

# 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

Discharge

Fast Track Land Use\*

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

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant details

**Name/s:**

Marc Hesselbarth

**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.

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## 6. Address for correspondence

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

**Name/s:**

Nicola O'Brien

**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.

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## 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:**

Marc Hesselbarth

Property address/  
location:

49 Access Road, Kerikeri

**Postcode** 0230

## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the proposal

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

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

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

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)

Marc Hesselbarth

**Email:**

**Phone number:**

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

### Fees Information

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

## 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)

Marc Hesselbarth

**Signature:**

(signature of bill payer)

**Date** 10-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](http://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)

Marc Hesselbarth

**Signature**

**Date** 10-Mar-2026

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

*See overleaf for a checklist of your information...*

## Checklist

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*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.

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# ASSESSMENT OF ENVIRONMENTAL EFFECTS

## Building Coverage & Stormwater Management

Marc Hesselbarth  
49 Access Road  
Kerikeri  
Lot 1 DP 150415

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

Rev: A  
Date: 11<sup>th</sup> March 2026  
Job No: 3059

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

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## Form 9

### Application for Resource Consent under Sections 127 Resource Management Act 1991

#### To Far North District Council

1. *Marc Hesselbarth, from 49 Access Road, Kerikeri, Lot 1 DP 150415, applies for Resource Consent due to the following rule breaches in a Rural Living Zone:*

- Application for Building Coverage as a Restricted Discretionary Activity due to building coverage being a total of 10.7% (234.9m<sup>2</sup>) of the total lot area. Resulting in 16.3m<sup>2</sup> over the 10% (218.6m<sup>2</sup>) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

The activity is Restricted Discretionary because it does not comply with Permitted Activities rule 8.7.5.1.13, building coverage is not listed in Controlled Activities (8.7.5.2) and total building coverage does not exceed 15% (or 4,000m<sup>2</sup>) allowed for a Restricted Discretionary activity as per rule 8.7.5.3.4.

- Application for Stormwater Management as a Discretionary Activity due to impermeable surfaces being a total of 31% (682m<sup>2</sup>) of the total lot area exceeding the 12.5% permitted as per 8.7.5.1.5.

The total proposed impermeable area exceeds 20% of the site area and does not comply with Permitted Activity rule (8.7.5.1.5) or Controlled Activity rule (8.7.5.2.2). Stormwater Management is not listed as a Restricted Discretionary Activity. Discretionary Activity rule 8.7.5.4 (c) states a Discretionary activity “does not comply with one or more of the other standards for permitted controlled or restricted discretionary activities in this zone as set out under Rules 8.7.5.1, 8.7.5.2 and 8.7.5.3. Therefore, the activity is Discretionary.

The applicant opts out of the fast-track consent process as the breaches are Restricted Discretionary and Discretionary.

2. *The activity to which the application relates (the proposed activity) is as follows:*

A 2-bedroom granny flat with a floor area of 54.9m<sup>2</sup> and roof area of 70.0m<sup>2</sup> is to be constructed at 49 Access Road, Kerikeri, Lot 1 DP 150415. An existing dwelling, shed and metal driveway are located on the 2,186m<sup>2</sup> property.

This report addresses relevant criteria in the existing and proposed Far North District Plan and Resource Management Act (1991) in relation to building coverage and stormwater.

3. *The location of the proposed activity:*

Lot 1 DP 150415 is located at 49 Access Road, Kerikeri. The property is zoned Rural Living in the operative Far North District Plan and will be rezoned Rural Residential in the Far North Proposed District Plan. Refer to the Northland Regional Council (NRC) Map, Section 2.2 showing the location of Lot 1 DP 150415 and the surrounding area. The proposed granny flat will be located to the north of the existing dwelling.

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4. The owner listed is the only owner/occupier of the site to which this application relates.
  5. There are no other activities that are part of the proposal to which this application relates.
  6. No additional resource consents are required for the proposal to which this application relates.
  7. Attached is an assessment of the proposed activity's effect on the environment that:
    - a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
    - b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
    - c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
  8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
  9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
  - 10-13 Not applicable.
  14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

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## 1.0 Executive Summary

Lot 1 DP 150415 is a 2,186m<sup>2</sup>, rectangular shaped, residential section located at 49 Access Road, Kerikeri. The property is zoned Rural Living in the operative Far North District Plan and will be zoned Rural Residential in the Far North Proposed District Plan. The Certificate of Title for the property is attached as Appendix I.

A new 2-bedroom granny flat with a floor area of 54.9m<sup>2</sup> (roof area of 70m<sup>2</sup>) is proposed on the 2,186m<sup>2</sup> section. Application for building coverage as a Restricted Discretionary Activity is due to building coverage being a total of 10.7% (234.9m<sup>2</sup>) of the total lot area. Resulting in 16.3m<sup>2</sup> over the 10% (218.6m<sup>2</sup>) permitted allowance outlined in the Far North District Plan, Section 8.7.5.1.13.

In the Far North Proposed District Plan the property will be Rural Residential where 12.5% building coverage is permitted. Resulting in 38.35m<sup>2</sup> under the 12.5% (273.25m<sup>2</sup>) permitted. Under the new plan the proposed activity does not require Resource Consent for Building Coverage.

The proposed building will be aesthetically pleasing, clad with Axon and corrugate cladding. The cladding colour (off white) will match existing buildings on site.

The proposed granny flat will not be visible from the western boundary due to established *Cryptomeria japonica* shelter belt running along the boundary. The building will not be visible from the south as the dwelling and garage will block visibility. An existing wood fence provides a reasonable level of privacy to neighbouring northern properties. Juvenile palms and gardens along the eastern boundary, parallel to Access Road, once mature will provide further privacy.

The owner proposes to install ~3m wide by ~2m high privacy screens to the north and south of the proposed deck. ~4m of gardens primarily planted with palms is proposed directly to the east of the building. The proposed gardens, existing plantings and fences along with the location of the building are likely to fully screen it from view from most directions.

Under the current District Plan the construction of a 54.9m<sup>2</sup> granny flat breaches building coverage by 16.3m<sup>2</sup> which is a minimal amount. Under the new plan the coverage will be permitted. The activity is expected to have less than minor effect on the surrounding environment.

Application for Stormwater Management as a Discretionary Activity is due to impermeable surfaces being a total of 31% (682.0m<sup>2</sup>) of the total lot area.

The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers, 10<sup>th</sup> March 2026 outlines stormwater management. 2 x 25,000 litre existing stormwater tanks will provide potable water and attenuate stormwater runoff. The water tanks will need a new orifice setup on the overflow pipe. Discharge from the water tanks is to be transported via a sealed pipe to an existing driveway swale located to the northwest of the site. All piped stormwater discharged to the driveway swale shall drain via a proposed riprap apron (minimum 50mm diameter stone or equivalent) to provide energy dissipation and erosion protection. The riprap apron shall be minimum 2500mm long by 300mm wide and underlain with geotextile.

With attenuation measures implemented, the post-development run off from the site will be mitigated such that peak discharges are equivalent to, or less than, those associated with development complying with Permitted Activity impermeable coverage threshold. With mitigation, effects of stormwater are considered to have less than minor impact on the receiving environment.

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There is available area on the property for required infrastructure such as an increase in the size of the wastewater field along with lawn and garden areas for recreational residential use.

With mitigation, effects of building coverage and stormwater are considered to have less than minor impact on the receiving environment.

## 1.1 Scope

O'Brien Design Consulting were engaged by Marc Hesselbarth to prepare an Assessment of Environmental Effects Report to accompany an application for Resource Consent addressing the requirements of Section 88.2 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

Relevant District Plan and proposed District Plan objectives and policies have been assessed. District Plan Criterion for building coverage are addressed in this report. The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers, 10<sup>th</sup> March 2026 addresses criterion for stormwater management and is attached as Appendix III.

As stormwater mitigation is addressed thoroughly in the report by Wilton Joubert Consulting Engineers, this report focuses on addressing building coverage.

## 1.2 Description of Activities

### Building Coverage:

Existing dwelling:	100.0m <sup>2</sup>
Existing shed:	80.0m <sup>2</sup>
Proposed granny flat:	<u>54.9m<sup>2</sup></u>
Total proposed:	234.9m <sup>2</sup>

Total permitted = 10% of gross site area = 218.6m<sup>2</sup>

Total proposed = 234.9m<sup>2</sup> = 10.7%

A new 2-bedroom granny flat with a floor area of 54.9m<sup>2</sup> is proposed on the 2,186m<sup>2</sup> section. Application for building coverage as a Restricted Discretionary Activity due to building coverage being a total of 10.7% (234.9m<sup>2</sup>) of the total lot area. Resulting in 16.3m<sup>2</sup> over the 10% (218.6m<sup>2</sup>) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

The activity is Restricted Discretionary because it does not comply with Permitted Activities rule 8.7.5.1.13, building coverage is not listed in Controlled Activities (8.7.5.2) and total building coverage does not exceed 15% (or 4,000m<sup>2</sup>) allowed for a Restricted Discretionary activity as per rule 8.7.5.3.4.

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## Stormwater Management:

### Impermeable Surfaces

Existing metal driveway:	411.0m <sup>2</sup>
Existing dwelling:	121.0m <sup>2</sup>
Existing shed:	80.0m <sup>2</sup>
Proposed granny flat:	<u>70.0m<sup>2</sup></u>
Total:	682.0m <sup>2</sup>

Application for Stormwater Management as a Discretionary Activity due to impermeable surfaces being a total of 31% (682.0m<sup>2</sup>) of the total lot area exceeding the 12.5% permitted as per 8.7.5.1.5.

The total proposed impermeable area exceeds 20% of the site area and does not comply with Permitted Activity rule (8.7.5.1.5) or Controlled Activity rule (8.7.5.2.2). Stormwater Management is not listed as a Restricted Discretionary Activity. Discretionary Activity rule 8.7.5.4 (c) states a Discretionary activity "does not comply with one or more of the other standards for permitted controlled or restricted discretionary activities in this zone as set out under Rules 8.7.5.1, 8.7.5.2 and 8.7.5.3. Therefore, the activity is Discretionary.

A Stormwater Mitigation Report has been written by Wilton Joubert Consulting Engineers, 10<sup>th</sup> March 2026 and is attached as Appendix III.

## 2.0 Site Details

### 2.1 Site Description

Lot 1 DP 150415 is a 2,186m<sup>2</sup>, rectangular shaped, slightly sloping, established residential property located at 49 Access Road, Kerikeri. A grass strip then Access Road run along the eastern boundary. A metal driveway off Access Road provides access to an existing dwelling and shed. The granny flat will also be accessed via the existing driveway. Established gardens, fruit trees and lawn areas are located over the property. The property is located in a residential area. The NRC Map, Section 2.2 shows Lot 1 DP 150415 and the surrounding area. The Site Plan, Sheet A01a, Appendix II shows the location of existing buildings, the metal driveway and proposed granny flat.

Photograph 1 shows an existing ~1.8m high wood fence along the northern boundary of Lot 1. Tall conifers located on neighbouring Lot 2 DP 355665 grow along the right of way. The wood fence and conifers currently provide a reasonable level of privacy between Lot 1 and neighbouring northern properties. A ~3m long, 2m high privacy screen is proposed to the north of the proposed deck. The Landscape Plan, Sheet A01b, Appendix II shows the proposed location of existing wood fence and proposed privacy screen.

A *Cryptomeria japonica* shelter belt runs along the western property boundary. Photograph 2 shows the shelter belt provides complete privacy between Lot 1 and properties to the west.

The proposed building will not be visible to properties to the south because the existing dwelling and shed will block visibility as shown in Photograph 3. Photograph 4 shows an existing shade cloth fence between Lot 1 DP 150415 and Lot 1 DP 209926 to the

south. A juvenile *Griselinia littoralis* hedge located on Lot 1 DP 209926 runs along the boundary. The hedge will provide additional privacy for Lot 1 DP 209926 if required.

There is currently visibility from the roadside verge and road into the property due to juvenile palms and lower growing garden species as shown in Photograph 5. As the garden grows, further privacy will be provided. The owner plans to plant a ~4m wide garden directly to the east of the granny flat as shown on the Landscape Plan, Sheet A01b, Appendix II. This garden is likely to block visibility of the building from the road and road reserve once mature.

Policy 8.7.4.10 of the operative Far North District Plan states “that provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites”. The existing and proposed plantings and screens will provide more than a reasonable level of privacy.



Photograph 1: View towards the northern boundary showing the proposed location of the granny flat (excavated area). A wood fence runs along the northern boundary. Tall conifers run along the right of way. A reasonable level of privacy is currently provided. A privacy screen to the north of the deck is proposed.



Photograph 2: View towards the western boundary showing the excavated area for the granny flat. *Cryptomeria japonica* shelter belt runs along the western property boundary completely obscuring the development from view, from the west.



Photograph 3: View to the south showing the excavated area proposed for the granny flat. The existing dwelling and shed blocks visibility of the new building from view from properties to the south.

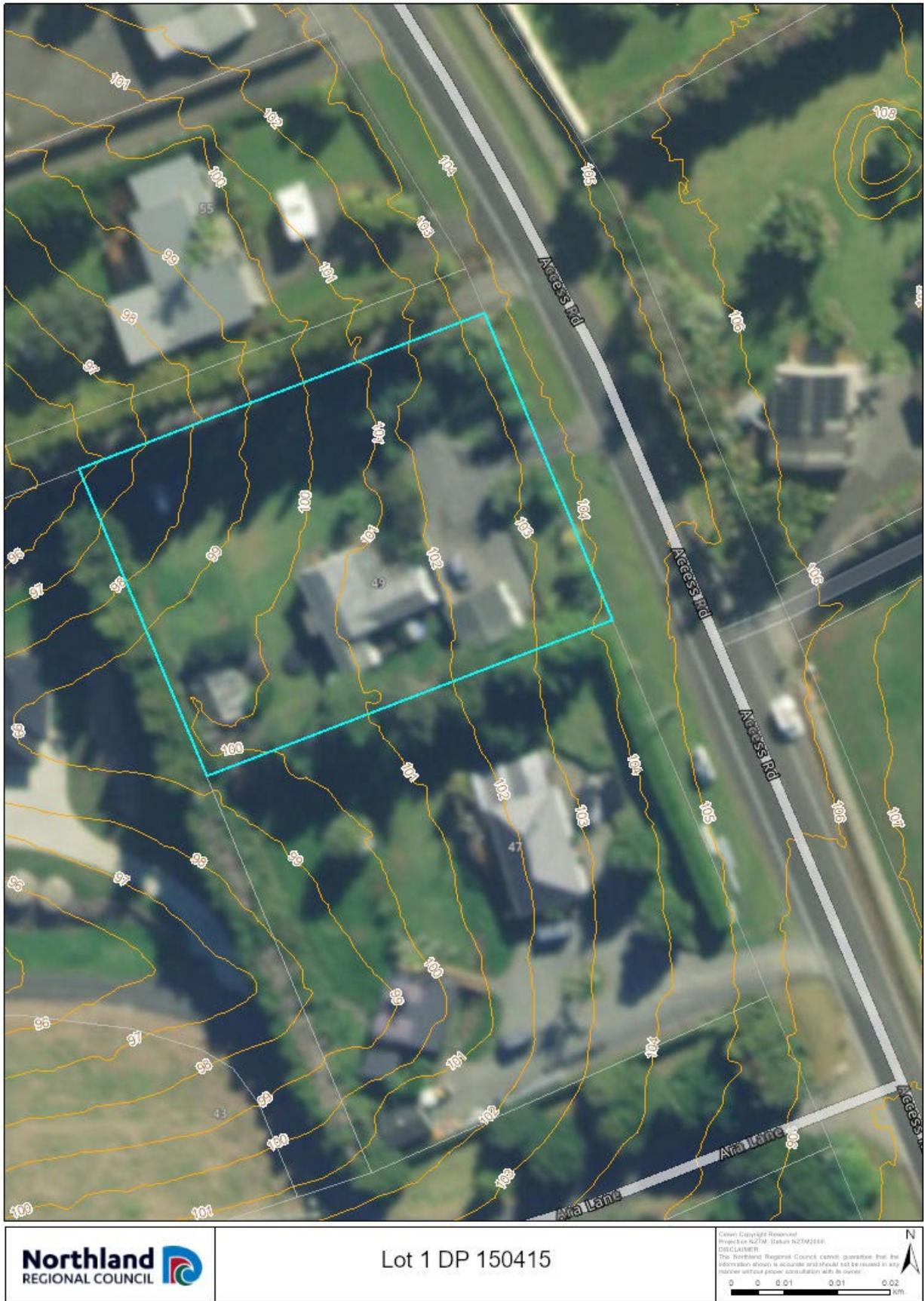


Photograph 4: Showing the shade cloth fence between Lot 1 DP 150415 and Lot 1 DP 209926 to the south. A juvenile *Griselinia littoralis* hedge located on Lot 1 DP 209926 runs along the boundary. The hedge will provide additional privacy for Lot 1 DP 209926 if required. The fence and hedge are located on a raised bund.



Photograph 5: View along the eastern boundary showing planted gardens including juvenile palms. As the garden grows further privacy will be provided. The owner plans to plant a ~4m wide garden directly to the east of the granny flat as shown on the Landscape Plan, Landscape Plan, Sheet A01b, Appendix II. This garden is likely to block visibility of the building from the road and road reserve.

2.2 NRC Map



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## 3.0 Far North District Plan Review

### 3.1 Operative Far North District Plan

Application for Building Coverage as a Restricted Discretionary Activity due to building coverage being a total of 10.7% (234.9m<sup>2</sup>) of the total lot area. Resulting in 16.3m<sup>2</sup> over the 10% (218.6m<sup>2</sup>) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

Application for Stormwater Management as a Discretionary Activity due to impermeable surfaces being a total of 31% (682.0m<sup>2</sup>) of the total lot area exceeding the 12.5% permitted as per 8.7.5.1.5.

### 3.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules comply:

8.7.5.1.1 Residential Intensity: Complies.

8.7.5.1.2 Scale of Activities: Complies

8.7.5.1.3 Building Height: The maximum height of any building shall be 9m. Proposed height is ~3.8m. Complies

8.7.5.1.4 Sunlight: Complies

8.7.5.1.6 Setback from Boundaries: 3m minimum. Complies.

8.7.5.1.7 Screening for Neighbours – Non-Residential Activities. Complies.

8.7.5.1.8 Transportation. Complies.

8.7.5.1.9 Hours of Operation – Non-Residential Activities. Complies.

8.7.5.1.10 Keeping of Animals. Complies.

8.7.5.1.11 Noise. Complies.

8.7.5.1.12 Helicopter Landing Area. Complies.

12.3.6.1: Earthworks: The granny flat is to be built on an existing cleared building platform. Approximately 25m<sup>3</sup> cut and 25m<sup>3</sup> fill, 50m<sup>3</sup> total. Soil to remain onsite. Complies.

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### 3.3 Operative Far North District Plan Objectives & Policies

#### 3.3.1 Rural Living Zone, Section 8.7, Operative Far North District Plan

The following has been taken from the Operative Far North District Plan, Section 8.7, p. 1 and 2.

##### OBJECTIVES

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

The construction of a granny flat or sleepout is becoming more common in Kerikeri as the need for diverse accommodation increases. The development is compatible with current zoning.

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

The development is in keeping with low density development and is not considered intense development that would result in adverse effects on the rural and natural environment. Low impact design principles are utilised to reduce run off volumes and to protect receiving environments from the adverse effects of stormwater discharge. Under the current district plan the construction of a 54.9m<sup>2</sup> granny flat breaches building coverage by 16.3m<sup>2</sup> which is a minimal amount. Under the new plan proposed building coverage would be permitted.

***8.7.3.3 To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.***

Not applicable.

##### POLICIES

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

The development is in keeping with residential properties in the surrounding area. The development will not affect rural activities located further away.

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

Subdivision has created a semi urban character.

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

The 2,186m<sup>2</sup> property has sufficient land available for onsite wastewater which includes an aeration treatment system with 405m<sup>2</sup> of buried dripper lines. A 50% reserve area is available. Stormwater will be managed onsite. Refer to Sheet A01a, Appendix II

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showing the onsite wastewater and stormwater design including the location of the aeration treatment system and dripper lines, 2 water tanks, and stormwater discharge.

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

The construction of a granny flat recognizes the diverse needs of the community providing a more compact and affordable form of accommodation or potential accommodation for family member/s with differing needs.

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

Not applicable the development is residential.

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

Not applicable.

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

The building complies with permitted building height and the sunlight rule.

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

The existing dwelling onsite is small with 100m<sup>2</sup> floor area. The proposed floor area of the granny flat is 54.9m<sup>2</sup>. The total floor area of both buildings at 154.9m<sup>2</sup> is much smaller than most modern Kerikeri dwellings in the nearby area.

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

The exterior of the granny flat will be aesthetically pleasing clad in colours matching existing buildings. The proposed building will be obscured or partially obscured from view with current plantings and fences, the location of existing buildings providing at least a reasonable level of privacy from adjacent sites, the road and road verge. The proposed ~4m garden is likely to provide complete privacy from the road and road reserve once mature.

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

Section 2.1 and Photographs 1-5 describe how existing plantings and buildings on Lot 1 DP 150415 currently provide a reasonable level of privacy for inhabitants of buildings on adjoining sites. The Landscape Plan, Sheet A01b, Appendix II shows existing and proposed plantings along with proposed privacy screens.

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**8.7.4.11 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 as not on a site with frontage to Kerikeri Road.

**8.7.4.12 That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised.**

Not applicable. A secondary treatment system with dripper line will service the existing dwelling and proposed granny flat.

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### 3.3.2 Proposed Far North District Plan Objectives & Policies

In the proposed District Plan the property will become Rural Residential. The Rural Residential Zone has been applied to areas that were formerly zoned Rural Living and are contiguous with an urban area. Under proposed zoning building coverage will be permitted.

#### The Rural Residential Zone

##### OBJECTIVES

***RRZ-01 The Rural Residential zone is used predominantly for rural residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone.***

The proposed development is considered a residential activity which complies with the character and amenity of the zone, surrounding properties and the local area.

***RRZ-02 The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:***

***a. Peri-urban scale residential activities.***

The property is peri-urban scale residential. The development is in keeping with neighboring properties and the local area.

***b. Small scale farming activities with limited buildings and structures.***

Not applicable. No farming activities proposed.

***c. Smaller lot sizes than anticipated in the Rural Production or Rural Lifestyles zones:***

The lot is 2,186m<sup>2</sup> in size and is appropriate for residential development.

***d. A diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.***

Residential development proposed in keeping with the character and amenity of adjacent sites and the local area.

***RRZ-03 The Rural Residential zone helps meet the demand for growth around urban centers while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.***

The 2,186m<sup>2</sup> property is suitable for residential use.

***RRZ-04 Land use and subdivision in the Rural Residential zone:***

***a. Maintains rural residential character and amenity values.***

The residential land use maintains the existing character and amenity values of the surrounding area.

***b. Supports a range of rural residential and small-scale farming activities.***

Residential use with no farming activities.

***c. Is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.***

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Not applicable.

## **POLICIES**

### **RRZ-P1**

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

***a. rural residential activities;***

The design, scale and intensity are appropriate for the neighbourhood and surrounding area. The development does not compromise the role, function, or character of the Rural Residential Zone.

***b. small-scale farming activities;*** Not applicable.

***c. home business activities;*** Not applicable.

***d. visitor accommodation;*** Not applicable.

***e. small-scale education facilities;*** Not applicable.

### **RRZ-P2**

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

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

A granny flat or sleepout is becoming more common in the Kerikeri area. Building coverage would be permitted under the new zoning.

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

Not applicable as primary production activities not proposed.

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

Not applicable as commercial or industrial activities not proposed.

### **RRZ-P3**

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

Reverse sensitivity effects from sensitive and other non-productive activities on primary production activities not anticipated.

### **RRZ-P4**

***Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:***

- 
- a. *telecommunications:*
  - b. *fibre where it is available;*
  - c. *copper where fibre is not available;*
  - d. *copper where the area is identified for future fibre deployment.*
  - e. *local electricity distribution network.*

Not applicable. Subdivision has occurred.

#### **RRZ-P5**

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

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

The scale and character of the development is consistent with the local area. A sleepout or granny flat are becoming more common in Kerikeri and the surrounding area.

***b. location, scale and design of buildings or structures;***

The Site Plan, Sheet A01a, Appendix II shows the location of the proposed granny flat on the 2,186m<sup>2</sup> lot. The existing dwelling and shed block visibility of the proposed granny flat from the south. The granny flat will be a single storey building with a floor area of 54.9m<sup>2</sup>. The building will be aesthetically pleasing. The eastern facing side of the granny flat facing towards the road will be clad with vertical Axon cladding the same cladding and colour as existing buildings. The other sides will be clad with direct fix corrugate cladding the same colour as existing buildings. Floor Plans and Elevations, Sheet A02, Appendix II shows the proposed floor plan and exterior of the granny flat.

***c. at zone interfaces:***

- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;***
- ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;***

Stormwater and wastewater are to be managed so that adverse effects on adjoining sites do not occur. Existing plantings, fencing and the location of existing buildings provide a reasonable level of privacy to adjacent properties, surrounding sites and Access Road. A ~4m planted garden, to the east of the buildings, will provide further screening.

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

The property has the capacity for onsite wastewater including an aeration treatment system, wastewater disposal field and 50% reserve as shown on the Site Plan, Sheet A01a, Appendix II.

The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers, 10th March 2026 outlines stormwater management. 2 x 25,000 litre existing stormwater tanks will provide potable water and attenuate stormwater runoff. The water tanks will need a new orifice setup on the overflow pipe. Discharge from the water tanks is to be transported via a sealed pipe to an existing driveway swale located to the northwest of the site. All piped stormwater discharged to the driveway swale shall drain via a proposed riprap apron (minimum 50mm diameter stone or equivalent) to provide energy dissipation and erosion protection. The riprap apron shall be minimum 2500mm long by 300mm wide and underlain with geotextile.

With attenuation measures implemented, the post-development run off from the site will be mitigated such that peak discharges are equivalent to, or less than, those associated with development complying with the Permitted Activity impermeable coverage threshold.

**e. the adequacy of roading infrastructure to service the proposed activity;**

The roading infrastructure is adequate to service the existing 3-bedroom dwelling and proposed 2-bedroom granny flat.

**f. managing natural hazards;**

No natural hazards known. Northland Regional Council Hazard Maps and Far North Atlas Maps do not show potential flooding or erosion prone land. Rainfall intensity as a result of climate change is considered for stormwater calculations.

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

Not identified within a heritage or cultural area. No effect on natural features, landscapes or indigenous biodiversity.

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

Not identified as having a historical, spiritual or cultural associated by Tangata whenua.

## **RULES**

### **RRZ-R2 Impermeable Surface Coverage**

Under the new plan the permitted impermeable surface coverage is the same as the current plan, 12.5% of the lot area. The activity would be Restricted Discretionary in the proposed plan vs Discretionary in the existing.

The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers attached as Appendix III outlines mitigation measures and includes a District Plan Assessment in Section 8, p. 8 and 9. With mitigation stormwater effects are considered to have less than minor impact on the receiving environment.

## **STANDARDS**

### **RRZ-S5 Building Structure or Coverage**

Under the new plan the permitted building coverage of the site is no more than 12.5%, greater than the 10% permitted in the existing plan. Under the new plan the 10.7% proposed is less than 12.5% therefore building coverage would be permitted.

**Where the standard is not met, matters of discretion are restricted to:**

- a. the character and amenity of the surrounding area;**
- b. any landscaping, planting and screening to mitigate any adverse effects;**
- c. the extent to which private open space can be provided for future uses;**
- d. the extent to which the sitting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and**
- e. natural hazard mitigation and site constraints.**

a-e above are addressed in Section 5 of this report. The assessment criteria of the current plan are similar to the above an exception being the inclusion of e. natural hazard mitigation and site constraints in the proposed plan. No natural hazards are identified. Increased rainfall intensity as a result of climate change is considered for stormwater calculations. Building coverage would be permitted under the new zoning.

## 4.0 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Residential. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable.  The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HAR14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	The site is not within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HHR10)  Schedule 2 has immediate legal effect</i>	Not applicable.  The site is not located within a Heritage Area Overlay.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NTR9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable.  The site does not contain any notable trees.
<i>Sites and Areas of Significance to Māori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7)  Schedule 3 has immediate legal effect</i>	Not applicable. Not identified as a site or area significant to Māori.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance, or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect:  SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUBR17</i>	Not applicable.  The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable.  The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13  The following standards have immediate legal effect: EW-S3, EW-S5</i>	Earthworks addressed in Section 5.2
<i>Signs</i>	<i>The following rules have immediate legal effect: SIGN-R9, SIGN-R10  All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</i>	Not applicable.  No signs are proposed as part of this application.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

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## 5.0 Assessment of Environmental Effects

### 5.1 Building Coverage – Far North District Plan Assessment Criteria Section 8.7.5.3.4

*In considering whether or not to grant consent or impose conditions, the Council shall also have regard to the following assessment matters:*

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;**

Photograph 1 shows an existing ~1.8m high wood fence along the northern boundary of Lot 1. Tall conifers located on neighbouring Lot 2 DP 355665 grow along the right of way. The wood fence and conifers currently provide a reasonable level of privacy between Lot 1 and neighbouring northern properties. A ~3m long, 2m high privacy screen is proposed to the north of the proposed deck. The Landscape Plan, Sheet A01b, Appendix II shows existing and proposed structures.

A *Cryptomeria japonica* shelter belt runs along the western property boundary. Photograph 2 shows the shelter belt provides complete privacy between Lot 1 and properties to the west.

The proposed building will not be visible to properties to the south because the existing dwelling and shed will block visibility as shown in Photograph 3. Photograph 4 shows an existing shade cloth fence between Lot 1 DP 150415 and Lot 1 DP 209926 to the south. A juvenile *Griselinia littoralis* hedge located on Lot 1 DP 209926 runs along the boundary. The hedge will provide additional privacy for Lot 1 DP 209926 if required.

There is currently visibility from the roadside verge and road into the property due to juvenile palms and lower growing garden species as shown in Photograph 5. As the garden grows further privacy will be provided. The owner plans to plant a ~4m wide garden directly to the east of the granny flat as shown on the Landscape Plan, Landscape Plan, Sheet A01b, Appendix II. This garden is likely to block visibility of the building from the road and road reserve.

Policy 8.7.4.10 of the operative Far North District Plan states “*that provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites*”. The existing and proposed plantings and screens will provide more than a reasonable level of privacy.

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

The existing dwelling has a floor area of 100m<sup>2</sup> whilst the proposed granny flat will have a floor area of 54.9m<sup>2</sup>. The total floor area of 154.9m<sup>2</sup> is a much smaller area than larger single dwellings along Access Road and the wider Kerikeri area.

NRC Maps show numerous properties in the near vicinity which have 3 buildings onsite. For example, Lot 1 DP 355665, Lot 1 DP 343575 and Lot 1 DP 149577.

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

A total floor area of 154.9m<sup>2</sup> in relation to the 2,186m<sup>2</sup> property is relatively typical of modern development in Kerikeri. The property will have available area for required infrastructure such as onsite wastewater and outdoor recreational activities. The Site Plan, A01a shows the scale of the proposed 54.9m<sup>2</sup> building in relation to the site.

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

Lawn and gardens provide space for residential use.

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

The proposed granny flat will be modern and aesthetically pleasing with an exterior matching existing buildings on site. Section 5.1 (a) describes how existing structures such as fences and plantings provide a reasonable level of privacy to adjacent sites and the surrounding environment. The dwelling and shed block visibility of the proposed granny flat from the south. A ~4m proposed garden to the east of the granny flat will further reduce visibility of the buildings from the road and road reserve. The property owner is a keen gardener who plans to continue landscaping the property.

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

The proposed building is located close to the existing dwelling easily accessed via the existing driveway. The aesthetically pleasing, modern design is in keeping with existing buildings. The building meets setback requirements from boundaries and complies with building height and sunlight rules. Existing and proposed plantings will assist in blending the new building with the surrounding environment.

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

Refer to (a) above. Existing and proposed landscaping is expected to significantly reduce any potential visual adverse effects. The building will be aesthetically pleasing matching existing buildings. The eastern facing side of the granny flat facing towards the road will be clad with vertical Axon cladding the same cladding and colour as existing buildings. The other sides will be clad with direct fix corrugate cladding the same colour as existing buildings. Nearby properties have buildings of similar size which may be used as a shed, garage or sleepout. The proposed granny flat is more aesthetically pleasing than a shed or external garage.

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

Non-compliance is expected to have a minimal effect on the privacy, outlook, and enjoyment of private open spaces on adjacent sites. Existing plantings provide a certain degree of screening. The property is located in a residential area.

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## 5.2 Stormwater Management – *Far North District Plan Assessment Criteria Section 8.7.5.2.2*

The assessment criteria for stormwater management are addressed in Section 5, p. 4-6 of the Stormwater Mitigation Report by Wilton Joubert, 10th March 2026 attached as Appendix III.

“Provided that the recommended attenuation measures are implemented, the post-development runoff from the site will be mitigated such that peak discharges are equivalent to, or less than, those associated with development complying with the Permitted Activity impermeable coverage threshold” (Stormwater Mitigation Report by Wilton Joubert, 10th March 2026, p.3).

## 6.0 Notification Assessment, Section 95, RMA 1991

### 6.1 Section 95A-G, RMA 1991

Section 95A-G, Public Notification and Limited Notification of Applications, of the Resource Management Act (1991) were reviewed against the breach discussed.

#### **95A Public Notification of Consent Applications**

- (1) *A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.*

#### **Step 1: Mandatory public notification in certain circumstances**

- (2) *Determine whether the application meets any of the criteria set out in subsection (3) and,—*  
*(a) if the answer is yes, publicly notify the application; and*  
*(b) if the answer is no, go to step 2.*

- (3) *The criteria for step 1 are as follows:*

- (a) the applicant has requested that the application be publicly notified;*  
*(b) public notification is required under section 95C;*  
*(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

The applicant has not requested public notification nor is it required under section 95C. The application is not made jointly with an application to exchange recreation reserve land. Step 1 does not apply.

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

- (4) *Determine whether the application meets either of the criteria set out in subsection (5) and,—*  
*(a) if the answer is yes, go to step 4 (step 3 does not apply); and*  
*(b) if the answer is no, go to step 3.*

- (5) *The criteria for step 2 are as follows:*

- (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) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

Step 2 does not apply to the activity.

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,-

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(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.

The application does not require public notification. The activity will have a less than minor effect on the surrounding environment.

**Step 4; Public notification in special circumstances**

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,-

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

No special circumstances exist in this application which justify public notification.

From the assessment above it is considered that the application does not require public notification.

**95B Limited notification of consent applications**

(1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

**Step 1: certain affected groups and affected persons must be notified**

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights groups or affected customary marine title groups.

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(3) Determine—

- (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
- (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

Not applicable to this application.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

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

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and
- (b) if the answer is no, go to step 3.

No, go to step 3.

(6) The criteria for step 2 are as follows:

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

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

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The activity is not a boundary activity. Section 6.2 provides information determining that neighbours and the public are unlikely to be affected by the activity.

**Step 4: further notification in special circumstances**

(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,—

- (a) if the answer is yes, notify those persons; and
- (b) if the answer is no, do not notify anyone else.

No special circumstances exist in relation to the application that warrant notification of other persons.

95C-E – Are not applicable as the activity has been assessed as being less than minor effect to neighbouring properties.

95F and G are not applicable as there are no affected customary rights groups involved or is it a customary marine title group.

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It is considered that the application does not require public notification.

## 6.2 Neighboring Properties

Building coverage is slightly over in the current District Plan but will be permitted in the proposed. The exterior of the building will match the existing onsite and will be aesthetically pleasing. Section 5.1 (a) explains how existing fences and plantings provide a reasonable level of privacy to neighbours on adjacent sites. Privacy will be increased with the addition of a ~4m garden and privacy screens.

Once implemented and maintained stormwater mitigation outlined in the report by Wilton Joubert will ensure that neighbouring properties are not affected by stormwater runoff from Lot 1.

## 7.0 Resource Management Act Section 104 Assessment

*(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to:*

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

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. Section 4, 5 and 6.2 discuss actual and potential effects. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

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

Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Mitigation measures are proposed and have been discussed.

*(b) any relevant provisions of:*

*(i) a national environmental standard:*

*(ii) other regulations:*

*(iii) a national policy statement:*

*(iv) a New Zealand coastal policy statement:*

*(v) a regional policy statement or proposed regional policy statement:*

*(vi) a plan or proposed plan; and*

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

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The Regional Plan has been reviewed and there are no documents that are relevant to the proposal.

Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.

## 8.2 Part 2 of the Resource Management Act

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

The application will have less than minor effect on the items in Part 2 of the Resource Management Act.

## 8.0 Schedule 4

### Information required in assessment of environmental effects.

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:**

Refer to Section 4, 5 and 6.2 which discuss the activity, potential effects, and mitigation methods. The activity will not result in any significant adverse effects on the environment.

- (b) an assessment of the actual or potential effect on the environment of the activity:*

Section 4, 5 and 6.2 discuss potential effects. The potential effects with mitigation are expected to be less than minor.

- (c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:*

There are no hazardous installations proposed.

- (d) if the activity includes the discharge of any contaminant, a description of—
  - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
  - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:**

No contaminants are proposed.

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*(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:*

Mitigation measures are discussed in this report. Refer to Section 5 for mitigation measures and recommendations.

*(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:*

Refer to Section 6.1, Notification Assessment, Section 95, RMA 1991 and Section 6.2 Neighbouring Properties. Consultation and response not applicable.

*(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring is required for this activity.

*(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

The activity will not have a more than minor effect on protected customary rights groups.

*(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Refer to Section 4 and 5 for the assessment against the operative and proposed Far North District Plan and the Far North District Plan Assessment Criterion.

*(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—*

*(a) oblige the applicant to consult any person; or*

*(b) create any ground for expecting that the applicant will consult any person.*

Refer to Section 6.0 Notification Assessment, Section 95, RMA 1991.

**Matters that must be addressed by assessment of environmental effects.**

*(1) An assessment of the activity's effects on the environment must address the following matters:*

*(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

*(b) any physical effect on the locality, including any landscape and visual effects:*

*(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*

*(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*

*(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*

---

*(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.*

*(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Refer to Section 4.0 - 7.0 which address the items required as per Schedule 4, Section 7.

## **9.0 Conclusion**

At the completion of the project a dwelling with a floor area of 100m<sup>2</sup>, granny flat with a floor area of 54.9m<sup>2</sup> and an 80m<sup>2</sup> shed will be located on the 2,186m<sup>2</sup> property. 154.9m<sup>2</sup> floor area total of the 2 residential buildings is smaller than many modern dwellings in the Kerikeri area. The proposed building will be modern, stylish, well maintained and visually appealing. The exterior colour will match existing buildings onsite. Existing and proposed landscaping and plantings will provide adequate privacy and screening of the proposed granny flat from neighbouring properties and Access Road. The development is in keeping with the local area and compatible with existing and proposed zoning. There is available area on the property for required infrastructure such as onsite wastewater, water tanks, and stormwater management along with lawn and garden areas for recreational residential use. Under the current District Plan building coverage exceeds permitted by 16.3m<sup>2</sup> under the proposed District Plan building coverage would be permitted. Potential visual effects of building coverage are expected to be less than minor.

2 x 25,000 litre existing stormwater tanks will provide potable water and attenuate stormwater runoff. The water tanks will need a new orifice setup on the overflow pipe. Discharge from the water tanks is to be transported via a sealed pipe to an existing driveway swale located to the northwest of the site. All piped stormwater discharged to the driveway swale shall drain via a proposed riprap apron (minimum 50mm diameter stone or equivalent) to provide energy dissipation and erosion protection. The riprap apron shall be minimum 2500mm long by 300mm wide and underlain with geotextile.

With attenuation measures implemented, the post-development run off from the site will be mitigated such that peak discharges are equivalent to, or less than, those associated with development complying with the Permitted Activity impermeable coverage threshold. With mitigation implemented and maintained stormwater effects are expected to have a less than minor effect on the receiving environment.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA89D/218  
**Land Registration District** North Auckland  
**Date Issued** 05 August 1992

**Prior References**  
NA1995/5

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**Estate** Fee Simple  
**Area** 2186 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 150415

**Registered Owners**  
Marc Hesselbarth and Yoko Sakikawa

---

**Interests**

Fencing Agreement in Transfer 324827

Fencing Agreement in Transfer 673148

Appurtenant hereto is a right to drain water specified in Easement Certificate C401406.3 - 5.8.1992 at 2:26 pm

The easements specified in Easement Certificate C401406.3 are subject to Section 309 (1) (a) Local Government Act 1974  
13382837.2 Mortgage to Westpac New Zealand Limited - 22.8.2025 at 1:35 pm



# Proposed Granny Flat

Marc Hesselbarth  
49 Access Road  
Kerikeri  
Far North District  
Lot 1 DP 150415

Sheet Index		
Sheet No.	Sheet Title	Rev
A01	Site Plan	E
A02	Floor Plan & Elevations	E
A03	Drainage, Foundation & Subfloor Plan	E
A04	Roof, Lintel & Framing, Bracing Plans	E
A05	Section A	E
A06	Foundation Details	E
A07	Foundation Edge & Step Details	E
A08	Hold Down Details	E
A09	Cladding Details	E
A10	Cladding Details	E
A11	Roof Details	E
A12	Drainage Details & Tile Upstand Details	E
Revisions		
-	-	-

Construction Drawings

Date: 11 March 2026

Job Number: 3059

Drawn by:



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

## Site Assessment Report NZS3604 Section 3

### Scope

O'Brien Design Consulting Ltd. were engaged by Marc Hesselbarth to undertake an NZS 3604:2011 Site Assessment Report for the purposes of acquiring building consent for the proposed granny flat. This report investigates whether ground conditions meet the criteria of 'good ground', as outlined in NZS 3604:2011, Section 3.

### NZS 3604:2011 Site Requirements Summary

Exposure Zone: C

Wind Zone: High

Earthquake Zone: 1

Ground Bearing: 'Good ground' ultimate bearing capacity of not less than 300kPa as required by NZS 3604, 3.1.2(a).

Foundations: NZS 3604:2011 foundations to a depth of 900mm from cut or existing ground level (EGL or CGL).

The owner proposes to construct foundations which will be loaded with a lightweight timber framed building. The existing dwelling was originally constructed with traditional concrete foundations, the proposed granny flat will similarly be constructed with traditional concrete foundations designed to NZS 3604:2011.

In accordance with 3604:2011 Section 3.1.3 (f) the existing foundation and surrounding ground was visually inspected for subsidence and instability. There were no issues with the existing foundation and no signs of fill in the area of the new foundation.

There has been no testing for expansive soils, for this reason the soils have been classed as highly expansive.



Lot 1 DP 150415  
 Lot area: 2,186m<sup>2</sup>  
 Roof pitch: 5°  
 Cladding weight: Light  
 Corrosion zone: C  
 Wind zone: High  
 Rural Living Zone  
 District plan compliance:

Residential intensity: Complies  
 Sunlight rule: Complies

**Stormwater Management**

(Impermeable surfaces):  
 Existing metal driveway: 411.0m<sup>2</sup>  
 Existing dwelling: 121.0m<sup>2</sup>  
 Existing shed: 80.0m<sup>2</sup>  
 Proposed granny flat: 70.0m<sup>2</sup>  
 Total proposed: 682.0m<sup>2</sup>

Total permitted = 12.5% of gross site area = 273.3m<sup>2</sup>  
 Total proposed = 682.0m<sup>2</sup> = 31% RC Required

Setbacks to boundaries: 3m min. Complies

Building height:  
 Permitted: 9m max  
 Proposed: 3.8m approx. Complies

**Building Coverage:**

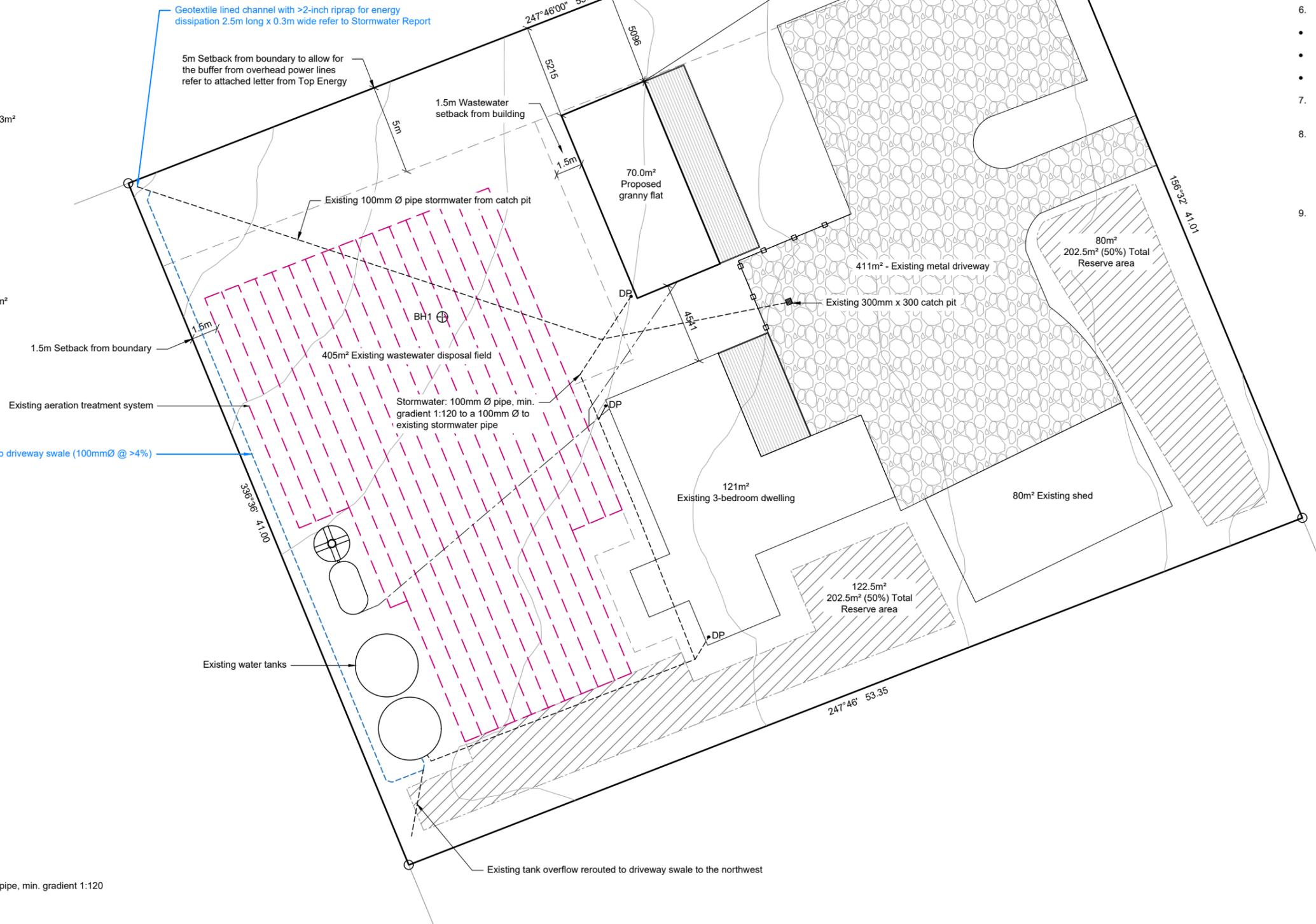
Existing dwelling: 100.0m<sup>2</sup>  
 Existing shed: 80.0m<sup>2</sup>  
 Proposed granny flat: 54.9m<sup>2</sup>  
 Total proposed: 234.9m<sup>2</sup>

Total permitted = 10% of gross site area = 218.6m<sup>2</sup>  
 Total Proposed = 234.9 = 10.7% RC Required

**Earthworks**

No cut required existing flat ground.

Total permitted = 300m<sup>3</sup> Complies



**NOTES**

1. Contour lines at 1m increments, sourced from NRC.
2. The proposed wastewater field is to be setback 1.5m from property boundaries. If the wastewater field is to be located close to a boundary, ensure that the boundaries are located prior to installation of the field. If the boundary cannot be easily identified, then the wastewater field should be moved or the land surveyed.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:
  - 1.5m from buildings
  - 1.5m from property boundaries
  - 3m from retaining wall
7. Overflow from water tanks & roofs to be directed well away from the proposed wastewater disposal field.
8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
9. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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

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

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

**Project Title**  
 Marc Hesselbarth  
 49 Access Road  
 Kerikeri  
 Far North District  
 Lot 1 DP 150415

**Sheet Title**  
 Site Plan

**Drawn** 11 March 2025

**Project No** 3059

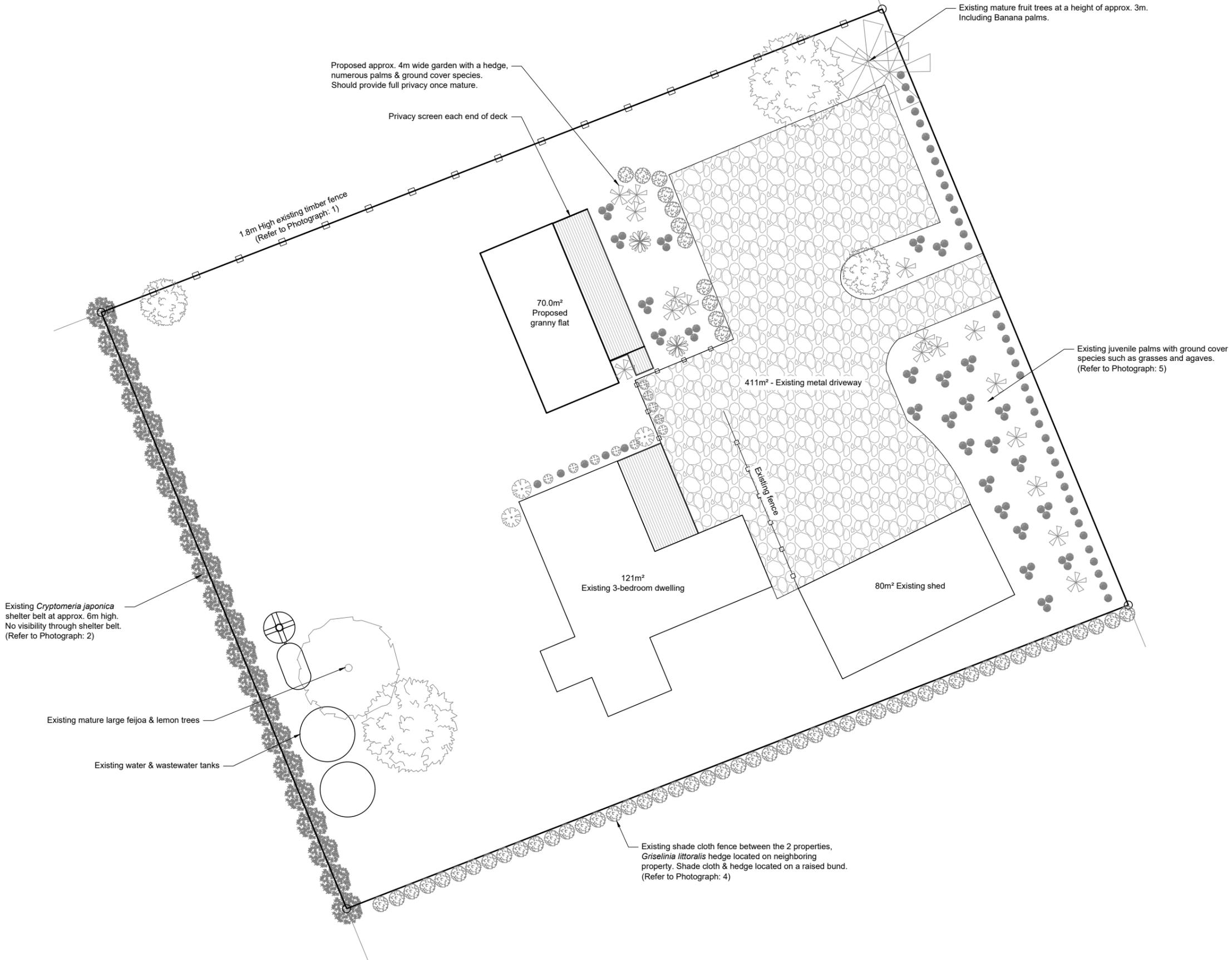
<b>Rev</b>	<b>Sheet</b>
E	A01a

**Scale (A3 Original) 1: 250**



**LEGEND**

- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Wastewater disposal field
- ▨ Reserve area



Existing *Cryptomeria japonica* shelter belt at approx. 6m high. No visibility through shelter belt. (Refer to Photograph: 2)

Existing mature large feijoa & lemon trees

Existing water & wastewater tanks

Existing shade cloth fence between the 2 properties, *Griselinia littoralis* hedge located on neighboring property. Shade cloth & hedge located on a raised bund. (Refer to Photograph: 4)

Proposed approx. 4m wide garden with a hedge, numerous palms & ground cover species. Should provide full privacy once mature.

Privacy screen each end of deck

1.8m High existing timber fence (Refer to Photograph: 1)

70.0m² Proposed granny flat

411m² - Existing metal driveway

121m² Existing 3-bedroom dwelling

80m² Existing shed

Existing mature fruit trees at a height of approx. 3m. Including Banana palms.

Existing juvenile palms with ground cover species such as grasses and agaves. (Refer to Photograph: 5)

**Planting Method:**

1. Spray areas to be planted with weed killer 3 weeks prior to planting.
2. If possible plan planting for autumn (most favorable), winter and spring. Avoid planting during hot summer months.
3. Excavate a hole 250mm deep x 250mm wide.
4. Remove plastic pb3 bag from the plant and place the plants roots in the hole.
5. Use the soil from hole excavation to refill around the root ball of the plant making sure that the original potting mix of the plant is level to the surrounding ground.
6. Water the plant well.
7. In order to suppress weed growth and for moisture retention, it is recommended a layer of approximately 200mm of mulch is placed around each plant.

**Maintenance Schedule:**

1. Remove weed species from around the plants regularly.
2. A small handful of all-purpose garden fertilizer may be sprinkled around each plant annually to encourage growth and plant health.
3. Re apply mulch when needed.
4. Water over the summer months especially in the first year.

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**Project Title**

Marc Hesselbarth  
49 Access Road  
Kerikeri  
Far North District  
Lot 1 DP 150415

**Sheet Title**

Landscape Plan

Drawn 11 March 2025

Project No 3059

Rev	Sheet
E	A01b

Scale (A3 Original) 1: 250

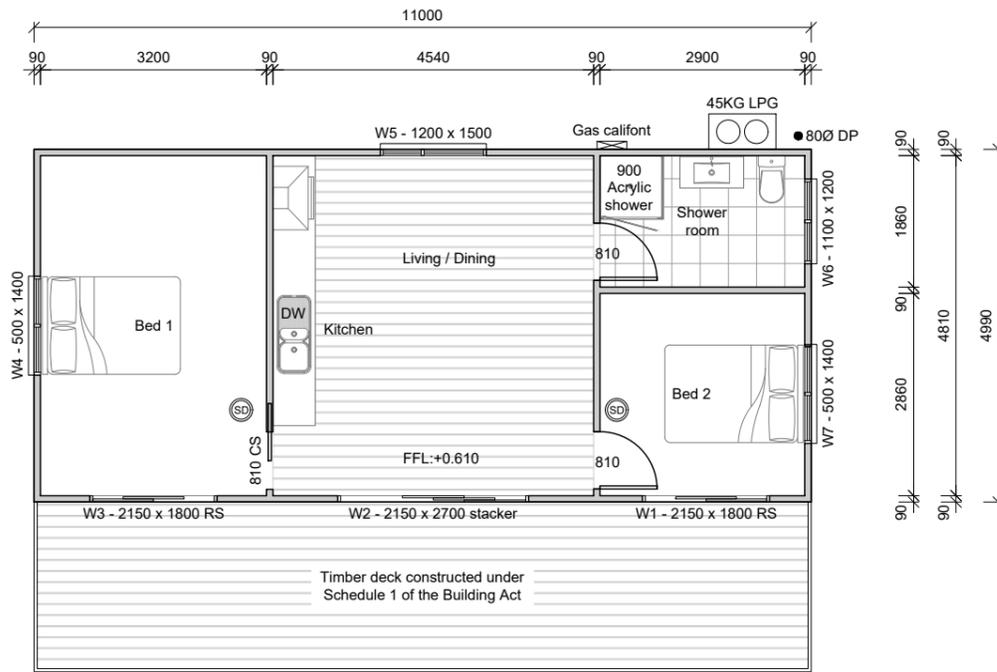


**SPECIFICATION:**

- High wind zone
- Exposure zone C
- Timber subfloor & pile foundations
- 2.4m Stud height (low end)
- Vertical direct fix corrugate cladding
- Direct fix Axon cladding (front face)
- Trapezoidal roofing
- 5° Roof pitch
- 10mm GIB wall lining & 13mm GIB ceiling lining
- Hardieflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless noted.
- All windows and doors double glazed (low Xcel)
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

**LEGEND**

- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Eligna quick step flooring installed to manufacturers specifications TBC
- Impervious laminate floor flooring installed to manufacturers specifications
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.



**Floor Plan**  
SCALE = 1:100 @ A3

**H1 SPECIFICATION:**

- Subfloor: Expol R2.5
- Walls: Pink batts R2.2
- Ceiling: Pink batts R4.5
- Double glazing Solux-E R0.37

H1 calculations included in BC information.

**BUILDING AREA:**

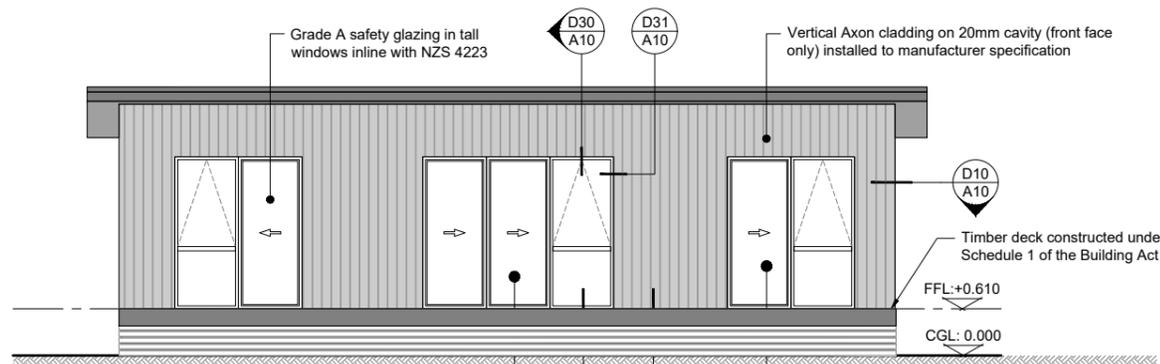
Floor Area: 54.9m<sup>2</sup>  
Roof Area: 70.0m<sup>2</sup>



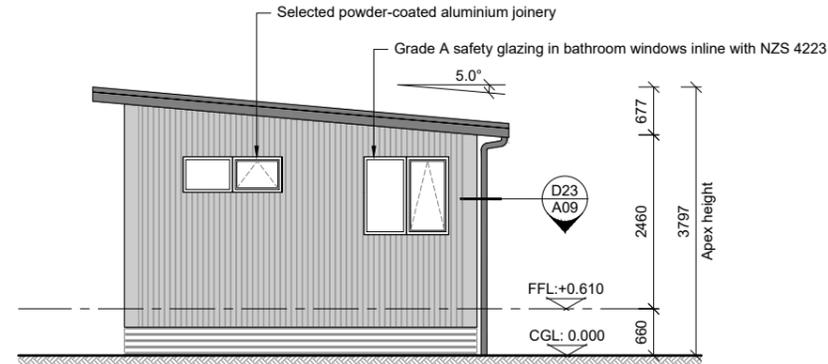
**NOTE:**

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump & A/C units where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
8. Grade A safety glazing in shower screens inline with NZS 4223
9. Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.
10. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.

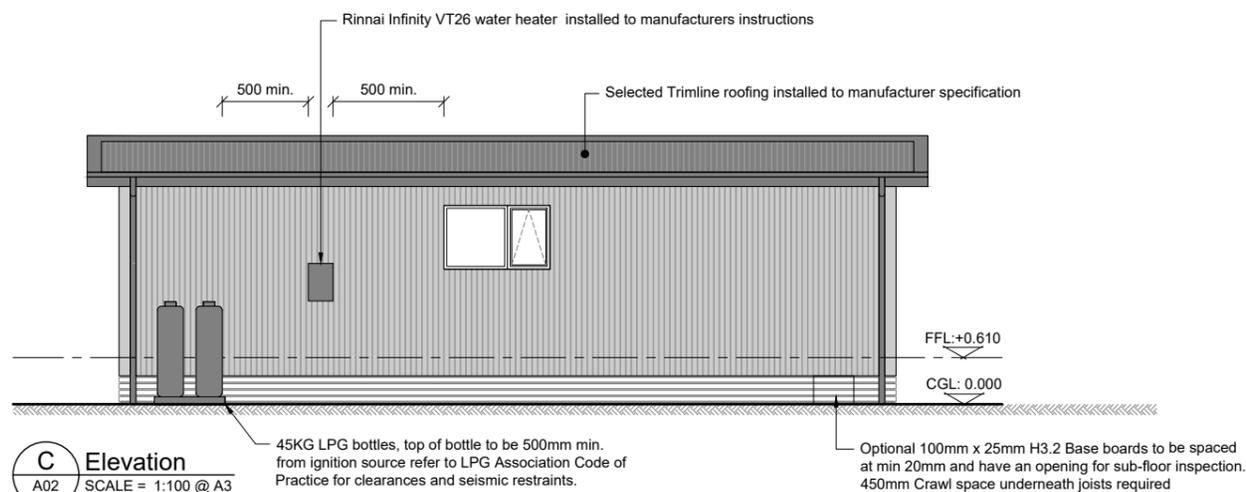
SPECIFICATIONS					
Cladding Type	Vertical corrugate & Axon cladding				
Stud Height	2460 & 2760				
Roofing Type	Trimline				
Roof Pitch	3°				
Joinery	Aluminum				
Wind Zone	High				
Earth Quake Zone	1				
RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	1
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	2
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	0
	Total				4



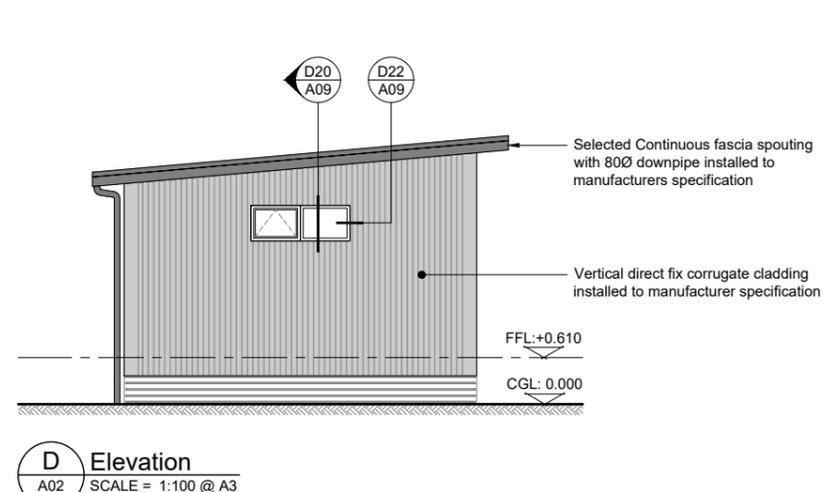
**A Elevation**  
SCALE = 1:100 @ A3



**B Elevation**  
SCALE = 1:100 @ A3



**C Elevation**  
SCALE = 1:100 @ A3



**D Elevation**  
SCALE = 1:100 @ A3

**FIXINGS:**

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

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

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

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**Project Title**  
Marc Hesselbarth  
49 Access Road  
Kerikeri  
Far North District  
Lot 1 DP 150415

**Sheet Title**  
Floor Plan & Elevations

**Drawn** 11 March 2025

**Project No** 3059

**Rev** E **Sheet** A02

**Scale (A3 Original) 1: 100**



SITE 49 Access Road, Kerikeri  
 LEGAL DESCRIPTION Lot 1 DP 150415  
 PROJECT Proposed Granny Flat  
 CLIENT Marc Hesselbarth  
 REFERENCE NO. 145468  
 DOCUMENT Stormwater Memorandum  
 STATUS/REVISION No. 02  
 DATE OF ISSUE 10 March 2026

Memorandum Prepared For	Email
Marc Hesselbarth	proximapaint@gmail.com

<b>Authored by</b>	<b>B. Steenkamp</b> <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	BenS@wjl.co.nz	
<b>Reviewed by</b>	<b>P. McSweeney</b> <i>(BE(Hons))</i>	Civil Engineer	patrick@wjl.co.nz	

## 1. SCOPE OF WORK

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

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

- Plan Set provided by O'Brien Consulting (Project no.3059, dated 03.03.2025, RevD)

The principal objective of this assessment is to provide an indicative stormwater disposal design which will manage runoff generated from the proposed granny flat.

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

## 2. ASSESSMENT CRITERIA

### *Impermeable Areas*

The calculations for the stormwater system for the development are based on a gross site area of 2,186m<sup>2</sup> and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
<b>Total Roof Area</b>	<b>201 m<sup>2</sup></b>	<b>271 m<sup>2</sup></b>	
Existing Dwelling	121 m <sup>2</sup>	121 m <sup>2</sup>	70 m <sup>2</sup>
Existing Shed	80 m <sup>2</sup>	80 m <sup>2</sup>	
Proposed Granny Flat	0 m <sup>2</sup>	70 m <sup>2</sup>	
<b>Existing Driveway</b>	<b>411 m<sup>2</sup></b>	<b>411 m<sup>2</sup></b>	0 m <sup>2</sup>
<b>Pervious</b>	<b>1,574 m<sup>2</sup></b>	<b>1,504 m<sup>2</sup></b>	-70 m <sup>2</sup>

The total amount of impermeable area on-site, post-development, equates to 682m<sup>2</sup> or 31.2% of the site area. 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 Living. The following rules apply under the FNDC District Plan:

8.7.5.1.5 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m<sup>2</sup>, whichever is the lesser.

8.7.5.2.2 – **Controlled Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m<sup>2</sup>, whichever is the lesser.

The total proposed impermeable area exceeds 12.5% and 20% of the site area and does not comply with Permitted Activity Rule (8.7.5.1.5), nor Controlled Activity Rule (8.7.5.2.2), 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 5 of this memorandum.

### *Design Requirements*

The total impermeable area in exceedance of the Permitted Activity Rule is 309.75m<sup>2</sup>. Stormwater attenuation for the 10% AEP and 1% AEP storm events with an adjustment for climate change will therefore be provided for this excess impermeable area.

The Type IA storm profile was utilised for stormwater attenuation calculations in accordance with TR-55. HydroCAD<sup>®</sup> software has been utilised in design for a 10% AEP rainfall value of 216mm with a 24-hour duration and a 1% AEP rainfall value of 329mm utilised for calculations. 24-hour rainfall depths were obtained from NIWA HIRDS and adjusted by 20% to account for climate change.

Provided that the recommended attenuation measures are implemented, the post-development runoff from the site will be mitigated such that peak discharges are equivalent to, or less than, those associated with development complying with the Permitted Activity impermeable coverage threshold.

### **3. STORMWATER MITIGATION ASSESSMENT**

To meet the requirements outlined in Section 2, the following must be provided:

#### ***Stormwater Mitigation – Water Tanks***

A proprietary guttering system is required to collect roof runoff from the proposed granny flat and direct it to the existing water tanks. The existing tank overflow pipe must be retrofitted with flow control outlets to allow the upper section of the tanks to be used as the detention component.

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

Proposed Tank	2 x 25,000 litre tanks
Outlet Orifice (10% AEP Control)	<b>45mm diameter orifice</b> ; located <u>350mm below the tank overflow</u>
Outlet Orifice (1% AEP Control)	<b>40mm diameter orifice</b> ; located <u>150mm below the tank overflow</u>
Overflow Outlet	<b>100mm diameter</b> ; located at the top of the tank

The proposed configuration provides sufficient detention volume and controlled discharge to satisfy the stormwater mitigation requirements, regardless of whether the existing shed roof is connected to the water tank system.

Discharge from the detention tanks shall be conveyed via a sealed pipeline to the existing driveway swale located to the northwest of the site. Refer to Site Plan (145468-C200), Tank Detail (145468-C201), and the accompanying calculation set for further details.

#### ***Stormwater Mitigation – Riprap Outlet***

All piped stormwater discharged to the driveway swale located to the northwest of the site shall drain onto a riprap apron (minimum 50mm diameter stone or equivalent) to provide energy dissipation and erosion protection prior to entering the swale.

The riprap apron shall be a minimum of 2.5m in length and 300mm in width and underlain with geotextile to prevent migration of fines.

#### 4. STORMWATER RUNOFF SUMMARY

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

Surface	Area	Runoff CN	10% AEP Peak Flow Rate	1% AEP Peak Flow Rate
Area Exceeding Permitted Threshold	408.75 m <sup>2</sup>	74	8.16ℓ/s	13.51ℓ/s
Permitted Impervious Area	273.25 m <sup>2</sup>	98		

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

Surface	Area	Runoff CN	10% AEP Peak Flow Rate	1% AEP Peak Flow Rate
Existing Dwelling (attenuated)	121 m <sup>2</sup>	98	7.96ℓ/s	12.74ℓ/s
Existing Shed (unattenuated)	80 m <sup>2</sup>	98		
Proposed Granny Flat (attenuated)	70 m <sup>2</sup>	98		
Existing Driveway (unattenuated)	411 m <sup>2</sup>	89		

The proposed detention system attenuates runoff from the dwelling and granny flat roof areas such that peak discharges for the 10% and 1% AEP storm events (including climate change) do not exceed the equivalent permitted discharge benchmark.

Accordingly, stormwater neutrality is achieved for the assessed design events. Refer to the appended HydroCAD® calculation output for detailed modelling results.

#### 5. DISTRICT PLAN ASSESSMENT

As the proposed development exceeds both the Permitted Activity threshold (Rule 8.7.5.1.5) and the Controlled Activity threshold (Rule 8.7.5.2.2) for impermeable surface coverage, it is classified as a Discretionary Activity.

In assessing the application under Section 11.3 of the FNDC District Plan, Council will consider matters (a) through (m). Responses are provided below.

<p>(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;</p>	<p>The proposed development increases impermeable surface area by 70m<sup>2</sup> relative to the existing site condition.</p> <p>While total site coverage exceeds the Permitted threshold, runoff from the additional impermeable area is attenuated via the existing water tank system configured to provide detention storage. Peak discharge rates for the 10% and 1% AEP storm events (including climate change) are controlled to the equivalent permitted discharge benchmark.</p> <p>Given the modest scale of increase relative to the overall catchment, and the implementation of attenuation, the proposal will not materially increase total catchment impermeability effects.</p>
<p>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</p>	<p>Low Impact Design principles are incorporated through:</p> <ul style="list-style-type: none"> <li>• Reuse of existing water tanks for dual-purpose water supply and detention storage.</li> </ul>

	<ul style="list-style-type: none"> <li>Limiting new impermeable area to the minimum necessary for the activity.</li> </ul> <p>The approach prioritises on-site management and controlled discharge, reducing peak flow effects on downstream systems.</p>
<i>(c) any cumulative effects on total catchment impermeability;</i>	The increase in impermeable area is limited to 70 m <sup>2</sup> . When attenuated, the post-development peak discharge does not exceed the equivalent permitted discharge scenario. Accordingly, cumulative catchment effects are considered negligible.
<i>(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;</i>	No significant earthworks are proposed. Roof runoff is collected and directed via sealed pipework to detention storage before controlled discharge to the existing driveway swale. Natural drainage patterns are maintained, and no adverse modification to overland flow paths is anticipated.
<i>(e) the physical qualities of the soil type;</i>	The site is underlain by soils associated with the Kerikeri Volcanic Group, typically characterised by moderate permeability and drainage capacity. Given that stormwater is managed via collection and controlled discharge rather than uncontrolled surface runoff, soil performance is not adversely affected.
<i>(f) any adverse effects on the life supporting capacity of soils;</i>	Stormwater from roofed areas is collected and conveyed via sealed pipe systems, minimising direct surface discharge and erosion potential. Energy dissipation measures are provided at the discharge point to prevent scour. The proposal will not adversely affect soil structure or biological function.
<i>(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;</i>	The site area (2,186m <sup>2</sup> ) provides adequate separation distances between wastewater disposal areas, buildings, boundaries, and stormwater discharge points. Stormwater is discharged to a swale with erosion protection. Wastewater disposal setbacks comply with PRPN requirements. There is sufficient land area to accommodate both systems without adverse effects on groundwater, adjacent properties, or water bodies.
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The additional impermeable area is limited to the roof of the proposed granny flat (70m <sup>2</sup> ). No new driveway or hardstand areas are proposed. The extent of impermeable surface is considered reasonable and necessary for the intended residential use.
<i>(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i>	Existing vegetated areas remain across the majority of the site. Vegetation assists with interception, evapotranspiration, and reduction of runoff velocity. No vegetation is removed as part of the development, and the scale of additional roof area does not warrant a specific landscaping mitigation scheme.
<i>(j) any recognised standards promulgated by industry groups;</i>	Stormwater modelling has been undertaken using HydroCAD <sup>®</sup> software and TR-55 methodology. Rainfall data was sourced from NIWA HIRDS and adjusted for climate change.

	The design herein aligns with accepted engineering practice for on-site detention and discharge control.
<i>k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i>	The detention system is designed such that post-development peak discharge rates for the 10% and 1% AEP events (including climate change) do not exceed the equivalent permitted discharge scenario. Accordingly, the proposal achieves hydrologic neutrality relative to the permitted impermeable coverage benchmark.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	Rainfall depths were obtained from NIWA HIRDS and increased by 20% to account for projected climate change effects. Both the 10% and 1% AEP storm events have been modelled with this adjustment.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	The existing water tanks are configured to function as detention storage, providing controlled release via calibrated orifices. Energy dissipation measures are included at the discharge point. The proposed system represents an effective engineering solution appropriate to the scale of development.

## 6. NOTES

This memorandum and associated stormwater design are based on the information and plans available at the time of assessment. Should any design parameters, site conditions, or layout details differ from those described herein, Wilton Joubert Ltd must be contacted to review and confirm the suitability of the proposed stormwater system.

Indicative system details are provided in the appended drawings (145468-C200 , 145468-C201 and 145468-C202). These drawings are to be read in conjunction with this memorandum and the supporting calculation set.

Care shall be taken during installation of the detention outlet and discharge pipework to ensure that no siphoning, surcharge, or backflow conditions can occur within the system. All outlet levels and invert heights must be verified on site prior to construction.

Following installation, the Owner shall implement a regular inspection and maintenance programme to ensure the continued performance of the stormwater system. Maintenance shall include periodic inspection of orifice outlets, pipework, and discharge points to ensure they remain free of obstruction.

Wilton Joubert Ltd recommends that contractors maintain a photographic record of construction works, particularly below-ground components, to support future maintenance and compliance verification.

## 7. LIMITATIONS

This memorandum has been prepared for the specific project and purpose described herein, based solely on information, drawings, and site details supplied by the client and other parties at the time of preparation. Wilton Joubert Ltd has relied upon this information as being accurate and complete and has not independently verified all data provided. Wilton Joubert Ltd accepts no liability for errors, omissions, or inaccuracies in information supplied by others. Should any information materially change, prove inaccurate, or be incomplete, this memorandum shall be reviewed and, if necessary, revised.

This assessment is limited to the primary stormwater management system described herein. Secondary flow paths, overland flow paths (OLFP), vehicular access design, finished surface grading external to the defined stormwater system, and road or street flooding considerations are expressly excluded from the scope of this memorandum unless otherwise stated.

The recommendations and conclusions contained in this memorandum are based on the assumptions and site conditions reasonably inferred at the time of assessment. If actual site conditions encountered during construction differ from those assumed, Wilton Joubert Ltd must be notified immediately and construction relating to the stormwater system shall not proceed until further engineering review has been undertaken.

Construction must be carried out in general accordance with the design intent described in this memorandum and the appended drawings. Wilton Joubert Ltd accepts no responsibility for the performance of the stormwater system where installation deviates from the design, where unauthorised modifications are made, or where construction workmanship is deficient.

The long-term performance of the stormwater system is dependent upon appropriate installation, commissioning, and ongoing inspection and maintenance. Wilton Joubert Ltd accepts no responsibility for system failure, damage, or adverse effects resulting from inadequate maintenance, blockage, misuse, neglect, or alterations undertaken without written approval.

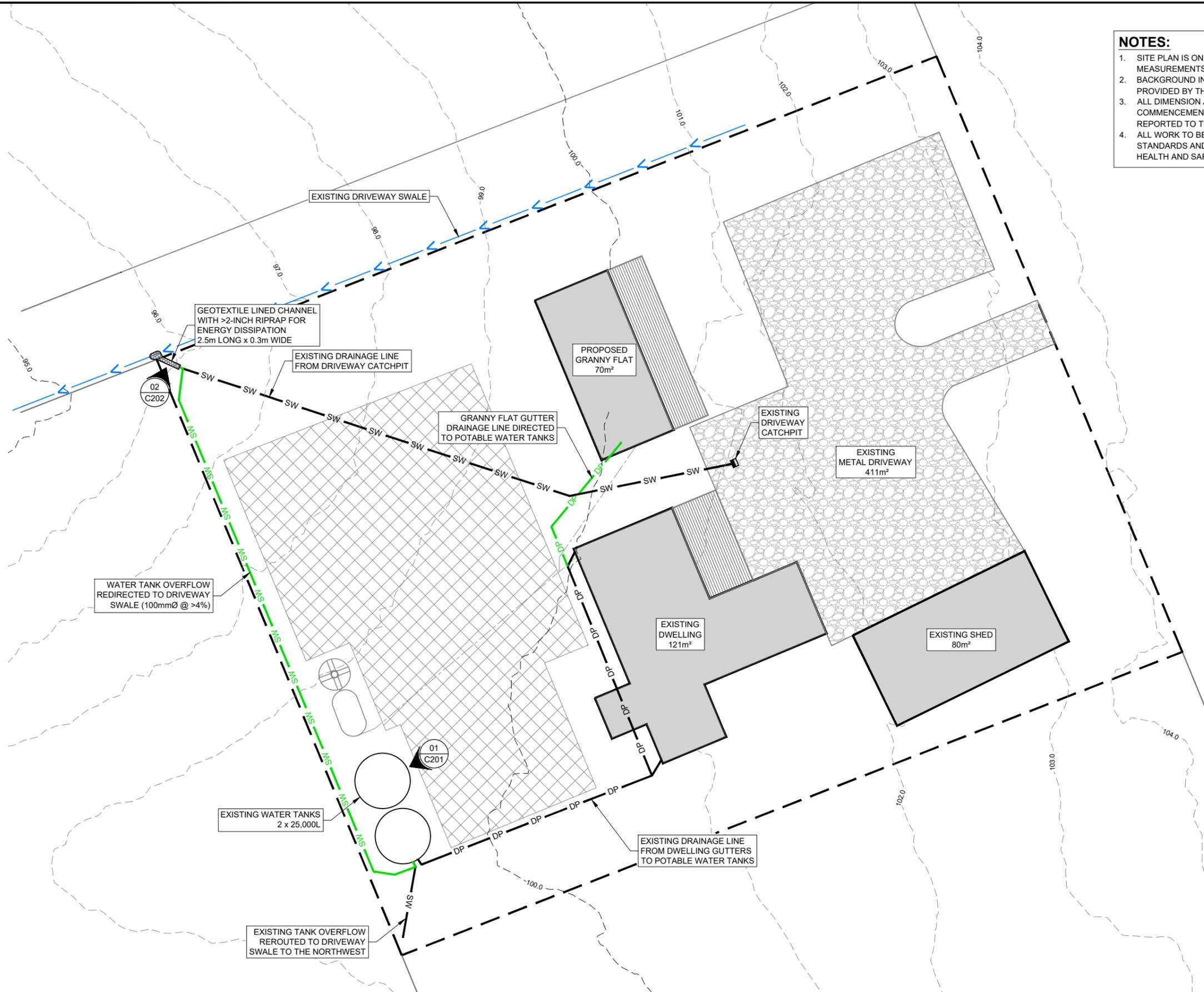
This memorandum has been prepared solely for the benefit of the named client and for the specific project described. No other party may rely upon this memorandum without the prior written consent of Wilton Joubert Ltd. To the fullest extent permitted by law, Wilton Joubert Ltd disclaims any liability to third parties arising from reliance on this memorandum.

## MEMORANDUM ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Tank Detail – C201 (1 sheet)
- Riprap Outlet Detail – C202 (1 sheet)
- Calculation Set



- NOTES:**
1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
  2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
  3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
  4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.



**WILTON JOUBERT**  
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196  
Christchurch: 021 824 063 Wanaka: 03 443 6209  
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	MAR '26	BGS	STORMWATER REPORT
02	MAR '26	BS	STORMWATER REPORT REV2

DESIGNED BY:  
BGS

DRAWN BY:  
BGS

CHECKED BY:  
PM

SURVEYED BY:  
OTHER

**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 ENGINEERS APPROVAL

DRAWING TITLE:  
**DRAINAGE PLAN**

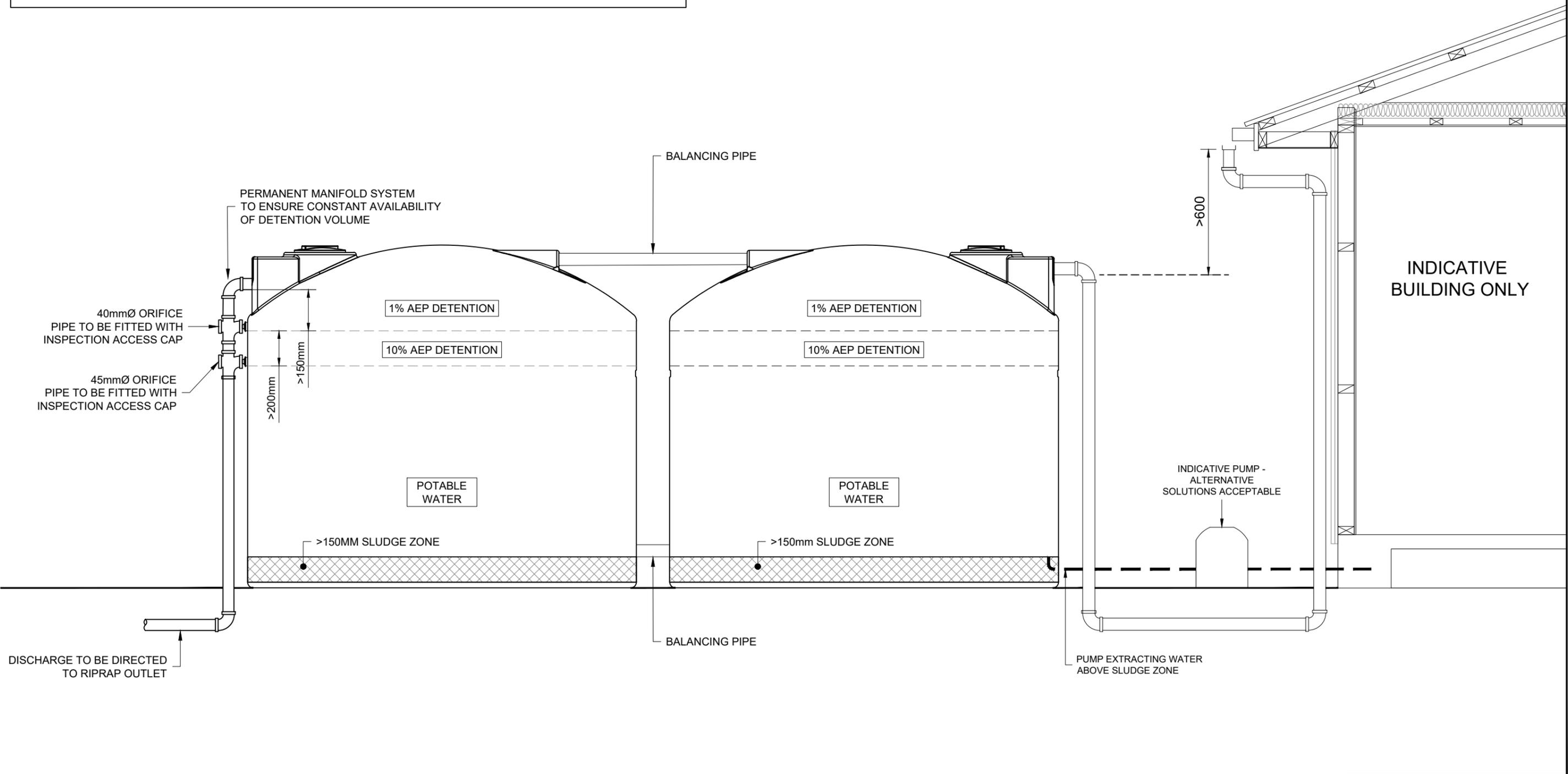
PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**LOT 1 DP 150415  
49 ACCESS ROAD  
KERIKERI**

ORIGINAL DRAWING SIZE: <b>A3</b>	OFFICE: <b>OREWA</b>
DRAWING SCALE: <b>1:250</b>	CO-ORDINATE SYSTEM: <b>NOT COORDINATED</b>
DRAWING NUMBER: <b>145468-C200</b>	ISSUE: <b>02</b>
COPYRIGHT - WILTON JOUBERT LIMITED	

**NOTES:**

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. MINIMUM SLUDGE ZONE OF 150mm TO BE KEPT.
6. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
7. ASSUMED USE OF A 2 x 25,000 LITRE RAINWATER TANKS OR SIMILARLY APPROVED.
8. TANK DETAIL TO BE PROVIDED TO THE MANUFACTURER FOR APPROVAL. ADDITIONAL PENETRATIONS INTO THE TANK ARE TO BE UNDERTAKEN BY THE MANUFACTURER OR WITH APPROVAL FROM THE MANUFACTURER.



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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	MAR '26	BGS	STORMWATER REPORT
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DESIGNED BY: BGS
DRAWN BY: BGS
CHECKED BY: PM
SURVEYED BY: OTHER

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**BUILDING CONSENT**

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**TANK DETAIL**

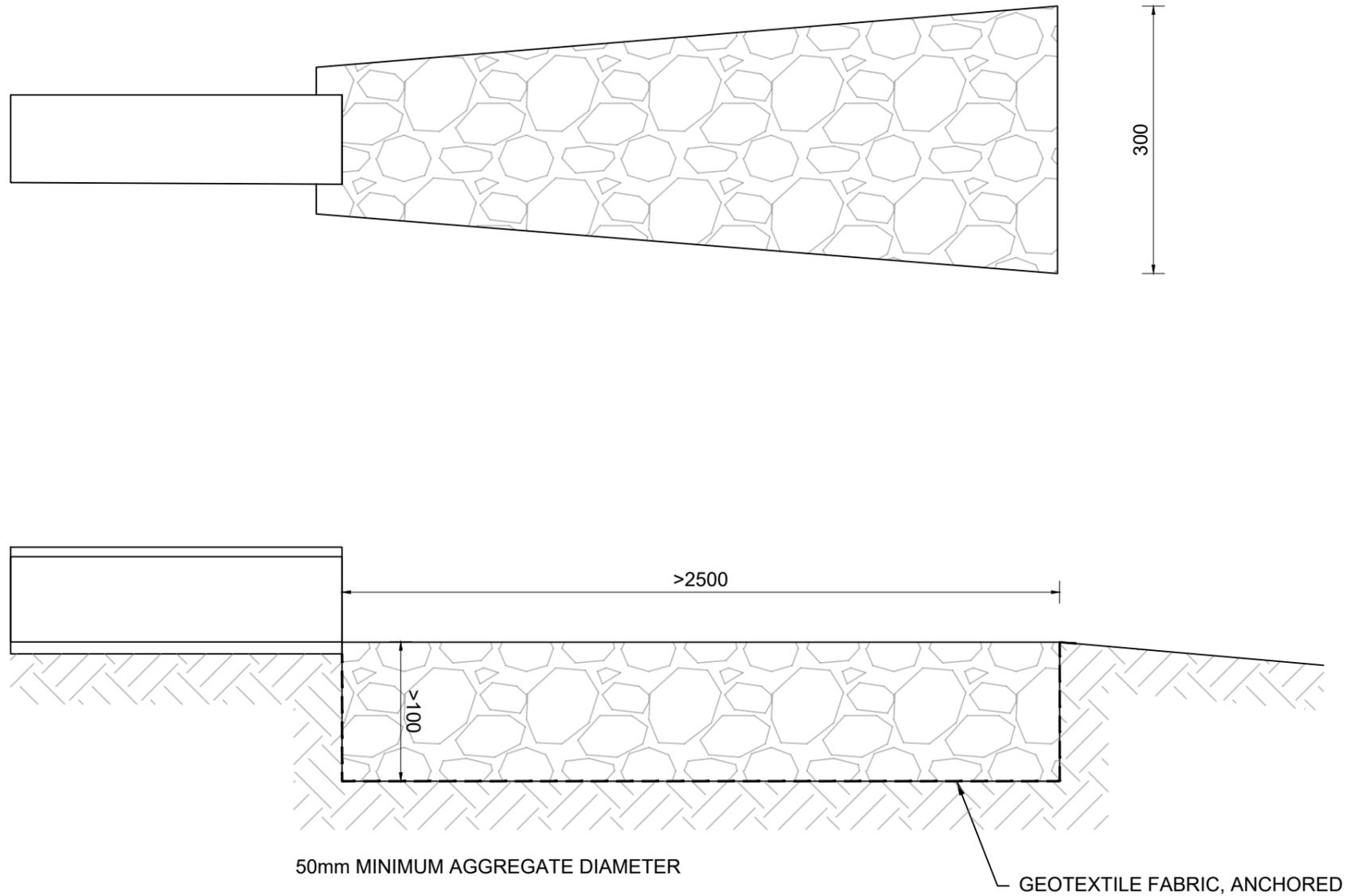
PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**LOT 1 DP 150415  
49 ACCESS ROAD  
KERIKERI**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: NTS	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: <b>145468-C201</b>	ISSUE: <b>02</b>
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**NOTES:**

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY. LABELLED DIMENSIONS IN mm.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.



02 **RIPRAP OUTLET DETAIL**  
C200 N.T.S

**WILTON JOUBERT**  
Consulting Engineers

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Christchurch: 021 824 063 Wanaka: 03 443 6209  
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	MAR '26	BGS	STORMWATER REPORT
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DESIGNED BY:	BGS
DRAWN BY:	BGS
CHECKED BY:	PM
SURVEYED BY:	OTHER

**SERVICES NOTE**  
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**BUILDING CONSENT**

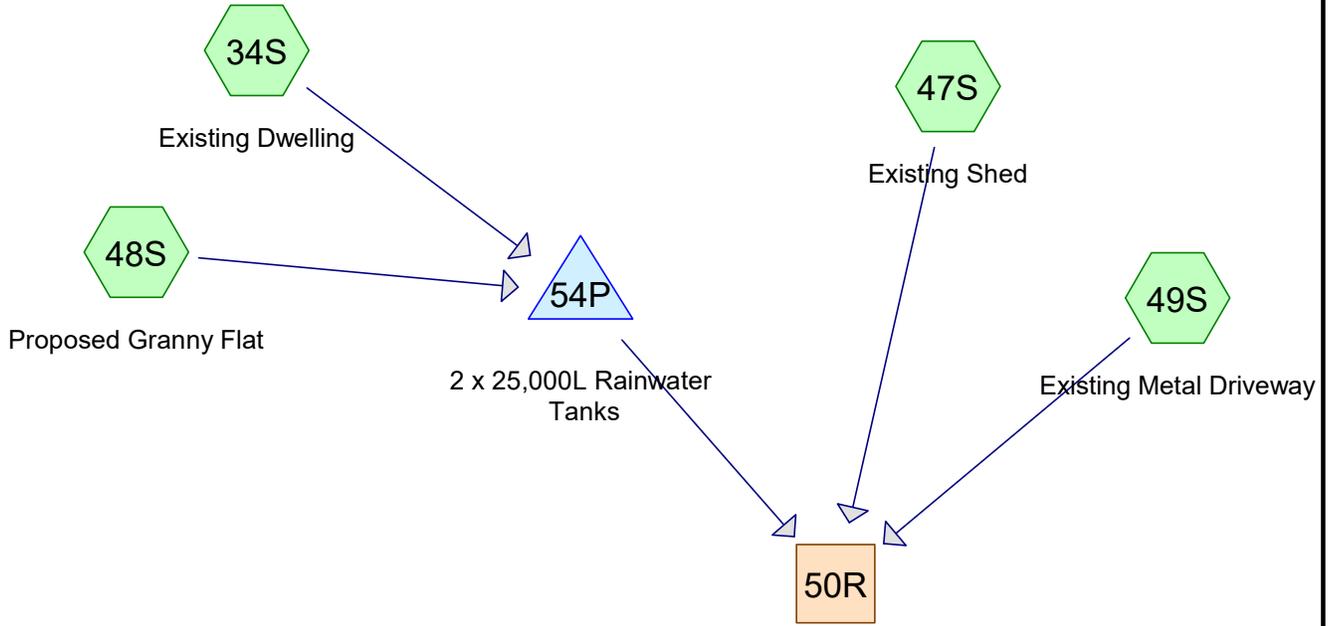
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:	<b>RIPRAP OUTLET DETAIL</b>
PROJECT DESCRIPTION:	<b>STORMWATER MITIGATION REPORT</b>

PROJECT TITLE:	<b>LOT 1 DP 150415 49 ACCESS ROAD KERIKERI</b>
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ORIGINAL DRAWING SIZE:	A3	OFFICE:	OREWA
DRAWING SCALE:	NTS	CO-ORDINATE SYSTEM:	NOT COORDINATED
DRAWING NUMBER:	<b>145468-C202</b>	ISSUE:	<b>02</b>
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**Post-Development**



**Permitted Flow**



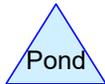
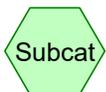
100mmØ @ >4%



Riprap Outlet - 2-inch Stone



Post Development Flows



### Summary for Subcatchment 24S: Permitted Flow

Runoff = 8.16 L/s @ 7.97 hrs, Volume= 113.6 m<sup>3</sup>, Depth> 167 mm

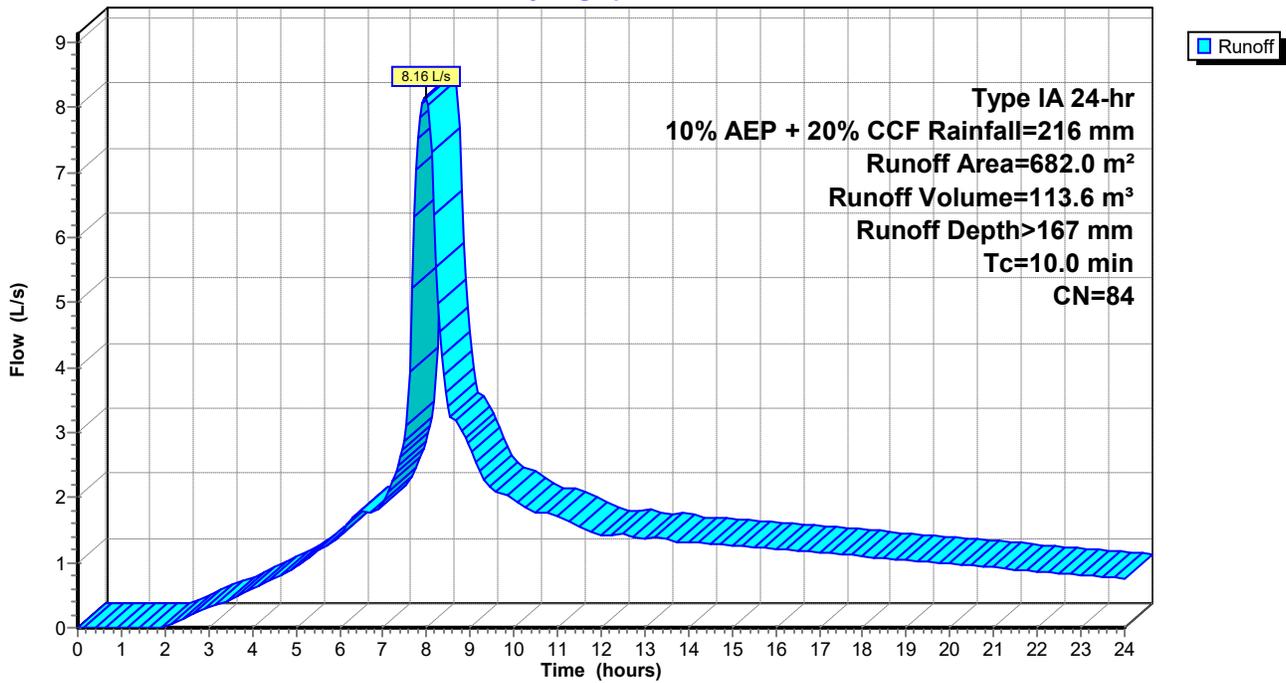
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=216 mm

	Area (m <sup>2</sup> )	CN	Description
*	408.8	74	>75% Grass cover, Good, HSG C
*	273.2	98	Permitted Impervious
	682.0	84	Weighted Average
	408.8		59.94% Pervious Area
	273.2		40.06% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

### Subcatchment 24S: Permitted Flow

Hydrograph



### Summary for Subcatchment 34S: Existing Dwelling

Runoff = 1.72 L/s @ 7.94 hrs, Volume= 25.3 m<sup>3</sup>, Depth> 209 mm

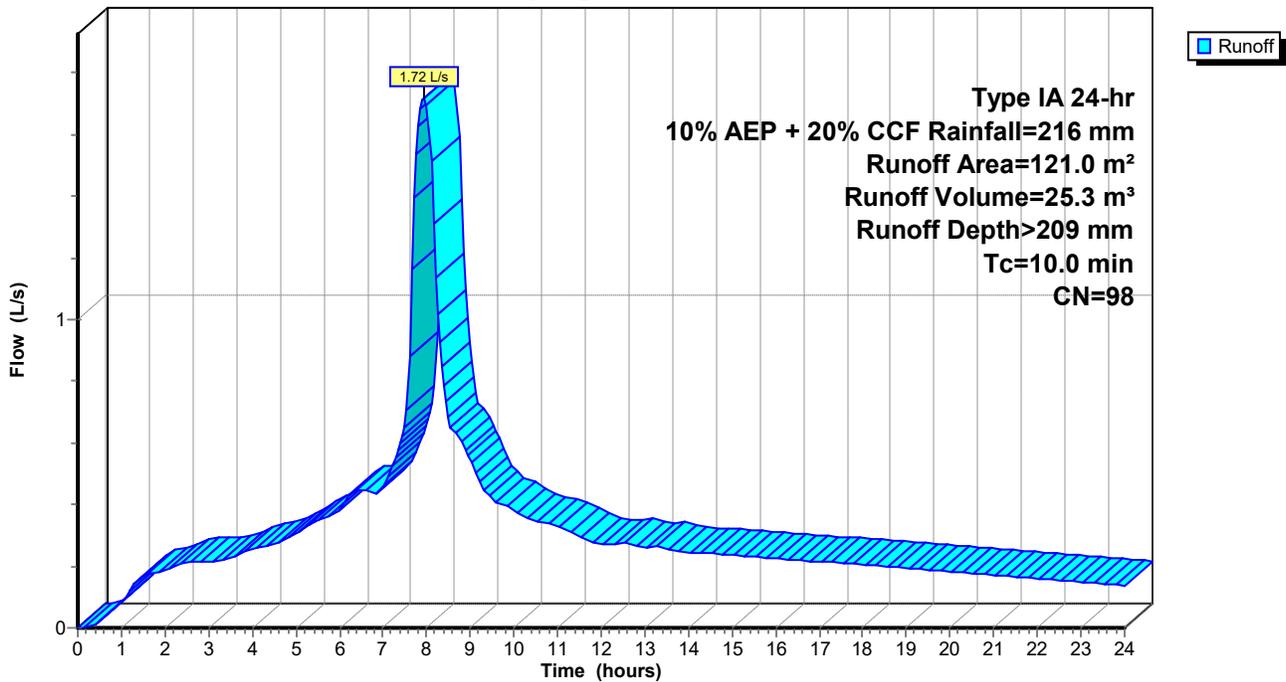
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=216 mm

Area (m <sup>2</sup> )	CN	Description
121.0	98	Roofs, HSG C
121.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

### Subcatchment 34S: Existing Dwelling

Hydrograph



### Summary for Subcatchment 47S: Existing Shed

Runoff = 1.14 L/s @ 7.94 hrs, Volume= 16.7 m<sup>3</sup>, Depth> 209 mm

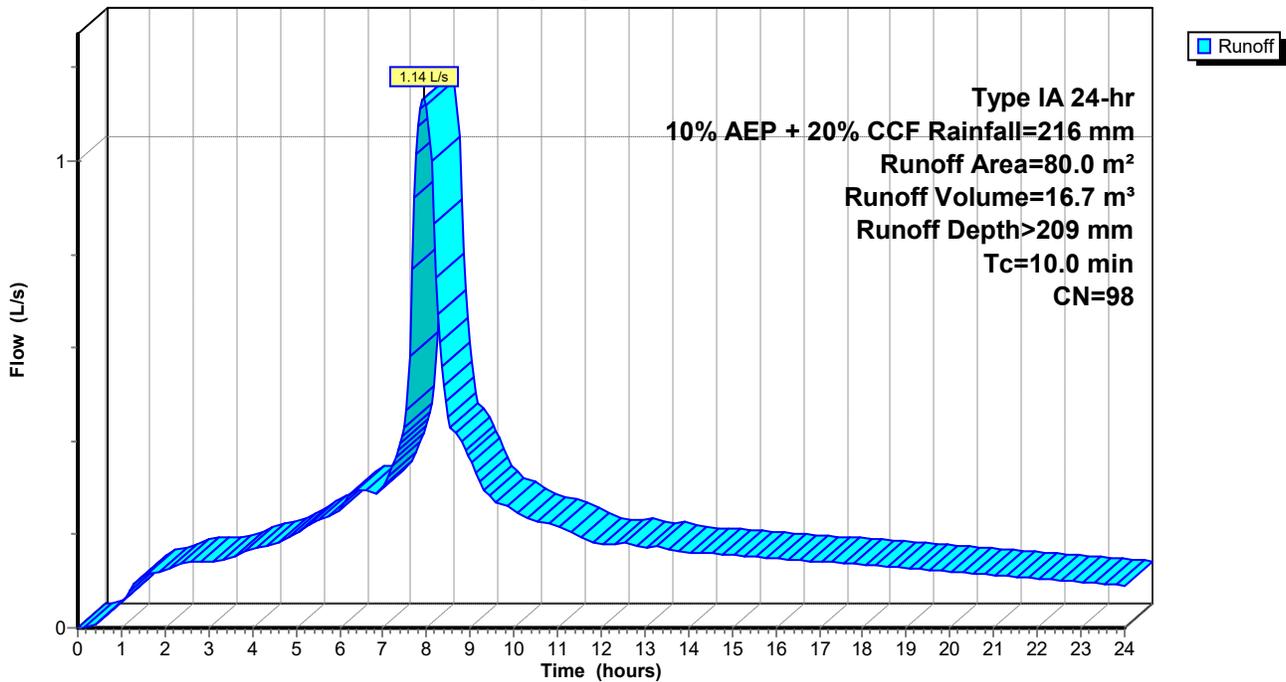
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=216 mm

Area (m <sup>2</sup> )	CN	Description
80.0	98	Roofs, HSG C
80.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

### Subcatchment 47S: Existing Shed

Hydrograph



**Summary for Subcatchment 48S: Proposed Granny Flat**

Runoff = 1.00 L/s @ 7.94 hrs, Volume= 14.7 m<sup>3</sup>, Depth> 209 mm

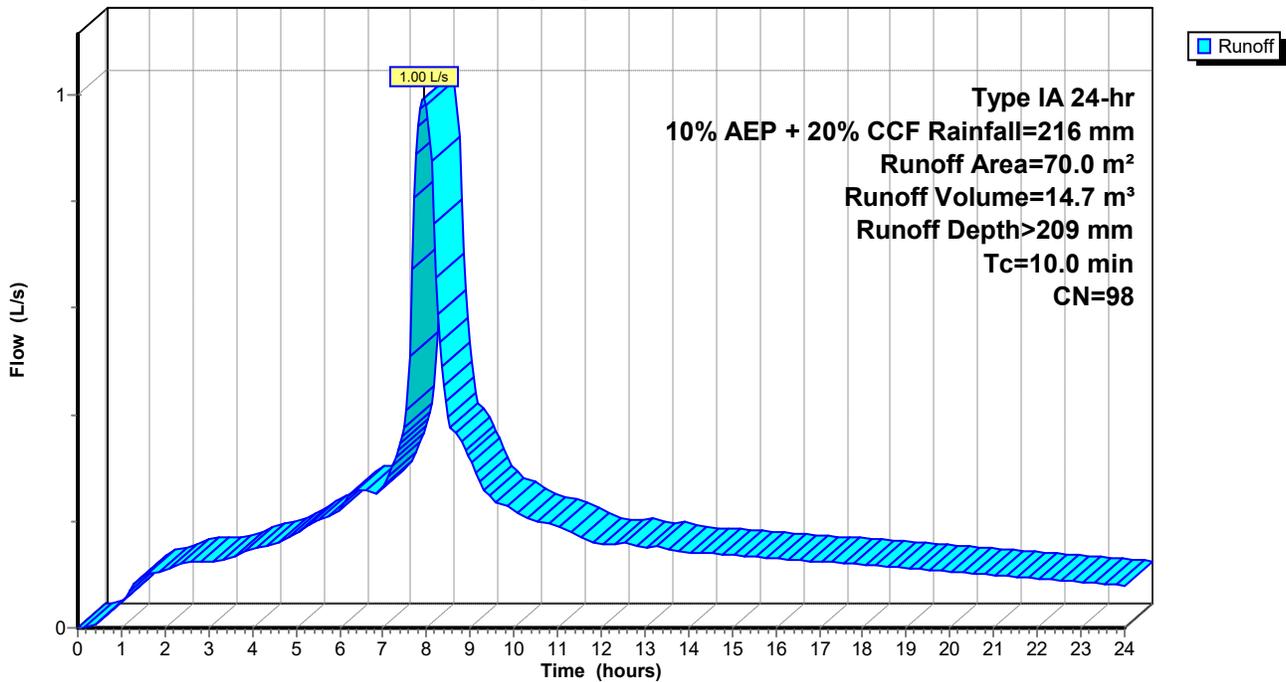
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=216 mm

Area (m <sup>2</sup> )	CN	Description
70.0	98	Roofs, HSG C
70.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 48S: Proposed Granny Flat**

Hydrograph



**Summary for Subcatchment 49S: Existing Metal Driveway**

Runoff = 5.35 L/s @ 7.95 hrs, Volume= 74.8 m<sup>3</sup>, Depth> 182 mm

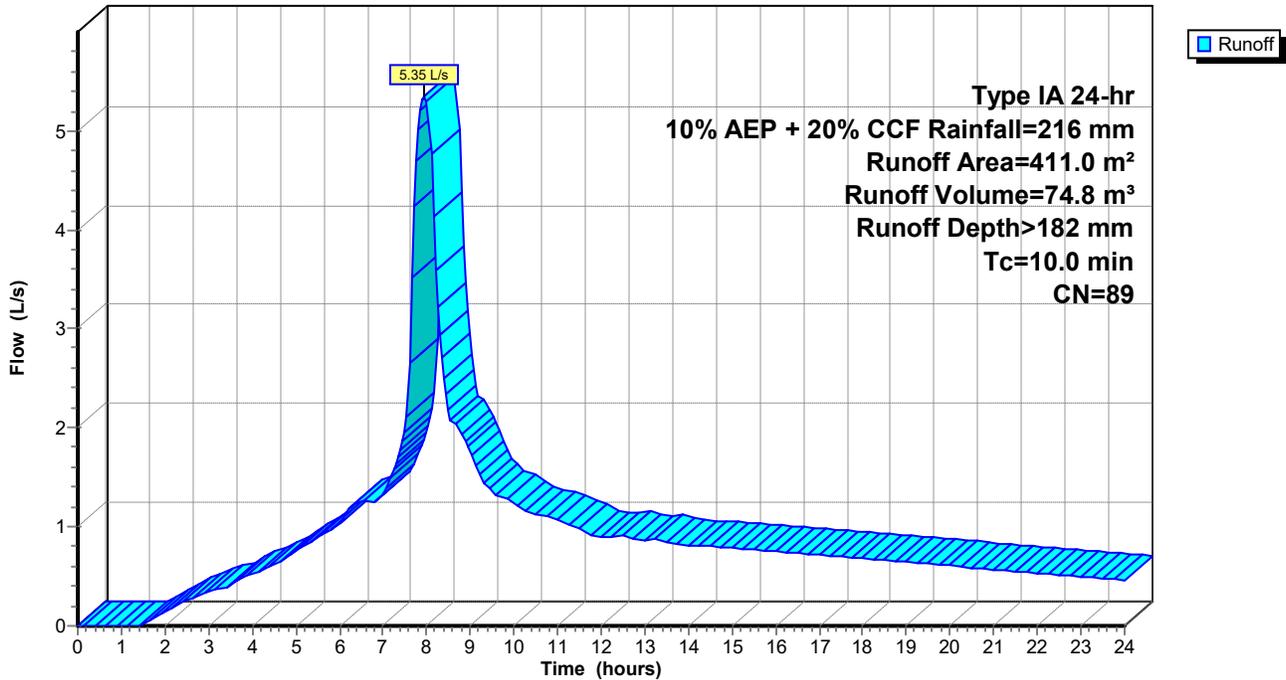
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=216 mm

Area (m <sup>2</sup> )	CN	Description
* 411.0	89	Metal Driveway
411.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 49S: Existing Metal Driveway**

Hydrograph



### Summary for Reach 50R: 100mmØ @ >4%

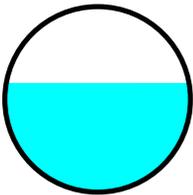
[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area =	682.0 m <sup>2</sup> , 39.74% Impervious,	Inflow Depth >	192 mm	for 10% AEP + 20% CCF event
Inflow =	7.97 L/s @ 7.99 hrs,	Volume=	131.0 m <sup>3</sup>	
Outflow =	7.96 L/s @ 7.99 hrs,	Volume=	131.0 m <sup>3</sup> ,	Atten= 0%, Lag= 0.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 1.66 m/s, Min. Travel Time= 0.5 min  
 Avg. Velocity = 1.02 m/s, Avg. Travel Time= 0.8 min

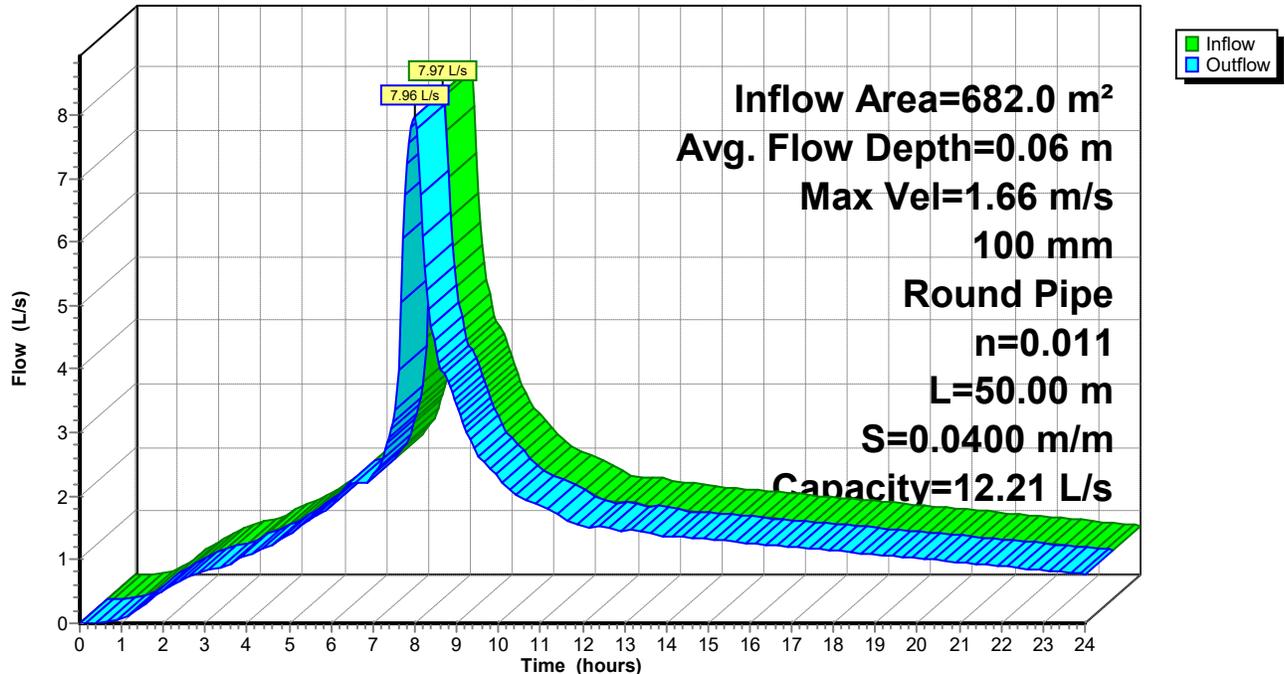
Peak Storage= 0.2 m<sup>3</sup> @ 7.99 hrs  
 Average Depth at Peak Storage= 0.06 m  
 Bank-Full Depth= 0.10 m Flow Area= 0.01 m<sup>2</sup>, Capacity= 12.21 L/s

100 mm Round Pipe  
 n= 0.011 PVC, smooth interior  
 Length= 50.00 m Slope= 0.0400 m/m  
 Inlet Invert= -1.000 m, Outlet Invert= -3.000 m



### Reach 50R: 100mmØ @ >4%

Hydrograph



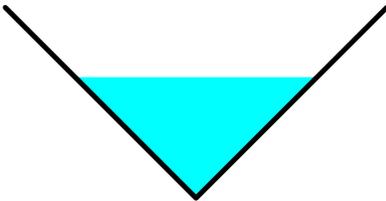
### Summary for Reach 51R: Riprap Outlet - 2-inch Stone

Inflow Area = 682.0 m<sup>2</sup>, 39.74% Impervious, Inflow Depth > 192 mm for 10% AEP + 20% CCF event  
 Inflow = 7.96 L/s @ 7.99 hrs, Volume= 131.0 m<sup>3</sup>  
 Outflow = 7.96 L/s @ 7.99 hrs, Volume= 131.0 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 0.88 m/s, Min. Travel Time= 0.0 min  
 Avg. Velocity = 0.56 m/s, Avg. Travel Time= 0.1 min

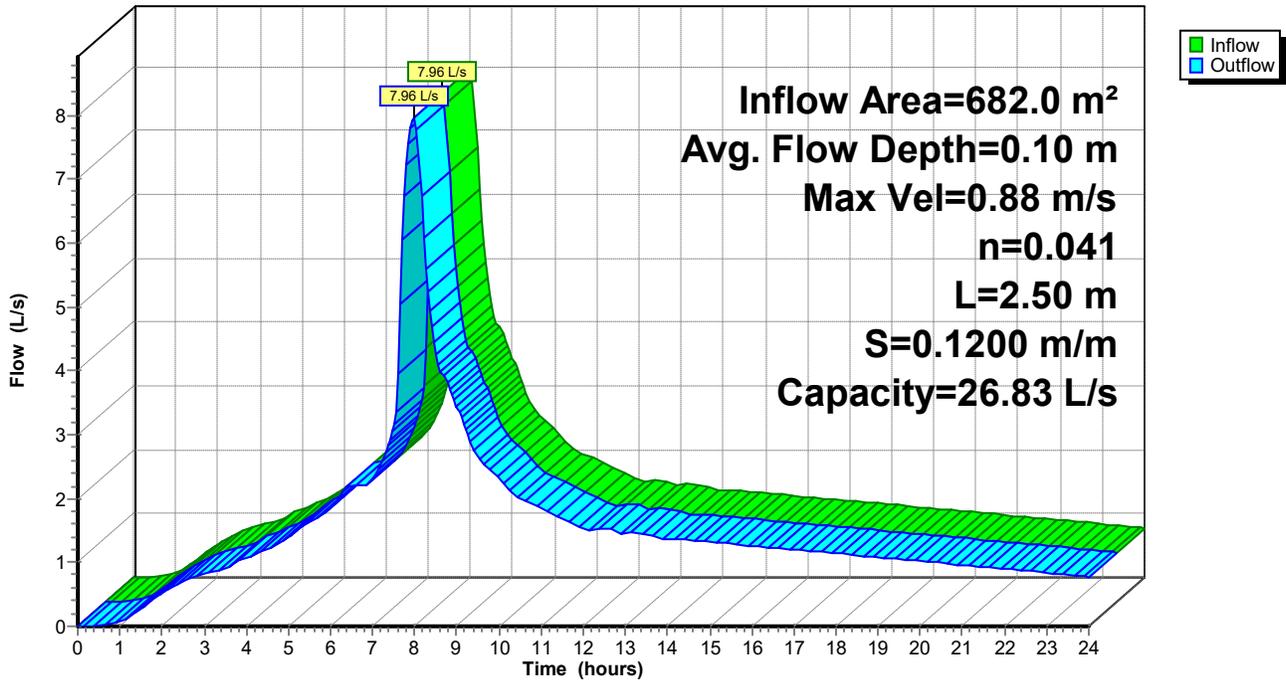
Peak Storage= 0.0 m<sup>3</sup> @ 7.99 hrs  
 Average Depth at Peak Storage= 0.10 m  
 Bank-Full Depth= 0.15 m Flow Area= 0.02 m<sup>2</sup>, Capacity= 26.83 L/s

0.00 m x 0.15 m deep channel, n= 0.041 Riprap, 2-inch  
 Side Slope Z-value= 1.0 m/m Top Width= 0.30 m  
 Length= 2.50 m Slope= 0.1200 m/m  
 Inlet Invert= -5.000 m, Outlet Invert= -5.300 m



### Reach 51R: Riprap Outlet - 2-inch Stone

Hydrograph



### Summary for Pond 54P: 2 x 25,000L Rainwater Tanks

Inflow Area = 191.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 209 mm for 10% AEP + 20% CCF event  
 Inflow = 2.72 L/s @ 7.94 hrs, Volume= 40.0 m<sup>3</sup>  
 Outflow = 1.66 L/s @ 8.24 hrs, Volume= 39.5 m<sup>3</sup>, Atten= 39%, Lag= 18.0 min  
 Primary = 1.66 L/s @ 8.24 hrs, Volume= 39.5 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 0.176 m @ 8.24 hrs Surf.Area= 20.4 m<sup>2</sup> Storage= 3.6 m<sup>3</sup>

Plug-Flow detention time= 28.3 min calculated for 39.5 m<sup>3</sup> (99% of inflow)  
 Center-of-Mass det. time= 19.4 min ( 667.4 - 648.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m <sup>3</sup>	<b>3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2</b>

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>45 mm Vert. Orifice/Grate</b> C= 0.600
#2	Primary	0.200 m	<b>40 mm Vert. Orifice/Grate</b> C= 0.600

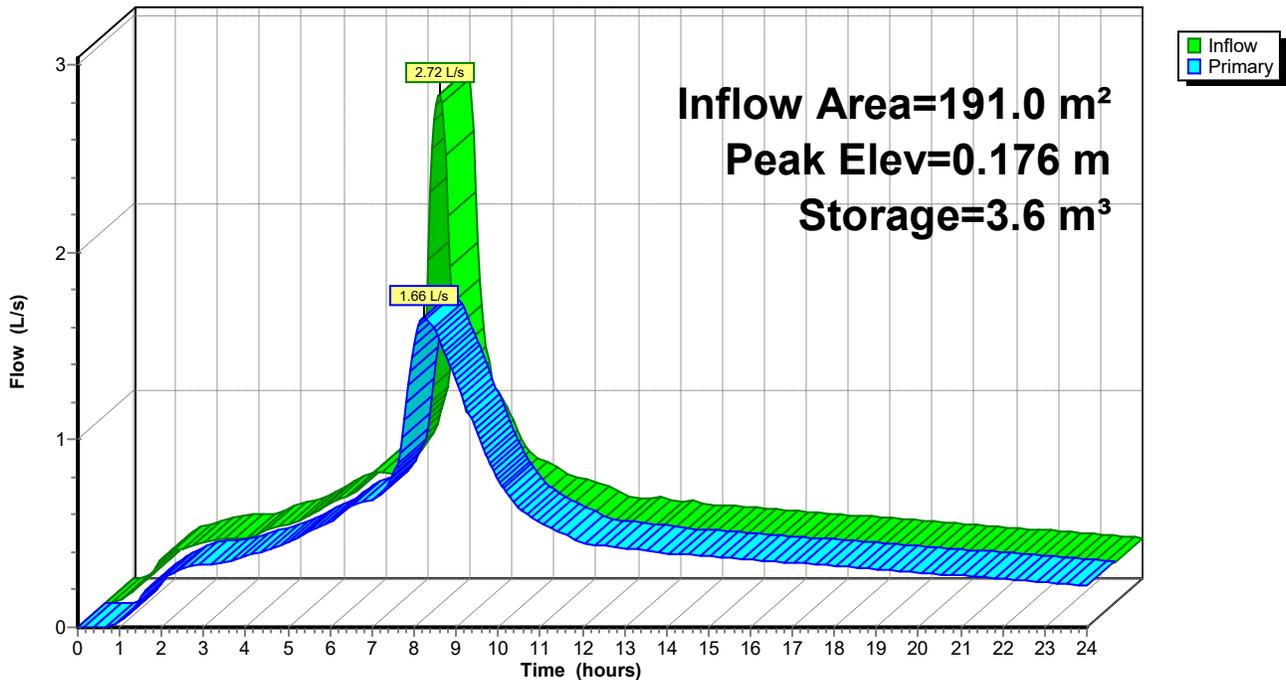
**Primary OutFlow** Max=1.66 L/s @ 8.24 hrs HW=0.176 m TW=-0.952 m (Dynamic Tailwater)

1=Orifice/Grate (Orifice Controls 1.66 L/s @ 1.04 m/s)

2=Orifice/Grate ( Controls 0.00 L/s)

### Pond 54P: 2 x 25,000L Rainwater Tanks

Hydrograph



### Summary for Link 52L: Post Development Flows

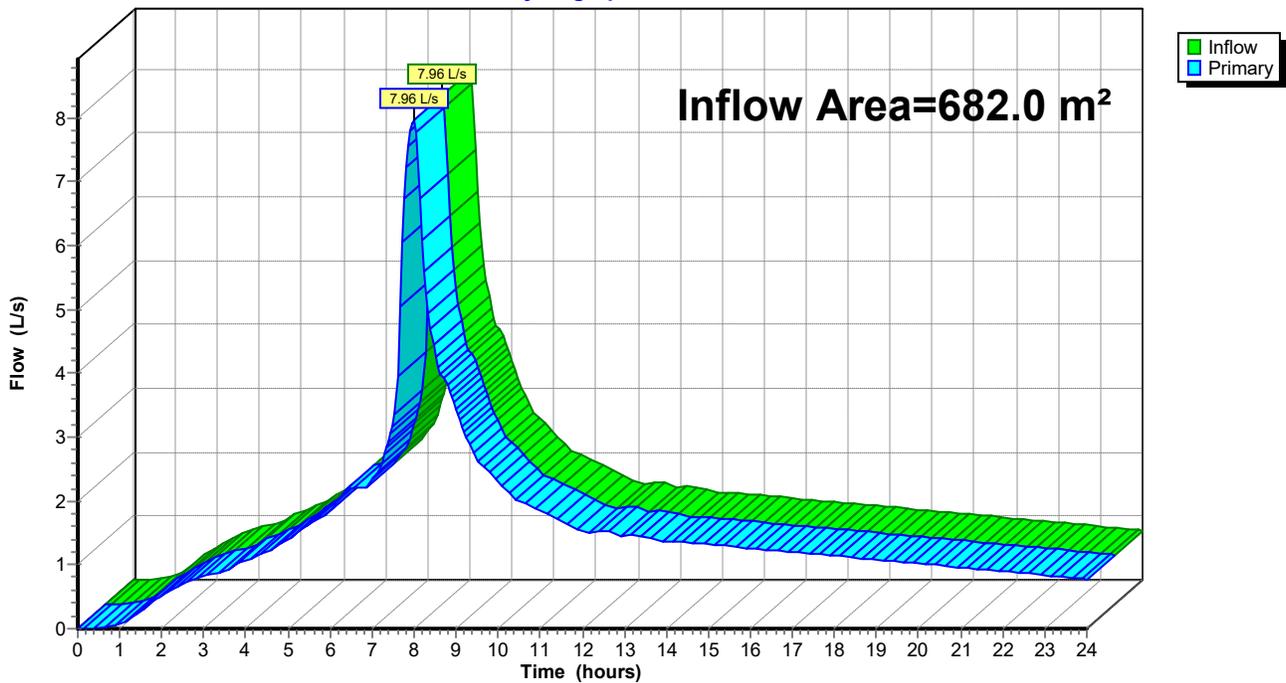
[63] Warning: Exceeded Reach 51R INLET depth by 5.000 m @ 0.00 hrs

Inflow Area = 682.0 m<sup>2</sup>, 39.74% Impervious, Inflow Depth > 192 mm for 10% AEP + 20% CCF event  
Inflow = 7.96 L/s @ 7.99 hrs, Volume= 131.0 m<sup>3</sup>  
Primary = 7.96 L/s @ 7.99 hrs, Volume= 131.0 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

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

### Link 52L: Post Development Flows

Hydrograph





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA89D/218**  
**Land Registration District** **North Auckland**  
**Date Issued** 05 August 1992

**Prior References**  
NA1995/5

---

**Estate** Fee Simple  
**Area** 2186 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 150415

**Registered Owners**  
Marc Hesselbarth and Yoko Sakikawa

---

**Interests**

Fencing Agreement in Transfer 324827  
Fencing Agreement in Transfer 673148

Appurtenant hereto is a right to drain water specified in Easement Certificate C401406.3 - 5.8.1992 at 2:26 pm  
The easements specified in Easement Certificate C401406.3 are subject to Section 309 (1) (a) Local Government Act 1974  
13382837.2 Mortgage to Westpac New Zealand Limited - 22.8.2025 at 1:35 pm

**Approvals**

13/12/91  
Approved: *[Signature]*  
Approved: *[Signature]*

THE AIR NORTH DISTRICT COUNCIL HEREBY APPROVES THIS MEMORANDUM OF AGREEMENT AND CERTIFIES THAT THE SURVEY PLAN HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE ORIGINATING ACT AND THE AIR NORTH DISTRICT COUNCIL HAS HERETO APPLIED IN THE PRESENCE OF:

**MEMORANDUM OF AGREEMENTS**

APPROVER	SHOWN	SEAL TO	DATE
AIRIAL WATER	(A)	LOT 2 HERON LOT 1 HERON	

**THE DISTRICT COUNCIL**  
AIR NORTH DISTRICT COUNCIL  
13/12/91

*[Signature]*  
Chair, Obligatory Authority

New C.T. allocated:  
Lot 1: 89D/218  
Lot 2: 89D/219

Total Area: 1.8446 ha.  
Comprised in C.T. 1997/5 (C.P.)

**1. RESPECT JOHN DONALDSON**  
I, RESPECT JOHN DONALDSON, Registrar of Land, do hereby certify that this plan has been made from surveys conducted by me or under my directions, that both plan and survey are correct and that the same have been made in accordance with the Survey Regulations 1972 or any amendments made in substitution thereof.  
Dated at WELLINGTON this 15th day of May 1991.  
*[Signature]*  
Registrar

Field Book: P. Traverse Book P.  
Reference Plan: Correct: J. S. Hughes.

Approved as to Survey: *[Signature]*  
Chief Surveyor

Deposited this 13th day of August 1991  
District Land Registrar

Record No: DP 150415  
Date: 13 FEB 1992

DO NOT WRITE IN THESE SPACES

W.A. ROBERTSON SURVEYOR GENERAL (SIGNED) SURVEY AND LAND INFORMATION, NEW ZEALAND

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. X. KERINZERI S.D.  
RECORD MAP No POS/16.2

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 P.P. 46670

TERRITORIAL AUTHORITY AIR NORTH DISTRICT  
Surveyed by R.L. DONALDSON & ASSOCIATES  
Scale: 1:1800  
Date: April, 1991

226.000 m.E  
226.000 m.E  
226.000 m.E

