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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ✔ **No**

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Emerson Subritzky

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Logiplan Limited C/- Nina Pivac

Email:

Phone number:

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

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

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

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

Name/s: Harrison Gillespie Trustee Service Limited, Emerson Subritzky and Margaret Subritzky

Property address/
location: 25 Sweetwater Road Awanui

Postcode

8. Application site details

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

Name/s: As above

Site address/ location:

Postcode

Legal description: Lot 1 DP 185829 **Val Number:**

Certificate of title: NA116C/6

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

Site visit requirements:

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

Is there a dog on the property? ☑ **Yes** ☐ **No**

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

Please contact applicant to arrange site visit

9. Description of the proposal

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

To construct shed in RPZ breaching rules relating to setback, sunlight, stormwater and building coverage

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

10. Would you like to request public notification?

☐ **Yes** ☑ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

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

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

◯ **Subdividing land**

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

◯ **Disturbing, removing or sampling soil**

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

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: **(please write in full)** As per applicant details

Email:

Phone number: Work Home

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

Postcode

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Emerson Subritzky

Signature:
(signature of bill payer)

Date 04-Mar-2026

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Nina Pivac

Signature

Date 04-Mar-2026

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

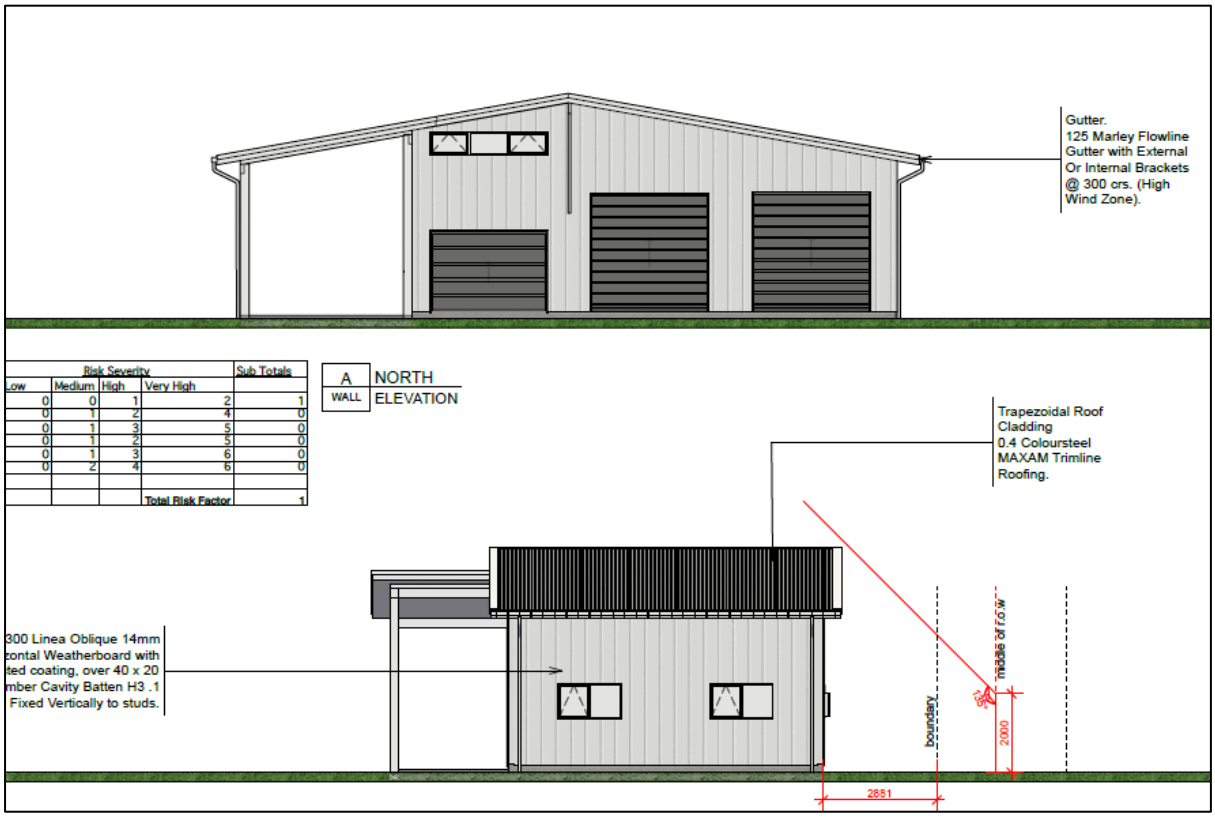
See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



LANDUSE RESOURCE CONSENT APPLICATION

25 SWEETWATER ROAD, AWANUI

LOT 1 DEPOSITED PLAN 185829

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:

EMERSON SUBRITZKY

Rev A

4 March 2026

logiplan

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APPENDICES:

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	25 Sweetwater Road Awanui
Applicant's name:	Emerson Subritzky
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 1 DP 185829
Site area:	4470m^2
Site owner/s:	Harrison Gillespie Trustee Service Limited Emerson Eric Subritzky Margaret Dinelle Lareese Subritzky
Operative District Plan:	Far North District Plan
Operative zoning/overlays:	Rural Production Zone
Proposed zoning/overlays:	Rural Production Zone Treaty Settlement Area of Interest
Brief description of proposal:	To construct a 175m^2 garage breaching the following rules: • Rule 8.6.5.1.2 Sunlight • Rule 8.6.5.1.3 Stormwater Management • Rule 8.6.5.1.4 Setback from Boundaries • Rule 8.6.5.1.10 Building Coverage
Summary of reasons for consent:	Overall, resource consent is required as a **Discretionary Activity** under the Far North District Plan.

AUTHOR

Nina Pivac
Director l BAppSC l PGDipPlan l Assoc. NZPI

Date: 4 March 2026

2.0 PROPOSAL

The applicant, Emerson Subritzky, proposes to construct a 175m^2 garage on a property located at 25 Sweetwater Road, Awanui.

Resource consent is sought under the following rules:

- Rule 8.6.5.1.2 Sunlight
- Rule 8.6.5.1.3 Stormwater Management
- Rule 8.6.5.1.4 Setback from Boundaries
- Rule 8.6.5.1.10 Building Coverage

A Stormwater Management Report has been prepared in support of the proposed development, as per **Appendix C.**

Written approval has been obtained by all affected parties, as per **Appendix D.**

Overall, the application is assessed overall as a **Discretionary Activity** under the District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

Site Characteristics

The subject site is located at 25 Sweetwater Road Awanui and is legally described as Lot 1 DP 185829 (NA116C/6). The site has a land area of 4470m^2. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.

The site is subject to Consent Notices D321283.2 (see **Appendix B**) with conditions relating to effluent disposal and heritage. The proposed development has been designed in accordance with all relevant consent notice conditions, and consultation has been undertaken with Heritage New Zealand Pouhere Taonga (HNZPT) as per **Appendix D.**

The site contains an existing dwelling and associated services, is flat in topography with well-established landscaping on all boundaries and throughout the site. This vegetation will be unaffected by the proposal.

Surrounding Environment

As shown in **Figure 1** below, the subject site is located in an area largely characterised by rural-residential development. Adjoining sites are similarly zoned Rural Production.

Figure 1: Aerial image showing existing vehicle crossings (Premise)

Access

The site is accessed via a an existing vehicle crossing which has been formed to an adequate standard.

Zoning and Resources

The subject site is zoned Rural Production. There are no other resource features or overlays relevant to the site.

In terms of heritage and archaeology, there are no registered heritage sites or sites of cultural significance located in the vicinity of the subject site. However, as per Consent Notice D321283.2 CONO, consultation has been undertaken with HNZPT. No response has been received as yet. However, it is anticipated that Council will circulate this application to HNZPT for comment.

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

OPERATIVE DISTRICT PLAN

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	The site will contain one dwelling only. **Complies**
Rule 8.6.5.1.2 Sunlight	2m + 45-degree recession plane	The proposed building will encroach the recession plane as measured from the northern boundary. Written approval has been provided by the affacted neighbour **(Appendix D).** **Complies**
Rule 8.6.5.1.3 Stormwater Management	The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.	The proposed development will increase total impermermeable surfaces to 1435m^2 which equates to 32% of the total site area. **Discretionary Activity**
Rule 8.6.5.1.4 Setback from Boundaries	10m from any site boundary	The proposed shed will be located 1.5m from the northern boundary. The affected party, being Lot 3 DP 103260, has provided written approval as per **Appendix D.** **Restricted Discretionary Activity**
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	Existing access and parking arrangements have been formed to an adequate standard and will remain unchanged. **Complies**
Rule 8.6.5.1.8 Building Height	The maximum height of any building shall be 12m.	The maximum building height is 5m. **Complies**
Rule 8.6.5.1.10 Building Coverage	Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	Total building coverage will increase to 609m^2 (including pool) which equates to 13.6% of the total site area. **Controlled Activity**

Overall, the proposal requires resource consent as a **Discretionary Activity** under the Far North District Plan.

PROPOSED DISTRICT PLAN

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

5.0 NES CONTAMINATED SOILS

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NOTIFICATION

Public Notification

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

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

a) the applicant has requested that the application be publicly notified;
b) public notification is required under Section 95C.

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

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

Under Section 95A (4) an application must not be publicly notified if:

a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;
b) the application is for a resource consent for 1 or more of the following, but no other, activities:
    i. a controlled activity;
    ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

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

Under Section Under Section 95A(7), public notification is required if:

a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

Based on the assessment of environmental effects below, it is considered that there is nothing out of the ordinary that could give rise to special circumstances.

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

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

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

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

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

The assessment of environmental effects in Section 7.0 below concludes that there are no other adversely affected parties.

Step 4: Further notification in special circumstances

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

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

For the purpose of assessing the effects of the proposal, the assessment criteria specified in the District Plan as they relate to the infringements requiring land use consent are addressed in turn below.

Stormwater Management

A Stormwater Management Report has been prepared by Wilton Joubert in support of the proposed development, see **Appendix C.** Overall, the report concludes that any adverse effect in relation to stormwater management will be less than minor subject to the implementation of the recommended stormwater disposal design. This includes (but is not limited to) the installation of two 25,000L water tanks (or similar) to collect all roofwater, shaping the driveway to direct runoff into a catchpit. Stormwater disposal has been designed in accordance with AP10. It is anticipated that the recommendations outlined within the stormwater report will form a condition of consent.

Building Coverage

Following the construction of the proposed shed, total building coverage will equate to approxiamately 13.6% which triggers resource consent as a controlled activity.

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

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

Comment: The subject site already contains extensive landscaping which will remain unfaffected by the proposal. It is considered that no further landscaping is necessary.

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

Comment: The immediate surrounding environment is characterised by rural-residential development with neighbouring dwellings ranging from small cottages to modest-sized

residential units. The proposed shed will enable rural-residential activities to continue in a manner that is consistent with the surrounding environment.

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

Comment: Total building coverage equates to 13.6% which is considered to be a minor breach.

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

Comment: The proposed shed has been carefully positioned so as to maintain ample private open space for the enjoyment of current and future users.

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

Comment: The subject site is completely surrounded by extensive landscaping and a 2m fence which provides effective screening from all vantage points. The only neighbour considered to be potentially affected is that to the north who have provdied written approval.

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

Comment: The subject site is completely surrounded by extensive landscaping and a 2m fence which provides effective screening from all vantage points. The only neighbour considered to be potentially affected is that to the north who have provdied written approval.

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

Comment: The subject site is completely surrounded by extensive landscaping and a 2m fence which provides effective screening from all vantage points. The only neighbour considered to be potentially affected is that to the north who have provdied written approval.

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

Comment: The proposed shed is located near the northern boundary which is shared by the driveway of an adjacent property. There are no private open spaces on adjacent sites that will be adversely affected by the proposed development.

Setback from Boundaries

The proposed shed will be located 1.5m from the northern boundary. The affected party, being Lot 3 DP 103260, has provided written approval as per **Appendix D.** Any potential adverse effects on this party can therefore be disregarded.

Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

8.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development such as providing for the social well-being of the applicants and the community through addressing the current housing shortage in the Far North. The proposed development will also provide for the economical well-being of the Far North District through providing employment opportunities throughout the construction phase. Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

There are no national or regional planning documents directly relevant to this application.

Operative and Proposed District Plans

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any Operative or proposed District Plan. Therefore, an assessment of the Operative Far North District Plan provisions is required.

The District Plan includes objectives and policies placing emphasis on the maintenance and enhancement of the characteristics and amenity values of a particular locality. The District Plan seeks to encourage a wide range of activities in the Rural Production Zone, subject to the need to ensure that any adverse effects, including reverse sensitivity effects, on the environment are avoided, remedied or mitigated.

Rural Production Zone - Objectives	
Objective	**Comment**
8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The proposed development enables the efficient use of land where the site can be used for residential and productive purposes in a manner that will not degrade the natural and physical resources in the area.

Rural Production Zone - Objectives	
Objective	**Comment**
8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.	The proposal will enable the efficient use of surplus land providing for the social and economic well-being of the applicants.
8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	As per the AEE, rural amenity values will be maintained and no rural production activties will be affected by the proposal.
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	There are no significant natural values within, or in proximity to, the site which warrant protection.
8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.	Not applicable
8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.	The proposed development includes the construction of a storage shed which is considered to be a typical activity within the Rural Production Zone.
8.6.3.9 To enable rural production activities to be undertaken in the zone.	The proposed subdivision will not adversely affect rural production activities occurring in the area.

Rural Production Zone - Policies	
Policy	**Comment**
8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.	The proposed development will result in no adverse effects on the environment, as open space will be maintained by continuing using the land for residential and productive purposes.
8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.	It is anticipated that appropriate consent conditions will be imposed.

Rural Production Zone - Policies	
Policy	**Comment**
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	As above.
8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	The proposed development will not adversely affect those adjoining properties that are zoned Rural Production.
8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.	As above.
8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not applicable
8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.

On the basis of the above assessment, it is considered that the proposed development is not contrary to the relevant objectives and policies of the District Plan.

Other Matters

There are no other matters considered relevant to the proposal.

9.0 PART 2 ASSESSMENT

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

10.0 OVERALL CONCLUSION

The application lodged for Emerson Subritzky provides for the construction of a new shed on a property located at 25 Sweetwater Road, Waipapakauri breaching the following rules:

- 8.6.5.1.2 Sunlight
- 8.6.5.1.3 Stormwater Management
- 8.6.5.1.4 Setback from Boundaries
- 8.6.5.1.10 Building Coverage

The application has been assessed as a Discretionary Activity.

Having considered the matters associated with adverse effects and affected persons, it is considered that the extent of the development including any adverse effects is either contemplated by the District Plan. The adverse effects associated with the land use infringements area assessed as less than minor and therefore acceptable in the receiving environment.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR

Nina Pivac
Director l BAppSC l PGDipPlan l Assoc. NZPI

Date: 4 March 2026

APPENDICES:

Appendix A – Site, Floor and Elevation Plans (Beard + Beard Architecture)
Appendix B – Certificate of Title and Consent Notice
Appendix C – Stormwater Report (Wilton Joubert)
Appendix D – Written Approvals

Appendix A – Site, Floor and Elevation Plans (Beard + Beard Architecture)

commercial & industrial development - structural design - residential design - new homes - alterations - extensions - garages

DRAWING SCHEDULE		
Sheet No.	**Sheet Name**	**Rev. No.**
1	SCHEDULE OF NOTES-1	None
2	SCHEDULE OF NOTES-2	None
3	SCHEDULE OF NOTES-3	None
A01	SITE PLAN	None
A01.2	CUT FILL PLAN	None
A02	FLOOR PLAN	None
A03	FOUNDATION/SLAB PLAN	None
S00	ENGINEERS DRAWING	None
SO1	ENGINEERS DRAWING	None
S02	ENGINEERS DRAWING	None
S03	ENGINEERS DRAWING	None
S04	ENGINEERS DRAWING	None
S05	ENGINEERS DRAWING	None
A04	CEILING JOIST FRAMING PLAN	None
A05	PLUMBING & DRAINAGE LAYOUT	None
A05.1	GULLY TRAP BEDDING DETAILS	None
A05.2	HANDIBRAC DETAIL	None
A06	ROOF FRAMING PLAN	None
A06.1/C	LINTEL/STUD FIXINGS-CONCRETE	None
A07	DESIGN IT	None
A07.1	DESIGN IT	None
A07.2	DESIGN IT	None
A07.3	PROLAM CALCS	None
A08	ROOF PLAN	None
A09	ELECTRICAL PLAN	None
A10	ELEVATIONS	None
A11	ELEVATIONS	None
A12	RISK MATRIX	None
A13	CROSS SECTION A-A	None
A13.1	ARCHITECTURAL DETAILS A-A	None
A13.2	ARCHITECTURAL DETAILS A-A	None
A13.3	ARCHITECTURAL DETAILS A-A	None
A14	LONG SECTION 1-1	None
A14.1	ARCHITECTURAL DETAILS 1-1	None
A15	GARAGE DOOR DETAIL	None
A16	JAMB, LINEA OBLIQUE HORIZONTAL/CAVITY CLADDI	None
A17	HEAD, LINEA OBLIQUE HORIZONTAL/CAVITY CLADDI	None
A18	SILL, LINEA OBLIQUE HORIZONTAL/CAVITY CLADDIN	None
A19	EXT CNR, LINEA OBLIQUE HORIZONTAL/CAVITY CLA	None
A20	GARAGE, HEAD, LINEA OBLIQUE HORIZONTAL/CAVIT	None
A21	BASE, LINEA OBLIQUE HORIZONTAL/CAVITY CLADDI	None
A22	SOFFIT, LINEA OBLIQUE HORIZONTAL/CAVITY CLADI	None
A22.1	FIXING DETAILS	None
A23	TYPICAL CAVITY FIXING	None
A23.1	CLADDING PENETRATION DETAIL	None
A24	WINDOW/DOOR SCHEDULE	None
A25	WINDOW/DOOR SCHEDULE	None
B01	E3-BATHROOM DETAILS	None
B02	BATHROOM DETAILS-CONCRETE	None
B03	BATHROOM TILED DETAILS	None
B04	GIB AQUALINE SHOWER DETAILS	None
M02	BOWMAC BOTTOM PLATE FIXING	None
M03	BEDDING AND BACKFILLING	None
M04	WATER FILTRATION DEVICE	None
M05	PIPE PENETRATION UNDER SLAB	None
M06	STUD-PLATE FIXING	None
M07	STUD-PLATE FIXING	None
M08	FIXING TYPE & CAPACITY	None
M09	BOWMAC STUD/TOP PLATE FIXING	None
M10	MITEK-OPTIONAL STUDLOCK LINTEL FIXINGS	None
M11	MITEK-OPTIONAL STUDLOCK LINTEL FIXINGS	None
M12	MITEK LINTEL/STUD FIXINGS	None
M13	DEKTITE DETAIL	None
H01	GAS CALIFONT DETAILS	None
H02	GAS CALIFONT DETAILS	None
HO3	GAS CALIFONT DETAILS	None
WC01	GIB AQUALINE INSTALLTION DETAILS	None
WC02	GIB AQUALINE INSTALLTION DETAILS	None
WC02.1	GIB AQUALINE INSTALLTION DETAILS	None
WC03	ECOPLY INSTALLTION DETAILS	None

Proposed Shed

For

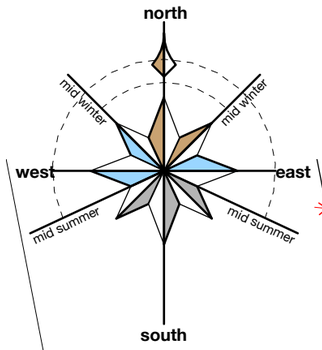
E Subritzky

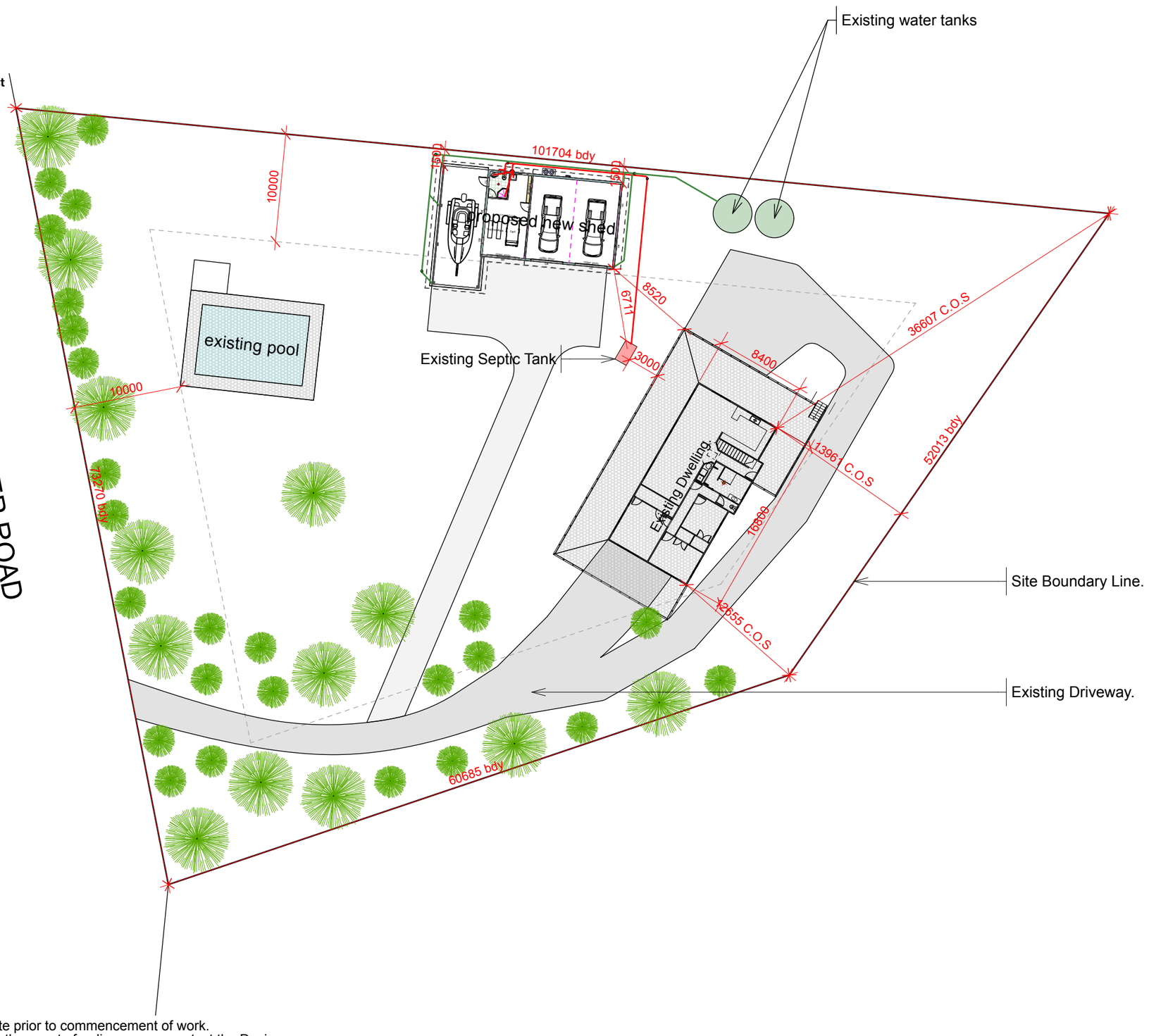
25 Sweetwater Road, Awanui

architecture
beard
architectural and structural designers
design vision strategy

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
114524
BUILDING CONFIDENCE

Beard Online Architecture D M Beard Structural LTD **Doug T:** 022 454 9863 **E**: beardarc48@gmail.com **Tyler T:** 021 247 7232 **E**: tylerkharissa@gmail.com **Kirsty T:** 022 167 9900 **E**: kirstyboarch22@gmail.com 106 Arawhata Road Kaingaroa 0483





SITE NOTES:
25 SWEETWATER RD, AWANUI

LEGAL DESCRIPTION
LOT 1
DP 185829
VALUATION NUMBER: 00013-31200
TOTAL LAND AREA: 4470m2

SITE COVERAGE
EXISTING DWELLING ROOF AREA: 324m2
EXISTING SWIMMING POOL AREA: 110m2
EXISTING DRIVEWAY AREA: 494m2

PROPOSED BUILDING AREA: 146m2
PROPOSED ROOF TOTAL AREA: 175m2
PROPOSED DRIVEWAY AREA: 223m2

TOTAL AREA OF IMPERMEABLE SURFACES: 1435m2
TOTAL % OF IMPERMEABLE SURFACES: 32%

FNDC ZONE **RURAL PRODUCTION**
SETBACK TO BOUNDARIES 10000

EARTHQUAKE ZONE 1
EXPOSURE ZONE C
CLIMATE ZONE1
WIND REGION A
WIND ZONE **HIGH**
SNOW ZONE NO
LEE ZONE NO

REV	DATE	BY	REVISION AMENDMENTS

All dimensions to be checked on site prior to commencement of work.
Work only to figured dimensions, in the event of a discrepancy contact the Designer.
Do not change any details without prior consent from the Designer.
Building Contractor to check all levels, dimensions, connections & manufacturers specifications before beginning or manufacturing any work to ensure that all materials & labour necessary to complete the project has been allowed for, whether inferred, drawn on plans or not.
Liability will not be accepted by Designer for any materials or labour not shown on drawings or required by council or during construction.

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 **E**: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

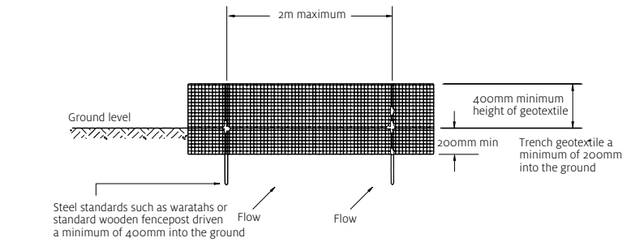
CLIENT:	E & M SUBRITZKY		PROJECT # ES-0725
PROJECT:	25 SWEETWATER ROAD, AWANUI	DATE # 01/10/2025 SCALE @ A3 1:400	DWG # A01
DWG	SITE PLAN	DRAWN KB/TB/DB CHKD KB/TB/DB	

Silt fence installation is critical to it's performance.
It needs to:
1 - be installed in a trench 200mm deep by 100mm wide.
2- have waratahs or posts hammer-staked at least 400mm deep on the downhill side of the fabric, no more than 2.0m apart.
3 - be 600mm high above ground, with an additional 200mm of cloth below ground in the trench.
4- have each end of the fence return up the slope roughly 2.0m to prevent water going around the edges.
5- be anchored by backfilling the trench and placing soil on top of the fabric.

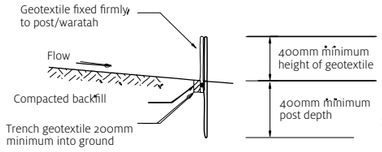
Table 1

Silt fence design criteria			
Slope steepness (%)	Slope length (m) (Maximum)	Spacing of returns (m)	Silt fence length (m) (Maximum)
Flatter than 2%	Unlimited	N/A	Unlimited
2-10%	40	60	300
10-20%	30	50	230
20-33%	20	40	150
33-50%	15	30	75
> 50%	6	20	40

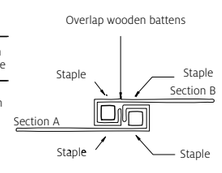
Figure 1



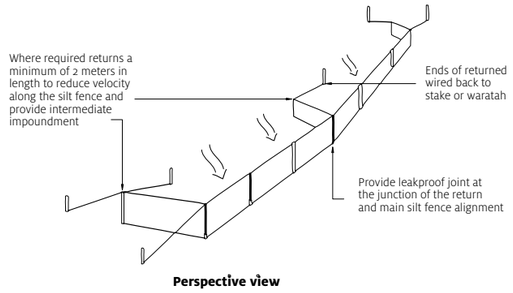
Elevation



Cross section



Standard fabric joint



Perspective view

REV	DATE	BY	REVISION AMENDMENTS

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT:	E & M SUBRITZKY		PROJECT # ES-0725
PROJECT:	25 SWEETWATER ROAD, AWANUI	DATE # 01/10/2025 SCALE @ A3 1:350	DWG # A01.2
DWG	CUT FILL PLAN	DRAWN KB/KB/TB/DB CHKD KB/KB/TB/DB	

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

FANTECH Rapid Response Extraction/Ducted Ceiling Fan in bathroom. Light activated.

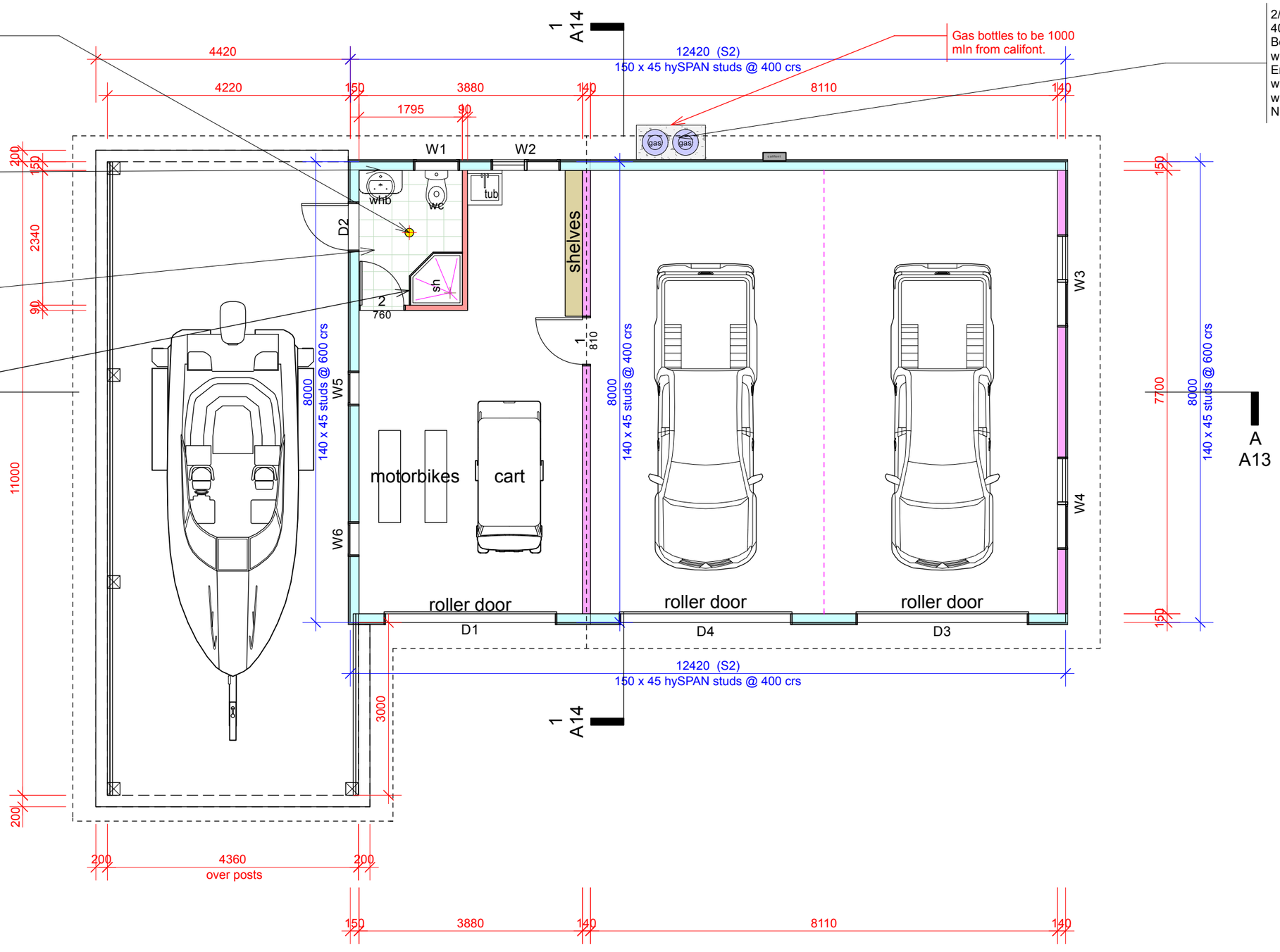
E3/AS1 3.2.2 Joints between fixtures and wall linings Where baths, basins, tubs or sinks abut impervious linings, the joint between fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings. (See Figures 3 (a) and (b).) REFER TO SHEET B01

Bathroom Floor Tiles. Apply ARDEX WPM 001 liquid floor membrane to cover the Splash Area.

Shower screens to comply with NZS4223:2016

2/45g LPG bottles on 600 min x 400 x 100 thick concrete pad. Bottles to be secured to building with safety chains. Ensure any bolts penetrating wall cladding have waterproofing EPDM or Neoprene gasket.

Gas bottles to be 1000 mln from califont.



FLOOR PLAN NOTES
Contractor is to check all dimensions on site before commencing work.
Confirm bathroom layout with owner before commencing pipework.
All dimensions to timber framing not finished room sizes.
All framing & bottom plates to be H1.2 treated unless specified otherwise.
All structural timber has been designed using SG8 timber unless otherwise specifed.
See foundation plan for loaded bearings walls.

REFER TO BRACING PLAN FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED

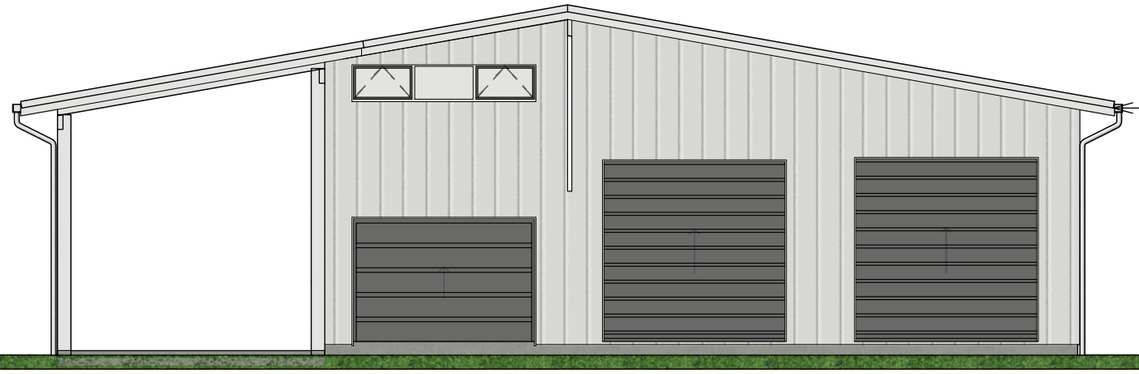
CLIENT: E & M SUBRITZKY			PROJECT # ES-0725
PROJECT: 25 SWEETWATER ROAD, AWANUI	DATE # 01/10/2025		DWG # A02
	SCALE @ A3 1:75		
DWG FLOOR PLAN	DRAWN KB/TB/DB		
	CHKD KB/TB/DB		

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

REV | DATE | BY | REVISION AMENDMENTS

HIGH WIND ZONE

REV	DATE	BY	REVISION AMENDMENTS



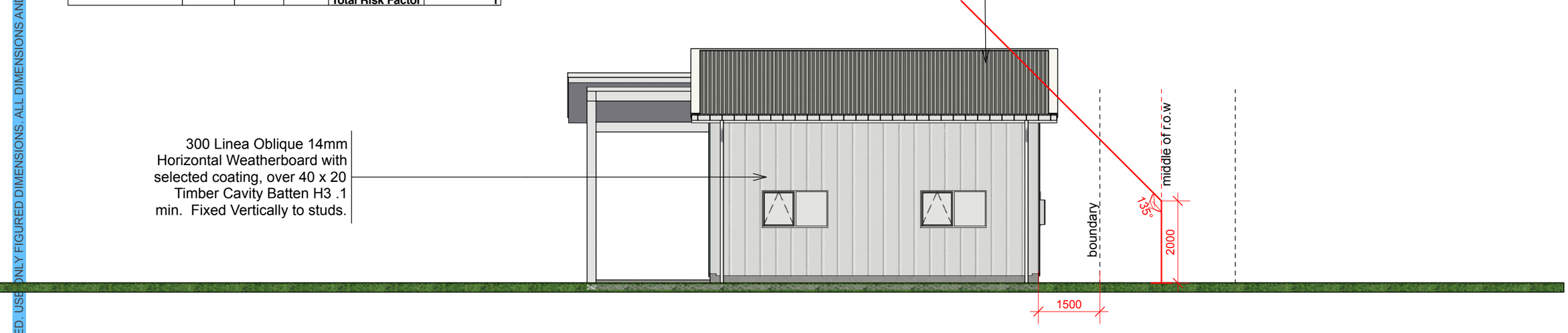
Gutter.
125 Marley Flowline
Gutter with External
Or Internal Brackets
@ 300 crs. (High
Wind Zone).

North Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	**1**

A WALL — NORTH ELEVATION

Trapezoidal Roof
Cladding
0.4 Coloursteel
MAXAM Trimline
Roofing.

300 Linea Oblique 14mm
Horizontal Weatherboard with
selected coating, over 40 x 20
Timber Cavity Batten H3 .1
min. Fixed Vertically to studs.



East Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	**1**

B WALL — EAST ELEVATION

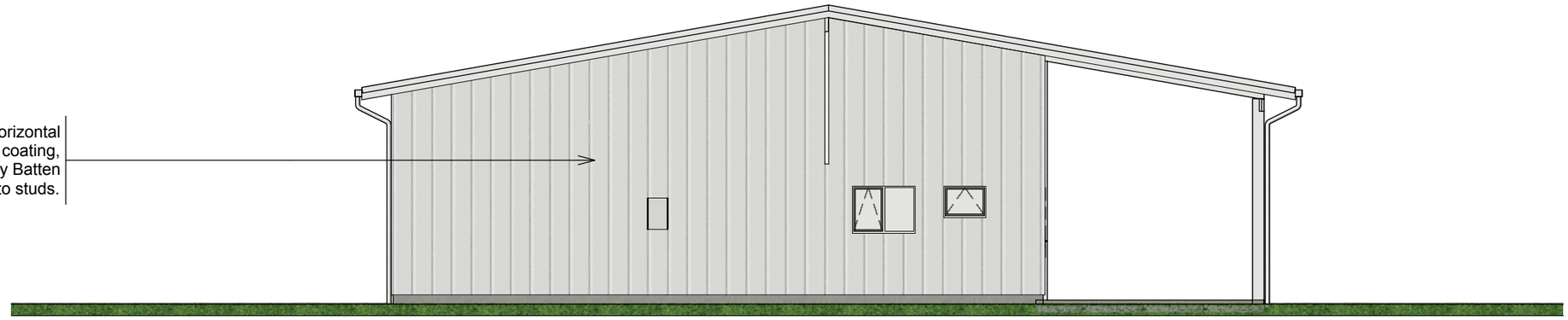
Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT:	E & M SUBRITZKY		PROJECT # ES-0725
PROJECT:	25 SWEETWATER ROAD, AWANUI	DATE # 01/10/2025 SCALE @ A3 1:100	DWG # A10
DWG	ELEVATIONS	DRAWN KB/TB/DB CHKD KB/TB/DB	

HIGH WIND ZONE

REV	DATE	BY	REVISION AMENDMENTS

300 Linea Oblique 14mm Horizontal Weatherboard with selected coating, over 40 x 20 Timber Cavity Batten H3 .1 min. Fixed Vertically to studs.

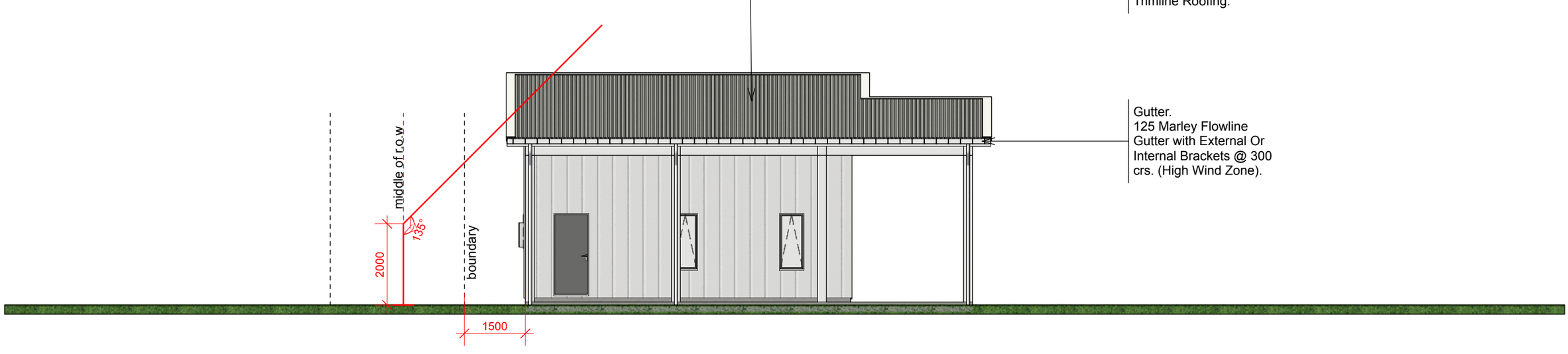


South Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	**1**

C WALL — SOUTH ELEVATION

Trapezoidal Roof Cladding
0.4 Coloursteel MAXAM Trimline Roofing.

Gutter.
125 Marley Flowline Gutter with External Or Internal Brackets @ 300 crs. (High Wind Zone).



West Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	**1**

D WALL — WEST ELEVATION

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT: E & M SUBRITZKY
PROJECT: 25 SWEETWATER ROAD, AWANUI
DWG: ELEVATIONS

PROJECT # ES-0725
DATE # 01/10/2025
SCALE @ A3 1:100
DRAWN KB/TB/DB
CHKD KB/TB/DB
DWG # A11

Appendix B – Certificate of Title and Consent Notice

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **NA116C/6**

Land Registration District **North Auckland**

Date Issued 16 October 1998

Prior References
NA56D/1209

Estate Fee Simple

Area 4470 square metres more or less

Legal Description Lot 1 Deposited Plan 185829

Registered Owners

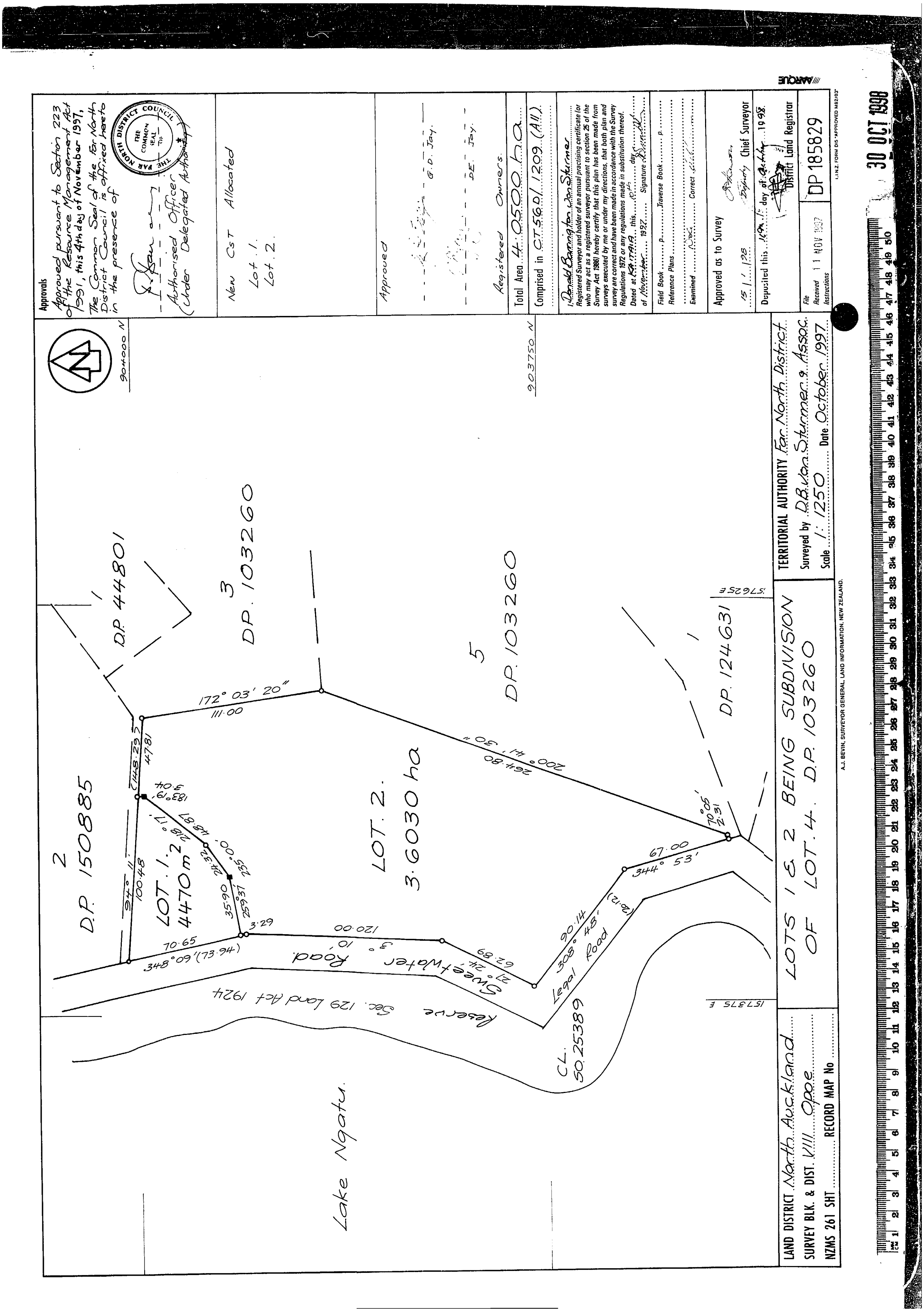
Emerson Eric Subritzky, Margaret Dinelle Lareese Subritzky and Harrison Gillespie Trustee Service Limited

---

Interests

D321283.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 16.10.1998 at 1.00 pm

12439359.1 Mortgage to ANZ Bank New Zealand Limited - 3.5.2022 at 2:03 pm


Approvals
Approved pursuant to Section 223 of the Resource Management Act 1991, this 4th day of November 1997, The Common Seal of the Far North District Council is affixed hereto in the presence of
THE FAR NORTH DISTRICT COUNCIL THE COMMON SEAL
Authorised Officer (Under Delegated Authority)
New CsT Allocated
Lot 1.
Lot 2.
Approved
G.D. Jay.
DE. Jay.
Registered Owners.
Total Area 4·0500 ha
Comprised in CT 56D/1209 (All).
Approved as to Survey
Chief Surveyor
District Land Registrar
DP 185829
30 OCT 1998
TERRITORIAL AUTHORITY Far North District
Surveyed by D.B. Van Sturmer & Assoc.
Scale 1:1250 Date October 1997
LOTS 1 & 2 BEING SUBDIVISION OF LOT 4 D.P. 103260
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. VIII Opoe
NZMS 261 SHT RECORD MAP No
2 D.P. 150885
1 D.P. 44801
3 D.P. 103260
5 D.P. 103260
1 D.P. 124631
LOT. 1. 4470m²
LOT. 2. 3·6030 ha
172° 03' 20" 111·00
200° 41' 30" 264·80
Sweetwater Road.
Reserve Sec. 129 Land Act 1924
Legal Road
CL. SO. 25389
Lake Ngatu.
904000 N
903750 N
157625 E
157375 E

D321283.2 CONO.

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:
The Subdivision of
Lot 4 DP 103260
Blk VIII Opoe SD
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 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 this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

(i) No building which requires effluent disposal shall be erected on either Lot 1 or 2 without the prior approval of the Council to specific design for such effluent disposal, including an indication of compliance with Regional Council rules. Such design is to be accompanied by a report complete with calculations and drawings, prepared by a registered engineer with appropriate hydrological expertise.

(ii) The applicant, and subsequent owners of the land, should notify the New Zealand Historic Places Trust prior to commencing any work involving building, ground disturbance or tree planting, with regard to assessment of potential historic (archaeological) sites on the property, and the owner should comply with the requirements and provisions of the Historic Places Act 1993.

SCHEDULE 2

(1) Condition (i) in Schedule 1 refers to Lots 1 and 2 DP185829 being contained in CsT 116C/6 and 7.

(2) Condition (ii) in Schedule 1 refers to Lots 1 and 2 DP 185829 being contained in CsT 116C/6 and 7.

SIGNED: _____
ENVIRONMENTAL SERVICES MANAGER for the Far North District Council

DATE: 30th January 1998

SIGNED by

L D Jay
D E Jay
as registered proprietor(s)

in the presence of:

Y M Jay
Name

Clerk
Occupation

P\3PCN 8130.DOC

LINZ COPY ⊗

1.00 16.OCT98 D 321283 . 2

PARTICULARS E[illegible]
LAND REGIS[illegible]
ASST LA[illegible]

56D/1209

Lots 1 & 2.

(2) Cono [illegible]/38

Appendix C – Stormwater Report (Wilton Joubert)

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

SITE	25 Sweetwater Road, Awanui
LEGAL DESCRIPTION	Lot 1 DP 185829
PROJECT	Proposed Shed & Driveway
CLIENT	Emerson Subritzky
REFERENCE NO.	144533
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	02
DATE OF ISSUE	11th February 2026

Report Prepared For	Email
Emerson Subritzky	emerson@kjslogtranz.co.nz

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

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot 1 DP 185829
Site Area:	4,470m²
Development Type:	Proposed Shed & Driveway
Development Proposals Supplied:	Plan Set by Beard Architecture (Ref No: ES-0725, dated: 01.10.2025)
District Plan Zone:	Rural Production
Permitted Activity Coverage:	15%
Impermeable Coverage:	**Post-Development Impermeable Areas** Total Roof Areas 499m² Total Hardstand Area 827m² Total impermeable area = 1,326m² or 29.7% of the site area Total increase in impermeable area = 398m²
Activity Status:	Discretionary Activity
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the existing dual-purpose rainwater tanks. **Existing Tank** – 2 x 22,500 litre Rainwater Tanks (or similar) **Dimensions** – 3600mmØ x 2600mm high (or greater) **1% AEP Control Orifice** – 65mmØ orifice; located >410mm below the overflow outlet **Overflow** – 100mmØ at the top of the tank
Hardstand Mitigation:	It is recommended to shape the proposed driveway to shed runoff to catchpits (or strip drains with silt traps where appropriate), which are required to drain directly to the discharge point specified below via sealed pipes. The drainage line from the proposed driveway must be minimum 100mmØ with a minimum 1% grade. The drainage line to the discharge point must be minimum 150mmØ with a minimum 1% grade from where the tank's drainage line joins any hardstand drainage line. The existing drainage line may continue to be utilised if found to meet this condition.
Point of Discharge:	It is recommended to remove the existing roadside outlet and move it north of the vehicle crossing. This outlet is to be angled towards the flow direction (<45deg) with riprap to prevent erosion.

2. SCOPE OF WORK

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

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

- Plan Set by Beard Architecture, including site plan, floor plan and elevations (Ref No: ES-0725, dated: 01.10.2025)

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

3. SITE DESCRIPTION

The 4,470m² property is legally described as Lot 1 DP 185829 and is located off the eastern side of Sweetwater Road. The site is accessed directly off Sweetwater Road near the lot's southern corner via an existing driveway that provides access to the existing dwelling on-site. Additional existing development on-site consists of a pool.

Undeveloped land cover on-site consists predominantly of grass with trees/shrubs concentrated around the lot's boundaries. Topographically speaking, the property generally falls to the northwest at gentle to moderate grades.

The Far North District Council (FNDC) GIS Water Services Map shows that the site is not serviced by public stormwater, wastewater or potable water reticulation.

It is our understanding that the lot is serviced by an existing stormwater outlet to the open drain on the eastern side of Sweetwater Road.

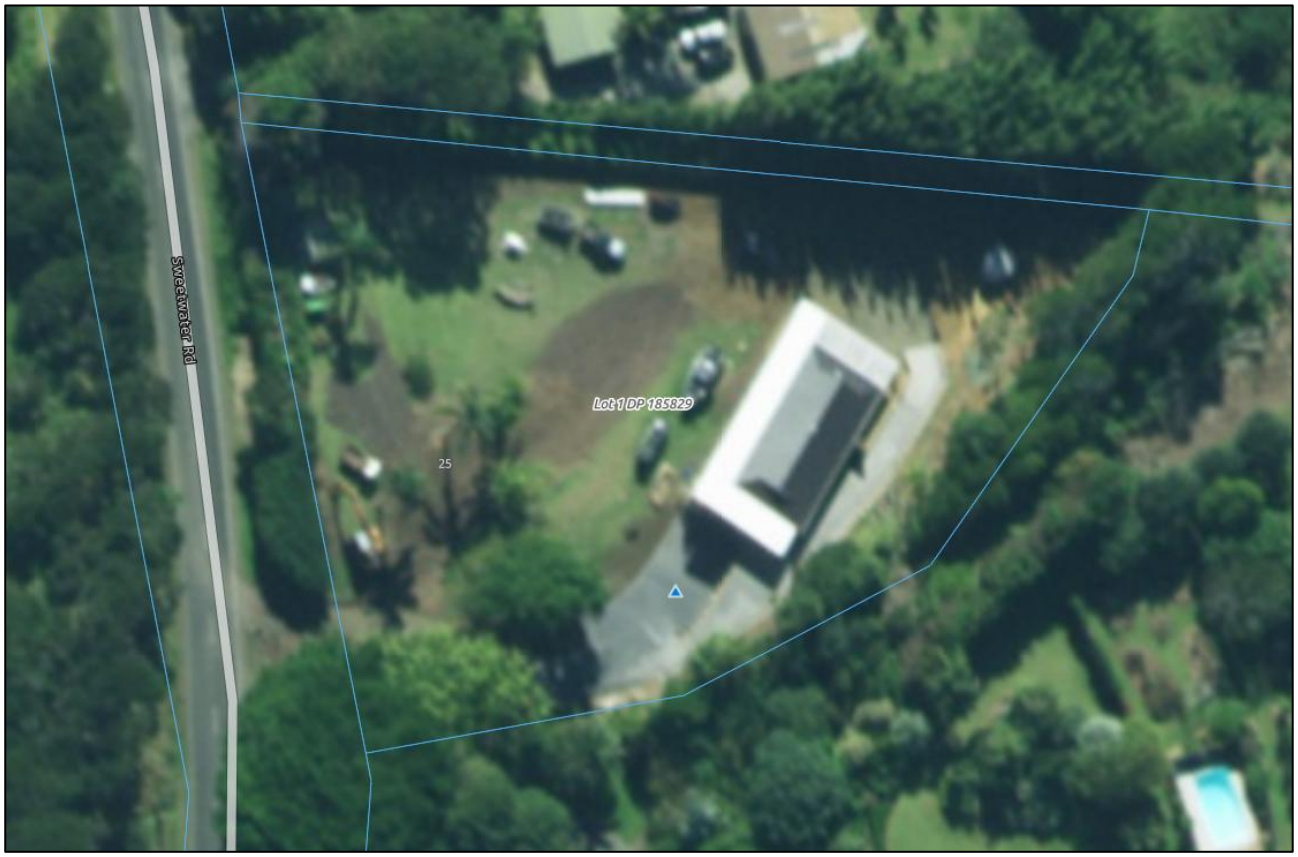


Figure 1: Aerial snip from FNDC Maps showing site boundaries (cyan)

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a shed and driveway on-site, as depicted in the plan set by Beard Architecture (Ref No: ES-0725, dated: 01.10.2025).

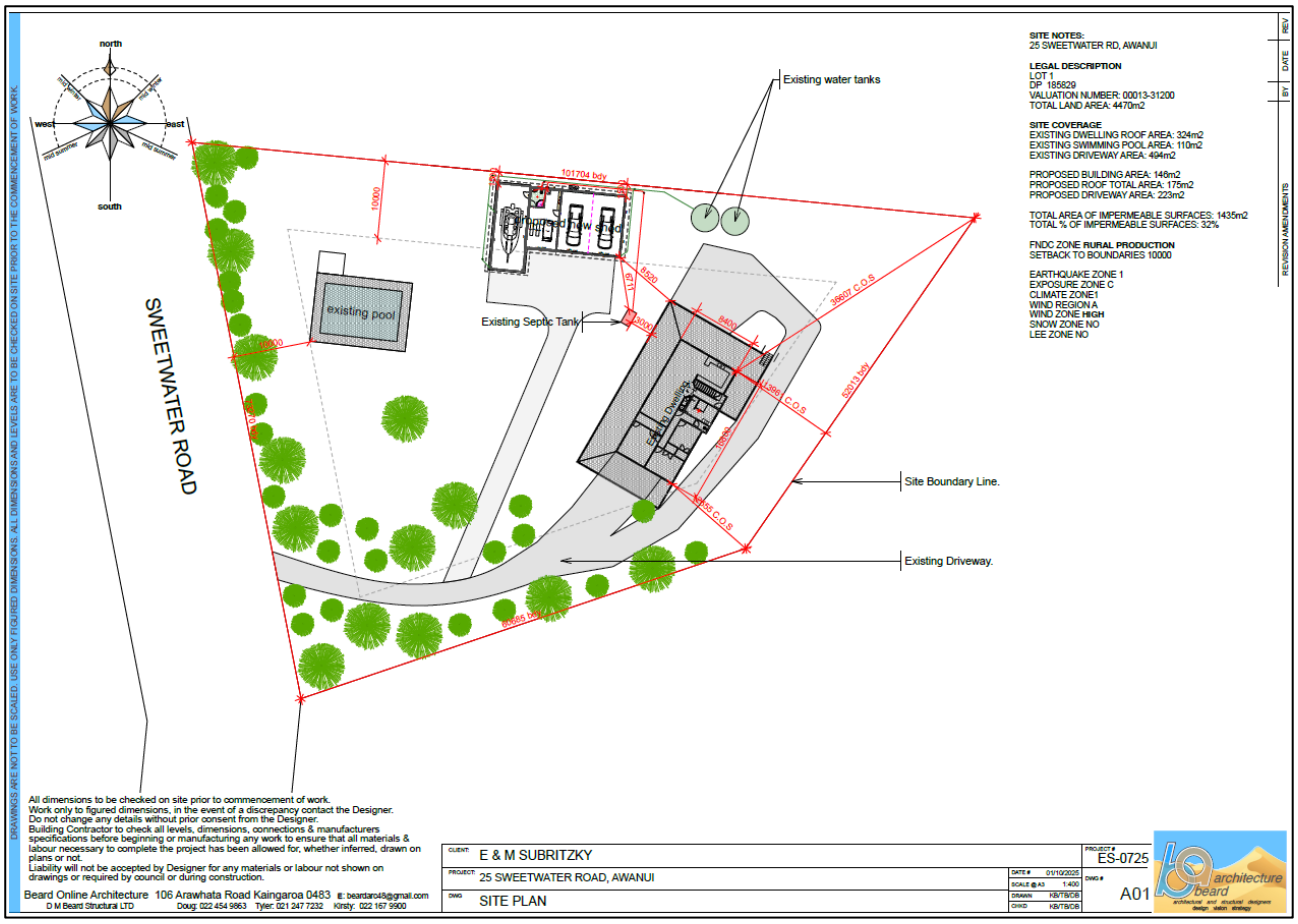


Figure 2: Snip of site plan by Beard Architecture (Ref No: ES-0725, dated: 01.10.2025)

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 4,470m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Total Roof Area	**324 m²**	**499 m²**	175 m²
Existing Dwelling	324 m²	324 m²	
Proposed Shed	0 m²	175 m²	
Total Hardstand	**604 m²**	**827 m²**	223 m²
Existing Driveway	494 m²	494 m²	
Existing Pool	110 m²	110 m²	
Proposed Driveway	0 m²	223 m²	
Pervious	3,542 m²	3,144 m²	-398 m²

The total amount of impermeable area on-site, post-development, equates to 1,326m² or 29.7% of the site area. The total increase in impermeable area on-site, post-development, equates to 398m². Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

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

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

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

The total proposed impermeable area exceeds 20% and does not comply with Permitted Activity Rule (8.6.5.1.3) nor Controlled Activity (8.6.5.2.1). Therefore, the proposal is considered a Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 11.3 are required. A District Plan Assessment has been included in Section 8 of this report.

Design Requirements

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

In accordance with Table 4-1 of the Engineering Standards, Flood Control attenuation will be provided for the proposed impermeable areas in excess of the permitted activity threshold. The Type IA storm profile was utilised for Flood Control calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 1% AEP rainfall value of 241mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

6. STORMWATER MITIGATION ASSESSMENT

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

Stormwater Mitigation – Roof

A proprietary guttering system is required to collect roof runoff from the proposed shed's roof area and direct runoff to the existing potable water tanks. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the existing / proposed roof areas.

The upper section of the potable water tanks is to act as a detention volume to achieve Flood Control for the proposed impermeable areas in excess of the permitted activity level.

As per the attached design calculations, the existing tank's overflow should be fitted with a flow attenuation outlet as specified below:

Existing Tank	2 x 22,500 litre Rainwater Tanks
Tank Dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet Orifice (1% AEP Control)	65mm diameter orifice; located >410mm below the overflow outlet - 402mm water elevation - 8.2m³ storage
Overflow Outlet	100mm diameter; located at the top of the tank

Discharge from the existing potable water / detention tanks must be transported via sealed pipes to the discharge point specified below. Refer to the appended Site Plan (144533-C200), Tank Detail (144533-C201) and calculation set for clarification.

Stormwater Mitigation – Hardstand

It is recommended to shape the proposed driveway to shed runoff to catchpits (or strip drains with silt traps where appropriate), which are required to drain directly to the discharge point specified below via sealed pipes. The drainage line from the proposed driveway must be minimum 100mmØ with a minimum 1% grade. Refer to the appended Site Plan (144533-C200) and calculation set for clarification.

The drainage line to the discharge point must be minimum 150mmØ with a minimum 1% grade from where the tank's drainage line joins any hardstand drainage line. The existing drainage line may continue to be utilised if found to meet this condition. Refer to the appended Site Plan (144533-C200) and calculation set for clarification.

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

Under no circumstances should surface runoff drain onto or near any part of the existing wastewater field.

Stormwater Mitigation – Pool Overflows

To prevent contamination of runoff, no pool overflows may be directed to any part of the stormwater management system. Pool overflows are to be managed by a separate system designed by a suitably qualified professional.

Stormwater Mitigation – Discharge Point

It is recommended that discharge from the potable water / detention tanks and driveway catchpits be directed via sealed pipes to an outlet to the open drain along the eastern side of Sweetwater Road. This outlet is to be angled toward the flow direction (<45°), with minimum 6-inch riprap to prevent erosion. The new outlet is to be located to the north of the vehicle crossing and the existing stormwater outlet which is to be removed. Refer to the appended Site Plan (144533-C200) for clarification.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Maximum Permitted Threshold Peak Flows –1% AEP Storm Event + CCF

Surface	***Area***	***Runoff CN***	***1% AEP Peak Flow Rate***
Maximum Permitted Impermeable Area	670.5 m²	98	**54.71ℓ/s**
Remaining Greenfields	3,799.5 m²	74	

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

Surface	***Area***	***Runoff CN***	***1% AEP Peak Flow Rate***
Existing Dwelling & Proposed Shed directed to potable water tanks fitted with attenuation outlet	499 m²	98	**53.06ℓ/s**
Existing / Proposed Impermeable Areas not directed to tank	827 m²	98	
Remaining Greenfields	3,144 m²	74	

Given the design parameters, Flood Control will be achieved for the proposed impermeable areas in excess of the permitted activity threshold.

8. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with permitted Activity Rule (8.6.5.1.3) nor Controlled Activity (8.6.5.2.1), it is therefore regarded as a Discretionary Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 11.3.

In respect of matters (a) through (m), we provide the following comments:

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;	Impermeable surfaces resulting from the development increase site impermeability by 398m². Through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted flows for the 1% AEP storm event, adjusted for climate change.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	The proposal incorporates Low Impact Design principles by minimising new impermeable surfaces, retaining existing pervious areas, and utilising dual-purpose rainwater tanks for both water reuse and stormwater detention. These measures reduce runoff volumes and attenuate peak flows to levels consistent with the permitted activity threshold, representing an appropriate LID response for the site.
(c) any cumulative effects on total catchment impermeability;	Impervious coverage will increase by 398m².
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;	Runoff resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the existing outlet point via sealed pipes. This should not worsen the ability of natural ground to absorb water in normal conditions.
(e) the physical qualities of the soil type;	Early Pleistocene parabolic dunes – good/moderate drainage
(f) any adverse effects on the life supporting capacity of soils;	Runoff resulting from the existing / proposed impermeable areas is to be collected and directed to stormwater management devices and then to the existing stormwater outlet via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;	Runoff resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the existing stormwater outlet via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils. Additional land is available to the west of the proposed development. It is recommended that the existing effluent field be inspected and location confirmed to be clear of the development.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	Existing / proposed driveways are necessary to provide the existing dwelling and proposed shed with access

	and are not considered excessive. The existing pool is not considered excessive.
(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
(j) any recognised standards promulgated by industry groups;	Not applicable.
k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;	Through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted flows for the 1% AEP storm event, adjusted for climate change.
(l) the extent to which the proposal has considered and provided for climate change;	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.
(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted flows for the 1% AEP storm event, adjusted for climate change.

9. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (144533-C200 & 144533-C201).

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

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

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

10. OPERATION & MAINTENANCE

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

11. LIMITATIONS

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

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

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

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

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

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

Wilton Joubert Ltd.

Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

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

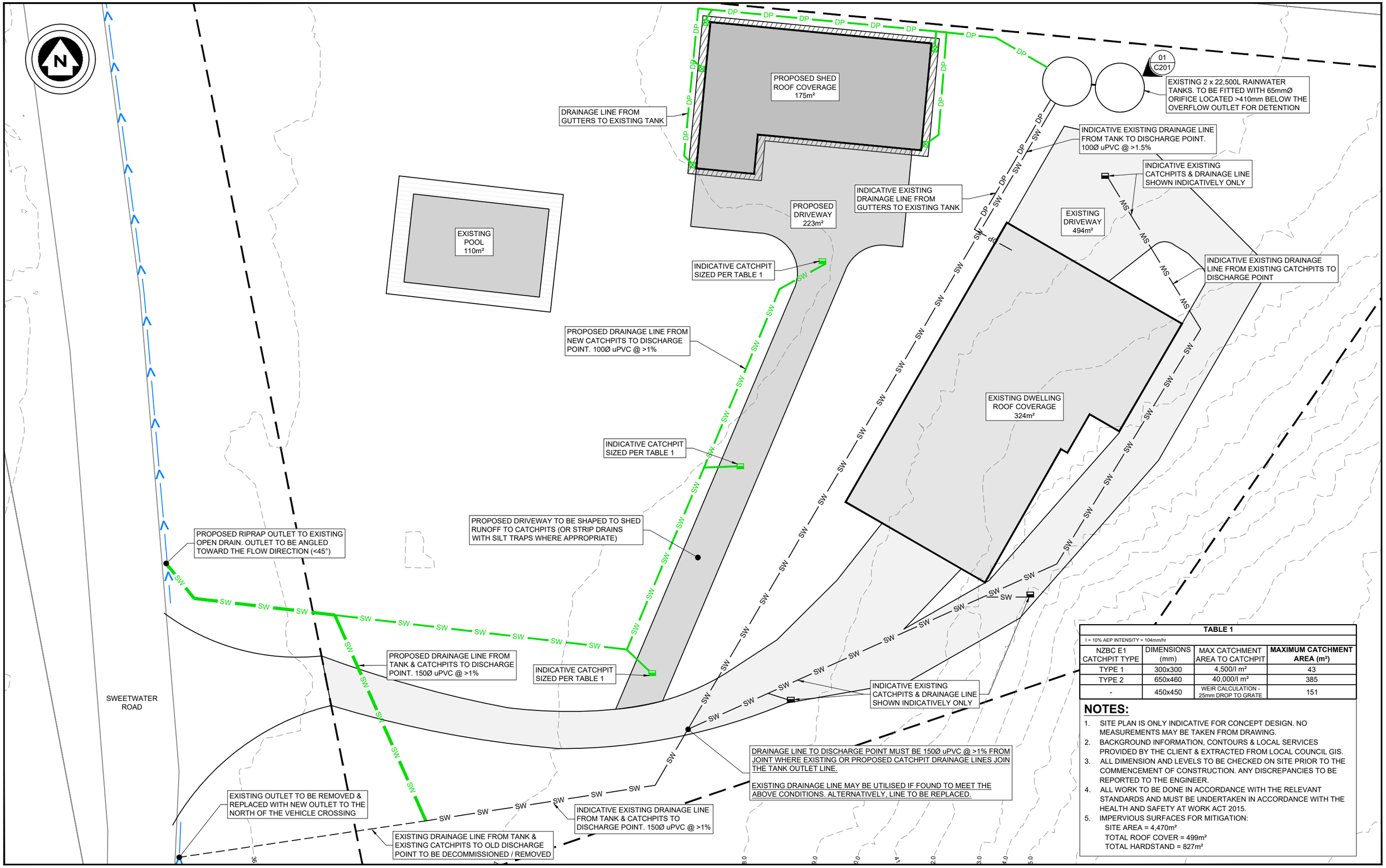


TABLE 1			
I = 10% AEP INTENSITY = 104mm/hr			
NZBC E1 CATCHPIT TYPE	DIMENSIONS (mm)	MAX CATCHMENT AREA TO CATCHPIT	**MAXIMUM CATCHMENT AREA (m²)**
TYPE 1	300x300	4,500/I m²	43
TYPE 2	650x460	40,000/I m²	385
-	450x450	WEIR CALCULATION - 25mm DROP TO GRATE	151

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
5. IMPERVIOUS SURFACES FOR MITIGATION:
   SITE AREA = 4,470m²
   TOTAL ROOF COVER = 499m²
   TOTAL HARDSTAND = 827m²

WILTON JOUBERT
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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	FEB '25	GMB	STORMWATER MITIGATION REPORT
02	FEB '26	BGS	STORMWATER MITIGATION REPORT REV02

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

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

BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

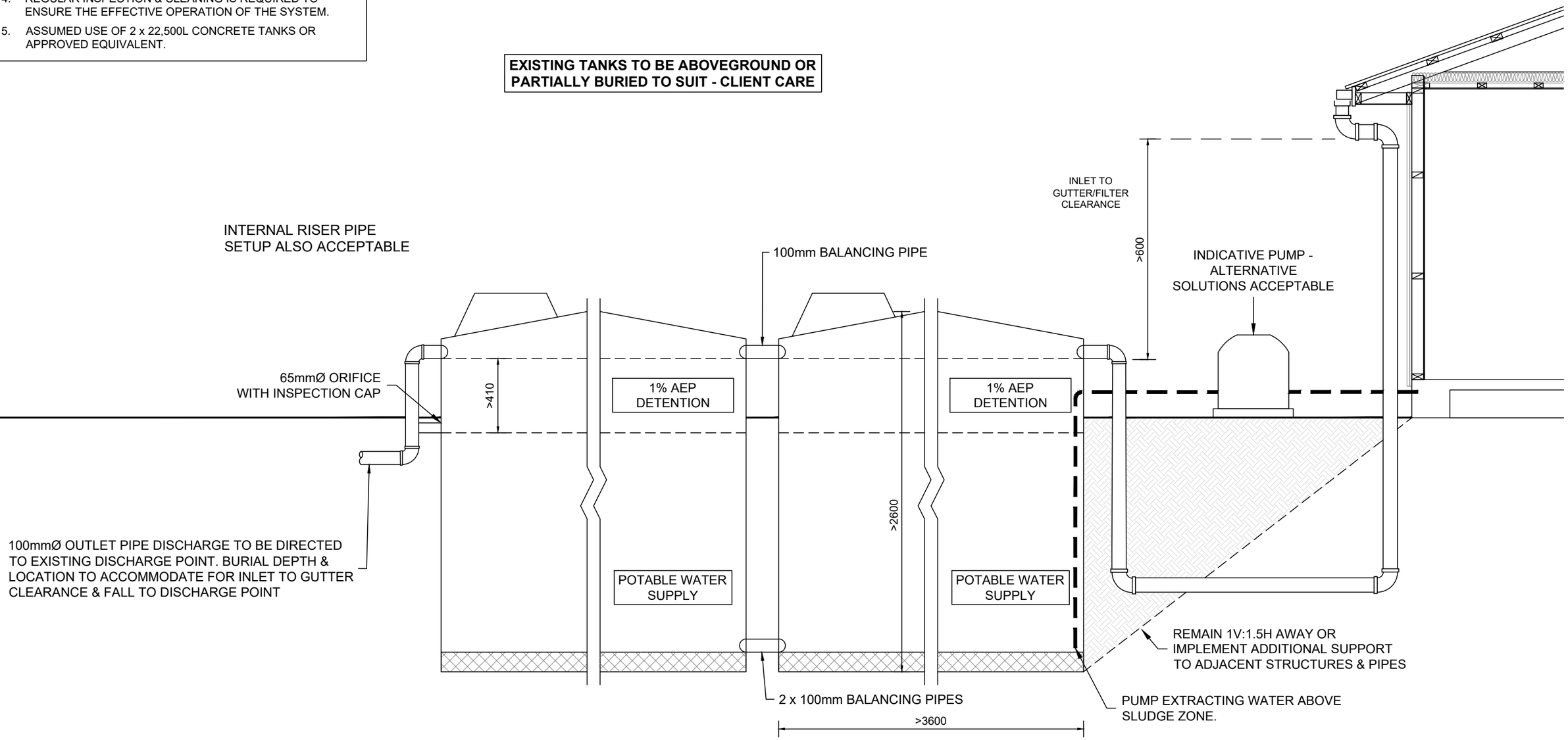
PROJECT TITLE: **LOT 1 DP 185829 25 SWEETWATER ROAD AWANUI NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **1:250**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **144533-C200**
ISSUE: **02**

NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANKS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. ASSUMED USE OF 2 x 22,500L CONCRETE TANKS OR APPROVED EQUIVALENT.

EXISTING TANKS TO BE ABOVEGROUND OR PARTIALLY BURIED TO SUIT - CLIENT CARE



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

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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	FEB '25	GMB	STORMWATER MITIGATION REPORT

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

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

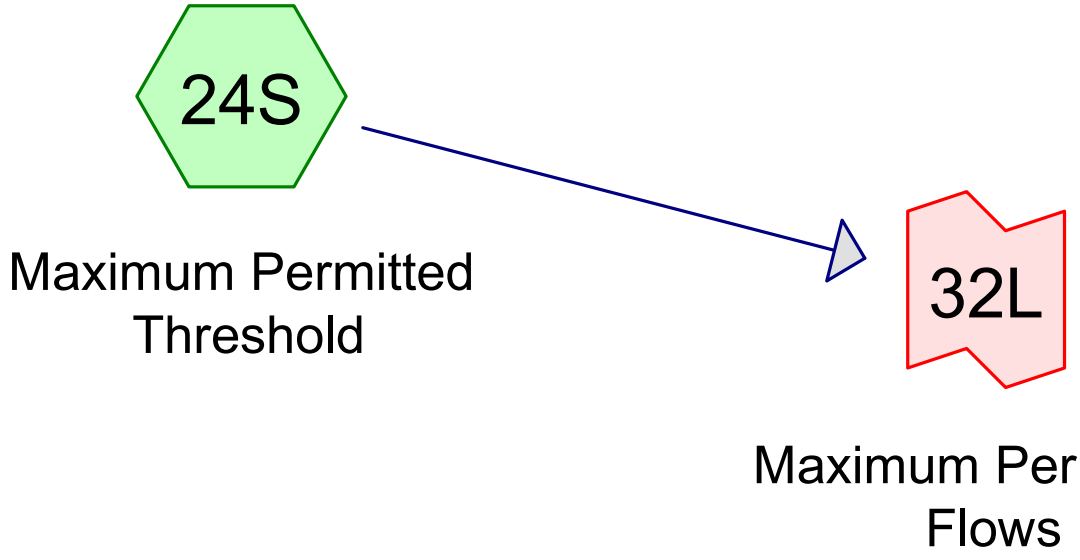
BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **TANK DETAIL**
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 1 DP 185829 25 SWEETWATER ROAD AWANUI NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
144533-C201	01

Permitted Activity Peak Flows



Maximum Permitted Threshold

Maximum Permitted Flows

Subcat Reach Pond Link

Routing Diagram for 144533
Prepared by Wilton Joubert Limited, Printed 9/02/2026

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

Subcatchment 24S: Maximum Runoff Area=4,470.0 m² 15.00% Impervious Runoff Depth>172 mm
Tc=10.0 min CN=78 Runoff=54.71 L/s 767.4 m³

Link 32L: Maximum Permitted Flows Inflow=54.71 L/s 767.4 m³
Primary=54.71 L/s 767.4 m³

Summary for Subcatchment 24S: Maximum Permitted Threshold

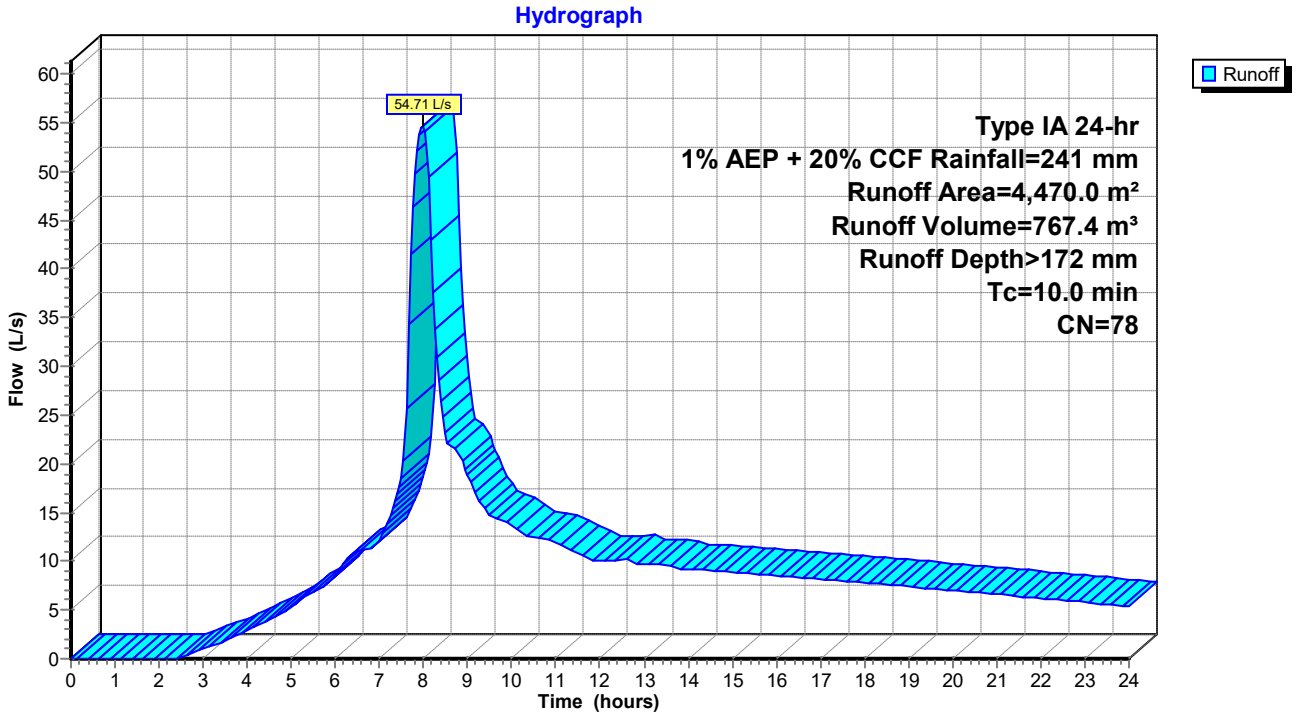
Runoff = 54.71 L/s @ 7.98 hrs, Volume= 767.4 m³, Depth> 172 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
3,799.5	74	>75% Grass cover, Good, HSG C
670.5	98	Roofs, HSG C
4,470.0	78	Weighted Average
3,799.5		85.00% Pervious Area
670.5		15.00% Impervious Area

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

Subcatchment 24S: Maximum Permitted Threshold

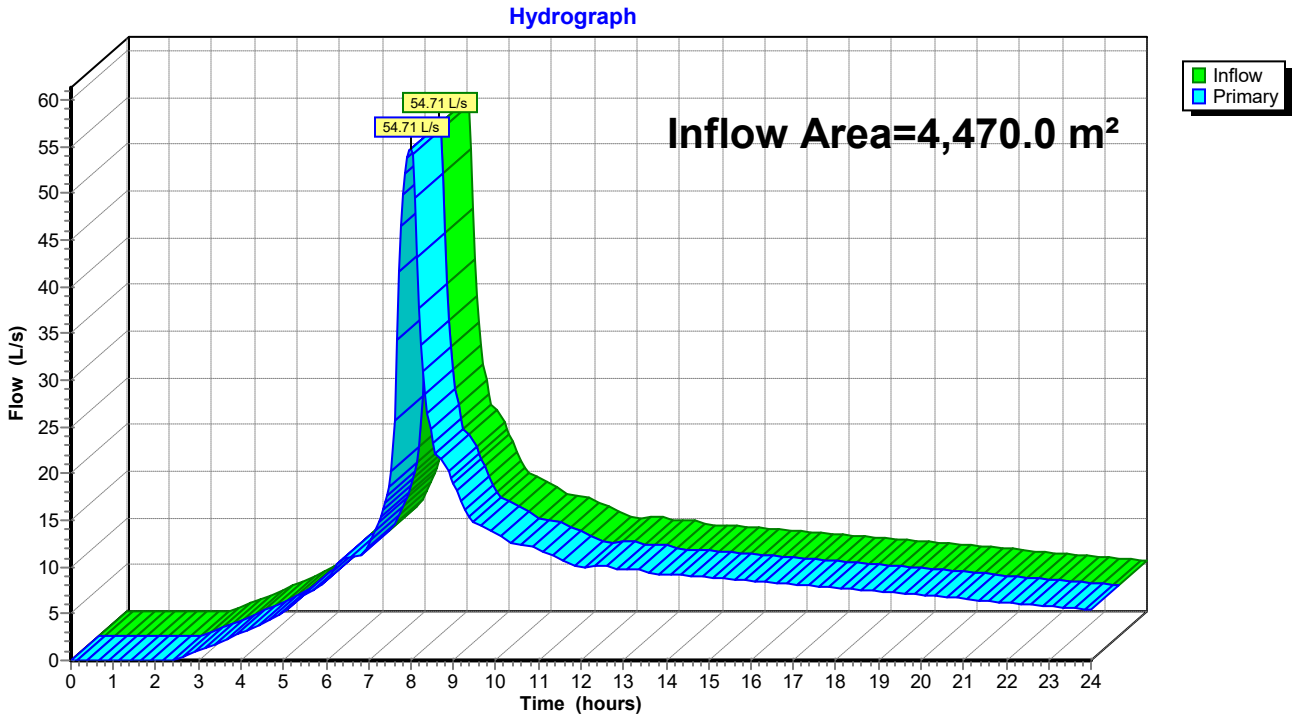


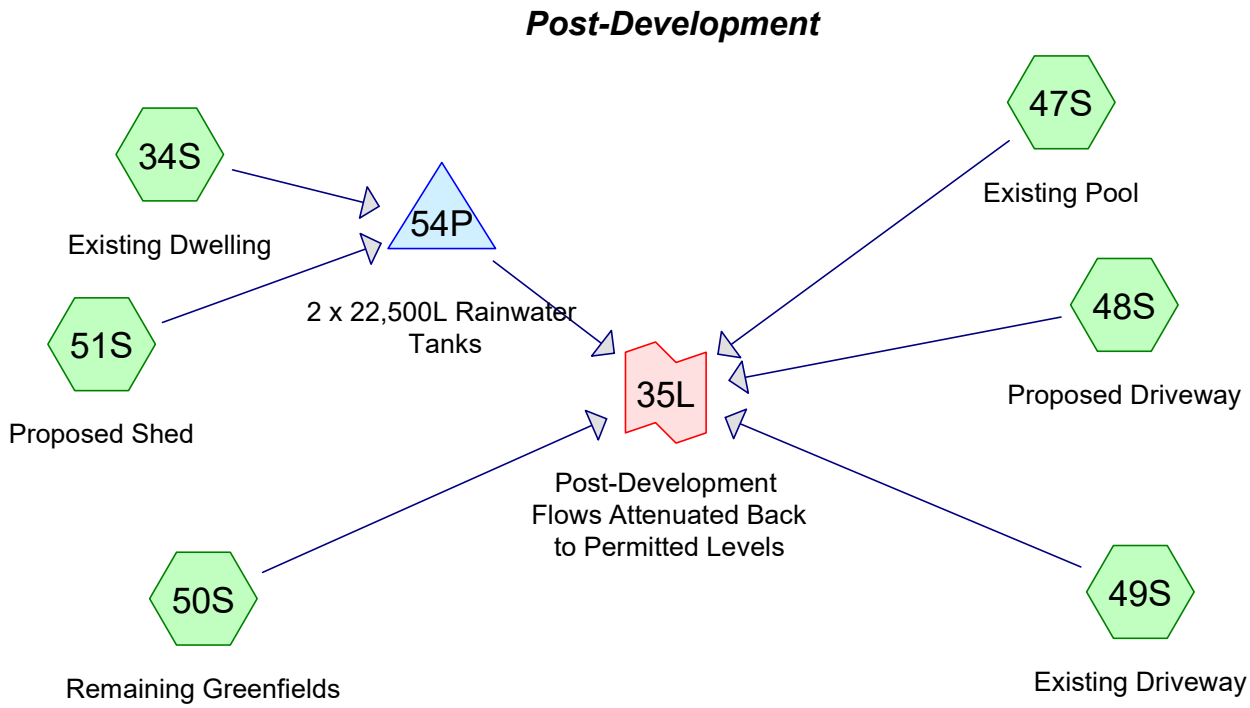
Summary for Link 32L: Maximum Permitted Flows

Inflow Area = 4,470.0 m², 15.00% Impervious, Inflow Depth > 172 mm for 1% AEP + 20% CCF event
Inflow = 54.71 L/s @ 7.98 hrs, Volume= 767.4 m³
Primary = 54.71 L/s @ 7.98 hrs, Volume= 767.4 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Maximum Permitted Flows





Subcat Reach Pond Link

Routing Diagram for 144533
Prepared by Wilton Joubert Limited, Printed 18/02/2026

Summary for Subcatchment 34S: Existing Dwelling

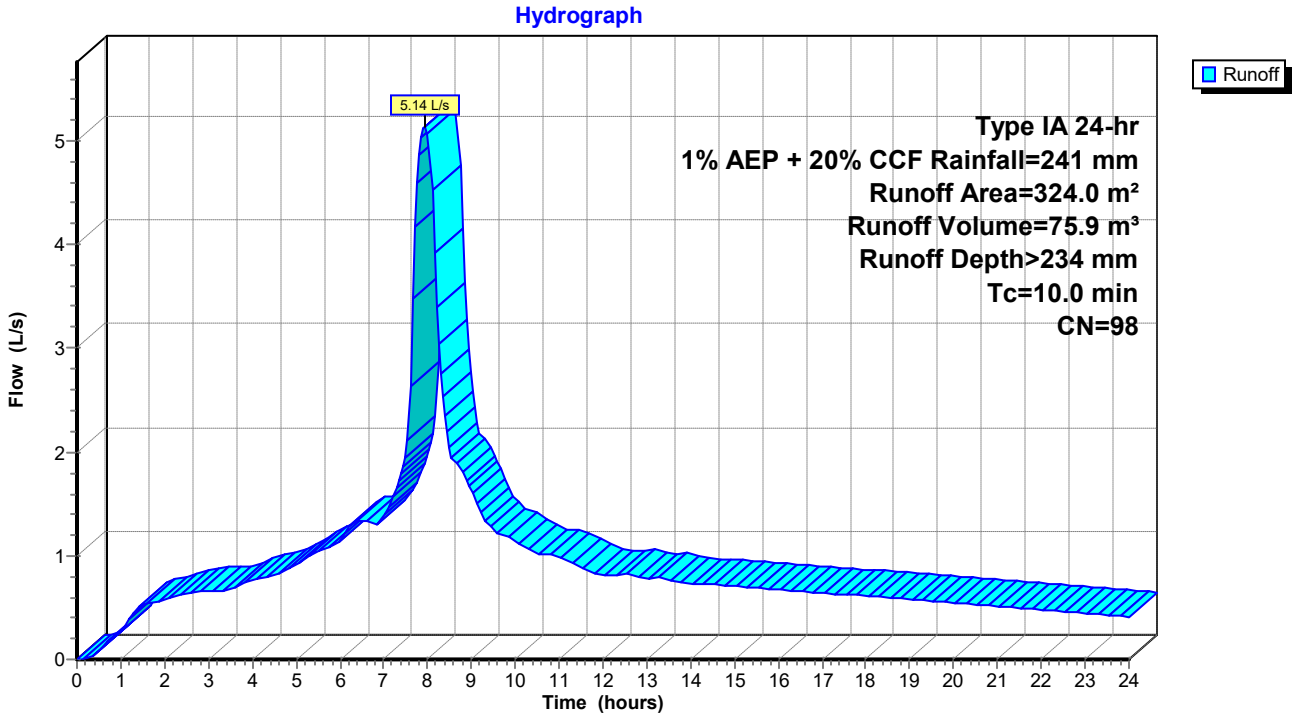
Runoff = 5.14 L/s @ 7.94 hrs, Volume= 75.9 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
324.0	98	Roofs, HSG C
324.0		100.00% Impervious Area

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

Subcatchment 34S: Existing Dwelling



Summary for Subcatchment 47S: Existing Pool

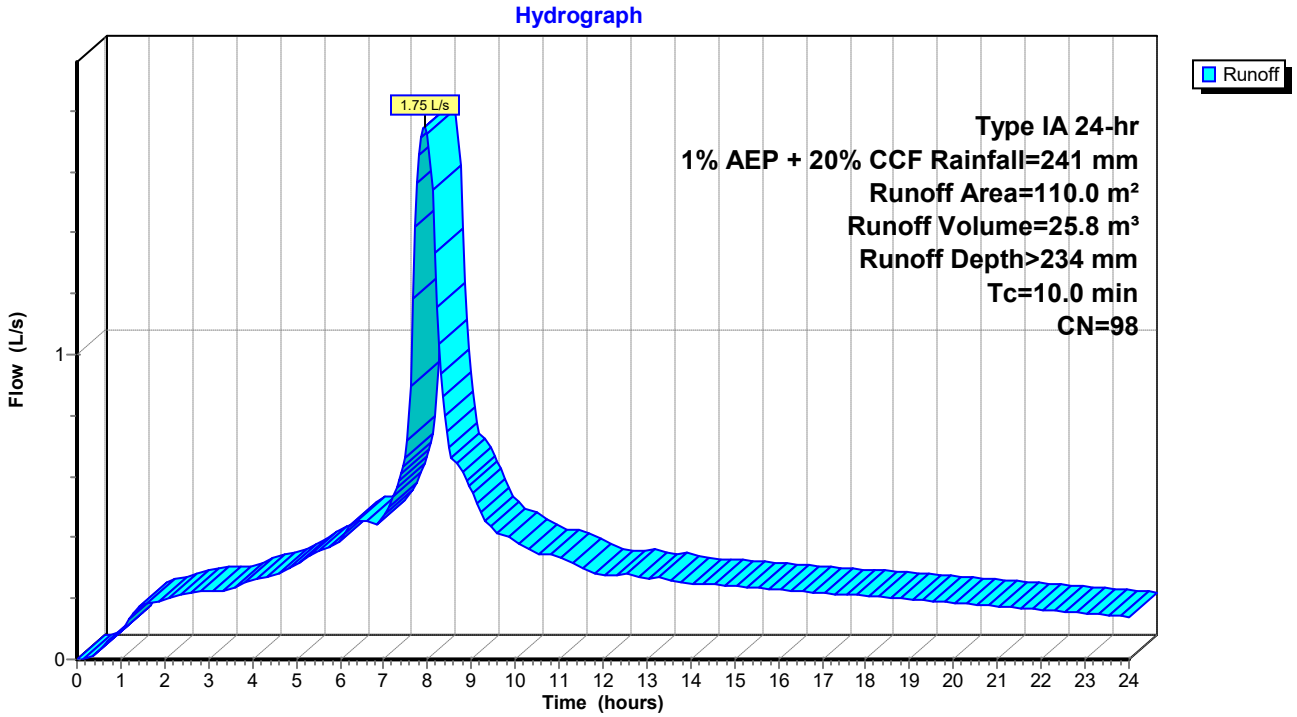
Runoff = 1.75 L/s @ 7.94 hrs, Volume= 25.8 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
110.0	98	Roofs, HSG C
110.0		100.00% Impervious Area

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

Subcatchment 47S: Existing Pool



Summary for Subcatchment 48S: Proposed Driveway

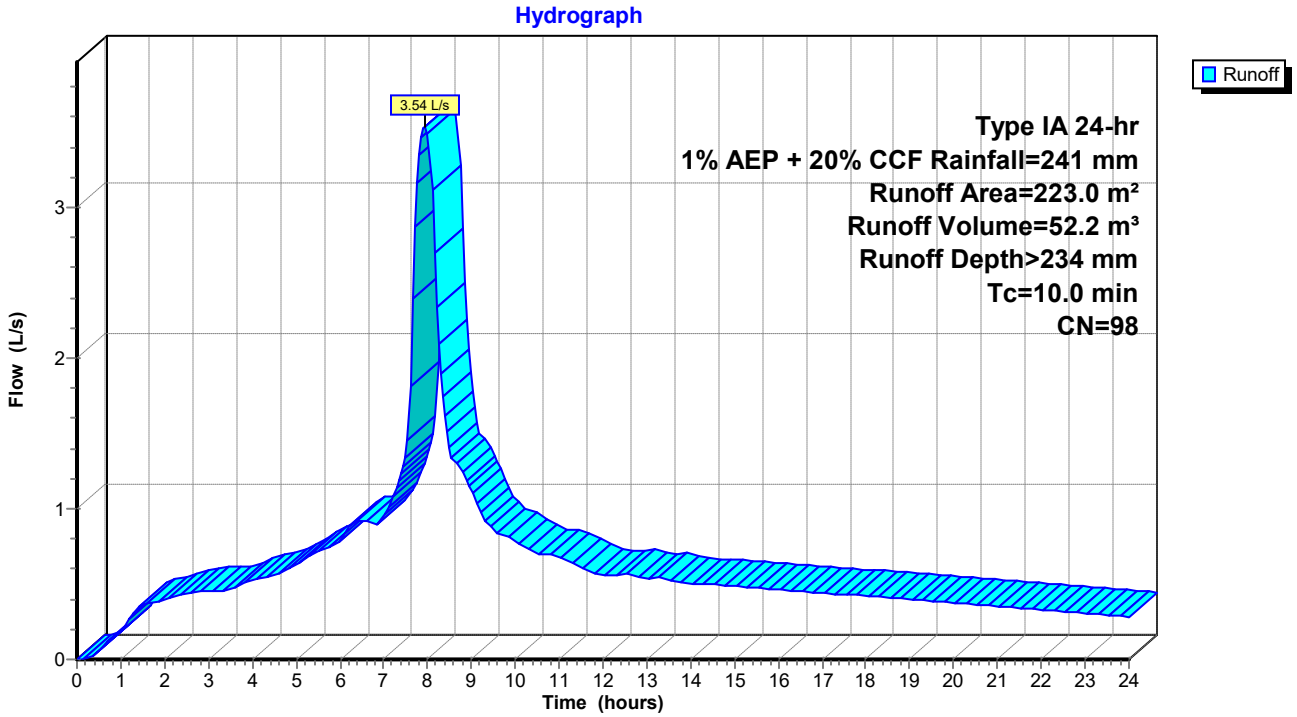
Runoff = 3.54 L/s @ 7.94 hrs, Volume= 52.2 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
223.0	98	Roofs, HSG C
223.0		100.00% Impervious Area

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

Subcatchment 48S: Proposed Driveway



Summary for Subcatchment 49S: Existing Driveway

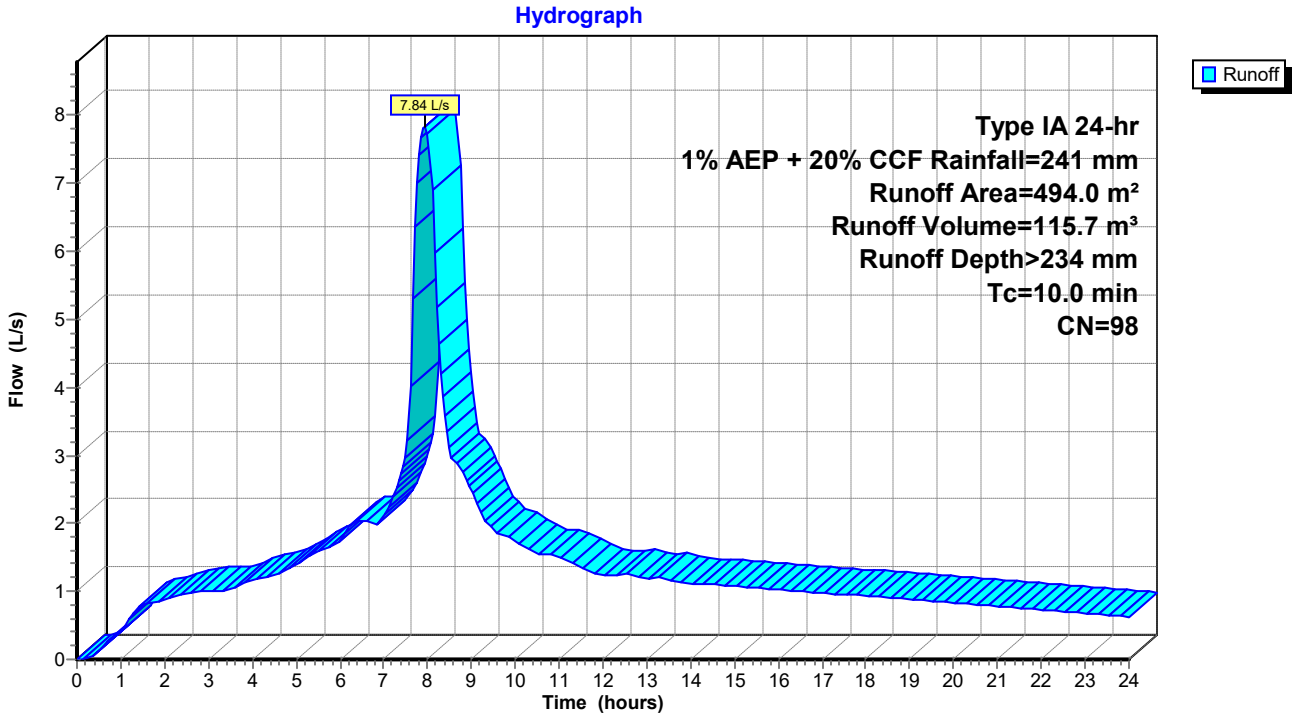
Runoff = 7.84 L/s @ 7.94 hrs, Volume= 115.7 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
494.0	98	Roofs, HSG C
494.0		100.00% Impervious Area

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

Subcatchment 49S: Existing Driveway



Summary for Subcatchment 50S: Remaining Greenfields

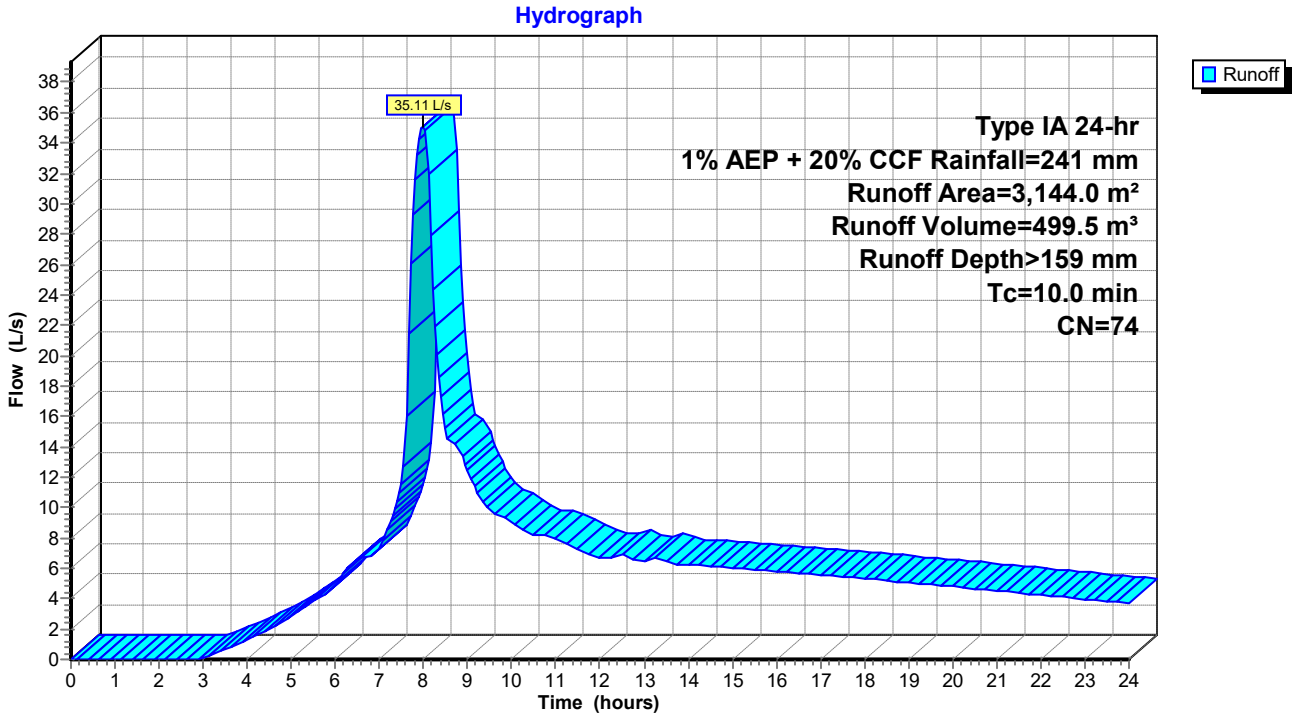
Runoff = 35.11 L/s @ 7.99 hrs, Volume= 499.5 m³, Depth> 159 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
3,144.0	74	>75% Grass cover, Good, HSG C
3,144.0		100.00% Pervious Area

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

Subcatchment 50S: Remaining Greenfields



Summary for Subcatchment 51S: Proposed Shed

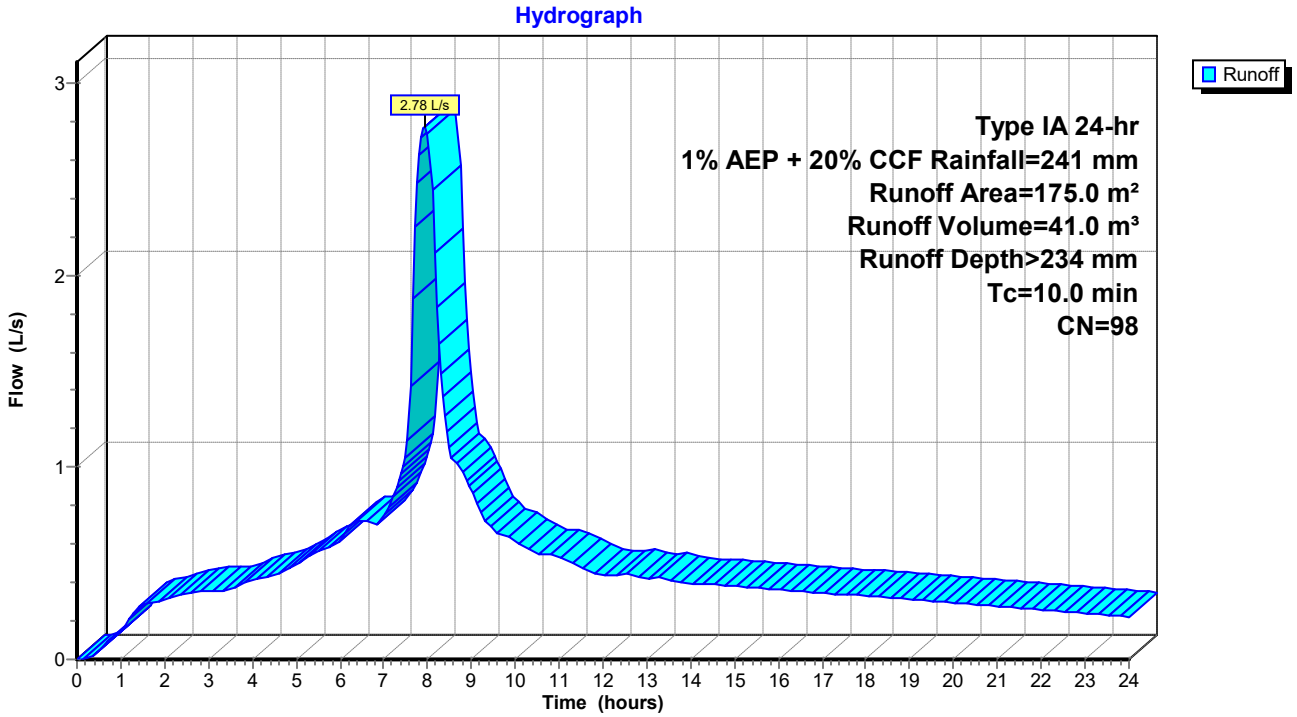
Runoff = 2.78 L/s @ 7.94 hrs, Volume= 41.0 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
175.0	98	Roofs, HSG C
175.0		100.00% Impervious Area

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

Subcatchment 51S: Proposed Shed



Summary for Pond 54P: 2 x 22,500L Rainwater Tanks

Inflow Area = 499.0 m²,100.00% Impervious, Inflow Depth > 234 mm for 1% AEP + 20% CCF event
Inflow = 7.92 L/s @ 7.94 hrs, Volume= 116.9 m³
Outflow = 5.36 L/s @ 8.20 hrs, Volume= 116.2 m³, Atten= 32%, Lag= 15.5 min
Primary = 5.36 L/s @ 8.20 hrs, Volume= 116.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.402 m @ 8.20 hrs Surf.Area= 20.4 m² Storage= 8.2 m³

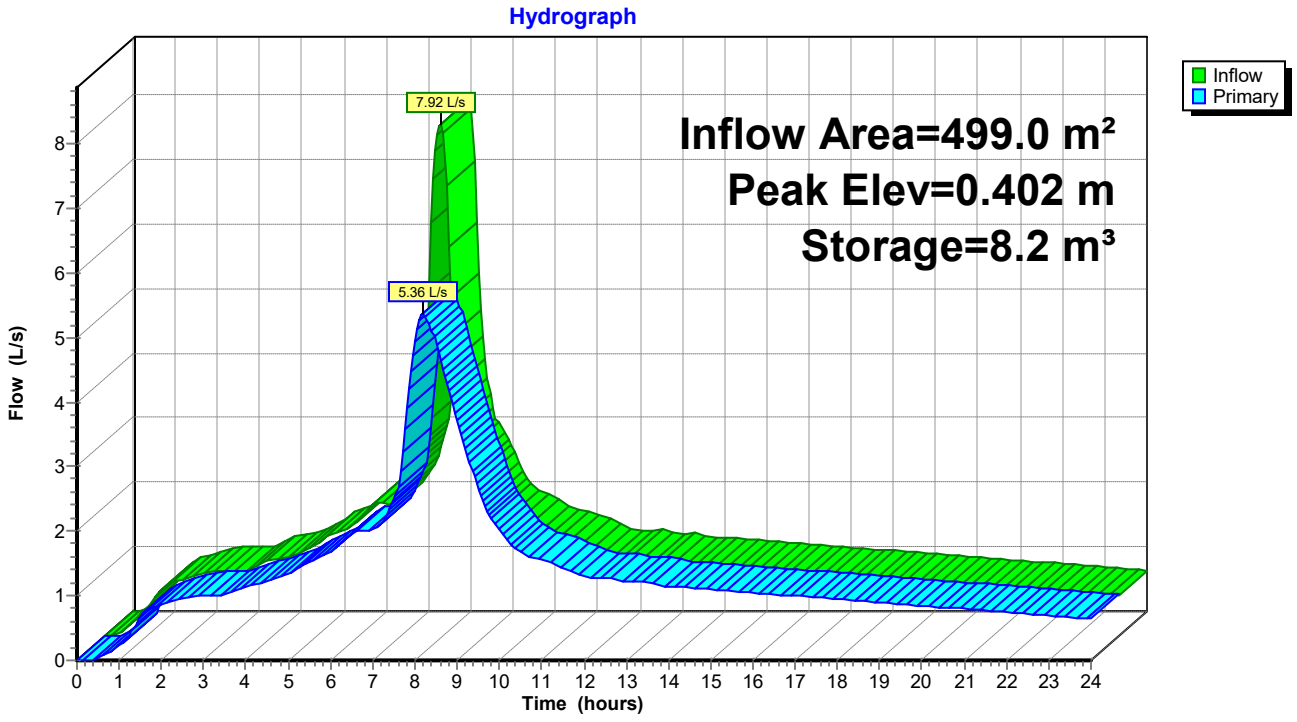
Plug-Flow detention time= 16.7 min calculated for 116.2 m³ (99% of inflow)
Center-of-Mass det. time= 12.0 min (658.6 - 646.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m³	**3.60 mD x 2.60 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**65 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=5.36 L/s @ 8.20 hrs HW=0.402 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 5.36 L/s @ 1.62 m/s)

Pond 54P: 2 x 22,500L Rainwater Tanks

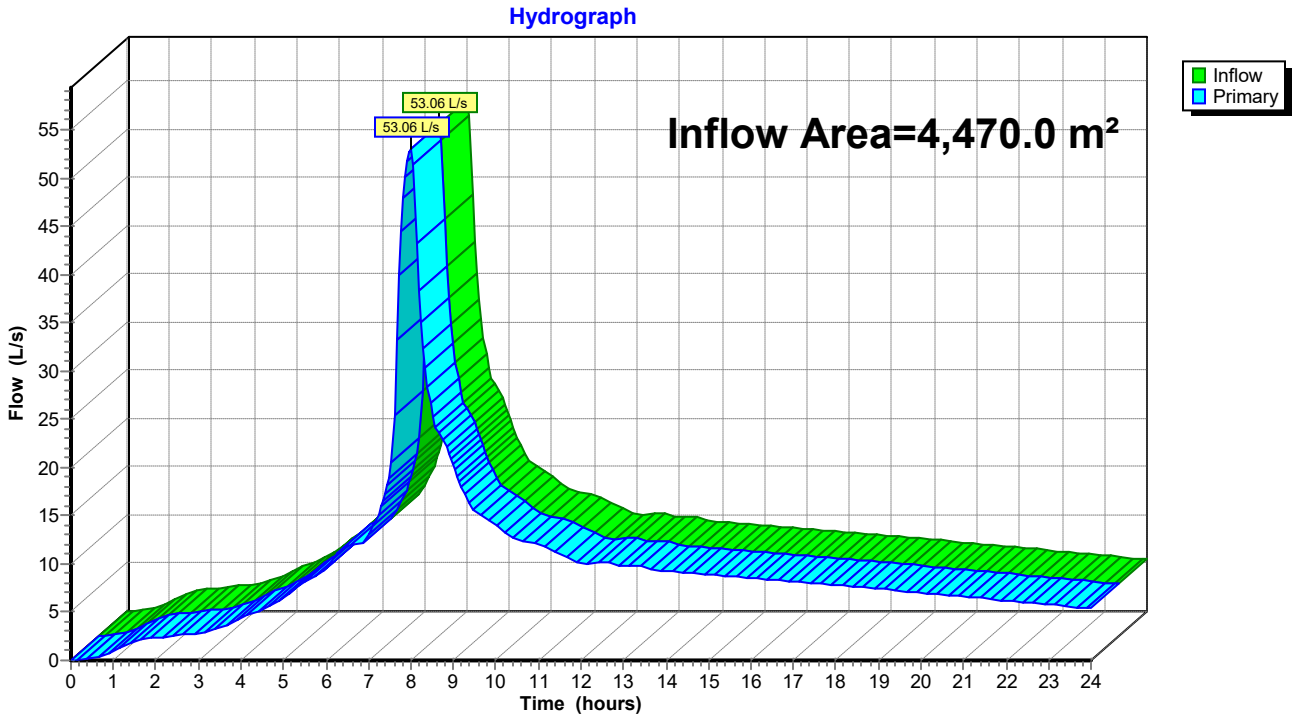


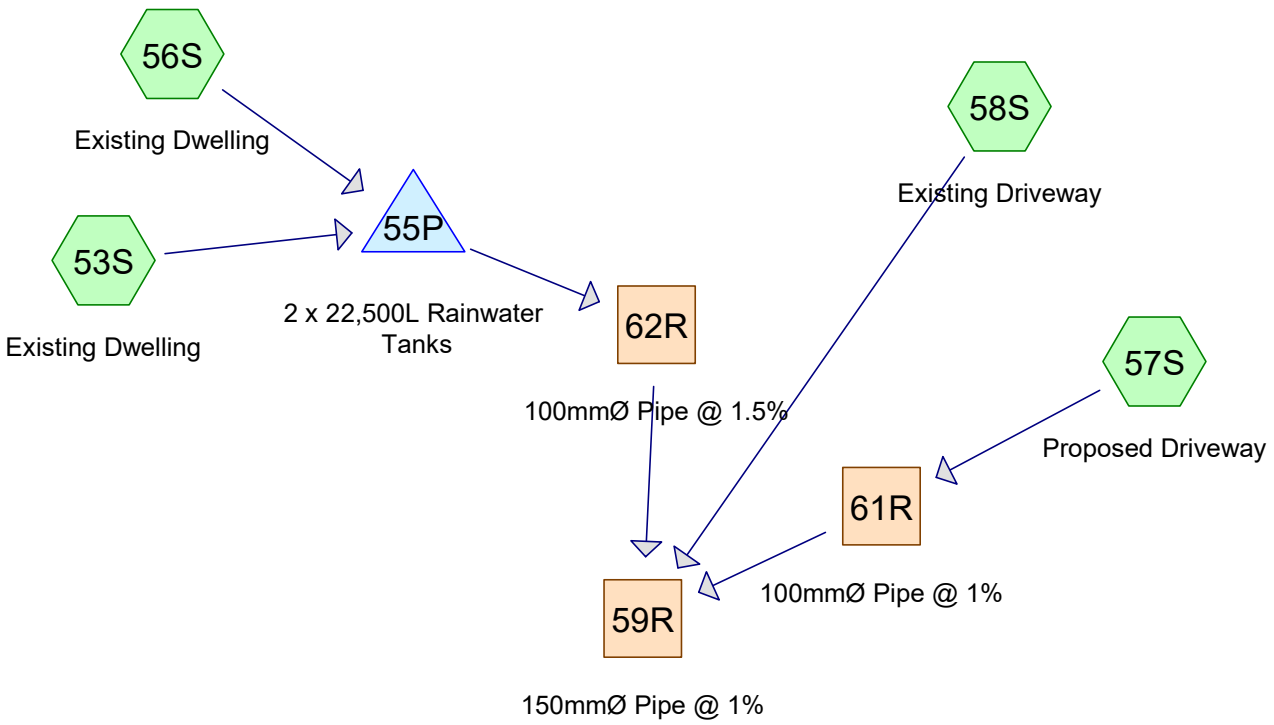
Summary for Link 35L: Post-Development Flows Attenuated Back to Permitted Levels

Inflow Area = 4,470.0 m², 29.66% Impervious, Inflow Depth > 181 mm for 1% AEP + 20% CCF event
Inflow = 53.06 L/s @ 7.99 hrs, Volume= 809.4 m³
Primary = 53.06 L/s @ 7.99 hrs, Volume= 809.4 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows Attenuated Back to Permitted Levels





Subcat Reach Pond Link

Routing Diagram for 144533
Prepared by Wilton Joubert Limited, Printed 18/02/2026

Summary for Subcatchment 53S: Existing Dwelling

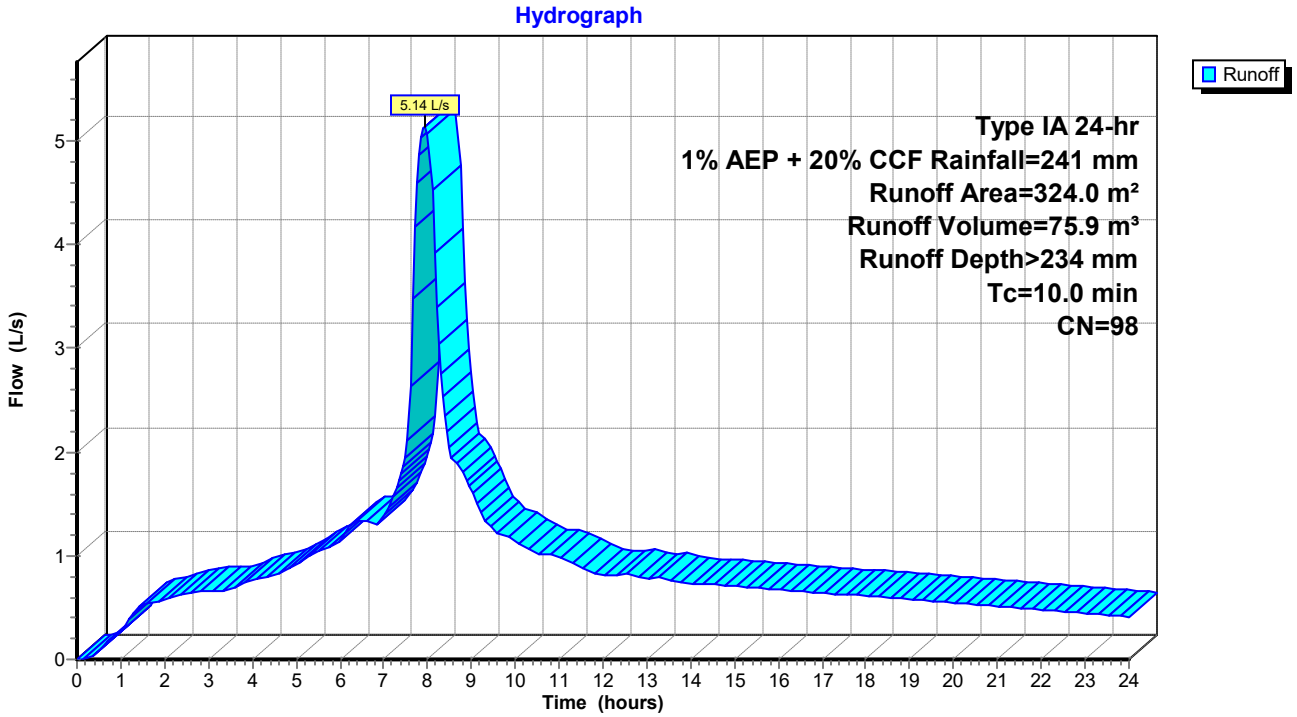
Runoff = 5.14 L/s @ 7.94 hrs, Volume= 75.9 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
324.0	98	Roofs, HSG C
324.0		100.00% Impervious Area

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

Subcatchment 53S: Existing Dwelling



Summary for Subcatchment 56S: Existing Dwelling

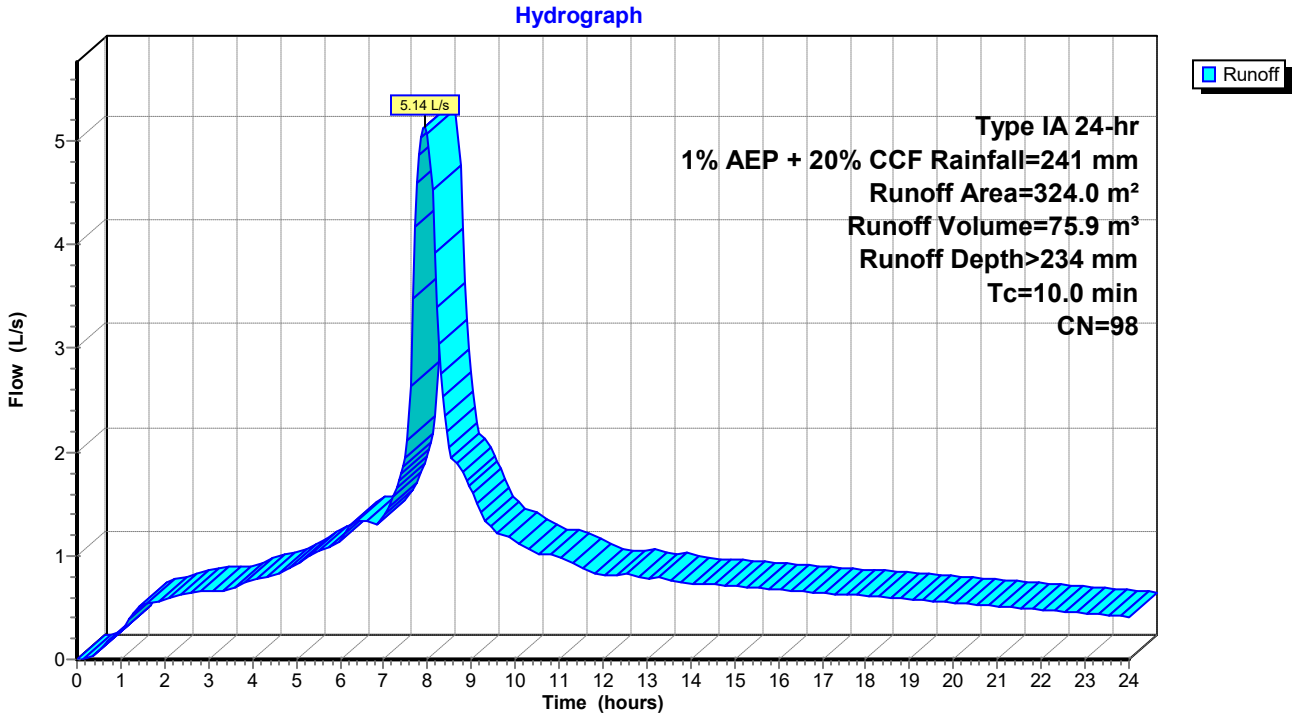
Runoff = 5.14 L/s @ 7.94 hrs, Volume= 75.9 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
324.0	98	Roofs, HSG C
324.0		100.00% Impervious Area

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

Subcatchment 56S: Existing Dwelling



Summary for Subcatchment 57S: Proposed Driveway

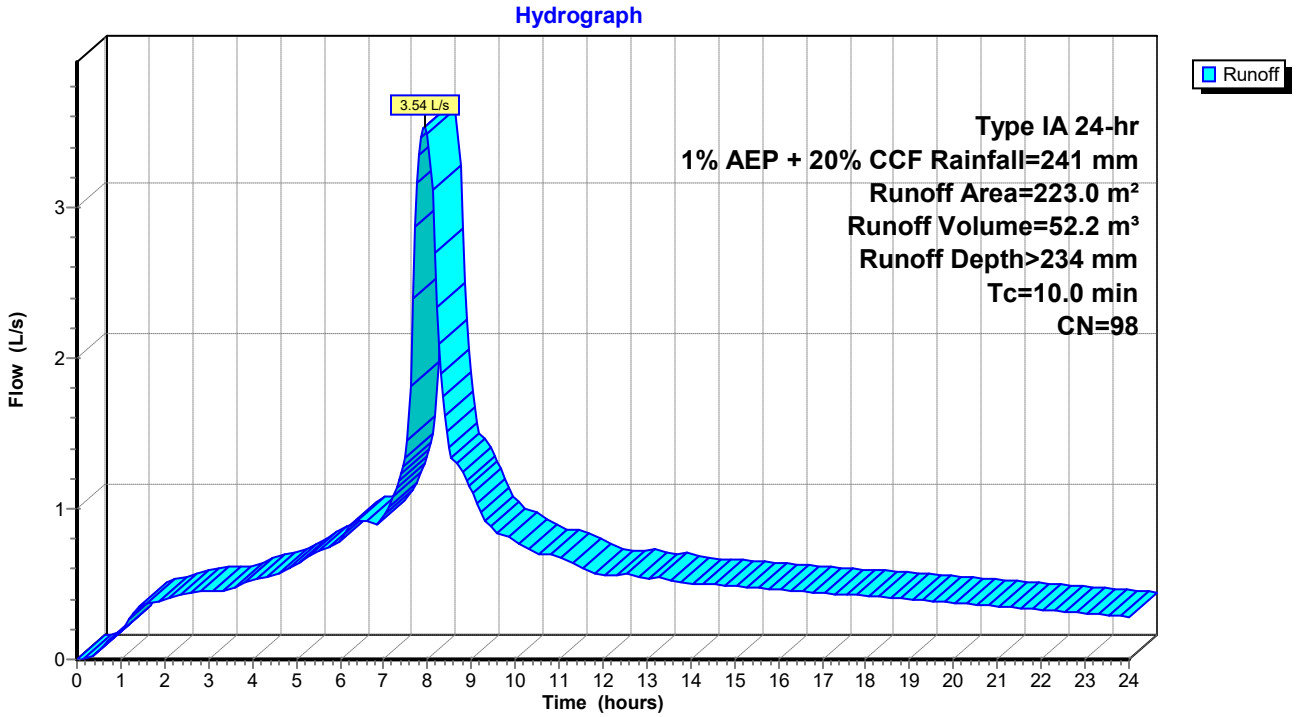
Runoff = 3.54 L/s @ 7.94 hrs, Volume= 52.2 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
223.0	98	Roofs, HSG C
223.0		100.00% Impervious Area

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

Subcatchment 57S: Proposed Driveway



Summary for Subcatchment 58S: Existing Driveway

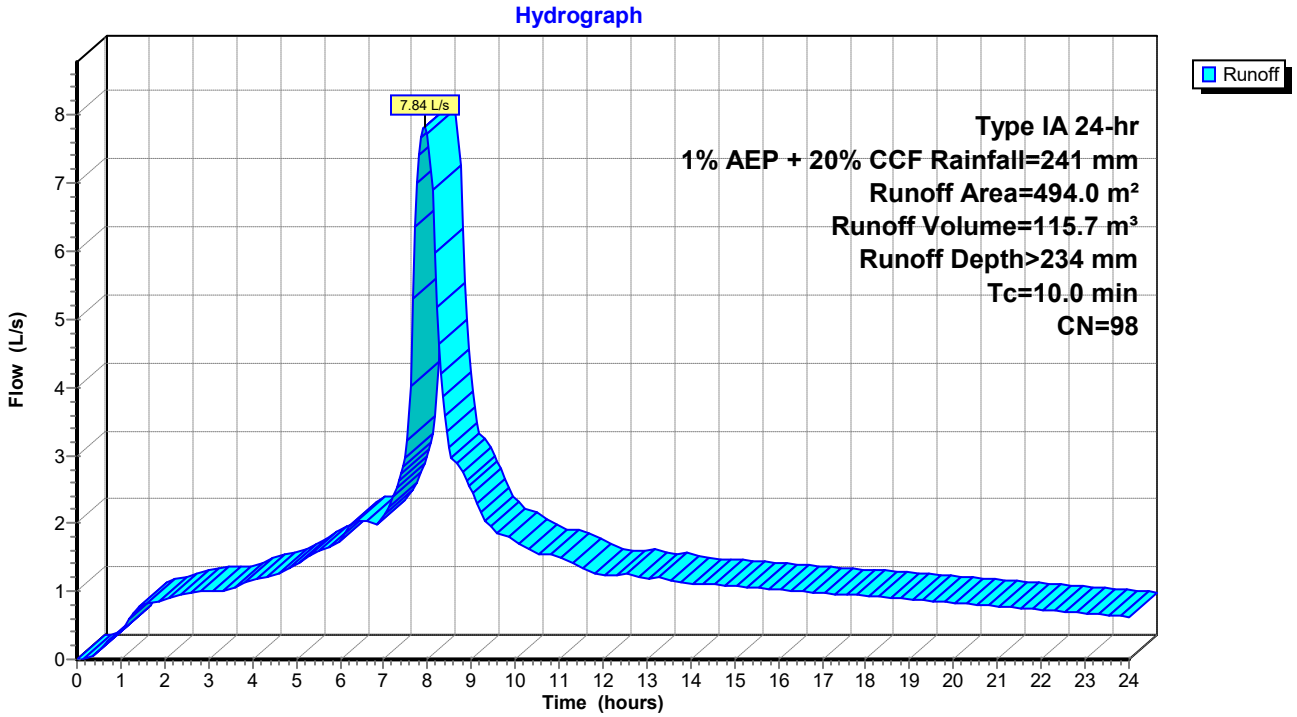
Runoff = 7.84 L/s @ 7.94 hrs, Volume= 115.7 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
494.0	98	Roofs, HSG C
494.0		100.00% Impervious Area

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

Subcatchment 58S: Existing Driveway



Summary for Reach 59R: 150mmØ Pipe @ 1%

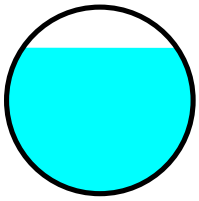
[52] Hint: Inlet/Outlet conditions not evaluated

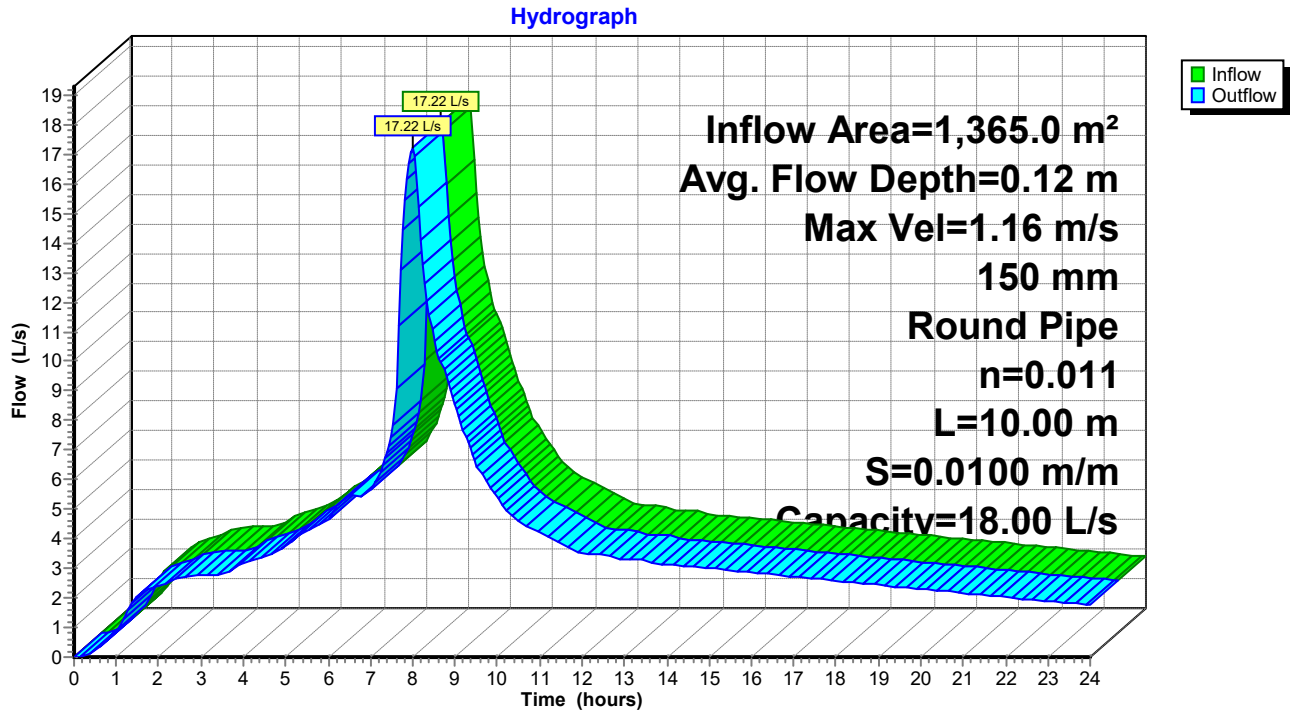
Inflow Area = 1,365.0 m²,100.00% Impervious, Inflow Depth > 234 mm for 1% AEP + 20% CCF event
Inflow = 17.22 L/s @ 8.01 hrs, Volume= 319.0 m³
Outflow = 17.22 L/s @ 8.01 hrs, Volume= 319.0 m³, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.16 m/s, Min. Travel Time= 0.1 min
Avg. Velocity = 0.77 m/s, Avg. Travel Time= 0.2 min

Peak Storage= 0.1 m³ @ 8.01 hrs
Average Depth at Peak Storage= 0.12 m
Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 18.00 L/s

150 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= -2.000 m, Outlet Invert= -2.100 m





Summary for Reach 61R: 100mmØ Pipe @ 1%

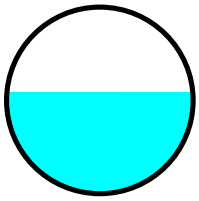
[52] Hint: Inlet/Outlet conditions not evaluated

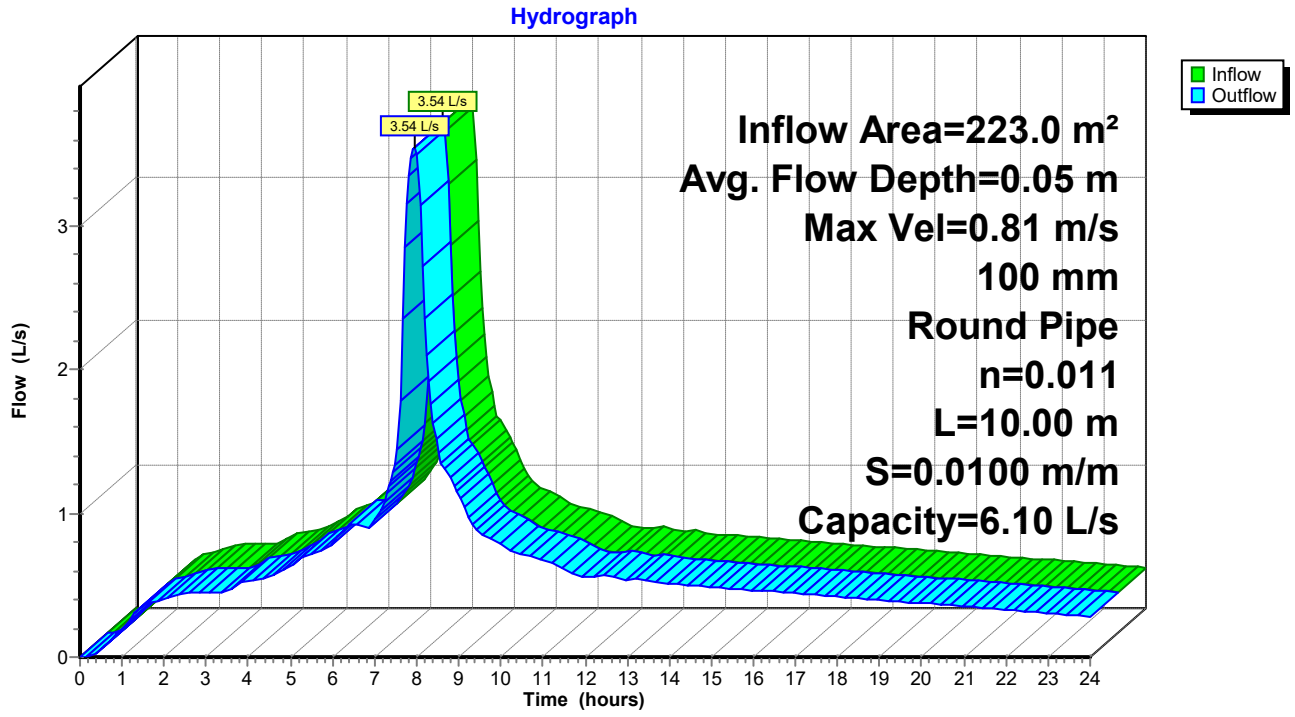
Inflow Area = 223.0 m²,100.00% Impervious, Inflow Depth > 234 mm for 1% AEP + 20% CCF event
Inflow = 3.54 L/s @ 7.94 hrs, Volume= 52.2 m³
Outflow = 3.54 L/s @ 7.94 hrs, Volume= 52.2 m³, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.81 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.48 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.0 m³ @ 7.94 hrs
Average Depth at Peak Storage= 0.05 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

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





Summary for Reach 62R: 100mmØ Pipe @ 1.5%

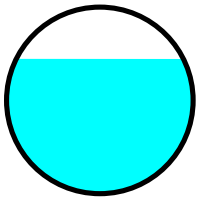
[52] Hint: Inlet/Outlet conditions not evaluated

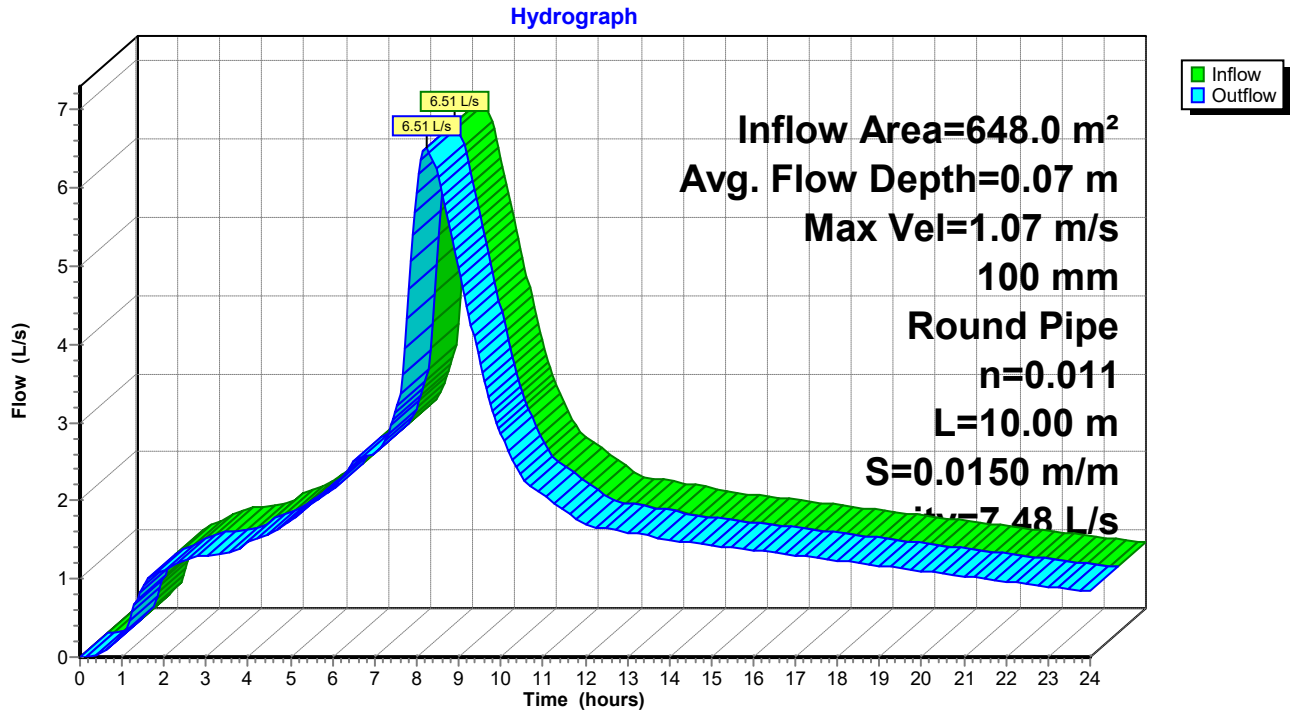
Inflow Area = 648.0 m²,100.00% Impervious, Inflow Depth > 233 mm for 1% AEP + 20% CCF event
Inflow = 6.51 L/s @ 8.22 hrs, Volume= 151.0 m³
Outflow = 6.51 L/s @ 8.22 hrs, Volume= 151.0 m³, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.07 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.75 m/s, Avg. Travel Time= 0.2 min

Peak Storage= 0.1 m³ @ 8.22 hrs
Average Depth at Peak Storage= 0.07 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 7.48 L/s

100 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0150 m/m
Inlet Invert= -1.000 m, Outlet Invert= -1.150 m





Summary for Pond 55P: 2 x 25,000L Rainwater Tanks

Inflow Area = 648.0 m²,100.00% Impervious, Inflow Depth > 234 mm for 1% AEP + 20% CCF event
Inflow = 10.29 L/s @ 7.94 hrs, Volume= 151.8 m³
Outflow = 6.51 L/s @ 8.22 hrs, Volume= 151.0 m³, Atten= 37%, Lag= 17.0 min
Primary = 6.51 L/s @ 8.22 hrs, Volume= 151.0 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.578 m @ 8.22 hrs Surf.Area= 20.4 m² Storage= 11.8 m³

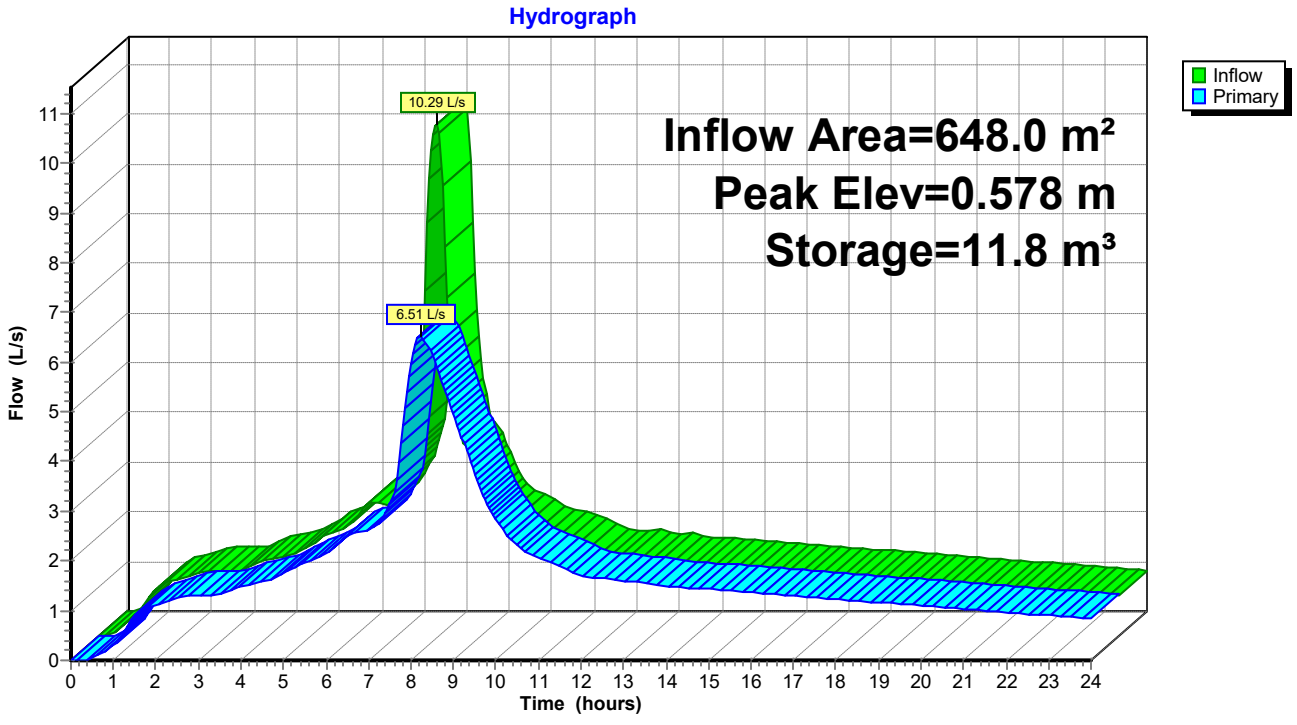
Plug-Flow detention time= 17.5 min calculated for 150.7 m³ (99% of inflow)
Center-of-Mass det. time= 13.2 min (659.8 - 646.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m³	**3.60 mD x 2.60 mH Vertical Cone/Cylinder** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**65 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=6.51 L/s @ 8.22 hrs HW=0.577 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 6.51 L/s @ 1.96 m/s)

Pond 55P: 2 x 25,000L Rainwater Tanks



Appendix D – Written Approvals

From: Michael Thomas
To: Nina Pivac
Subject: Re: Emerson Subritzky - new shed
Date: Thursday, 22 January 2026 2:04:11 pm
Attachments: image001.png
1000031189.jpg

Hi Nina,

Yes I approve the construction of Emerson's new shed. Please find attached my written consent form.

Kind regards
Michael Thomas

On Thu, 15 Jan 2026, 3:55 pm Nina Pivac, <nina@logiplan.co.nz> wrote:

> Kia ora Michael,
>
> I’m writing as the planning agent for Emerson Subritzky, who lives at 25 Sweetwater Road.
>
> Emerson is proposing to construct an implement building on his property and is exploring the option of locating it approximately 1.5 metres from the northern boundary, which adjoins your driveway. The building will face south and be positioned alongside the driveway, rather than near any existing or potential building sites. From a planning perspective, I don’t consider this to have any adverse effects in terms of sunlight or outlook.
>
> We wanted to touch base with you early and share the proposal openly, as your property is directly adjacent. I’ve attached the site, floor, and elevation plans for your review so you can see exactly what is being proposed.
>
> Because the reduced setback triggers a resource consent with Far North District Council, your written approval would greatly help our case. If you’re comfortable with the proposal, we would really appreciate your support by signing and returning the attached written approval form, along with signing each of the plans.
>
> Of course, if you have any questions or concerns at all, please don’t hesitate to get in touch - I’m very happy to talk things through. You can reach me on 021 061 4725.
>
> Ngā Mihi,
>
> **Nina Pivac**
>
> Director l BAppSc l PGDip Planning l Assoc NZPI
>
> **Mobile** 021 061 4725
>
> **Email** nina@logiplan.co.nz

Web www.logiplan.co.nz

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PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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

Full name/s of party giving approval:	Michael Lloyd Thomas
Address of affected property including legal description	LOT 3 SWEETWATER ROAD DUAMUTI 0486 LOT 3 DP 103260 BLK VIII OPOTOKI SD
Contact Phone Number/s and email address	Daytime: +61 8 9375 8931 email: michael49thomas@gmail.com

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

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

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

Signature	M J Thomas	Date	21 / 1 / 26
Signature		Date	
Signature		Date	
Signature		Date	

From:	Lisa Ahn
To:	Nina Pivac
Cc:	Stuart Bracey; James Robinson; Bill Edwards; Atareiria Heihei
Subject:	RE: Proposed shed at 25 Sweetwater Road Awanui
Date:	Tuesday, 24 February 2026 12:15:50 pm
Attachments:	image001.png Heritage New Zealand Northland ADP modified 081018.pdf

Kia ora Nina,

Thank you for consulting with us on this proposal. I confirm that HNZPT has reviewed this application and has no further concerns.
We recommend that the ADP procedures be followed should anything be uncovered during works. Please find attached ADP for your information.

Ngā mihi,
Lisa

Lisa Ahn | Planner/Kaiwhakamāhere – Northern Region
Heritage New Zealand Pouhere Taonga
L10 SAP Tower 151 Queen Street Auckland CBD **|** Private Box 105 291, Auckland City 1143 **|** DDI: (07) 577 4535 **|** Ph: 027 267 3197 **|** visit www.heritage.org.nz and learn more about NZ's heritage places.
Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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From: Nina Pivac <nina@logiplan.co.nz>
Sent: Wednesday, 18 February 2026 11:11 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Proposed shed at 25 Sweetwater Road Awanui

Kia ora Stuart,

Our client is proposing to construct a new shed on his property at 25 Sweetwater Road Awanui. See attached plans.

Minimal earthworks are required as the site is flat. The property contains an existing dwelling and access arrangements will remain unchanged.

Consent Notice D321283.2 is registered on the title and requires any owner of the land to notify HNZPT prior to commencing any work involving building, ground disturbance or tree planting.

Please can you advise whether you have any concerns with the proposed development.

Ngā Mihi,

Nina Pivac
Director l BAppSc l PGDip Planning l Assoc NZPI

Mobile 021 061 4725
Email nina@logiplan.co.nz
Web www.logiplan.co.nz

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