



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: Edward Dennes Aickin as Trustee in The Aickin Family Trust

Electronic Address for Service (E-mail):

Phone Numbers: Home:

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

Post Code: 0494

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

Name/s: Nina Pivac (Tohu Consulting Limited)

Electronic Address for Service (E-mail): nina@tohuconsulting.nz

Phone Numbers: Work: 0210614725 Home: _____

Postal Address: 39A Commerce Street Kaitaia 0410
(or alternative method of service under section 352 of the Act)

Post Code: _____

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

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

Name/s: Edward Dennes Aickin as Trustee in The Aickin Family Trust

Property Address/
Location: 3172 SH10, RD1, Mangonui 0494

7. Application Site Details:

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

Site Address/
Location: 3172 SH10, RD1, Mangonui 0494

Legal Description: Lot 2 DP 136252 Val Number: 00085 27801

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.**

Please call applicant to arrange site visit.

8. Description of the Proposal:

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

To construct a swimming pool and associated fence in the Coastal Living Zone,
breaching stormwater management and setback rules. See AEE for full description of
proposal.

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: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – **mandatory**) Date: 26 Oct 2023

14. Important Information:

Note to applicant

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

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

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

Fast-track application

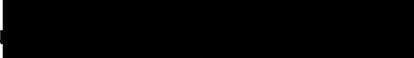
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

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

Name:  (please print)

Signature:  (signature)

Date: 8 November 2023

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

Checklist (please tick if information is provided)

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

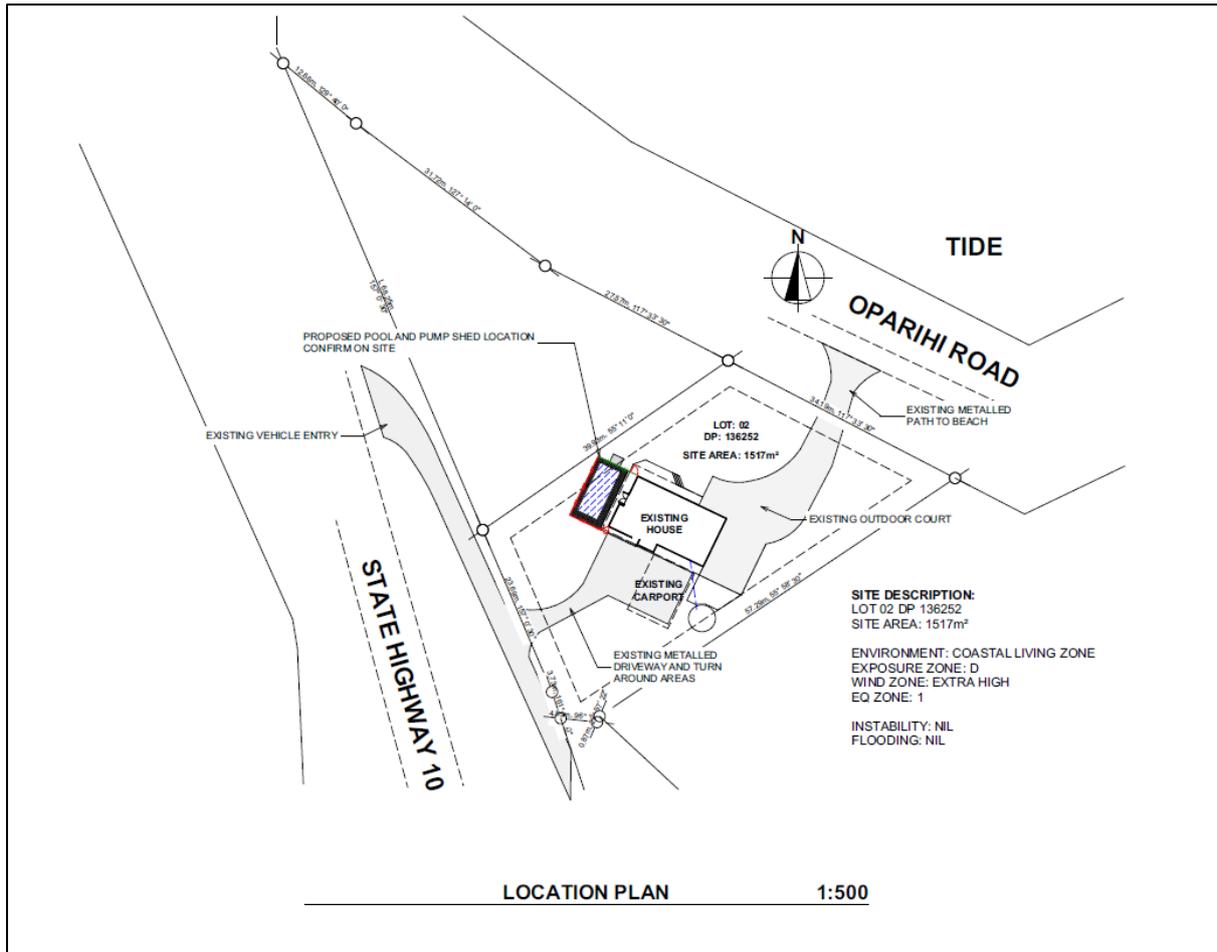
Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



LANDUSE RESOURCE CONSENT APPLICATION

3172 SH10, MANGONUI
 LOT 2 DP 136252

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
EDWARD DENNES AICKIN

Rev A
 8 November 2023

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APPENDICES:

Appendix A – Site Plans

Appendix B – Certificate of Title

Appendix C – Stormwater Report

Appendix D – Form 4 Letter (EBC-2024-98/0)

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	3172 SH10, Mangonui
Applicant's name:	Edward Dennes Aickin
Address for service:	Tohu Consulting Limited Attn: Nina Pivac 39a Commerce Street Kaitaia 0410
Legal description:	Lot 2 DP 136252
Site area:	1517m ²
Site owner/s:	Aickin Trustee Limited and Edward Dennes Aickin
Operative District Plan:	Far North District Plan
Operative District Plan zoning:	Coastal Living Zone
ODP overlays/resource areas:	NRC Coastal Environment Partial Coastal Flood Hazard Zones 0, 1, 2 and 3
Proposed District Plan zoning:	Rural Lifestyle
PDP overlays/resource areas:	Coastal Environment Partial River Flood Hazard Zone (100 Year ARI) Partial Coastal Flood Zones 1, 2 and 3
Brief description of proposal:	To construct a swimming pool and fence in the Coastal Living Zone, breaching the following rules: <ul style="list-style-type: none"> • 10.7.5.1.6 Stormwater Management • 10.7.5.1.7 Setback from Boundaries
Summary of reasons for consent:	Overall, resource consent is required as a Discretionary Activity under the Far North District Plan.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 8 November 2023

2.0 PROPOSAL

The applicant, Edward Dennes Aickin, proposes to construct a new swimming pool and associated fence in the Coastal Living Zone, breaching the following rules:

- 10.7.5.1.6 Stormwater Management
- 10.7.5.1.7 Setback from Boundaries

A Stormwater Mitigation Report has been prepared by Wilton Joubert in support of the application, see **Appendix C**. In summary, the report concludes that any adverse effects generated by increased runoff resulting from the proposed pool will be less than minor, and that the existing treatment train for existing runoff will be adequate to mitigate the effects of stormwater runoff across the site to levels equivalent to the permitted stormwater management thresholds.

The pool fence will be located within 3m of the boundary shared with Lot 1 DP 136252. Given the applicant also owns Lot 1 DP 136252, any adverse effects in relation to the setback infringement will be negligible.

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

This application has been prepared in response to a Form 4 letter issued in relation to EBC-2024-98/0, dated 4 August 2023, and attached as **Appendix rD**.

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

3.0 SITE CONTEXT

Site Characteristics

The subject site is located at 3172 SH10, Mangonui and is legally described as Lot 2 DP 136252 (NA80B/305). The site has a land area of 1517m². A copy of the relevant Certificate of Title is attached as **Appendix B**. There are no consent notices registered on the title.

The site contains an existing dwelling and associated impermeable surfaces, as previously approved by Council.

As shown in **Figures 1 and 2** below, the subject site is located within the Coastal Living Zone and is partially subject to flood susceptibility, as per NRC Hazard Maps. However, the proposed development will be located outside of the flood extent.

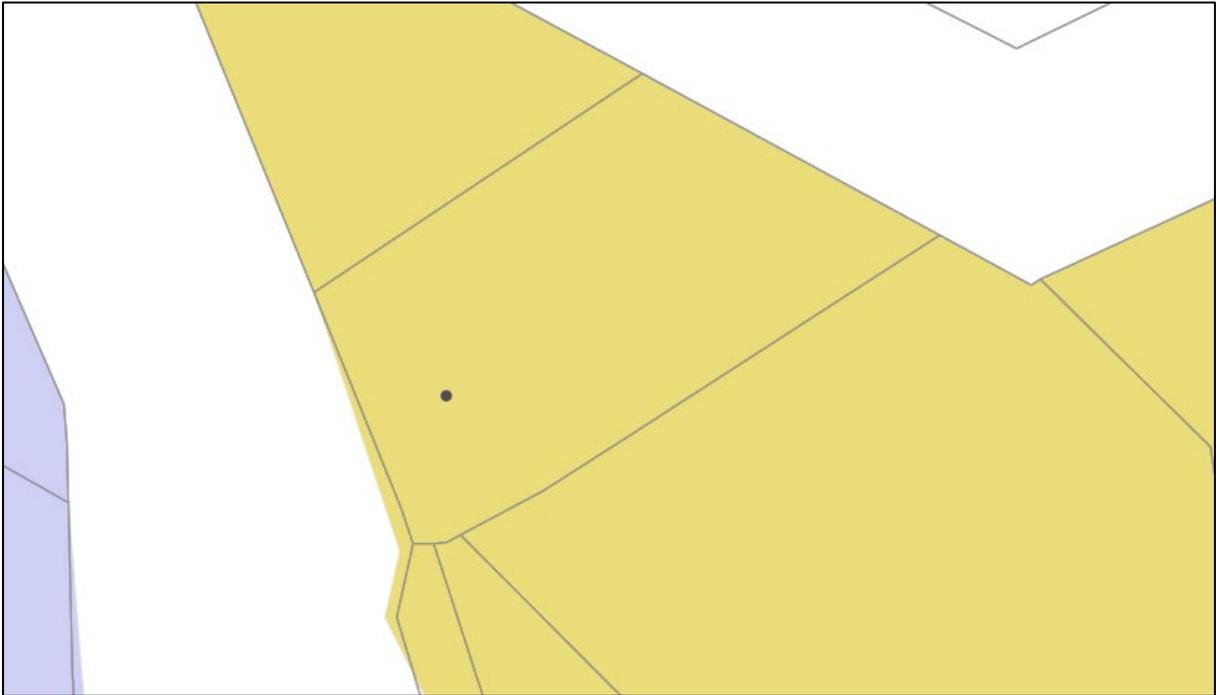


Figure 1: A map showing subject site and operative zoning (Far North Maps)



Figure 2: Map showing subject site and extent of flood zone (NRC Hazard Maps)

Surrounding Environment

The subject site is located in an area largely characterised by residential development. Adjoining sites are similarly zoned Coastal Living.

Access

The site accessed via existing vehicle crossings off SH10 and Oparihi Road. Access arrangements will remain unchanged.

Zoning and Resources

Under the ODP, the subject site is zoned Coastal Living and is located within the NRC Coastal Environment. There are no other overlays relevant to the site.

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

OPERATIVE DISTRICT PLAN

Table 1 – Coastal Living Zone – land-use performance standards

Coastal Living Zone Rule	Permitted Standards	Compliance
10.7.5.1.1 Visual Amenity	(a) any new building(s) with max GFA of 50m ² ; or (b) any alteration/addition to an existing building which does not exceed 30% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000; or (c) replacement of any building so long as the replacement does not exceed the building envelope occupied by the previous building; or (d) renovation or maintenance of any building.	Not applicable. The proposal is for the construction of a swimming pool and fence. Permitted
10.7.5.1.2 Residential Intensity	1 unit per 4ha of land.	The site contains one dwelling as approved by Council. This will remain unchanged. Permitted
10.7.5.1.3 Scale of Activities	1 Person per 2000m ² of land.	The site will remain in residential use. Permitted
10.7.5.1.5 Building Height	The maximum height of any building shall be 8m	The proposed is for an in-ground swimming pool. The height of existing buildings will remain unchanged.

Coastal Living Zone Rule	Permitted Standards	Compliance
		Permitted
10.7.5.1.5 Sunlight	2m + 45-degree recession plane	The pool and fence will not encroach the recession plane. Permitted
10.7.5.1.6 Stormwater Management	The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m ² whichever is the lesser.	Total impermeable surfaces equate to 423.77m ² (27.9%) exceeding the permitted threshold of 10%, and restricted discretionary threshold of 15%. Discretionary Activity
10.7.5.1.7 Setback from boundaries	Buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m ² this set back shall be 3m from any site boundary.	The proposed swimming pool fence will encroach the 3m setback requirement from the north-western boundary. The applicant also owns the affected property. Any adverse effects will therefore be negligible. Restricted Discretionary Activity
10.7.5.1.9 Transportation	Two onsite parking spaces Max TIF = 20	The site contains adequate access and parking. The pool will not generate additional traffic. Permitted

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

PROPOSED DISTRICT PLAN

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

As of Monday 7 August 2023, the PDP summary of submissions has been released and the 'further submission' period closes on Monday 4 September 2023. Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

The only relevant PDP rules are those relating to earthworks. However, the proposal is able to comply with all relevant permitted thresholds under these rules.

Overall, the proposal requires resource consent as a **Discretionary Activity**.

5.0 NATIONAL ENVIRONMENTAL STANDARDS CONTAMINATED SOILS (NESCS)

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

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

6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains soils classified 4e3 which are not deemed as 'highly productive' under the NPSHPL. Therefore, no further consideration needs to be given under the NPSHPL.

8.0 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

The subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna which would require protection under the NPS-IB. Therefore, no further consideration needs to be given under the NPS-IB.

9.0 NOTIFICATION

Public Notification

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

Step 1: Mandatory public notification is required in certain circumstances

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

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

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

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

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

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

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

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

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

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

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

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 10.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

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

Special circumstances are those that are:

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

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

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

Public Notification Conclusion

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

Limited Notification

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

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

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

The above does not apply to this land.

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

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

None of the above apply in this instance.

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

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

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

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

The assessment of environmental effects in Section 10.0 below concludes that there are no other adversely affected parties.

Step 4: Further notification in special circumstances

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

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

Limited Notification Conclusion

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

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

As a Discretionary Activity, Council has discretion to grant or decline the application pursuant to any matter described in s104 of the Act. All relevant matters have been addressed below.

Stormwater Management

A Stormwater Mitigation Report has been prepared by Wilton Joubert in support of the application, see **Appendix C**. To avoid repetition, all relevant assessment criteria has been address in Section 7 of the report. Overall, the report concludes that any adverse effect in relation to increased impermeable surfaces will be less than minor, and that existing runoff mitigation measures are adequate. These include the following:

Runoff Mitigation Measures:	Roof Runoff <ol style="list-style-type: none">1. Filtration via roof gutter filters,2. Debris settlement in existing rainwater tank,3. Debris settlement in 2 x sediment traps along drainflo line,4. Filtration, evapotranspiration and velocity reduction through Oioi-planted open drains,5. Discharge to marine environment. <p>The rainwater tank drainage line has recently been upgraded to 110mmØ drainflo lines to account for future climate change effects.</p>
	Driveway Runoff <ol style="list-style-type: none">1. Debris settlement in 2 x sediment traps along drainflo line,2. Filtration, evapotranspiration and velocity reduction through Oioi-planted swale drain west of vehicle crossing from Oparihi Road,3. Filtration, evapotranspiration and velocity reduction through Oioi-planted open drains east of vehicle crossing from Oparihi Road,4. Discharge to marine environment. <p>The driveway catchpit drainage line has recently been upgraded to a 110mmØ drainflo line to account for future climate change effects.</p>
	Pool Runoff <ul style="list-style-type: none">• Evaporation within a 150mm retention zone below the overflow outlet.

	Plantings <ul style="list-style-type: none">• The recent introduction of plantings throughout the site will reduce the runoff volume resulting from rainfall over permeable areas, reducing overall site impermeability. Plantings also provide mitigation via filtration, evapotranspiration and velocity reduction through the existing open drains/channels north of the site as described above.
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Setback from Boundaries

As discussed earlier in the report, the proposed pool fence will encroach the 3m setback on the north-western boundary which adjoins Lot 1 DP 136252. Given the affected property is owned by the applicants, it is considered that any adverse effects in relation to the setback breach will be negligible.

Conclusion

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

11.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development such as the efficient use of unused land in the Coastal Living Zone, and providing for the social wellbeing of the residents. Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

These have been addressed earlier in the report.

Operative and Proposed District Plans

OPERATIVE DISTRICT PLAN

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

Coastal Living Zone Objectives	
Objectives	Comment
10.7.3.1 To provide for the well-being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.	The proposed swimming pool will complement the existing residential activities occurring on site. As concluded in the stormwater report, the increase in impermeable surfaces will not adversely affect the coastal environment.
10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.	The application will enable the construction of a swimming pool on a site already in residential use. No earthworks or vegetation clearance are

	required. All existing landscaping will be maintained.
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Coastal Living Zone Policies	
Policies	Comment
10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.	As per the assessment of effects, the coastal environment will not be affected by the proposal.
10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.	As per the attached stormwater report, all stormwater runoff will be managed appropriately by existing stormwater infrastructure. Amenity values and the quality of the environment will not be adversely affected.
10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including: (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns; (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area; (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas; (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council’s “Tangata Whenua Values and Perspectives (2004)”); (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of	The application will enable the construction of a swimming pool on a site that is already in residential use. Minimal earthworks are required, no vegetation clearance is required. The site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna, nor does the site contain any archaeological or heritage sites.

Coastal Living Zone Policies	
Policies	Comment
habitats for indigenous fauna, including mechanisms to exclude pests; (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.	

PROPOSED DISTRICT PLAN (PDP)

Table 2 – PDP Objectives and Policies - Rural Lifestyle

PDP Objective/Policy	Comment
RLZ-O1 -The Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.	The proposal will result in a swimming pool which will complement existing residential activities occurring on site. All existing landscaping and amenity values will be maintained.
RLZ-O2 - The predominant character and amenity of the Rural Lifestyle Zone is characterised by: <ul style="list-style-type: none"> a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production Zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. 	As above.
RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle Zone is not compromised by incompatible activities.	As per the assessment of effects above, the proposed development is considered to be compatible with the surrounding environment.
RLZ-O4 - Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones.	The site is in residential use and is not suitable for production. Existing activities on site will remain unchanged, and surrounding production activities will not be affected.
RLZ-P1 - Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle Zone, while ensuring their	As above.

PDP Objective/Policy	Comment
<p>design, scale and intensity is appropriate to manage adverse effects in the zone, including:</p> <ul style="list-style-type: none"> a. low density residential activities; b. small scale farming activities; c. home business activities; d. visitor accommodation; and e. small scale education facilities. 	
<p>RLZ-P2 - Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle Zone because they are:</p> <ul style="list-style-type: none"> a. contrary to the density anticipated for the Rural Lifestyle zone; b. predominately of an urban form or character; c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; or d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement Zone or an urban zone. 	As above.
<p>RLZ-P3 - Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production Zone.</p>	As above.
<p>RLZ-P4 - 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:</p>	All of these matters have been addressed in the assessment of environmental effects above.

PDP Objective/Policy	Comment
<ul style="list-style-type: none"> a. consistency with the scale and character of the rural lifestyle environment; b. location, scale and design of buildings or structures; c. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. the adequacy of roading infrastructure to service the proposed activity; f. managing natural hazards; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. 	

Other Matters

There are no other matters considered relevant to the proposal.

12.0 PART 2 ASSESSMENT

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

13.0 OVERALL CONCLUSION

The application lodged for Edward Dennes Aickin provides for the construction of a swimming pool and associated fence in the Coastal Living Zone, breaching stormwater and setback rules. Overall, the application has been assessed as a Discretionary Activity.

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

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

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

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 8 November 2023

Appendix A – Site Plans



archisense.

21 DUNDAS ROAD,
WHANGAREI
Phone 021 024 22939
admin@buildsense.co.nz

CLIENT:

EDDIE AICKIN & KIRSTY
GENDALL

PROJECT:

FENCING CONSENT
ONLY

SITE INFO:

3172, STATE HIGHWAY 10,
MANGONUI

JOB NO:

2308

NOTES:



DO NOT SCALE. CONTRACTOR SHALL VERIFY
ALL DIMENSIONS ON SITE. THIS DRAWING AND
THE DESIGN IT COVERS SHALL REMAIN THE
PROPERTY AND COPYRIGHT OF THE DESIGNER

DRAWN BY: RHYS DWYER

ENGINEER: *****

CHECKED BY: LAURA CRUTCHER

ISSUE TYPE:

BUILDING CONSENT ISSUE

DATE:

Monday, 31 July 2023

DRAWING TITLE:

LOCATION PLAN

SCALE:

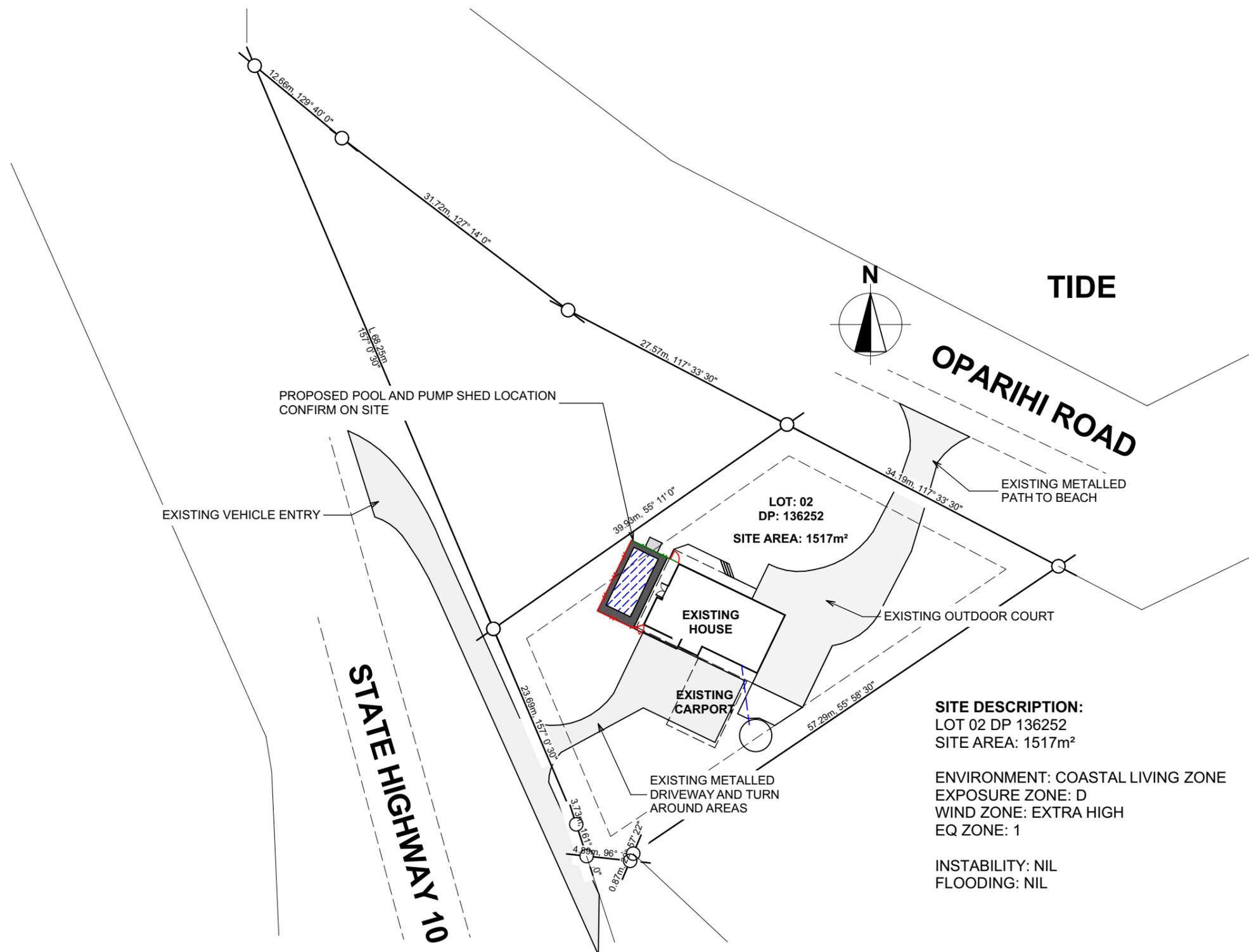
A3 ORIGINAL

DRAWING:

L101

REVISION:

-



LOCATION PLAN

1:500

SITE DESCRIPTION:

LOT 02 DP 136252

SITE AREA: 1517m²

CONFIRM LOCATION OF ALL EXISTING IN GROUND SERVICES PRIOR TO ANY EXCAVATION.

DISTRICT PLANS RULES:

MAX BUILDING HEIGHT OF 8M

BUILDING SETBACKS GENERALLY: 3M



archisense.

21 DUNDAS ROAD,
WHANGAREI

Phone 021 024 22939

admin@buildsense.co.nz

CLIENT:

**EDDIE AICKIN & KIRSTY
GENDALL**

PROJECT:

**FENCING CONSENT
ONLY**

SITE INFO:

**3172, STATE HIGHWAY 10,
MANGONUI**

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2308

NOTES:



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DRAWN BY: RHYS DWYER

ENGINEER: *****

CHECKED BY: LAURA CRUTCHER

ISSUE TYPE:

BUILDING CONSENT ISSUE

DATE:

Monday, 31 July 2023

DRAWING TITLE:

SITE PLAN

SCALE:

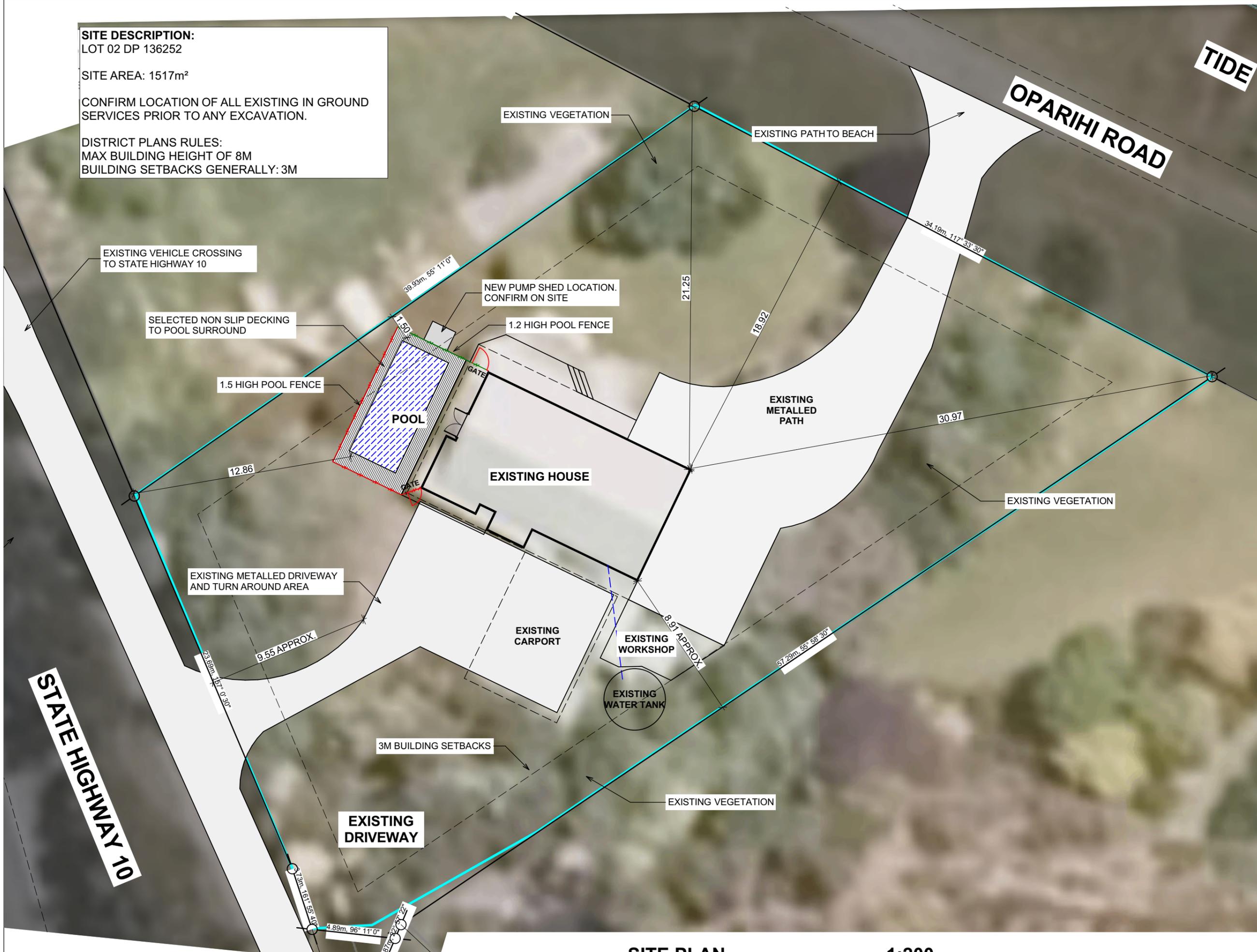
A3 ORIGINAL

DRAWING:

L102

REVISION:

-



SITE PLAN

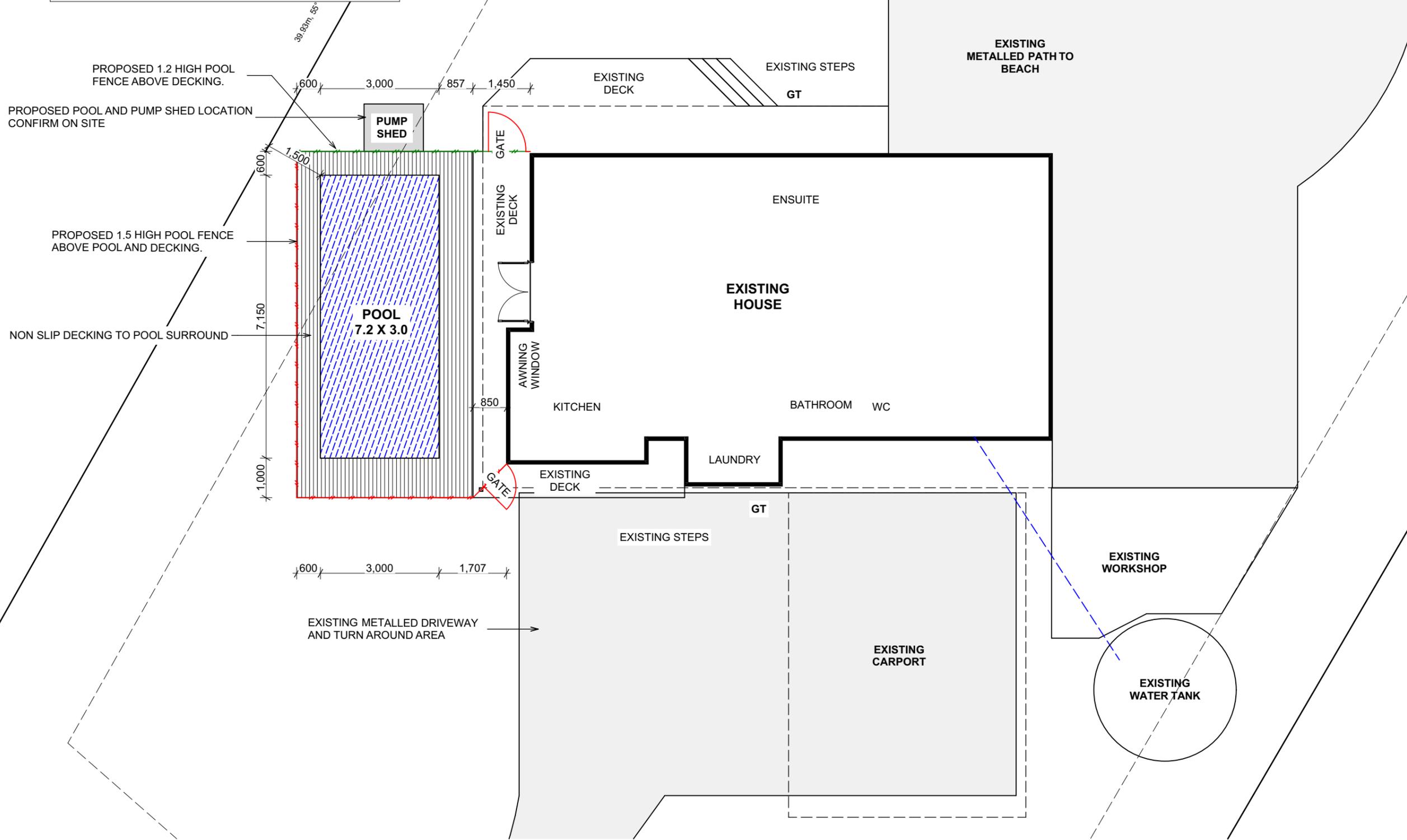
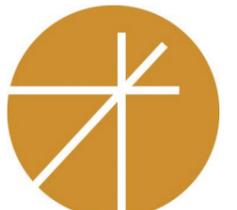
1:200

NOTES:
SELECTED POOL <35,000L. NOT PART OF THIS CONSENT.

NZBC D1/AS1: ACCESS ROUTES
 POOL SURROUND TO BE NON SLIP PERMEABLE DECKING

NZBC F9/AS1: MEANS OF RESTRICTING ACCESS TO RESIDENTIAL POOLS.
 POOL FENCE GATES WILL BE SELF CLOSING OUTWARD OPENING AND LOCKABLE
 ANY RELEASE LATCH IS REQUIRED TO BE 1500MM ABOVE GROUND LEVEL/OR 300MM DOWN THE INSIDE OF THE GATE (1200+300=1500).

4.0 BUILDING WALL FORMING THE POOL BARRIER
4.1 WINDOWS IN THE BUILDING WALL
 B) A RESTRICTOR LIMITING THE SIZE OF THE OPENING SUCH THAT A 100 MM DIAMETER SPHERE CANNOT PASS THROUGH
4.2.3 FOR HINGED DOORS THAT OPEN TOWARDS THE POOL, A SELF-CLOSING DEVICE SHALL RETURN THE DOOR TO THE CLOSED AND LATCHED POSITION FROM ANY POSITION WHEN THE DOOR IS STATIONARY. FOR ALL OTHER DOORS, A SELF-CLOSING DEVICE SHALL RETURN THE DOOR TO THE CLOSED AND LATCHED POSITION WHEN THE DOOR IS STATIONARY AND 150 MM OR FURTHER FROM THE CLOSED AND LATCHED POSITION.

archisense.
 21 DUNDAS ROAD,
 WHANGAREI
 Phone 021 024 22939
 admin@buildsense.co.nz

CLIENT:
EDDIE AICKIN & KIRSTY GENDALL

PROJECT:
FENCING CONSENT ONLY

SITE INFO:
3172, STATE HIGHWAY 10, MANGONUI

JOB NO:
2308

NOTES:



DO NOT SCALE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING AND THE DESIGN IT COVERS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF THE DESIGNER

DRAWN BY: RHYS DWYER

ENGINEER: *****

CHECKED BY: LAURA CRUTCHER

ISSUE TYPE:

BUILDING CONSENT ISSUE

DATE:
 Monday, 31 July 2023

DRAWING TITLE:
POOL PLAN

SCALE:
A3 ORIGINAL

DRAWING: **L103** REVISION: -

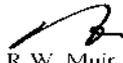
Appendix B – Certificate of Title



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

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




R. W. Muir
Registrar-General
of Land

Identifier **NA80B/305**
Land Registration District **North Auckland**
Date Issued 07 November 1990

Prior References
20C/457-20C/458 69A/310-69A/311 NA31C/1329

Estate Fee Simple
Area 1517 square metres more or less
Legal Description Lot 2 Deposited Plan 136252

Registered Owners
Edward Dennes Aickin and Aickin Trustee Limited

Interests

Subject to Section 8 Coal Mines Amendment Act 1950 (affects land formerly in CT NA20C/457)
D423633.2 Lease to Edward Dennes Aickin Term for the remainder of his life commencing on the 9th December 1998 -
25.8.1999 at 1.29 pm
12552253.3 Mortgage to Westpac New Zealand Limited - 10.7.2023 at 9:31 am

Appendix C – Stormwater Report

Wilton Joubert Limited

09 527 0196

PO BOX 11-381

Ellerslie

Auckland 1524

SITE Lot 2 DP 136252, 3172 State Highway 10, Mangōnui

PROJECT Proposed Pool

CLIENT Eddie Aickin

REFERENCE NO. 129750

DOCUMENT Stormwater Mitigation Report

STATUS/REVISION No. B

DATE OF ISSUE 26th October 2023

Report Prepared For	Email
Eddie Aickin	aickine@xtra.co.nz

Authored by	P. McSweeney (BE(Hons) Civil)	Civil Design Engineer	patrick@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp (CPEng, CMEngNZ, BEng Civil, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot 2 DP 136252	
Site Area:	1,517 m ²	
Development Proposals Supplied:	Concept plans with markups of existing drainage elements provided.	
Development Type:	Proposed Pool	
District Plan Zone:	Coastal Living	
Permitted Activity Coverage:	<u>10% or 600m²</u>	
Impermeable Coverage:	Existing	
	Total Roof Area	248.65 m ²
	Total Hardstand Area	153.67 m ²
	Total	402.32 m ²
	Proposed	
Total Pool Area	21.45 m ²	
	Post-Development Total = 423.77 m ² or 27.9% of the site area	
Activity Status:	<u>Discretionary – RC Required</u>	

Roof Runoff

1. Filtration via roof gutter filters,
2. Debris settlement in existing rainwater tank,
3. Debris settlement in 2 x sediment traps along drainflo line,
4. Filtration, evapotranspiration and velocity reduction through Oioi-planted open drains,
5. Discharge to marine environment.

The rainwater tank drainage line has recently been upgraded to 110mmØ drainflo lines to account for future climate change effects.

Driveway Runoff

Runoff Mitigation Measures:

1. Debris settlement in 2 x sediment traps along drainflo line,
2. Filtration, evapotranspiration and velocity reduction through Oioi-planted swale drain west of vehicle crossing from Oparihi Road,
3. Filtration, evapotranspiration and velocity reduction through Oioi-planted open drains east of vehicle crossing from Oparihi Road,
4. Discharge to marine environment.

The driveway catchpit drainage line has recently been upgraded to a 110mmØ drainflo line to account for future climate change effects.

Pool Runoff

- Evaporation within a 150mm retention zone below the overflow outlet.

Plantings

- The recent introduction of plantings throughout the site will reduce the runoff volume resulting from rainfall over permeable areas, reducing overall site impermeability. Plantings also provide mitigation via filtration, evapotranspiration and velocity reduction through the existing open drains/channels north of the site as described above.
-

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, Eddie Aickin, to produce a stormwater mitigation assessment at the above site.

At the time of report writing, the following documents were referred to for background data and details of the proposed development:

- Proposed Site Plan showing proposed pool and associated permeable decking, with markups of existing stormwater drainage elements on-site and the downstream receiving drainage channel layout.

Any revision of these drawings and/or development proposals with stormwater management implications should be referred back to us for review.

3. SITE DESCRIPTION

The property is legally described as Lot 2 DP 136252 and is accessed off a metalled right of way on the eastern side of State Highway 10, Mangōnui. The property can also be accessed from the western side of Oparihi Road. The northern side of Oparihi Road borders the Mangōnui Harbour marine environment.

The 1,517m² lot is currently occupied by a single-storey residential dwelling, located centrally on the property, as well as paved driveway areas on the north and south sides of the dwelling and a carport on the southern side of the dwelling. The majority of the landscaped area surrounding the dwelling within the lot is covered in medium to dense plantings of various species.

FNDC GIS Assets maps indicate that the property is not serviced by potable water, wastewater or stormwater reticulation. The existing site plan provided by the client indicates that the dwelling is serviced by an existing on-site effluent disposal system and a rainwater harvesting tank. The tank overflow is indicated to be directed via a drainflo line along the property's south-eastern boundary to an open drain on the southern side of Oparihi Road planted in Oioi. GIS topography data indicates that this drain overflows to the marine environment to the north. The provided plans also indicate that driveway runoff is collected via catchpits and directed via drainflo lines to a separate open swale drain planted in Oioi, upstream of the previously mentioned open drain.



Figure 1: Aerial view of the subject site with 1.0m contours (orange) – FNDC GIS Assets Maps.

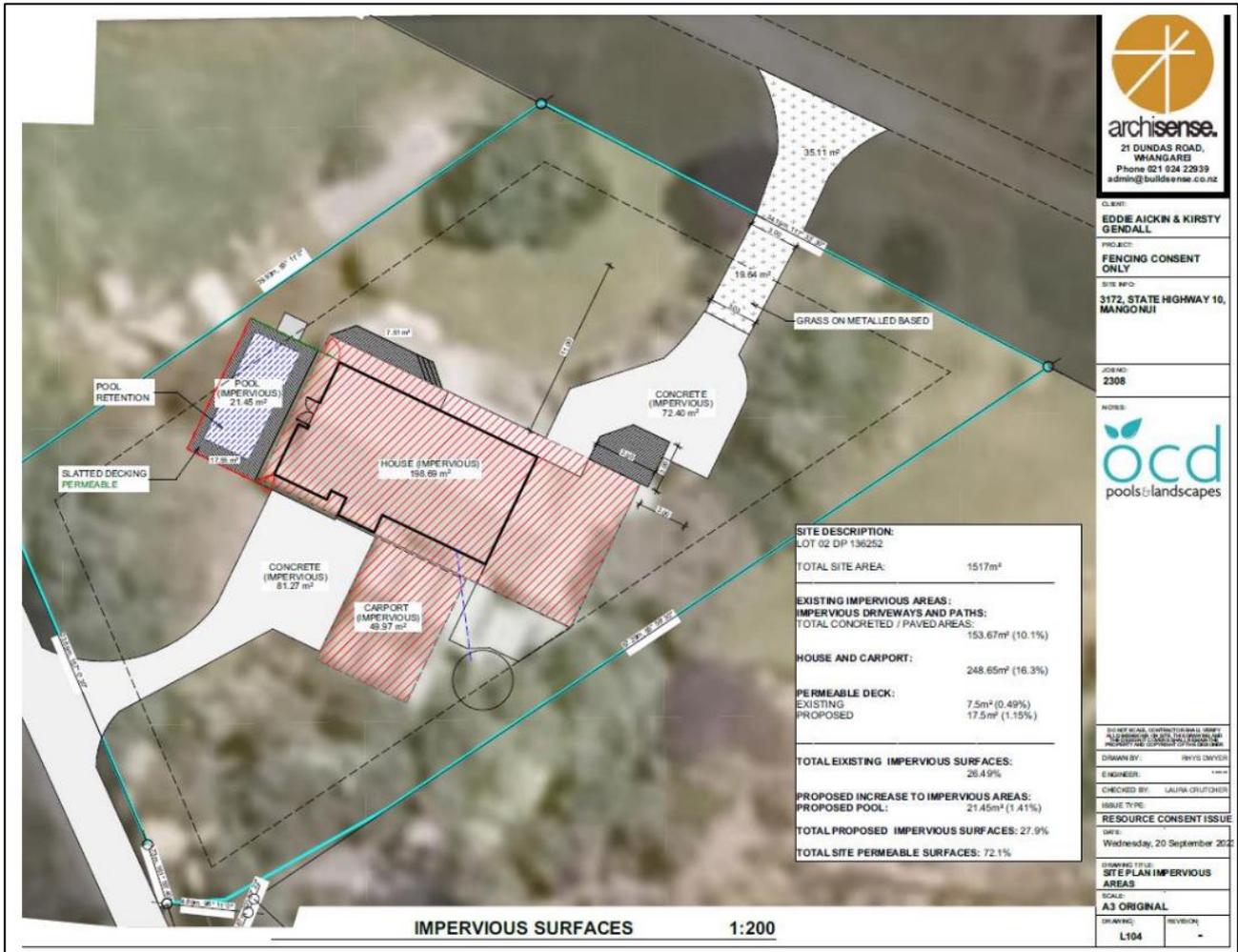


Figure 2: Snip of the proposed site plan provided by the client.



Figure 3: Snip from Google Street View of subject site from Oparihi Road, facing southeast. Markups showing existing drainage elements.

4. DEVELOPMENT PROPOSALS

It is our understanding that a 21.45m² pool and a permeable deck surrounding are to be constructed on the western side of the existing dwelling as depicted in the supplied plans (see Figure 2).

The principal objective of this report is to analyse the existing and proposed stormwater mitigation measures on-site and assess these against the additional considerations required for stormwater management triggered by the activity status of the proposed development in accordance with the FNDC Operative District Plan.

5. ASSESSMENT CRITERIA

Impermeable Areas

The following stormwater mitigation assessment for the proposed development is based on a gross site area of 1,517m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Roof Area	248.65 m²	248.65 m²	0 m²
Dwelling Roof	198.69 m ²	198.69 m ²	
Carport Roof	49.96 m ²	49.96 m ²	
Hardstand	153.67 m²	175.12 m²	21.45 m²
Paved Driveway North	72.40 m ²	72.40 m ²	
Paved Driveway South	81.27 m ²	81.27 m ²	
Proposed Pool	0 m ²	21.45 m ²	
Pervious	1,114.68 m²	1,093.23m²	-21.45 m²

The total amount of impermeable area on site, post-development will be 423.77m² or 27.9% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

The site is zoned Coastal Living. The following rules apply under the FNDC District Plan:

10.7.5.1.6 – **Permitted Activities – Stormwater Management** - *The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.*

10.7.5.3.8 – **Restricted Discretionary Activities – Stormwater Management** - *The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.*

The total proposed impermeable development area exceeds 15% of the site area and does not comply with Restricted Discretionary Activity rules under the FNDC District Plan Cl 10.7.5.3.8. Therefore, the proposals are classified as a Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Cl 11.3 are required. An Assessment of Environmental Effects has been included in Section 7 of this report.

6. STORMWATER MITIGATION ASSESSMENT

Runoff Peak Flow & Volume

The proposed development is offset ~25m from the Mangōnui Harbour marine environment subject to coastal inundation per NRC Natural Hazards maps. Additionally, the floodplain for the River Flood Hazard Zone – Regionwide Models 100-year CC extends through the northern side of the property. No floodplains are indicated by Priority Rivers flood model data in proximity to the site or downstream of the property.

Due to the proposed development's low position in the larger catchment and proximity to the coastal marine environment, we conclude that flood control attenuation measures implemented on-site will have no beneficial effects, and at worst may exacerbate local flooding hazards by modifying the time of downstream peak flow occurrence to more closely coincide with the arrival of peak flows from runoff generated further upstream within the larger catchment.

Therefore, we do not recommend the installation of specific on-site stormwater peak flow attenuation / volume detention storage devices. Runoff generated on-site should be directed to the discharge point via appropriate conveyance elements including but not limited to sealed pipes, channels, and/or diffusion outlets.

The development proposals are not considered to be excessive, and runoff resulting from the proposed impermeable areas is anticipated to have less than minor effects on flooding within the downstream catchment.

The drainage lines from the rainwater tank and driveway catchpits to the respective discharge points have recently been upgraded to 110mmØ drainflo lines. As per the appended calculations, these lines will have more than adequate capacity to convey runoff resulting from these impermeable areas for the 10% AEP storm event accounting for climate change effects. Rainfall data was obtained from HIRDS for the RCP6.0 scenario. A pipe grade of 1% was utilised in the calculations as a conservative approach – the existing lines exceed this grade and will therefore have even higher capacity than that shown in the appended calculations.

Runoff Treatment

Runoff collected from the existing roof and driveway areas is directed to the planted swales north of the property (on the southern side of Oparihi Road) via drainflo pipes, with a series of sediment traps installed on the lines upstream of the discharge point. The sediment traps allow for the settlement of debris, reducing pollutants entering the marine environment.

The information provided to us by the client indicates that introduced vegetation within the property amounts to a coverage of 657m². Plantings reducing runoff volume and pollutants entering downstream watercourse. The roots of plants act as natural sponges, absorbing and storing rainwater. This promotes infiltration and groundwater recharge which significantly reduces runoff volume. Runoff velocity is also reduced by new plantings, thereby enabling a greater capacity for evapotranspiration to occur as runoff passes through the site to the discharge point, further reducing runoff volume. Plantings throughout the site will also reduce the runoff volume resulting from rainfall over permeable areas, reducing overall site impermeability.

The treatment train for runoff generated from the existing dwelling's roof area can be summarised as follows:

1. Filtration via roof gutter filters,
2. Debris settlement in existing rainwater tank,
3. Debris settlement in 2 x sediment traps along drainflo line,
4. Filtration, evapotranspiration and velocity reduction through Oioi-planted open drains,
5. Discharge to marine environment.

The treatment train for runoff generated from the existing paved driveway areas can be summarised as follows:

1. Debris settlement in 2 x sediment traps along drainflo line,
2. Filtration, evapotranspiration and velocity reduction through Oioi-planted swale drain west of vehicle crossing from Oparihi Road,
3. Filtration, evapotranspiration and velocity reduction through Oioi-planted open drains east of vehicle crossing from Oparihi Road,
4. Discharge to marine environment.

The development proposals provided to us indicate that the new pool will be fitted with an overflow allowing for 150mm of retention below the overflow outlet. This will allow for the retention of rainfall within the pool and subsequent evaporation of runoff, reducing the runoff volume directed to the discharge point.

The client has advised that the pool overflow for rainfall exceeding 150mm will utilise an appropriate cleanable filter and be discharged to land in accordance with council guidance, and that pool overflows will not be plumbed to the stormwater management system.

7. DISTRICT PLAN ASSESSMENT

This report has been prepared to demonstrate the likely effects of increased stormwater run-off arising from the proposed development and the means of mitigating run-off to no more than the levels that would result from the permitted threshold under Stormwater Management Rule 10.7.5.1.6.

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

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

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	423.77m ² of impermeable surfaces will be present on-site post-development. Through existing treatment trains, recently introduced plantings and a retention volume for evaporation within the proposed pool the adverse effects of increased stormwater runoff can be remedied to that of the permitted activity threshold.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	A retention volume for evaporation within the proposed pool will reduce the effective site impermeability in the post-development scenario. Overall effective site impermeability has recently been reduced with an extensive range of introduced plantings.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 21.45m ² or 1.4%.
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	Runoff from the existing roof and driveway areas is collected and directed via sealed pipes to planted drains conveying runoff to the marine environment, mitigating the potential for runoff to pass over / saturate the surrounding soils. Ponding is only anticipated to occur within drains as per the intended primary stormwater management layout. Interference with natural water absorption resulting

	from the proposed development will be less than minor.
<i>(e) the physical qualities of the soil type;</i>	GNS Science Maps - Undifferentiated Tangihua Complex basalt in Northland Allochthon.
<i>(f) any adverse effects on the life supporting capacity of the soils;</i>	Runoff from the existing roof and driveway areas is collected and directed via sealed pipes to planted drains conveying runoff to the marine environment, mitigating the potential for contamination of surrounding soils and harm to life.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	Stormwater runoff disposed of via the existing stormwater management system will be treated and conveyed to the marine environment in a controlled manner. No adverse effects on water quality are anticipated as a result of runoff generated from roof and driveway areas.
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The existing driveway areas are necessary for access to the dwelling, and are not considered to be excessive.
<i>(i) the extent to which land scaping and vegetation may reduce adverse effects of runoff;</i>	The recently introduced plantings on-site (657m ² coverage on-site, 812m ² coverage including planted drains north of the site) will mitigate the effects of stormwater runoff via filtration, evapotranspiration and velocity reduction. Refer to Section 6 of this report for further details.
<i>(j) any recognised standards promulgated by industry groups;</i>	N/A.
<i>(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.</i>	It is our opinion that the existing and proposed stormwater management system elements as described in Section 6 of this report will be adequate to mitigate the effects of stormwater runoff across the site to levels equivalent to Permitted Activity levels under the District Plan rule 10.7.5.1.6 via the extensive provision of runoff treatment.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	As per the attached calculations, the existing drainflo lines conveying runoff from the impermeable areas on-site to their respective discharge points will have more than adequate capacity for the 10% AEP storm accounting for climate change effects.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	N/A

8. CONCLUSION

As outlined above, additional consideration has been given to items (a) to (m) of Section 11.3 of the FNDC Operative District Plan.

It is our opinion that the effects of increased runoff resulting from the proposed pool on the receiving environment will be less than minor, and the existing treatment train for runoff generated from the existing impermeable areas as described in Section 6 of this report will be adequate to mitigate the effects of stormwater runoff across the site to levels equivalent to Permitted Activity levels under the District Plan rule 10.7.5.1.6.

9. NOTES

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

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

10. LIMITATIONS

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

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

All drainage described herein and shown in the appended Site Plan is indicative only, and is based on markups provided to us by the client.

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

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

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

Wilton Joubert Ltd.

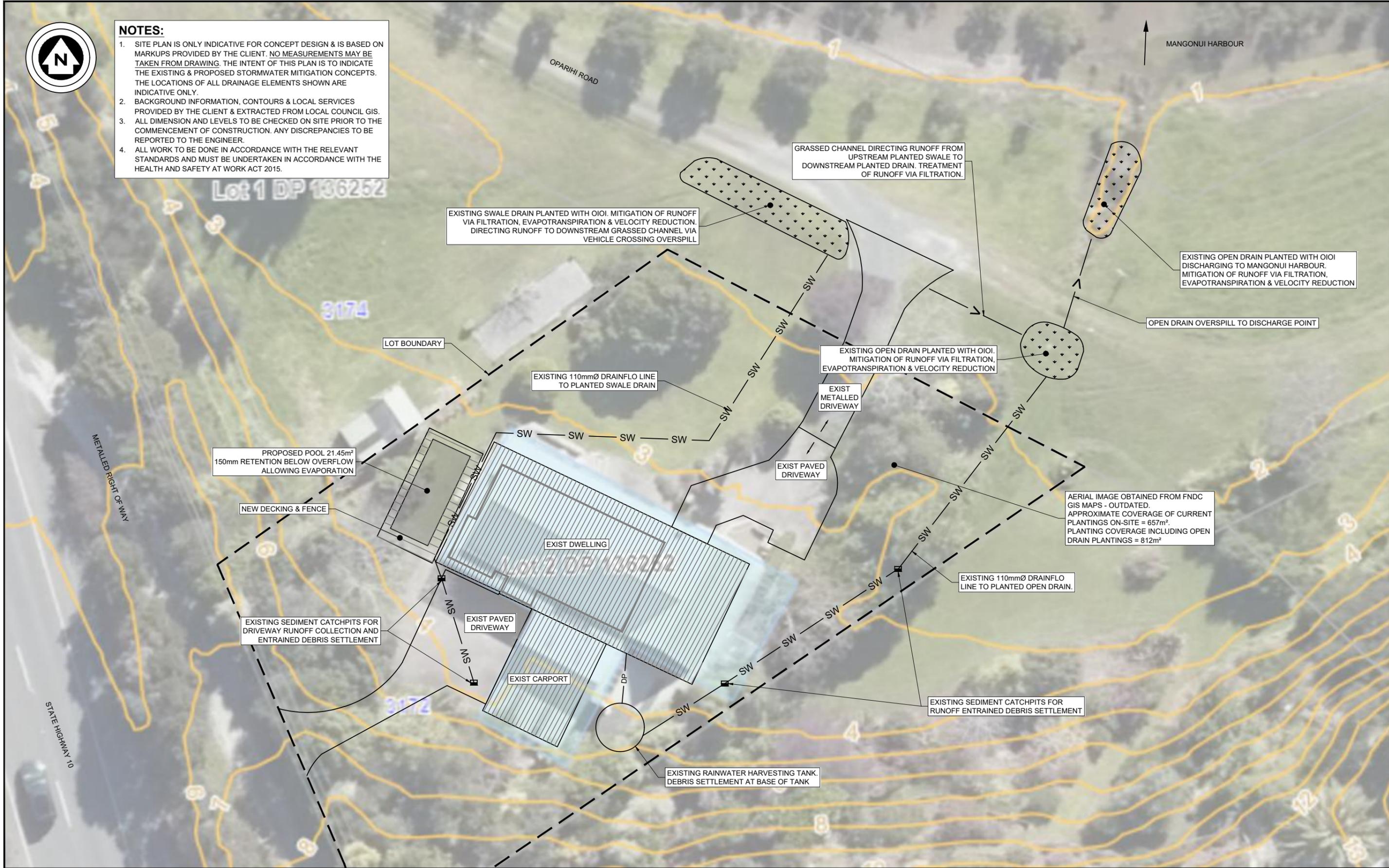


Patrick McSweeney
BE(Hons)



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN & IS BASED ON MARKUPS PROVIDED BY THE CLIENT. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING. THE INTENT OF THIS PLAN IS TO INDICATE THE EXISTING & PROPOSED STORMWATER MITIGATION CONCEPTS. THE LOCATIONS OF ALL DRAINAGE ELEMENTS SHOWN ARE INDICATIVE ONLY.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.



WILTON JOUBERT
Consulting Engineers

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Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	OCT '23	PM	STORMWATER MITIGATION REPORT
B	OCT '23	PM	STORMWATER MITIGATION REPORT

DESIGNED BY:	
DRAWN BY:	PM
CHECKED BY:	BGS
SURVEYED BY:	OTHER

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

FOR INFORMATION

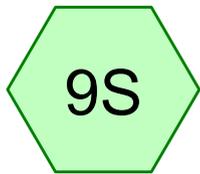
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
STORMWATER MITIGATION REPORT

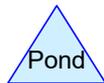
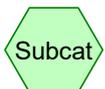
PROJECT TITLE:
**LOT 2 DP 136252
3172 STATE HIGHWAY 10
MANGONUI**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:250	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 129750-C200	ISSUE: B
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Existing Roof Areas via
Rainwater Tank

110mmØ Drainflo



Summary for Subcatchment 9S: Existing Roof Areas via Rainwater Tank

Runoff = 6.20 L/s @ 0.17 hrs, Volume= 3.8 m³, Depth= 15 mm

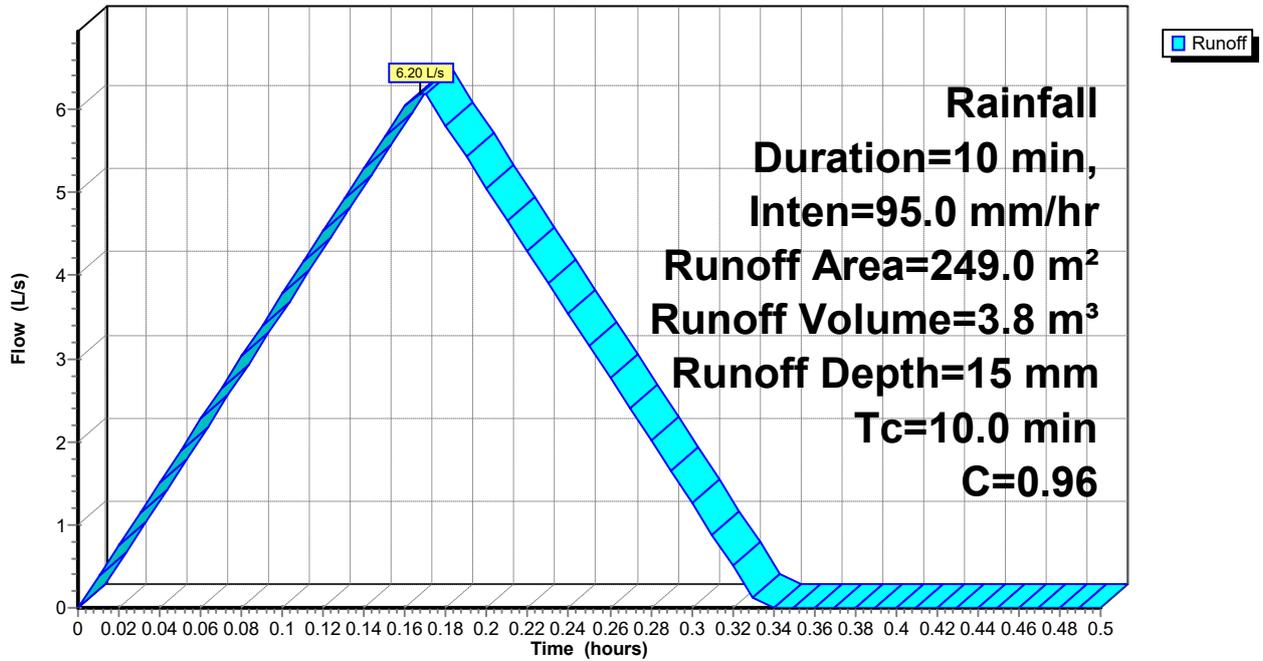
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-0.50 hrs, dt= 0.01 hrs
 Rainfall Duration=10 min, Inten=95.0 mm/hr

Area (m ²)	C	Description
249.0	0.96	Impermeable Roof Area
249.0		100.00% Impervious Area

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

Subcatchment 9S: Existing Roof Areas via Rainwater Tank

Hydrograph



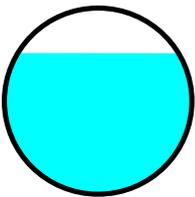
Summary for Reach 24R: 110mmØ Drainflo

Inflow Area = 249.0 m², 100.00% Impervious, Inflow Depth = 15 mm
 Inflow = 6.20 L/s @ 0.17 hrs, Volume= 3.8 m³
 Outflow = 6.10 L/s @ 0.17 hrs, Volume= 3.8 m³, Atten= 2%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-0.50 hrs, dt= 0.01 hrs
 Max. Velocity= 0.80 m/s, Min. Travel Time= 0.2 min
 Avg. Velocity = 0.63 m/s, Avg. Travel Time= 0.3 min

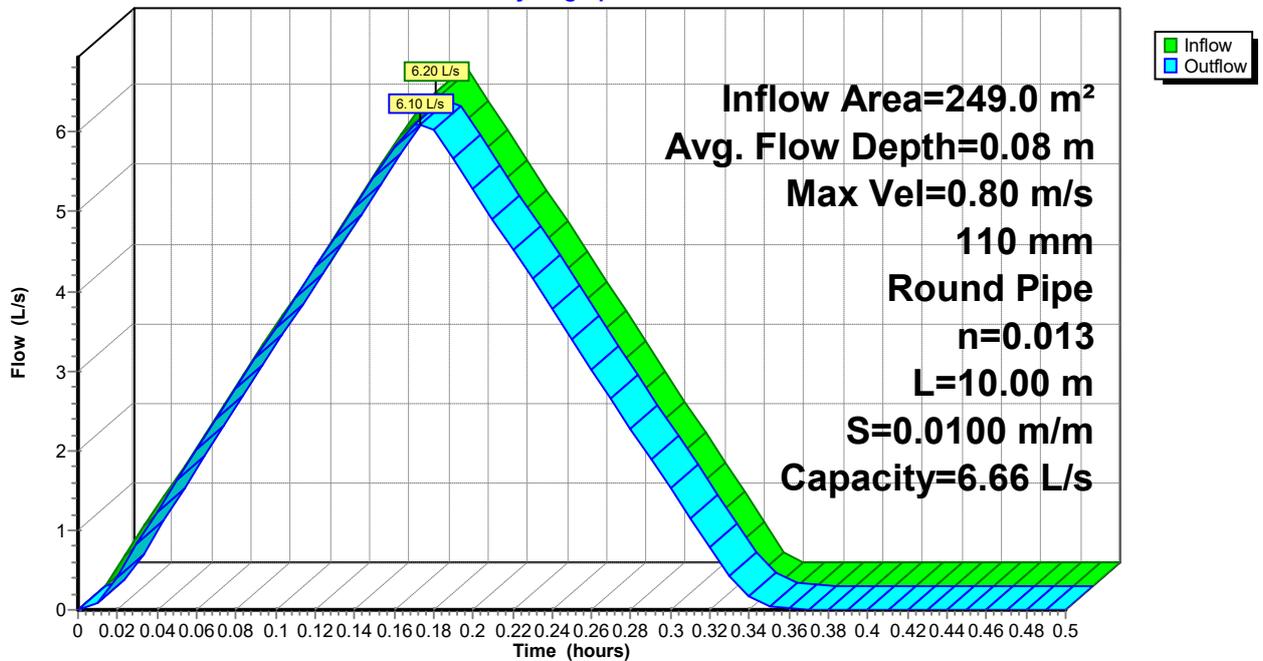
Peak Storage= 0.1 m³ @ 0.17 hrs
 Average Depth at Peak Storage= 0.08 m
 Bank-Full Depth= 0.11 m Flow Area= 0.01 m², Capacity= 6.66 L/s

110 mm Round Pipe
 n= 0.013 Concrete pipe, bends & connections
 Length= 10.00 m Slope= 0.0100 m/m
 Inlet Invert= 1.000 m, Outlet Invert= 0.900 m



Reach 24R: 110mmØ Drainflo

Hydrograph



Appendix D – Form 4 Letter (EBC-2024-98/0)

Property ID: 3309363

4 August 2023

Edward Dennes Aickin and Benjamin Guy Wood and Robert Alan Francis
C/- Aickin Family Trust
PO Box 2
Kaitaia 0441

Dear Sir / Madam,

Building consent number: EBC-2024-98/0
Property ID: 3309363
Address: 3172 State Highway 10, Mangonui 0494
Description: Swimming pool fence only (pool under 35,000L)

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Coastal Living** under the District Plan and Resource Consent is required for breach of the following:

Rule:	10.7.5.1.6 STORMWATER MANAGEMENT
Reason:	The existing buildings and other existing impermeable surfaces on this site, plus the proposed pool (which is defined as an impermeable surface in the Operative District Plan) exceed the permitted 10% threshold for this site.

Rule:	10.7.5.1.7 SETBACK FROM BOUNDARIES
Reason:	A section of the Pool fencing is demonstrated as being within 3m of a boundary.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Lysigna Mare
PIM Officer
Delivery and Operations



Property ID: 3309363

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2024-98/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Position:

Trent Blakeman
Manager - Building Services

On behalf of:

Far North District Council (Building Consent Authority)

Date:

4 August 2023