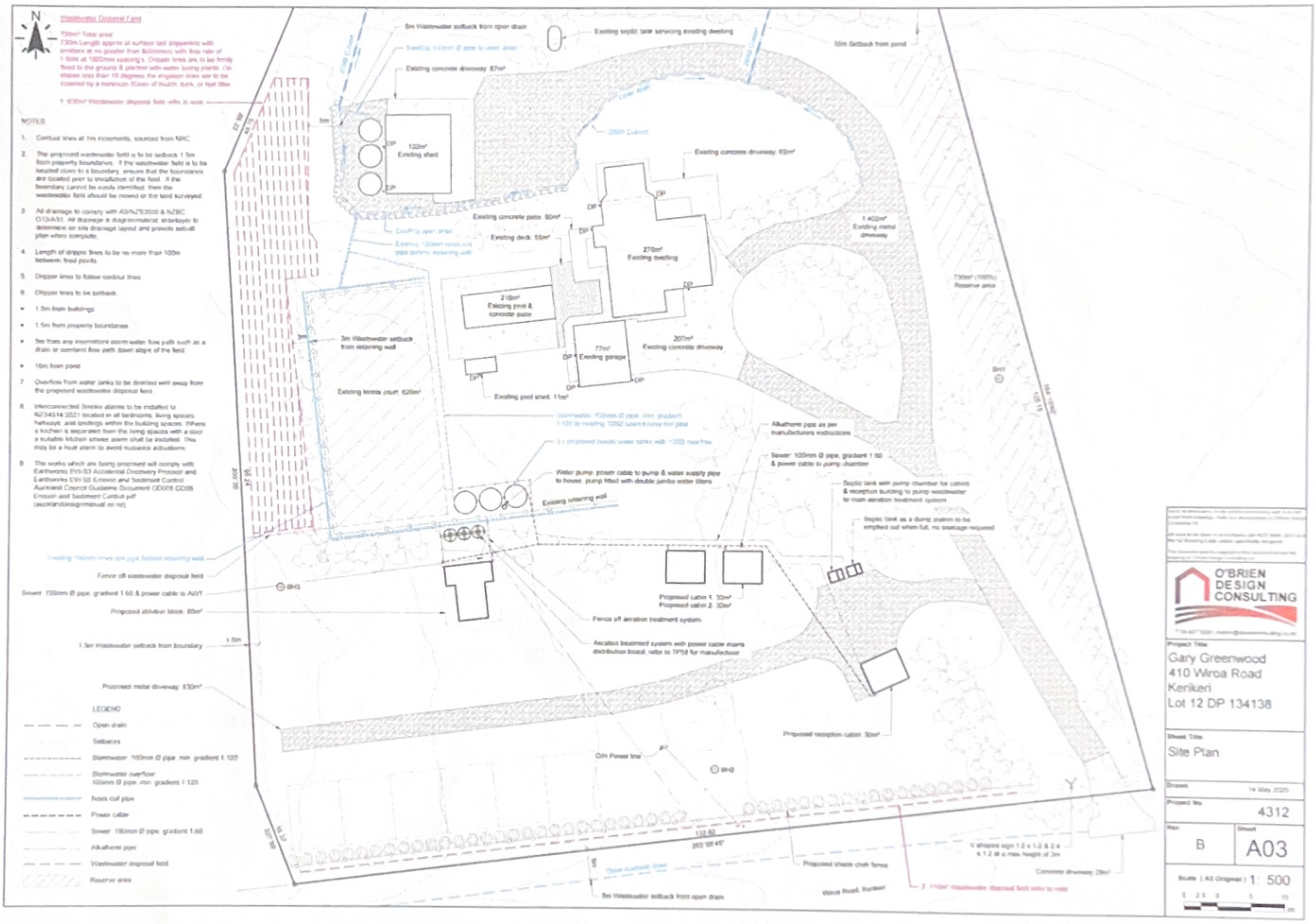


O'BRIEN DESIGN CONSULTING

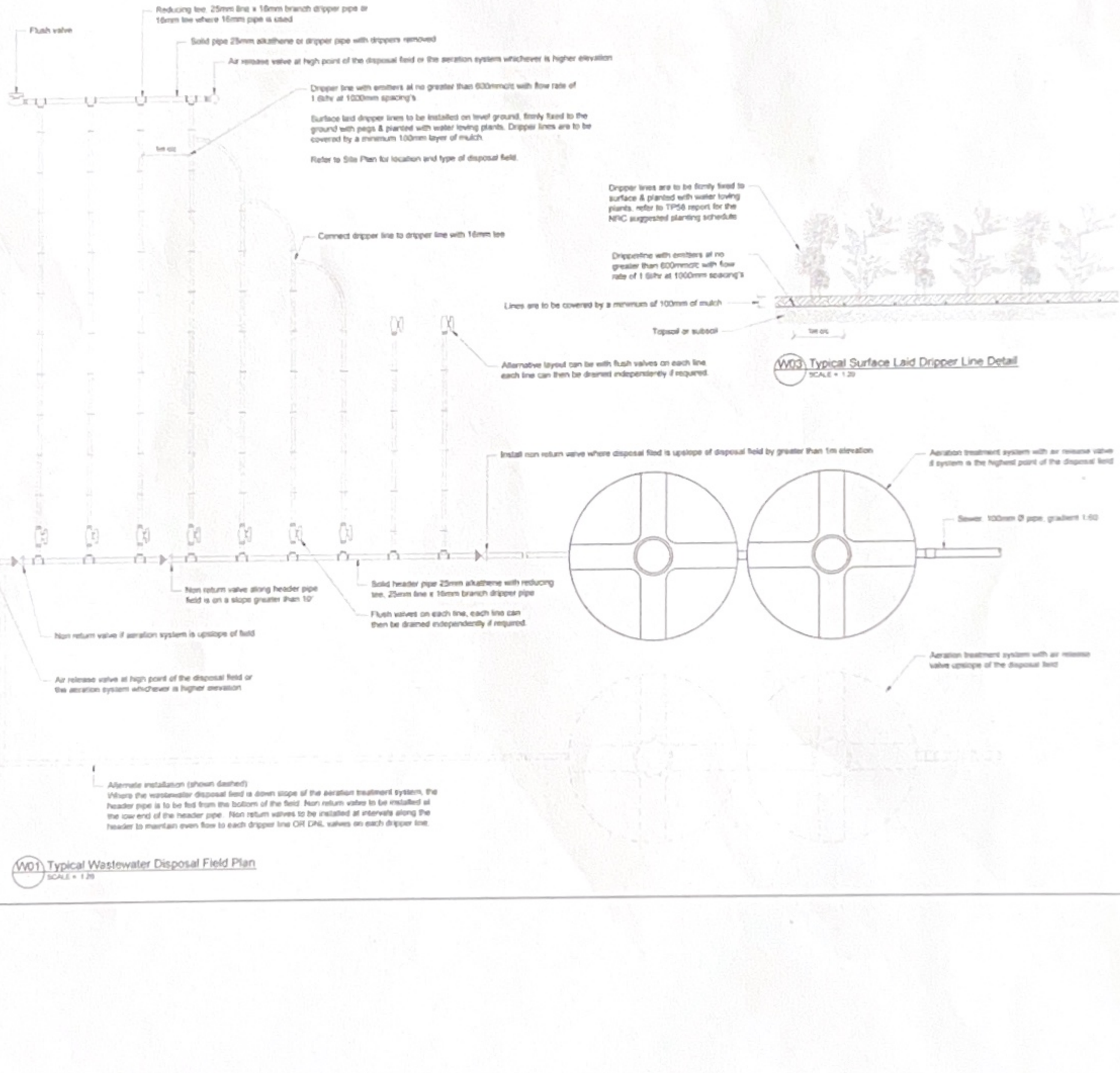
Project Title	Gary Greenwood 410 Wiroa Road Kerikeri Lot 12 DP 134138
Sheet Title	Site Location Plan
Drawn	14 May 2025
Project No	4312
Rev	B
Sheet	A01
Scale (A3 Original)	1: 1000

AlD


N
Lot 2
DP 430723
Pond
Dam
Gully
Pond
Existing soakage in this area servicing the existing dwelling. presumed trenches. enough area to be replaced with 408m² surface laid dripperlines if required in the future. & 202.5m² reserve area
Wastewater Disposal Field
730m² Total area
730m Length approx of surface laid dripperline with emitters at no greater than 600mm/hr with flow rate of 1 l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch. bark, or leaf litter
1. 630m² Wastewater disposal field refer to note
NOTES
1. Contour lines at 1m incriments. sourced from NRC
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary. ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified. then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS1500 & NZBC G13/AS1. All drainage is diagrammatical. drainlayer to determine on site drainage layout and provide asbuilt plan when complete
4. Length of dripper lines to be no more than 100m between feed points
5. Dripper lines to follow contour lines
6. Dripper lines to be setback.
• 1.5m from buildings
• 1.5m from property boundaries
• 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
• 15m from pond
5m Wastewater setback from open drain
Existing septic tank servicing existing dwelling
Existing 600mm Ø pipe to open drain
Existing concrete driveway 87m²
15m Setback from pond
5m
122m² Existing shed
Existing concrete driveway 62m²
Existing concrete patio 90m²
Existing deck 55m²
170m² Existing dwelling
1 402m² Existing metal driveway
730m² (100%) Reserve area
210m² Existing pool & concrete patio
3m Wastewater setback from retaining wall
77m² Existing garage
287m² Existing concrete driveway
O'BRIEN DESIGN CONSULTING
Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138
Sheet Title
Site Plan
Drawn 14 May 2025
Project No 4312
Rev B
Sheet A02
Scale (A3 Original) 1: 500
5 2.5 0 5 10 m


N
Wastewater Disposal Field
730m² Total area
NOTES
1. Contour lines at 1m increments, sourced from NRC
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between fixed points
5. Dripper lines to follow contour lines
6. Dripper lines to be setback
1.5m from buildings
1.5m from property boundaries
16m from pond
7. Overflow from water tanks to be diverted well away from the proposed wastewater disposal field
5m Wastewater setback from open drain
Existing septic tank servicing existing dwelling
Existing concrete driveway: 87m²
10m Setback from pond
132m² Existing shed
Existing concrete driveway: 62m²
Existing concrete patio: 90m²
Existing deck: 55m²
270m² Existing dwelling
1,402m² Existing metal driveway
730m² (100%) Reserve area
216m² Existing pool & concrete patio
3m Wastewater setback from retaining wall
77m² Existing garage
207m² Existing concrete driveway
Existing tennis court: 620m²
Existing pool shed: 11m²
Alkathene pipe as per manufacturers instructions
Sewer: 100mm Ø pipe, gradient 1:60 & power cable to pump chamber
Water pump, power cable to pump & water supply pipe to house: pump fitted with double jumbo water filters
Existing retaining wall
Septic tank with pump chamber for cabins & reception building to pump wastewater to main aeration treatment system
Septic tank as a dump station to be emptied out when full, no soakage required
Fence off wastewater disposal field
Proposed ablution block: 85m²
Proposed cabin 1: 30m²
Proposed cabin 2: 30m²
Fence off aeration treatment system
1.5m Wastewater setback from boundary
Proposed metal driveway: 830m²
Proposed reception cabin: 30m²
O/H Power line
LEGEND
Open drain
Setbacks
Stormwater: 100mm Ø pipe, min. gradient 1:100
Stormwater overflow 100mm Ø pipe, min. gradient 1:120
Nova coil pipe
Power cable
Sewer: 100mm Ø pipe, gradient 1:60
Alkathene pipe
Wastewater disposal field
Reserve area
132.82
Proposed shade cloth fence
V shaped sign 1.2 x 1.2 & 2.4 x 1.2 at a max height of 3m
Concrete driveway: 29m²
5m Wastewater setback from open drain
Wiroa Road, Kerikeri
O'BRIEN DESIGN CONSULTING
Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138
Sheet Title
Site Plan
Drawn
14 May 2025
Project No
4312
Rev
B
Sheet
A03
Scale (A3 Original) 1: 500

HCR



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.
6. The works which are being 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 Sediment Control.pdf (aucklanddesignmanual.co.nz)

O'BRIEN DESIGN CONSULTING

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Wastewater Detail

Drawn 14 May 2025

Project No. 4312

Rev B

Sheet A04

Scale (A3 Original) 1: 20

0.2 0.1 0 0.2 0.4 m

Far North
District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Gary Greenwood
Address of proposed activity:	410 Wiroa Road, Kerikeri
Legal description:	Lot 12 DP 134138
Description of the proposal (including why you need resource consent):	Proposed Holiday Park comprising six RV / tent sites, two double occupancy cabins, along with communal ablution and guest reception buildings. Resource consent is required to exceed the number of persons permitted on the site (ODP Rule 8.6.5.1.11) and to exceed the area of impermeable surfaces on the site (ODP Rule 8.6.5.1.3)
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Site Location Plan - O'Brien Design Consulting dated 14 May 2026 2. Site Plan - O'Brien Design Consulting dated 14 May 2026 3. Wastewater Detail Plan - O'Brien Design Consulting dated 14 May 2026 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

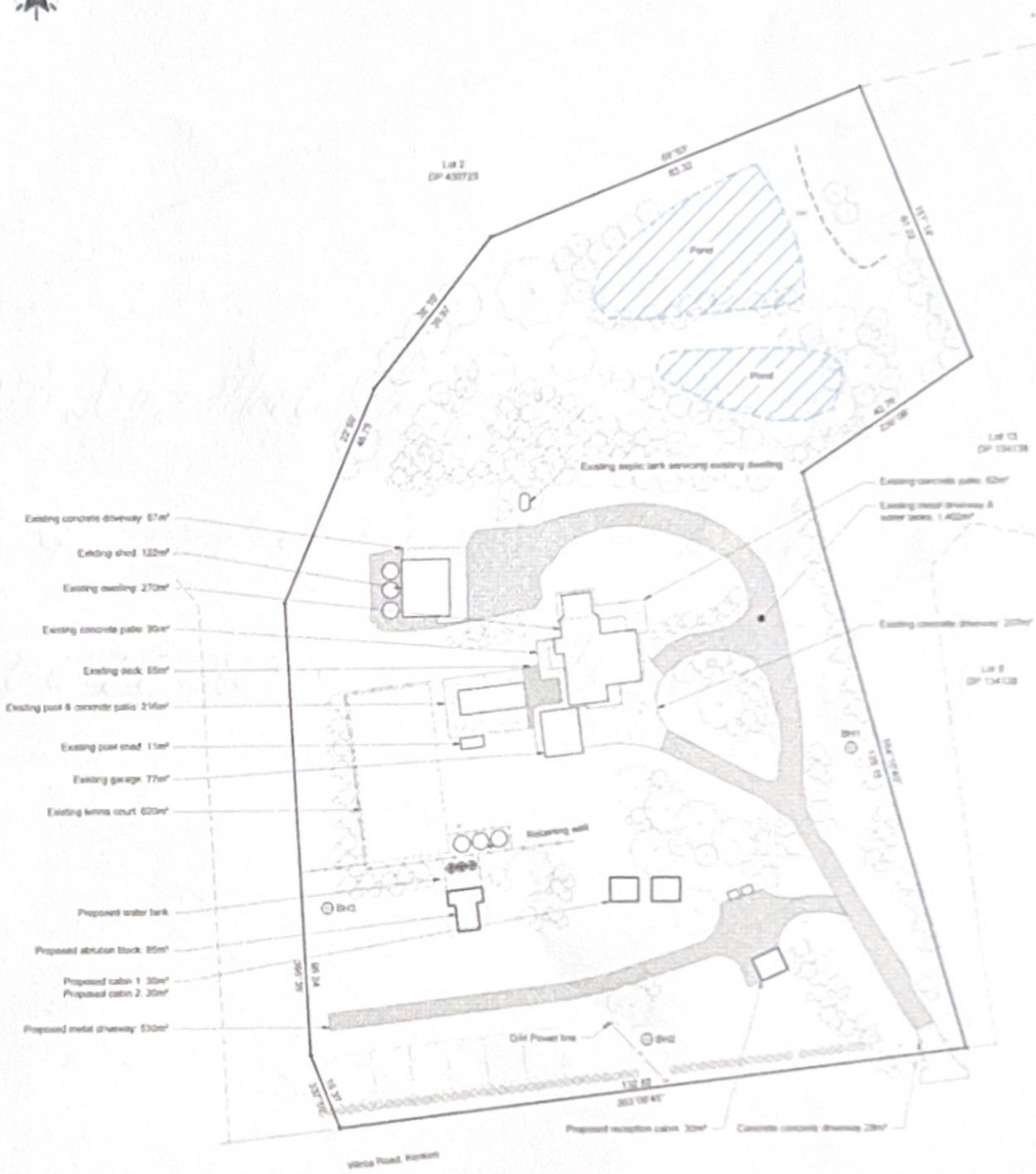
Full name/s of party giving approval:	Bevin & Donna MacLatty Family Trust.
Address of affected property including legal description	415, 425 and 455 Wiroa Rd, Kerikeri
Contact Phone Number/s and email address	Daytime: 0212288044 email: bevin@baybuilders.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature		Date	19 May 2026
Signature		Date	19 May 2026
Signature		Date	
Signature		Date	



Lot 12 DP 134138
Lot area: 22 748m²
Corrosion zone: C
Wind zone: High

Rural Production Zone

District plan compliance

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(impermeable surfaces)	
Existing concrete driveway	67m²
Existing concrete patio	90m²
Existing pool & concrete patio	216m²
Existing tennis court	620m²
Existing concrete patio	62m²
Existing metal driveway	1,402m²
Existing concrete driveway	207m²
Existing concrete driveway	28m²
Existing shed	122m²
Existing dwelling	270m²
Existing pool shed	11m²
Existing garage	77m²
Proposed metal driveway	530m²
Proposed ablution block	85m²
Proposed cabin 1	30m²
Proposed cabin 2	30m²
Proposed reception cabin	30m²
Proposed water tank	9m²
Total proposed	3,936m²

Total permitted = 15% of gross site area = 3,412.4m²
Total proposed = 3,904m² = 17.2% RC Required
Setbacks to boundaries: 10m min. Complies

Building height
Permitted: 12m max
Proposed: 4m approx. Complies

Building Coverage

Existing shed	122m²
Existing dwelling	270m²
Existing pool shed	11m²
Existing garage	77m²
Proposed ablution block	85m²
Proposed cabin 1	30m²
Proposed cabin 2	30m²
Proposed reception cabin	30m²
Total proposed	3,247m²

Total permitted = 12.5% of gross site area = 2,843m²
Total Proposed = 656m² = 2.9% Complies

Earthworks

Driveway cut	53m³
Fill	53m³
Cut/Fill	106m³

Total permitted = 5,000m³ Complies

O'BRIEN DESIGN CONSULTING

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Location Plan

Drawn: 14 May 2020

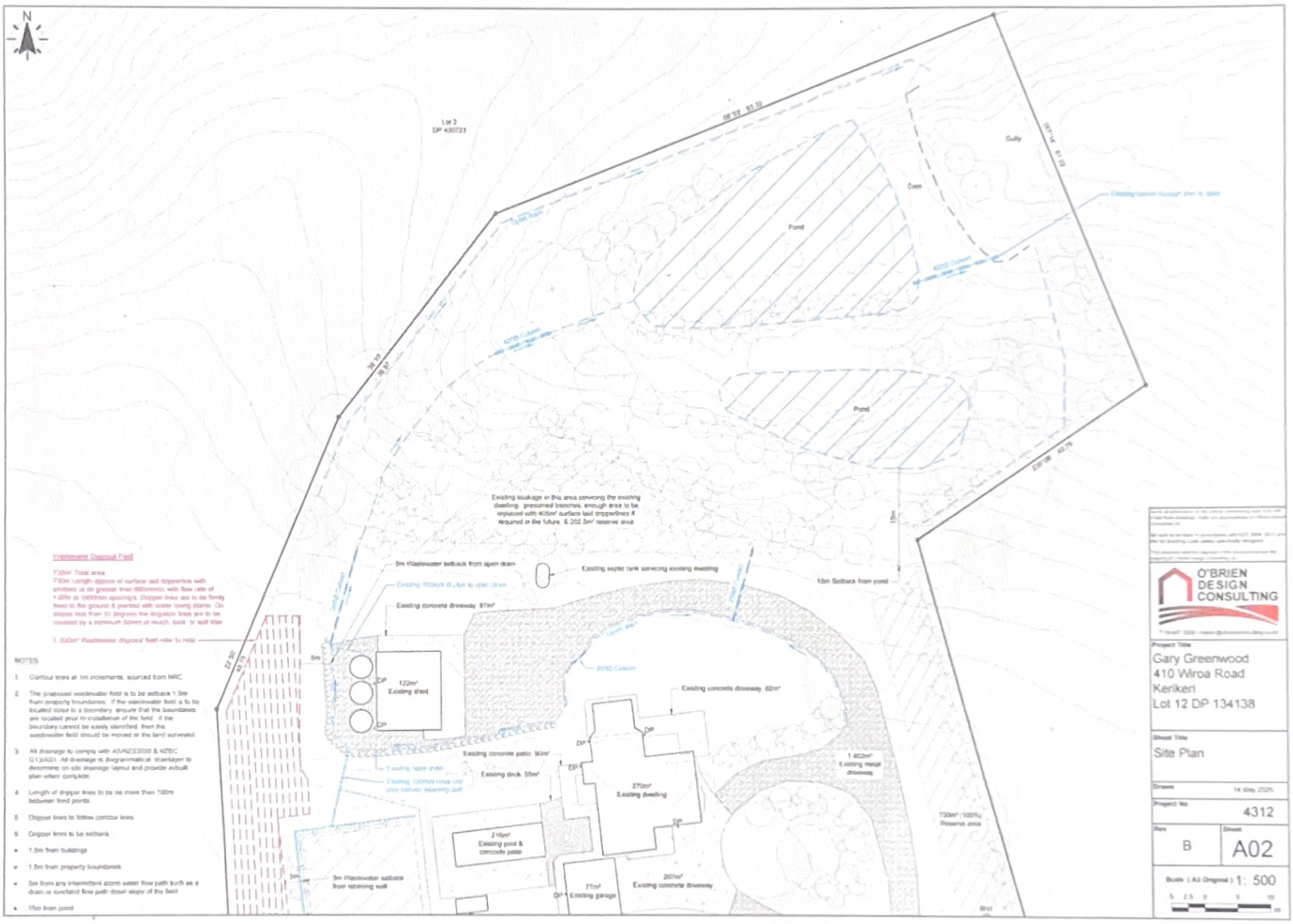
Project No: 4312

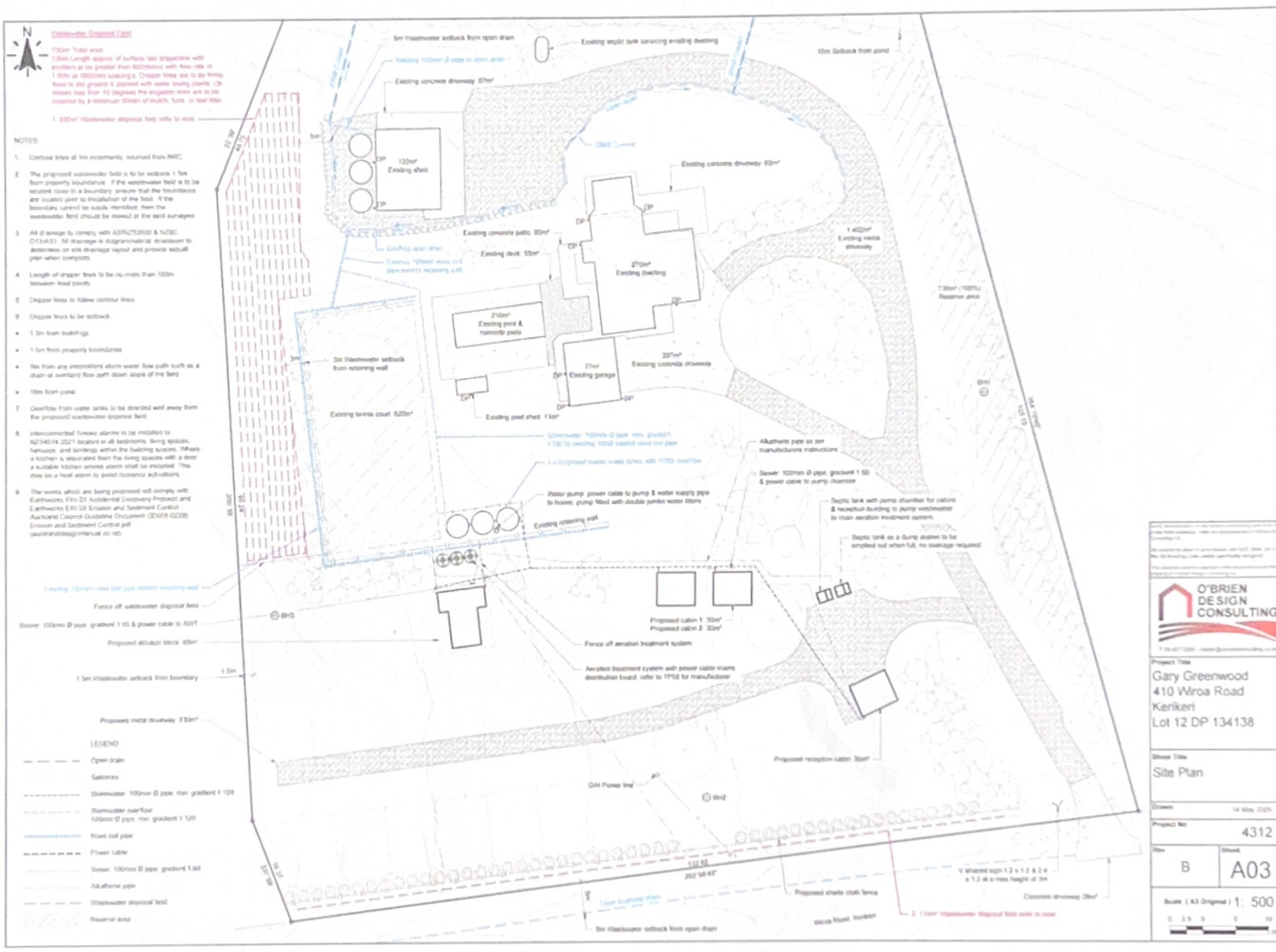
Rev: B

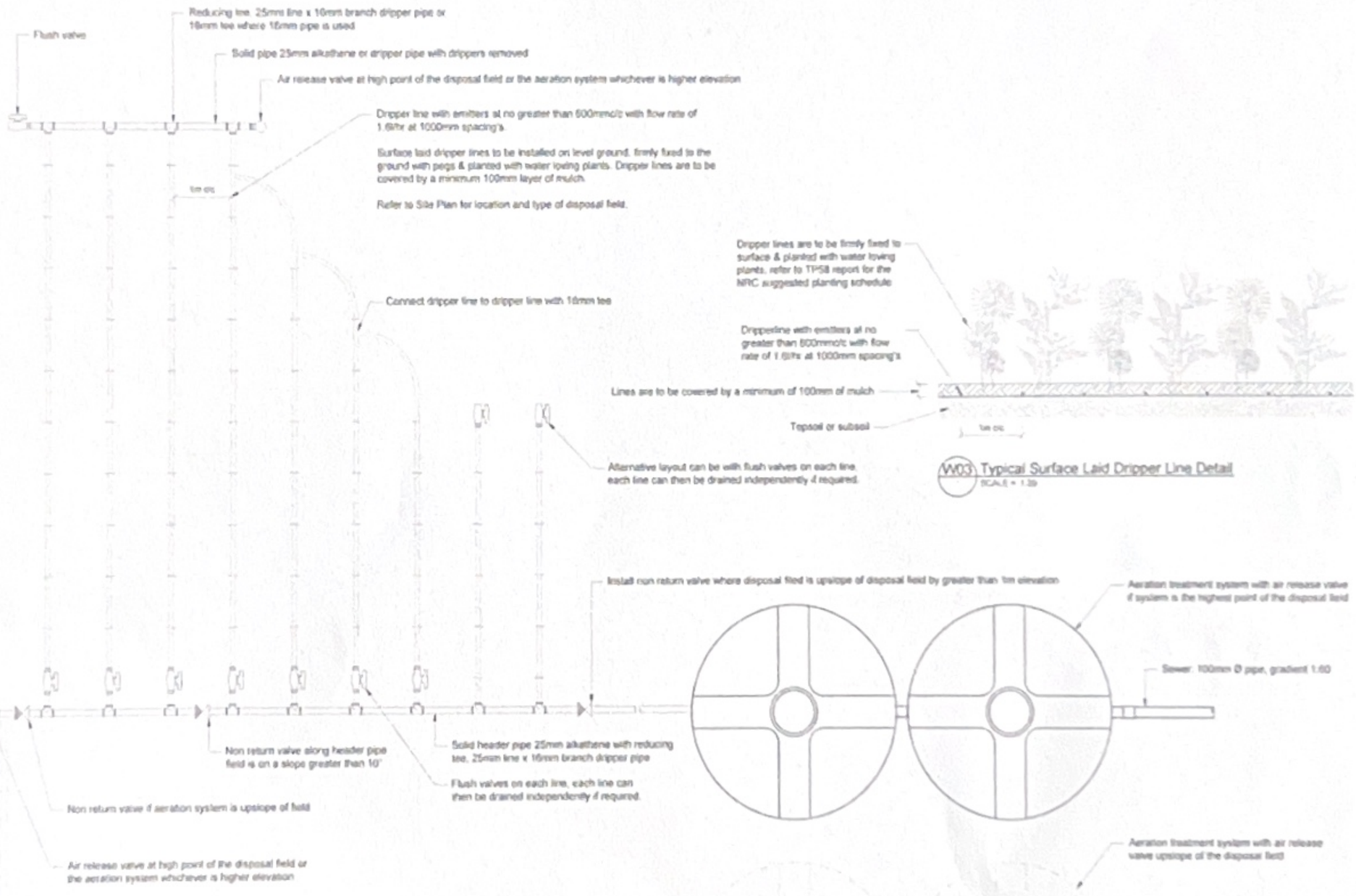
Sheet: A01

Scale (A3 Original) 1: 1000

10 5 0 10 20 m


N
Lot 2
DP 430723
Pond
Pond
Dam
Dam
Existing soakage in this area servicing the existing dwelling, presumed trenches, enough area to be replaced with 405m² surface laid dripperlines if required in the future. & 202.5m² reserve area
Wastewater Disposal Field
730m² Total area
730m Length approx of surface laid dripperline with emitters at no greater than 600mm/s, with flow rate of 1.6l/hr at 1000mm spacings. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter
1. 630m² Wastewater disposal field refer to note
NOTES
1. Contour lines at 1m increments, sourced from NRC
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage as diagrammatical drawn layer to determine on site drainage layout and provide actual plan when complete
4. Length of dripper lines to be no more than 100m between feed points
5. Dripper lines to follow contour lines
6. Dripper lines to be setback
• 1.5m from buildings
• 1.5m from property boundaries
• 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
• 15m from pond
5m Wastewater setback from open drain
Existing septic tank servicing existing dwelling
Existing concrete driveway 87m²
122m² Existing shed
Existing concrete driveway 62m²
Existing concrete patio 90m²
Existing deck 55m²
270m² Existing dwelling
1,402m² Existing metal driveway
730m² (100%) Reserve area
214m² Existing pool & concrete patio
3m Wastewater setback from retaining wall
77m² Existing garage
267m² Existing concrete driveway
15m Setback from pond
O'BRIEN DESIGN CONSULTING
Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138
Sheet Title
Site Plan
Drawn 14 May 2025
Project No 4312
Rev B
Sheet A02
Scale (A3 Original) 1: 500


N
Wastewater Disposal Field
NOTES
LEGEND
Open drain
Power cable
Wastewater disposal field
Reserve area
5m Wastewater setback from open drain
Existing septic tank servicing existing dwelling
10m Setback from pond
Existing concrete driveway 87m²
122m² Existing shed
Existing concrete driveway 83m²
Existing concrete patio 80m²
Existing deck 55m²
270m² Existing dwelling
1,402m² Existing metal driveway
730m² (100%) Reserve area
216m² Existing pool & concrete patio
77m² Existing garage
Existing concrete driveway
3m Wastewater setback from retaining wall
Existing tennis court 620m²
Existing pool shed 11m²
Alkathene pipe as per manufacturers instructions
Sewer: 100mm Ø pipe, gradient 1:60 & power cable to pump chamber
Water pump: power cable to pump & water supply pipe to house, pump fitted with double jumbo water filters
Existing retaining wall
Septic tank with pump chamber for cabins & reception building to pump wastewater to main aeration treatment system
Septic tank as a dump station to be emptied out when full, no soakage required
Fence off wastewater disposal field
Proposed ablution block 40m²
Proposed cabin 1: 30m²
Proposed cabin 2: 30m²
Fence off aeration treatment system
Aeration treatment system with power cable mains distribution board, refer to TP58 for manufacturer
1.5m Wastewater setback from boundary
1.5m
Proposed metal driveway 330m²
Proposed reception cabin 30m²
O/H Power line
Proposed shade cloth fence
Concrete driveway 28m²
Wiroa Road, Kerikeri
O'BRIEN DESIGN CONSULTING
Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138
Sheet Title
Site Plan
Project No
4312
Rev
B
Sheet
A03
Scale (A3 Original) 1: 500



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

NOTES

1. All drawings 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
6. The works which are being proposed will comply with Earthworks EW-53 Accidental Discovery Protocol and Earthworks EW-55 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

O'BRIEN DESIGN CONSULTING

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Wastewater Detail

Drawn: 14 May 2021

Project No: 4312

Rev: B

Sheet: A04

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m

Far North
District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Gary Greenwood
Address of proposed activity:	410 Wiroa Road, Kerikeri
Legal description:	Lot 12 DP 134138
Description of the proposal (including why you need resource consent):	Proposed Holiday Park comprising six RV / tent sites, two double occupancy cabins, along with communal ablution and guest reception buildings. Resource consent is required to exceed the number of persons permitted on the site (ODP Rule 8.6.5.1.11) and to exceed the area of impermeable surfaces on the site (ODP Rule 8.6.5.1.3)
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Site Location Plan - O'Brien Design Consulting dated 14 May 2026 2. Site Plan - O'Brien Design Consulting dated 14 May 2026 3. Wastewater Detail Plan - O'Brien Design Consulting dated 14 May 2026 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	The Estate of the late Martin Baxter
Address of affected property including legal description	436 Wiroa Rd, Keri Keri
Contact Phone Number/s and email address	Daytime: 0212288095 email: bevdonn@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	DM McCarthy	Date	19 May 2026
Signature		Date	
Signature		Date	
Signature		Date	

Lot 12 DP 134138
Lot area: 22.746m²
Corrosion zone: C
Wind zone: High

Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):	
Existing concrete driveway:	87m²
Existing concrete patio:	90m²
Existing pool & concrete patio:	216m²
Existing tennis court:	620m²
Existing concrete patio:	62m²
Existing metal driveway:	1,402m²
Existing concrete driveway:	207m²
Existing concrete driveway:	28m²
Existing shed:	122m²
Existing dwelling:	270m²
Existing pool shed:	11m²
Existing garage:	77m²
Proposed metal driveway:	530m²
Proposed ablution block:	85m²
Proposed cabin 1:	30m²
Proposed cabin 2:	30m²
Proposed reception cabin:	30m²
Proposed water tank:	9m²
Total proposed:	3,906m²

Total permitted = 15% of gross site area = 3,412.4m²
Total proposed = 3,904m² = 17.2% RC Required
Setbacks to boundaries: 10m min. Complies

Building height:
Permitted: 12m max
Proposed: 4m approx. Complies

Building Coverage:

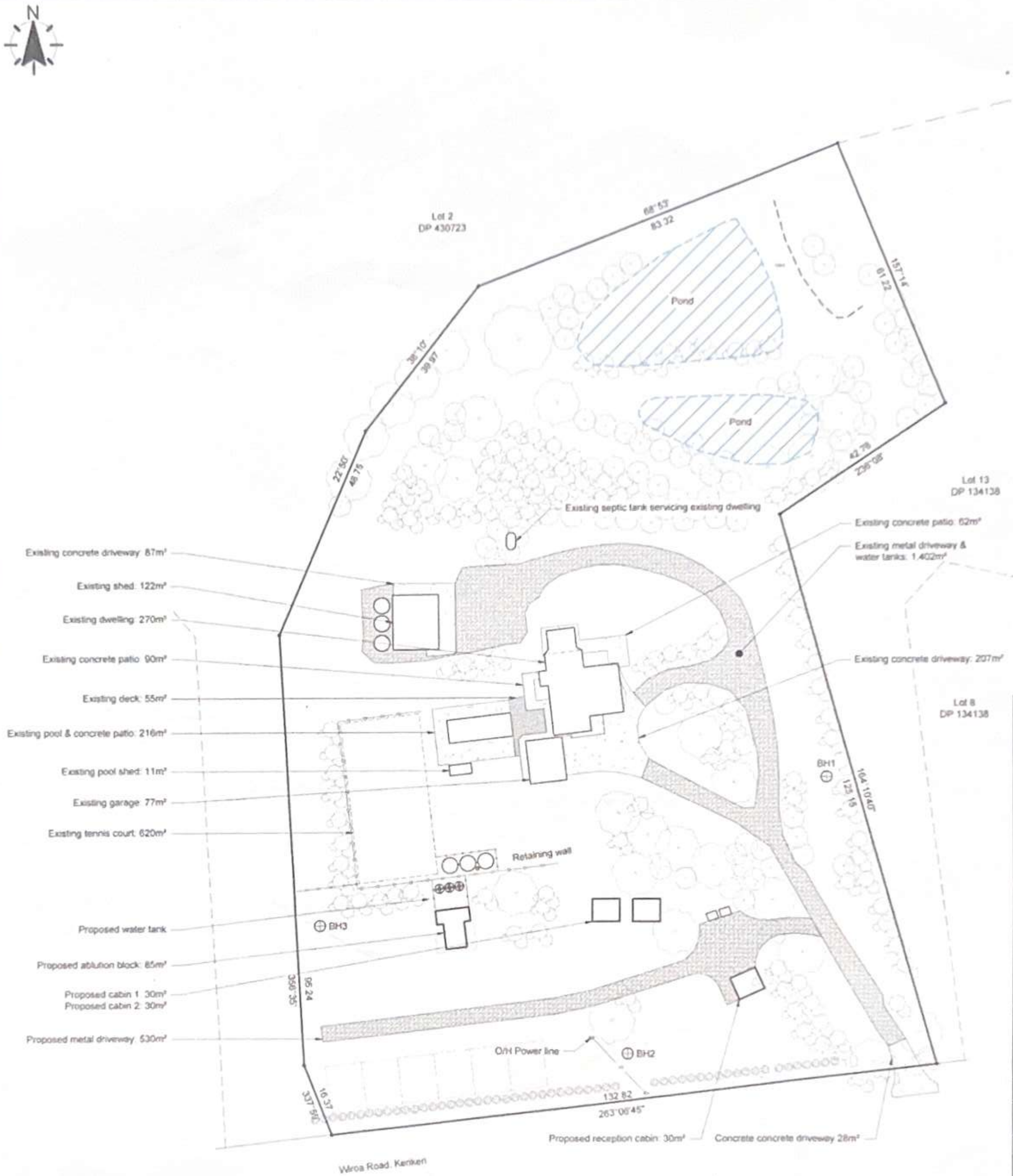
Existing shed:	122m²
Existing dwelling:	270m²
Existing pool shed:	11m²
Existing garage:	77m²
Proposed ablution block:	85m²
Proposed cabin 1:	30m²
Proposed cabin 2:	30m²
Proposed reception cabin:	30m²
Total proposed:	655m²

Total permitted = 12.5% of gross site area = 2,843m²
Total Proposed = 655m² = 2.9% Complies

Earthworks:

Driveway cut:	53m³
Fill:	53m³
Cut/Fill:	106m³

Total permitted = 5,000m³ Complies



Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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

O'BRIEN DESIGN CONSULTING
T 09 407 5208 | marian@obrienconsulting.co.nz

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Location Plan

Drawn	14 May 2026
Project No	4312
Rev	B
Sheet	A01

Scale (A3 Original) 1: 1000
10 5 0 10 20 m

N

Lot 2
DP 430723

68.53 83.32

Gully

157.14 61.22

Dam

Pond

Existing culvert through dam to gully

Open drain

4200 Culvert

4200 Culvert

Pond

38.107
38.97

236.08 42.76

Existing soakage in this area servicing the existing dwelling (presumed trenches). Hatched area shows 405m² surface laid drippertines + 202.5m² reserve area if required to replace trenches in the future.

15m

5m Wastewater setback from open drain

Existing septic tank servicing existing dwelling

Existing 100mm D pipe to open drain

15m Setback from pond

2000 Culvert

2000 Culvert

Existing concrete driveway 87m²

Open drain

1000 Culvert

Existing concrete driveway 62m²

5m

DP

122m²
Existing shed

DP

DP

Existing concrete patio 90m²

DP

Existing deck 55m²

1 402m²
Existing metal driveway

Existing open drain

Existing 100mm new pvc pipe behind retaining wall

270m²
Existing dwelling

DP

730m² (100%)
Reserve area

216m²
Existing pool & concrete patio

207m²
Existing concrete driveway

3m

3m Wastewater setback from retaining wall

DP

77m²
Existing garage

BH1

22.50
48.715

Wastewater Disposal Field

730m² Total area
730m Length approx of surface laid drippertine with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter.

1. 630m² Wastewater disposal field refer to note

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical; drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines.
6. Dripper lines to be setback
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field.
   - 15m from pond

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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

O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Site Plan

Drawn	14 May 2026
Project No	4312
Rev	B
Sheet	A02

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

N

Wastewater Disposal Field

730m² Total area

730m Length approx of surface laid dripperline with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. On slopes less than 10 degrees the irrigation lines are to be covered by a minimum 50mm of mulch, bark, or leaf litter

1: 600m² Wastewater disposal field refer to note

NOTES

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines.
6. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
   - 15m from pond
   - 3m from retaining wall
7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field
8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
9. The works which are being 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 Sediment Control.pdf (aucklanddesignmanual.co.nz)

1.5m setback from boundary to wastewater disposal field

Existing 100mm nova coil pipe behind retaining wall

Fence off wastewater disposal field

Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT

Proposed ablution block: 85m²

1.5m Wastewater setback from boundary

Proposed metal driveway: 530m²

LEGEND

- Open drain
- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Nova coil pipe
- Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Wastewater disposal field
- Reserve area

5m Wastewater setback from open drain

Existing 100mm Ø pipe to open drain

Existing septic tank servicing existing dwelling

15m Setback from pond

Existing concrete driveway: 87m²

2000 Culvert

Open drain

122m² Existing shed

DP

Existing concrete driveway: 62m²

Existing concrete patio: 90m²

Existing deck: 55m²

Existing open drain

270m² Existing dwelling

1,402m² Existing metal driveway

730m² (100%) Reserve area

216m² Existing pool & concrete patio

77m² Existing garage

207m² Existing concrete driveway

Existing tennis court: 620m²

Existing pool shed: 11m²

BH1

Stormwater: 100mm Ø pipe, min. gradient 1:120 to existing 100Ø swaled nova coil pipe

5 x proposed plastic water tanks with 100Ø overflow

Water pump, power cable to pump & water supply pipe to house, pump fitted with double jumbo water filters

Existing retaining wall

Alkathene pipe as per manufacturers instructions

Sewer: 100mm Ø pipe, gradient 1:60 & power cable to pump chamber

Septic tank with pump chamber for cabins & reception building to pump wastewater to main aeration treatment system

Septic tank as a dump station to be emptied out when full, no soakage required

BH3

Proposed cabin 1: 30m²
Proposed cabin 2: 30m²

Fence off aeration treatment system

Aeration treatment system with power cable mains distribution board, refer to TP58 for manufacturer install a water meter on the system, this is to be monitored to ensure design volumes are achieved

Proposed reception cabin: 30m²

O/H Power line

BH2

Proposed shade cloth fence

V shaped sign 1.2 x 1.2 & 2.4 x 1.2 at a max height of 3m

Concrete driveway 28m²

2: 110m² Wastewater disposal field refer to note

Wiroa Road, Kerikeri

1.5m setback from boundary to wastewater disposal field

5m Wastewater setback from open drain

Open roadside drain

3m Wastewater setback from retaining wall

1.5m

5m

3m

272° 50' 48.78

356° 35' 93.24

337° 59' 16.37

263° 06' 45" 132.82

164° 10' 40" 125.15

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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

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O'BRIEN DESIGN CONSULTING

T 09 407 5208 | martin@obrianconsulting.co.nz

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

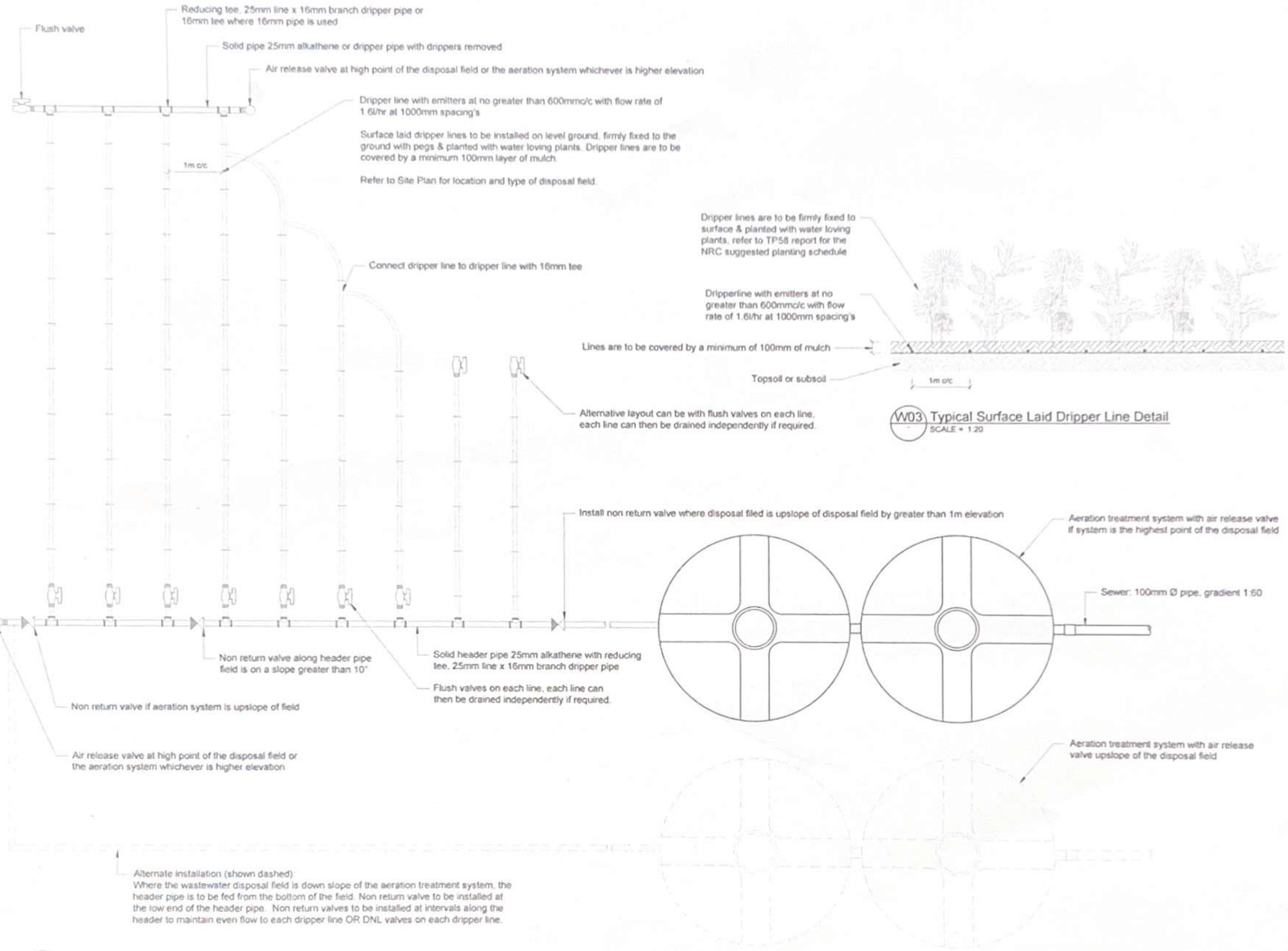
Sheet Title
Site Plan

Drawn	14 May 2026
Project No	4312
Rev	B
Sheet	A03

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

Lot 1



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

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.
6. The works which are being 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)

O'BRIEN DESIGN CONSULTING
T 09 407 5208 | mailer@obrienconsulting.co.nz

Project Title
Gary Greenwood
410 Wiroa Road
Kerikeri
Lot 12 DP 134138

Sheet Title
Wastewater Detail

Drawn 14 May 2026

Project No 4312

Rev B

Sheet A04

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m

Rochelle

From: Gary Greenwood <lg.kerikeri@gmail.com>
Sent: Wednesday, 20 May 2026 4:42 pm
To: Rochelle
Subject: Fwd: Regarding 436 Wiroa Rd

Attached cover letter

---------- Forwarded message ---------
From: **Xtra** <bevdonn@xtra.co.nz>
Date: Wed, 20 May 2026, 16:27
Subject: Regarding 436 Wiroa Rd
To: <lg.kerikeri@gmail.com>

To Whom it May concern,

I write in regard to the property of 436 Wiroa Rd, I am the daughter of Martin and Elizabeth Baxter who both passed away during 2025. The property hasn't officially gone into my name yet but it will in the next few months.

Kind Regards

Donna MacCarthy
Ph 021 2288 095

OPERATIVE DISTRICT PLAN – RURAL ENVIRONMENT OBJECTIVES AND POLICIES

OBJECTIVES	
8.3.1	*To promote the sustainable management of natural and physical resources of the rural environment.*
8.3.2	*To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
8.3.3	*To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
8.3.4	*To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna*
8.3.5	*To protect outstanding natural features and landscapes.*
8.3.6	*To avoid actual and potential conflicts between land use activities in the rural environment.*
8.3.7	*To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
8.3.8	*To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*

8.3.9	*To enable rural production activities to be undertaken in the rural environment.*
8.3.10	*To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*
POLICIES	
8.4.1	*That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.*
8.4.2	*That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.*
8.4.3	*That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.*
8.4.4	*That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.*
8.4.5	*That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).*

8.4.6	*That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.*
8.4.7	*That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.*
8.4.8	*That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.*

OPERATIVE DISTRICT PLAN – RURAL PRODUCTION ZONE - OBJECTIVES AND POLICIES

OBJECTIVES	
8.6.3.1	*To promote the sustainable management of natural and physical resources in the Rural Production Zone.*
8.6.3.2	*To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*
8.6.3.3	*To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

8.6.3.4	*To promote the protection of significant natural values of the Rural Production Zone.*
8.6.3.5	*To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*
8.6.3.6	*To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*
8.6.3.7	*To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources*
8.6.3.8	*To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*
8.6.3.9	*To enable rural production activities to be undertaken in the zone.*
POLICIES	
8.6.4.1	*That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*
8.6.4.2	*That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated*
8.6.4.3	*That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged*

8.6.4.4	*That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone*
8.6.4.5	*That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.*
8.6.4.6	*That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.*
8.6.4.7	*That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities..*
8.6.4.8	*That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities*
8.6.4.9	*That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.*

PROPOSED FAR NORTH DISTRICT PLAN – HORTICULTURE ZONE OBJECTIVES AND POLICIES

OBJECTIVES	
HZ-O1	*the Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.*
HZ-O2	*The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site*
HZ-O3	*Land use and subdivision in the Horticulture zone:* *a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;* *b. avoids land fragmentation that comprises the use of land for horticultural activities;* *c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;* *d. does not exacerbate any natural hazards;* *e. maintains the rural character and amenity of the zone;* *f. is able to be serviced by on-site infrastructure.*
POLICIES	
HZ-P1	*Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:* *a. rural residential activities;* *b. small-scale farming activities;* *c. home business activities;* *d. visitor accommodation; and* *e. small-scale education facilities.*
HZ-P2	*Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:* *a. activities that are contrary to the density anticipated for the Rural Residential zone;*

	b. *primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and* c. *commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.*
HZ-P3	*Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.*
HZ-P4	*Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:* a. *telecommunications:* i. *fibre where it is available;* ii. *copper where fibre is not available;* iii. *copper where the area is identified for future fibre deployment.* b. *local electricity distribution network.*
HZ-P5	*Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:* a. *consistency with the scale and character of the rural residential environment;* b. *location, scale and design of buildings or structures;* c. *at zone interfaces:* i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;* ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;* d. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*

	e. the adequacy of roading infrastructure to service the proposed activity; *f. managing natural hazards;* *g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and* *h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*
HZ-P6	*Encourage the amalgamation or boundary adjustments of Horticulture zoned land where this will help to make horticultural activities more viable on the land.*
HZ-P7	*Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:* *a. whether the proposal will increase production potential in the zone;* *b. whether the activity relies on the productive nature of the soil;* *c. consistency with the scale and character of the rural environment;* *d. location, scale and design of buildings or structures;* *e. for subdivision or non-primary production activities:* *- scale and compatibility with rural activities;* *- potential reverse sensitivity effects on primary production activities and existing infrastructure;* *- the potential for loss of highly productive land, land sterilisation or fragmentation* *f. at zone interfaces:* *- any setbacks, fencing, screening or landscaping required to address potential conflicts;* *- the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;* *g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*

	h. the adequacy of roading infrastructure to service the proposed activity; *i. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;* *j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6*

Rochelle

From: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Sent: Tuesday, 19 May 2026 9:13 am
To: Deanne Rogers
Subject: RE: Firefighting water supply and access requirements - proposed camping ground

Good Morning,

I think between the tanks, swimming pool, and pond this will meet Fire Fighting water supply requirements.

Regards

Jason Goffin
Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea
Specialist Fire Investigator – Kaititiro Ahi Maatanga
Te Tai Tokerau
Te Hiku Region 1
9 Homestead Road Kerikeri

Mobile: 027 7066467
Email: jason.goffin@fireandemergency.nz
Fire Fact "A House Fire Can Become Fatal within 5 Minutes"

From: Deanne Rogers <Deanne@northplanner.co.nz>
Sent: Wednesday, 13 May 2026 4:10 PM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Cc: Rochelle <rochelle@northplanner.co.nz>
Subject: Firefighting water supply and access requirements - proposed camping ground

Good afternoon Jason

A client of ours is proposing a small-scale camping ground / holiday park on a rural lifestyle property at 410 Wiroa Road, Kerikeri. The facilities include six RV / tent sites and two 30m^2 double occupancy cabins, a communal ablution building and a 30m^2 reception / office building. There is an existing residential dwelling on-site with a tennis court and swimming pool (216m2) that will be available for guests to use. There are two stormwater ponds at the rear of the site. The proposal includes 3 potable water tanks (size TBC). Vehicle access (including fire trucks) would be via an existing concrete crossing off Wiroa Road

Are you able to advise any FENZ fire-fighting requirements for this type of activity. Do they need additional fire-fighting water supply or is the current situation sufficient (i.e. pool, pond and tanks)?

Kind Regards,

NORTHLAND
PLANNING & DEVELOPMENT

Deanne Rogers
Consultant Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 027 449 8813
Northland Planning & Development 2020 Limited
(office days: Mon & Wed)