



Office Use Only  
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

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

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

1. Pre-Lodgement Meeting

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

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

- Land Use
- Fast Track Land Use\*
- 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

4. Applicant Details:

Name/s: Greg & Jacqui Bourne

Electronic Address for Service (E-mail):  
Phone Numbers:  
Postal Address:  
(or alternative method of service under section 352 of the Act)  
Post Code:

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

Name/s: Martin OBrien

Electronic Address for Service (E-mail): martin@obrienconsulting.co.nz

Phone Numbers: Work: 027 407 5208 Home:

Postal Address: 153B Kerikeri Inlet Road, Kerikeri  
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: Jacqui Maria Bourne & Gregory Lawrence Bourne &  
Maree Trustees Limited

Property Address/  
Location: 157 Okokako Rd  
Waimate North  
Kerikeri

**7. Application Site Details:**

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

Site Address/  
Location: 157 Okokako Road, Waimate North

Legal Description: Lot 2 DP 481426 Val Number: 00227 16501

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.**

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**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.

addition of minor dwelling  
Removal of existing sleepout

Application for a minor residential unit in a Rural Production zone as a Controlled

Activity as per the Far North District Plan Section 8.6.5.2.3, Minor Residential Unit.

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)
- 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:**

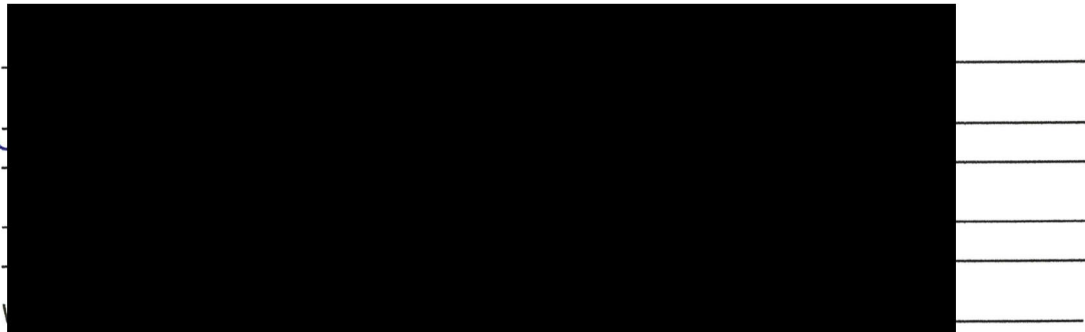
This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

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

Email:

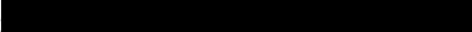
Postal Address:

Phone Numbers:

A large black rectangular redaction box covers the contact information for Name/s, Email, Postal Address, and Phone Numbers. To the right of the redaction, there are horizontal lines corresponding to the labels on the left.

**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 20<sup>th</sup> 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: 8-2-24

## 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.

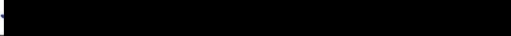
### Fast-track application

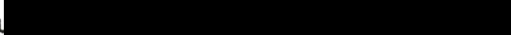
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

**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: 8-2-24

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

### Checklist (please tick if information is provided)

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

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

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

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**

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# ASSESSMENT OF ENVIROMENTAL EFFECTS FOR MINOR RESIDENTIAL UNIT

Greg Bourne

157 Okokako Road

Waimate North

Lot 2 DP 481426

Written by: Nicola O'Brien  
Reviewed by: Martin O'Brien  
Rev: A  
Date: 15<sup>th</sup> February 2023  
Job No: 4135

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## Form 9

### Application for Resource Consent under Sections 87AAC, 88, and 145, Resource Management Act 1991

To Far North District Council

1. Greg Bourne, from 157 Okokako Road, Waimate North, Lot 2 DP 481426, applies for the following Resource Consent:

Application for a minor residential unit in a Rural Production zone as a Controlled Activity as per the Far North District Plan Section 8.6.5.2.3, Minor Residential Unit.

Please fast track the application.

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

The owner proposes to construct a 63.8m<sup>2</sup> minor residential unit onto a property with an existing 4-bedroom dwelling with a lot size of 7,895m<sup>2</sup>. This report addresses relevant criteria in the existing and proposed Far North District Plan and Resource Management Act (1991) with reference to mitigating potential effects of a minor residential unit in a Rural Production zone.

3. The location of the proposed activity:

157 Okokako Road, Waimate North, Lot 2 DP 481426 is located to the northwest of Okokako Road (a metal road), Waimate North and is zoned Rural Production in the Far North District Plan. An existing driveway leads to a dwelling, shed and sleepout. The ~45m<sup>2</sup> sleepout is to be removed and a new 63.8m<sup>2</sup> minor dwelling located in its place. Refer to the Site Location Plan, Section 4, showing Lot 2 DP 481426 and surrounds.

4. The owners listed are 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

O'Brien Design Consulting were engaged by Greg Bourne to prepare an Assessment of Environmental Effects Report to accompany a Resource Consent application addressing the requirements of Section 88 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.

A minor residential unit 63.8m<sup>2</sup> (less than the 65m<sup>2</sup> required) without a garage, subsidiary to the principal dwelling on the site, located and retained within the same Certificate of Title is proposed on Lot 2 DP 481426. One residential unit only is proposed. The activity is Controlled as per the operative Far North District Plan, Section 8.6.5.2.3. No other breaches to permitted activity status are proposed.

Relevant District Plan rules and Far North Proposed District Plan rules have been assessed along with objectives and policies, for each plan. District Plan Criterion 8.6.5.2.3 have been addressed.

An assessment of effects on the environment are discussed. This includes any positive or adverse effect, temporary or permanent effect, past present future effect, cumulative effects over time and any potential effect of high probability or of low probability which has a high potential impact.

The existing driveway on Lot 2 leads to the primary dwelling, a shed and sleepout. The sleepout is located approximately 29.4m to the northeast of the dwelling less than the 30m required. The 45m<sup>2</sup> sleepout is to be removed and a new minor residential unit (63.8m<sup>2</sup>) is proposed in the same location. The minor residential unit (minor dwelling) will be modern and tidy, more aesthetically pleasing than the existing sleepout which is slightly run down.

The sleepout is currently serviced by a septic tank and soakage whilst the dwelling is serviced by an aeration treatment system with dripper lines. The minor dwelling will connect to the aeration treatment system, 100m<sup>2</sup> of planted dripper line is proposed. The upgraded sewerage, treated to a higher standard, is of benefit to the environment over the existing primary treatment installed over ~25 years. The proposed planted dripper line is to run along the southeast boundary which runs parallel to Okokako Road. Once established the proposed planting along with existing vegetation will screen the minor dwelling from the roadside. Partial visibility of the property will be from the driveway and an existing gate. The planting will reduce dust and noise from the metal road.

The sleepout faces the primary dwelling, however, the minor dwelling will be north-westerly facing. The northwest direction and established gardens will provide privacy and screening between the 2 buildings.

Other services including potable water supply from 2 tanks, electricity, telecommunications, and internet can be shared. The design of the minor dwelling is compatible with the principal dwelling.

The assessment concludes that any potential adverse effects from a minor dwelling on Lot 2 DP 481426 are expected to be less than minor.



## 2.0 Proposal

Lot 2 DP 418426 is a 7,895m<sup>2</sup> property in a Rural Production zone. A 4-bedroom dwelling, sleepout and shed are located on the property. The Certificate of Title is attached as Appendix I. There are no Consent Notices listed on the title.

A 63.8m<sup>2</sup>, 1-bedroom minor residential unit with a kitchen, living and dining area, fireplace, bathroom, and verandah is proposed in the location of an existing sleepout, to be removed. The dwelling will not have a garage or carport. Figure 1 shows the proposed floor plan whilst the Architectural Plans attached as Appendix II show the site layout, floor plan, elevations, and additional design details.

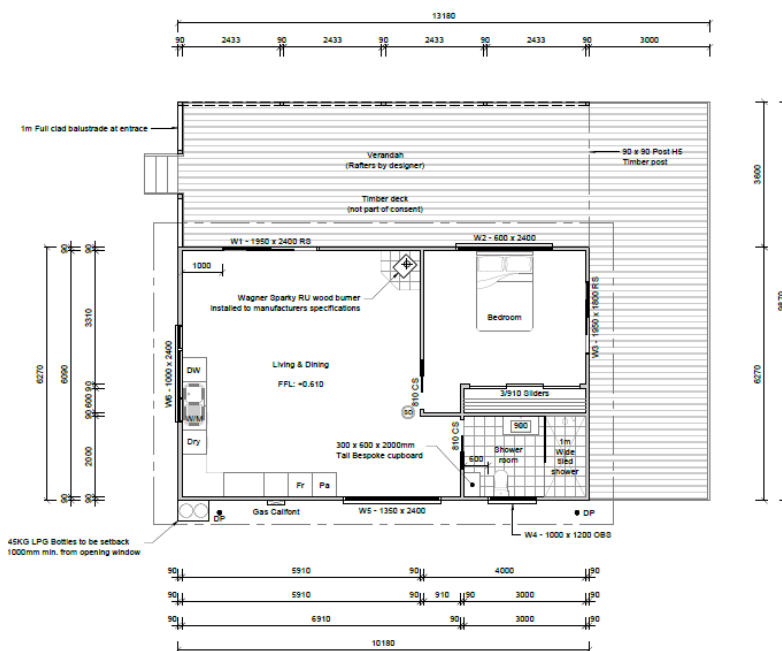


Figure 1: Proposed Floor Plan from Architectural Drawings, Appendix II

## 3.0 Site Description

Lot 2 DP 481426 is located at 157 Okokako Road, Waimate North. The property is zoned Rural Production in the operative and proposed Far North District Plan. The 7,895m<sup>2</sup> property is suitable for residential use with a rural lifestyle rather than productive farmland. Native bush is located to the northwest of the lot. A 4-bedroom dwelling, shed and sleepout are located on the property. Driveways provide access to each building. The southeast boundary is planted with natives and is the location of the existing wastewater field. The remainder of the property is established gardens and an area of mown lawn to the southeast. Refer to the Site Location Plan, Section 4 showing Lot 2 DP 481426.

The topography over the lot slopes slightly to moderately in a general northwesterly direction. Manga Taraire Creek runs along the northwest boundary. A manmade pond has been excavated to the northwest of the dwelling. According to Northland Regional Council Hazard (NRC) maps the property is not identified as being in a flood area. No Land Hazards are shown on NRC Maps.

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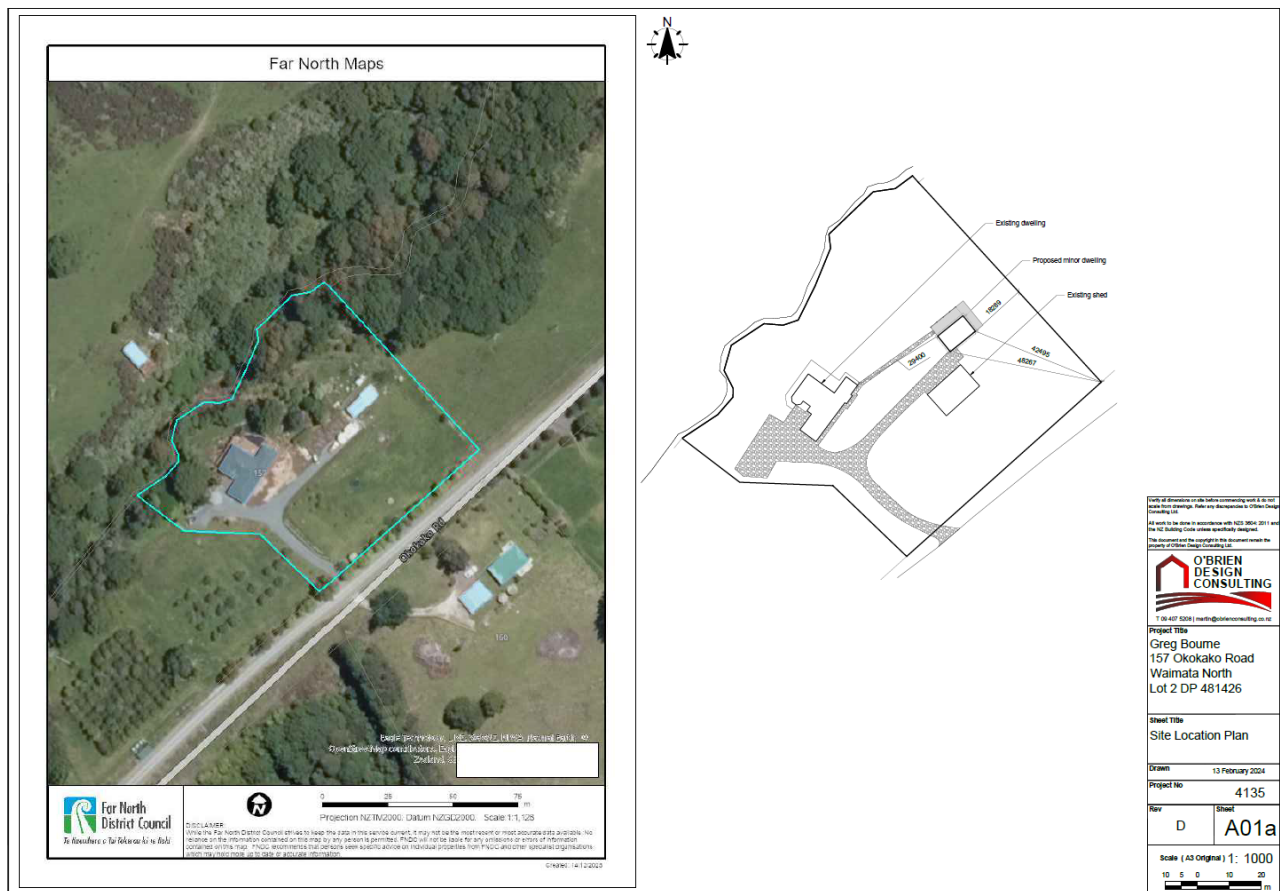
An existing driveway leads to a run down sleepout. The sleepout is to be removed and a new minor dwelling constructed in its place. The sleepout currently faces the dwelling however the minor dwelling will face to the northwest towards existing gardens and native bush.

The primary dwelling and minor dwelling will be serviced by 2 existing water tanks. Rainwater from the roof of the minor dwelling will be directed to the water tank to the northwest managing stormwater runoff.

It is proposed that the minor dwelling is connected to the aeration treatment system that services the primary dwelling. An additional 100m<sup>2</sup> of planted dripper lines is proposed along the southeast boundary. The Onsite Wastewater Report (TP58) written by O'Brien Design Consulting; 12<sup>th</sup> February 2024 is attached as Appendix III.

The existing and proposed planted, surface laid dripper line run parallel to Okokako Road. The plantings will provide screening of the property from the road. The location of a new shed will block visibility of the minor dwelling from certain directions.

## 4.0 Site Location Plan



## 5.0 Far North District Plan Review

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

The construction of a minor residential unit in a Rural Production zone is a Controlled activity as per section 8.6.5.2.3. There are no other breaches as shown below.

The following District Plan rules all comply:

**8.6.5.1.1 Residential Intensity:** Complies. Considered a minor residential unit.

**8.6.5.1.2 Sunlight Rule:** Complies

**8.7.5.1.3 Stormwater Management:** Complies

Impermeable Surfaces:

Existing metal driveway: 699.0m<sup>2</sup>

Existing dwelling: 252.0m<sup>2</sup>

Existing shed: 125.0m<sup>2</sup>

Proposed sleepout: 115.5m<sup>2</sup>

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Total proposed: 1,191.5m<sup>2</sup>

Total permitted = 15% of gross site area = 1184.25 m<sup>2</sup>

Total proposed = 1,191.5m<sup>2</sup> = 14.9%

*8.7.5.1.4 Setbacks to Boundaries: Complies, 10m,*

*8.7.5.1.5 Transportation: Complies*

*8.7.5.1.6 Keeping of Animals: Complies*

*8.7.5.1.7 Noise: Complies*

*8.7.5.1.8 Building Height: Complies.*

Permitted: 12m max

Proposed: 4.3m approx.

*8.7.5.1.9 Helicopter Landing Area: Complies*

*8.7.5.1.10 Building Coverage*

Existing dwelling: 202.0m<sup>2</sup>

Existing shed: 125.0m<sup>2</sup>

Proposed sleepout: 103.3m<sup>2</sup>

Total building coverage: 430.3m<sup>2</sup>

Total permitted = 12.5% of gross site area = 986.9m<sup>2</sup>

Total Proposed = 430.3m<sup>2</sup> = 5.5% Complies

*8.7.5.1.11 Scale of Activities: Complies*

*8.7.5.1.12 Temporary Events: Complies*

*8.6.5.2.3 Minor Residential Unit: Controlled*

*12.3.6.1.1 Earthworks Excavation and/or Filling*

No earthworks required. The proposed minor dwelling is to be located on the site of an existing sleepout (to be relocated off site).

Total permitted = 3,000m<sup>3</sup> Complies

## **5.2 District Wide Performance Standards:**

### CHAPTER 12 NATURAL & PHYSICAL RESOURCES

*12.1 Landscape & Natural Features: Not applicable*

*12.2 Indigenous Flora and Fauna: Not applicable*

*12.3 Soils and Minerals: No earthworks proposed*

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12.4 *Natural Hazards*: No mapped natural hazards or hazards known of by owner

12.5 *Heritage*: Not applicable

12.6 *Air*: Not applicable

12.7 *Lakes, Rivers, Wetlands, and the Coastline*: Proposed minor dwelling and wastewater field to be located well away from Manga Taraire Creek

12.8 *Hazardous Substances*: Not applicable

12.9 *Renewable Energy and Energy Efficiency*: Not applicable

## CHAPTER 15 TRANSPORTATION

### 15.1 TRAFFIC, PARKING AND ACCESS

15.16A *Traffic*: Permitted activity for Rural Production is 60 traffic movements. According to Appendix 3A, Traffic Intensity Factors activity will increase traffic movements by 10 units.

15.16B *Parking*: Sufficient parking is available for the minor dwelling as shown in the Architectural Site Plans, Site Location Plan sheet AO1A and the Site Plan, Sheet A01B.

15.16C *Access*: An existing driveway provides access to the primary dwelling, proposed minor dwelling and a shed. Minor dwelling will share access.

## 5.3 Operative Far North District Plan Objectives & Policies

Natural Hazards, Section 12.4, Operative Far North District Plan

### 8.6.3 OBJECTIVES

**8.6.3.1** *To promote the sustainable management of natural and physical resources in the Rural Production Zone.*

Lot 2 DP 481426 is a 7,895m<sup>2</sup> property. Native bush covers the northwest of the property whilst buildings, driveway, bush, gardens, and an area of mown lawn cover the remainder. Lot 2 is considered an established residential property with a rural lifestyle.

**8.6.3.2** *To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety.*

The removal of a ~45m<sup>2</sup> sleepout to be replaced by a 63.8m<sup>2</sup> minor dwelling is proposed. Positive benefits to the owner and family include being able to use the building for personal purposes. Options include their teenage son living in it, providing accommodation for family members visiting from overseas or renting the unit out to a local farmhand or person struggling to find accommodation due to a lack of rental properties in the area. The proposal will not conflict with existing rural activities nearby such as farming.

**8.6.3.3** *To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

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The minor dwelling will be more aesthetically pleasing than the existing sleepout it is to replace. Existing and proposed plantings along the southeast boundary will blend and screen the development from the roadside.

**8.6.3.4** *To promote the protection of significant natural values of the Rural Production Zone.*

The development is not expected to negatively affect the significant natural values of the Rural Production zone.

**8.6.3.5** *To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

Not applicable as not located at the frontage of Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

**8.6.3.6** *To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*

The addition of a minor dwelling, replacing an existing sleepout, is in keeping with current development on the property with little to no effect on activities in the Rural Production zone or neighbouring zones. Existing and proposed plantings parallel to Okokako Road will provide privacy whilst reducing dust from the metal road. The plantings will also reduce road noise from trucks and vehicles.

**8.6.3.7** *To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*

The addition of a minor dwelling is not expected to have adverse effects on natural and physical resources.

**8.6.3.8** *To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*

The addition of a minor dwelling is not expected to affect the establishment and operation of activities and services that have a functional need to be located in rural environment.

**8.6.3.9** *To enable rural production activities to be undertaken in the zone.*

The addition of a minor dwelling is not expected to affect rural production activities on neighbouring properties or in the surrounding rural production zone.

## **8.6.4 POLICIES**

**8.6.4.1** *That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied, or mitigated and are not to the detriment of rural productivity.*

The activity is not expected to be detrimental to rural productivity in the area. The construction of a minor dwelling is in keeping with the current development on Lot 2 DP 481426. Connecting the minor dwelling to the new aeration treatment system will improve the treatment of wastewater. The dripper line is located further away from Manga Taraira Creek. The upgraded

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wastewater protects the environment better than the current septic tank and soakage. Additional planting along the southeast boundary will capture and reduce roadside dust entering the property and reduce road noise.

*8.6.4.2 That standards be imposed to ensure that the offsite effects of activities in the Rural Production Zone are avoided, remedied or mitigated.*

Not applicable.

*8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.*

Not applicable. Onsite wastewater manages wastewater treatment. Existing drains and water tanks assist with stormwater management. Additional planting is proposed. Removal of weed species is ongoing.

*8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

The addition of a minor dwelling is in keeping with the current land use and development. The minor dwelling will be more aesthetically pleasing than the existing sleepout. No other breaches such as impermeable surfaces or building coverage have occurred.

*8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.*

Not applicable on the 7,895m<sup>2</sup>, developed residential property with rural lifestyle.

*8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.*

Not applicable as not along Kerikeri Road or the intersection with SH10 and Cannon Drive.

*8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.*

Lot 2 is an established property similar to neighbouring lots amongst larger areas of farmland.

*8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities*

Adverse effects expected to be less than minor.

*8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.*

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Will not affect or compromise established existing activities in the Rural Production zone or neighbouring zones.

#### 5.4 Rural Production, Proposed Far North District Plan

Lot 2 DP 481426 is zoned Rural Production in the Far North Proposed District Plan.

##### OBJECTIVES

**RPROZ-01** *The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*

The proposed minor residential unit is to be located on a 7,895m<sup>2</sup>, rural property which is currently used residentially, not for primary production activities. The minor dwelling will not affect primary production activities nearby.

**RPOZO-2** *The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

There is minimal available productive land on the 7,895m<sup>2</sup> property. Land to the northwest is covered by native bush. The remainder of the property is a dwelling, shed and sleepout with driveway access and southeast boundary planting. An area of mown grass is located to the southeast of the lot. The land use is currently established residential with rural lifestyle rather than production. The size of the lot and existing use mean it is not economic in terms of productive land. The construction of a minor dwelling will not alter the use or effect production on neighbouring sites.

**RPOZO-3** *Land use and subdivision in the Rural Production zone:*

- a. *protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- b. *protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- c. *does not compromise the use of land for farming activities, particularly on highly productive land;*
- d. *does not exacerbate any natural hazards; and*
- e. *is able to be serviced by on-site infrastructure.*

Land use is currently residential with rural lifestyle rather than production. With current land use the property is not considered economic in terms of productive land for farming. No natural hazards are known of on the property or shown on council maps. The property is serviced by water tanks and onsite wastewater. Other services such as electricity, telecommunications and internet can be shared.

**RPOZO-4** *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of Okokako Road will be maintained. The development is in keeping with surrounding properties which are rural residential land use/lifestyle and larger productive farmland.

##### POLICIES

**RPROZ-P1** *Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*

Primary production activities not proposed. Adverse effects associated with primary production anticipated and accepted.



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**RPROZ-P2** Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

The property is an established residential property in an area with similar properties and farmland. The minor dwelling could potentially provide accommodation to a primary production worker or visitor.

**RPROZ-P3** Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

The minor residential unit compliments the existing residential activity on the rural lifestyle site. The unit will replace an existing run down sleepout and is not expected to effect primary production activities in the surrounding environment. Existing and proposed plantings provide privacy and reduce dust and noise from Okokako Road.

**RPROZ-P4** Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- a. a predominance of primary production activities;
- b. low density development with generally low site coverage of buildings or structures;
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
- d. a diverse range of rural environments, rural character and amenity values throughout the district.

The minor residential unit will replace an existing sleepout. The activity will maintain the rural character and amenity of Okokako Road. A dwelling, minor dwelling and shed will be located on the 7,895m<sup>2</sup> property. Existing and proposed plantings will screen the property and reduce dust and noise.

**RPROZ-P5** Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

The land use is compatible with existing use and will not result in the loss of highly productive land or exacerbate natural hazards. Onsite infrastructure will service the minor dwelling.

**RPROZ-P6** Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
- c. the type of farming proposed; and
- d. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- e. provides for rural lifestyle living unless there is an environmental benefit.

The proposal is not a subdivision.

**RPROZ-P7** Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone; Not applicable
- b. whether the activity relies on the productive nature of the soil; Not applicable

- c. *consistency with the scale and character of the rural environment*; Is consistent with existing land use and development and in keeping with the character of the neighbouring environment.
- d. *location, scale and design of buildings or structures*; 63.9m<sup>2</sup> minor dwelling of modest scale and aesthetically appealing design.
- e. *for subdivision or non-primary production activities*: Non primary production activity in keeping with existing development.
- f. *scale and compatibility with rural activities*; Compatible with existing land use and properties along Okokako Road which have residential use with rural lifestyle activities.
- g. *potential reverse sensitivity effects on primary production activities and existing infrastructure*; Not applicable. Existing and proposed boundary planting parallel to roadside.
- h. *the potential for loss of highly productive land, land sterilisation or fragmentation*; Not applicable
- i. *at zone interfaces*: Not applicable
- j. *any setbacks, fencing, screening or landscaping required to address potential conflicts*; Additional boundary planting proposed.
- k. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable*; There is not expected to be any adverse effects on adjoining or surrounding sites. Additional boundary planting will assist in screening the minor dwelling from Okokako Road.
- l. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer*; The minor dwelling will share onsite infrastructure such as potable water from water tanks, onsite wastewater disposal and power.
- m. *the adequacy of roading infrastructure to service the proposed activity*; Adequate.
- n. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity*; The activity is not expected to have any adverse effects on categories listed.
- o. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6*. Not applicable.

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

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. 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 HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	Not applicable.  The site is not located within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HH-R10)  Schedule 2 has immediate legal effect</i>	Not applicable.  The site does not contain any areas of historic heritage.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NT-R9) 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 Maori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7)  Schedule 3 has immediate legal effect</i>	Not applicable.  The site does not contain any sites or areas of significance to Maori.
<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</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable.

<i>Surface of Water</i>		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</i>  <i>The following standards have immediate legal effect: EW-S3, EW-S5</i>	Earthworks not proposed.
<i>Signs</i>	<i>The following rules have immediate legal effect:</i>  <i>SIGN-R9, SIGN-R10</i>  <i>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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## 6.0 Far North District Plan Section 8.6.5.2.3 Assessment Criteria

Minor residential units are a controlled activity in the zone provided that:

**(a) There is no more than one minor residential unit per site;**

Only one minor residential unit is proposed.

**(b) The site has a minimum net site area of 5,000m<sup>2</sup>;**

Lot 2 DP 481426 is 7,895m<sup>2</sup> in area.

**(c) The minor residential unit shares vehicles access with the principal dwelling;**

The minor dwelling shares vehicle access with the principal dwelling. The previous owners contoured the existing driveway to the dwelling to divert stormwater away from the dwelling. Additional gravel was added. At the same time a driveway with drains was constructed to provide access to the existing sleepout. The current owners constructed a new shed and driveway access to the shed. The Site Location Plan, Section 4 shows the location of the driveways.

**(d) The separation distance of the minor residential unit is no greater than 30m from the principal dwelling;**

The proposed minor dwelling will be 29.4m from the principal dwelling.

**In considering this application under this provision, the Council will restrict the exercise of its control to the following matters:**

**(i) The extent of the separation between the principal dwelling and the minor residential unit;**

The proposed minor dwelling will be 29.4m from the principal dwelling meeting the requirement above.

**(ii) The degree to which design is compatible with the principal dwelling;**

The minor residential unit will be modern and tidy with weatherboard cladding. The flue chimney and verandah will be aesthetically pleasing. Replacing the run down sleepout with the minor dwelling will improve the visual aesthetic value. The design will complement the principal dwelling clad in orange brick.

**(iii) The extent to which services can be shared;**

The existing sleepout is serviced by a septic tank and soakage. It is proposed that the minor residential unit be connected to the aeration treatment system that services the primary dwelling. An additional 100m of surface laid, planted dripper line is proposed. The field will be parallel to the roadside further away from Manga Taraire Creek which runs along the northwest boundary. Upgrading the wastewater protects the environment more than the existing septic tank and soakage.

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Potable water will be provided from 2 existing water tanks. Rainwater from the roof of the unit will be directed to the tank to the northwest assisting in mitigating stormwater runoff.

Existing connections for electricity, telecommunications and internet can be utilized.

***(iv) The ability to mitigate any adverse effects by way of provision of landscaping and screening;***

Existing vegetation is located along the southeast boundary, parallel to Okokako Road. This includes approximately 6m of natives such as Manuka and flax planted for the wastewater disposal field. The planting provides screening from the road along part of the boundary. Additional planting is proposed for the 100m<sup>2</sup> wastewater disposal field for the minor dwelling. Once established most of the southeast boundary will be planted with vegetation except for the driveway entrance and an existing gate. Refer to the Site Plan, Sheet A01b attached as Appendix II showing existing and proposed planting along the southeast boundary.

The existing sleepout faces the primary dwelling. However, the minor dwelling will be north-westerly facing towards existing gardens and native bush. The northwest direction of the dwelling will provide privacy for occupants of the house and minor dwelling.

Existing gardens and a path with grapevine will assist in providing some screening between the primary and minor dwelling.

***(v) The location of the unit;***

The existing sleepout is to be removed and the minor dwelling will be located in its place. The Site Location Plan, Section 4 shows the location of the proposed dwelling to the northeast of the primary dwelling at the end of an existing driveway. The unit is located well away from the roadside. Existing and proposed plantings will provide screening. The existing shed will also screen the minor dwelling from view at certain locations.

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## 7.0 Resource Management Act Section 104 Assessment

### 7.1 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. This has been carried out in the assessment in Section 7. 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.*

*(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.*

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

### 7.2 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.*

---

Mitigation measures are outlined in Section 6.0. From this assessment it is concluded that the proposed activity will have less than minor effect on the items in Part 2 of the Resource Management Act.

## 8.0 Schedule 4

### 6 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:*

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:*

Refer to Section 6.

*(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.

*(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:*

Refer to Section 6.

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

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 5 and 6.

*(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.*

Not applicable.

### **7 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 5.0 - 7.0 which address the items required as per Schedule 4, Section 7.



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## 9.0 Conclusion

This application requests a Controlled Activity Resource Consent for the construction of a minor dwelling. The minor dwelling replaces an existing sleepout. The 7,895m<sup>2</sup> property is currently developed residentially with buildings and driveways. Native bush is located to the northwest. The size and current land use mean the property is not economically viable as highly productive farmland.

The minor dwelling will be 63.8m<sup>2</sup>, less than 30m from the primary dwelling. The design is compatible with the primary dwelling. Existing driveways provide access to all buildings and services can be shared. The minor dwelling will face to the northwest, away from the primary dwelling. This along with existing gardens will provide acceptable privacy and screening. Existing and proposed plantings along the roadside will screen the property from Okokako Road whilst reducing dust and road noise. The minor dwelling provides numerous beneficial accommodation options.

Assessment of relevant sections in the existing and proposed Far North District Plan and Resource Management Act (1991) were discussed in relation to the breach. An assessment of the requirements under Section 95A – 95G, Section 104 is provided. The assessment overall concludes that any potential effects on the surrounding environment and rural production zone will be less than minor.



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **675064**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 July 2015

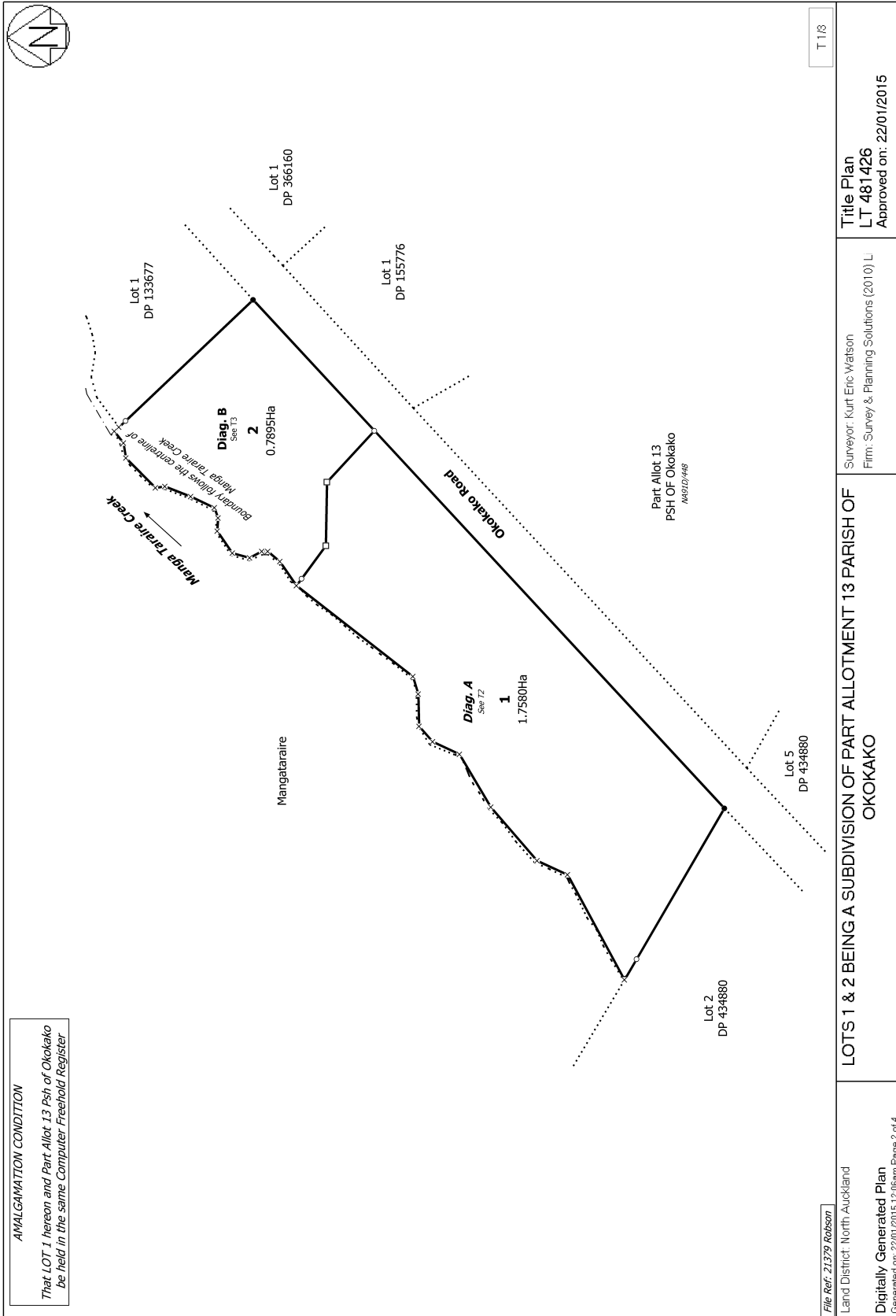
**Prior References**  
NA91D/448

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**Estate** Fee Simple  
**Area** 7895 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 481426  
**Registered Owners**  
Gregory Lawrence Bourne, Jacqui Maria Bourne and Macre Trustees Limited

---

**Interests**  
11492606.3 Mortgage to ASB Bank Limited - 16.1.2020 at 3:32 pm



Far North Maps

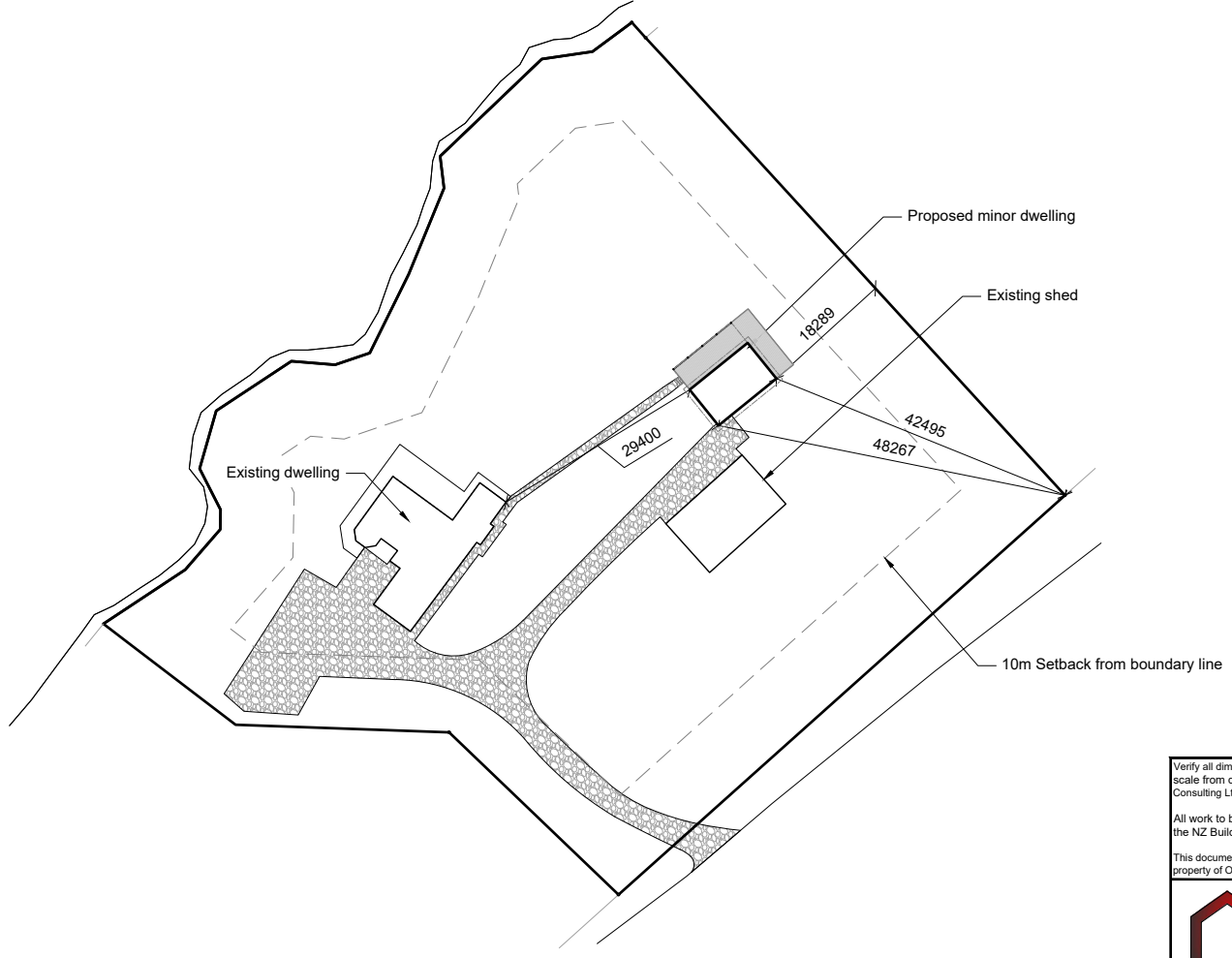


Example Property, Unit, Section, K1000, Proposed Section 40  
 OpenStreetMap contributors, Esri,  
 Zentao Ltd



**DISCLAIMER**  
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Created: 14/12/2023



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**  
 Greg & Jacqui Bourne  
 157 Okokako Road  
 Waimata North  
 Lot 2 DP 481426

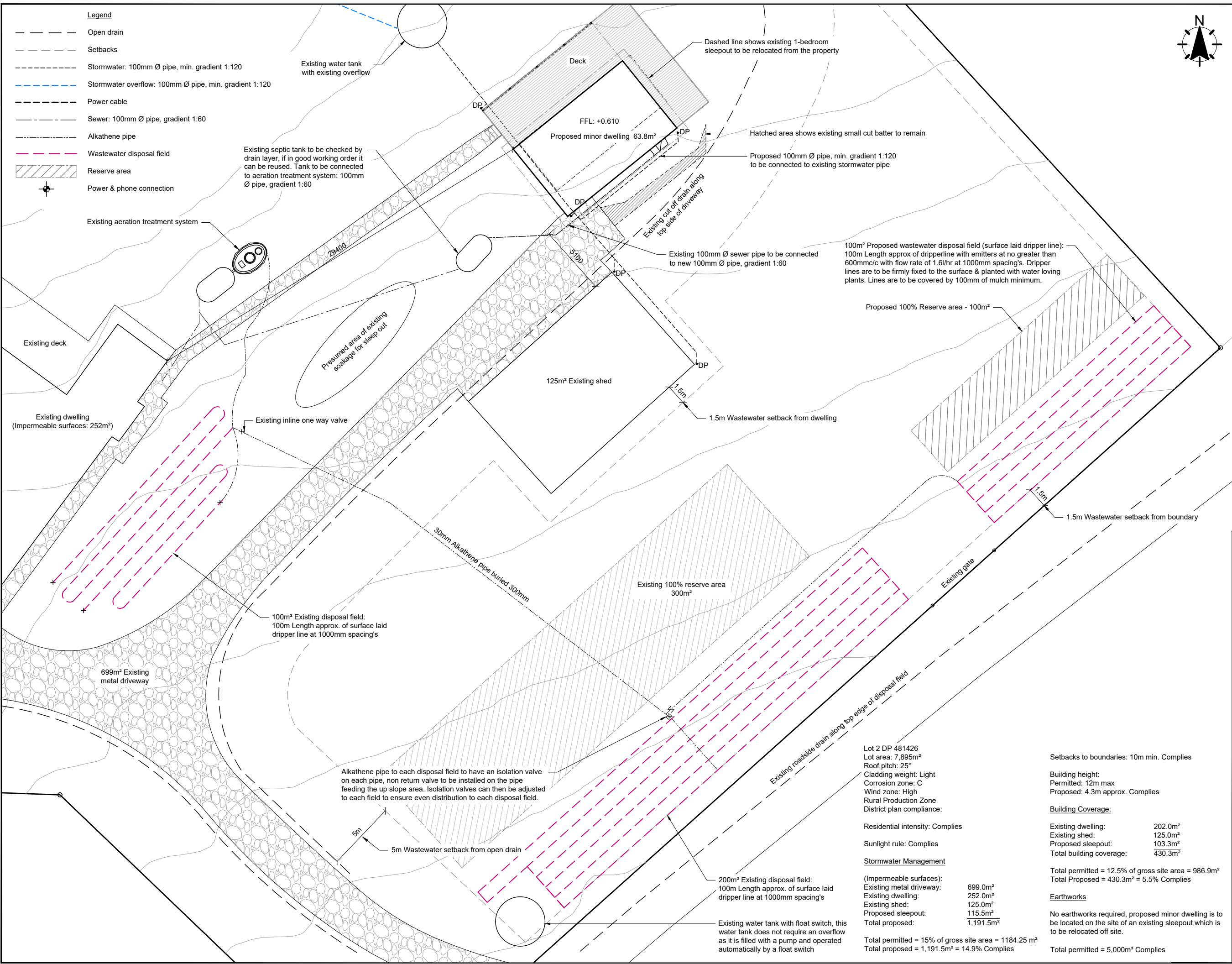
**Sheet Title**  
 Site Location Plan

**Drawn** 19 February 2024

**Project No** 4135

Rev	Sheet
E	A01a

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



- NOTES**
1. Contour lines at 1m increments, sourced from NRC .
  2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  3. Length of dripper lines to be no more than 100m between feed points.
  4. Dripper lines to follow contour lines
  5. Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
    - 30m from any river
  6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  7. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
    - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
  8. 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)

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**Project Title**  
 Greg & Jacqui Bourne  
 157 Okokako Road  
 Waimata North  
 Lot 2 DP 481426

**Sheet Title**  
 Site Plan

**Drawn** 19 February 2024

**Project No** 4135

**Rev** E **Sheet** A01b

**Scale ( A3 Original ) 1: 250**  
 2.5 1.25 0 2.5 5 m

Lot 2 DP 481426  
 Lot area: 7,895m<sup>2</sup>  
 Roof pitch: 25°  
 Cladding weight: Light  
 Corrosion zone: C  
 Wind zone: High  
 Rural Production Zone  
 District plan compliance:

Residential intensity: Complies  
 Sunlight rule: Complies

**Stormwater Management**

(Impermeable surfaces):  
 Existing metal driveway: 699.0m<sup>2</sup>  
 Existing dwelling: 252.0m<sup>2</sup>  
 Existing shed: 125.0m<sup>2</sup>  
 Proposed sleepout: 115.5m<sup>2</sup>  
 Total proposed: 1,191.5m<sup>2</sup>

Total permitted = 15% of gross site area = 1184.25 m<sup>2</sup>  
 Total proposed = 1,191.5m<sup>2</sup> = 14.9% Complies

Setbacks to boundaries: 10m min. Complies

Building height:  
 Permitted: 12m max  
 Proposed: 4.3m approx. Complies

**Building Coverage:**

Existing dwelling: 202.0m<sup>2</sup>  
 Existing shed: 125.0m<sup>2</sup>  
 Proposed sleepout: 103.3m<sup>2</sup>  
 Total building coverage: 430.3m<sup>2</sup>

Total permitted = 12.5% of gross site area = 986.9m<sup>2</sup>  
 Total Proposed = 430.3m<sup>2</sup> = 5.5% Complies

**Earthworks**

No earthworks required, proposed minor dwelling is to be located on the site of an existing sleepout which is to be relocated off site.  
 Total permitted = 5,000m<sup>2</sup> Complies

- Legend**
- Open drain
  - Setbacks
  - Stormwater: 100mm Ø pipe, min. gradient 1:120
  - Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
  - Power cable
  - Sewer: 100mm Ø pipe, gradient 1:60
  - Alkathene pipe
  - Wastewater disposal field
  - Reserve area
  - Power & phone connection

Existing water tank with existing overflow

Existing septic tank to be checked by drain layer, if in good working order it can be reused. Tank to be connected to aeration treatment system: 100mm Ø pipe, gradient 1:60

Existing aeration treatment system

Existing deck

Existing dwelling (Impermeable surfaces: 252m<sup>2</sup>)

Existing inline one way valve

699m<sup>2</sup> Existing metal driveway

100m<sup>2</sup> Existing disposal field: 100m Length approx. of surface laid dripper line at 1000mm spacing's

30mm Alkathene pipe buried 300mm

Alkathene pipe to each disposal field to have an isolation valve on each pipe, non return valve to be installed on the pipe feeding the up slope area. Isolation valves can then be adjusted to each field to ensure even distribution to each disposal field.

5m Wastewater setback from open drain

Existing water tank with float switch, this water tank does not require an overflow as it is filled with a pump and operated automatically by a float switch

Existing 100% reserve area 300m<sup>2</sup>

200m<sup>2</sup> Existing disposal field: 100m Length approx. of surface laid dripper line at 1000mm spacing's

Existing water tank with existing overflow

Existing 100% reserve area - 100m<sup>2</sup>

Deck  
 FFL: +0.610  
 Proposed minor dwelling 63.8m<sup>2</sup>

Dashed line shows existing 1-bedroom sleepout to be relocated from the property

Hatched area shows existing small cut batter to remain

Proposed 100mm Ø pipe, min. gradient 1:120 to be connected to existing stormwater pipe

Existing 100mm Ø sewer pipe to be connected to new 100mm Ø pipe, gradient 1:60

100m<sup>2</sup> Proposed wastewater disposal field (surface laid dripper line): 100m Length approx of dripperline with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the surface & planted with water loving plants. Lines are to be covered by 100mm of mulch minimum.

Existing out off drain along top side of driveway

Existing 100mm Ø sewer pipe to be connected to new 100mm Ø pipe, gradient 1:60

1.5m Wastewater setback from dwelling

1.5m Wastewater setback from boundary

Existing gate

Existing gate

Existing roadside drain along top edge of disposal field

Existing gate

Existing gate

Existing gate

Existing gate

Existing gate

Existing gate

Existing gate

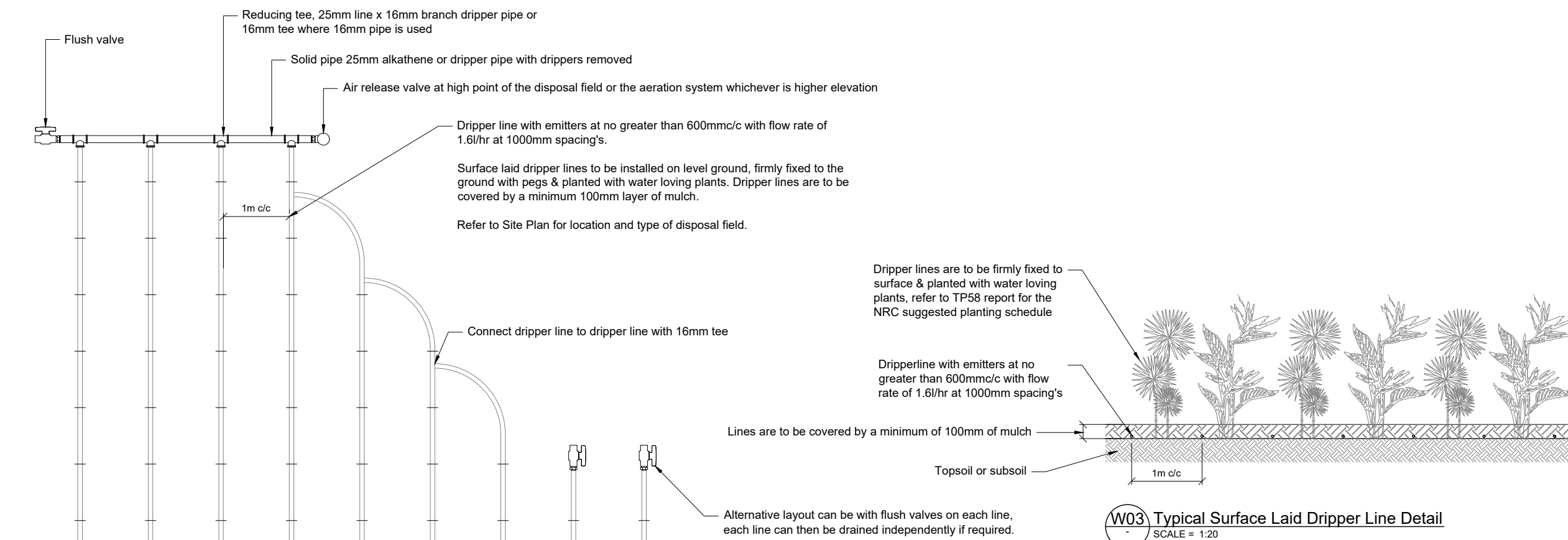
Existing gate

Existing gate

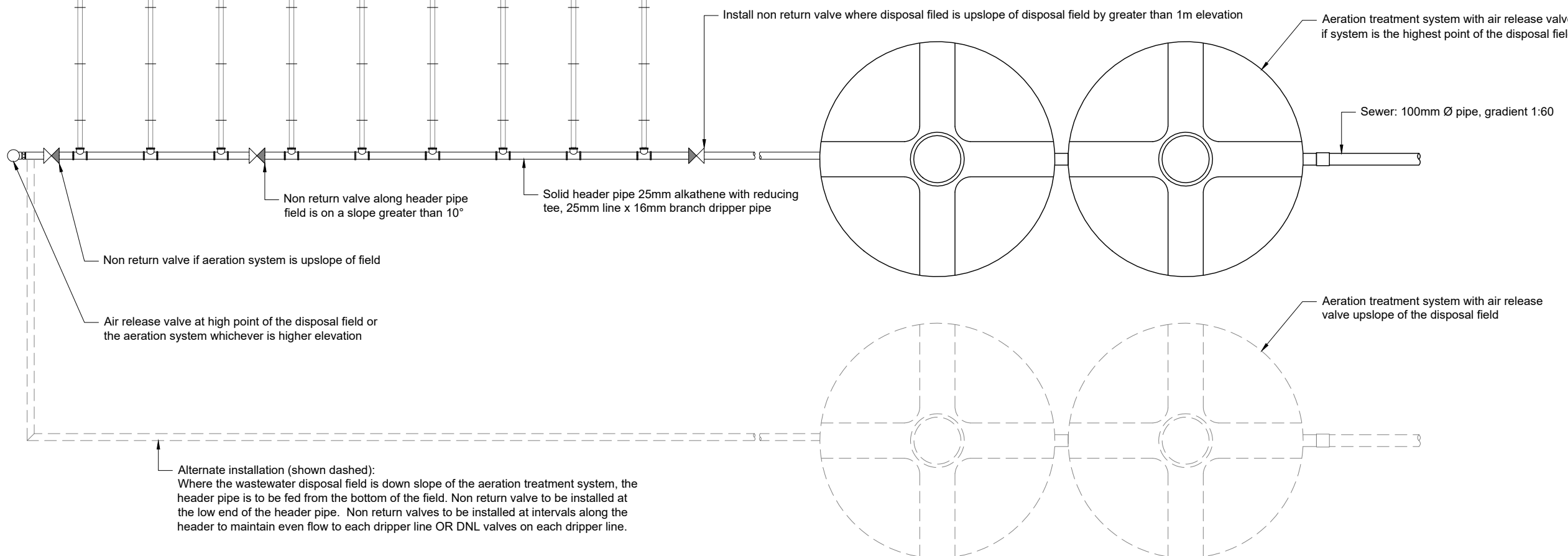
Existing gate

**NOTES**

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



**W03 Typical Surface Laid Drinker Line Detail**  
SCALE = 1:20



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

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**  
Greg & Jacqui Bourne  
157 Okokako Road  
Waimata North  
Lot 2 DP 481426

**Sheet Title**  
Wastewater Details

**Drawn** 19 February 2024

**Project No** 4135

<b>Rev</b>	<b>Sheet</b>
E	A01c

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



**SPECIFICATION:**

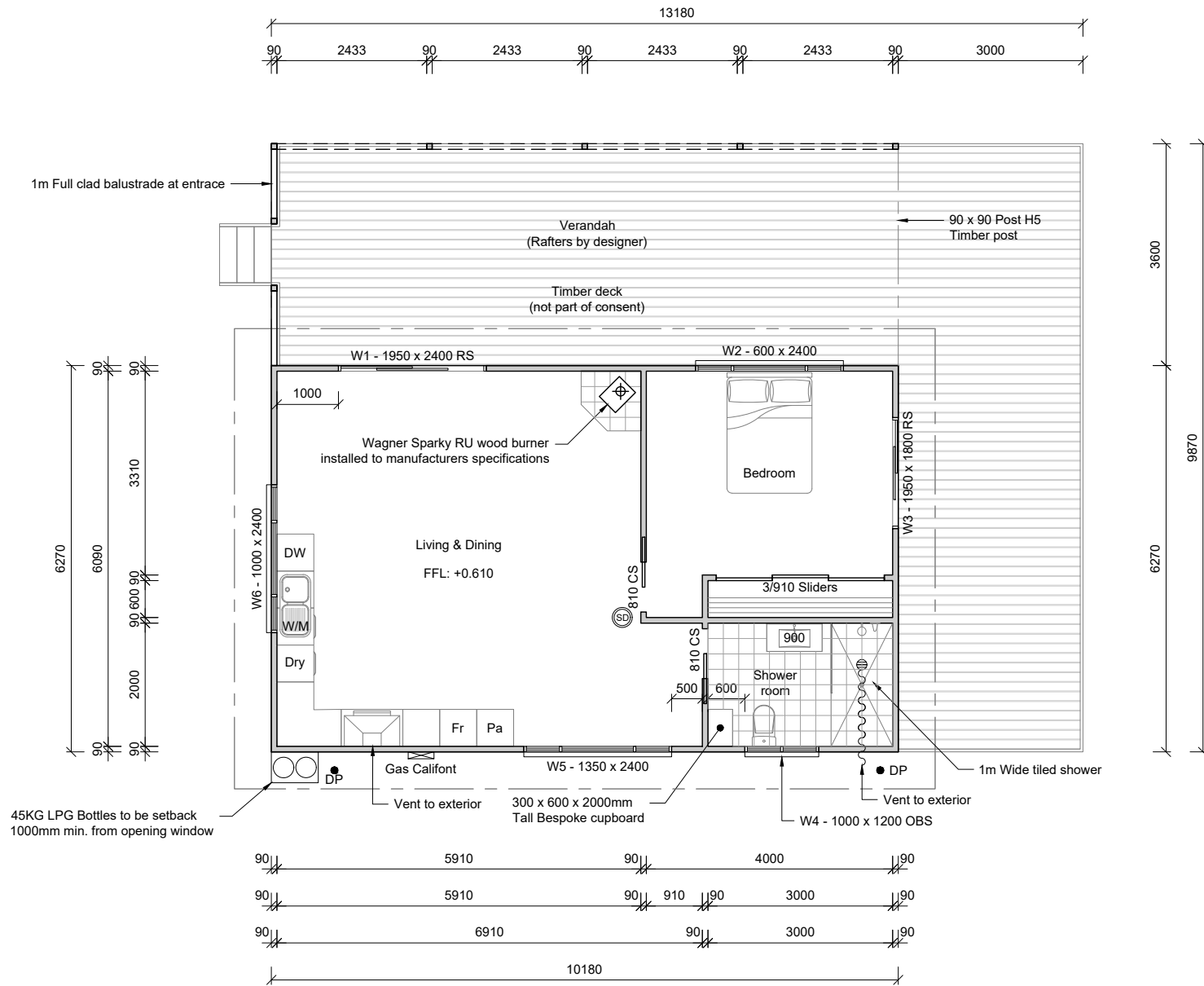
- High wind zone
- Exposure zone C
- Timber pile foundations
- 2.4m Stud height
- Raking ceiling with rafters
- Timber weatherboard
- Longrun corrugate roofing
- 8° Roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardieflex soffit lining
- Marley external rainwater system & fascia with 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.

**H1 SPECIFICATION:**

- Subfloor: Expol R2.5
- Walls: Pink batts R2.2
- Double glazing low E Xcel R0.37
- Ceiling: Pink batts R3.6

**H1 Note:**

H1 calculations included in BC information.



**NOTE:**

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
3. Refer to attached sheet for cladding & roofing notes & details.
4. All wall framing typically H1.2 treated unless specifically stated.
5. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
6. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0

**BUILDING AREA:**

Floor Area: 63.8m<sup>2</sup>  
Roof Area: 115.5m<sup>2</sup>

**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.

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**Project Title**  
Greg & Jacqui Bourne  
157 Okokako Road  
Waimata North  
Lot 2 DP 481426

**Sheet Title**  
Floor Plan

**Drawn** 19 February 2024

**Project No** 4135

<b>Rev</b>	<b>Sheet</b>
E	A02

**Scale (A3 Original) 1: 100**  
1 0.5 0 1 2 m

**LEGEND**

- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- 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.

SPECIFICATIONS					
Cladding Type	Timber weatherboard				
Stud Height	2460				
Roofing Type	Corrugate				
Roof Pitch	8°				
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	2
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	5
D. Eave Width	0	1	2	5	1
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
Total					8

**NOTE:**

- All heights shown are existing ground heights.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- All windows and doors double glazed other than the garage joinery.
- Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

**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.

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**Project Title**  
 Greg & Jacqui Bourne  
 157 Okokako Road  
 Waimata North  
 Lot 2 DP 481426

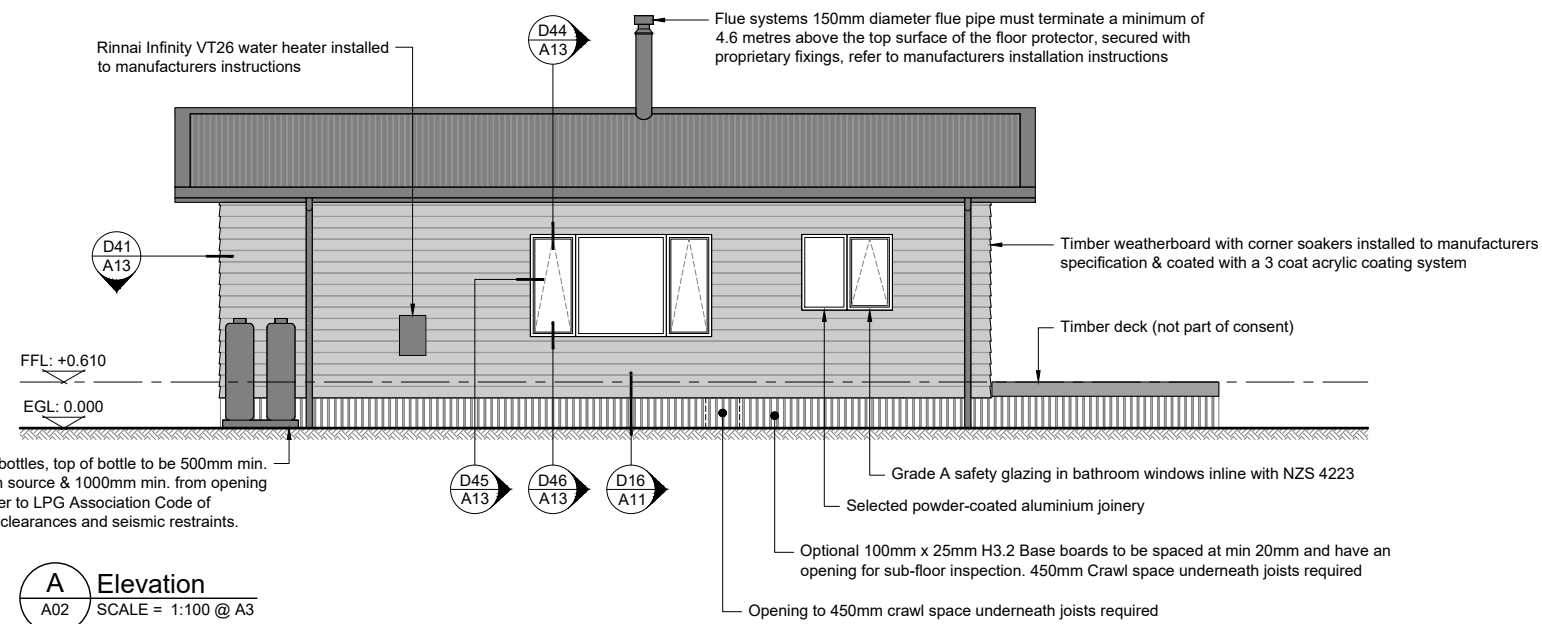
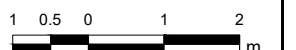
**Sheet Title**  
 Elevations

**Drawn** 19 February 2024

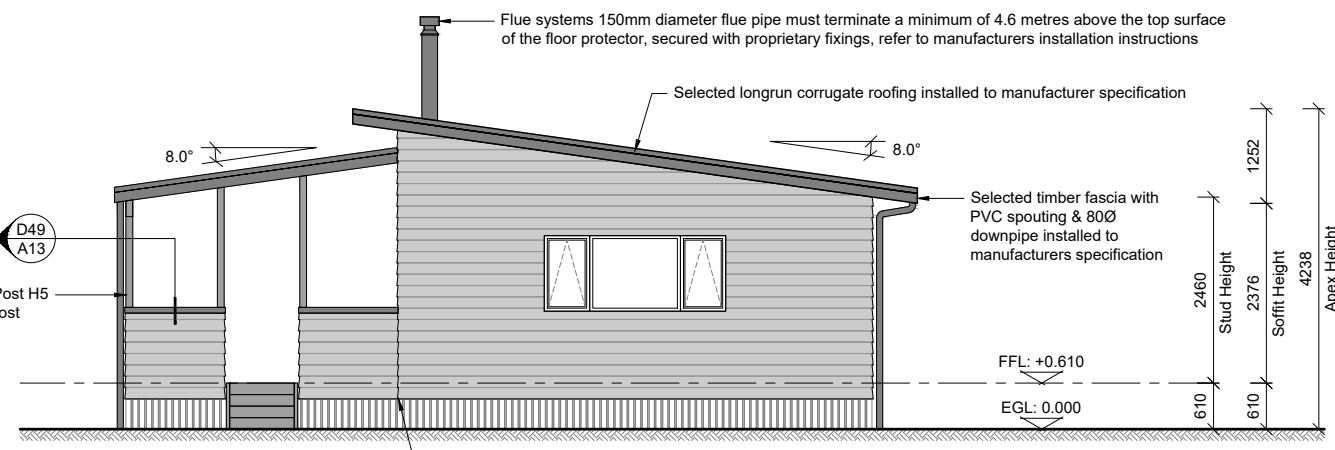
**Project No** 4135

**Rev** E **Sheet** A03

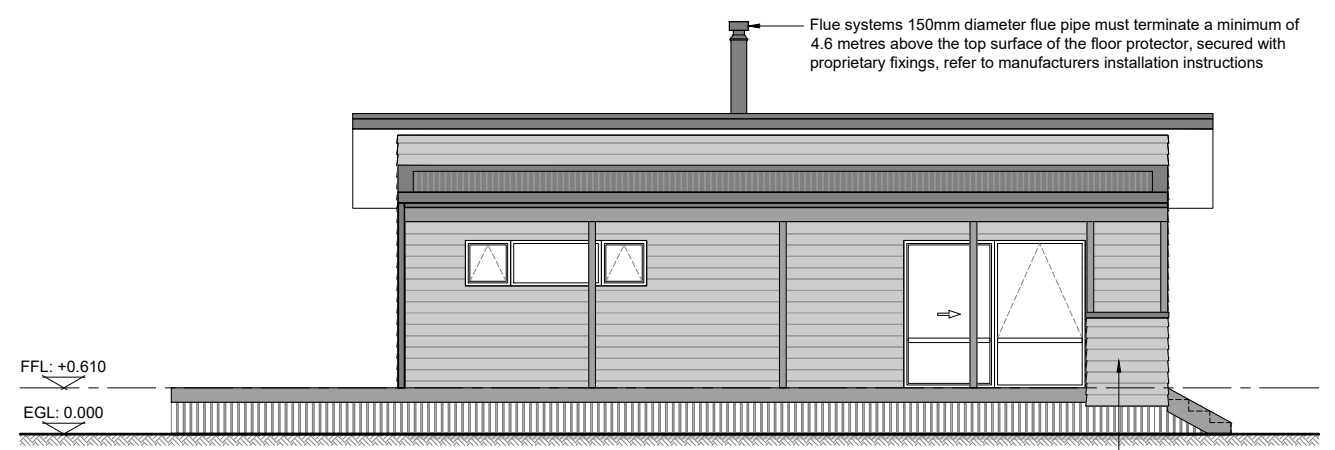
Scale (A3 Original) 1: 100



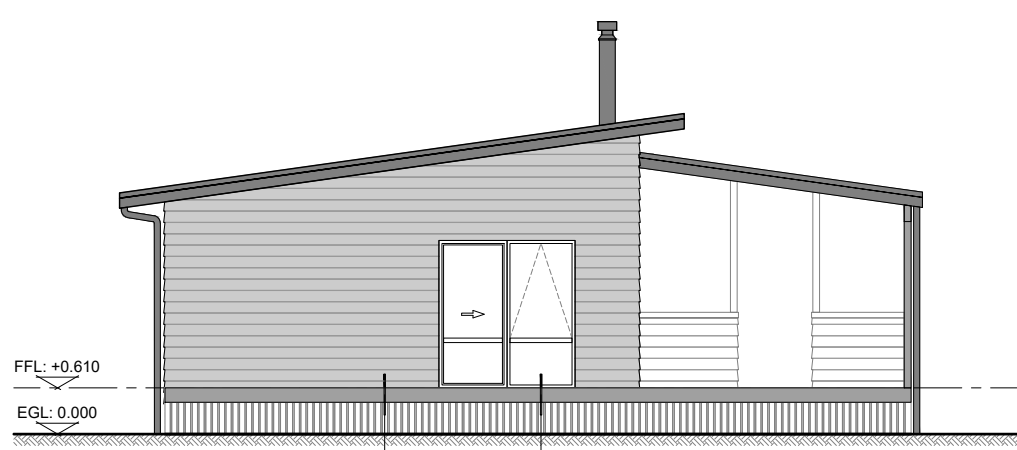
**A Elevation**  
 A02 SCALE = 1:100 @ A3



**B Elevation**  
 A02 SCALE = 1:100 @ A3



**C Elevation**  
 A02 SCALE = 1:100 @ A3



**D Elevation**  
 A02 SCALE = 1:100 @ A3



---

# Onsite Wastewater Report (TP58)

Greg Bourne  
157 Okokako Road  
Waimate North  
Far North District  
Lot 2 DP 481426

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

Rev: A  
Date: 12<sup>th</sup> February 2024  
Job No: 4315

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# Onsite Wastewater Disposal Design Assessment of Environmental Effects

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## Executive Summary

Lot 2 DP 481426 is a 7,895m<sup>2</sup>, established residential property located at 157 Okokako Road, Waimate North. The existing 4-bedroom dwelling is serviced by a Super Treat - SB440, home aeration treatment system with surface laid dripper lines. An existing sleepout is serviced by a septic tank and soakage. The owner proposes to remove the existing sleepout and replace it with a new, modern, 1-bedroom minor dwelling. The minor dwelling will be connected to the original septic tank and then to the aeration treatment system. The aeration treatment system will easily cater for increased volumes of wastewater produced by 2 people. An additional 100m<sup>2</sup> of surface laid dripper lines is required to service the minor dwelling.

## Recommendations:

- The existing septic tank may continue to be used following inspection by a registered drainlayer. The septic tank is to be decommissioned if it is not working well. The existing soakage field is to be abandoned.
- The existing aeration treatment system will easily cater for additional volumes of wastewater produced from occupancy of the 1-bedroom, minor dwelling.
- The proposed wastewater disposal field shall consist of approximately 100m of surface laid dripper line spaced at 1m. 100m<sup>2</sup> area in total. Dripper lines are to be surface laid, on level ground (non-undulating). The dripper line is to be planted with water loving plants and covered by a minimum 100mm layer of mulch. The field is to be planted immediately following install.
- The wastewater field and reserve are to be setback a minimum of 5m from any existing or future intermittent stormwater flow path downslope of the field. This includes a 5m minimum setback from drains along the driveway.
- The field and reserve are to be setback a minimum 30m from Manga Taraire creek which runs along the northwest boundary. The proposed location of the field is well away from this area.
- There is adequate area to support a 100% reserve wastewater disposal field.
- The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

---

## **1.0 Introduction**

### **1.1 Scope**

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

### **1.2 Proposal**

An additional 100m<sup>2</sup> of surface laid dripper line is required to service a proposed 1-bedroom minor dwelling.

### **1.3 Site Visit**

The site investigation was undertaken on 4<sup>th</sup> December 2023 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth during the original site visit 4<sup>th</sup> July 2016. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

### **1.4 Desk Study**

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Whangaroa - Kaikohe Soil Map, Certificate of Title, and Consent Notices.

O'Brien Design Consulting wrote the original report when the aeration treatment system was installed, 4<sup>th</sup> July 2016, Job Number 2003.

## **2.0 Site Description & Evaluation**

### **2.1 Site Description**

Lot 2 DP 481426 is located off 157 Okokako Road, Waimate North and is zoned Rural Production in the Far North District Plan. Access to the 7,895m<sup>2</sup> property is gained via a metal driveway off Okokako Road. Okokako Road runs along the southeast property boundary. The driveway enters the property at the southwest corner. The driveway leads to an existing 4-bedroom dwelling, sleepout and shed. A fenced, grassed area is located to the southeast whilst native bush is located to the northwest. The topography ranges from slight to moderate and slopes generally to the northwest. Farmland and residential properties are located in the surrounding area. Refer to the Northland Regional Council Map, Section 2.2, showing Lot 2 DP 481426 and the surrounding area.

The proposed wastewater disposal field is to be located in the southeast corner of the property running parallel to the southern boundary. This area slopes slightly to the northeast. The northeasterly facing direction and slight slope will assist in wastewater drainage.

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

---

The closest water body is Manga Taraire Creek which runs along the northwest boundary. The proposed field and reserve are over 70m from the creek.

The wastewater disposal field and reserve are to be situated a minimum of 5m from any existing or future intermittent stormwater flow path downslope of the field as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. A 5m setback is required from drains along the driveway.

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

A 1.5m setback from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system is recommended. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements.

The Site Plan, Section 8 shows the location of the proposed field and reserve along with setback requirements.



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

## 2.2 Northland Regional Council Property Map



Legend

**Northland**  
REGIONAL COUNCIL



Lot 2 DP 481426

© Crown Copyright Reserved  
Projection NZTM Datum NZTM2000.  
**DISCLAIMER:**  
The Northland Regional Council cannot guarantee that the  
information shown is accurate and should not be relied on for  
purposes without proper consultation with the owner.  
0 0.01 0.01 0.02 0.03  
Kilometres



February 1 2024

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## 2.3 Groundwater

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

Groundwater was not intercepted during the 1200mm borehole taken during Summer, 4<sup>th</sup> December 2023.

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

## 2.4 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet P 04/05 describes the soils as Waimate North clay loam (WM) with well to moderately well drained soils of the rolling and hill land.

The borehole showed soils, in the area of the wastewater disposal field, to be category 4, friable, silty clay loam with moderate draining characteristics. Refer to the Borehole Log, Section 7 showing soil layers.

## 3.0 On-site Effluent Disposal

### 3.1 System Requirements

The existing septic tank may continue to be used following inspection by a registered drainlayer. The septic tank is to be decommissioned if it is not working well. Refer to Section 10.1, Guidelines for Decommissioning a Septic Tank. The existing soakage field is to be abandoned.

Effluent is currently treated by a home aeration plant (Super Treat SB440). The system complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal or less than 20g/m<sup>3</sup> and TSS equal or less than 30g/m<sup>3</sup>, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly. This is the owner's responsibility.

### 3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

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

$$2 \times 200 \text{ litres} / 4 = 100\text{m}^2$$

Occupancy taken from TP58 (2004), Table 6.1, p.51. 200 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 4 is assigned due to category 4 soils in line with TP58 (2004), Table 9.2, p.150.

The proposed effluent field shall consist of approximately 100m length of surface laid dripper line spaced at 1m. 100m<sup>2</sup> area total. Dripper lines are to be surface laid, on level ground, and planted with water loving plants. Refer to the attached NRC suggested planting schedule for suitable plants, Section 10.3. Your local garden centre can provide you with additional suitable plants. Dripper line should be covered by at least 100mm layer of mulch or leaf litter. Killing the grass prior to install will assist with ease of installation and future weeds. Refer to the attached Site Plan, Section 8, for the specific details and setback requirements.

---

The proposed wastewater field and reserve are to be located on a slope less than 10 degrees. Therefore, rules regarding slopes greater than 10 or 25 degrees as per the Regional Plan for Northland, 2019, note 4 and 6 do not apply.

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

Installation and maintenance notes can be found at the back of this report, Section 9 and 10, as a guide to the upkeep of the system and field.

### **3.3 Reserve Area**

A 100% reserve wastewater disposal area is specified, greater than the minimum 30% required by the Regional Plan for Northland, 2019, C.6.1.3, 9b. The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve area must be protected from any development that would prevent its use in the future.

### **3.4 Stormwater Management**

The property does not benefit from a connection to the town mains water supply. A water tank is located to the north of the proposed minor dwelling which collects water from the roof of the dwelling and sleepout. The water is then pumped to the 30,000ltr header tank at the southern boundary. Water from this tank is gravity fed to the dwelling. There is no overflow from this tank as it is filled with a water pump from the tank and operated by an automatic float switch. The overflow from the tank to the north of the minor dwelling is directed to the adjacent creek. The overflow is downslope of and well away from the proposed field.

Excess stormwater, following heavy rain events, will follow the topography and flow to the northeast over grassland.

A cut off drain is not required due to minimal upslope catchment.

## **4.0 Council Requirements for new Building Consents**

### **4.1 Smoke Alarms**

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. Refer to Section 12 for Section 3 of the Building Code detailing smoke alarm regulations. This is a requirement by the Far North District Council for all new Building Consents.

### **4.2 Earthworks**

The proposed works will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf ([aucklanddesignmanula.co.nz](http://aucklanddesignmanula.co.nz)).

### **4.3 Hazardous Activities and Industries List (HAIL)**

A Preliminary Site Investigation report is not available for Lot 2 DP 481426.

## **5.0 Summary**

The existing aeration treatment system will adequately service the proposed 1-bedroom minor dwelling. 100m of surface laid dripper line is required. Setback distances from surface water, intermittent stormwater flow paths and groundwater have been achieved.



## 6.0 TP58 3rd Edition, Appendix E

### PART A: Owners Details

#### 1. Applicant Details:

Applicant Name:	Greg Bourne
Company Name:	
Property Owner Name:	Greg Bourne
Nature of Applicant	Owner

#### 2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 444 6115
Name of Contact Person	Martin O'Brien	
E-mail Address	<a href="mailto:martin@obrienconsulting.co.nz">martin@obrienconsulting.co.nz</a>	
Website	<a href="http://www.obriendesignconsulting.co.nz">www.obriendesignconsulting.co.nz</a>	

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

No

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

None

**PART B: Property Details**

**1. Property for which this application relates:**

Physical Address of Property	157 Okokako Road		
	Waimate North		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: v	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m <sup>2</sup> )	7,895m <sup>2</sup>		

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

Lot No.	Lot 2	DP No.	DP 481426	CT No.	675064
Other:					

Please ensure copy of Certificate of Title is attached

**PART C: Site Assessment - Surface Evaluation**

**Has a relevant property history study been conducted?**

Please Tick	No	v	Yes	
-------------	----	---	-----	--

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


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

Please tick	No	✓	Yes	
-------------	----	---	-----	--

If No, state why?

The slope in the area of the proposed wastewater disposal field is moderate at <10° and showed no signs of slippage or instability.	
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes	
Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
<b><u>Performance of Adjacent Systems:</u></b>
Unconfirmed.
<b><u>Estimated Rainfall and Seasonal Variation:</u></b>
Information available from <b>N.I.W.A MET RESEARCH</b>
<i>Northland = 112.6mm average per month during 1981-2010</i>
<b><u>Vegetation / Tree Cover:</u></b>
Grass.
<b><u>Slope Shape: (Please provide diagrams)</u></b>
Linear planar
<b><u>Slope Angle:</u></b>
<10°
<b><u>Surface Water Drainage Characteristics:</u></b>
Refer to Section 2.1 and 3.4.
<b><u>Flooding Potential: YES/NO</u></b>
No mapped flooding shown on NRC Maps.
<b><u>Surface Water Separation:</u></b>
Refer to Section 2.1 and the Site Plan, Section 8.

**3. Site Geology**

Waimate North clay loam (WM) with well to moderately well drained soils of the rolling and hill land.

Geological Map Reference Number	NZMS 290 Sheet P 04/05
---------------------------------	------------------------

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

North		West	
Northwest	√	Southwest	
Northeast		Southeast	
East		South	

**5. Site clearances**

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

**PART D: Site Assessment - Subsoil Investigation**

**1. Please identify the soil profile determination method:**

Borehole	Hand Augured	1200mm	No of Boreholes	1
Other:	USDA feel method to determine soil texture and soil structure.			

Soil Report attached?

Please Tick	Yes	√	No	
-------------	-----	---	----	--

**2. Was fill material intercepted during the subsoil investigation?**

Please Tick	Yes		No	√
-------------	-----	--	----	---

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


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

Not required				
Test Report Attached?	Yes		No	√

**4. Are surface water interception/diversion drains required?**

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

**4a. Are subsurface drains required?**

Please tick	Yes		No	√
-------------	-----	--	----	---

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

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

**6. Are there any potential storm water short circuit paths?**

Please Tick	Yes		No	√

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

Is Topsoil Present?	Yes	If so, Topsoil Depth?	200mm
Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	√
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 200mm of topsoil followed by friable, silty clay loam to a depth of 1200mm. Soils are described as moderately draining, category 4, silty clay loam.

**PART E: Discharge Details**

**1. Water supply source for the property:**

Rainwater (roof collection)	√
Bore/well	
Public supply	

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

Number of Bedrooms	1	(Minor Dwelling)
Design Occupancy	2	(Potential number of people)
Per capita Wastewater Production	200	(Litres per person per day)
Other - specify		
Total Daily Wastewater Production	400	(Litres per day)

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

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

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


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

Please tick	Yes	No	√
-------------	-----	----	---

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

**PART G: Secondary and Tertiary Treatment**

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

Secondary Treatment		Refer to Section 3.1
Home aeration plant	√	
Tertiary Treatment		
Ultraviolet disinfection		
Other		Specify

**PART H: Land Disposal Method**

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

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

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

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

Total Design Head	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(Litres)

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

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

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

Loading Rate	4		(Litres/m <sup>2</sup> /day)
Disposal Area	Design (m <sup>2</sup> )	100	For driplines spaced at 1m
	Reserve (m <sup>2</sup> )	100	For driplines spaced at 1m

**Explanation (Refer TP58 Sections 9 and 10)**

Loading rate for category 4 soils taken from TP58 (2004), Table 9.2, p.150.

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

Reserve Disposal Area (m <sup>2</sup> )	100	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	100%	

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

**Description and Dimensions of Disposal Field:**

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

**PART I: Maintenance & Management**

(Refer TP58 Section 12.2)

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

Please tick	Yes		No	✓
-------------	-----	--	----	---

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

**PART J: Assessment of Environmental Effects**

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

Please tick	Yes	✓	No	
-------------	-----	---	----	--

**PART K: Is Your Application Complete?**

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

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

2. Declaration

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

Name: Martin O'Brien	Signature	
Position: Director	Date	12 <sup>th</sup> February 2024

**Note:**

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

Building consent must be approved before work commences.



## 7.0 Borehole Log



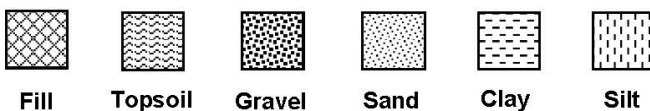
### BOREHOLE LOG 1



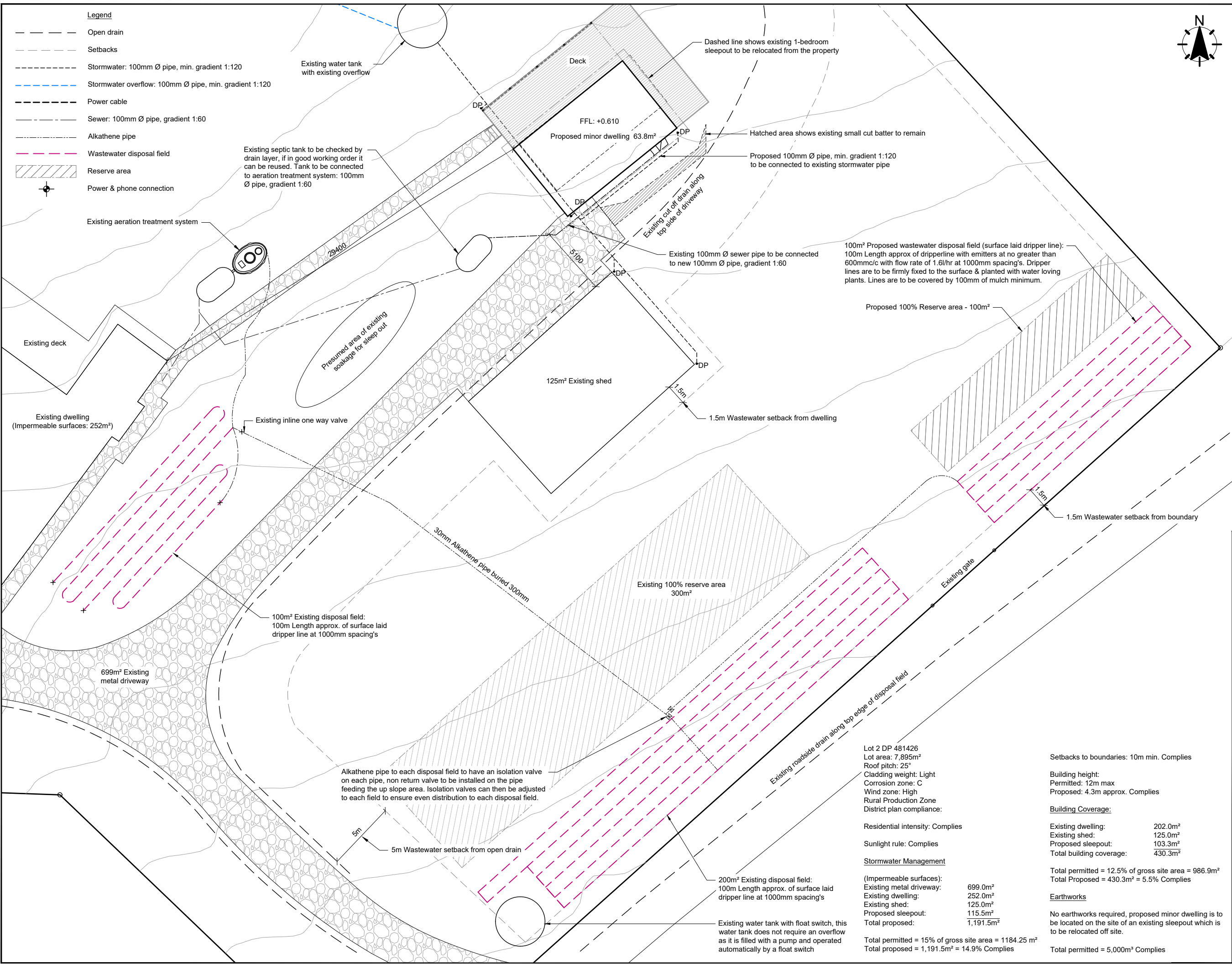
<b>Client</b>	Greg Bourne	<b>Job No.</b>	4315
<b>Project</b>	Installation of dripper line	<b>Date Drilled</b>	5/07/2016
<b>Site Address</b>	157 Okokako Rd, Waimate North	<b>Drilled By</b>	Martin O'Brien
<b>Legal Description</b>	Lot 2 DP 481426	<b>Drill Method</b>	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Waimate North clay loam (WMM)		Slightly moist brown topsoil	4
200				6	Slightly moist brown friable silty CLAY loam with gravel
300					Slightly moist orangey brown friable silty CLAY loam with gravel
400					Slightly moist orangey brown friable silty CLAY loam
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300			EOB		
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

#### Graphic Log Legend



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



- NOTES**
1. Contour lines at 1m increments, sourced from NRC .
  2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
  3. Length of dripper lines to be no more than 100m between feed points.
  4. Dripper lines to follow contour lines
  5. Dripper lines to be setback:
    - 1.5m from buildings
    - 1.5m from property boundaries
    - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
    - 30m from any river
  6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
  7. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
    - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
  8. 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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**Project Title**  
 Greg & Jacqui Bourne  
 157 Okokako Road  
 Waimata North  
 Lot 2 DP 481426

**Sheet Title**  
 Site Plan

**Drawn** 19 February 2024

**Project No** 4135

**Rev** E **Sheet** A01b

**Scale ( A3 Original ) 1: 250**  
 2.5 1.25 0 2.5 5 m

Lot 2 DP 481426  
 Lot area: 7,895m<sup>2</sup>  
 Roof pitch: 25°  
 Cladding weight: Light  
 Corrosion zone: C  
 Wind zone: High  
 Rural Production Zone  
 District plan compliance:

Residential intensity: Complies  
 Sunlight rule: Complies

**Stormwater Management**

(Impermeable surfaces):  
 Existing metal driveway: 699.0m<sup>2</sup>  
 Existing dwelling: 252.0m<sup>2</sup>  
 Existing shed: 125.0m<sup>2</sup>  
 Proposed sleepout: 115.5m<sup>2</sup>  
 Total proposed: 1,191.5m<sup>2</sup>

Total permitted = 15% of gross site area = 1184.25 m<sup>2</sup>  
 Total proposed = 1,191.5m<sup>2</sup> = 14.9% Complies

Setbacks to boundaries: 10m min. Complies

Building height:  
 Permitted: 12m max  
 Proposed: 4.3m approx. Complies

**Building Coverage:**

Existing dwelling: 202.0m<sup>2</sup>  
 Existing shed: 125.0m<sup>2</sup>  
 Proposed sleepout: 103.3m<sup>2</sup>  
 Total building coverage: 430.3m<sup>2</sup>

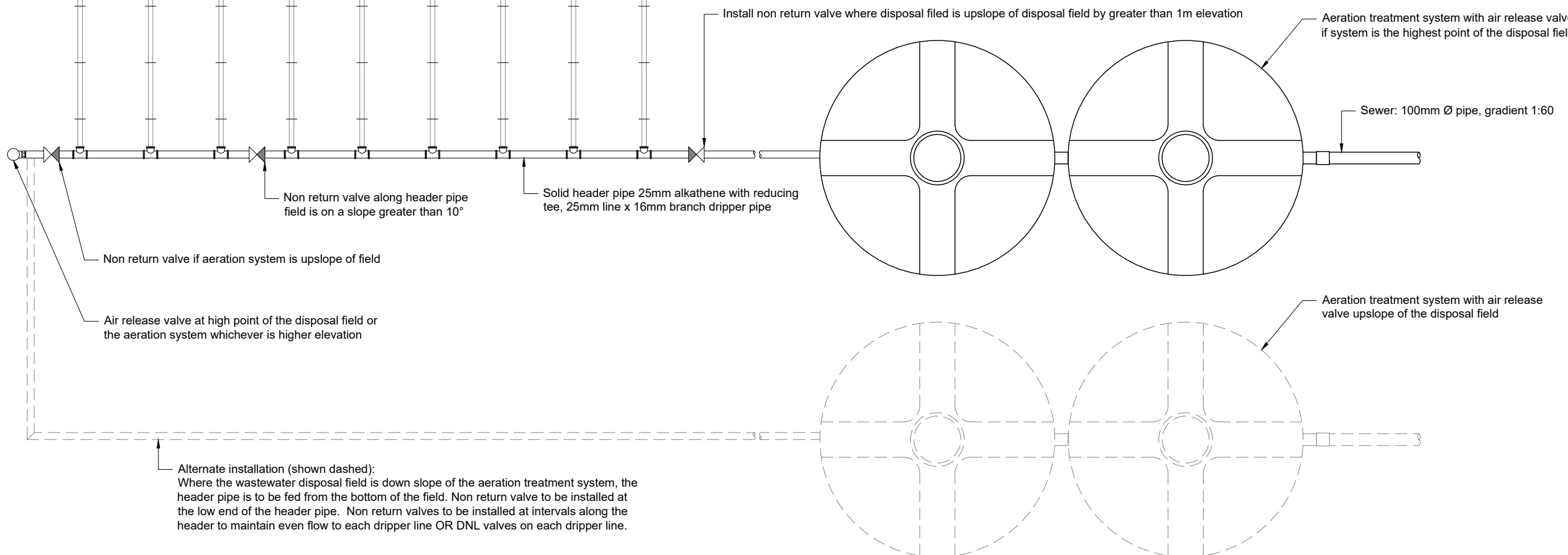
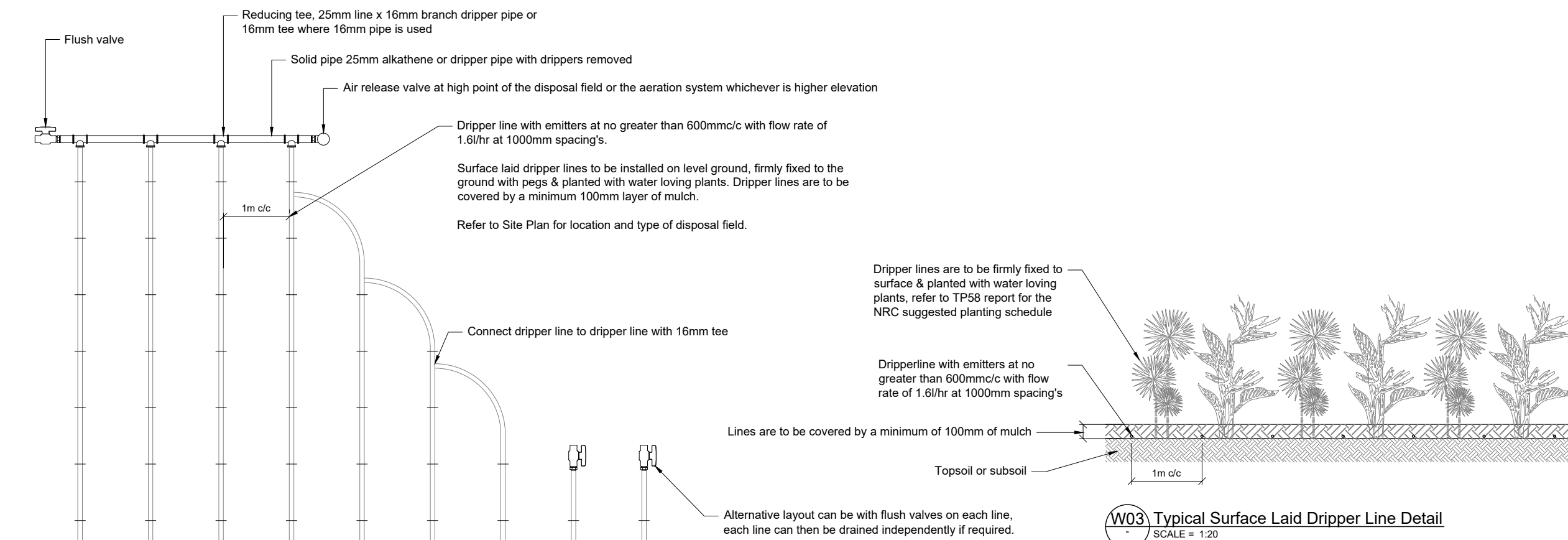
Total permitted = 12.5% of gross site area = 986.9m<sup>2</sup>  
 Total Proposed = 430.3m<sup>2</sup> = 5.5% Complies

**Earthworks**

No earthworks required, proposed minor dwelling is to be located on the site of an existing sleepout which is to be relocated off site.  
 Total permitted = 5,000m<sup>2</sup> Complies

**NOTES**

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



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**  
Greg & Jacqui Bourne  
157 Okokako Road  
Waimata North  
Lot 2 DP 481426

**Sheet Title**  
Wastewater Details

**Drawn** 19 February 2024

**Project No** 4135

<b>Rev</b>	<b>Sheet</b>
E	A01c

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

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## 9.0 On Site Wastewater Installation Guide for the Installer

### 9.1 Guidelines on Decommissioning a Septic Tank



Far North  
District Council

GUIDELINES FOR THE DECOMMISSIONING, REUSE, REMOVAL AND  
RELOCATION OF SEPTIC TANKS, COLLECTION WELLS AND AERATED  
WASTEWATER TREATMENT SYSTEMS.

The guidelines provide information on the decommissioning and reuse of septic tanks, collection wells and aerated wastewater treatment systems (AWTS).

THE REUSE OF SEPTIC TANKS, COLLECTION WELLS AND AWTS IS MAINLY FOR THE STORAGE OF WATER THAT IS TO BE USED FOR THE WATERING OF GARDENS AND LAWNS.

UNDER NO CIRCUMSTANCES ARE SEPTIC TANKS, COLLECTION WELLS AND AWTS TO BE REUSED AS VESSELS FOR HOLDING WATER FOR DOMESTIC (WASHING & DRINKING) PURPOSES.

Where it is possible to reuse a septic tank, several precautions need to be observed to ensure there is no danger to public health or the environment.

The reuse or removal of a septic tank, collection well or AWTS shall only be carried out if another approved method of effluent disposal is available, such as the sewer being connected to the premises concerned.

No development consent is required to convert an existing septic tank, collection well or AWTS for the collection and reuse of roof water – **Note ONLY for garden purposes**

To ensure that the existing septic tank, collection well or AWTS does not pose a risk to public health or the environment, one of the following methods should be followed.

#### 1. DECOMMISSIONING OF SEPTIC TANKS AND COLLECTION WELLS

THE TANKS AND WELLS ARE REMAINING ON SITE & NOT TO BE REUSED

- 1.1. The contents of the septic tank/collection well are to be removed by pump out tanker.
- 1.2. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
- 1.3. The tank is to be disinfected, one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
- 1.4. Several holes should be punched into the bottom of the tank. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal

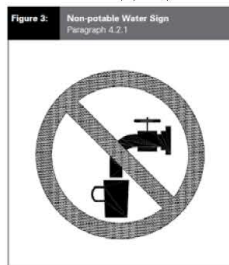
**Note: these steps are there to ensure that the tank remains in a safe condition – unable to hold water, grow bacteria harmful to health, and prevent the tank from rising due to hydraulic pressure, collapse and other hazards.**

#### 2. AWTS: REMAINING ON SITE AND NOT TO BE REUSED

- 2.1. The contents of the AWTS are to be removed by pump out tanker. The liquid contents of the AWTS are not to be irrigated using the land application system.
- 2.2. The sides, lid, baffles, components and square junctions of the AWTS should be hosed down as the tanker is removing the contents.
- 2.3. The pumps, blowers and internal components of the AWTS may be either collapsed into the AWTS or selectively removed by the owner/occupier, or AWTS manufacturer or service agent. The owner/occupier, manufacturer or service agent must remove such parts in a manner that will not contaminate the environment or compromise the occupational health and safety of themselves or others.
- 2.4. The AWTS and remaining components are to be disinfected; one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
- 2.5. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal
- 2.6. All irrigation lines and spray heads, sprinklers, drippers and the like are to be flushed with potable water for 5 minutes. The irrigation lines should not be connected to any drinking water supplies. These items should ideally be removed after cleaning.

#### 3. SEPTIC TANK, COLLECTION WELL OR AWTS: REUSED ON SITE AS A ROOFWATER STORAGE TANK FOR WATERING THE GARDEN (IRRIGATION) OR FIRE FIGHTING

- 3.1. The reuse of septic tanks shall only be carried out where the tank and lid are structurally sound. The responsibility for determining this lies with the property owner. Tanks that are damaged and are not structurally sound should be decommissioned according to Section 1 of these Guidelines.
- 3.2. For reuse on site as an irrigation tank, the contents of the tank are to be removed by pump out tanker.
- 3.3. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
- 3.4. It is recommended that the tank is mosquito proofed.
- 3.5. The tank should be filled with clean water and disinfected to a minimum level of 5mg/L of free residual chlorine with a half hour contact time. The chlorine should be allowed to dissipate naturally and not be neutralised. NOTE: After chlorination no reuse should take place for a minimum of seven (7) days as the water may affect plants and vegetation.
- 3.6. The inlet(s) may be connected to the roof water system (3.9), but the outlet(s) must be sealed or connected to an overflow (3.10). Pumps and other accessories may then be installed and connected to an irrigation system.
- 3.7. The tank is to be labelled as containing water unfit for human consumption (eg WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol. Reference G12
- 3.8. Non-standard water fittings or irrigation fittings are to be used and no cross connection is to be possible with any potable (drinking) supply.
- 3.9. ONLY Roof water pipes are to be connected to the tanks.
- 3.10. An overflow pipe is to be installed to the tank. This should be connected to an appropriate outfall.
- 3.11. For the first two (2) months after conversion of the system, it is recommended that the free chlorine levels of the water be tested and maintained at a level above 1.5 and below 5mg/L.
- 3.12. **Property owners should note that septic tanks may be prone to lifting out of the ground due to ground water pressure if they are left empty.** To prevent this, residents should contact a plumber or tank manufacturer for further advice about the specific requirements applicable to their individual system.
- 3.13. If a pump is to be installed, it is recommended a pump supplier be consulted to ensure that it is designed to meet the required flow and hydraulic requirements specific to the site.
- 3.14. All electrical work associated with the installation of pumps must be done only by a licensed electrician and a safety cut-off switch installed.
- 3.15. Fixed sub-surface irrigation systems are preferred to aboveground spray systems.
- 3.16. Where permanent taps are fitted, signs must be installed to advise that water is not suitable for drinking purposes (e.g. WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol.



- 3.17. [New Zealand Building Code G12](#), section 4
- 3.18. The roof water reuse system must not cause any drainage nuisance to adjoining properties or the natural surroundings

**Note in order to adhere to this it is recommended you engage a professional to ensure that these conditions are met.**

**All items stated in this guideline are aimed at ensuring that the in ground tanks present little danger or future hazard to both property owners and the environment.**

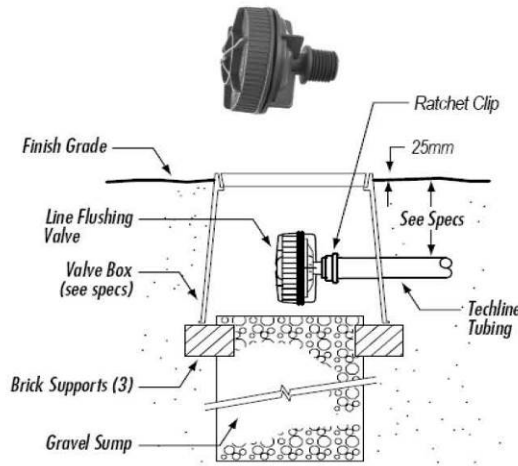
Disclaimer: This information was believed to be correct at the date of its publication This information is for general information purposes only and should not be relied upon for legal advice.

## TECHLINE AS™ DESIGN GUIDE

**LINE FLUSHING VALVES:**

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

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

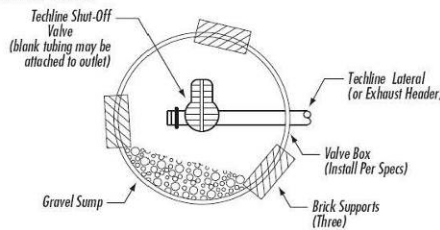


**AUTOMATIC LINE FLUSHING VALVE:**

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

**MANUAL FLUSHING VALVE:**

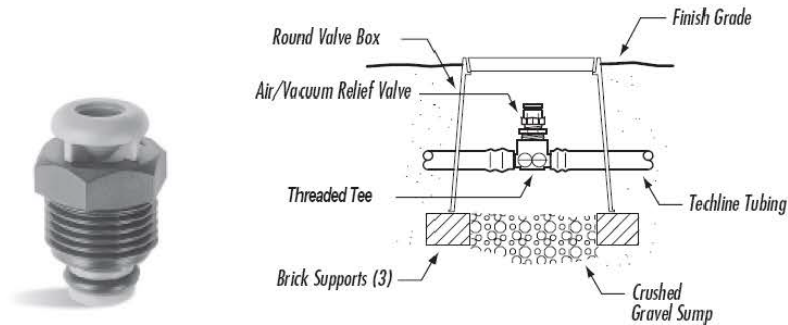
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly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



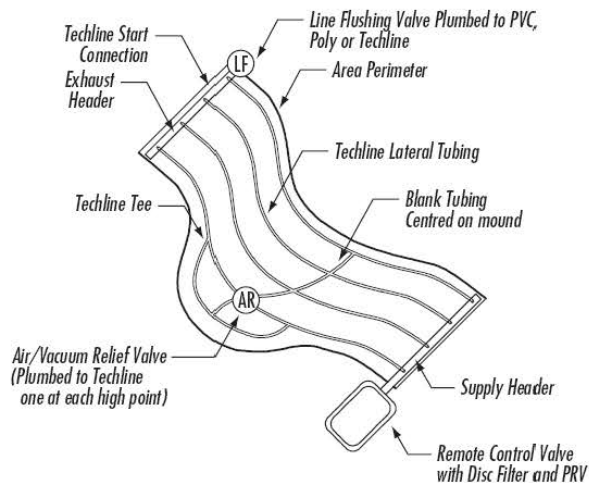
# TECHLINE AS™ DESIGN GUIDE

## AIR/VACUUM RELIEF VALVES:

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



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



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



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

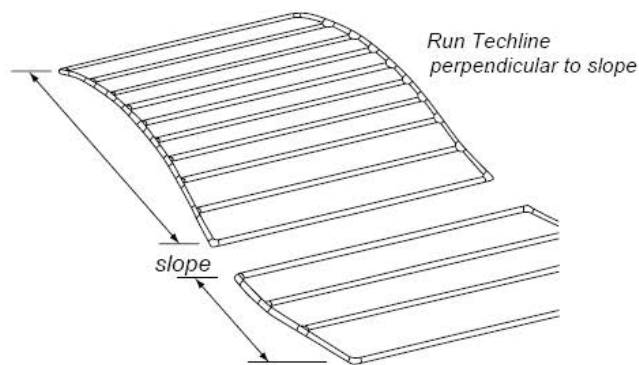
## TECHLINE AS™ DESIGN GUIDE

### **SLOPES AND MOUNDS:**

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

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

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



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



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



---

## 10.0 On Site Wastewater Maintenance for the Owner

### 10.1 Why regular maintenance

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

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

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.

The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

#### Components of your system

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

#### Do:

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

#### Don't:

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

#### Signs of trouble

The system is not working correctly if:

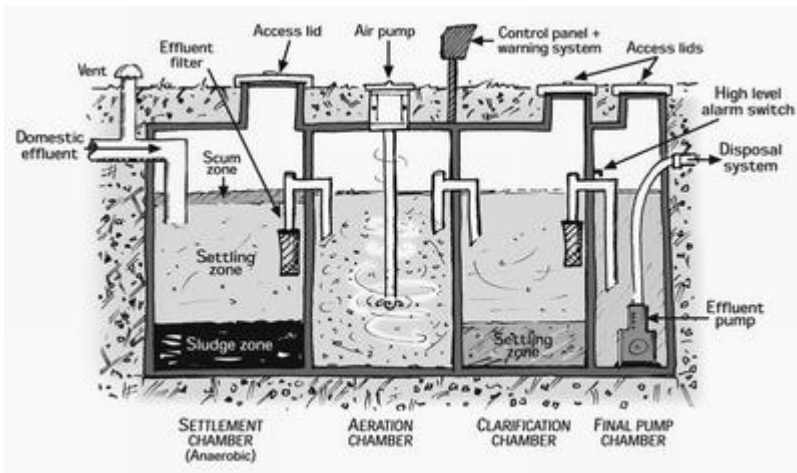
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application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

## 10.2 Northland Regional Council Public Information

### Aerated Wastewater Treatment Systems

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

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



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

#### Settlement and anaerobic treatment

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

#### Aerated treatment

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

#### Final settlement (clarification)

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

#### Effluent disposal

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

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

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It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over. Buried dripper line should be planted with grass only. Do not plant shrubs and trees over buried dripper lines as the roots can damage the lines.

### **Surface water cut-off drains**

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

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

### 10.3 Recommended Plants

Water loving native plants are recommended by the NRC for the disposal field.

#### Native shrubs, trees and ground covers

Kiokio (fern)  
*Blechnum novaezelandiae*

Putaputaweta  
*Carpodetus serratus*

Sand coprosma (ground cover)  
*Coprosma acerosa*

Mingimingi  
*C. propinqua*

Taupata  
*C.repens*

Cabbage tree (fast)  
*Cordyline australis*

Karaka (large tree)  
*Corynocarpus laevigatus*

Tree fuchsia  
*Fuchsia excorticata*

Koromiko, hebe  
*Hebe stricta*

Houhere, lacebark (fast)  
*Hoheria populnea*

Pukatea (large tree)  
*Laurelia novae-zelandiae*

Manuka  
*Leptospermum scoparium*

Kawakawa  
*Macropiper excelsum*

#### Grass-like plants

Oioi, jointed rush  
*Apodasmia similis*

Rengarenga, rock lily  
*Arthropodium cirratum*

Rautahi, tussock sedge  
*Carex geminata*

Purei, pukio, tussock sedge  
*Carex secta*

Toetoe \*  
*Cotaderia fulvida*

Umbrella sedge  
*Cyperus ustulatus*

Turutu, NZ blueberry  
*Dianella nigra*

Pepepe, toetoe tuhara  
*Machaerina sinclairii*

Harakeke, flax (fast)  
*Phormium tenax*

\* Do not use invasive exotic pampas grasses



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## 11.0 NZ Building Code, Clause F7, Smoke Alarms, Section 3

### DOMESTIC SMOKE ALARMS

#### Scope

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

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

#### Type 1 – Domestic Smoke Alarm System

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

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

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

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

#### Location of Smoke Alarms

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

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

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

#### Maintenance

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

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## 12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.
2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.
3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
4. Any alteration to the site plan or design will result in noncompliance.
5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.
6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.
7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.
8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.
9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: <https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6>. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.
10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.
11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.
12. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

**13.0 Producer Statement**



**DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)**

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

TO: Greg Bourne.....(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 157 Okokako Road, Waimate North, Lot 2 DP 481426

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


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

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

Construction monitoring required:

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

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

Address: 153B Kerikeri Inlet Road, Kerikeri  
 Phone Number: 09 407 5208, 027 407 5208  
 Date: 12<sup>th</sup> February 2024

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



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **675064**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 July 2015

**Prior References**  
NA91D/448

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**Estate** Fee Simple  
**Area** 7895 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 481426  
**Registered Owners**  
Gregory Lawrence Bourne, Jacqui Maria Bourne and Macre Trustees Limited

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**Interests**  
11492606.3 Mortgage to ASB Bank Limited - 16.1.2020 at 3:32 pm



