



Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes/No (No)

2. Type of Consent being applied for (more than one circle can be ticked):

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

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

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

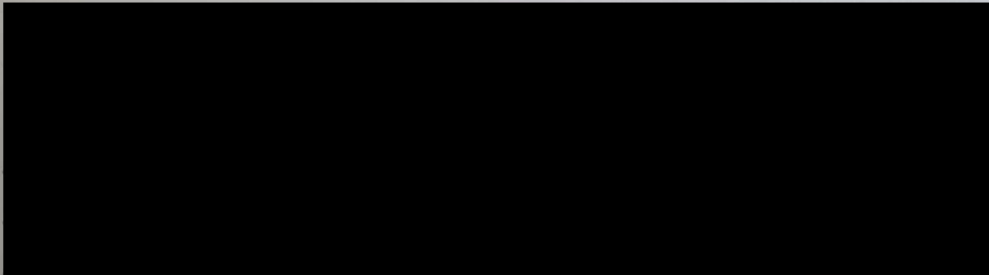
4. Applicant Details:

Name/s: Gavin Phillip Mullins and Vicki Carol Mullins

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:
(or alternative method of service under section 352 of the Act)



5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Carine Andries Action Point Planning Ctd

Electronic Address for Service (E-mail): carine@actionpointplanning.nz

Phone Numbers: Work: 022 421 9902 Home: _____

Postal Address:
(or alternative method of service under section 352 of the Act)

Post Code. _____

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

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

Name/s: Gavin Phillip Mullins and Vicki Carol Mullins

Property Address/ Location: 255 B Kerikeri Inlet Road, Kerikeri 0230

7. Application Site Details:

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

Site Address/ Location: 255B Kerikeri Inlet Road Kerikeri 0230

Legal Description: Lot 6 DP 514087 Val Number: 00219-12505

Certificate of Title: 796619

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

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff?

Yes No

Is there a dog on the property?

Yes No

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

8. Description of the Proposal:

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

To Construct a Residential unit infringing stormwater management rule 8.7.5.1.5

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

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

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

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
EBC - 2023 - 993/0
- National Environmental Standard consent Other (please specify)

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

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

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

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

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

Email:

Postal Address:

Phone Numbers:

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer - mandatory)

Date: 6.11.23

14. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

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

Name _____ (please print)

Signature _____ (signature)

Date: 6.11.23

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

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



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




R. W. Muir
Registrar-General
of Land

Identifier 796619
Land Registration District North Auckland
Date Issued 21 September 2018

Prior References
759236

Estate Fee Simple
Area 4625 square metres more or less
Legal Description Lot 6 Deposited Plan 514087

Registered Owners



Interests

Appurtenant hereto is an electricity right specified in Easement Certificate 499495.1 - 8.8.1979 at 2:10 pm
Subject to a recreational access easement over part marked S on DP 514087 created by Easement Instrument 10559938.2 - 9.11.2016 at 2:35 pm
Appurtenant hereto is a right to drain water created by Easement Instrument 10559938.2 - 9.11.2016 at 2:35 pm
The easements created by Easement Instrument 10559938.2 are subject to Section 243 (a) Resource Management Act 1991
Fencing Covenant subject to Section 6(2) Fencing Act 1978 in Easement Instrument 10559938.3 - 9.11.2016 at 2:35 pm
Subject to a right (in gross) to convey telecommunications and computer media over part marked S on DP 514087 in favour of Chorus New Zealand Limited created by Easement Instrument 11062159.3 - 21.9.2018 at 2:57 pm
Subject to a right of way, a right to convey water, electricity, telecommunications and computer media and a right to drain water and sewage over part marked S, a right to drain water over part marked S and Z and a recreational access easement over part marked S all on DP 514087 created by Easement Instrument 11062159.4 - 21.9.2018 at 2:57 pm
Appurtenant hereto is a right of way, a right to convey water, electricity, telecommunications and computer media, a right to drain water and sewage and a recreational access easement created by Easement Instrument 11062159.4 - 21.9.2018 at 2:57 pm
The easements created by Easement Instrument 11062159.4 are subject to Section 243 (a) Resource Management Act 1991
11062159.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.9.2018 at 2:57 pm



View Instrument Details



Instrument No 11062159.5
Status Registered
Date & Time Lodged 21 September 2018 14:57
Lodged By Hill, Michelle Kay
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

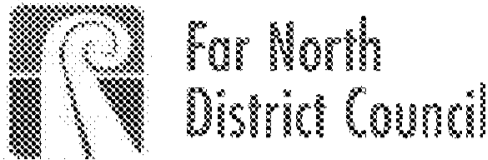
Affected Computer Registers	Land District
796615	North Auckland
796616	North Auckland
796617	North Auckland
796618	North Auckland
796619	North Auckland

Annexure Schedule: Contains 5 Pages.

Signature

Signed by Michelle Kay Hill as Territorial Authority Representative on 02/10/2018 03:50 PM

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



Trade Reg 712, General Inv
P.O. Box 9800, New Zealand
Telephone: 09 437 9200
Facsimile: 09 437 5200
Tel: 021 401 1137
Email: enquiries@fnc.govt.nz
Website: www.fnc.govt.nz

Te Kaunhara o Tei Tokerau Ki Te Raki

*Ngā Kaitiaki Take Kōwhiri
Māori o Tei Tokerau*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2110185-VAR-C

Being the Subdivision of LOT 2 DP 79774 BLK XI KERIKERI SD
North Auckland Registry

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

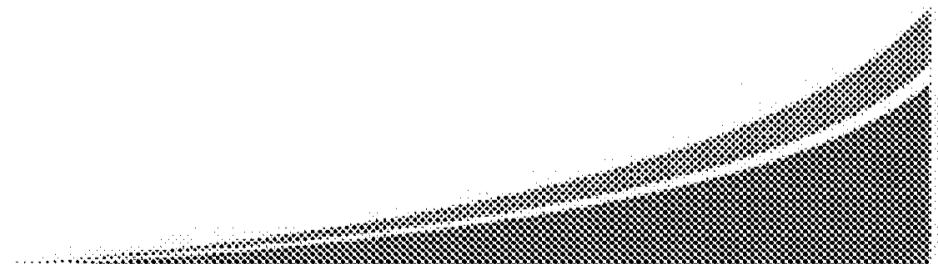
SCHEDULE

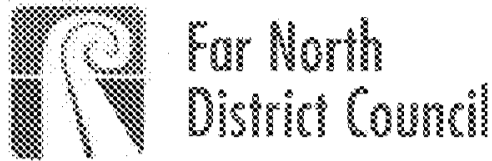
Lots 1, 3, 4, 5 & 6 DP 514087

- I. Any new dwellings shall have a roof water collection system with minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Lots 1, 3, 4, 5 & 6 DP 514087

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





Phone: 09 432 4000
Fax: 09 432 4001
Email: info@fn.govt.nz
Website: www.fn.govt.nz

Te Kaitiaki a Iwi Takaroa Ki Te Raki

PO Box 1000, Palmerston North
4440

Lots 1, 3, 5 & 6 DP 514087

- III. That upon construction of any habitable building the lot owner shall obtain a Building Consent and install the wastewater treatment & effluent disposal system as detailed in the TP58 Report/Site & Soil Evaluation Report prepared by PK Engineering Ltd and submitted with RC 2110185.

The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.

The estimated cost of the installation system at 16th February 2018 is \$15,000 plus GST.

Following 12 months of operation of the wastewater treatment & effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with the design criteria.

Where a disposal site is chosen which differs from that described above, a new Site & Soil Evaluation Report will be required to be submitted for approval prior to the installation of the system.

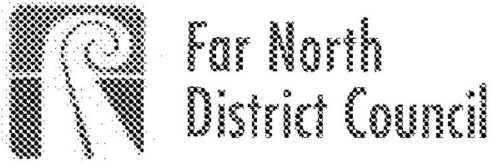
Lots 1, 3, 4, 5 & 6 DP 514087

- IV. Within 3 months of the erection of any dwelling and associated water storage tank, the consent holder shall ensure that stormwater runoff from impermeable surfaces and water storage tank overflow is to be disposed of in accordance with Section 6 of the engineers report prepared by PK Engineering, dated October 2010 and attached to this consent with Councils approved stamp affixed.

Lots 5 & 6 DP 514087

- V. The stormwater attenuation ponds located on Lots 5 and 6, located within areas U and Z respectively (constructed in accordance with the engineers report prepared by PK Engineering dated October 2010 and 29 August 2011 and submitted with the application), shall not be modified unless otherwise approved in writing by the Far North District Council, or as required for routine maintenance.





Private bag 252, Invercargill
PO Box 9440, New Zealand
Telephone: 09 424 920 029
Fax: 09 424 920 000
E-mail: info@fn.govt.nz
Website: www.fn.govt.nz

Te Kaitiaki a Te Kaitiaki

Te Kaitiaki a Te Kaitiaki

SIGNED:



Patrick John Killalea – Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 19th day of June 2018



ANNEXURE SCHEDULE - CONSENT FORM¹
Land Transfer Act 1952 section 238(2)

Consentor <i>Surname must be underlined</i>	Capacity and Interest of Person giving consent <i>(eg. Mortgagee under Mortgage no.)</i>
TOP ENERGY LIMITED	CAVEATOR UNDER CAVEAT 11214191.1

Consent
Delete words in [] if inconsistent with the consent
State full details of the matter for which consent is required

Without prejudice to the rights and powers existing under the interest of the person giving consent,
the **Consentor** hereby consents to:

The deposit of Title Plan LT514087 and the issue of titles for Lot 1, Lot 3, Lot 4, Lot 5 and Lot 6 under LT514087 and registration of the following easements:

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey electricity	"A", "B", "C", "AA", "AB" and "X"	Lot 4	Top Energy Limited
Right to convey telecommunications and computer media	"A", "B", "C", "O", "R", "P", "AA", "AB" and "X" "S"	Lot 4 Lot 6	Chorus Limited



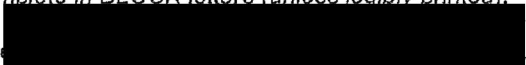
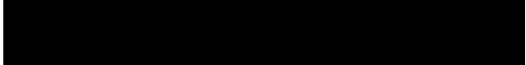

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way and rights to convey water, electricity, telecommunications and computer media and water Right to drain water and sewage	Areas marked A, B and C on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 1 DP 514087 (Identifier 796615) Lot 3 DP 514087 (Identifier 796616) Lot 5 DP 514087 (Identifier 796618) Lot 6 DP 514087 (Identifier 796619)
	Area marked D on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 1 DP 514087 (Identifier 796615) Lot 3 DP 514087 (Identifier 796616)
	Area marked V on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 1 DP 514087 (Identifier 796615)
	Area marked E on DP 514087	Lot 1 DP 514087 (Identifier 796615)	Lot 3 DP 514087 (Identifier 796616) Lot 4 DP 514087 (Identifier 796617)
	Areas marked O and P on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 3 DP 514087 (Identifier 796616)
	Areas marked O and R on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 5 DP 514087 (Identifier 796618) Lot 6 DP 514087 (Identifier 796619)
	Area marked S on DP 514087	Lot 6 DP 514087 (Identifier 796619)	Lot 5 DP 514087 (Identifier 796618)
Right to drain water	Area marked H on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 1 DP 514087 (Identifier 796615)
	Areas marked I, J, K and Mon DP 514087	Lot 3 DP 514087 (Identifier 796616)	Lot 1 DP 514087 (Identifier 796615) Lot 4 DP 514087 (Identifier 796617)
	Area marked W on DP 514087	Lot 3 DP 514087 (Identifier 796616)	Lot 4 DP 514087 (Identifier 796617)
	Areas marked S and Z on DP 514087	Lot 6 DP 514087 (Identifier 796619)	Lot 4 DP 514087 (Identifier 796617)
	Area marked Q on DP 514087	Lot 5 DP 514087 (Identifier 796618)	Lot 1 DP 514087 (Identifier 796615) Lot 3 DP 514087 (Identifier 796616) Lot 4 DP 514087 (Identifier 796617) Lot 6 DP 514087 (Identifier 796619)
	Areas marked N, T and U on DP 514087	Lot 5 DP 514087 (Identifier 796618)	Lot 1 DP 514087 (Identifier 796615) Lot 3 DP 514087 (Identifier 796616) Lot 4 DP 514087 (Identifier 796617)

Continued

Purpose	Shown	Servient Tenement	Dominant Tenement
Recreational access	Area marked O on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 1 DP 514087 (Identifier 796615)
	Area marked R on DP 514087	Lot 4 DP 514087 (Identifier 796617)	Lot 1 DP 514087 (Identifier 796615) Lot 3 DP 514087 (Identifier 796616)
	Area marked S on DP 514087	Lot 6 DP 514087 (Identifier 796619)	Lot 1 DP 514087 (Identifier 796615), Lot 3 DP 514087 (Identifier 796616), Lot 4 DP 514087 (Identifier 796617)
	Area marked T on DP 514087	Lot 5 DP 514087 (Identifier 796618)	Lot 1 DP 514087 (Identifier 796615) Lot 3 DP 514087 (Identifier 796616) Lot 4 DP 514087 (Identifier 796617)

Dated this 19TH day of SEPTEMBER 2018

Attestation

<p>TOP ENERGY LIMITED</p> 	<p>Signed by:</p>  <hr/> <p><i>Signature of Witness</i></p> <p><i>Witness to complete in BLOCK letters (unless legibly printed):</i></p> <p>Witness name: </p> <p>Occupation: </p> <p>Address: </p>
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* An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



ACTION
POINT
PLANNING



Planning Report
3 November 2023

Gavin and Vicki Mullins
255B Kerikeri Inlet Road, Kerikeri

Address for service

All correspondence in relation to this application should be addressed to:

Action Point Planning Ltd
203 Attwood Road, R D 6
Whangarei 0176
Attention: Carine Andries
Email: carine@actionpointplanning.nz

Report prepared by

Carine Andries – Planning & Resource Management Consultant

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APPENDICES

- 1 Record of Title & Consent Notice
- 2 Proposed building plans
- 3 LDE - Engineering report

INTRODUCTION

1.1 Overview

The applicants propose to construct a single storey residential unit (RU) on a site in the Rural Living Zone. Building consent has already been applied for, and approved, but a Form 4 block was issued.

The RU infringes the stormwater management rule as a result of the total area of impermeable surfaces exceeding the allowable limit for permitted activities. Mitigation is offered by way of installing a 25,000 litre stormwater attenuation tank which will ensure stormwater run-off will remain at pre-development levels.

The proposal requires to be assessed as a **Controlled Activity**.

The application is supported by expert advice provided by Land Development and Engineering. The adverse effects, overall, are considered to be less than minor and acceptable within this setting; and therefore, we submit that resource consent can be granted.

1.2 Property details

Applicant/s	Gavin and Vicki Mullins
Landowner/s	Gavin Phillip Mullins and Vicki Carol Mullins
Address	255B Kerikeri Inlet Road, Kerikeri
Legal description, record of title and title areas	Lot 6 DP 514087 (RT 796619) – 4,621m ² more or less Interests: Easement instrument in relation to recreational access, right of way, water, electricity, telecommunications and computer media; consent notice relating to engineering matters. Copies of the record of title and consent notice have been enclosed in Appendix 1.
Zone	Operative: Rural Living Proposed: Rural Residential
DP Notations	Operative: Adjacent to a Conservation Area. Proposed: Coastal Environment; adjacent to a Natural Open Space Zone and to the Kerikeri Heritage Area-Part B
Other Notations	Property falls within the Coastal Environment as identified in the Northland Regional Policy Statement maps.
Other consents or approvals required	Building Consent (EBC-2023-993/0) has already been granted with a Form 4 issued

1.3 Processing requests

- 1 Given the building consent was granted months ago, the applicants' builder is ready to start the proposed building works. We would, therefore, respectfully request for the processing planner to liaise with Council's Building Department in considering the lifting of the Form 4 block, so that initial building work can commence.
- 2 Please consider using the Fast Track processing pathway as the proposal is a Controlled Activity.

- 3 Prior to finalising the decision, please forward any proposed conditions of consent to Action Point Planning for review.

2 THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

The subject site is located to the north-east of the Kerikeri township, at 255B Kerikeri Inlet Road. The property has an irregular shape and is positioned to the west of the road. Access is gained via a right of way from Kerikeri Inlet Road.

Figure 1 is a visual representation of the site's location.

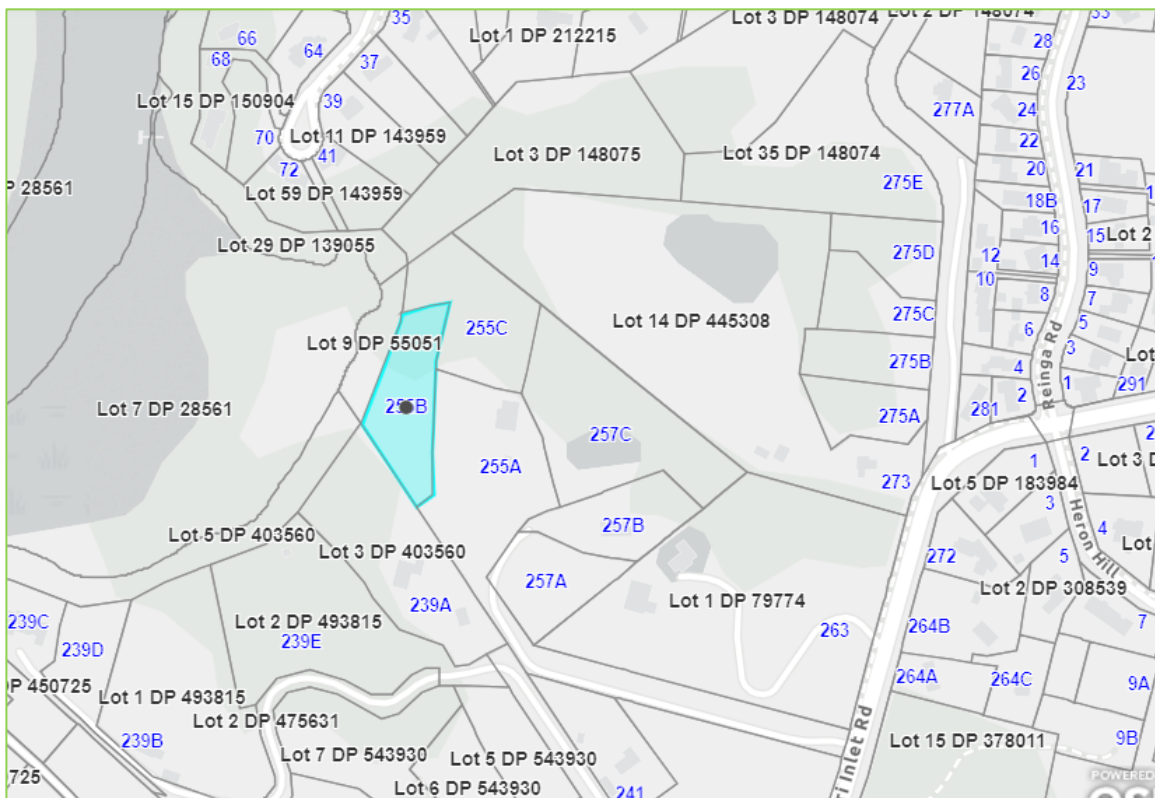


Figure 1 – location map (extracted from Far North Maps – Operative District Plan)

The site adjoins an esplanade/conservation reserve to the west, leading to the Kerikeri Inlet. The property has a moderate slope toward the west/CMA. The majority of the site's vegetation consists of grass covering. There are a number of small sheds located on the property and a parking area has been created along the western boundary through the construction of a stacked rock wall.

2.2 The surrounding environment

The immediately surrounding area is characterized by mainly larger residential properties in close proximity to the Kerikeri Inlet. Pockets of native vegetation ensure a more rural character and feel remain in place within the vicinity of the subject site.

Further out, pockets of smaller residential properties are found, which provide for a more urbanized character; in particular the developments around Reinga Road and Blacks Road, but also Kotare Heights with its curb and channel infrastructure.

3 THE PROPOSAL

The applicants propose to construct a single storey residential unit in approximately the middle of the site with views across the Kerikeri Inlet. The drawings prepared by House Design Northland are attached in Appendix 2 of this report.

The total area of impermeable surfaces exceeds the limit set down for permitted activities. It is proposed to use a 25,000 litre stormwater attenuation tank which will ensure post-development run-off levels remain at pre-development levels.

The proposal requires consent as a Controlled Activity, as outlined in Section 4 below.

4 RULES ASSESSMENT

4.1 Operative District Plan

The table below provides an assessment of the relevant Environment Provisions as set out in Part 2 of the Plan.

Chapter 8 – Section 8.7 Rural Living Zone		
8.7.5.1 Permitted Activities		
Description	Status	Comment
8.7.5.1.1 – Residential Intensity	Permitted	The proposal is for one residential unit on a site larger than 4000m ² .
8.7.5.1.2 – Scale of activities	N/A	Proposal is associated with a residential activity only.
8.7.5.1.3 – Building Height	Permitted	The dwelling will not exceed the 9m permitted height.
8.7.5.1.4 – Sunlight	Permitted	No part of the building projects beyond a 45 degree.
8.7.5.1.5 – Stormwater Management	Does not comply	The proportion of the gross site area covered by buildings and other impermeable surfaces equals 709.6m ² or 15.3%, exceeding the 12.5% permitted.
8.7.5.1.6 – Setback from Boundaries	Permitted	The proposed dwelling complies with all setback requirements.
8.7.5.1.7 – Screening for neighbours – Non-residential activities	N/A	Proposal is for a residential activity only.
8.7.5.1.8 – Transportation	Permitted	Proposal complies with all relevant rules in Chapter 15.
8.7.5.1.9 – Hours of Operation – Non-residential activities	N/A	Proposal is for a residential activity only.
8.7.5.1.10 – Keeping of animals	N/A	Proposal is for a residential activity only.
8.7.5.1.11 – Noise	Permitted	Proposal will comply with noise limits.
8.7.5.1.12 – Helicopter Landing Area	N/A	Proposal does not involve a helicopter landing area.
8.7.5.1.13 – Building Coverage	Permitted	Total building coverage is 9.4% which complies as a Permitted Activity.

8.7.5.2 Controlled Activities		
Description	Status	Comment
8.7.5.2.1 – Papakainga Housing	N/A	Proposal does not involve papakainga housing.
8.7.5.2.2 – Stormwater Management	Controlled Activity	The proportion of the gross site area covered by buildings and other impermeable surfaces equals 709.6m ² or 15.3%, which complies with the 20% allowed for as a Controlled Activity. In addition, an engineering report has been provided.

Chapter 12 – Section 12.7 Lakes, Rivers, Wetlands and the Coastline

12.7.6.1 Permitted Activities

Description	Status	Comment
12.7.6.1.1 – Setback from lakes, rivers and the Coastal Marine Area	Permitted	The proposed dwelling is setback at least 30m from the bank of the adjacent river, taking into account the esplanade/conservation reserve.

Based on the above assessment, the proposal requires consent as a **Controlled Activity** overall.

4.2 Proposed District Plan

There are no rules with immediate effect relating to the subject site's Rural Residential Zone or Coastal Environment Overlay. No further assessment of the rules is therefore required. For reasons of completeness, I note that the proposal would be considered as a Restricted Discretionary Activity under the Proposed District Plan.

4.3 National Environmental Standards

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

We have considered this Regulation in the context of the current proposal, and comment as follows:

The subject site only recently obtained its title in 2018. An assessment of the NES Contaminated Land would have been undertaken at the time of subdivision. The intended land use of the subject site, at the time of subdivision, would have been residential, given its size. The title does not contain any restrictions in relation to the use of the land.

FNDC's HAIL maps show no indication of any issues relating to this matter for the subject site.

On that basis, it is considered that no further assessment of the NES is required in this instance.

5 ENVIRONMENTAL EFFECTS ASSESSMENT

5.1 Receiving Environment

The surrounding environment has been described earlier in section 2.2 of this application. For the purposes of assessing the environmental effects, it is helpful to ascertain the 'receiving' environment, referring to the current state of the environment as it is able to be modified to the extent possible by permitted activities, and unimplemented resource consents where these are likely to be implemented. In other words, placing the proposal in the context of what the 'future' environment may look like.

In terms of unimplemented resource consents, we are not aware of any resource consents in this instance that have been granted in the area, but have yet to be given effect to.

Permitted baseline

The District Plan permits the construction of one residential unit per 4000m², or a single residential unit on a site of any size provided the unit can comply with all other standards for permitted activities.

In the context of the subject site, the total area is 4621m² and the proposed residential unit will result in only one rule infringement, requiring consent as a Controlled Activity. Taking this into account, I consider the permitted baseline to be useful in determining the adverse effects associated with the proposal.

5.2 Effects Assessment

Sarah Duncan from Land Development and Engineering (LDE) has provided expert advice in relation to the stormwater run-off likely to be generated by the proposal. The LDE report has been attached in Appendix 3.

The report concludes that the proposed 390m² roof area will not increase stormwater runoff from the site, using a 25,000-litre attenuation tank; and that post-development levels will be akin to pre-development levels. As such, no cumulative effects on total catchment impermeability are considered to arise.

The impermeable surfaces have been kept to a minimum and are required to facilitate access and manoeuvring space, and to provide for the residential unit. Other than the infringement of the stormwater management rule, the proposal falls within the parameters of the permitted baseline.

Taking into account the permitted baseline and the proposed attenuation, any adverse effects associated with the proposal are considered to be less than minor in this instance.

5.3 Public notification

Pursuant to Section 95A of the RMA, we advise the following:

Step 1

- a) The applicant does not request public notification.
- b) We believe all relevant information has been enclosed with this application and do not envisage the need for a request for further information or the commissioning of a report.
- c) The application is not made in conjunction with an application to exchange recreation reserve land.

Therefore, public notification is not mandatory.

Step 2

- a) The application is for an activity not subject to a rule or national environmental standard that precludes public notification.
- b) The application is for a Controlled Activity.

Therefore, the application is **precluded** from public notification, and Step 3 does not apply.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties, as there is nothing unusual or exceptional about the proposal. It is proposed to construct a residential unit within the confines of a Rural Living site, in line with residential activities occurring on neighbouring properties.

5.4 Limited notification

In accordance with section 95B of the RMA, the following assessment is made:

Step 1

- a) There are no affected protected customary rights groups or customary marine title groups. The proposed activity is not on, or adjacent to, and will not affect land that is the subject of a statutory acknowledgment.

Therefore, there are no relevant parties to be notified.

Step 2

- a) The application is for an activity not subject to a rule or national environmental standard that precludes limited notification
- b) The proposal is for a Controlled Activity.

Therefore, the proposal is **precluded** from limited notification, and step 3 does not apply.

Step 4

There are not considered to be any special circumstances surrounding this proposal that would warrant the application to be notified to any parties.

5.5 Consultation with affected parties

No consultation has been undertaken with immediately adjoining property owners, given the proposal is precluded from public and limited notification.

5.6 Conclusion

The above assessment has concluded that the proposal need not be notified, either publicly or limited, and no consultation is required to be undertaken.

6 SECTION 104 ASSESSMENT

6.1 Actual or potential effects on the environment

An assessment of effects has been undertaken in section 5 of this application. This assessment concludes that the adverse effects of the proposal are less than minor. This assessment is considered relevant in evaluating the actual and potential effects of the proposal on the environment, in accordance with section 104(1)(a).

Taking into account the proposed attenuation to keep stormwater run-off to a minimum and in line with pre-development levels, and considering the proposal falls largely within

the permitted baseline, it is considered that any actual or potential effects are entirely acceptable in this instance.

6.2 Objectives and Policies

6.2.1 Operative District Plan

As a Controlled Activity, the proposal is considered to be consistent with the intentions of the Zone, and therefore aligned with the relevant objectives and policies. However, for completeness, the following assessment of the relevant objectives and policies is provided:

Rural Environment – Objectives

- 8.3.6 *To avoid actual and potential conflicts between land use activities in the rural environment.*
- 8.3.7 *To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
- 8.3.10 *To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*

Rural Environment – Policies

- 8.4.5 *That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).*
- 8.4.7 *That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.*
- 8.4.8 *That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.*

Comment:

The proposal is considered to be consistent with the objectives and policies of the Rural Environment for the following reasons:

- The proposal is entirely compatible with surrounding land uses which consist mainly of residential housing.
- The proposal makes very good use of the site, having well-considered the need for and location of the required wastewater treatment and disposal field, and stormwater management measures.
- No natural character, features or landscapes have been identified within or surrounding the subject site. In addition, the size of the site is such that any farming activities are no longer feasible.

Rural Living Zone - Objectives

- 8.7.3.1 *To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.*
- 8.7.3.2 *To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.*

Rural Living Zone - Policies

- 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 on-site effluent disposal.*
- 8.7.4.4 *That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.*
- 8.7.4.7 *That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.*
- 8.7.4.8 *That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.*
- 8.7.4.10 *That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.*

Comment:

The proposal is considered to be consistent with the objectives and policies of the Rural Living Zone for the following reasons:

- The information submitted with this application demonstrates that the proposal fits comfortably within the boundaries of the site, providing for appropriate on-site wastewater disposal and stormwater management.
- The proposed dwelling will have adequate access to sunlight and daylight.
- The proposed design will allow for sufficient levels of privacy for inhabitants of adjacent properties.

District Plan Objectives and Policies Conclusion

Based on the assessment undertaken above, I conclude that the proposal finds support in the objectives and policies of the Operative District Plan.

6.2.2 Proposed District Plan

Rural Residential Zone

The objectives and policies of the Rural Residential Zone are reflective of the objectives and policies of the Rural Living Zone in the Operative Plan. On that basis, the proposal also find support in the objectives and policies of the Proposed Plan.

Coastal Environment

In addition, the subject site is located within the Coastal Environment of the Proposed Plan. The proposal is considered consistent with the provisions of the Coastal Environment as it constitutes the consolidation of development, providing for a single residential unit only, thereby preserving the visual qualities, character and integrity of the coastal environment. The subject site is not located within or adjacent to an ONL or ONC area, and will not detract from the natural character of the adjacent Natural Open Space Zone.

Overall, the proposal is consistent with the provisions of the Proposed Plan relating to the Coastal Environment.

6.2.3 Weighting Exercise – ODP v PDP

The Proposed District Plan was formally notified in 2022 with submissions closing on 21 October 2022. After analysis, further submissions were called for, covering the period 7 August to 4 September 2023. Hearings will start taking place in 2024.

From this timeline, it can be seen that no decisions have yet been made in relation to the Proposed District Plan. On that basis, the provisions of the PDP still carry minimal weighting, with the provisions of the ODP retaining substantial weight.

6.2.4 Overall Conclusion on Objectives and Policies

Taking into account the above assessment, I consider the proposal to find support in the objectives and policies of both District Plans, with the provisions of the ODP carrying more weight in the overall assessment. The proposal is therefore consistent with the relevant provisions.

6.3 Regional Policy Statement for Northland

The Northland Regional Policy Statement (NRPS) regulates the management of natural and physical resources across the Northland Region. The provisions within the NRPS provide guidance on significant regional issues.

There are no issues of regional significance relevant to the proposal.

6.4 Other provisions

New Zealand Coastal Policy Statement (NZCPS)

Given the proposed dwelling is located within the Coastal Environment, as identified in the NRPS map and the Proposed District Plan, the provisions of the NZCPS apply.

The proposal is located within an existing coastal settlement and is considered 'consolidation' of development. The subject site is located adjacent to an esplanade reserve area, and as such, will not impede public access to the coast; nor will it adversely affect the natural character or the amenity values of the coastal environment. The proposal is, therefore, consistent with the NZCPS provisions.

There are no other National Environmental Standards (other than the NES assessed earlier in this application), National Policy Statements or other regulations that contain provisions relevant to this application.

6.5 RMA Part 2 assessment

An assessment of Part 2 matters is not required unless there is invalidity, incomplete coverage or uncertainty in the planning provisions (R J Davidson Family Trust v Marlborough DC [2017] NZHC 52). In this instance, there is no evidence to suggest invalidity, incomplete coverage or uncertainty among the relevant planning provisions. Therefore, no further assessment of the Part 2 provisions is required, noting also that the application does not trigger any Section 8 matters, to our knowledge.

7 CONCLUSION

The proposal consists of the construction of a new residential unit that infringes the stormwater management rule as a result of the total area of impermeable surfaces exceeding the allowable limit for permitted activities. The proposed stormwater attenuation will ensure stormwater run-off will remain at pre-development levels.

The environmental effects assessment undertaken in this report concludes that the adverse effects are less than minor, and therefore, entirely acceptable within the receiving environment.

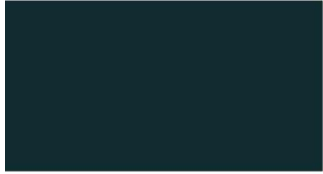
Section 6 of the report demonstrates that the proposal is consistent with the policy direction of the Operative District Plan, the Proposed District Plan and any regional and national documents, and therefore will achieve the environmental outcomes sought under Part 2 of the RMA

Overall, it is considered that the application can be approved, and consent issued.



Appendix 1

Record of Title & Consent Notice



Appendix 2

Proposed building plans



Appendix 3

LDE - Engineering Report

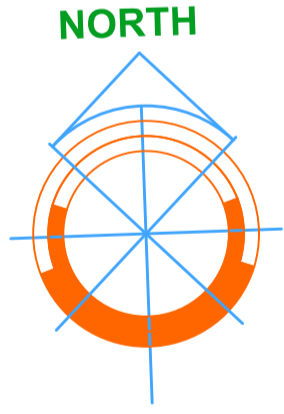
LEGAL DESCRIPTION:

255b KERIKERI INLET ROAD
KERIKERI

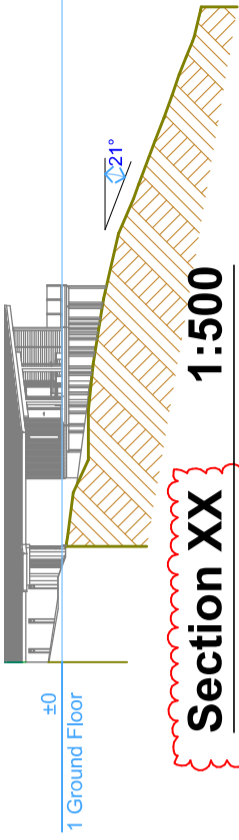
LOT 6 DP 514087
AREA 4621m²

HIGH WIND ZONE
EARTHQUAKE ZONE 1
RURAL LIVING
ENVIRONMENT

AREAS:
NEW HOME 252.38m²
COVERED AREAS 51.01m²
DECKS 130.39m²
TOTAL 433.78m²
SITE COVERAGE 9.4%



DURABILITY - Exposure Zone
ZONE D - HIGH - SEA SPRAY ZONE
(Within 500m to Tidal Harbour or Sea)



Section XX
1:500

Proposed Counterfort Drains 2m below ground level at max 5m intervals as per LDE Geo Assessment Report Refer: Pages 9 and 11 as well as Appendix H Counterfort Drain Details and Geotechnical Investigation Plan

Builder to Provide Silt Control Fence Warratahs with Filter fabric to control Clay run off during construction or before re grassing from Site works. All Earthworks and Hardfill compaction to Comply with Geotechnical Engineering Report

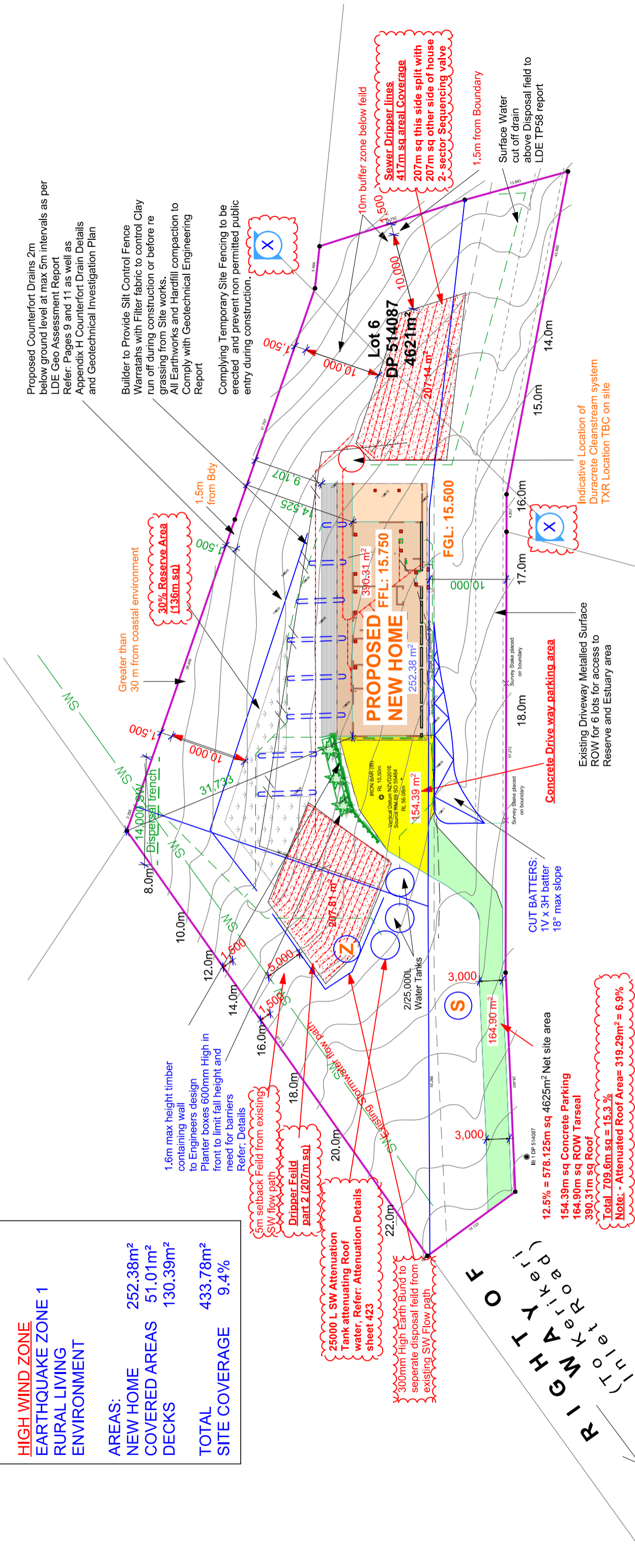
Complying Temporary Site Fencing to be erected and prevent non permitted public entry during construction.



25000 L SW Attenuation Tank attenuating Roof water, Refer: Attenuation Details sheet 423

300mm High Earth Bund to separate disposal feild from existing SW Flow path

H O I L E P
T Y L E R
H A V E T
E L L



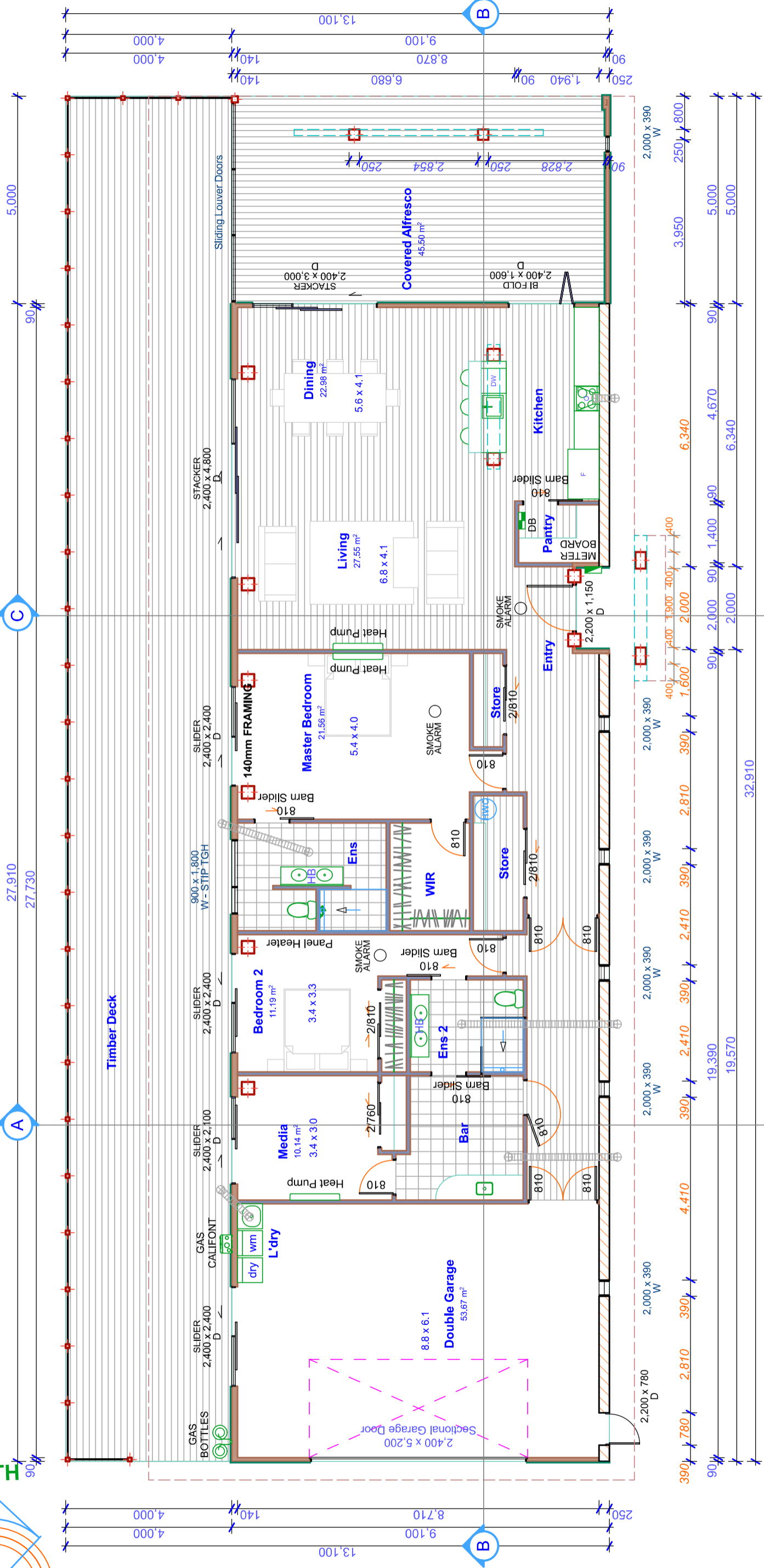
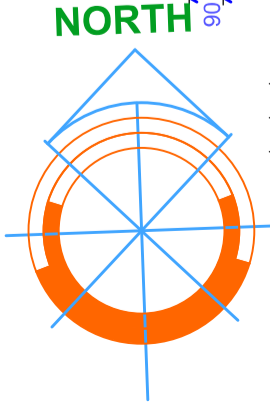
CUT AREA	TOTAL VOL	TOP SOIL VOL	SUBSOIL/ AGGREGATE VOL
HOUSE SITE CUT	74.9	63.1	150.7
DRIVEWAY	23.1	23.1	0
TOPSOIL STRIP OF FILL AREA ABOVE RETAINING TO BANK	98.0	9.8	0
SUB TOTAL	196.00	96.0	150.7
HOUSE SITE FILL (HARDFILL ONLY 150mm THICK)	37.8	0	37.8
REPLACE STRIP TOPSOIL FROM FILL AREA WITH NEW FILL AGGREGATE FOR DRIVEWAY	23.1	0	23.1
SUBTOTAL	406.67	60.9	256.9m³
TOTAL EARTHWORKS			

1 Site and Drainage Plan 1:500

SHEET TITLE: Site Plan
REVISION #:
REV01- RC and RFI Responses
REV02- RC Responses
ISSUED: 30/10/2023
PROJECT #: 974

Daniel Andrewes
Alterations, Additions, New Homes and Light Commercial work.
PHONE: 0211648057
EMAIL: daniel@housedesignnorthland.co.nz

GENERAL NOTES:
1. Check all dimensions and conditions on site before commencing work.
2. Work only to figured dimensions, in the drawings, in perpetuity consult the Architect for any discrepancy.
3. Show Scale is for A3 sheets only.
4. These plans Remain the Property of House design Northland and are not to be used for any other purpose without the written consent of the recipient.



FLOOR PLAN 1:100

FRAME = 252.38m²
 NOT INCL. ALFRESCO
 OR PORCH

INTERIOR WALLS TO BE KILN DRIED
90x45 SG6 H1.2 STUDS AT **600mm** CTRS (**SG8** TO LOAD BEARING INT WALLS)

GLASS SCREENS AND ALL GLAZING TO MANUFACTURERS STANDARD TOUGHENED A GRADE SAFETY GLASS TO NZBC F2 HAZARDOUS BUILDING MATERIALS AND NZS 4223 PERFORMANCE STANDARD.

ROOF - TRIMLINE LONGRUN ROOFING
WIND ZONE - HIGH

ALL SELECTED MATERIALS AND COMPONENTS TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

DP - 80mm UPVC DOWNPIPE
 DIMENSIONS TO FRAME LINE

WINDOW HEAD HEIGHT 2200mm
 USE GIB AQUALINE TO INTERNAL WALLS AND CEILINGS IN ALL WET AREAS, EG: ENSUITE, BATHROOM ETC

UPTO 2.4m MAX STUD
 EXTERIOR WALLS TO BE KILN DRIED
90x45 SG8 H1.2 STUDS AT **600mm** CTRS NOGS AT 800mm CTRS

UPTO 2.7m MAX STUD:
 EXTERIOR WALLS TO BE KILN DRIED
90x45 SG8 H1.2 STUDS AT **400mm** CTRS NOGS AT 800mm CTRS

UPTO 3.0m MAX STUD:
 EXTERIOR WALLS TO BE KILN DRIED
2/90x45 SG8 H1.2 STUDS AT **600mm** CTRS NOGS AT 800mm CTRS

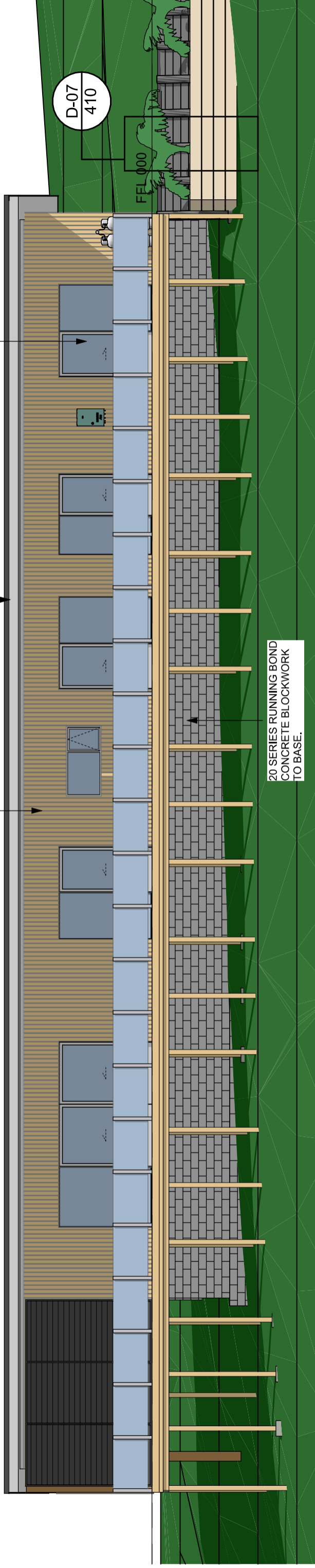
UPTO 3.6m MAX STUD:
 EXTERIOR WALLS TO BE KILN DRIED
140x45 SG10 H1.2 STUDS AT **600mm** CTRS NOGS AT 800mm CTRS

GENERAL NOTES:
 1. Accuracy of all dimensions and conditions as set above.
 2. Work only to framed dimensions, in the event of discrepancy consult the designer.
 3. Show Scale as for A3 sheets only.
 4. This drawing is the Property of House Design Northland and is intended only for the personal use of the recipient.

SIBERIAN LARCH SHIPLAP
VERTICAL WEATHERBOARDS
ON DRAINED CAVITY - REFER
TO CLADDING DETAILS.

TRIMLINE COLOURSTEEL
LONGRUN ROOFING ENDURA
0.40 BMT

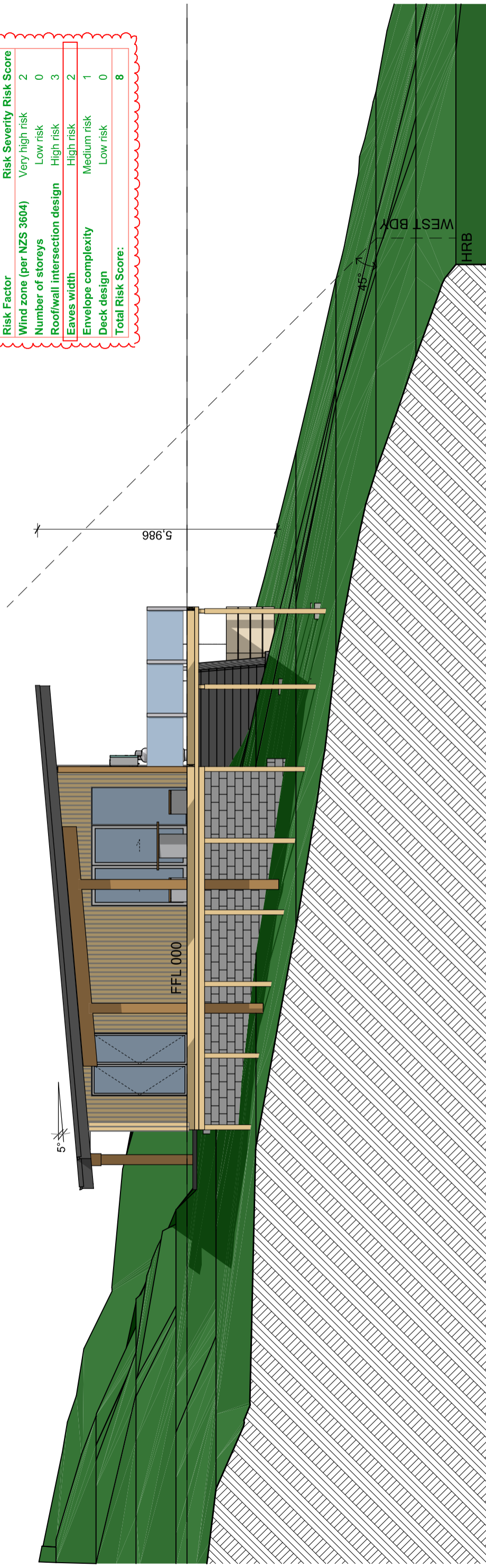
POWDERCOATED ALUMINIUM
JOINERY WITH DOUBLE
GLAZING TO NZS 4223



20 SERIES RUNNING BOND
CONCRETE BLOCKWORK
TO BASE.

1 West Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations (Worst Case Scenario)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

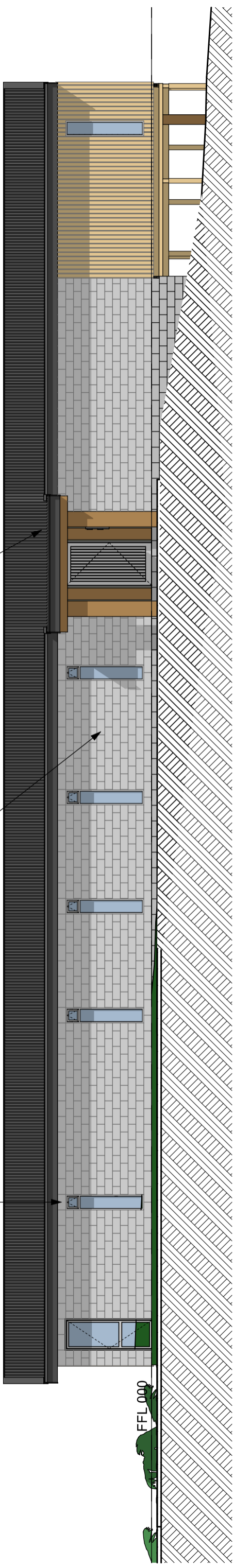


2 North Elevation 1:100

250mm AAC PRECISION BLOCK WALL
R 2.9
Coat Exterior with Porters Original Paints Lime
Wash over 2 Coats Porters Limeproof
Undercoat Sealer
Refer: Product Specification appendix

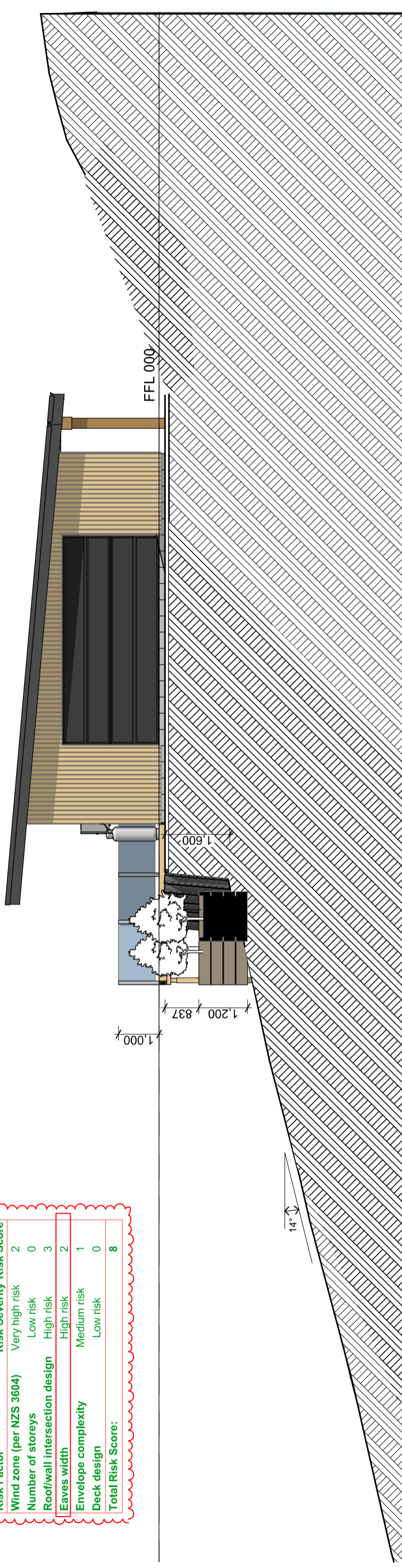
NOTE: JOINERY TO FIT INTO
BLOCK MODULES

TINTED GLAZING ABOVE ENTRY
RUNNING INTO GUTTER.



1 East Elevation 1:100

BUILDING ENVELOPE RISK MATRIX	
All Elevations (Worst Case Scenario)	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	High risk 3
Eaves width	High risk 2
Envelope complexity	Medium risk 1
Deck design	Low risk 0
Total Risk Score:	8



2 South Elevation 1:100

GENERAL NOTES:
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Daniel Andrewes
Alterations, Additions, New
Homes and
Light Commercial work.

PHONE: 0211648057

EMAIL: daniel@housedesign
northland.co.nz

Gavin and Vicki Mullins

New Home
255b Kerikeri Inlet Road
Kerikeri

SHEET TITLE: Elevations

REVISION #:

REV01- RC and RFI Responses

REV02- RC Responses

ISSUED: 30/10/2023

PROJECT #:

974

SHEET

302

REV

REV02

To:	Daniel Andrews
From:	Sarah Duncan
Subject:	255b Kerikeri Inlet Road – Response to Council WW and SW RFIs
Date:	5/10/2023
Project Ref:	23254
Document ID:	383659
Revision Status:	A

1 BACKGROUND

LDE has provided an on-site wastewater design report to support a new residential dwelling at 255b Kerikeri Inlet Road, Kerikeri. This report has been the subject of Council RFIs regarding the offset from boundaries and the availability of sufficient land for treated wastewater disposal.

In addition to this, Council has also raised questions regarding the attenuation of stormwater for the site due to it breaching the allowable impervious coverage rules.

This memorandum is intended to address both of these issues.

2 ON-SITE WASTEWATER DISPOSAL AREAS

The Architect has provided LDE with a site layout proposing that the effluent disposal area is split in to two separate fields. The northern field will have an area of 360 m² and the southern field will be 200 m². The disposal area within the site is therefore 560 m² which would account for the required disposal field of 420m² as well as a 30% reserve field of 140 m².

The use of two fields differs from the original LDE design for the disposal area. However, LDE approves this proposed change with the following conditions:

- A minimum 300mm high bund is constructed to separate the southern disposal field from the existing stormwater flowpath.
- The southern disposal field shall be set back a minimum of 5m from the existing stormwater flowpath.
- LDE engineer to carry out confirmation of setout areas and permeability of soils at time of construction. It is understood that some reworking of the site will be being undertaken to achieve the full disposal areas.
- Property owner to undertake all and any remediation of soils that LDE engineer deems required to achieve the design loading rates – this may include removal of compacted soils and replacement with new in-situ soils; application of topsoil etc

- LDE will supply a PS4 for the on-site wastewater design based on having undertaken inspections at the time of construction to confirm the design and installation.

It is further recommended that the disposal field areas be planted with appropriate vegetation to encourage up take of nutrients and water. Two examples of appropriate plants are flaxes and canna lilies.

3 STORMWATER ATTENUATION

It is understood that a 25,000 litre tank will be used to attenuate the runoff from the roof of the house.

We have carried out a check of the pre-development and post-development flows being generated by the 390 m² roof. In the pre-development scenario, the area has been assumed to be grassed, with a runoff factor of 74. In the post-development scenario, a runoff factor of 90 has been used.

The rainfall data used for pre-development has been taken NIWA HIRDS V4. The raw data was used for the pre-development scenario, and a climate change increase of 20% was applied to the rainfall data for the post-development scenario.

Using a **25,000 litre tank, with a 30mm orifice** at the base and a 100mm overflow at the top of the tank, post-development runoff from both the 5-year and 100-year storm events is reduced 80% or less of pre-development flows.

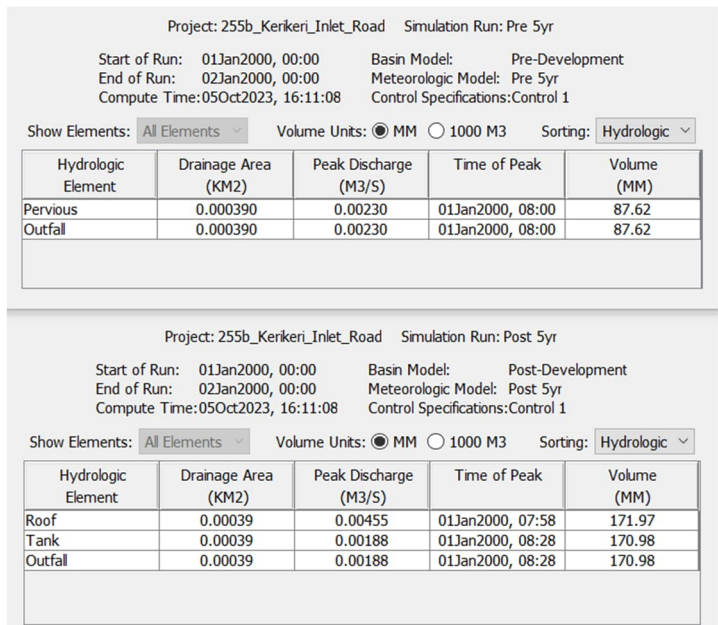


Figure 1 – HEC-HMS outputs for the 5-year pre-development and post-development models.

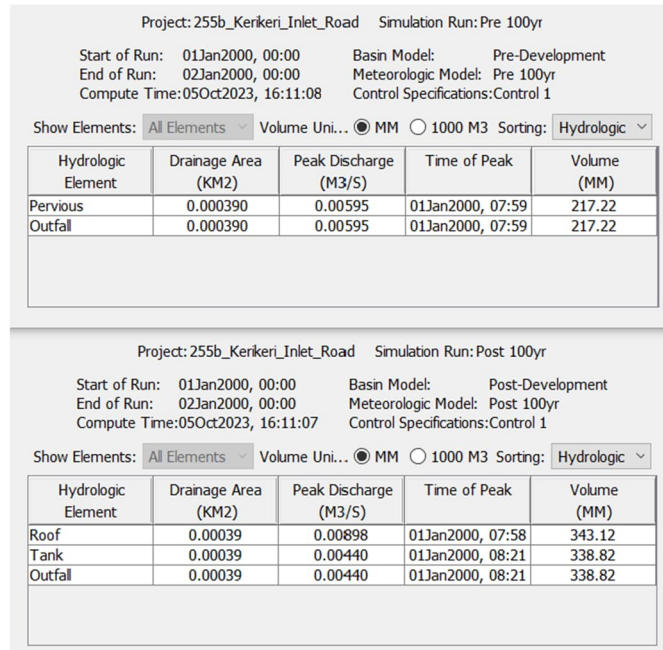


Figure 2 – HEC-HMS outputs for the 100-year pre-development and post-development models.

Based on this analysis, we consider that the 390 m² roof area will not increase stormwater runoff from the site and should therefore be excluded from the overall impervious area calculation for the property.

4 LIMITATIONS

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Gavin Mullins in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.