Far North District Council

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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
- O Fast Track Land Use*
- O Subdivision
- O Discharge
- O Extension of time (s.125)
- O Change of conditions (s.127)
- O Change of Consent Notice (s.221(3))
- O Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- O Other (please specify) _____

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

3. **Would you like to opt out of the Fast Track Process?** Yes / (No)

4. **Applicant Details:**

Name/s: [redacted]

Electronic Address for Service (E-mail): [redacted]

Phone Numbers: [redacted]

Postal Address: (*or* alternative method of service under section 352 of the Act) [redacted]

5. **Address for Co[redacted]** *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: Kim Nathan - KPN Consultants

Electronic Address for Service (E-mail): Kim@kpnc.co.nz

Phone Numbers: Work: 022 076 6471 Home:

Postal Address: (*or* alternative method of service under section 352 of the Act) Po Box 836, Whangarei 0140

Post Code: [redacted]

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

6. **Details of Property Owner/s and Occupier/s:** *Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required).*

Name/s: GIOVANNI AND Sheanta DeFelice

Property Address/: Location: 8 AMELIE PLACE
COOPERS BEACH
0420

7. **Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 8 Amelie Place, Coopers Beach

Legal Description: Lot 16 DP 533315 Val Number:

Certificate of Title: 875795

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.

/

8. **Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Land use consent for new shed and future dwelling on the application site breaching impermeable surface requirements.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. **Would you like to request Public Notification** Yes/No

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

O Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. **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 (further information in regard to this NES is available on the Council's planning web pages):

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) — O yes ✓ no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). — O yes ✓ no O don't know

O Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. **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.

Please attach your AEE to this application.

13. **Billing Details:**

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

Name/s: (please write all names in full) [redacted]

Email:

Postal Address:

Phone Numbers: [redacted] Home: _____ Fax: _____

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: [redacted] (please print)

Signature: [redacted] (signature of bill payer – **mandatory**) Date: 13/12/2023

14. Important Information:

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

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

Name: [redacted] (please print)

Signature: [redacted] (signature) Date: 15/12/2023.

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

Checklist (please tick if information is provided)

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

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

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

Resource Consent Application

Giovanni De Felice
8 Amelie Place
Coopers Beach
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December 2023

Application and Property Details

Applicant:	Giovanni De Felice
Site Address:	8 Amelie Place, Coopers Beach
Agents Details:	KPN Consultants Limited PO Box 836 Whangarei 0140 Attention: Kim Nathan Phone: 022 076 6471 Email: kim@kpnc.co.nz
Submission Date:	
Legal Description and C/T:	Lot 16 Deposited Plan 533315 having a 1/23 share of Lot 5 Deposited Plan 533315 and 3/92 share of Lot 11 Deposited Plan (875795)
Site Area:	4197m^2
Operative Plans Applying:	Far North District Plan (Operative)
Zoning:	Rural Living
Controls / Overlays:	-
Designations:	-
Other Applications Required:	-

Contents

Appendices

1.0 Introduction

The proposal is a land use consent to construct a new shed and future residential dwelling on the application site.

2.0 Site and Locality Description

2.1 Site Description

The application site is a rear lot, located off the southern side of Amelie Place in Coopers Beach.

The 4197m^2 lot was created as the result of a recent 24-lot rural residential subdivision (RC2180045).

The application site is almost rectangular in shape and currently remains free from built development and maintained in grass. The land topography is gently undulating.

Figure 1: Aerial Photograph of the application site and surrounds (FNDC GIS)

2.2 Locality Description

The surrounding environment is made up of similar sized allotments, some of which have been developed, while others remain vacant.

3.0 Proposal / Background

3.1 Relevant Background

The application site is held in record of title 875795 (**Appendix B**) and as previously discussed in this report, was created under a recent subdivision proposal RC2180045.

The application site is legally described as Lot 16 Deposited Plan 533315 and has a 1/23 share of Lot 5 Deposited Plan 533315 and 3/92 share of Lot 11 Deposited Plan.

Consent Notice 11612412.4 is registered on the property's Title. The consent notice is attached to this application (**Appendix B**). The conditions are in relation to the following:

SCHEDULE

Lots 1 – 4, Lots 6 – 24 DP533315

(i) In conjunction with the construction of any building requiring a wastewater disposal system the Lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the *Site Suitability Report*, dated July 2017 prepared by Haigh Workman Ltd Civil and submitted with Resource Consent 2180045.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

(ii) In conjunction with the construction of any building on the Lot, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 2% AEP plus allowance for climate change. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.

Lots 1, 2, 6 – 9 and 16 DP533315

(iii) In conjunction with the construction of any building on the Lot or prior to the construction of a vehicle crossing, the lot owner shall obtain a permit from the Council as to the siting, earthworks, formation and drainage of the crossing.

Lots 1 – 24 DP 533315

(iv) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path as shown on the as-built drawings attached.

Lots1 – 4 and Lot 12 DP 533315

(v) The lot owner shall preserve the indigenous trees and bush on Lots 4 – 10 and Lot 12 within areas AA, AB, AC, AD, AE, AF, AG, and AH as shown on DP533315 and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 1 – 24 DP533315

(vi) The Council assumes no responsibility, including costs, for the ongoing maintenance of the private stormwater system (including the stormwater pond on Lot 5 and stormwater drains). The system must be maintained on an ongoing basis to a reasonable and operational standard by the lot owners. Until such times as the Council of its own volition decides to assume responsibility, the lot owners shall not request Council to undertake maintenance of the system.

Lots 1 – 4, Lots 6 -24 DP 533315

(vii) Any new dwelling shall have in addition to a potable water supply, a firefighting water supply in accordance with New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2003. This may be sprinklers or on-site storage supplied by a connection the Doubtless Bay Water Supply Company's system or roof water collection. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes and fitted with outlet compatible with rural fire service equipment. The minimum on-site tank storage shall be 45,000m³ or lessor quantity as approved by New Zealand Fire Service local fire officer or have access to an alternative firefighting water source as set out in Appendix B of the Code.

Lots 1 – 24 DP533315

(viii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the building consent application.

(ix) The site is identified as being within a kiwi present zone. Any dogs and/or cats kept on site shall be tied up or kept inside at night to reduce risk of predation of the Northland brown kiwi by domestic dogs and cats.

The applicants intend to comply with the relevant consent notice conditions on an on-going basis.

3.2 The Proposal

The proposal is to construct a new shed and future residential dwelling on the application site, the plans of which are included in **Appendix A**.

The 12m x 18m (216m^2) shed will be constructed first and will contain a small bathroom.

A future dwelling will be constructed at a later date, there are no plans for the dwelling building yet but it will be designed to single storey in nature.

The shed (and future dwelling) will gain access via a proposed new driveway (229m^2).

On-site servicing is proposed as described in the Geotechnical Investigation and Wastewater Reports included in **Appendices D and E**.

Wastewater will be disposed of on-site via a secondary treatment plant.

As required by the consent notice listed on the property's title, Impervious surfaces will be tank attenuated before discharge. Additionally, as outlined in the Geotechnical Report (**Appendix D**), Interceptor Drains have been constructed along the northern and eastern boundaries of the site as part of the underlying subdivision development to capture and divert surface water along the boundaries during prolonged and heavy weather events.

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

4.0 Reasons for the Application

4.1 Far North District Plan

The site is zoned within the Rural Living Zone within the Operative District Plan.

Rule 8.7.5.1.5 Stormwater Management requires that the maximum proportion or amount of the gross floor area which may be covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m^2 whichever is lesser.

The site has a 1/23 share in Lot 5 DP 533315, and 3/92 share in Lot 11 DP 407591 which means that it has 291.84m^2 in Lot 11 and 474.13m^2 in Lot 5, equating to a total gross site area of 4962.97m^2.

The total impermeable surfaces within the site are 735m^2 being the shed and driveway and including 195m^2 (future dwelling) /4197m^2 (17.5%), and when taking into account the Total Gross Site Area has a total of 960m^2 / 4962.97m^2, being 19.3%., being assessed as a Controlled Activity under Rule 8.7.5.2.2.

The total impervious area is calculated at 735m^2 + (a 7m wide road 370m long = 2590m^2 and 366m^2 of permanent water holding in the pond. This means that Lot 5 DP 533315 has an impervious area of 2955m^2 of which a 1/23 share is 128.5m^2) + (a 7m wide road 423m long = 2961m^2 of which a 3/92 share Lot 11 DP 407591 is 96.5m^2).

The proposed development meets all other relevant rules regarding development under the Operative District Plan.

A full assessment of the relevant District Plan rules is included in **Appendix C**.

4.2 Far North Proposed District Plan

The Far North District Council notified the Far North Proposed District Plan on 27 July 2022 with submissions closing 21 October 2022.

The site is zoned within the Rural Residential Zone under the Proposed District Plan.

Section 86B of the Resource Management Act 1991 (RMA) states that a rule in proposed plans and changes does not have legal effect until a decision on submissions relating to the rule is made and publicly notified. The only exception to this are those rules that have immediate legal effect as identified in Section 86B(3):

A rule in a proposed plan has legal effect only once a decision on submissions relating to the rule is made and publicly notified under clause 10(4) of Schedule1, except if…

(2) A rule in a proposed plan has immediate legal effect if the rule—

(a) protects or relates to water, air, or soil (for soil conservation); or

(b) protects areas of significant indigenous vegetation; or

(c) protects areas of significant habitats of indigenous fauna; or

(d) protects historic heritage; or

(e) provides for or relates to aquaculture activities

The relevant Rural Residential Zone development provisions do not currently have legal effect, therefore no assessment with respect to the rules has been included in this report.

The applicants intend to comply with the following rules of the Far North Proposed District Plan which are now considered to be operative:

- Earthworks EW-R12 Accidental Discovery Protocol; and
- Earthworks EW-R13 Erosion and Sediment Control - Auckland Council Guideline Document GD005 (Section C).

An assessment of the relevant objectives and policies of this plan has been assessed in Section 5.3 of this report.

4.3 Overall Status of the Application

Overall, the status of the application is considered to be a Controlled Activity.

5.0 Application Assessment

5.1 Statutory Considerations

5.1.1 Relevant Section of the RMA

When considering an application for a Controlled activity the Council as consent authority must have regard to Part 2 of the RMA ("Purposes and Principles" – sections 5 to 8), and sections 104, 104C and 108 of the RMA.

Subject to Part 2 of the RMA, when considering an application for resource consent and any submissions received the Council must, in accordance with section 104(1) of the RMA have regard to the matters addressed in 5.2 – 5.7 below.

5.2 Section 104(1)(a) Actual and Potential Effects on the Environment

Section 104(1)(a) of the RMA requires that a council have regard to any actual and potential effects on the environment of allowing the activity.

5.2.1 Permitted Baseline / Existing Environment

Pursuant to section 104(2), when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline").

The permitted baseline refers to activities permitted on the subject site including activities that could be conducted on the site without resource consent. The existing environment includes activities that could be carried out under a granted but unexercised resource consent. Application of the permitted baseline test is discretionary and allows adverse effects arising from these activities to be disregarded and only adverse effects arising from the proposal over and above the permitted baseline are to be assessed. The existing environment is not discretionary; and it forms the backdrop for assessing the effects of the proposal on the environment; the only exception being if it was unlikely that an unimplemented consent would be implemented.

With respect to the application site, there is a permitted baseline of the development of the application site, having a maximum impervious area of 12.5% of the Gross Site Area, being approximately 620m^2.

Stormwater

In assessing an application under this provision the Council restrict the exercise of its discretion to the following matters:

(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;

The stormwater management for the impermeable surfaces within the access lots (Lot 5 DP 533315 and Lot 11 DP 407591) have been implemented as part of previous subdivision consent application.

As detailed previously in this report, there is a consent notice condition listed on the title of the application site, which requires that a stormwater detention tank with a flow attenuated outlet be designed and installed at the time of building construction such that the total stormwater discharge from the site does not exceed the pre-development flow from the site.

As such, it is considered that the proposal will have a less than minor effect on the existing drainage patterns.

Water tanks will be used to collect roof water. In addition, interceptor drains have been constructed along the northern and eastern boundaries of the site as part of the underlying subdivision development to capture and divert surface water along the boundaries during prolonged and heavy weather events, being part of the stormwater management approved for the underlying subdivision.

The proposed internal driveway and vehicle manoeuvring areas will have shallow grass swale drains alongside the edge of the impermeable surface which will collect and direct stormwater to these existing drains.

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

Water tanks will provide retention of a large amount of stormwater. Any overflow and stormwater from the internal driveway will be directed towards the drains along the eastern and northern boundaries. The water tanks and existing drains as well as shallow grass swales are considered to be of a low impact design.

(c) any cumulative effects on total catchment impermeability;

The proposed impermeable surfaces as part of this development, are not considered out of the ordinary in the rural living zone.

As discussed previously in this report, the stormwater management for the impermeable surfaces within the access lots (Lot 5 DP 533315 and Lot 11 DP 407591) have been implemented as part of previous subdivision consent application.

Further, there is a consent notice condition listed on the title of the application site, which requires that a stormwater detention tank with a flow attenuated outlet be designed and installed at the time of building construction such that the total stormwater discharge from the site does not exceed the pre-development flow from the site.

As such, it is considered that the proposal will have less than minor cumulative effects on total catchment impermeability. effect on the existing drainage patterns.

Water tanks will have ample volume to collect and store the stormwater from both the proposed shed and future dwelling, with overflow being directed and dispersed to the existing drains. As mentioned previously, the surface water from the proposed driveway will also be directed to drains. It is therefore considered that with the mitigation methods outlined, any cumulative effects will be less than minor.

(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;

The proposed development meets the building coverage requirements for the Rural Living zone.

As has been stated previously, the drainage patterns of the impermeable surfaces within the access lots (Lot 5 DP 533315 and Lot 11 DP 407591) will remain unchanged.

The proposal will retain the natural contours over the majority of the site. As stated above, the existing stormwater runoff from the shed is directed from the roof to the existing tanks and any overflow is directed and dispersed to the natural water course drains. The proposed dwelling will utilise the existing water tanks and follow the same course.

Further, there is a consent notice condition listed on the title of the application site, which requires that a stormwater detention tank with a flow attenuated outlet be designed and installed at the time of building construction such that the total stormwater discharge from the site does not exceed the pre-development flow from the site.
Stormwater runoff from the proposed driveway and manoeuvring areas will be directed to shallow grass swale drains alongside the proposed driveway which will then be directed towards drains which are alongside all of the site boundaries.

The proposal will not have any adverse effects on the natural contour or drainage patterns or alter the ability to absorb water as the existing drains and natural water courses will remain unchanged and the stormwater overflow will continue to be directed to the existing drainage patterns.

(e) the physical qualities of the soil type;

The soils have been classified in the Geotechnical Report (**Appendix D**) as '*soils of the rolling and hilly land, well to moderately well drained Rangiuru clay*'. The physical qualities of the soil type will remain unchanged as a result of this proposal as what is currently in existence will remain unchanged.

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

There is adequate suitable land within the site for land disposal as shown on the proposed plans and detailed in the Wastewater Report (**Appendix E**).

Stormwater from the roof of the dwelling will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

The application site has drains along each boundary. The drain along the southern half of the western boundary receives stormwater from the elevated lots to the west. This drain then follows the property line east along the northern boundary before terminating at the open roadside drain along Amelie Place.

The roadside drain along Amelie Place at the eastern boundary conveys stormwater from the drain on the lot to the south. The wastewater disposal field is to be setback a minimum of 5m from any existing or future stormwater flow path (such as open drains or stormwater spreader) as per the Regional Plan for Northland (2019), Section C.6.1.3.

Excess stormwater, following heavy rain events, will follow the topography and flow to the northeast towards the open drain along the northern boundary and the roadside drain along the eastern boundary.

No surface water bodies are located in the near vicinity of the proposed wastewater disposal field (30m radius) meeting the 15m separation distance required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and the more conservative 30m separation distance outlined in the Far North District Plan, Section 12.7.6.1.4(b).

The closest water body is a stream to the east approximately 126m from the eastern boundary of Lot 16.

(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;

As discussed previously in this report, the stormwater management for the impermeable surfaces within the access lots (Lot 5 DP 533315 and Lot 11 DP 407591) are existing and have been implemented as part of previous subdivision consent application.

The proposed impermeable surfaces are necessary and associated with normal rural living, and not considered to be extensive within the surrounding environment.

The impermeable surfaces are predominantly made up of the access to the site via the share of Lot 5 DP 533315 and Lot 11 DP 407591, the internal driveway, which will be metalled. The proposed shed and a future residential dwelling which are both modest in design and relatively small in scale. It is considered that the allotment was created with the intention of a

residential dwelling being constructed on the site. It is considered that the proposal is not objectionable nor extensive within the immediate environment.

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

As discussed previously in this report, there is a consent notice condition listed on the title of the application site, which requires that a stormwater detention tank with a flow attenuated outlet be designed and installed at the time of building construction such that the total stormwater discharge from the site does not exceed the pre-development flow from the site, therefore, it is considered that the effects in regard to stormwater runoff will be less than minor. Hence, it is considered that landscaping and vegetation are note required to reduce further the adverse effects of runoff.

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

The stormwater management for the impermeable surfaces within the access lots (Lot 5 DP 533315 and Lot 11 DP 407591) have been implemented as part of previous subdivision consent application, hence stormwater was adequately dealt with during this process.

Further, there is a consent notice condition listed on the title of the application site, which requires that a stormwater detention tank with a flow attenuated outlet be designed and installed at the time of building construction. Such that the total stormwater discharge from the site does not exceed the pre-development flow from the site.

Retention within the lot itself will be achieved by way of water tanks, existing drains and grass swale drains. It is considered that these measures will adequately and effectively mitigate any potential adverse effects.

Natural Hazards and Open Space

There are no other known natural hazards identified on this site.

Cumulative Effects

Over time cumulative effects can arise. These effects can be created through incremental changes that are created by activities. Overall, it is considered that potential cumulative effects of the development are less than minor.

Physical works

The proposal requires minimal earthworks to be undertaken to establish the building foundations. The development will result in minimal physical works on the property.

Effects on the neighbourhood and the wider community (social, economic or cultural effects)

The proposal will result in a shed and future residential dwelling being constructed on the site. The proposed built development is considered to be consistent with the character of the locality. The subject site does not contain any known sites of cultural significance. Overall, it is considered that the proposal will result in positive effects on the wider community. The proposal will not result in any adverse social, economic or cultural effects.

Effects on Ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The application is not considered to affect any such ecosystems.

Any effect on Natural and Physical Resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present and future generations.

No effects on these values are considered to be generated by the proposal.

Any Discharge of Contaminants into the Environment; including any unreasonable emission of noise, and options for the treatment and disposal of contaminants.

No discharge of contaminants is proposed.

Any risk to the Neighbourhood, the Wider Community, or the environment through natural hazards or the use of any hazardous substances or hazardous installations.

There are no known hazards or hazardous substances that will arise as a result of this proposal.

5.2.2 Adverse Effects Conclusion

In summary, it is considered that subject to compliance with conditions, the adverse effects of the activity on the environment would be no more than minor.

5.3 Section 104(1)(b)(vi) Relevant Provisions of the District Plan - Objectives and Policies

Operative Plan

The relevant objectives and policies of the Operative Plan are those related to the Rural Living Zone.

Objectives

8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.

8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.

Policies

8.7.4.1 That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.

8.7.4.4 That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.

8.7.4.5 That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.

8.7.4.6 That home-based employment opportunities be allowed in the Rural Living Zone.

8.7.4.7 That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.

8.7.4.8 That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.

8.7.4.9 That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

The proposed development consists of the construction a new shed and associated driveway, plus the future development of a residential dwelling on the application site.

The proposed impermeable surfaces are necessary and associated with normal rural living, and not considered to be extensive within the surrounding environment. It is therefore considered that the proposal is compatible with existing development within the surrounding area and will maintain the character of the zone.

Stormwater will be attenuated such that the total stormwater discharge from the site does not exceed the pre-development flow from the site, ensuring that there would be no adverse effects on the rural and natural environment.

Overall, the proposal is considered to be consistent with the objectives and policies of the Operative Plan.

Proposed Plan

The relevant objectives and policies of the Proposed Plan are those related to the Rural Residential Zone.

Objectives

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

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

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

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

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

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

Policies

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

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

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

a) activities that are contrary to the density anticipated for the Rural Residential Zone;

b) primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and

c) commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone.

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

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

a) telecommunications:

(i) fibre where it is available;

(ii) copper where fibre is not available;

(iii) copper where the area is identified for future fibre deployment.

b) local electricity distribution network.

RRZ-P5 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a) consistency with the scale and character of the rural residential environment;

b) location, scale and design of buildings or structures;

c) at zone interfaces:

(i) any setbacks, fencing, screening or landscaping required to address potential conflicts;

(ii) the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

d) the capacity of the site to cater for on-site infrastructure associated with the proposed activity;

e) the adequacy of roading infrastructure to service the proposed activity;

f) managing natural hazards;

g) any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and

h) any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The design and scale of the proposed rural-residential development is appropriate, consistent with, and will not compromise the character and amenity values of this zone.

As discussed previously in this report, stormwater will be attenuated such that the total stormwater discharge from the site does not exceed the pre-development flow from the site, ensuring that any potential adverse effects can be addressed.

Overall, the proposal is considered to be consistent with the objectives and policies of the Proposed Plan.

5.4 Section 104(1)(b)(v) Relevant Provisions of the Regional Policy Statement

The Operative Regional Policy Statement ("RPS") for Northland contains high level policy guidance for development. The subject site does not contain any significant features as defined by the RPS and therefore consideration of the RPS provisions is limited to matters under the following objectives:

- Objective 3.11 Regional Form

Several underpinning policies are also relevant to this application, including:

Policy 5.1.1 - Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils10, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

(h) Is or will be serviced by necessary infrastructure.

Note: in determining the appropriateness of subdivision, use and development (including development in the coastal environment – see next policy), all policies and methods in the Regional Policy Statement must be considered, particularly policies relating to natural character, features and landscapes, heritage, natural hazards, indigenous ecosystems and fresh and coastal water quality.

Policy 5.1.3 - Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);

(b) Commercial and industrial activities in commercial and industrial zones;

(c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure; and

(d) The use and development of regionally significant mineral resources

The application site is located within a rural context and is in close proximity to the village of Coopers Beach with the surrounding area being characterised by a mixture of both rural-residential lots and larger rural landholdings, as noted in earlier parts of this report. Given that this proposal is for residential use, there are no adverse effects on the viability of adjoining rural landholdings and activities, which already function well with several other 'lifestyle' allotments in close proximity. As a result, it is considered that the proposal is consistent with the RPS.

No other Regional Policy Statements are relevant to this proposal.

The proposal does not require any consent under the Proposed Regional Plan for Northland.

5.5 Section 104(1)(b)(i) and (ii) Relevant provisions of National Environmental Standards and other regulations, Section 104(1)(b)(iii) Relevant provisions of National Policy Statements, Section 104(1)(b)(iv) Relevant provisions of the New Zealand Coastal Policy Statement (NZCPS)

No National Environmental Standards are considered relevant to the proposal.

The New Zealand Coastal Policy Statement (NZCPS) is not considered to be relevant in this instance.

5.6 Section 104(1)(c) Any other matters considered relevant and reasonably necessary to determine the application

There are no matters that are considered necessary to determine the application.

6.0 Notification

Public Notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Public notification is not mandatory as the applicant has not requested it, there are no outstanding or refused requests for further information, and the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
- Public notification is not precluded due to certain circumstances.
- Public notification is not required as the proposed development will have no more than minor adverse effects on the environment.
- Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing unique or unusual about the proposal or subject site that gives rise to special circumstances.

Limited Notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Limited notification is not mandatory.
- There is no rule of NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- There are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore considered that this application can be processed without notification.

7.0 Consideration of Part 2 (Purpose and Principles) of the RMA

Section 5 in Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for

their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

In considering the provisions of Section 5, the proposed development is consistent with the character of the surrounding area, and with the topography and character of the site. The proposal would therefore use and develop the physical resources of the site in a manner that would continue to enable the applicant to provide for their future social and economic wellbeing. At the same time the proposal sufficiently avoids, remedies or mitigates adverse effects on the roading network, sensitive receiving environments, amenity and character of the surrounding environment.

Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

As discussed previously in this report, the proposed development does not detract from the natural character of the coastal environment and is not located within any outstanding natural landscape. The proposal does not restrict access to the coastal environment.

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 and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Pursuant to Section 7(b) particular regard shall be had to the efficient use and development of natural and physical resources. In this case, the proposed development of the application site and would not compromise the environment or generate any adverse effects, allowing for the efficient use of the physical resources of the site while avoiding adverse effects on the environment.

Pursuant to 7(c) particular regard shall be had to the maintenance and enhancement of amenity values. In this case, the proposal is consistent with, and would maintain the character and amenity values of the surrounding environment.

Pursuant to 7(g) particular regard shall be had to maintenance and enhancement of the environment. In this case, the stormwater and wastewater will be treated and managed within the site boundaries and suitable erosion and sediment control measures will remain in place during any site works, therefore maintaining the health of the surrounding environment.

Section 8 requires a council to take into account the principles of the Treaty of Waitangi. The proposed development does not raise any Treaty of Waitangi issues.

The proposal is considered to be an efficient use of resources, providing further upgraded residential living opportunities. Overall, it is considered that the application meets the relevant provisions of Part 2 of the RMA, achieving the purpose of the RMA being sustainable management of natural and physical resources.

8.0 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

9.0 Conclusion

The proposal is a land use consent to construct a new shed and future residential dwelling on the application site.

It is concluded that any actual or potential effects on the surrounding environment will be no more than minor; and that the proposed development would be consistent with the relevant objectives and policies of the District Plan.

Overall, it is considered that the proposed development achieves the purpose and principles of the RMA and that the consent sought should be granted.

Prepared by:

Kim Nathan
SENIOR PLANNER – DIRECTOR

Appendix A: Plans

Appendix B: Record of Title

Rule 8.7.5.1.1 Residential Intensity	**Status**
Residential development shall be limited to one unit per 4,000m² of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 1,000m² elsewhere on the property.	Complies – The proposed dwelling will be the first on the application site.
Rule 8.7.5.1.2 Scale of Activities	**Status**
The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 1 person per 1,000m² of net site area. Provided that: (a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; and (b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; and (c) this number may be exceeded where persons are visiting marae.	Complies.
Rule 8.7.5.1.3 Building Height	**Status**
The maximum height of any building shall be 9m	The proposed shed will comply – see plans (Appendix A). The future dwelling will comply, being only single storey in design.
Rule 8.7.5.1.4 Sunlight	**Status**
No part of any building shall project beyond a 45-degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.	Complies.
Rule 8.7.5.1.5 Stormwater Management	**Status**
The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 12.5% or 3000m2 whichever is the lesser.	**Does not comply** – The proposed development will exceed maximum impermeable surfaces.

Rule 8.7.5.1.6 Setbacks from Boundaries	Status
(a) the minimum building setback from the boundary of any Rural Production Zone shall be 10m and from any boundary with the Minerals Zone the setback shall be 20m; (b) the minimum building setback from boundaries, apart from a boundary with any Rural Production and Minerals Zones, shall be 3m, and (c) a continuous shelter belt is to be established comprising species capable of growing to a height of 6m on any boundary which adjoins a Rural Production and Minerals Zone, provided that a break in this shelter belt is permitted where it is necessary in order to provide access to the site.	Complies – see plans (Appendix A).
Rule 8.5.7.1.7 Screening for neighbours non-residential activities	**Status**
Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.	N/A
Rule 8.7.5.1.8 Transportation	**Status**
Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.	Complies.
Rule 8.7.5.1.9 Hours of operation non-residential activities	**Status**
(a) The maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and (b) Hours of operation shall be limited to between the hours: 0700 - 2000 Monday to Friday 0800 - 2000 Saturday, Sunday and Public Holidays Provided that this rule does not apply: (i) where the entire activity is located within a building; and (ii) where each person engaged in the activity outside the above hours resides permanently on the site; and (iii) where there are no visitors, clients or deliveries to or from the site outside the above hours.	N/A

Rule 8.7.5.1.10 Keeping of animals	Status
Any building, compound, or part of a site used for factory farming, boarding kennels or a cattery, shall be located no closer than 50m from any site boundary, except for a boundary which adjoins the Residential, Coastal Residential or Russell Township Zones, where the distance shall be a minimum of 600m.	N/A
Rule 8.7.5.1.11 Noise	**Status**
All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Russell Township or Coastal Residential Zones, or at or within the notional boundary at any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax.	Complies.
Rule 8.7.5.1.12 Helicopter Landing area	**Status**
A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.	N/A
Rule 8.7.5.1.13 Building Coverage	**Status**
Any new building or alteration/addition to an existing building is a permitted activity if the total Building coverage of a site does not exceed 10% or 2400m2, whichever is the lesser, of the gross site area.	Complies, the total building coverage (including the future dwelling) is approximately 8%.

Appendix D: Geotechnical Assessment

Appendix E: Wastewater Report

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **875795**
Land Registration District **North Auckland**
Date Issued 21 November 2019

Prior References
655441

Estate Fee Simple
Area 4197 square metres more or less
Legal Description Lot 16 Deposited Plan 533315
Registered Owners
Giovanni De Felice and Sheanta De Felice

Estate Fee Simple - 1/23 share
Area 1.0905 hectares more or less
Legal Description Lot 5 Deposited Plan 533315
Registered Owners
Giovanni De Felice and Sheanta De Felice

Estate Fee Simple - 3/92 share
Area 8950 square metres more or less
Legal Description Lot 11 Deposited Plan 407591
Registered Owners
Giovanni De Felice and Sheanta De Felice

Interests

Subject to Section 59 Land Act 1948

Appurtenant to Lot 5 DP 533315 and Lot 11 DP 407591 parts formerly Lot 1 DP 195701 is a cable television supply right created by Transfer D506002.6 - 16.5.2000 at 1.22 pm

Subject to a right to convey water over part Lot 11 DP 407591 marked E on DP 407591 created by Easement Instrument 6058130.4 - 28.6.2004 at 9:00 am

Land Covenant in Easement Instrument 6058130.5 - 28.6.2004 at 9:00 am (Affects part Lot 11 DP 407591 formerly Lot 28 DP 331991)

Subject to a right (in gross) to drain water over part Lot 11 DP 407591 marked E on DP 407591 in favour of Far North District Council created by Easement Instrument 6058130.7 - 28.6.2004 at 9:00 am

The easement created by Easement Instrument 6058130.7 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and rights to convey electricity, telecommunications, computer media and water and to drain sewage over part Lot 11 DP 407591 marked D, E and F on DP 407591 created by Easement Instrument 6630103.6 - 1.11.2005 at 9:00 am

Appurtenant hereto is a right to convey water created by Easement Instrument 6630103.6 - 1.11.2005 at 9:00 am

The easements created by Easement Instrument 6630103.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant created by Easement Instrument 8262440.3 - 21.8.2009 at 9:03 am (affects Lot 5, 16 DP 533315)

Subject to a right of way, right to convey electricity and right to convey telecommunications and computer media over part Lot 5 DP 533315 marked A on DP 533315 created by Easement Instrument 8262440.4 - 21.8.2009 at 9:03 am

Some of the easements created by Easement Instrument 8262440.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 5 DP 533315 marked A on DP 533315 and over part Lot 11 DP 407591 marked C, D, E and F on DP 407591 in favour of Top Energy Limited created by Easement Instrument 8262440.5 - 21.8.2009 at 9:03 am

The easements created by Easement Instrument 8262440.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 5 DP 533315 marked A on DP 533315 and over part Lot 11 DP 407591 marked C, D, E and F on DP 407591 in favour of Telecom New Zealand Limited created by Easement Instrument 8262440.6 - 21.8.2009 at 9:03 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 533315)

11612412.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.11.2019 at 12:49 pm (affects Lot 5, 16 DP 533315)

Land Covenant (in gross) in favour of Kauri Grove Management Limited created by Covenant Instrument 11612412.5 - 21.11.2019 at 12:49 pm (Affects Lot 16 DP 533315)

Subject to a right (in gross) to convey telecommunications over part Lot 5 DP 533315 marked B on DP 533315 in favour of Chorus New Zealand Limited created by Easement Instrument 11612412.6 - 21.11.2019 at 12:49 pm

The easements created by Easement Instrument 11612412.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part Lot 5 DP 533315 marked A and B on DP 533315 in favour of Doubtless Bay Water Supply Company Limited created by Easement Instrument 11612412.7 - 21.11.2019 at 12:49 pm

The easements created by Easement Instrument 11612412.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to drain storm water over part Lot 5 DP 533315 marked A and B and a right to drain storm water over part Lot 16 DP 533315 marked P all on DP 533315 created by Easement Instrument 11612412.8 - 21.11.2019 at 12:49 pm

Appurtenant to Lot 16 DP 533315 is a right of way and a right to drain storm water created by Easement Instrument 11612412.8 - 21.11.2019 at 12:49 pm

The easements created by Easement Instrument 11612412.8 are subject to Section 243 (a) Resource Management Act 1991

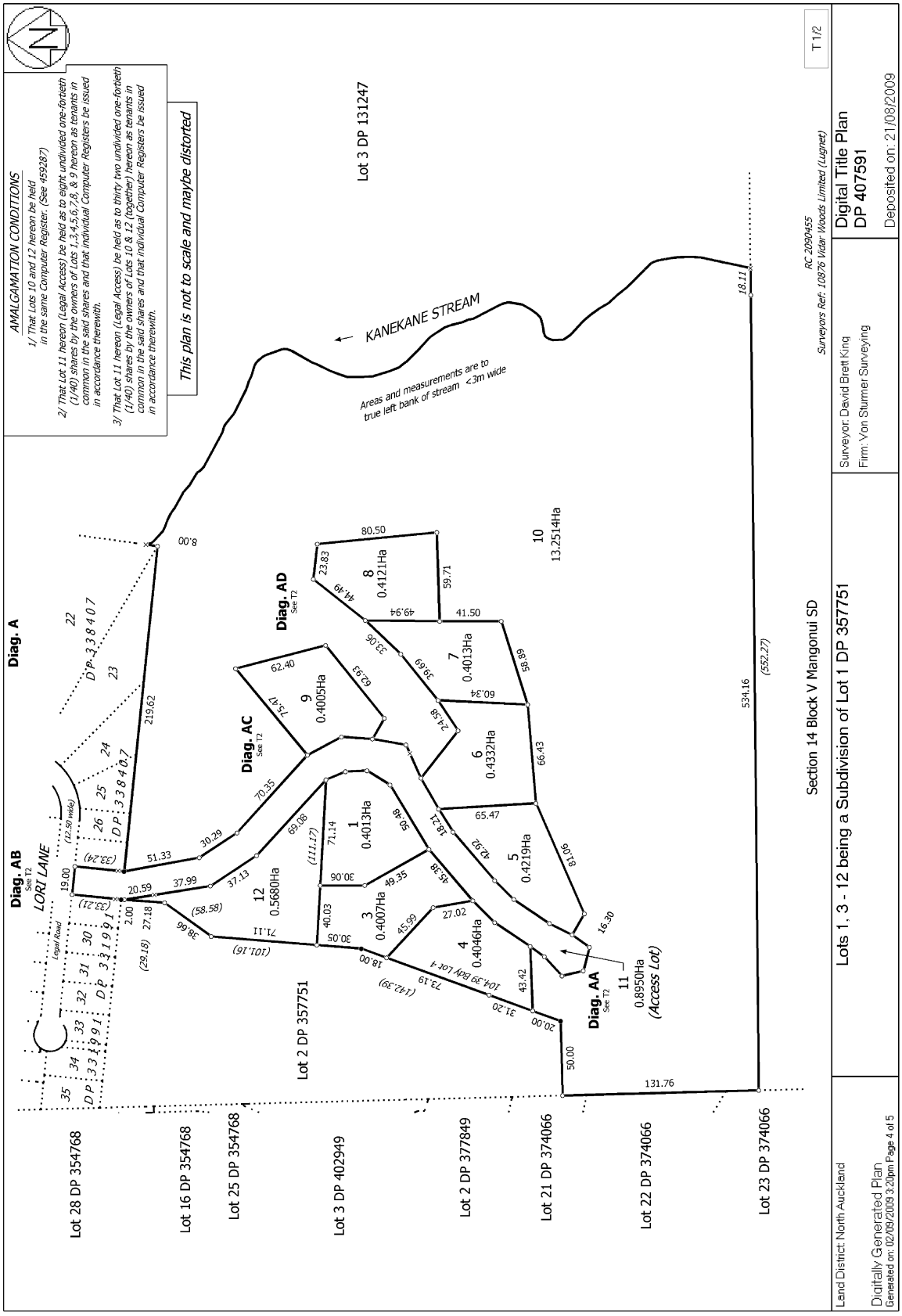
Subject to a right (in gross) to convey electricity over part Lot 5 DP 533315 marked B on DP 533315 in favour of Top Energy Limited created by Easement Instrument 11612412.10 - 21.11.2019 at 12:49 pm

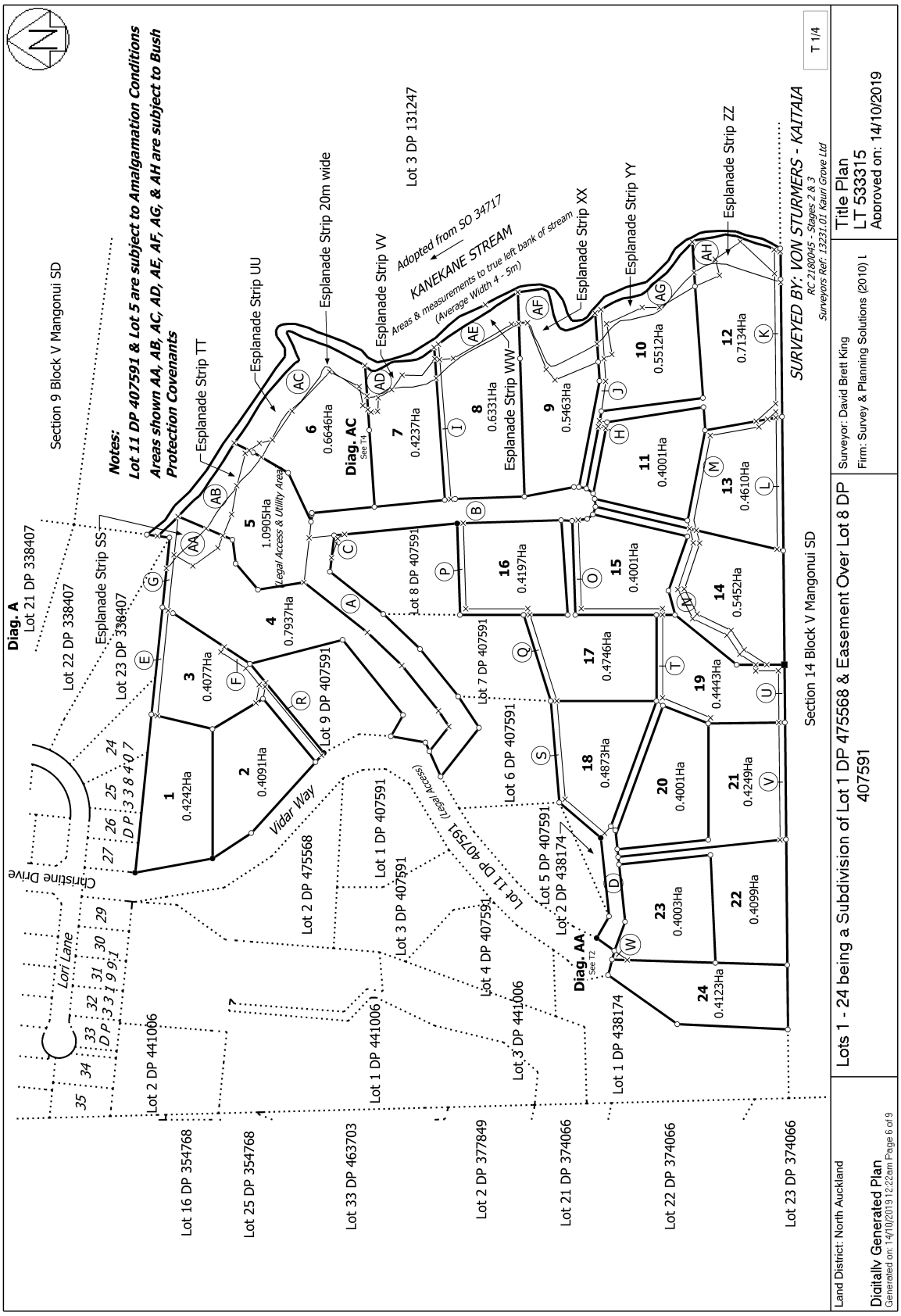
The easements created by Easement Instrument 11612412.10 are subject to Section 243 (a) Resource Management Act 1991

11612412.12 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 21.11.2019 at 12:49 pm (Affects Lot 5 DP 533315)

11612412.13 Encumbrance of Lot 16 DP 533315 to Kauri Grove Management Limited - 21.11.2019 at 12:49 pm

12570898.2 Mortgage to ASB Bank Limited - 28.9.2022 at 3:23 pm


AMALGAMATION CONDITIONS
1/ That Lots 10 and 12 hereon be held in the same Computer Register. (See 459287)
2/ That Lot 11 hereon (Legal Access) be held as to eight undivided one-fortieth (1/40) shares by the owners of Lots 1,3,4,5,6,7,8, & 9 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith.
3/ That Lot 11 hereon (Legal Access) be held as to thirty two undivided one-fortieth (1/40) shares by the owners of Lots 10 & 12 (together) hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith.
This plan is not to scale and maybe distorted
KANEKANE STREAM
Areas and measurements are to true left bank of stream <3m wide
Lot 3 DP 131247
Diag. A
Diag. AB See T2
Diag. AC See T2
Diag. AD See T2
Diag. AA See T2
LORI LANE
Legal Road
D P 338407
D P 339191
Lot 1 0.4013Ha
Lot 2 0.4007Ha
Lot 3 0.4046Ha
Lot 4 0.4219Ha
Lot 5 0.4332Ha
Lot 6 0.4013Ha
Lot 7 0.4121Ha
Lot 8 0.4005Ha
Lot 9 0.5680Ha
Lot 10 13.2514Ha
Lot 11 0.8950Ha (Access Lot)
Lot 12 0.4219Ha
Lot 2 DP 357751
Section 14 Block V Mangonui SD
Lots 1, 3 - 12 being a Subdivision of Lot 1 DP 357751
Lot 28 DP 354768
Lot 16 DP 354768
Lot 25 DP 354768
Lot 3 DP 402949
Lot 2 DP 377849
Lot 21 DP 374066
Lot 22 DP 374066
Lot 23 DP 374066
RC 2090455
Surveyors Ref: 10876 Vidar Woods Limited (Lugnet)
Surveyor: David Brett King
Firm: Von Sturmer Surveying
Digital Title Plan DP 407591
Deposited on: 21/08/2009
T 1/2
Land District: North Auckland
Digitally Generated Plan
Generated on: 02/09/2009 3:20pm Page 4 of 5


Notes:
Lot 11 DP 407591 & Lot 5 are subject to Amalgamation Conditions
Areas shown AA, AB, AC, AD, AE, AF, AG, & AH are subject to Bush Protection Covenants
SURVEYED BY: VON STURMERS - KAITAIA
RC 2180045 - Stages 2 & 3
Surveyors Ref: 13231.01 Kaun Grove Ltd
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) L
Title Plan
LT 533315
Approved on: 14/10/2019
Lots 1 - 24 being a Subdivision of Lot 1 DP 475568 & Easement Over Lot 8 DP 407591
Land District: North Auckland
Digitally Generated Plan
Generated on: 14/10/2019 12:22am Page 6 of 9
T 1/4
Diag. A
Diag. AC
Diag. AA
KANEKAME STREAM
Areas & measurements to true left bank of stream
(Average Width 4 - 5m)
Adopted from SO 34717
Esplanade Strip TT
Esplanade Strip UU
Esplanade Strip 20m wide
Esplanade Strip VV
Esplanade Strip WW
Esplanade Strip XX
Esplanade Strip YY
Esplanade Strip ZZ
Esplanade Strip SS
Section 9 Block V Mangonui SD
Section 14 Block V Mangonui SD
Lot 21 DP 338407
Lot 22 DP 338407
Lot 23 DP 338407
Lot 3 DP 131247
Lot 8 DP 407591
Lot 9 DP 407591
Lot 7 DP 407591
Lot 6 DP 407591
Lot 5 DP 407591
Lot 4 DP 407591
Lot 3 DP 407591
Lot 2 DP 407591
Lot 1 DP 407591
Lot 11 DP 407591 (Legal Access)
Lot 2 DP 438174
Lot 1 DP 438174
Lot 3 DP 441006
Lot 2 DP 441006
Lot 1 DP 441006
Lot 2 DP 475568
Lot 16 DP 354768
Lot 25 DP 354768
Lot 33 DP 463703
Lot 2 DP 377849
Lot 21 DP 374066
Lot 22 DP 374066
Lot 23 DP 374066
Christine Drive
Lori Lane
Vidar Way
DP 338407
DP 331919
1 0.4242Ha
2 0.4091Ha
3 0.4077Ha
4 0.7937Ha
5 1.0905Ha Legal Access & Utility Area
6 0.6646Ha
7 0.4237Ha
8 0.6331Ha
9 0.5463Ha
10 0.5512Ha
11 0.4001Ha
12 0.7134Ha
13 0.4610Ha
14 0.5452Ha
15 0.4001Ha
16 0.4197Ha
17 0.4746Ha
18 0.4873Ha
19 0.4443Ha
20 0.4001Ha
21 0.4249Ha
22 0.4099Ha
23 0.4003Ha
24 0.4123Ha

Sheet List	
Sheet Number	Sheet Name
A00	Cover
A01	Site Plan
A02	Floor Plan
A03	Elevations
A04	Elevations
A05	Bathroom Layout
A06	Drainage Plan
A07	Drainage Plan
A08	3D Views
A09	3D Views
A010	3D Views

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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

CLIENT: Giovanni De Felice

PROJECT: Private Shed -P307Q1

ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.

LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: Cover

STATUS: For Consent

DRAWN BY: FPV

START DATE: 03/11/2023

DRAWING SCALE: @A3

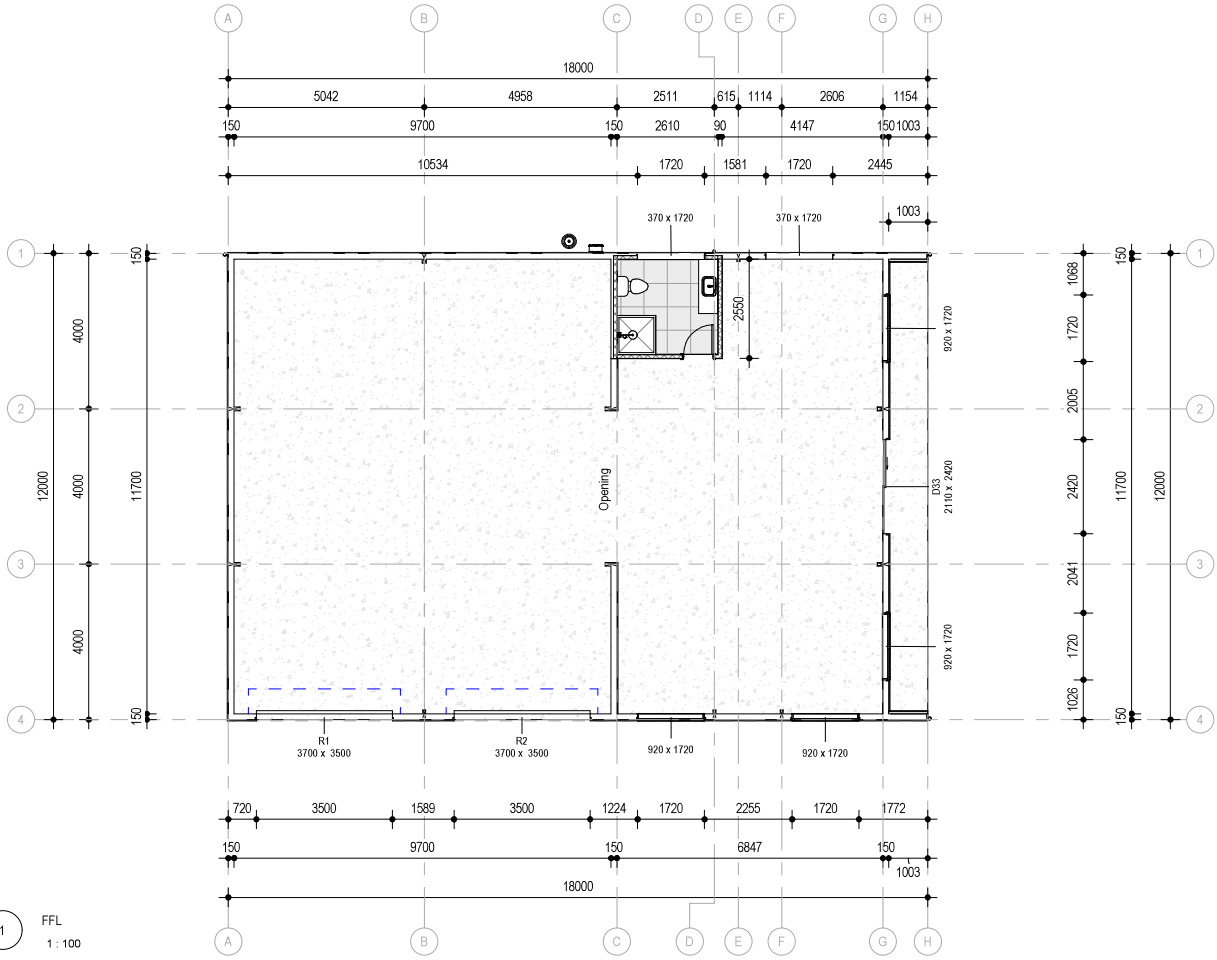
DRAWING NO.: A00

REVISION NO.: 2

PRINT DATE: 16/11/2023 2:18:22 pm

Floor Schedule	
Type	Area
150mm Concrete Slab Floor	216 m²

Roof Schedule	
Type	Area
Roof Total Area	220.8 m²



1 FFL
1 : 100

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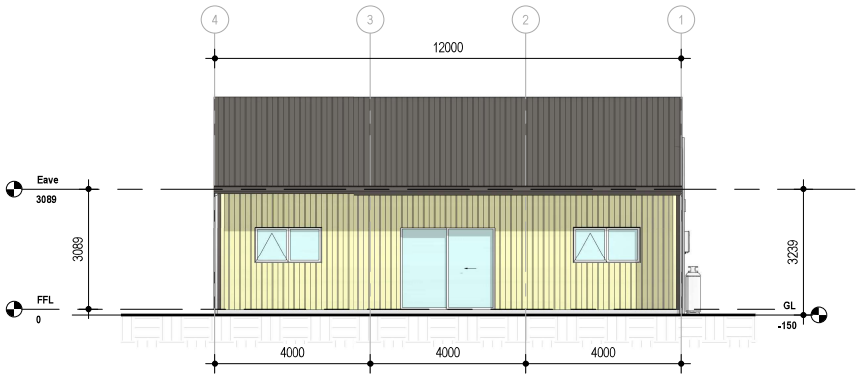
REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

CLIENT: Giovanni De Felice
PROJECT: Private Shed -P307Q1
ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.
LEGAL DESCRIPTION: Lot 16 DP 533315

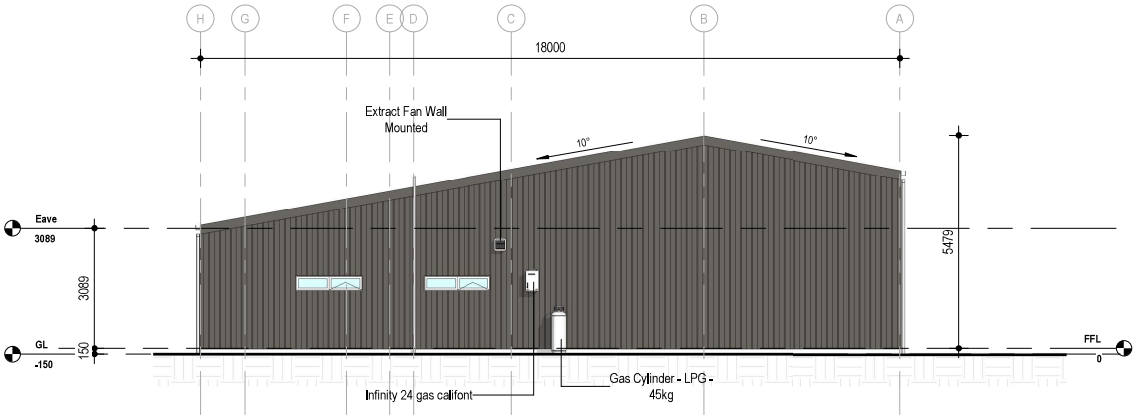
DRAWING TITLE: Floor Plan
STATUS: For Consent
DRAWN BY: FPV
START DATE: 03/11/2023
DRAWING SCALE: 1 : 100 @A3
DRAWING NO.: A02
REVISION NO.: 2
PRINT DATE: 16/11/2023 2:18:34 pm

Floor Schedule	
Type	Area
150mm Concrete Slab Floor	216 m²

Roof Schedule	
Type	Area
Roof Total Area	220.8 m²



1 North
1 : 100



2 West
1 : 100

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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

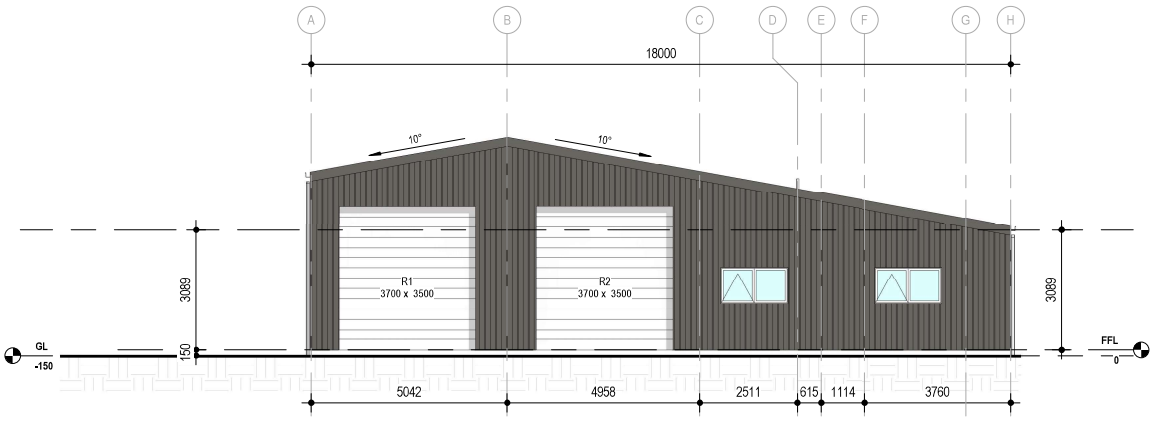
CLIENT: Giovanni De Felice
PROJECT: Private Shed -P307Q1
ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.
LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: Elevations
STATUS: For Consent

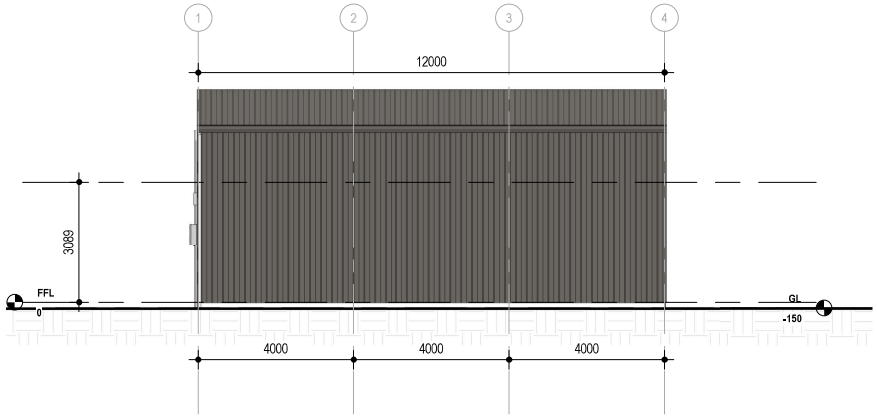
DRAWN BY: FPV
START DATE: 03/11/2023
DRAWING SCALE: 1 : 100 @A3
DRAWING NO.: A03
REVISION NO.: 2
PRINT DATE: 16/11/2023 2:18:25 pm

Floor Schedule	
Type	Area
150mm Concrete Slab Floor	216 m²

Roof Schedule	
Type	Area
Roof Total Area	220.8 m²



1 East
1 : 100



2 South
1 : 100

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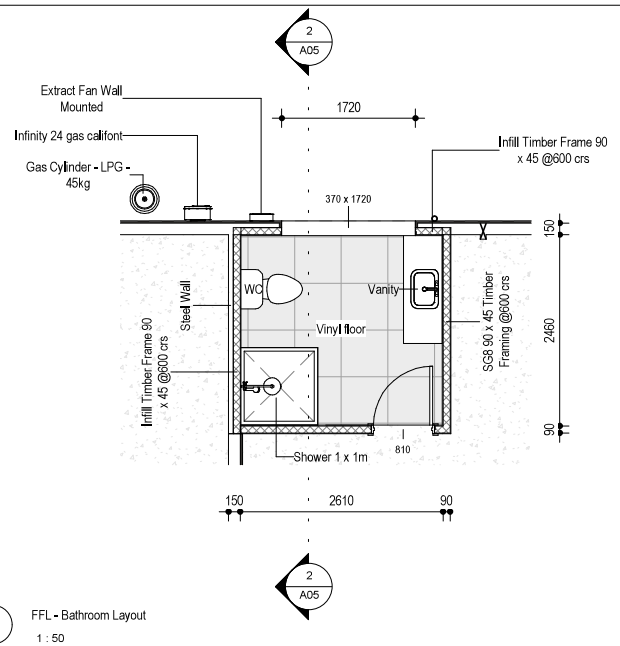
REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

CLIENT: Giovanni De Felice
PROJECT: Private Shed -P307Q1
ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.
LEGAL DESCRIPTION: Lot 16 DP 533315

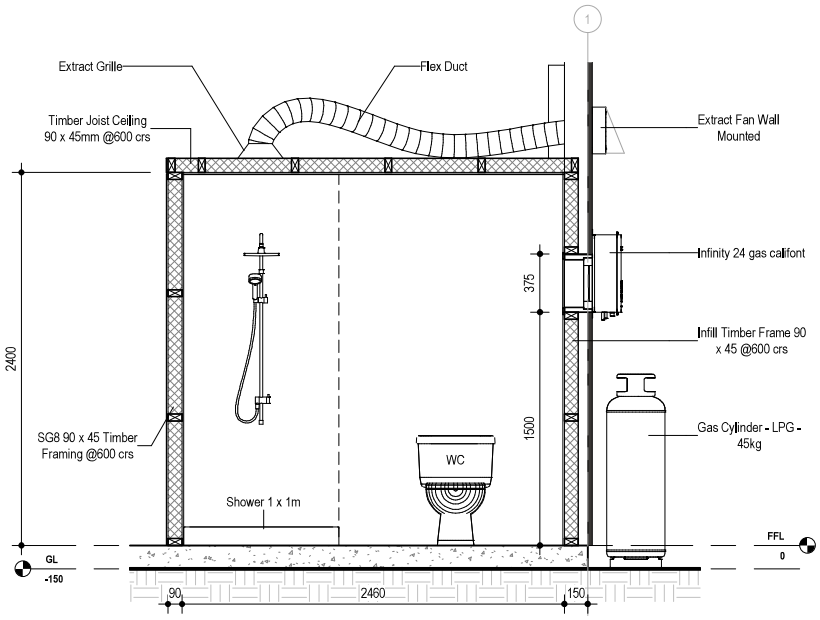
DRAWING TITLE: Elevations
STATUS: For Consent

DRAWN BY: FPV
START DATE: 03/11/2023
DRAWING SCALE: 1 : 100 @A3
DRAWING NO.: A04
REVISION NO.: 2
PRINT DATE: 16/11/2023 2:18:27 pm



1 FFL - Bathroom Layout

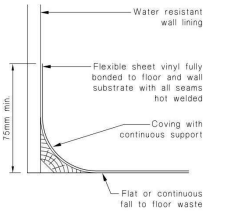
1 : 50



2 Section 1

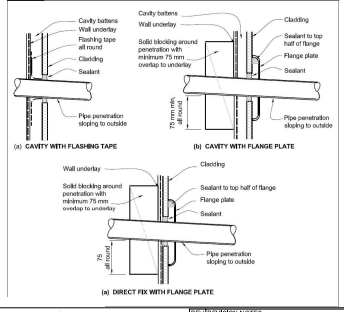
1 : 25

Figure 1: Floor Coverings at Wall Junctions Paragraph 2.1.1



(a) Vinyl floor covering

Figure 62: General pipe penetration Paragraph 9.1.9.3, Figure 126



Manrose Extract Fan, Through Wall Series, 150mm FAN0120 Classic.
150mm Stainless Steel Weatherproof Cowl DTC3616, refer to project specification.

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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

CLIENT: Giovanni De Felice

PROJECT: Private Shed -P307Q1

ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.

LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: Bathroom Layout

STATUS: For Consent

DRAWN BY: FPV

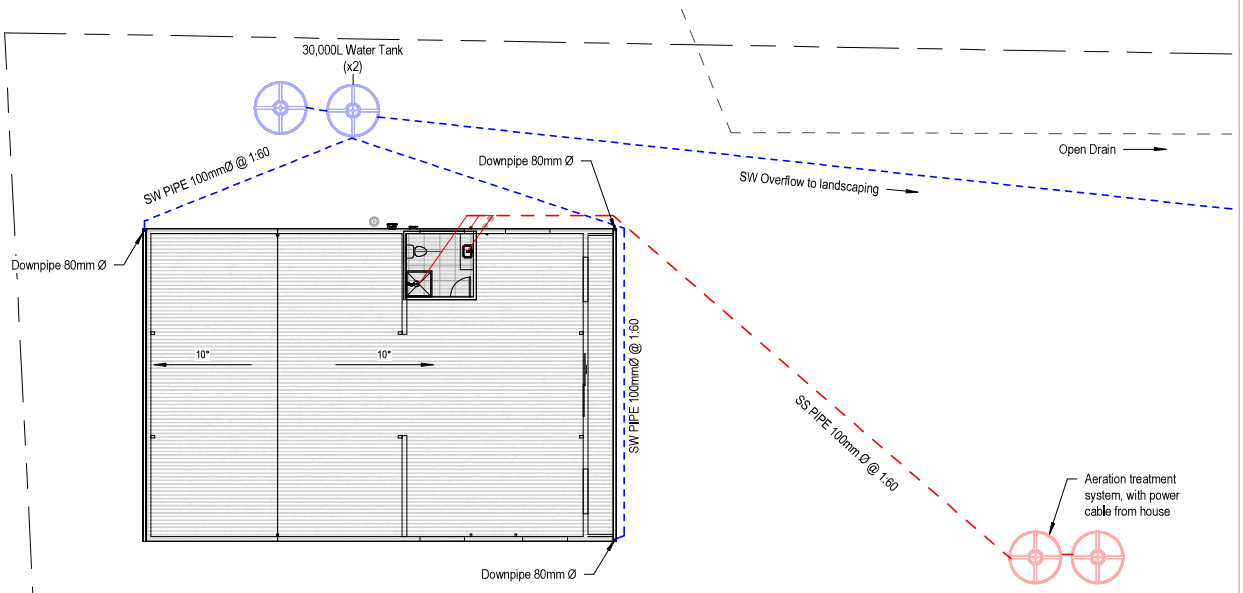
START DATE: 03/11/2023

DRAWING SCALE: As indicated @A3

DRAWING NO.: A05

REVISION NO.: 2

PRINT DATE: 16/11/2023 2:18:28 pm



1 Eave
1 : 150

Floor Schedule	
Type	Area
150mm Concrete Slab Floor	216 m²

Roof Schedule	
Type	Area
Roof Total Area	220.8 m²

DOWNPIPE CALCULATION

DOWNPIPES (AS PER NZBC E1/AS1 TABLE 5)74mmØ DOWNPIPES PER 85m2 OF ROOF PLANE AREA.(0-25°)
ROOF PLAN AREA = 220m2
THEN:
MIN. NUMBER OF
DOWNPIPES REQUIRED = ROOF PLAN AREA (m2) / 85
= 220 / 85 = 2.5
THEREFORE:
3 DOWNPIPES 80mm Ø WILL SATISFY THE ABOVE EQUATION

PLUMBING & DRAINAGE NOTES:

1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION, NZ STANDARD - AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.
3. ALL HOT & COLD POLYBUTYLENE PIPEWORK MUST COMPLY WITH G12/AS1, MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE.

PIPES AND DRAINS:

1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
Ø65-1:40 FALL
Ø100-1:60 FALL
MINIMUM GRADIENT RATIO OF STORMWATER DRAINS: NZBC E1/AS1
Ø100 - 1:60
-SEDIMENT CONTROL/MANAGEMENT TO BE CARRIED OUT ONSITE TO PREVENT ADVERSE EFFECTS TO NEIGHBOURING PROPERTIES (IF REQUIRED BY LOCAL AUTHORITIES

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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

CLIENT: Giovanni De Felice
PROJECT: Private Shed -P307Q1
ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.
LEGAL DESCRIPTION: Lot 16 DP 533315

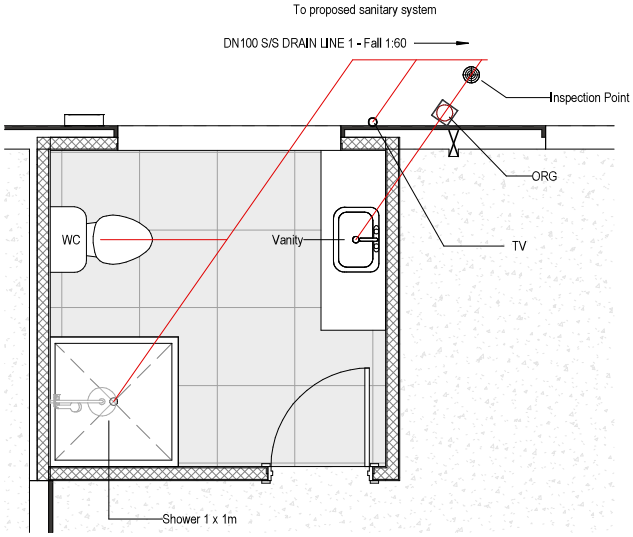
DRAWING TITLE: Drainage Plan
STATUS: For Consent

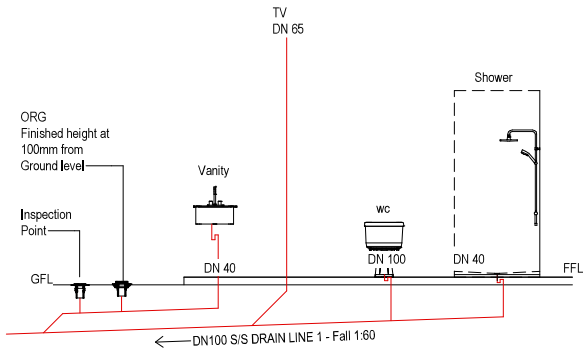
DRAWN BY: FPV
START DATE: 03/11/2023
DRAWING SCALE: 1 : 150 @A3
DRAWING NO.: A06
REVISION NO.: 2
PRINT DATE: 16/11/2023 2:18:29 pm

KEY
ORG: OVERFLOW RELIF GULLY
TV: TERMINAL VENTILATION

PLUMBING & DRAINAGE NOTES:
1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION, NZ STANDARD - AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.
3. ALL HOT & COLD POLYBUTYLENE PIPEWORK MUST COMPLY WITH G12/AS1, MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE.

PIPES AND DRAINS:
1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
Ø65-1:40 FALL
Ø100-1:60 FALL
MINIMUM GRADIENT RATIO OF STORMWATER DRAINS: NZBC E1/AS1
Ø100 - 1:60
-SEDIMENT CONTROL/MANAGEMENT TO BE CARRIED OUT ONSITE TO PREVENT ADVERSE EFFECTS TO NEIGHBOURING PROPERTIES (IF REQUIRED BY LOCAL AUTHORITIES





NOTE:
This Plumbing schematic is to be used a guide only - pipe sizes, pipe installation, waste & vent applications and design protocols shall be in accordance with AS/NZS 3500.2.2

1 FFL - Drainage Plan
1 : 30

Plumbing Schematic
nts

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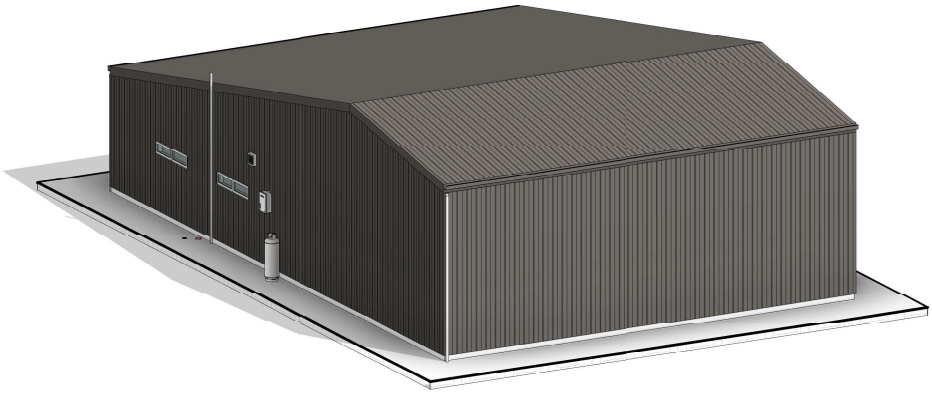
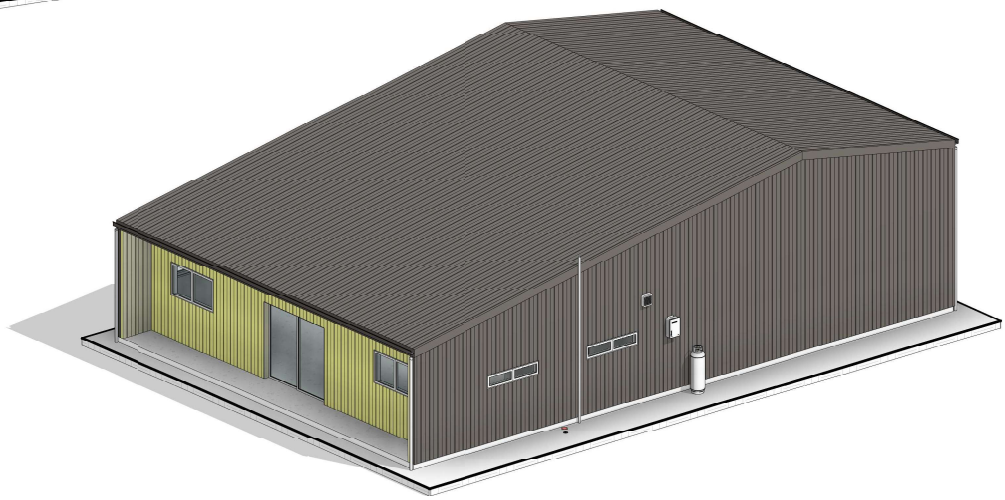
REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023

CLIENT: Giovanni De Felice
PROJECT: Private Shed -P307Q1
ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.
LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: Drawing Plan
STATUS: For Consent

DRAWN BY: FPV
START DATE: 03/11/2023
DRAWING SCALE: As indicated @A3
DRAWING NO.: A07
REVISION NO.: 2
PRINT DATE: 16/11/2023 2:18:30 pm





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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023

CLIENT: Giovanni De Felice

PROJECT: Private Shed -P307Q1

ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.

LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: 3D Views

STATUS: For Consent

DRAWN BY: FPV

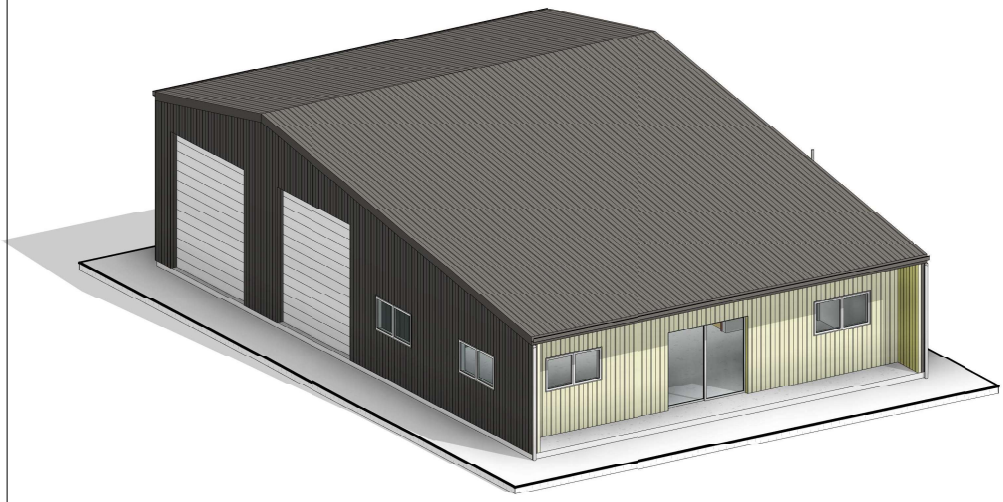
START DATE: 03/11/2023

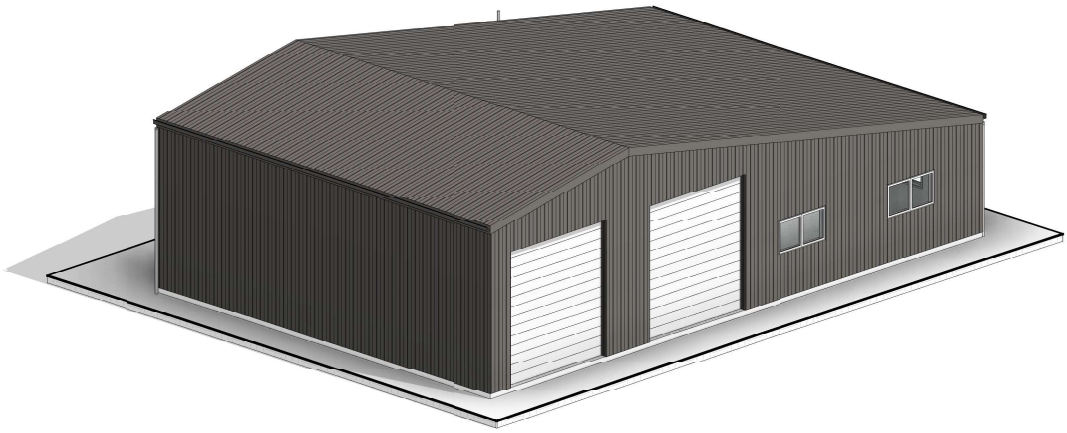
DRAWING SCALE: @A3

DRAWING NO.: A08

REVISION NO.: 1

PRINT DATE: 16/11/2023 2:18:31 pm





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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023

CLIENT: Giovanni De Felice

PROJECT: Private Shed -P307Q1

ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.

LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: 3D Views

STATUS: For Consent

DRAWN BY: FPV

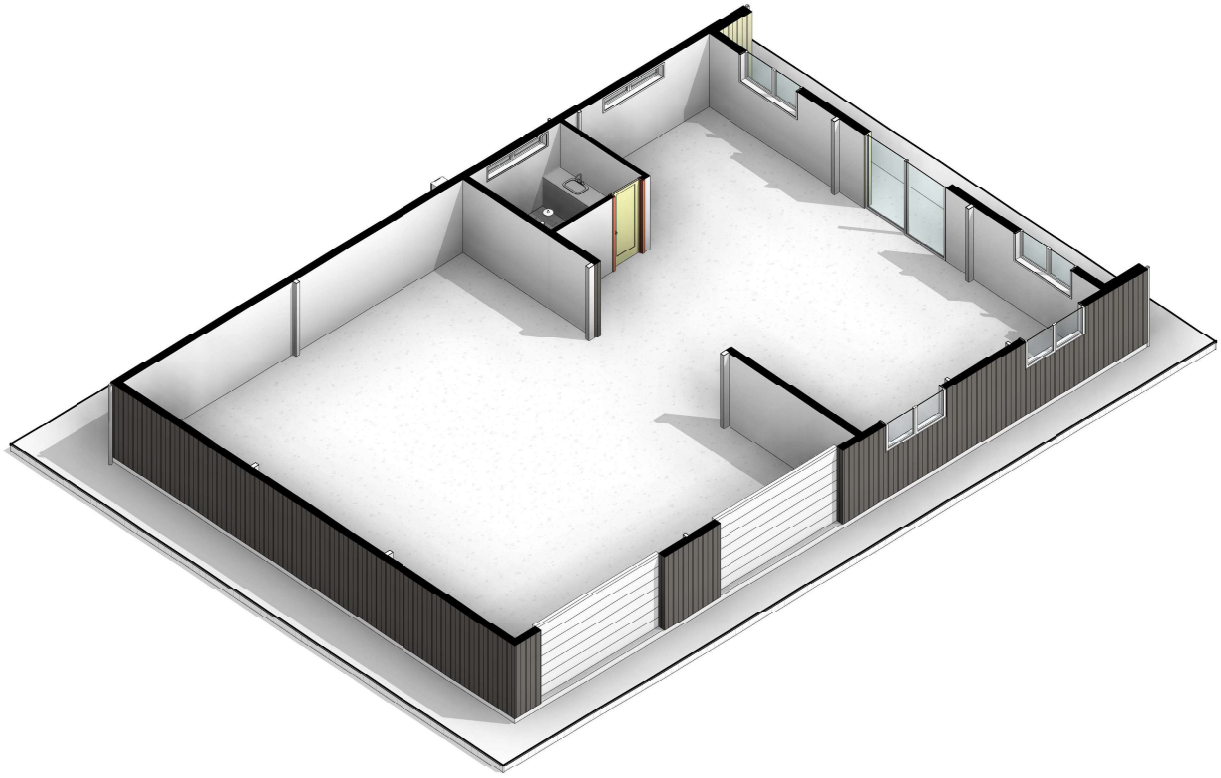
START DATE: 03/11/2023

DRAWING SCALE: @A3

DRAWING NO.: A09

REVISION NO.: 1

PRINT DATE: 16/11/2023 2:18:32 pm



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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023

CLIENT: Giovanni De Felice

PROJECT: Private Shed -P307Q1

ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.

LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: 3D Views

STATUS: For Consent

DRAWN BY: FPV

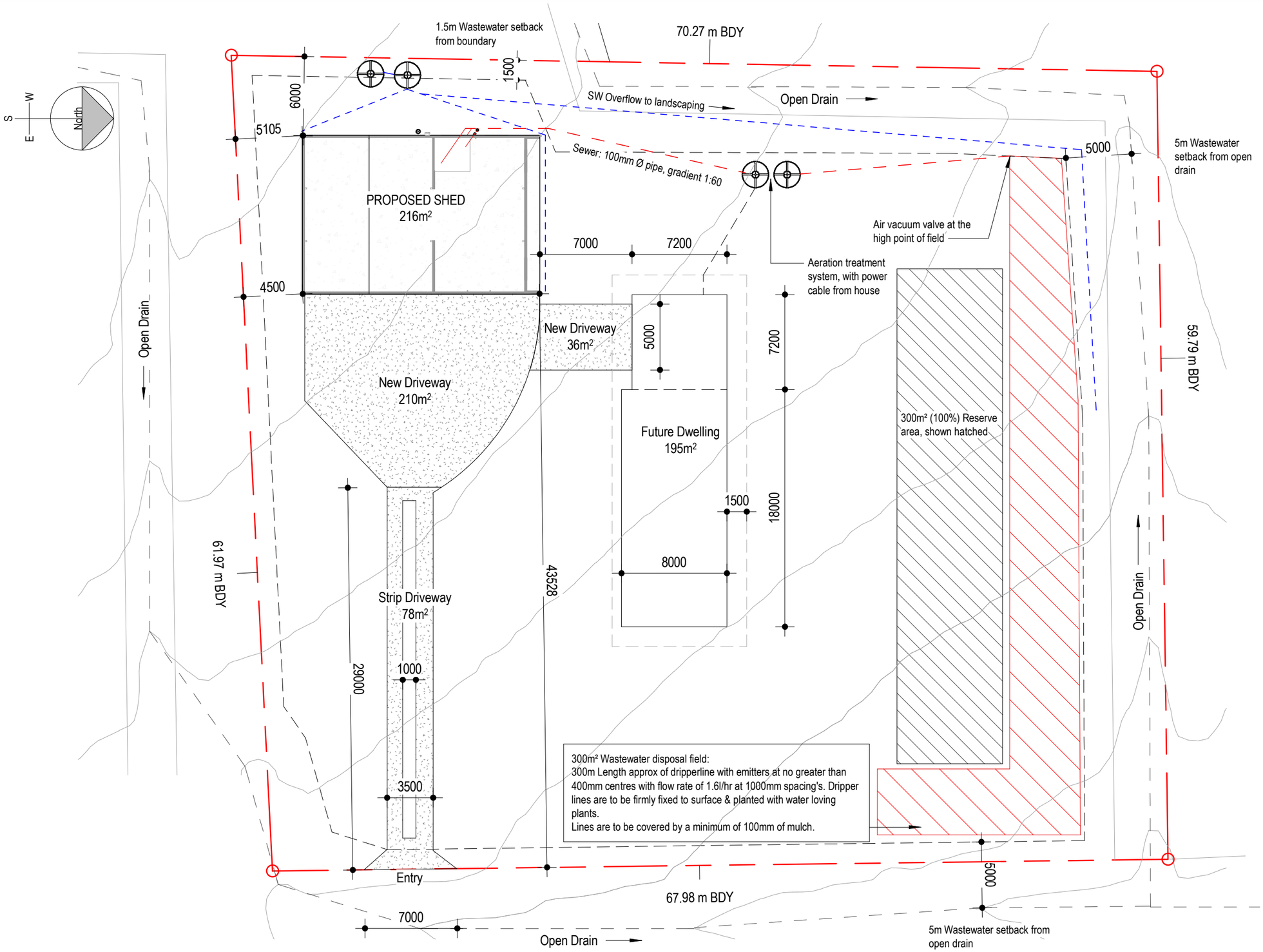
START DATE: 03/11/2023

DRAWING SCALE: @A3

DRAWING NO.: A010

REVISION NO.: 1

PRINT DATE: 16/11/2023 2:18:34 pm



1 Site Plan

1 : 300

Floor Schedule	
Type	Area
150mm Concrete Slab Floor	216 m²

Roof Schedule	
Type	Area
Roof Total Area	220.8 m²

General notes:

Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations.
No liability shall be held by designer with this confirmation.

Sitework notes:

Ensure final building platform & finished ground have an even fall away from building.
All rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011.
Contractor to confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure building position is correct.
Contractor to locate all service connections points on site prior to commencement of works.
Check invert levels or pipes and manholes.
Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works

Sediment Control Notes:

Sediment and runoff control shall be designed and installed by the licensed building practitioner prior to, or, during the sitework's for the project. Refer to specification project, Sitework
Construction & Demolition Hazards
Contractor to install galvanized chainlink netting or hoarding barrier, 2.0m min height to site perimeter to comply with NZBC:F5
Construction & Demolition Hazards, prior to commencing construction. Toeboards to be installed for prevention of objects falling off storage or access platforms as per NZBC F5 1.4

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REV	REVISION NOTES	DATE
1	Preliminary Drawings	03/11/2023
2	Structural new size	16/11/2023
3	RFI	13/12/2023

CLIENT: Giovanni De Felice
PROJECT: Private Shed -P307Q1
ADDRESS: 8 Amelie Place, Coopers Beach, North Auckland.
LEGAL DESCRIPTION: Lot 16 DP 533315

DRAWING TITLE: Site Plan
STATUS: For Consent
DRAWN BY: FPV
START DATE: 03/11/2023
DRAWING SCALE: 1 : 300 @A3
DRAWING NO.: A01
REVISION NO.: 3
PRINT DATE: 13/12/2023 2:43:50 pm

View Instrument Details

Instrument No	11612412.4
Status	Registered
Date & Time Lodged	21 November 2019 12:49
Lodged By	Gray, Amy Frances
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
875781	North Auckland
875782	North Auckland
875783	North Auckland
875784	North Auckland
875785	North Auckland
875786	North Auckland
875787	North Auckland
875788	North Auckland
875789	North Auckland
875790	North Auckland
875791	North Auckland
875792	North Auckland
875793	North Auckland
875794	North Auckland
875795	North Auckland
875796	North Auckland
875797	North Auckland
875798	North Auckland
875799	North Auckland
875800	North Auckland
875801	North Auckland
875802	North Auckland
875803	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Javlyn Deidre Swan as Territorial Authority Representative on 21/10/2019 03:33 PM

***** End of Report *****

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC 2180045**

Being the Subdivision of Lot 1 DP 475568 having 30/40 share in Lot 11 DP 407591 North Auckland Registry

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

SCHEDULE

Lots 1 – 4, Lots 6 – 24 DP533315

(i) In conjunction with the construction of any building requiring a wastewater disposal system the Lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the *Site Suitability Report*, dated July 2017 prepared by Haigh Workman Ltd Civil and submitted with Resource Consent 2180045.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

(ii) In conjunction with the construction of any building on the Lot, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 2% AEP plus allowance for climate change. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified chartered professional engineer and submitted with the Building Consent application.

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Lots 1, 2, 6 – 9 and 16 DP533315

(iii) In conjunction with the construction of any building on the Lot or prior to the construction of a vehicle crossing, the lot owner shall obtain a permit from the Council as to the siting, earthworks, formation and drainage of the crossing.

Lots 1 – 24 DP 533315

(iv) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path as shown on the as-built drawings attached.

Lots1 – 4 and Lot 12 DP 533315

(v) The lot owner shall preserve the indigenous trees and bush on Lots 4 – 10 and Lot 12 within areas AA, AB, AC, AD, AE, AF, AG, and AH as shown on DP533315 and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 1 – 24 DP533315

(vi) The Council assumes no responsibility, including costs, for the ongoing maintenance of the private stormwater system (including the stormwater pond on Lot 5 and stormwater drains). The system must be maintained on an ongoing basis to a reasonable and operational standard by the lot owners. Until such times as the Council of its own volition decides to assume responsibility, the lot owners shall not request Council to undertake maintenance of the system.

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Lots 1 – 4, Lots 6 -24 DP 533315

(vii) Any new dwelling shall have in addition to a potable water supply, a firefighting water supply in accordance with New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2003. This may be sprinklers or on-site storage supplied by a connection the Doubtless Bay Water Supply Company's system or roof water collection. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes and fitted with outlet compatible with rural fire service equipment. The minimum on-site tank storage shall be 45,000m³ or lessor quantity as approved by New Zealand Fire Service local fire officer or have access to an alternative firefighting water source as set out in Appendix B of the Code.

Lots 1 – 24 DP533315

(viii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitably qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the building consent application.

(ix) The site is identified as being within a kiwi present zone. Any dogs and/or cats kept on site shall be tied up or kept inside at night to reduce risk of predation of the Northland brown kiwi by domestic dogs and cats.

SIGNED: [redacted]
Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 29th day of July 2019

Onsite Wastewater Report (TP58)

Giovanni De Felice
8 Amelie Place
Coopers Beach
Far North District
Lot 16 DP 533315

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

Rev: A
Date: 25th October 2022
Job No: 2832

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

Contents

Onsite Wastewater Disposal Design
Assessment of the Environmental Effects

Executive Summary

Lot 16 DP 533315 is a 4,197m², slightly sloping, grassed, residential section located off 8 Amelie Place, Coopers Beach. The owner proposes to construct a 3-bedroom dwelling and shed onto the property. Onsite wastewater is required to service the buildings. A secondary treatment system with surface laid dripper lines is recommended due to category 6, clay soils with slow draining characteristics.

Recommendations:

- The site is suitable for the disposal of onsite wastewater and a secondary treatment system with surface laid dripper lines is recommended.
- 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 proposed wastewater disposal field shall consist of approximately 300m of surface laid dripper line spaced at 1m. 300m² area in total. Dripper lines are to be surface laid, on level ground, and planted with water loving plants. The dripper line should be covered by at least 100mm layer of mulch or leaf litter.
- The wastewater field is to be setback a minimum of 5m from any existing or future open drains downslope of the field. This includes a 5m minimum setback from the open drains along each property boundary.
- There is adequate area to support a 100% reserve wastewater disposal field.
- 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 is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building 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 a 3-bedroom dwelling and shed with washroom.

1.3 Site Description

Lot 16 DP 533315 is located off 8 Amelie Place, Coopers Beach and is zoned Rural Production in the Far North District Plan. Access to the lot is gained via Amelie Place which runs along the eastern boundary. Refer to the FNDC Property Map, Section 1.4, showing Lot 16 DP 533315 and the surrounding area.

Lot 16 is a roughly square shaped, grassed residential lot with a north-easterly aspect. In the area of the proposed development the topography slopes slightly to the northeast towards open drains.

The wastewater disposal field is to be situated a minimum of 5m from any existing or future open drain downslope of the field as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. This includes a 5m minimum setback from the drains along each property boundary.

Photograph 1: Showing the approximate location of the proposed wastewater disposal field on a slightly sloping, grassed area.

1.4 Far North Maps

2.0 Methodology

2.1 Site Visit

The site investigation was undertaken on 13th October 2022 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 undertaken to acquire soil samples and to establish groundwater depth. 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.

2.2 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 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Kaitaia - Rawene Soil Map and Google Earth images.

This report was written by referencing the Site Suitability Report by Haigh Workman dated July 2017 as requested on Consent Notice 11612412.4.

3.0 Site Evaluation

3.1 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet O 04/05 describes the soils over the property as Rangiuru clay (RU) with well to moderately well drained soils of the rolling and hill land and remnants of Te Kopuru sand (TEK) with imperfectly to very poorly drained soils of the coastal sand dune complex.

The borehole log showed soils to be category 6 clay with slow draining characteristics. Refer to the Borehole Log, Section 9 and Photograph 2 showing soil layers.

Photograph 2: Borehole showing no topsoil followed by category 6, slightly moist, brownish orange, slightly moist clay.

3.2 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 6 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Spring, 13th October 2022.

No freshwater bores were noted on NRC Water Resources map in the near vicinity of the proposed wastewater disposal field meeting the 20m setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

3.3 Surface water

This property has drains along each boundary. The drain along the southern half of the western boundary receives stormwater from the elevated lots to the west. This drain then follows the property line east along the northern boundary before terminating at the open roadside drain along Amelie Place.

The roadside drain along Amelie Place at the eastern boundary conveys stormwater from the drain on the lot to the south. The wastewater disposal field is to be setback a minimum of 5m from any existing or future stormwater flow path (such as open drains or stormwater spreader) as per the Regional Plan for Northland (2019), Section C.6.1.3. Refer to the Site Plan, Section 8 showing the location of existing drains and the 5m setback from them.

Excess stormwater, following heavy rain events, will follow the topography and flow to the northeast towards the open drain along the northern boundary and the roadside drain along the eastern boundary.

No surface water bodies were noted in the near vicinity of the proposed wastewater disposal field (30m radius) meeting the 15m separation distance required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and the more conservative 30m separation distance outlined in the Far North District Plan, Section 12.7.6.1.4(b).

The closest water body is a stream to the east approximately 126m from the eastern boundary of Lot 16.

3.4 NRC Hazard Map - Flooding

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

4.0 On-site Effluent Disposal Design

4.1 System Requirements

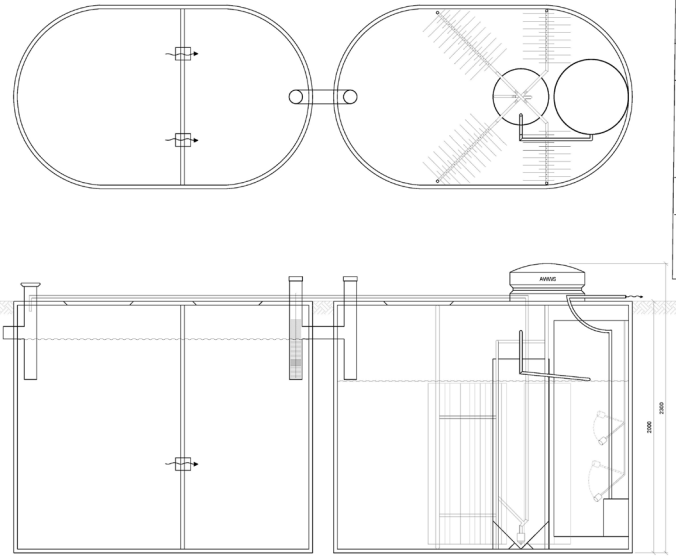
Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The 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 is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system. Installation and maintenance notes can be found at the back of this report, Section 10 and 11.

Proposed system: AWWS-5000-C

Advanced WasteWater Systems Ltd
AWWS-5000-C Specification



Model: Process Description of System	AWWS-5000-C Vertically mounted thermo formed Poly sheets with fine bubble aeration
Volumes - Total operational Volumes - No of tanks - Pump out Chamber - Primary/Septic - Aeration Tank - Aeration Chamber - Clarification - Pump Out Chamber	2000L/Day 2 Internal 5000 Dual 5000L 3600L 300L 300L
Filter - NZ 1546 standards	1/16 inch Bio Filter (primary septic inlet)
Aeration - Type - Make/Model - Run Time - KW - Warranty Irrigation Pump	Blower Secoh JDK80 - JDK120 8x 2hr 0.045 = 0.81 max KW per day 3 years To be specified if needed (metres head/lnr field size)
Recirculation	Sludge Return from Clarification to septic (Auto air operated)
Electrical - Controls	4Plug ST controller 10Amp Circuit Breaker High Level Alarm Low or no air Alarm

AWWS
ADVANCED WASTEWATER SYSTEMS

1666 SH10, Kerikeri
Ph 021.407.130 Email blair@awws.co.nz
www.awws.co.nz

4.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the dwelling x litres per person per day / loading rate = area of wastewater field

5 x 180 litres / 3 = 300m²

The proposed effluent field shall consist of approximately 300m length of surface laid dripper line spaced at 1m in a 300m² area. Dripper lines are to be surface laid, on level ground, and planted with water loving plants. Section 10.3 provides a list of native NZ plants suitable for wastewater disposal fields. Dripper line should be covered by at least 100mm layer of mulch or leaf litter. Refer to the attached Site Plan, Section 8.

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

180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 3 is assigned due to category 6 soils with slow draining characteristics as per TP58 (2004), Table 9.2, p.150.

Installation and maintenance notes can be found at the back of this report, Section 10 and 11, as a guide to the upkeep of the system and disposal field.

4.3 Reserve Area

The site has adequate area to support a 100% reserve wastewater disposal field, greater than the 30% minimum required by the Northland Regional Plan (2019). The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve disposal field must be protected from any development that would prevent its use in the future.

4.4 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the dwelling will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

As the property has open drains upslope of it a cut off drain is not required.

5.0 Council Requirements for new Building Consents

5.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. Refer to Section 11 for Section 3 of the Building Code detailing smoke alarm regulations. This is a requirement by the Far North District Council for all new Building Consents.

5.2 Earthworks

The proposed 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 (aucklanddesignmanula.co.nz).

5.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 16 DP 533315.

6.0 Summary

A secondary treatment system with 300m² of surface laid dripper lines and 100% reserve is recommended due to category 6 soils with no topsoil.

Setback distances from surface water, open drains and groundwater have been achieved.

7.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Name:	Giovanni De Felice
Company Name:	
Property Owner Name:	Giovanni De Felice
Nature of Applicant	Owner

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin and Nicola 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	nicola@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	8 Amelie Place		
	Coopers Beach		
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)	4,197m^2		

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

Lot No.	Lot 16	DP No.	DP 533315	CT No.	
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 slight at <5°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:
Grass.
Slope Shape: (Please provide diagrams)
Slight slope in area of disposal field. Property overall has a linear planar slope shape.
Slope Angle:
<5°
Surface Water Drainage Characteristics:
Refer to Section 3.3.
Flooding Potential: YES/NO
No
Surface Water Separation:
Refer to Section 3.3.

3. Site Geology

Rangiuru clay (RU) with well to moderately well drained soils of the rolling and hill land and remnants of Te Kopuru sand (TEK) with imperfectly to very poorly drained soils of the coastal sand dune complex.

Geological Map Reference Number	NZMS 290 Sheet O 04/05

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	1
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	√
As the property has open drains upslope of it a cut off drain is not required.				

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?	None
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

Soils consisted of no topsoil followed by slightly moist, brownish orange, clay with slow draining characteristics.

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)

Number of Bedrooms – dwelling	3		
Design Occupancy	5		(Potential number of people)
Per capita Wastewater Production	180		(Litres per person per day)
Total Daily Wastewater Production	900		(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			
Home aeration plant	√	Refer to Section 4.2	
Tertiary Treatment			
Ultraviolet disinfection			
Other		Specify	

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	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(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	3		(Litres/m²/day)
Disposal Area	Design (m²)	300	For driplines spaced at 1m
	Reserve (m²)	300	For driplines spaced at 1m

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate of 3 due to category 6 soils with slow draining characteristics as per 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)	300	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 4.2 and the Site Plan, Section 7.					
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

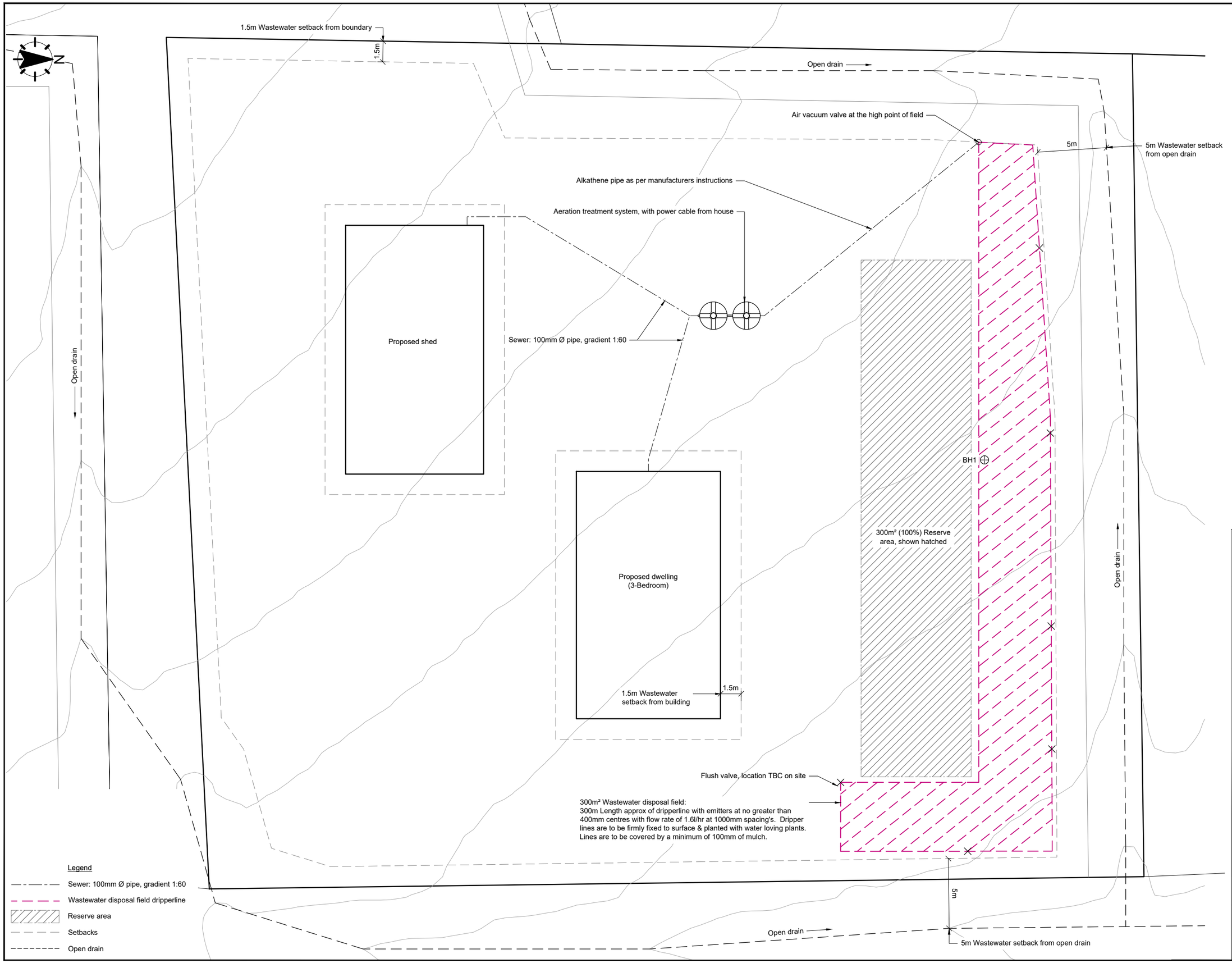
I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	[redacted]
Position: Director	Date	25th October 2022

Note:

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

Building consent must be approved before work commences.



NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. 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.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from open drain
6. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
   - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
   - Refer to the report outlining Section 3 of the Building Code, detailing smoke alarm regulations.
7. 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)

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@obrienconsulting.co.nz

Project Title
Giovanni De Felice
8 Amelie Place
Coopers Beach
Lot 16 DP 533315

Sheet Title
Wastewater Site Plan

Drawn 25 October 2022

Project No 2832

Rev A

Sheet A01

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

9.0 Borehole Log

O'BRIEN DESIGN CONSULTING

BOREHOLE LOG 1

Client	Giovanni De France	**Job No.**	2832
Project	Installation of onsite wastewater	**Date Drilled**	13/10/2022
Site Address	8 Amelie Place, Coopers Beach	**Drilled By**	M O'Brien
Legal Description	Lot 16 DP 533315	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100 200 300 400 500 600 700 800 900 1000 1100 1200	Groundwater not intercepted	Rangiuru clay (RU) & Te Kopuru sand (TEK)		Slightly moist orange silty CLAY	6
1300 1400 1500 1600 1700 1800 1900 2000 2100				EOB	

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

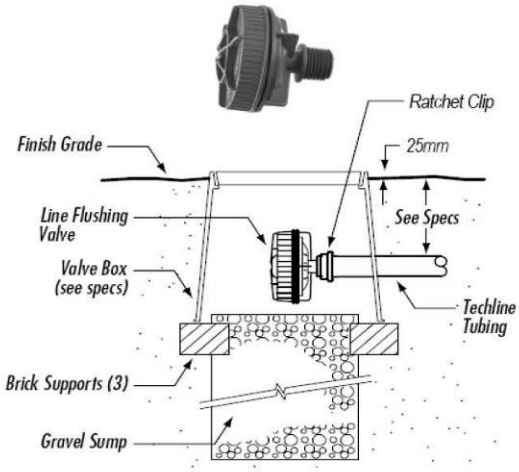
The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

10.0 On Site Wastewater Installation Guide for the Installer

TECHLINE AS™ DESIGN GUIDE

LINE FLUSHING VALVES:
Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump *(valve box)*.
- The dumping of water *(additional flow)* allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

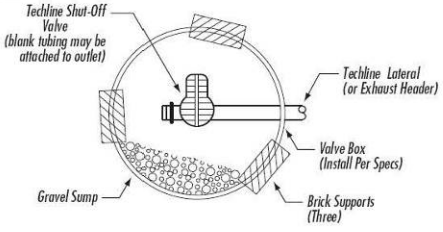


AUTOMATIC LINE FLUSHING VALVE:

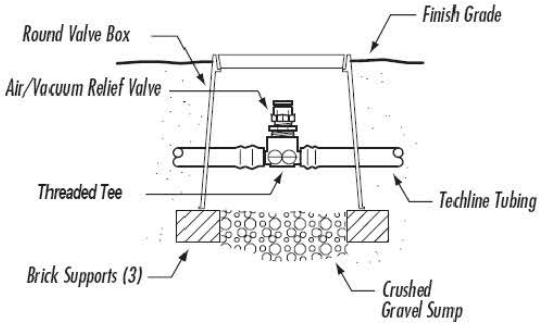
- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

MANUAL FLUSHING VALVE:

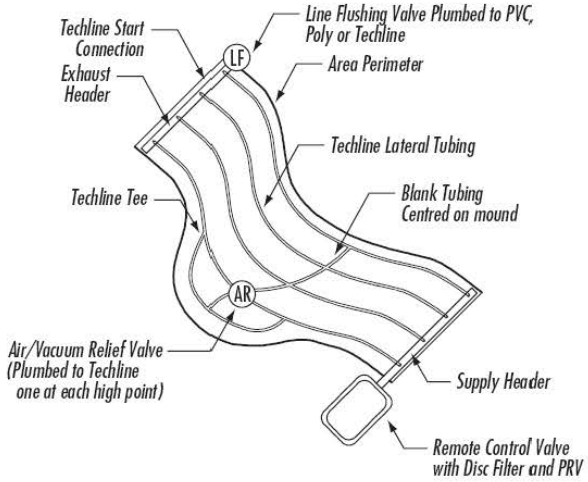
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



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.

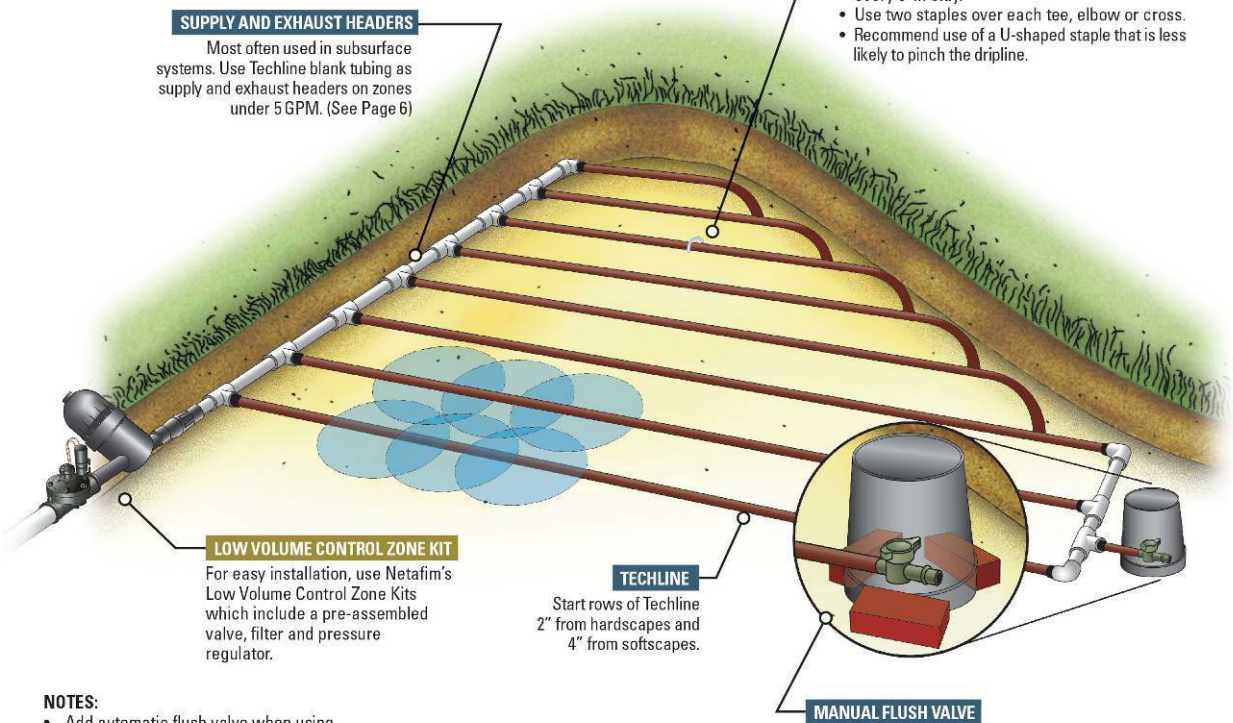


- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.

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

SUBSURFACE/SURFACE DESIGN LAYOUT

For use with Techline® dripline designs.
Bury driplines evenly throughout the zone from 4" to 6" deep or on-surface under mulch.



STAPLES
Use one staple for:
- Every 3' of Techline in sand, every 4' in loam and every 5' in clay.
- Use two staples over each tee, elbow or cross.
- Recommend use of a U-shaped staple that is less likely to pinch the dripline.

SUPPLY AND EXHAUST HEADERS
Most often used in subsurface systems. Use Techline blank tubing as supply and exhaust headers on zones under 5 GPM. (See Page 6)

LOW VOLUME CONTROL ZONE KIT
For easy installation, use Netafim's Low Volume Control Zone Kits which include a pre-assembled valve, filter and pressure regulator.

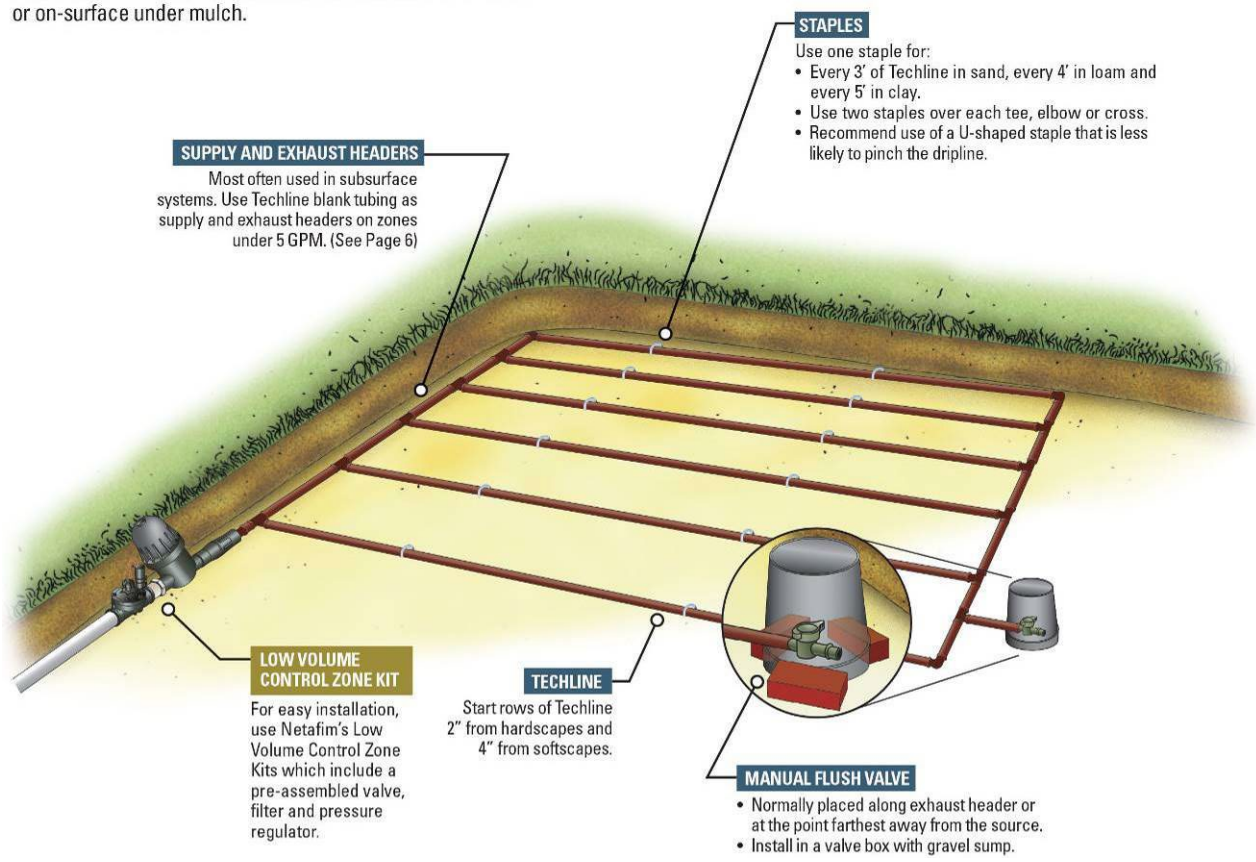
TECHLINE
Start rows of Techline 2" from hardscapes and 4" from softscapes.

MANUAL FLUSH VALVE
- Normally placed along exhaust header or at the point farthest away from the source.
- Install in a valve box with gravel sump.

NOTES:
- Add automatic flush valve when using Techline DL or RW.
- Add air relief valve at the highest point in the system when using Techline DL or RW.

SUBSURFACE/SURFACE DESIGN LAYOUT

For use with Techline® dripline designs.
Bury driplines evenly throughout the zone from 4" to 6" deep or on-surface under mulch.



STAPLES
Use one staple for:
- Every 3' of Techline in sand, every 4' in loam and every 5' in clay.
- Use two staples over each tee, elbow or cross.
- Recommend use of a U-shaped staple that is less likely to pinch the dripline.

SUPPLY AND EXHAUST HEADERS
Most often used in subsurface systems. Use Techline blank tubing as supply and exhaust headers on zones under 5 GPM. (See Page 6)

LOW VOLUME CONTROL ZONE KIT
For easy installation, use Netafim's Low Volume Control Zone Kits which include a pre-assembled valve, filter and pressure regulator.

TECHLINE
Start rows of Techline 2" from hardscapes and 4" from softscapes.

MANUAL FLUSH VALVE
- Normally placed along exhaust header or at the point farthest away from the source.
- Install in a valve box with gravel sump.

11.0 On Site Wastewater Maintenance for the Owner

11.1 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:

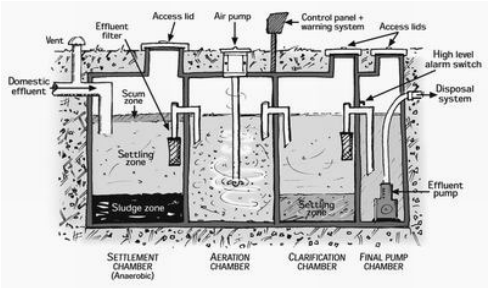
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying.
- The grass is unusually dark green over the land application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

11.2 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 level 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.

11.3 Recommended Plants

Water loving native plants are recommended for the wastewater disposal field.

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

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

12.0 NZ Building Code, Clause F7, Smoke Alarms, Section 3

DOMESTIC SMOKE ALARMS

Scope

Smoke alarms shall be installed in every household unit of risk groups SH and SM where a Type 4 or Type 7 alarm system is not required by Acceptable Solutions C/AS1 to C/AS7.

The other paragraphs of this Acceptable Solution do not apply to the installation of domestic smoke alarms. Paragraphs 3.1 to 3.4 stand alone and only detail the requirements for domestic smoke alarms within household units.

Type 1 – Domestic Smoke Alarm System

A Type 1 system is based on one or more domestic type smoke alarms with integral alerting devices. Coverage shall be limited to selected parts of a single firecell, subject to Paragraphs 3.3 and 3.4.

Smoke alarms shall be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. 3.2.3 The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds.

Comment: A hush facility is a button on the smoke alarm which silences the alarm for a limited time after activation. This allows the cause of a nuisance alarm to be cleared without having to remove the battery to silence the smoke alarm.

Smoke alarms shall have an alarm test facility easily reached by the building occupants. This facility may be located on the smoke alarms.

Location of Smoke Alarms

Smoke alarms shall be located as follows: a) In multi-storey units, there shall be at least one smoke alarm on each level within the household unit. b) On levels containing the sleeping spaces, the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.

Comment: Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by this Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem.

Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514. Comment: NZS 4514 gives instructions for the physical location of smoke alarms. Smoke alarms need to be situated on (or near) the ceiling for optimum detection of smoke in a fire situation. Following manufacturer's instructions is important to ensure smoke alarms are physically mounted correctly. This information is usually device specific.

Maintenance

Smoke alarms shall be maintained in accordance with the maintenance requirements of NZS 4514.

13.0 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. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

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

14.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

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

TO: Giovanni De Felice.....(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 8 Amelie Place, Coopers Beach, Lot 16 DP 533315

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.

[redacted].....(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: 25th October 2022

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.