

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

If yes, who have you spoken with? _____

2. Type of Consent being applied for

☒ Change of conditions (s.127)

3. Consultation:

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

4. Applicant Details:

Name/s:

Henry & Hannah Leventis

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Paul Spooner - Spooner Architectural Solutions

Email:

Phone number:

Postal address:

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

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

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:

See Applicant

**Property Address/
Location:**

Postcode

7. Application Site Details

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

Name/s:

**Site Address/
Location:**

80A Pa Road Kerikeri

Postcode

0230

Legal Description:

Lot 1 DP 168091

Val Number:

Certificate of title:

NA102B/170

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

7. Application Site Details (continued)

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.

The property is a construction site. Report to site manager Hamish Crooks upon entering.

8. Detailed description of the proposal:

This application relates to the following resource consent: 2250429 - RMALUC

Specific conditions to which this application relates:

To be in accordance with stamped approved drawings

Describe the proposed changes:

Change stamped approved drawings to show proposed increase in impermeable and building coverage.

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 EBC-2025-933 Consent here (if known)

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

☐ National Environmental Standard consent Consent here (if known)

☐ Other (please specify) Specify 'other' here

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application ☒ Yes

12. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☐ Yes ☒ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☒ No

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 in full) Henry & Hannah Leventis

Email:

Phone number:

Postal address:

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

Fees Information:

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

Declaration concerning Payment of Fees:

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

Name: (please write in full)

HENRY LEVENTIS

Signature: (signature of bill payer)

Date 19/11/25

MANDATORY

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

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 write in full)

HENRY LEVENTIS

Signature:

[Redacted Signature]

Date

17/11/25

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)
- ☐ Details of your consultation with Iwi and hapū
- ☒ 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

**APPLICATION TO CHANGE CONDITION (S.127) OF
RESOURCE CONSENT 2250429-RMALUC
FOR PROPOSED ADDITIONS TO EXISTING HOUSE & SWIMMING POOL
AT 80A PA ROAD KERIKERI.**

ASSESSMENT OF ENVIRONMENTAL EFFECTS REPORT

REVISION: A
DATE: 19 November 2025

APPLICANT & PROPERTY DETAILS

SITE ADDRESS:	80a Pa Road, Kerikeri.
APPLICANTS NAME:	Henry Leventis & Hannah Leventis
ADDRESS FOR SERVICE:	Paul Spooner Spooner Architectural Services Ltd. PO Box 10 Kerikeri 0245
LEGAL DESCRIPTION:	LOT 1 DP 168091
SITE AREA:	4,003 square metres
OPERATIVE DISTRICT PLAN:	Far North District Council District Plan
ZONE:	Rural Living
DESIGNATION / LIMITATIONS:	Kerikeri Basin Heritage Visual Buffer

Proposal

The owners are applying to change the conditions of an existing resource consent for this property.

The proposed changes are described as follows:

Increase proposed building coverage an impermeable area for a new carport addition, deck addition and accessory buildings.

ASPECTS REQUIRING REASSESSMENT:

- Stormwater Management
- Building Coverage
- Alterations and/or new buildings within the Kerikeri Basin Heritage Visual Buffer

STATUS OF APPLICATION:	Discretionary Activity in terms of Stormwater Management Restricted Discretionary Activity in terms of Building Coverage and Visual Buffer.
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NOTIFICATION STATUS:	The applicant requests the application be non-notified.
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Compliance

The proposal presents an increase in Building Coverage from the previously approved 13.4% of site area to a proposed 14.1% and an increase in impermeable area from the previously approved 26.2% to a proposed 29.4%.

The proposal presents no new infringement of standards about:

- Residential Intensity
- Scale of Activities
- Building Height
- Sunlight
- Setback from boundaries
- Screening from neighbours for non-residential activities (no activities proposed)
- Traffic Intensity
- Keeping of Animals
- Noise (no excess expected from residential activity)
- Helicopter Landing Area (none proposed)
- Excavation / Filling
- NRC Water & Soil Plan

Land Disturbance is not required to carry out the proposed changes apart from individual shallow foundation pads required for the accessory buildings and deck.

12.5A.6.3.3 Alterations and/or new buildings within the Kerikeri Basin Heritage Precinct Visual Buffer:

Alterations and/or new buildings within the Kerikeri Basin Heritage Precinct Visual Buffer are a restricted discretionary activity.

Proposed District Plan

The site is subject to those parts of the Proposed Far North District Plan that have legal effect at time of writing.

The site is zoned within a Rural Residential area with Heritage area overlay (Kerikeri Heritage Area Part B).

Relevant to this site are EW-R12 & EW-R13 for earthworks.

No bulk earthworks are required and it is the applicants intent to provide any necessary erosion & sediment control measures.

In terms of Heritage, the proposal complies with the Permitted standard HA-R2 whereby the altered building is not a scheduled heritage resource and the colour scheme of the alterations is to match the existing building.

Assessment of Environmental Effects

Effects on the environment arising from this proposal are assessed in accordance with the criteria outlined in Far North District Plan as follows:

Stormwater management:

The applicant has engaged Haigh Workman Engineers to prepare a report covering assessment of stormwater management and wastewater management for the site, which is included with this application. The report allows for potentially more impermeable area than is being applied for, however it is the applicants proposal to confirm with the recommendations of the report as if the greater area were being applied.

11.3 Stormwater Management Assessment Criteria are addressed as follows:

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

- (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;*

Assessment: The site is located adjacent the Kerikeri Inlet so the increase in impermeable surfaces will have negligible effect on the overall catchment impermeability.

- (b) the extent to which Low Impact Design principles have been used to reduce site impermeability;*

Assessment: The development already has tanks to capture roof water for domestic supply, this will provide a some retention. All runoff including the tank overflow will be discharged into the roadside swale drain.

- (c) any cumulative effects on total catchment impermeability;*

Assessment: The site is located adjacent the Kerikeri Inlet so there will be no cumulative effects on total catchment impermeability.

- (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;*

Assessment: Drainage patterns or absorption properties of the soil will not be altered by the new development.

(e) the physical qualities of the soil type;

Assessment: The underlaying soil are described as well to moderately well drained Kerikeri friable clay and Kerikeri friable clay with large boulders.

(f) 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;

Assessment: There will be a small increase in impermeable surfaces due to development but no adverse effects on the life supporting capacity of soils in the remaining undeveloped parts of the site.

(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;

Assessment: The location of the wastewater disposal dripper lines is known. Stormwater runoff will be discharged well away from the disposal field.

(h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;

Assessment: Impermeable surfaces are required for the proposed development.

(i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

Assessment: The stormwater system has been designed using runoff coefficients based on grass cover for undeveloped areas of the site with some of these areas being covered in plantings and landscaping resulting in lower runoff.

(j) Any recognised standards promulgated by industry groups.

Assessment: Stormwater design is to recognised engineering standards.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

Assessment: Stormwater runoff is able to exceed that expected by the permitted activity due the sites location adjacent to the Kerikeri Inlet, meaning there are no downstream properties that are affected.

(l) The extent to which the proposal has considered and provided for climate change.

Assessment: We have adopted HIRDS V4 historical rainfall estimates, not climate adjusted, as per Council Engineering Standards Table 4.1

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

Assessment: Stormwater ponds are not proposed as they are not required for this site.

Building Coverage:

Effects on the environment are assessed following the guidelines listed under Far North District Plan clause 8.7.5.3.4 as follows:

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

Assessment: More than adequate areas remain for landscaping on site. Existing landscape features such as mature plantings are retained with the only areas displaced by building additions being concrete paved area and a small portion of lawn.

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

Assessment: The proposal is consistent with the character and scale of existing buildings in the surrounding environment. The proposed carport addition has been designed as a continuation of an existing lower roofline. The proposed ancillary buildings are low profile structures that will not dominate and will not be visible in the streetscape.

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

Assessment: The proposed additions are low profile structures in the context of the existing overall house that will not dominate, will not be visible in the streetscape and are very small in proportion to the existing built environment.

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

Assessment: Private open spaces remain for future uses.

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

Assessment: Cumulative visual effects of the overall resultant development are compatible with the existing surrounding built environment. New structures are compatible with the existing mature landscaping within the site and are located away from yard setback lines and well below the maximum height allowable.

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

Assessment: The siting and setbacks are compliant with District Plan rules and are similar to the existing built environment. Visual dominance is avoided.

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

Assessment: It is submitted that the proposed building coverage does not present adverse effects. Existing high quality mature landscaping and areas of lawn remain in this proposal which themselves provide visual mitigation.

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

Assessment: The proposal presents either no effect or less than minor effects on privacy, outlook and enjoyment of private open spaces on adjacent sites as the spaces subject to this application do not overlook private open spaces on adjacent sites and are set back from boundaries.

Kerikeri Basin Heritage Precinct Visual Buffer:

The Council will restrict the exercise of its discretion to:

- (a) the form of the building and colour of all exterior surfaces, so as to ensure the appropriate use of colour and to avoid visual dominance in relation to the Kerikeri Mission Station buildings (the Stone Store and Kerikeri Mission House) and Kororipo Pa; and
- (b) the location of the buildings in respect of the Kerikeri Mission Station, Kororipo Pa and other archaeological sites.

Effects on the environment are assessed in accordance with the criteria outlined in Far North District Plan Section 12.5A.7 (where relevant) as follows:

- (a) *the extent to which any work adversely affects the existing character of the various Heritage Precincts as a whole;*

Assessment: It is submitted that the proposal does not present adverse effects for the following reasons:

- New or altered structures are low in profile and well below the height of the existing house
- New or altered structures are below the height of existing vegetation behind or beside the existing house such that when viewed from the Heritage Precinct the structures will not break the skyline, nor present any new dominance.
- Natural and non-reflective materials have been specified. The colour of all exterior materials is to match the adjacent or adjoining overall building.
- The proposed new or altered structures are very small in scale relative to the existing house and are more or less wholly located within the mass of the existing house when viewed from the Heritage Precinct.

(b) the extent to which any proposed work uses similar materials and is of similar design to the existing building or buildings on the same site;

Assessment: Similar materials and design have been applied to that present on the existing house.

(c) the extent to which any demolition or removal of a major building on a site adversely affects the existing streetscape or destroys a building of historical or architectural significance;

Assessment: Not applicable.

(d) the extent to which landscaping is appropriate to the character of the buildings on site;

Assessment: New landscaping does not form part of this proposal. Existing landscaping is cohesive with the existing and proposed built environment.

(e) the extent to which work or an activity adversely affects or destroys any archaeological site;

Assessment: The site is not located within the Heritage Precinct. The site contains no known archaeological site. The area of land disturbance required for the works is an area that has been previously highly modified during construction of the house and subsequent landscaping. On the basis of these observations it is submitted that in this instance it is appropriate to apply accidental discovery protocols as a condition of consent and that no prior investigation is required.

(f) effects on landforms, including effects on stone walls and archaeological sites;

Assessment: Not applicable.

(g) in the case of The Strand Heritage Precinct, the extent to which Heritage colours are used for all external surfaces;

Assessment: Not applicable.

(h) in the case The Strand Heritage Precinct, the effects of any use or development on pedestrian access to and along The Strand;

Assessment: Not applicable.

- (i) *in the case of the Kerikeri Basin Heritage Precinct, the extent to which the planting of trees affects the heritage values of sites, either visually or because of disturbance of archaeological sites.*

Assessment: Not applicable. The site is not located in the Precinct and planting of trees is not proposed.

Assessment against Objectives and Policies.

It is submitted that the Objectives and Policies are upheld by this application as the proposal is compatible for the following reasons:

- The proposal is consistent and compatible with the existing built environment
- The proposal presents no change in density
- Sufficient land is retained for outdoor activities and self-sufficiency in services
- The scale of the works will be compatible with the surrounding built environment and is not beyond that which would be expected of a single residential unit
- Privacy, outlook and sunlight amenity of adjacent sites is unchanged
- The proposal presents less than minor changes to the existing overall character and context within the visual buffer area.

Assessment against Part 2 of the Resource Management Act

The minor infringements presented in this application are assessed against Part 2 of the Act. It is assessed that the life supporting capacity of air, water, soil and ecosystems are unaffected as the proposal presents no new impacts upon these elements, given in relation to water, soil and ecosystems the proposal does not breach NES regulations.

VARIANCE SOUGHT TO EXISTING CONSENT

Condition 1 of the existing approved resource consent is to be revised to read

The activity shall be carried out in general accordance with the approved plans prepared by Spooner Architectural Solutions referenced RC01, - RC12 dated 19-11-25 and attached to this consent with the Council's "Approved Stamp" affixed to them.

Conditions 2 – 5 are to remain unchanged and remain fully relevant to the activity.

Prepared by:



Paul Spooner.
Spooner Architectural Services Ltd.

Enclosed:

- Drawings numbered RC01 – RC12
- Haigh Workman Stormwater report – Revision B
- Certificate of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA102B/170**
Land Registration District **North Auckland**
Date Issued 19 February 1996

Prior References
NA672/287

Estate Fee Simple
Area 4003 square metres more or less
Legal Description Lot 1 Deposited Plan 168091
Registered Owners
Henry Christodoulos Leventis and Hannah Sonia Leventis

Interests

Appurtenant hereto is a right of way and electricity, telephone & water supply rights specified in Easement Certificate C956170.4 - 19.2.1996 at 2.42 pm

Subject to a right of way and to electricity, telephone & water supply rights over part marked B on DP 168091 specified in Easement Certificate C956170.4 - 19.2.1996 at 2.42 pm

Land Covenant in Transfer 5903188.1 - 18.2.2004 at 9:00 am

Fencing Covenant in Transfer 5903188.1 - 18.2.2004 at 9:00 am



Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument
Section 90, Land Transfer Act 1952



T 5903188.1 Transfer
Cpy - 01/01, Pgs - 006, 18/02/04, 07:08
DocID: 311283719

Land registration district

NORTH AUCKLAND

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

NZ102B/170

All

Transferor

Surname(s) must be underlined or in CAPITALS.

HAMPTON HOLDINGS LIMITED

Transferee

Surname(s) must be underlined or in CAPITALS.

Jonathon David HISCOCK and Vanessa McKenzie HISCOCK

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created •
State if fencing covenant imposed.

Fee simple and the transferor shall be bound by a fencing covenant as defined in section 2 of the Fencing Act 1978 in favour of the transferor (continued on pages 1 to 4 annexure schedules)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

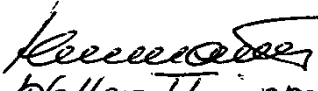
Dated this

12

day of

February 2004

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).


Walter Thiermann
Thiermann
Jutta Thiermann
executed by Hampton Holdings Ltd
by its director(s)

Signature [common seal] of
Transferor

Signed in my presence by the Transferor

Signature of witness

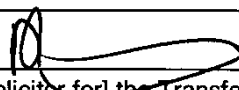
Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Transferee

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

dated

page

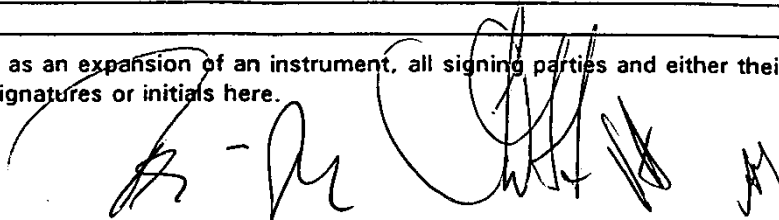
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SCHEDULE RESTRICTIVE STIPULATIONS

1. Residential Use: No building other than a single residential dwelling for private use shall be erected on the Land. The Transferee acknowledges this excludes multiple units, townhouses or any other such development PROVIDED THAT Lot 2 shall be entitled to provide provision for caretaker accommodation with the residential building.
2. Time to build: The Transferor agrees to comply with the building time limits imposed in the agreement for sale and purchase.
3. Approval of Plans: No improvements shall be commenced on the subject land unless and until plans and specifications including schedules of exterior finishes have been first approved in writing by the Transferor the Transferors decision on design approval shall be final. It is advisable to confirm house construction and style with Transferor before purchase of land.
4. Floor Area: No main building shall have a floor area of less than 250 square metres, including any attached double garage (excluding any balconies, decks or terraces).
5. Decking and house base must be screened with suitable materials which fit in the surrounding, so that area no openings underneath decking or house are visible from any site including the park area.
6. Building Materials: No main Building or any attached or detached garage or any other improvement shall be erected or permitted to be erected on the land of external materials other than concrete block plastered and textured with coating materials or other materials as may be approved by the Transferor. It is accepted that the decision on what is suitable, shall be made by the Transferor.
7. Roof Materials: The roof can only be constructed from color steel, clay, terracotta or concrete tiles (such tiles to be uniform in colour and finish) and cedar shingles provided that any building on Lot 6 shall not use colour steel. The color of the roof must be approved by the Seller prior to construction commencing.
8. Minimum house setback: House construction, garages or carports including decks and all other construction including pools shall not be constructed any closer than 3 metres to any property boundary. The set back from the boundary of Lot 7 (the common park area) must be 13 metres, or such distance approved by the Transferor. All Lots agree to consent to any Resource Consent application to allow the limits approved by the Transferor to apply.
9. Painting. Any improvement or building, which will normally require painting, must be painted immediately after completion, the color must be approved by the Transferor, as part of the approval of plans.
10. Previously Erected Buildings: No improvements previously erected or existing on or attached to other land shall be shifted, erected or placed upon the land.
11. No second Hand Materials: No sub/standard or second hand building materials shall be used in the construction of any improvements on the land.
12. Outbuilding: No outbuildings shall be erected on the Land except after or concurrently with and as part of the erection of main building and must be approved by the Transferor in the terms of this covenant.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

dated

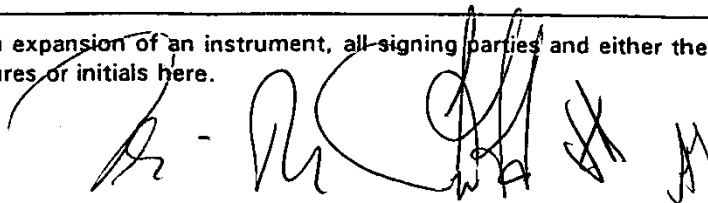
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13. Temporary Structures: There shall not at any time be erected or placed or suffered to be or remain on the Land any temporary improvements or anything of a like nature except sheds workshops used for the purpose of the building of permanent improvements upon the land.
14. Water tanks: Water tanks need to be built underground or screened. Such construction will need the approval of the Transferor, in the terms of this covenant.
15. Incomplete Buildings: No improvement in the course of construction upon the Land shall be left for longer than three months without substantial work being carried out and total construction time for construction of a main building and garage shall not exceed 18 months;
16. Occupation: The land shall not be used for residential purposes until the construction of the main building has been completed.
17. Gate / Entrance area:
 - (a) The entrance to the property together with the letterbox will be erected by the Transferor. The entrance and letterbox shall not be changed and if it requires replacement or repair as a result of damage or destruction, will only be replaced or repaired with identical construction and colour unless approved by Transferor.
 - (b) The gate entrance to each Lot shall be restricted to the existing entrance.
 - (c) All gates to be kept closed unless in use for transit. Provided that the owners of Lots 1 and 2 may reach agreement to have the gate open during daylight hours.
 - (d) Lots 1 and 2 shall share a gate.
 - (e) Lots 3, 4 and 8 or any part thereof shall share a gate.
 - (f) The entrances to the properties shall be restricted to existing gateways.
 - (g) The Transferees will share in the costs of maintenance and repairs in relation to the gateway and electronics on the right of way and that the transferees will have the right to connect to the existing equipment at the Transferee's own cost. The transferees shall maintain the gateway in its original condition.
18. Animals. With the exception of house pets as defined in this covenant, no animal or poultry or other livestock shall be kept or maintained on the land.
19. Dogs and Cats:
 - (a) The land owner is permitted to keep one dog only to following conditions:
 - (i) The land must be securely fenced with an appropriate dog proof fence prior to acquiring the dog.
 - (ii) No dog is allowed to roam or enter the "Fern Lake Park" area, known as Lot 7.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

dated

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pages

(iii) The dog owner must ensure that no unnecessary noise molestation is caused by the dog.

(b) To protect and minimize damage to bird life in the "Fern Lake Park" (Lot 7) area and adjoining properties, the landowner will not have more than one Cat and each cat shall at all times wear a veterinary approved bird warning device (i.e collar and bell).

(c) No mustelids are to be kept on the property.

20. Caravans: No caravan, mobile home, motor home, tent or accommodation vehicle of any sort shall be used on or about the land for permanent residential purposes whether with or without the existence of a main building upon the Land.

21. Retaining walls: To maintain the common theme in the "Fern Lake Park" all retaining walls are not to be higher than one metre and to be constructed out of material similar to those utilised in Lot 7, being natural rock.

22. Fencing:

To keep the nature and uniqueness of the development and park area of "Fern Lake Park", the Transferor encourages future Land owners to avoid fencing. In the event fences are required they must be constructed of steel fence panels in between steel columns painted to fit the natural ambience of the park. All fences including colour are to be approved in writing by the Transferor before construction commences.

(a) Fences to boundary of the Pa Road site are already closed in with a Farm fence. It is conditional that land owners keep the fencing to the Pa Road boundary in good order. The landowner may replace the existing farm fence at his own expense with steel fence panels in between steel posts 1.8 metres in height as defined in this provision.

(b) In the event a fence needs to be built along the boundary adjoining the "Fern Lake Park" area Lot 7, it may be built up to 1.2 meter in height above natural ground level and must have a set back from 5 metres from the boundary of Lot 7.

(c) All other fences shall be no higher than 1.8 metres.

23. Rubbish disposal: No rubbish shall be allowed to accumulate or be placed upon the land.

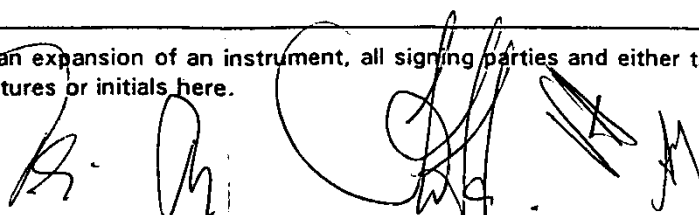
24. Clotheslines: Clotheslines shall not be visible from either the street or the park area.

25. Caravans, Trailers, Boats: Any caravan, Trailer or Boat on the Land (if not housed in a garage or outbuilding) shall be stored or parked so that it is not visible from the "Fern Lake Park" area or from the Kerikeri River.

26. All motor vehicles must be currently registered and warranted unless housed in a garage and outbuilding including all vehicle parts.

27. Maintenance: Any vacant allotment must be maintained in the general appearance of the park.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

dated

page

of

pages

28. Lawn mowing: Lawn mowing must not be done on Sunday, public holidays and on working days between 7pm and 7am the next day.
29. Burning of rubbish: Strictly no household rubbish is to be burnt. Garden rubbish may be burnt but not on Sundays, public holidays and working days, between 4pm and 7am the next day. Open fires need to comply with the regulations of the Far North District Council or any other statutory authority.
30. Noxious weeds: The land owner shall keep the land free from noxious weeds as listed by the Department of Conservation, Far North District Council or any other statutory authority.
31. Irrigation water: No land owner shall take water out of the ponds or from the spring in the Park area (Lot 7) without a written permission from the owner of that Park area. The Transferor shall have the sole right to pond and spring water and to convey this water over Lot 7.
32. Signs and Hoardings: No advertisement or any signs shall be erected on the property unless approved by the Seller.
33. Re-subdivision: The land shall not be re-subdivided in any form, this shall include the granting of any rights that could be deemed to be a subdivision.
34. Commercial Use Prohibited: No business or industry or commercial undertaking of any kind shall be conducted on the land without the written consent of the Transferor.
35. Noise Levels. It is agreed that the noise levels admitted at the boundary of the property shall not exceed 45db. The landowner agrees to avoid any unnecessary noise molestation.
36. Alterations to Development Rules: The Transferor may vary or not enforce the provisions of this covenant at any time in respect of any other Land and in that event the Transferee shall have no claim whatsoever against the Transferor.
37. Storm water Drains and Culverts: The landowner must maintain existing storm water drains and culverts. If for any reason the landowner needs to divert the storm water flow, it must be diverted in a way that no damage on adjoining land is caused.
38. For the purposes of this covenant the Transferor shall mean WALTER THIERMANN and JUTTA THIERMANN or Hampton Holdings Limited.

executed by the transferee
in the presence of:

ANNE LOUISE TICEHURST
LEGAL EXECUTIVE
KERIKERI

(J D HISCOCK)

(J M HISCOCK)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

C956170.4 EC

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

~~Law~~ HAMPTON HOLDINGS LIMITED at Paihia

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **Auckland** on the day of 1996 under No. **168091** are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 168091

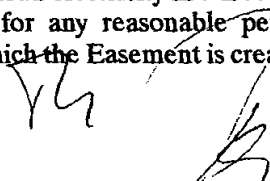
Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way Electricity Telephone Water Supply	B	LOT 1 hereon	LOT 2 hereon	102B/170 102B/171
	C	LOT 2 hereon	LOT 1 hereon	102B/171 102B/170

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers: **See attached**

RIGHTS AND POWERS

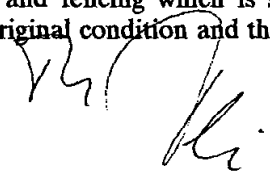
That in respect of the Telecommunications and Electricity Easements referred to in the Schedule hereto, the rights and powers applicable thereto are:

- (a) The full free uninterrupted and unrestricted right liberty and privilege for the occupier and registered proprietor for the time being of the dominant tenement from time to time and at all times to take convey and lead electrical current or any other mode of transmitting telecommunications in a free and unimpeded flow (except where the flow is halted for any reasonable period necessary for essential repairs) for the purposes of telecommunications across the land over which the Easement is created and to lay and maintain cables for such purpose.
 - (b) The full free uninterrupted and unrestricted right liberty and privilege for the occupier and registered proprietor for the time being of the dominant tenement from time to time and at all times to take convey and lead electricity in a free and unimpeded flow (except where the flow is halted for any reasonable period necessary for essential repairs) across the land over which the Easement is created and to lay and maintain cables for such purpose.
- 

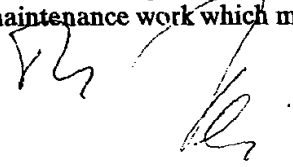
TERMS CONDITIONS COVENANTS OR RESTRICTIONS IN RESPECT OF ABOVE EASEMENTS:

That in respect of the Electricity and Telecommunications Easements (hereinafter called "the Easements") referred to in the Schedule hereto the terms conditions covenants or restrictions applicable thereto are as follows:-

- (a) All cables placed within or such poles and cable erected upon the servient tenements shall be maintained and as required repaired to a good and serviceable condition by the registered proprietors for the time being of the dominant tenements.
- (b) All the costs and expenses of and incidental to the repairing and maintaining of the Easements herein specified shall be borne by the registered proprietor for the time being of the dominant tenements.
- (c) Any person wishing to carry out any work whatsoever on the Easements herein specified shall first give to the registered proprietor of the servient tenement thereof notice of such intention and of the nature and expense of the said work at least fourteen (14) days prior to any such work being commenced and shall obtain the prior consent in writing of the registered proprietor of the servient tenement provided that such consent shall not be unreasonably nor arbitrarily withheld.
- (d) Any person carrying out any work whatsoever on the Easements herein specified shall take all reasonable and proper action and care to interfere as little as possible with the comfort and convenience of the occupier or occupiers for the time being of the dominant and servient tenements and shall carry out such work or cause the same to be carried out with the utmost expedition and in a prudent manner and in particular shall during the course of such work:
 - (i) Shore up or cause to be shored up in a proper safe and workmanlike manner any part of the dominant or servient tenement affected thereby.
 - (ii) Take all reasonable and proper steps to preserve the said tenements and all parts thereof and all property and goods thereon from damage.
- (e) Subject to the other terms and conditions covenants and restrictions contained in these presents any person carrying out any work as aforesaid shall have the right to enter and to bring machinery and workmen on to any part of the dominant or servient tenement as shall be necessary for the purposes of carrying out maintenance on the Easements referred to herein and shall have the right to remove all soil roading paving metalling fencing and all other things as shall be reasonably necessary to give unimpeded access to the said Easement PROVIDED HOWEVER that such soil roading paving metalling and fencing which is so removed shall be restored as nearly as possible to its original condition and that



any other damage done by reason of the said maintenance is repaired and that as little disturbance as possible is caused to the surface of the land and to the enjoyment of the said tenements by the registered proprietors or occupiers.

- (f) Where the maintenance work which is required to be carried out in terms of these presents involves the total or partial replacement of any cables this work shall be deemed to be maintenance work which may be carried out in accordance with these presents.
- 

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:
See attached

Dated this 15th day of February 19 96

Signed by the above-named
HAMPTON HOLDINGS LIMITED

J. Thiermann / director

in the presence of

Witness

Occupation

Address

W. [Signature] Director

REGISTERED IN DUPLICATE

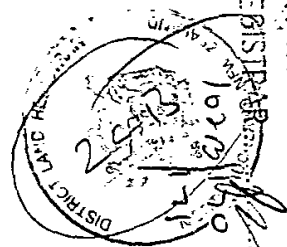
EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the
Land Transfer Act*

Solicitor for the registered proprietor

EC2 \$25
\$5



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

242 18 FEB 96 C 956170 14 (4)

LAW NORTH PARTNERS
SOLICITORS
KERIKERI



DECISION ON LAND USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant:	Henry Christodoulos Leventis and Hannah Sonia Leventis
Council Reference:	2250429-RMALUC
Property Address:	80A Pa Road, Kerikeri 0230
Legal Description:	LOT 1 DP 168091

The activities to which this decision relates are listed below:

External additions to the existing dwelling and two ancillary buildings breaching Stormwater Management, Building Coverage and Alterations and/or new buildings within the Kerikeri Basin Heritage Precinct Visual Buffer in Rural Living as Discretionary activity

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in general accordance with the approved plans prepared by Spooner Architectural Solutions referenced RC01, - RC12 dated 22-05-25 and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. Upon completion of the proposed extension, the consent holder shall provide written confirmation from a Licensed Cadastral Surveyor that the effluent disposal field within the site is located within the appropriate boundaries and that the wastewater reserve is setback 3m from any building. Evidence should be sent to Planning Support Planning.Support@fndc.govt.nz for approval in writing by Council's Resource Consent Engineer or delegated officer.
3. Prior to occupation of the proposed extension the consent holder shall install a stormwater retention tank with an attenuated outflow to limit run-off from the site to 80% of the pre-development levels as assessed in the Stormwater Management Report prepared by Haigh Workmann dated May 2025. Installation is to be undertaken by a suitably qualified person to the satisfaction of the Council's Resource Consent Engineer or delegated representative.
4. Upon completion of the extension, as-built information is to be submitted to Council and shall include details of new stormwater tank and all pipe sizes and connections.

Evidence should be sent to Councils Resource Consent Engineer or delegated representative for approval. (Planning.Support@fndc.govt.nz).

5. The cladding, roofing and windows of the extension shall be finished in materials that match the existing dwellings exterior colours and materials or be as specified in the approved plans under Condition 1. The buildings are to be finished in accordance with this prior to occupation of the extension and shall be adhered to for the duration of this consent unless otherwise agreed to in writing by the Resource Consent Monitoring Officer or duly delegated officer (rcmonitoring@fndc.govt.nz).

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) The consent is given effect to; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

2. If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances

exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in Chapter 8 and 12 are of particular relevance.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - Increased impermeable surfaces are assessed as having a negligible effect on overall catchment impermeability due to the site's proximity to the Kerikeri Inlet, ensuring no cumulative effects or increased flooding on downstream properties. A proposed detention tank will reduce runoff to below existing consented levels.
 - Proposed additions are designed as low-profile structures, consistent with existing buildings, and will not dominate or be visible from the streetscape. The exterior will be finished with colours and materials that match the existing.
 - Existing mature landscaping is in place and not proposed to be removed, and the dwelling's limited visibility from the road, coupled with the extension being on an already modified gravel area, minimises visual obstruction or dominance to Kerikeri Mission Station, Kororipo Pā, and other archaeological sites.
 - In terms of effects on iwi and wider cultural effects, the site's existing residential use and similar size to surrounding properties, built adjoining the existing dwelling on an already modified gravel area, with matching exterior colours and a lower profile, will not cause visual obstruction or dominance to Kerikeri Mission Station or Kororipo Pā. Ngati Rehia has provided a letter of support for the proposal.
 - There are no known archaeological sites on the property, and accidental discovery is considered unlikely due to the modified nature of the area and minimal earthworks required. Should a discovery occur, standard protocols for iwi and Heritage New Zealand Pouhere Taonga (HNZPT) consultation will be followed, including Police consultation if koiwi are found.
 - Any adverse effects on adjacent persons, will be less than minor.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

The activity is consistent with these documents for the reasons set out in the Assessment of Environmental Effects submitted with the application. In particular

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan because

The proposal has been assessed against the relevant objectives and policies of the Operative Far North District Plan. It is considered that the proposal is consistent and compatible with the existing built environment. The proposal presents no change in density, and sufficient land is retained for landscaped area. The proposed extension being lower than the existing dwelling it will not cause adverse effects in terms of visual dominance and will not cause visual obstruction or dominance to Kerikeri Mission Station or Kororipo Pā . Furthermore, the scale of the works will be compatible with the surrounding built environment, and privacy, outlook, and sunlight amenity of adjacent sites remain unchanged.

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan because the proposed alterations maintain the integrity and protect the heritage values of the Kerikeri Heritage area overlay. Specifically, the new or altered structures are low in profile, their exterior colours will match the existing building, and they are located to avoid visual dominance or obstruction of the Kerikeri Mission Station buildings and Kororipo Pā. This approach controls the scale, form, and colour of the development , and its location, thereby maintaining visual connection to Kororipo Pā, the Stone Store, and Kemp House.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

7. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Nikki Callinan, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Nicola Cowley

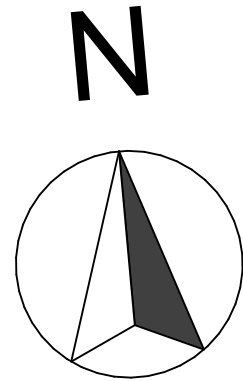
Date: 25/06/2025

Principal Planner

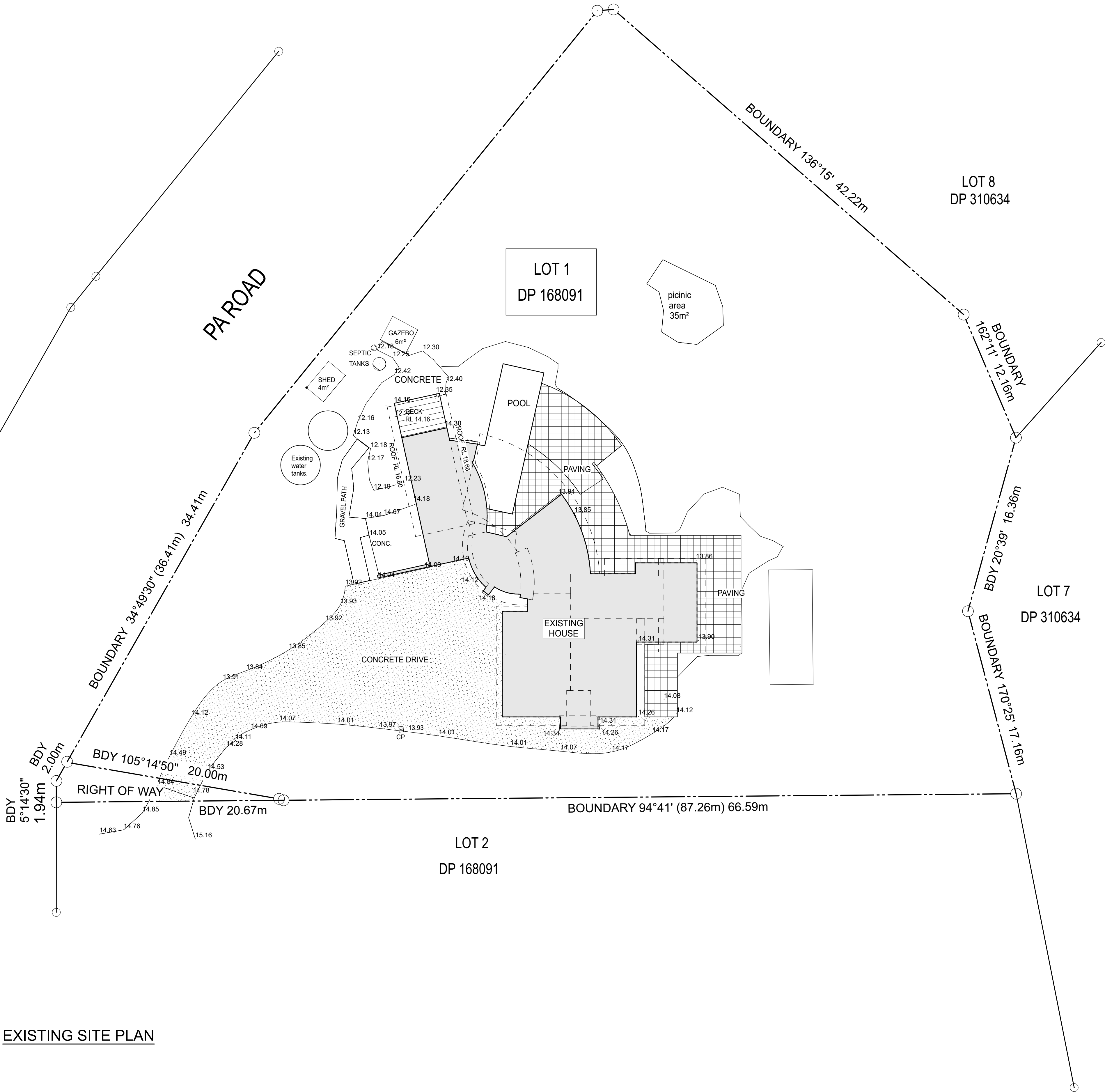
Do not scale from drawings.
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All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code, NZS 3604 and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



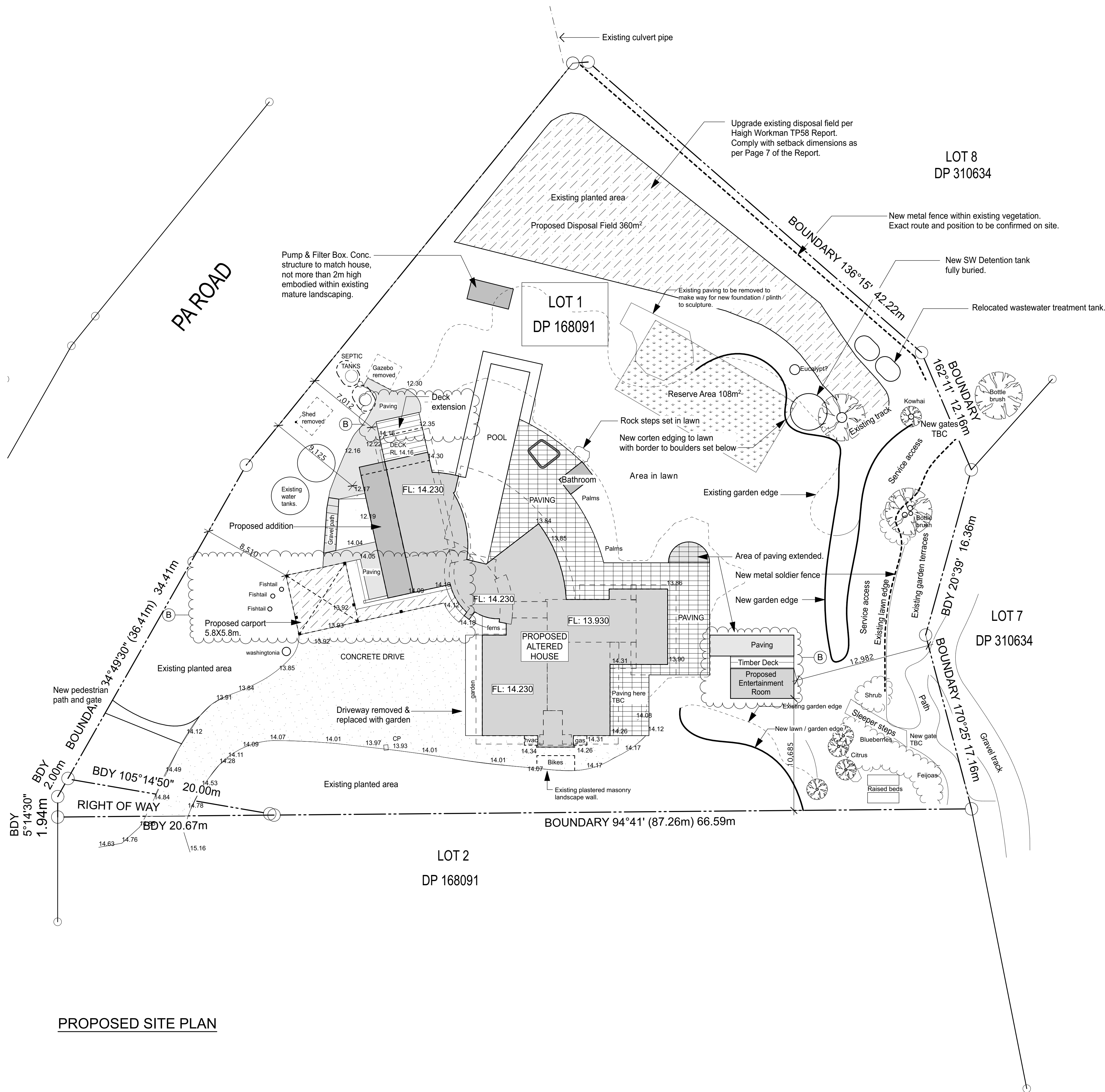
LOCALITY PLAN



EXISTING SITE PLAN

A	RESOURCE CONSENT	22-05-25
REVISIONS		
DRAWING		
EXISTING SITE PLAN		
JOB		
80A PA ROAD KERIKERI		

SCALE	SHEET No.
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LEGAL DESCRIPTION:

80a Pa Road, Kerikeri

Lot 1 DP 168091

Identifier: NA102B/170

Area: 0.4003 ha.

ZONE:

Residential - Rural Living Zone

Kerikeri Visual Buffer

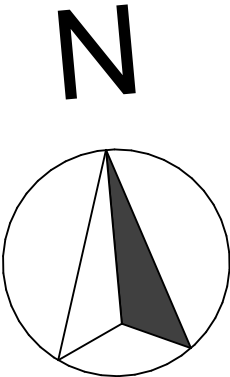
IMPERMEABLE AREA CALCULATIONS	
Site Area = 4,003 sqm. 12.5% maximum impermeable allowable as Permitted Activity. 4,003 x 0.125 = 500.375 sqm maximum.	
EXISTING IMPERMEABLE COVERAGE:	
Existing Roof (including accessory buildings)	450 m ²
Existing driveway	344 m ²
Existing paved area	210 m ²
Existing pool (beyond roof)	53 m ²
Existing Total:	1057 m ²
PROPOSED IMPERMEABLE COVERAGE:	
Altered Roof area (including accessory buildings)	511 m ²
Altered Driveway	354 m ²
Altered Paved area	240 m ²
Altered Pool	66 m ²
Proposed Deck Extension	7 m ²
Proposed Total:	1,178 m ²

BUILDING COVERAGE CALCULATIONS	
Site Area = 4,003 sqm. 10% maximum building coverage allowable as Permitted Activity. 4,003 x 0.10 = 400.3 sqm maximum.	
EXISTING BUILDING COVERAGE:	
Existing House (including eaves > 600mm)	381 m ²
Existing Ancillary Buildings	12.5 m ²
Existing Pool	52.7 m ²
Existing Total:	446.2 m ²
PROPOSED BUILDING COVERAGE:	
Altered House (including eaves > 600mm)	420 m ²
Proposed Ancillary Buildings	37 m ²
Altered Pool	66 m ²
Proposed Patio > 1m above ground	43 m ²
Proposed Total:	566 m ²

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WIND ZONE: HIGH
EXPOSURE ZONE: D



B NEW CARPORT & ENTRY WALKWAY
NEW ENTERTAINMENT ROOM
MASTER BEDROOM DECK EXTENSION
REVISE COVERAGE CALCS

14-11-25

A RESOURCE CONSENT

22-05-25

REVISIONS

DRAWING

PROPOSED SITE PLAN

JOB

80A PA ROAD
KERIKERI

PO Box 10 KERIKERI 0245
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

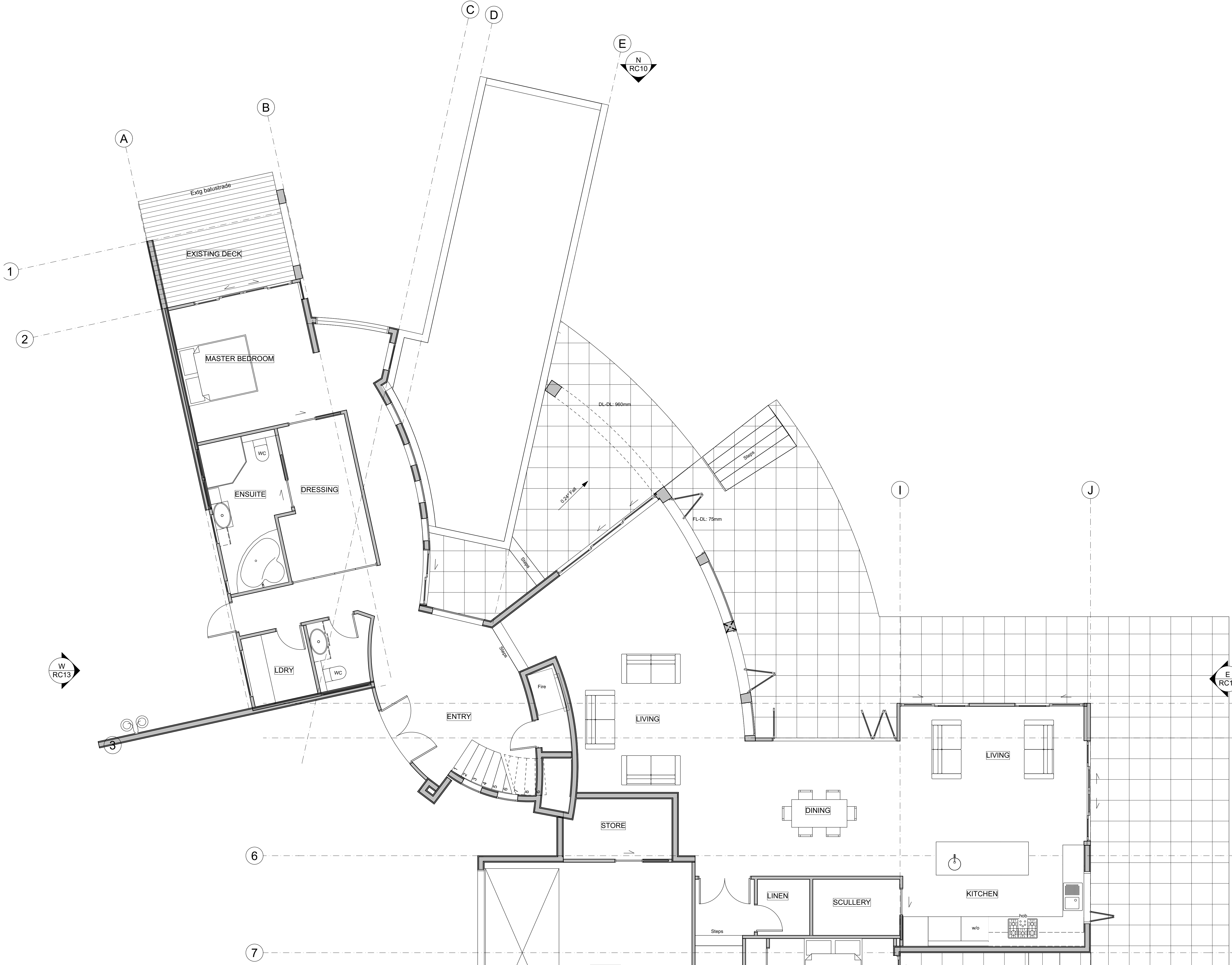
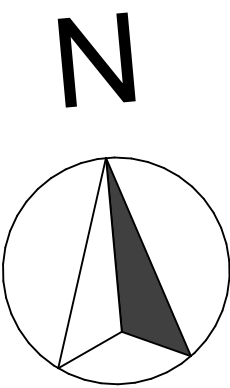
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WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING GROUND FLOOR PLAN

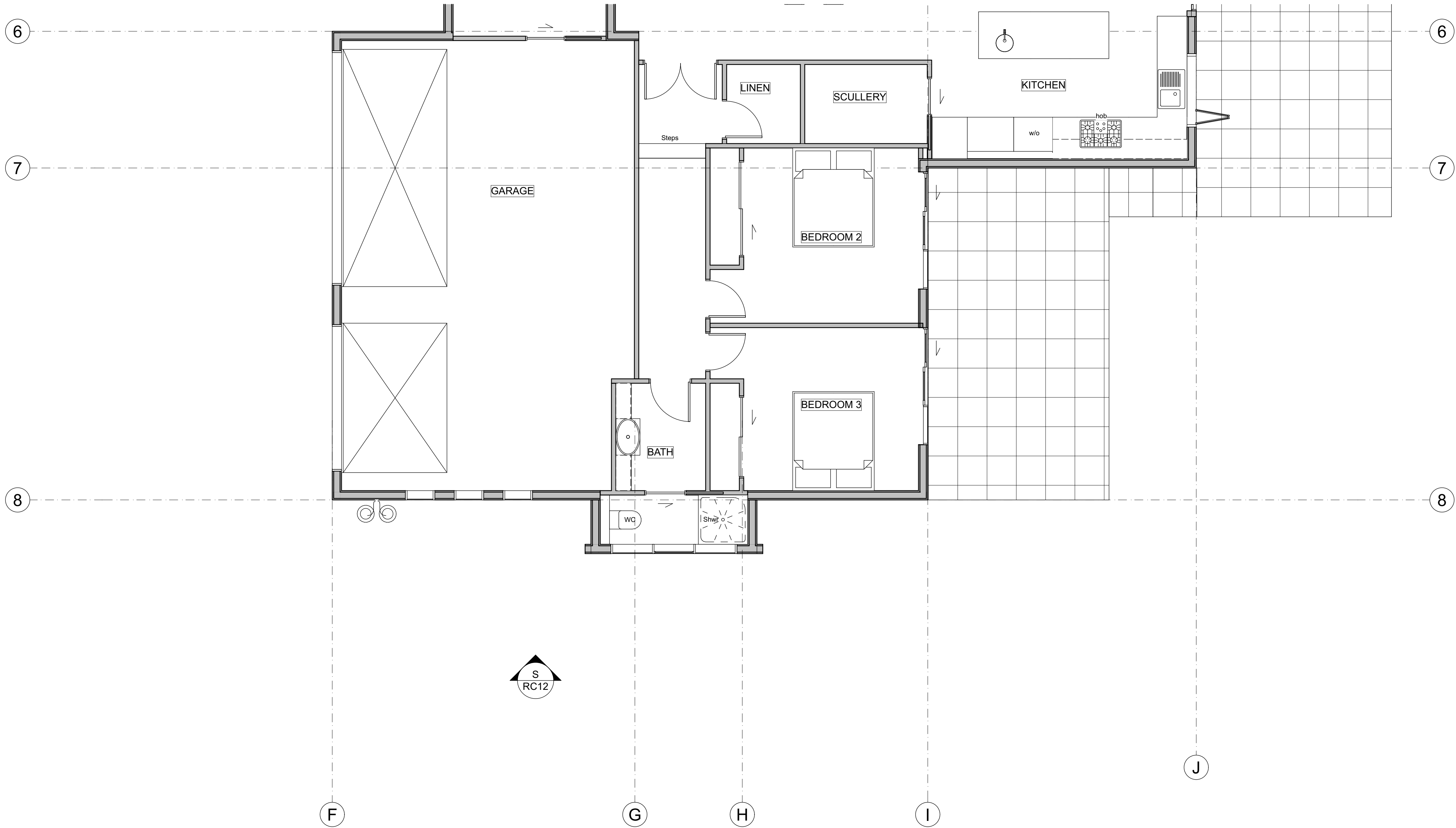
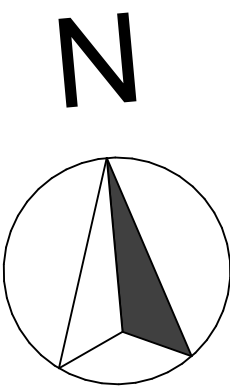
A RESOURCE CONSENT 22-05-25	
REVISIONS	
4	DRAWING
5	EXISTING GROUND FLOOR PLAN
JOB	
80A PA ROAD KERIKERI	


Spoooner
architectural solutions

PO Box 10 KERIKERI 0245
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

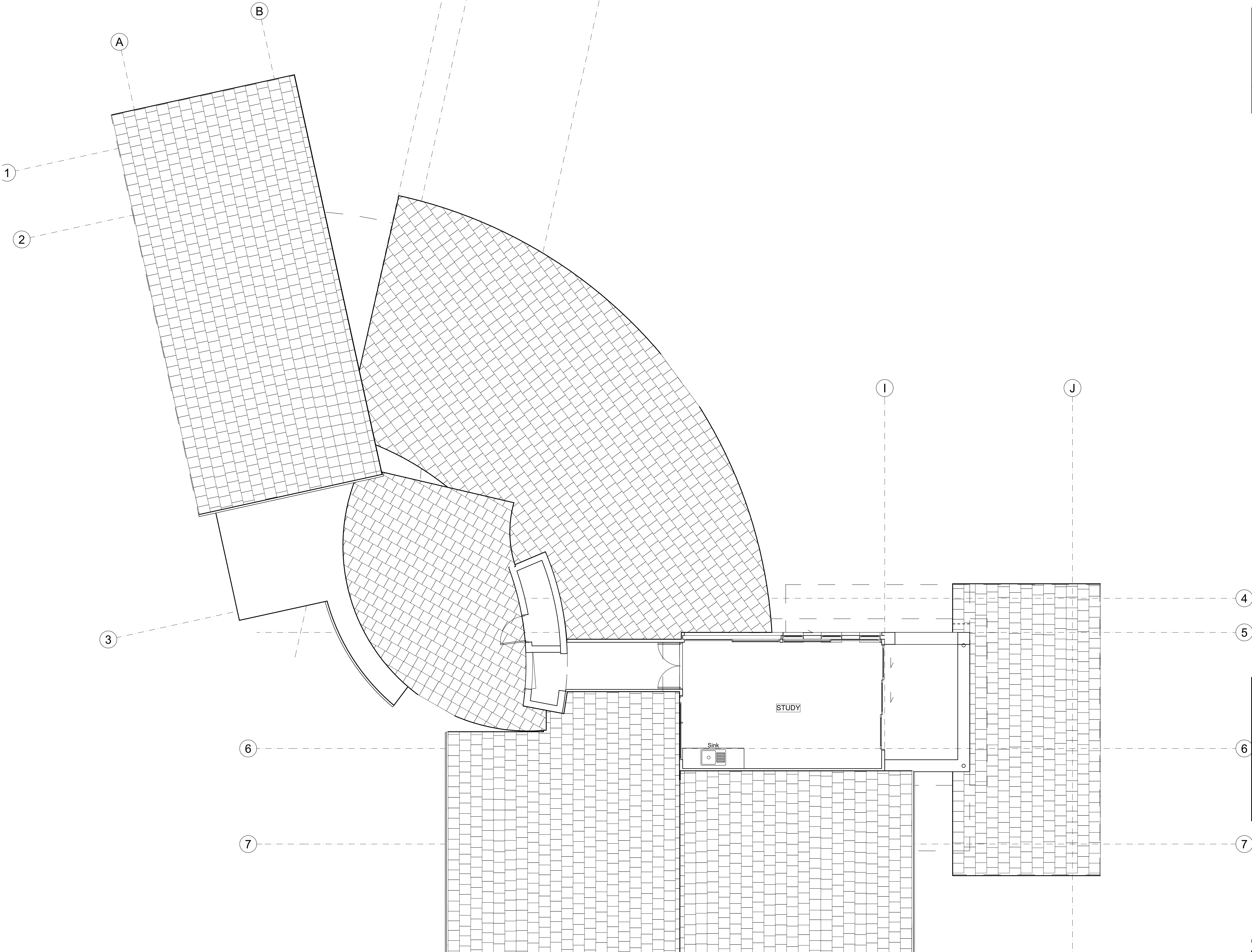
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EXISTING GROUND FLOOR PLAN

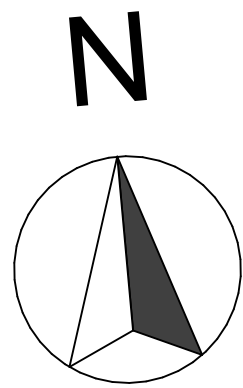
A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
EXISTING GROUND FLOOR PLAN	
JOB	
80A PA ROAD KERIKERI	



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WIND ZONE: HIGH
EXPOSURE ZONE: D



A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
EXISTING UPPER FLOOR PLAN	
JOB	
80A PA ROAD KERIKERI	


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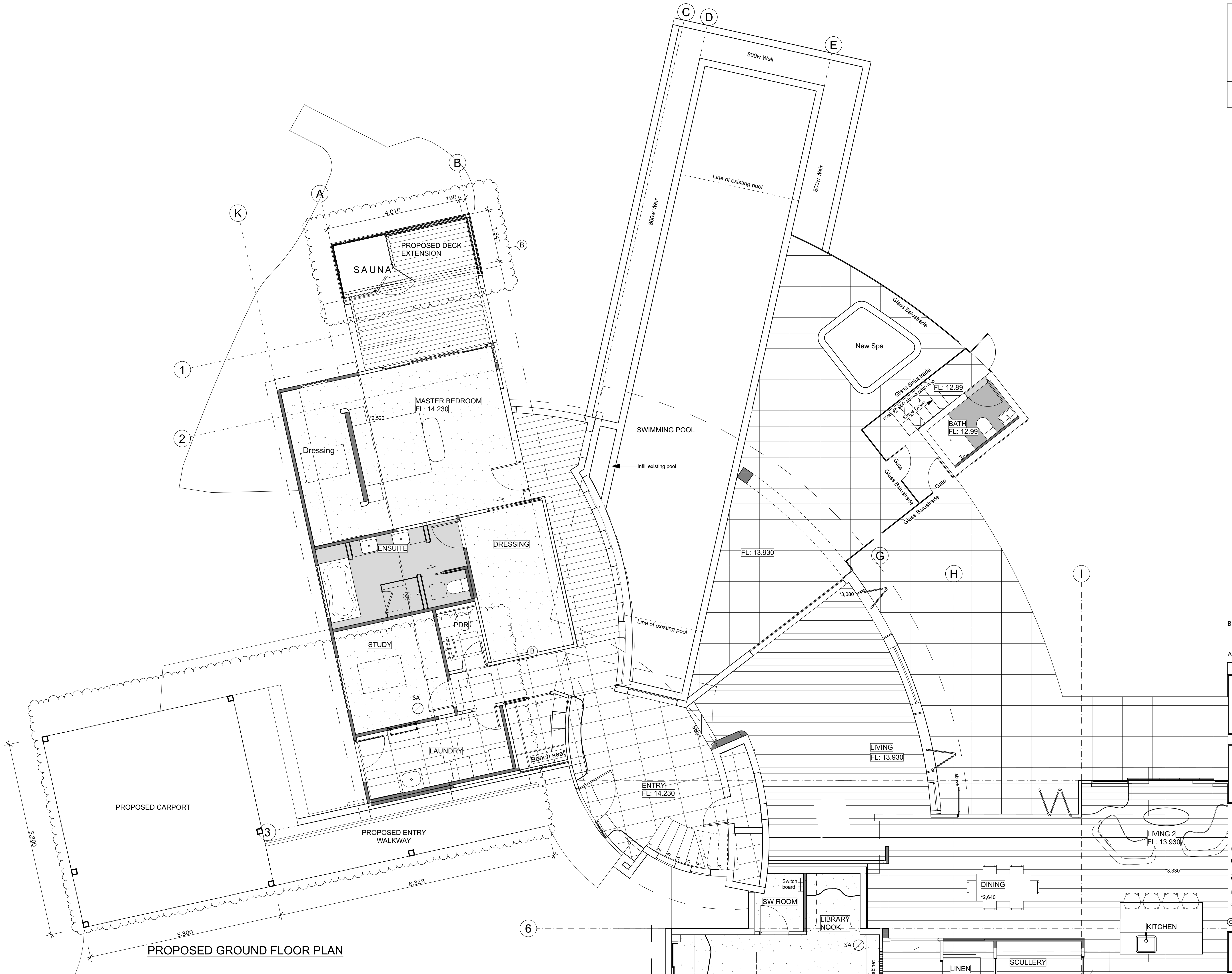
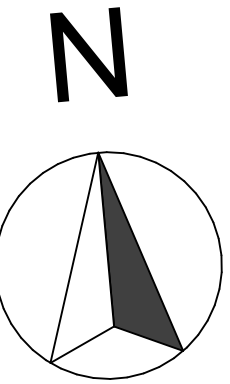
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All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code, NZS 3604 and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



B NEW CARPORT & ENTRY WALKWAY
MASTER BEDROOM DECK EXTENSION
14-11-25

A RESOURCE CONSENT
22-05-25

REVISIONS
DRAWING
PROPOSED GROUND
FLOOR PLAN

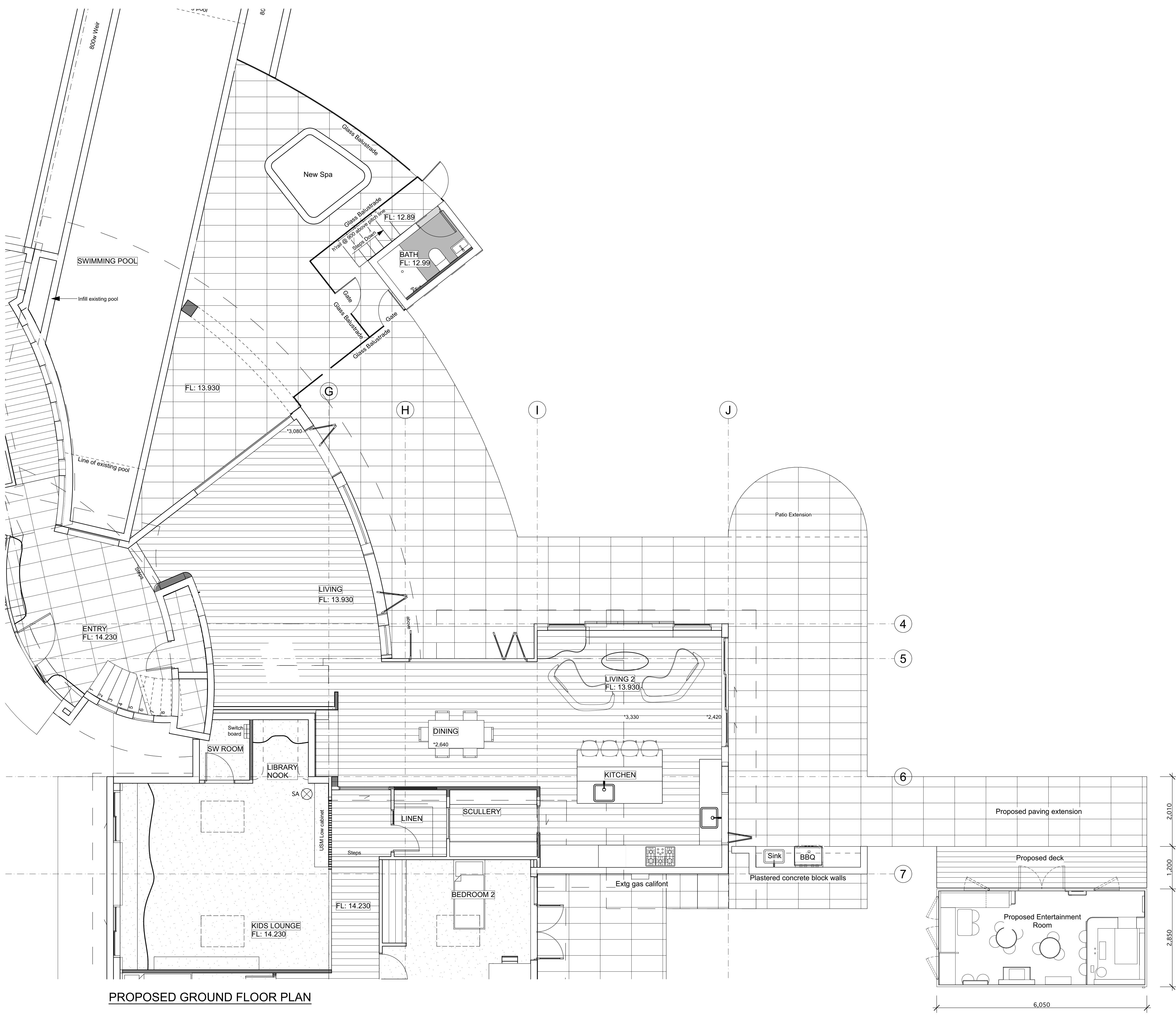
JOB
80A PA ROAD
KERIKERI


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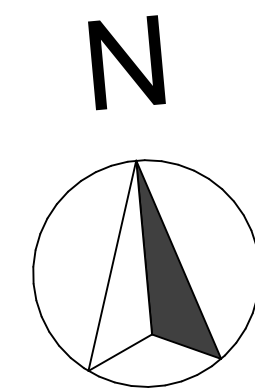


PROPOSED GROUND FLOOR PLAN

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WIND ZONE: HIGH
EXPOSURE ZONE: D



B NEW SHEET
NEW ENTERTAINMENT ROOM
MASTER BEDROOM DECK EXTENSION
14-11-25

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22-05-25

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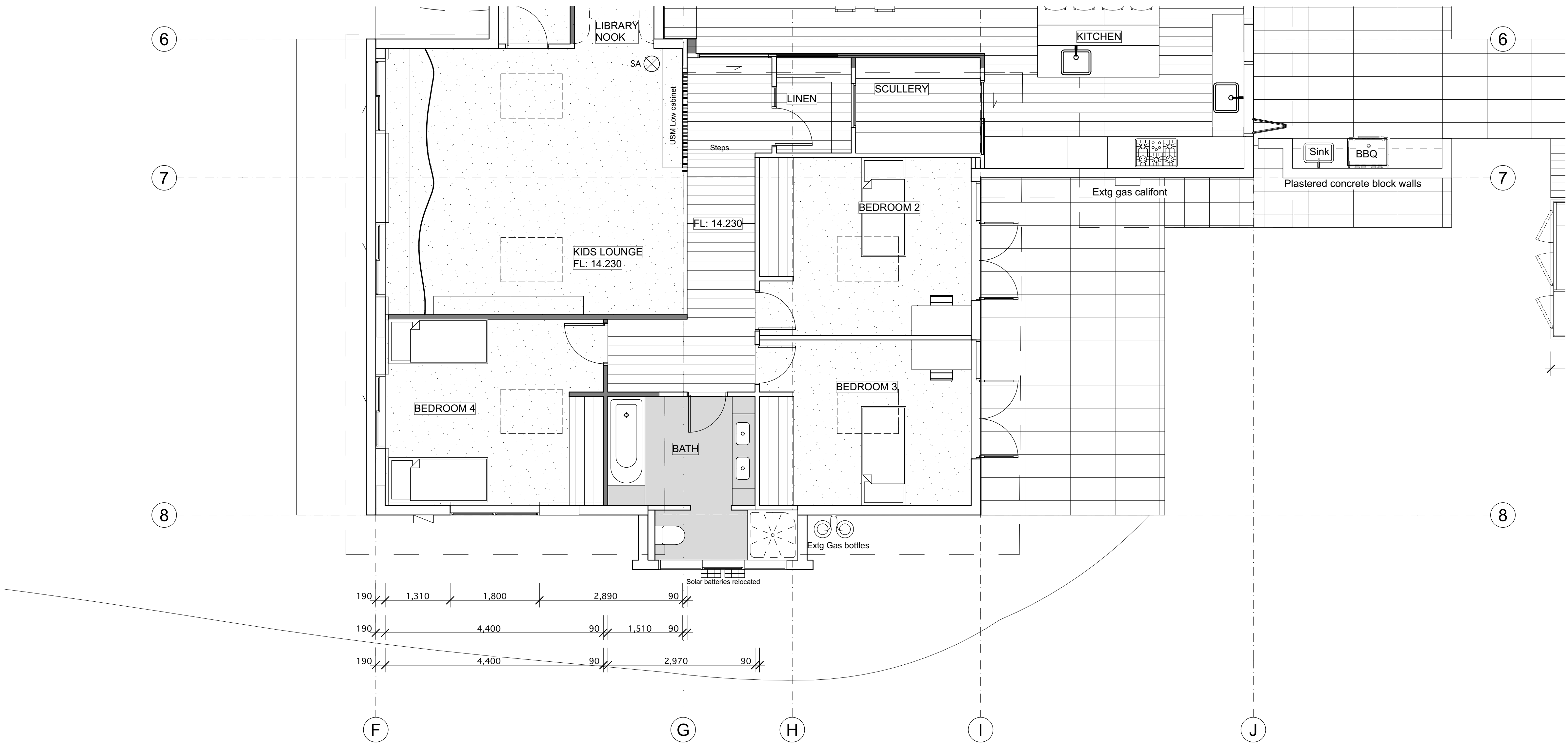
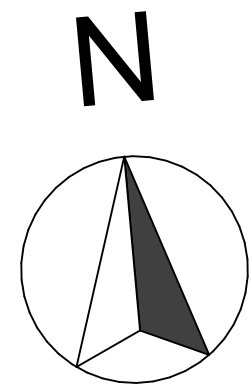
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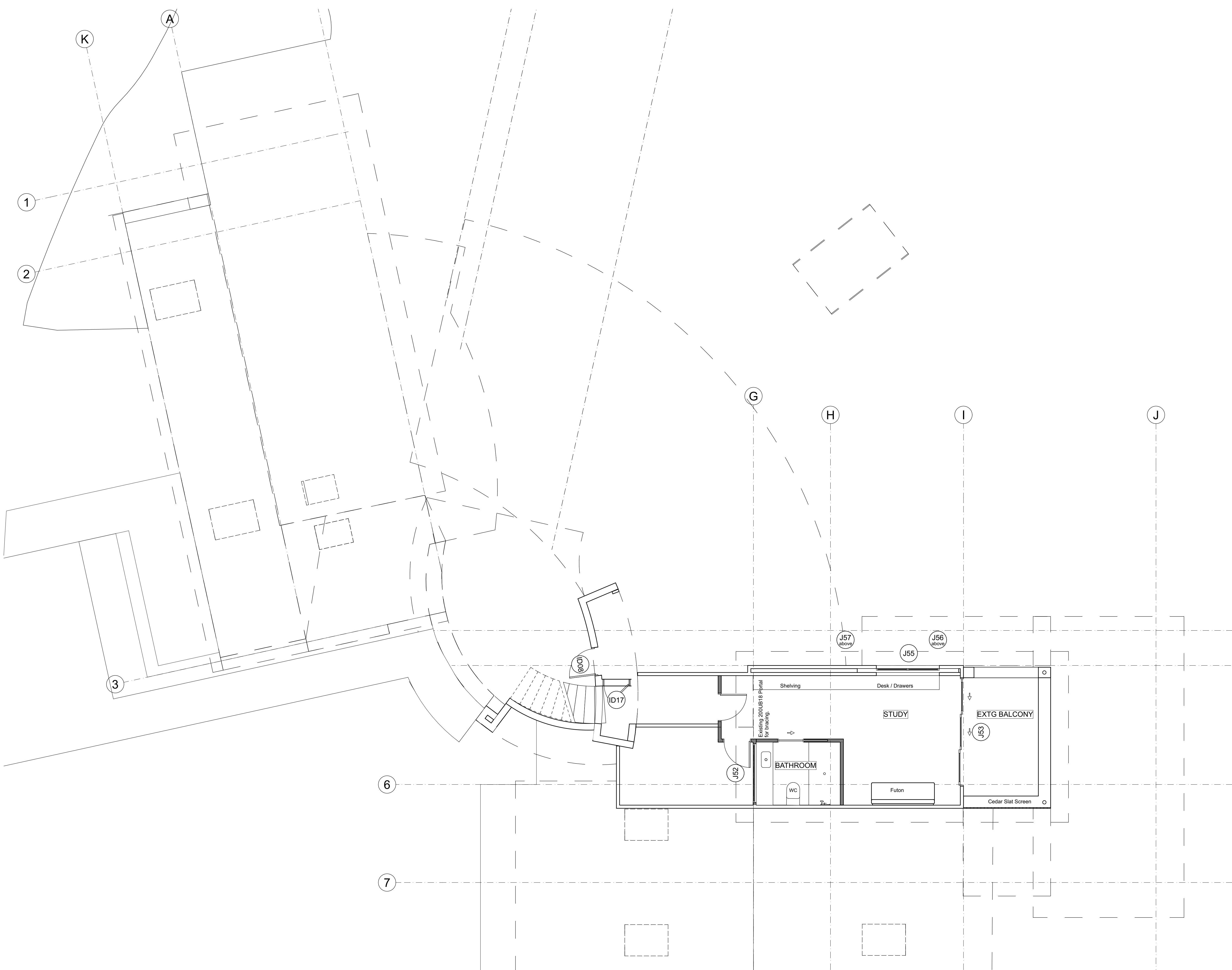
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EXPOSURE ZONE: D



PROPOSED GROUND FLOOR PLAN

A RESOURCE CONSENT	22-05-25
REVISIONS	
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PROPOSED GROUND FLOOR PLAN	
JOB	
80A PA ROAD KERIKERI	

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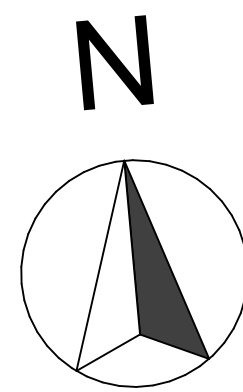


PROPOSED UPPER FLOOR PLAN

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WIND ZONE: HIGH
EXPOSURE ZONE: D



A RESOURCE CONSENT 22-05-25	
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PROPOSED UPPER FLOOR PLAN	
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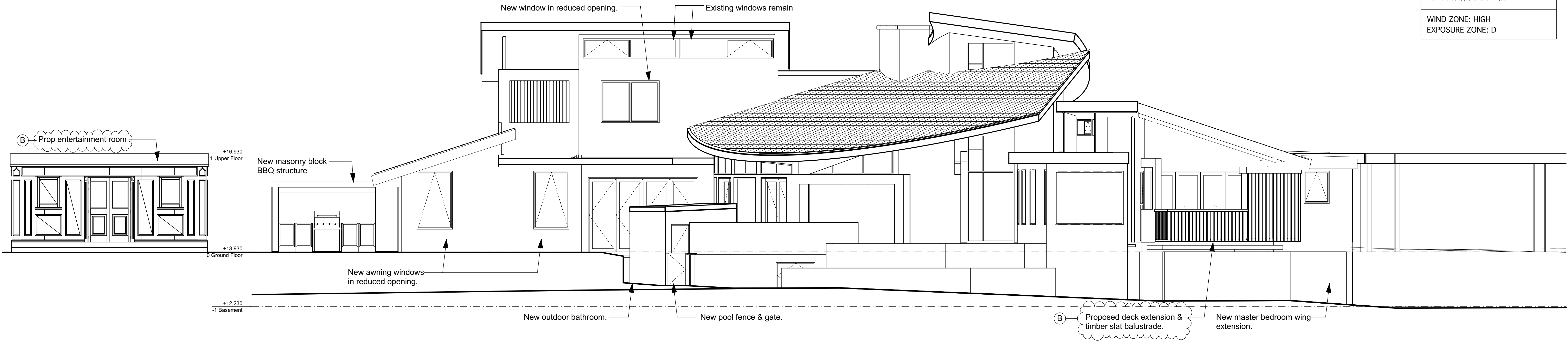
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WIND ZONE: HIGH
EXPOSURE ZONE: D



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

B NEW CARPORT & ENTRY WALKWAY
NEW ENTERTAINMENT ROOM
14-11-25

A RESOURCE CONSENT
22-05-25

REVISIONS
DRAWING
NORTH ELEVATIONS
JOB
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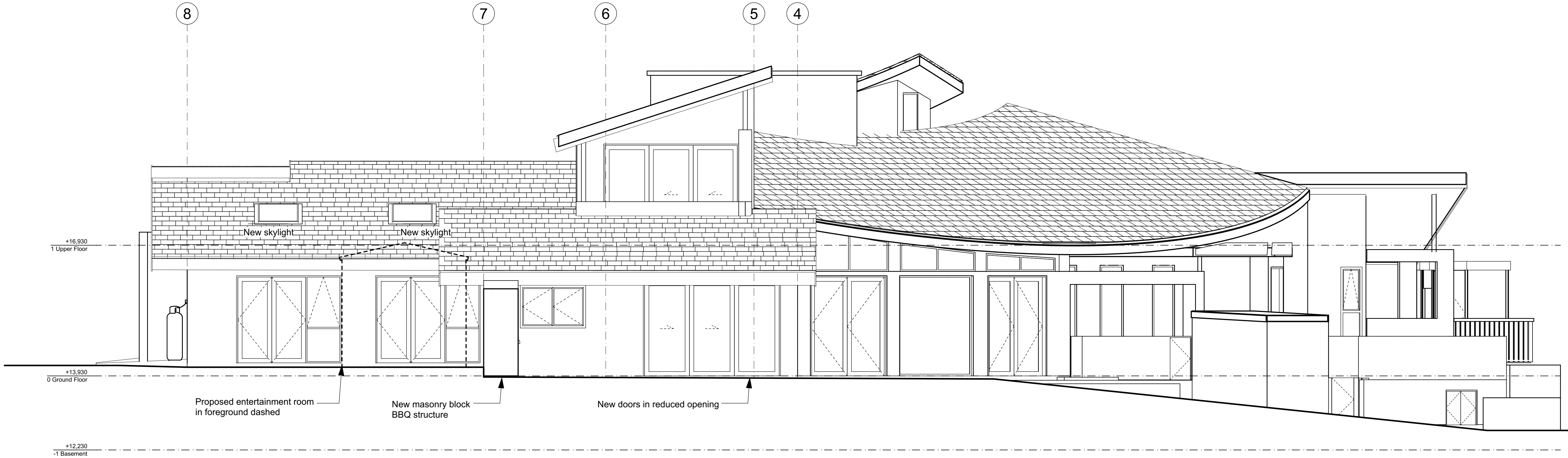
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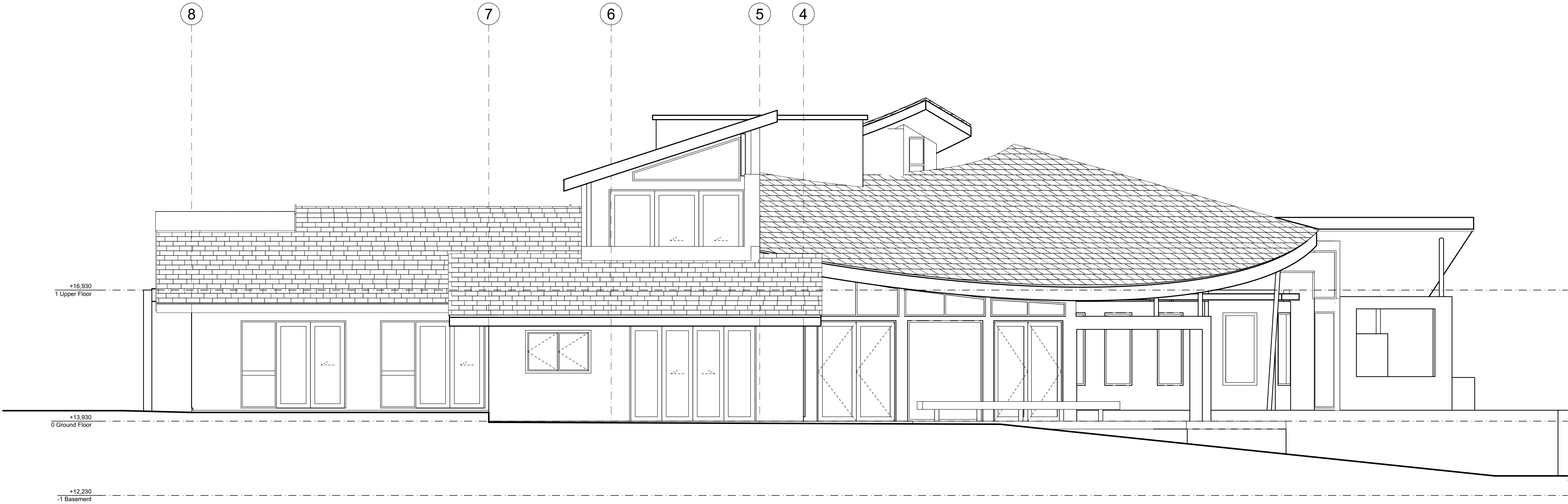
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Any additional Territorial Authority requirements.
Refer Specification for references to other
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WIND ZONE: HIGH
EXPOSURE ZONE: D



PROPOSED EAST ELEVATION



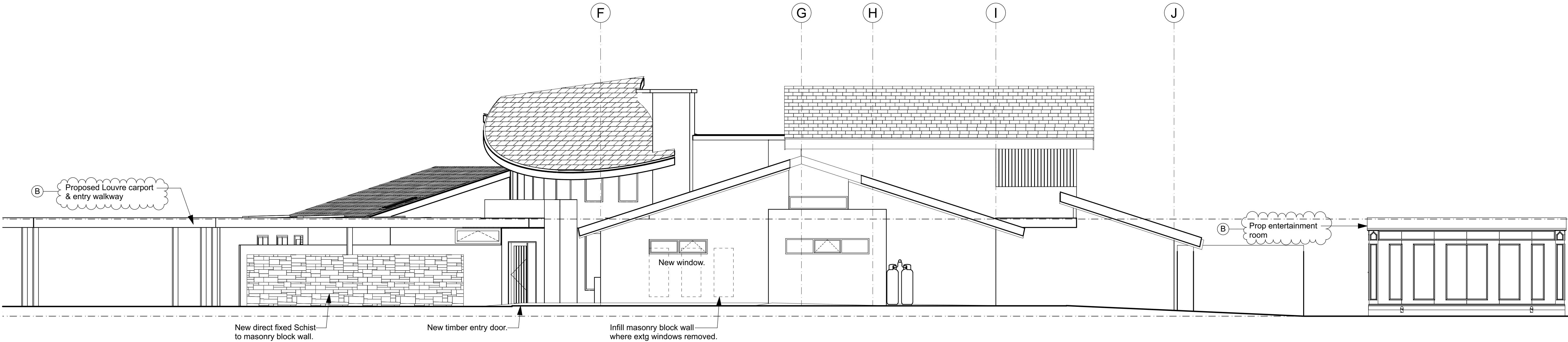
EXISTING EAST ELEVATION

A RESOURCE CONSENT	22-05-25
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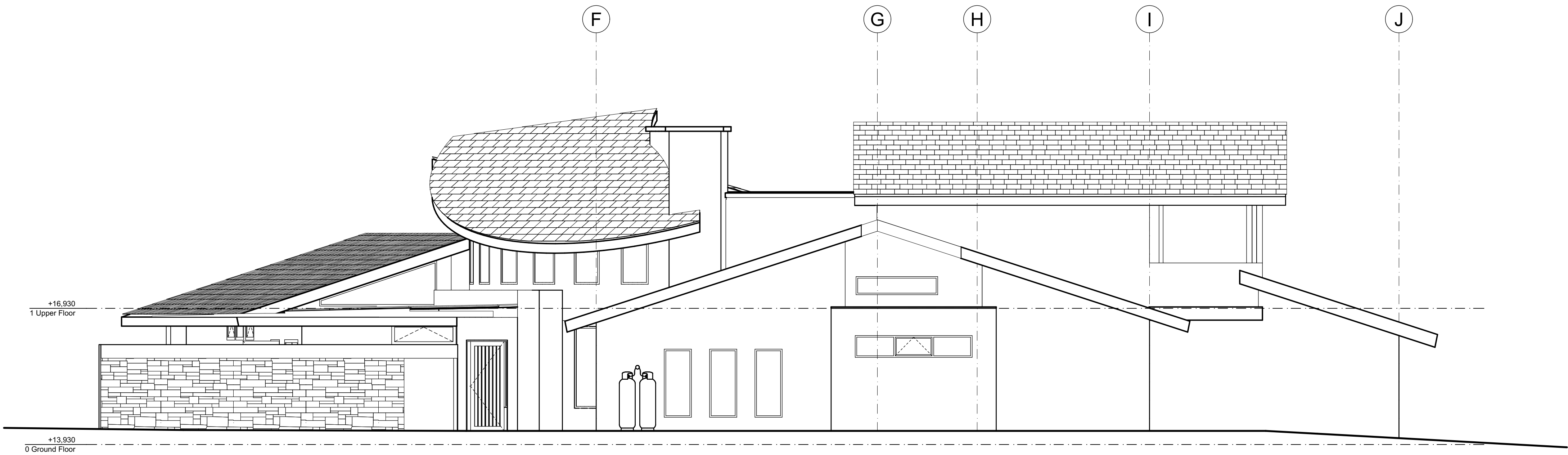

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PROPOSED SOUTH ELEVATION



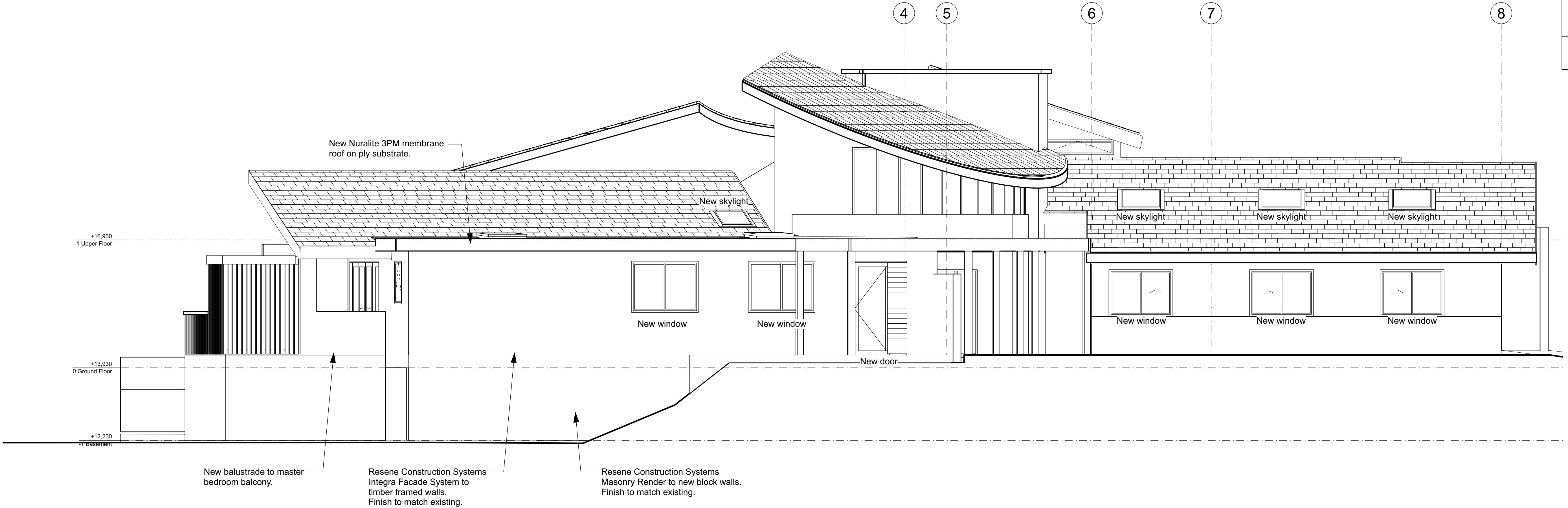
EXISTING SOUTH ELEVATION

B NEW CARPORT & ENTRY WALKWAY NEW ENTERTAINMENT ROOM	14-11-25
A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
SOUTH ELEVATIONS	
JOB	
80A PA ROAD KERIKERI	

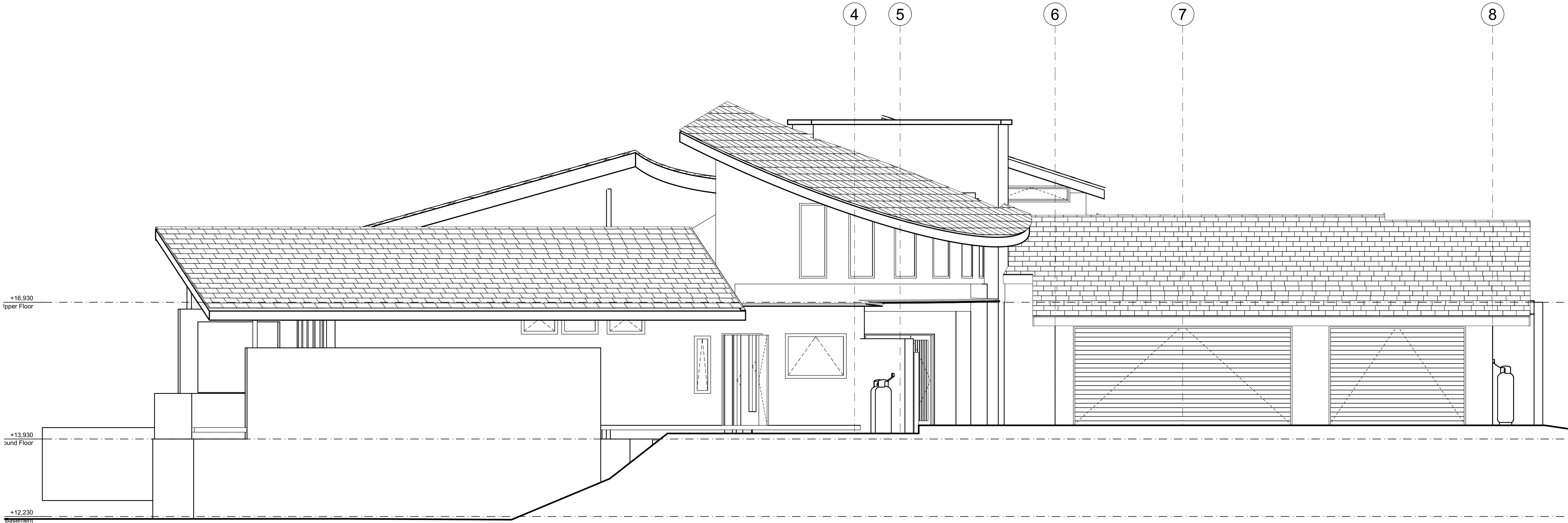
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with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

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Stormwater Management Report

Building Additions

80a Pa Road, Kerikeri

Lot 1 DP 168091

for

Hannah and Henry Leventis

Haigh Workman reference 25 060 Rev. B



Oct-25

Revision History

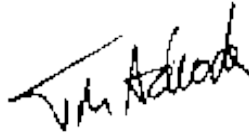
Revision N ^o	Issued By	Description	Date
A	Matthew Payton	For Consent	May 2025
B	Matthew Payton	Updated Impermeable Surfaces	October 2025

Prepared by



Matthew Payton
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Checked by



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Approved by



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Director/Senior Civil Engineer
BE (Civil), CPEng, CMEngNZ

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Executive Summary

Haigh Workman Ltd was commissioned by Hannah and Henry Leventis (the client) to undertake a stormwater management report for the proposed extensions at 80a Pa Road, Kerikeri.

The property is legally described as Lot 1 DP 168091 and has a total area of 4,003 m². The site is developed with a dwelling, the client intends to make alterations comprising extension to northwestern wing including master bedroom, ensuite, study and laundry. A new patio area off the eastern wing of house. Also, internal alterations including garage being reconfigured to bedrooms and a children's lounge and addition of a bathroom.

The proposed work is shown on Spooner Architectural Solutions Drawings PD01 - PD06 copy appended.

Stormwater Management

Total impermeable surfaces following the proposed development are estimated as 1,202m² or 30.0% of the site area. This exceeds the Restricted Discretionary Activity threshold of 20.0% making the activity Discretionary.

The site drains into the Kerikeri Inlet via the roadside swale drain running along the north-western boundary of the property and an open swale drain running along the north-eastern boundary of the property which also flows into the Council roadside drain. The roadside drain enters the tidal Kerikeri inlet approximately 75m downstream of the site.

Proposed Stormwater Management

The proposed development results in a small increase in runoff of 2.9L/s over the existing consented impermeable surfaces (BC 2006/955). Stormwater attenuation has been designed with a target of no more than the 10% AEP runoff of predevelopment BC consented, as per Council Engineering Standards 2023 Section 4.1.6.

Using a standard 15,000L cylindrical tank with a diameter of 3.0m fitted with a 27mm outlet orifice at the base of the tank an attenuation of 3.8L/s is achieved. Retention is also provided by the two 25,000L collection tanks which will also contribute to a reduce site runoff.

The existing stormwater controls were inspected, and no shortfalls or defects were identified that might otherwise require improvement. Providing 3.8L/s of attenuation reduces site runoff to less than the existing predevelopment BC consented, hence the existing stormwater controls can be retained without the need for any changes or modification.

1 Introduction

1.1 Introduction

Haigh Workman Ltd (Haigh Workman) was commissioned by Hannah and Henry Leventis (the client) to undertake a stormwater management report for the proposed building extensions at 80a Pa Road, Kerikeri (the 'Site').

The property is legally described as Lot 1 DP 168091 and has a total land area of 4,003 m². The site is developed with a 3-bedroom dwelling. The proposal is to extend the northwestern wing to include a master bedroom with ensuite, study and laundry and to convert the garage into a fourth bedroom with children's lounge. Also included is an extension to the patio area off the eastern wing of house.

The proposed work is shown on Spooner Architectural Solutions Drawings PD01 to PD06 appended.

1.2 Objective and Scope

The scope of this report is an assessment of impermeable surfaces, stormwater management and recommend mitigation measures for the proposed building additions.

1.3 Applicability

This report has been prepared for our client with respect to the particular brief given to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council when considering the application for the proposed development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

2 Site Description

2.1 Site Identification

Site Address: 80a Pa Road, Kerikeri

Legal Description: Lot 1 DP 168091

Site Area: 4,003m²

The property is legally described as Lot 1 DP 168091 with a total land area of 4,003 m² and comprises a dwelling with two water tanks, a swimming pool, driveway, gardens comprising lawns and landscape planting.

Access is towards the end of Pa Road.

The site is generally moderately sloping towards the north / northeast and becomes steeper towards the northern boundary. The existing dwelling is located on a flat cut & fill platform.

Under the Far North District Plan the Site is zoned as Rural Living.



Figure 1: Site Location

3 Environmental Setting

Published environmental data relating to the site has been reviewed. A summary of relevant information is provided below.

3.1 Hydrology and Flooding

The site is not marked in either of the coastal or river flood hazard zones. It is also not listed in the flood susceptibility zone on the Northland Regional Council GIS databases.

A summary of available information pertaining to hydrology and hydrogeology sourced from District and Regional Council GIS databases is presented in Table 1.

Table 1 Surface Water Features & Flooding

	Presence/Location	Comments
Surface Water Features (Ponds, Lakes, etc.)	There are three ornamental ponds located on neighbouring properties to the east, northeast and north of the site. The tidal Kerikeri Inlet at its closest point is 44m from the property boundary.	The site contour naturally drains towards the northeastern pond but a track with an open stormwater drain running along the northern boundary intercepts the site run off directing it to the Council roadside drain on Pa Road. The eastern and northeastern ponds are approximately 5m from the property boundary at their closest points.
Watercourses (within 500m)	Kerikeri Inlet at its closest point is 44m from the property boundary. The three ornamental ponds located on neighbouring properties are on the line of a natural watercourse which has been mostly piped between the ponds keeping them topped up with water.	The three ornamental ponds located on neighbouring properties are on the line of a natural watercourse which has been mostly piped between the ponds keeping them topped up with water. The watercourse would have been some 10m from the property boundary at its closest point.
Flood Risk Status	None recorded within the site boundaries	Site is not within a mapped NRC flood hazard zone, and the building platform is elevated minimum 4m above the neighbouring ornamental pond.
Flood Susceptibility	None recorded on GIS databases	Site is not within the NRC flood susceptible land zone

3.2 Published Geology

The site geology was investigated and reported under Haigh Workman Geotechnical Investigation Report Ref. 25 060.

Reference is made to New Zealand Land Inventory maps NZMS 290 Sheet O04/05 (Soil map of the Whangaroa – Kaikohe area). This indicates the site is underlain by 'soils of the rolling and hilly land, *well to moderately well*

drained Kerikeri friable clay (KE)' and/or Kerikeri friable clay with large boulders (Keb), weathered to 'soft red brown or dark grey-brown clay to depths of 20m with many rounded corestones'.

4 Stormwater Management

4.1 Regulatory Framework

4.1.1 FNDC Operative Plan – Chapter 8 Rural Environment (Rural Living)

Rule 8.7.5.1.5 STORMWATER MANAGEMENT **Permitted Activity**

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m², whichever is the lesser.

Rule 8.7.5.2.2 STORMWATER MANAGEMENT **Controlled Activity**

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 20.0% or 3,300m², whichever is the lesser.

In order for an activity to be regarded as a controlled activity a report must be prepared to demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off to no more than the levels that would result from the permitted threshold of buildings and other impermeable surface coverage in Rule 8.7.5.1.5

4.1.2 Proposed Regional Plan

Regional Plan for Northland Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions) the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a 1% annual exceedance probability.

The Regional Plan permitted activity rule does not specifically require attenuation to pre-development levels, provided there is no increase in downstream flooding for the 10% AEP event.

4.2 FNDC Engineering Standards 2023

Reference is made to the Council Engineering Standards for design guidance.

Section 4.2.5. Discharge to Land

Subject to the requirements of the NRC Regional Plans, discharge of stormwater from the development onto land is permitted provided that:

- a. Flooding levels shall not be increased due to the development,
- b. New Outlets to any low-lying areas shall be provided or existing outlets retained,
- c. Dispersal of concentrated flow from the development shall be designed to occur at the shortest practicable distance and before a concentrated overland discharge to a neighbouring property occurs and,
- d. An acceptable rate of dispersed discharge from stormwater runoff at the boundary is < 2 litres/sec/m (e.g. flow can be managed via dispersal swale or trench).

Section 4.3.2. Increases to Impervious Surface

Where any development increases impervious surface, the development shall be assessed in accordance with Section 4.1.2 Objectives and Section 4.1.3 Performance Standards to determine the requirements, if any, for water quality and quantity controls.

Design of new development or alteration to existing development, resulting in increased impervious surface shall also comply with the NRC.

Section 4.1.3 Performance Standards

- e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).
- h. Development shall not increase peak discharge rates to receiving environment. An increase may be acceptable for large events where it is demonstrated that there are no adverse effects (including potential, future, or cumulative effects), on the environment or downstream properties as a result of the increase.
- i. The stormwater system shall provide the required amount of treatment through the use of low impact design and sustainable solutions (See Sections 4.3.20 Soakage Devices and 4.3.21 Stormwater Treatment and Detention Devices).

4.1.6. Managing Effects of Land Use on Receiving Environments

In the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate.

Table 4.1 Minimum Design Summary

Flood control (1% AEP event) - Detention required, limit post-development 1% AEP event flow rates to 80% of pre-development, where downstream flooding hazard has been identified and there is no CMP or site-specific SMP.

Flow attenuation (50% & 20% AEP events) - Limit the post-development 50% & 20% AEP event flow rates to 80% of pre-development, where there is no CMP or site-specific SMP. Typically, always required in the upper catchment and sometimes not where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

Design rainfall - Current rainfall (i.e. not climate change adjusted) shall be used for Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

4.3 Impermeable Surfaces

Total impermeable surfaces following the proposed development are estimated as follows:

Table 2 Impermeable Surfaces

Component	Coverage (m ²)
Predevelopment BC Consented Surfaces	
Driveway - Gravel	294.0
Existing roof	450.0
Existing patio, paving and steps outside roof cover	15.00
Swimming Pool	66.00
Total Impermeable surfaces (Existing)	825.0
Site area	4003.0
Percentage Impermeable surfaces (existing)	20.6%

Proposed surfaces	
Driveway	344.0
Existing roof	450.0
Existing patio, paving and steps outside roof cover	145.0
Swimming Pool	66.00
Proposed roof extension	35.0
Proposed patio extension	12.0
Proposed additional roof surface	50.0
Proposed additional paving surfaces	100.0
Total Impermeable Surfaces (Proposed)	1202.0
Site area	4003.0
Percentage Impermeable surfaces (proposed)	30.0%

*District Plan definition for impermeable surfaces does not include water tanks up to 20m² area
Pathways <1m wide not included

The total impermeable surfaces for the site exceeds the Permitted Activity threshold of 500m² (12.5% of 4,003m²) and the Controlled Activity threshold of 800m² (20.0% of 4,003m²), making the activity Discretionary.

When considering a Discretionary Activity application, Council will have regard to the assessment criteria set out under Chapter 11. See Section 4.7 for assessment criteria.

4.4 Current Stormwater Management

There are three ornamental ponds located on neighbouring properties to the east, northeast and north of the site. The ponds are on the line of a natural watercourse which has been mostly piped between the ponds keeping them topped up with water.

The site contour naturally drains towards the northeastern pond but a track with an open stormwater drain running along the northern boundary intercepts the site run off directing it to the Council roadside drain on Pa Road.

Concentrated runoff from the roof water collection tanks and yarding is piped directly to the Council roadside drain on Pa Road.

A 300mm pipe from the neighbouring upslope property discharges into a similarly sized pipe that crosses the southeastern corner of the site, itself discharging into the eastern ornamental pond. This drainage is separate and closed from any stormwater runoff from the subject site.

The Council drainage on Pa Road, including the outlet from the three ornamental ponds discharges into the tidal Kerikeri Inlet at the end of the road. The open drain is generously sized and does not appear to have any restrictions or choke points that might otherwise be caused by vehicle crossing culverts and the like. The drain bed has suffered some scour damage in the past but appears to have somewhat stabilised. Refer to Haigh Workman Stormwater Management Plan 25 060/P01 and photographs appended.

4.5 Effects on Runoff

The peak stormwater runoff for the pre and post scenarios was calculated using Verification Method E1 Surface Water Rational Method for the 10% AEP event. Current rainfall was based on HIRDS. Runoff coefficients were taken from FNDC Engineering Standards 2023.

Table 3 Post development runoff (historical rainfall using HydroCAD)

Component	Area (m ²)	CN	I (24hr rainfall) (mm)	Q (L/s)
Driveway - Concrete	344.0	98	169	3.8
Existing roof & Proposed roof extension	485.0	98	169	5.4
Existing patio, swimming pool, paving and steps outside roof cover and Proposed Patio extension	223.0	98	169	2.5
Proposed additional roof surface	50.0	98	169	0.6
Proposed additional paving surfaces	100.0	98	169	1.8
Grass / landscaping	2801.0	74	169	18.3
Total	4003.0			32.4

Table 4 Predevelopment BC consented runoff (historical rainfall using HydroCAD)

Component	Area (m ²)	CN	I (24hr rainfall) (mm)	Q (L/s)
Driveway - Gravel	294.0	89	169	2.9
Existing Roof	450.0	98	169	5.0
Existing patio, swimming pool, paving and steps outside roof cover	81.0	98	169	0.9
Grass & landscaping	3178.0	74	169	20.7
Total	4003.0			29.5
Additional run-off				2.9

Stormwater attenuation of 2.9 L/s is required to limit the 10% AEP runoff to no more than the predevelopment impermeable surfaces (29.5 L/s), as per Engineering Standards Section 4.1.6.

The predevelopment areas have been taken from the consented drawings (BC 2006/955) retrieved from the property file from 2006 when the house was built, this drawing is included in the appendices as site plan drawing number A-101/01 Rev C. The existing driveway noted on this drawing as loose metal was not included in the impermeable surfaces as metalised surfaces were not counted as impermeable surface at the time of consenting. We have included the metalised driveway as part of the development consented surfaces. On the existing consented site plan drawing under the site cover they have referred to building area instead of roof area, we have reviewed the existing consented plan against current dwelling and these dimensions match, we have used the existing roof area provide by the architect for the roof areas.

4.6 Proposed Stormwater System

The existing stormwater controls will be retained. Following the site walkover, no shortfalls or defects were identified that might otherwise require improvements.

Stormwater for the site was modelled with Hydro CAD Type 1A storm profile using historical rainfall from HIRDS V4 (i.e. current not climate change adjusted as per Engineering Standards Table 4.1).

Using a standard 15,000L cylindrical tank with a diameter of 3.0m fitted with a 27mm outlet orifice at the base of the tank achieves 3.8L/s attenuation thus reducing post development runoff to less than the predevelopment consented runoff (BC 2006/955). Furthermore, the retention provided by the two 25,000L collection tanks also helps to reduce site runoff.

The site drains into the Council open drain close to the end of Pa Road and its outfall into the Kerikeri Inlet. The drain is generously formed with no visible capacity issues, we are satisfied that the existing stormwater controls and proposed attenuation are adequate.

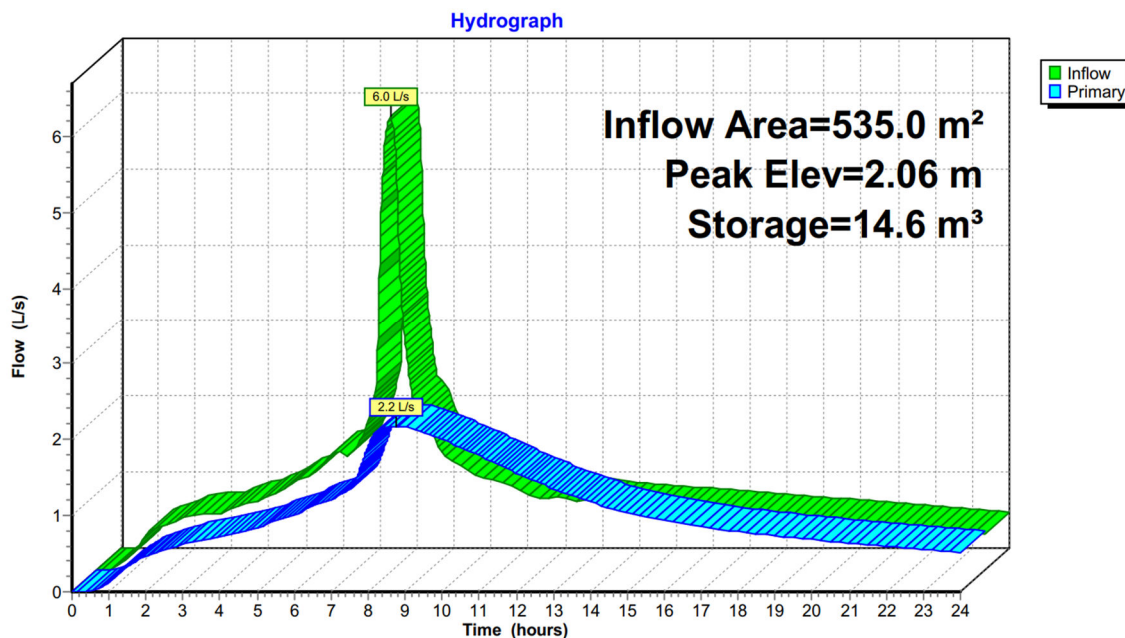


Figure 2: 1 x 15,000L Tank Attenuation Hydrograph

The hydrograph shows inflow reaching a maximum rate at 8.76 hours and maximum release at 2.2 L/s into the existing stormwater swale on Pa Road over an extended period of time until the tank is empty.

4.7 FNDC Assessment Criteria

The proposed stormwater management has been assessed against the Assessment Criteria in Section 11.3 of the Far North District Plan as follows:

Criterion	Assessment
(a) The extent to which building site coverage and impermeable surfaces result and the provisions of any catchment or drainage plan for that catchment.	The site is located adjacent the Kerikeri Inlet so the increase in impermeable surfaces will have negligible effect on the overall catchment impermeability.
(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.	The development already has tanks to capture roof water for domestic supply, this will provide a some retention. All runoff including the tank overflow will be discharged into the roadside swale drain.
(c) Any cumulative effects on total catchment impermeability.	The site is located adjacent the Kerikeri Inlet so there will be no cumulative effects on total catchment impermeability.
(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.	Drainage patterns or absorption properties of the soil will not be altered by the new development.
(e) The physical qualities of the soil type.	The underlaying soil are described as well to moderately well drained Kerikeri friable clay and Kerikeri friable clay with large boulders.
(f) Any adverse effects on the life supporting capacity of soils.	There will be a small increase in impermeable surfaces due to development but no adverse effects on the life supporting capacity of soils in the remaining undeveloped parts of the site.
(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.	The location of the wastewater disposal dripper lines is known. Stormwater runoff will be discharged well away from the disposal field.
(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.	Impermeable surfaces are required for the proposed development.
(i) The extent to which landscaping may reduce adverse effects of run-off.	The stormwater system has been designed using runoff coefficients based on grass cover for undeveloped areas of the site with some of these areas being covered in plantings and landscaping resulting in lower runoff.
(j) Any recognised standards promulgated by industry groups.	Stormwater design is to recognised engineering standards.
(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.	Stormwater runoff is able to exceed that expected by the permitted activity due the sites location adjacent to the Kerikeri Inlet, meaning there are no downstream properties that are affected.
(l) The extent to which the proposal has considered and provided for climate change.	We have adopted HIRDS V4 historical rainfall estimates, not climate adjusted, as per Council Engineering Standards Table 4.1
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Stormwater ponds are not proposed as they are not required for this site.

Appendix A – Drawings

Spooner Architectural Solutions Drawings – PD01 – PD06

Haigh Workman Ltd Stormwater Management Plan Drawings - 25 060/P01

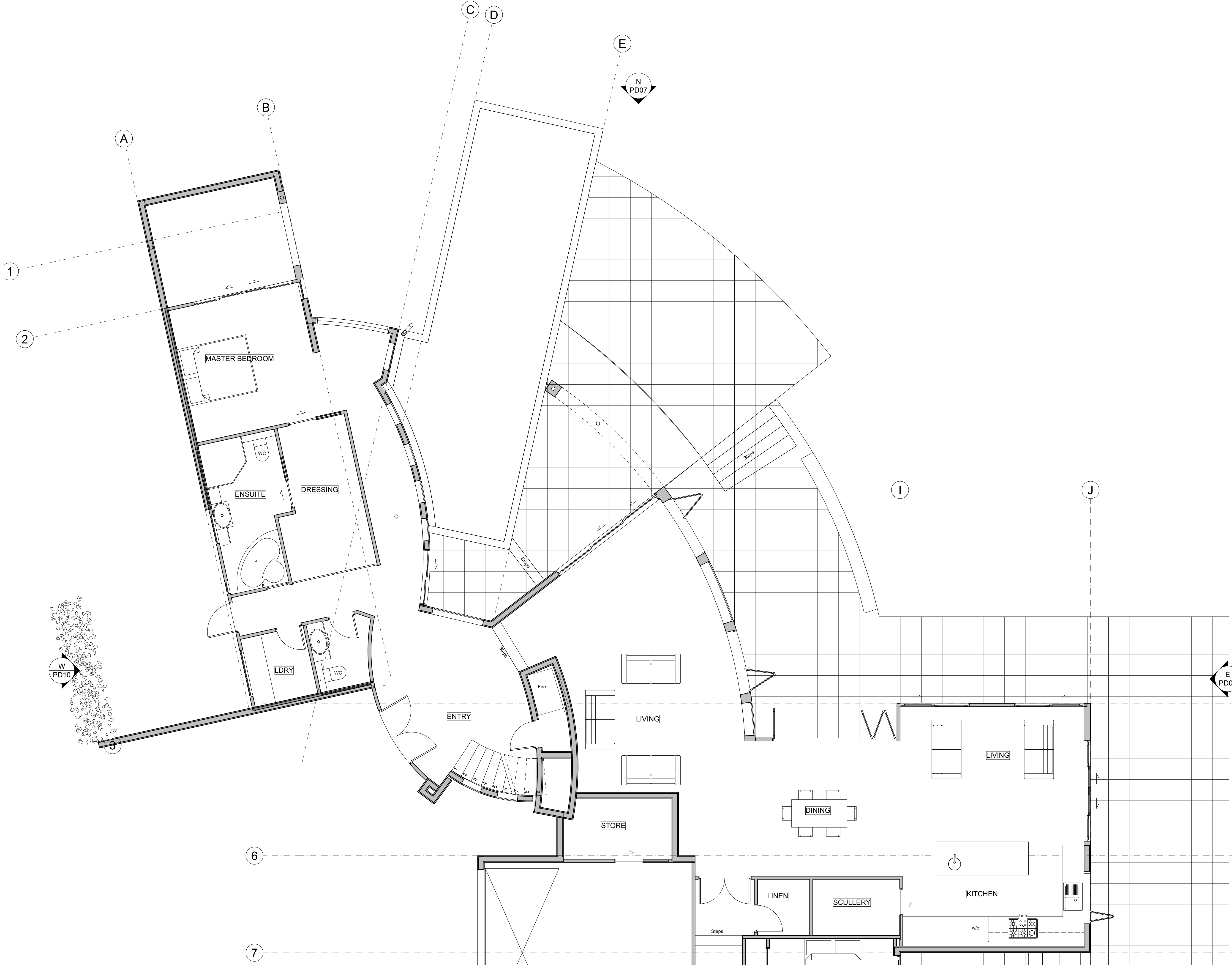
Typical Detention Storage Drawing

BC 2006/955 Site plan drawing - A-01/01 Rev C & A-01/02 Rev A

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code, NZS 3604 and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING GROUND FLOOR PLAN
SCALE 1:50 @ A1

A PRELIMINARY DESIGN 06-03-25

4	REVISIONS
5	DRAWING
6	EXISTING GROUND FLOOR PLAN
7	JOB

80A PA ROAD
KERIKERI

Spooner
architectural solutions

PO Box 10 KERIKERI 0245
e: paulspooner@xtra.co.nz
p: (09) 407 3107 m: 027 289 1221

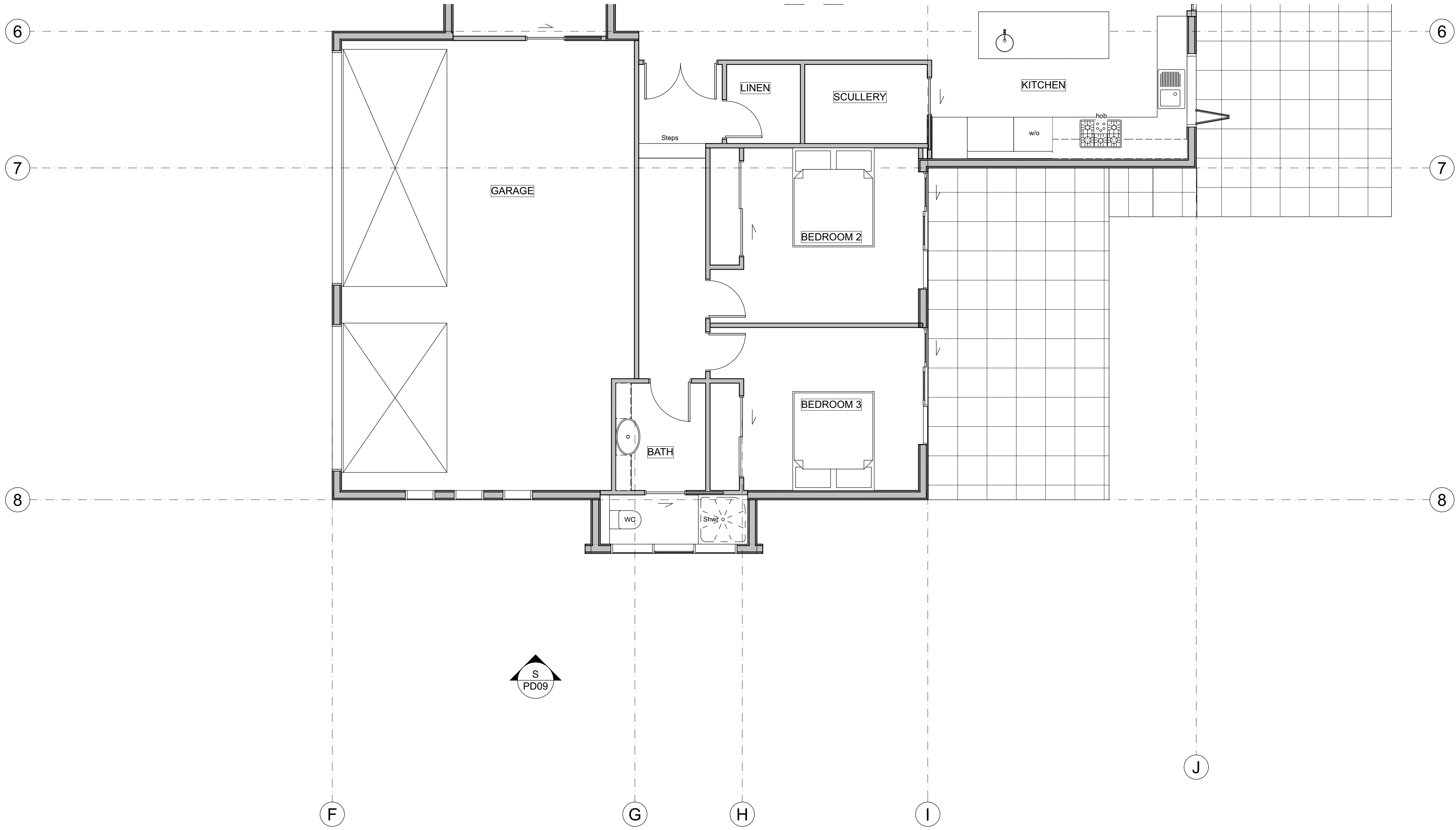
7 Spooner Architectural Services Ltd.

SCALE	SHEET No.
1:200 @ A1	PD01

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Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING GROUND FLOOR PLAN
SCALE 1:50 @ A1

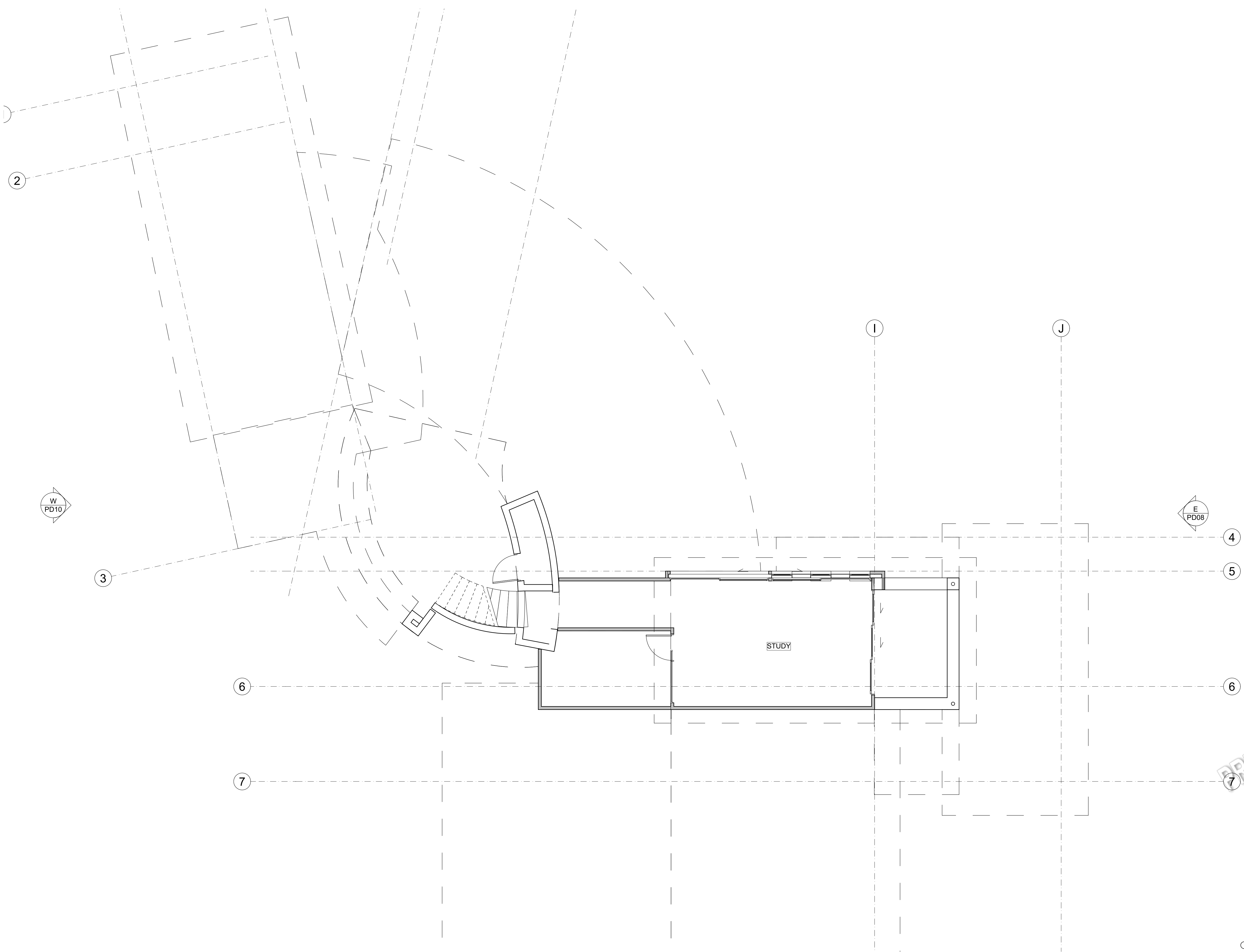
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REVISIONS	
DRAWING	
EXISTING GROUND FLOOR PLAN	
JOB	
80A PA ROAD KERIKERI	

SCALE	SHEET No.
	PD02

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Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING UPPER FLOOR PLAN
SCALE 1:50 @ A1

A PRELIMINARY DESIGN	06-03-25
REVISIONS	
DRAWING	
EXISTING UPPER FLOOR PLAN	
JOB	
80A PA ROAD KERIKERI	



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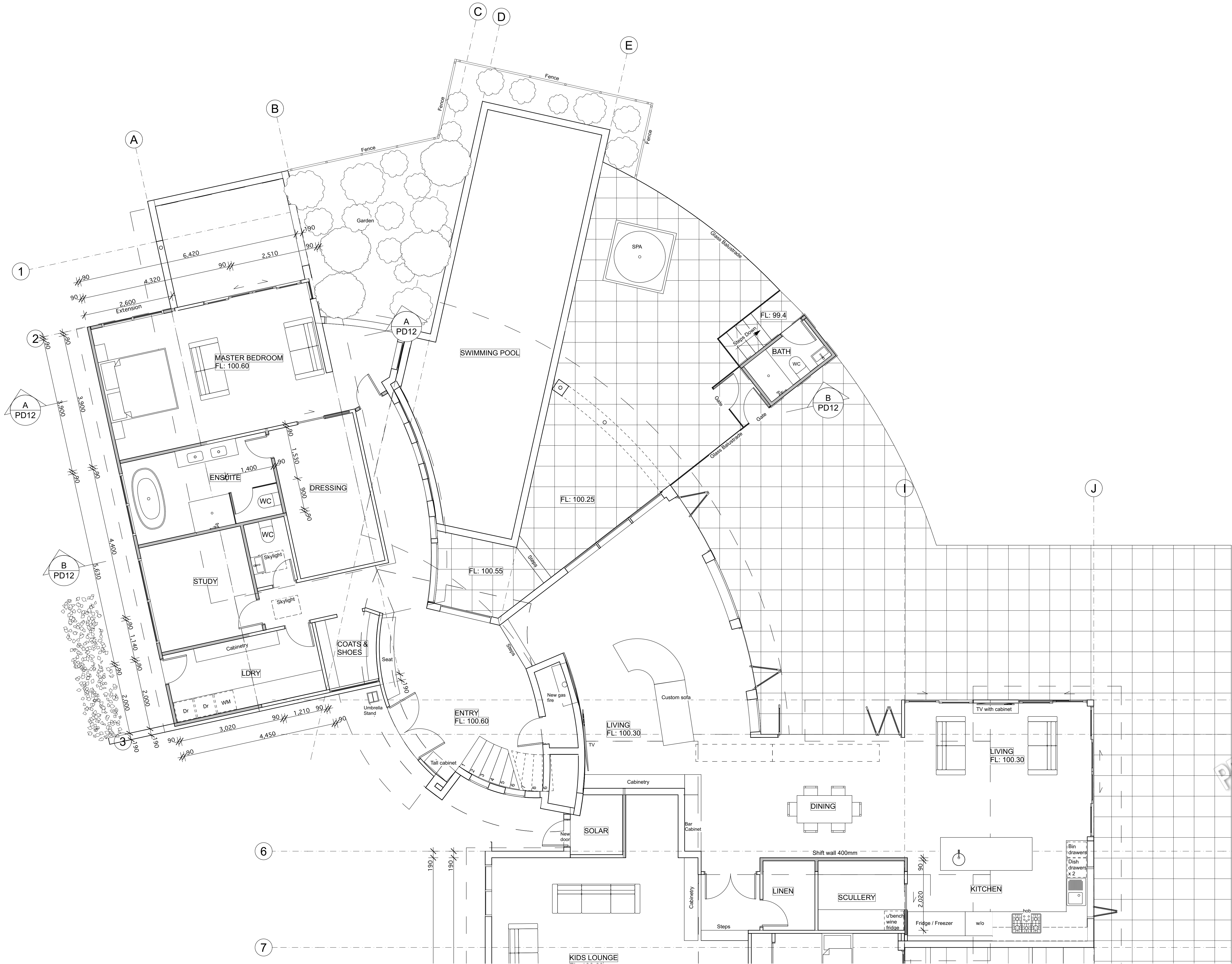
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SCALE	SHEET No.
1:100 @ A1	PD03

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All work to be in accordance with
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Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D



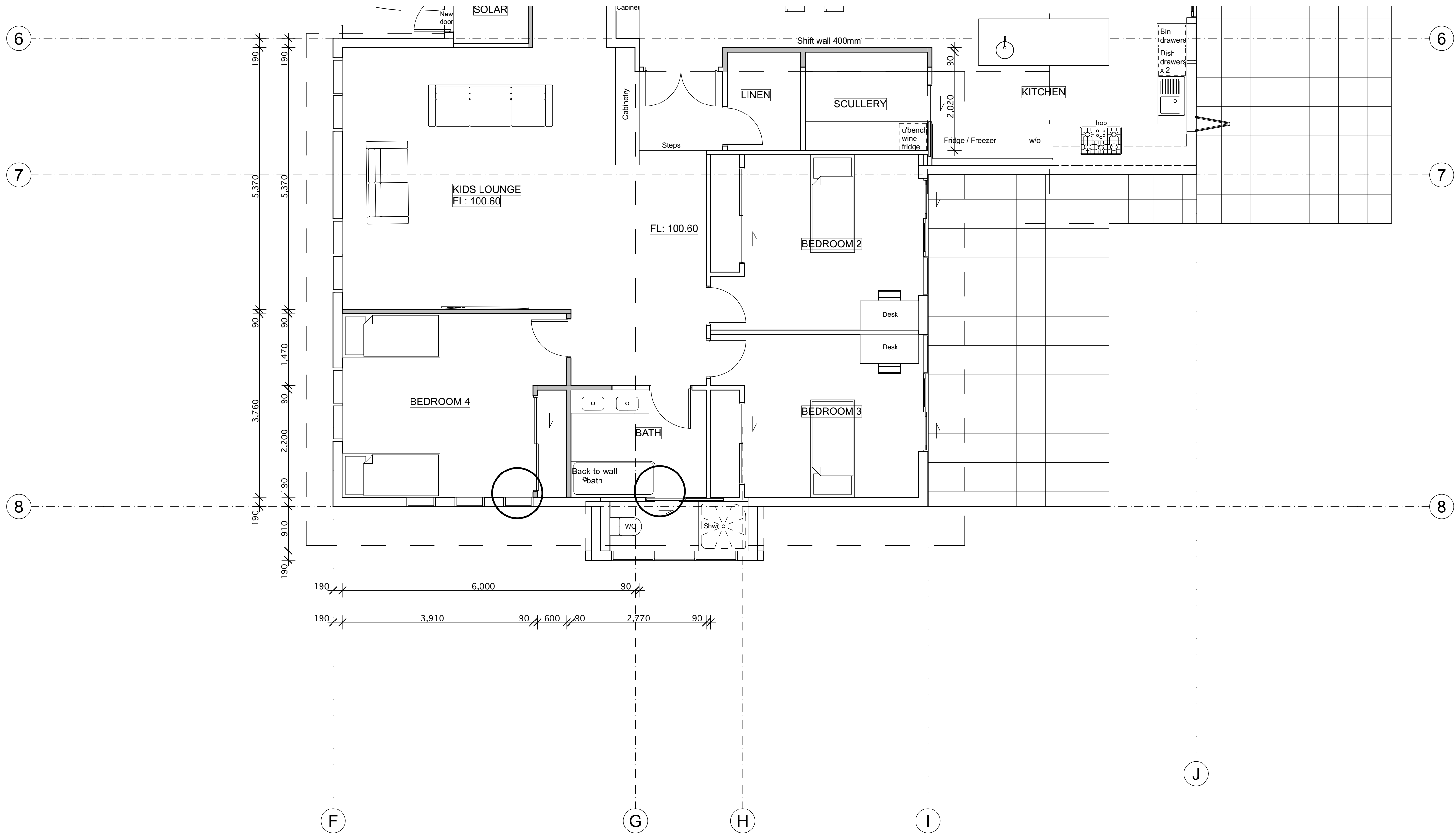
PROPOSED GROUND FLOOR PLAN - OPTION ONE
SCALE 1:50 @ A1

A PRELIMINARY DESIGN 06-03-25

REVISIONS
5
JOB
80A PA ROAD KERIKERI

6
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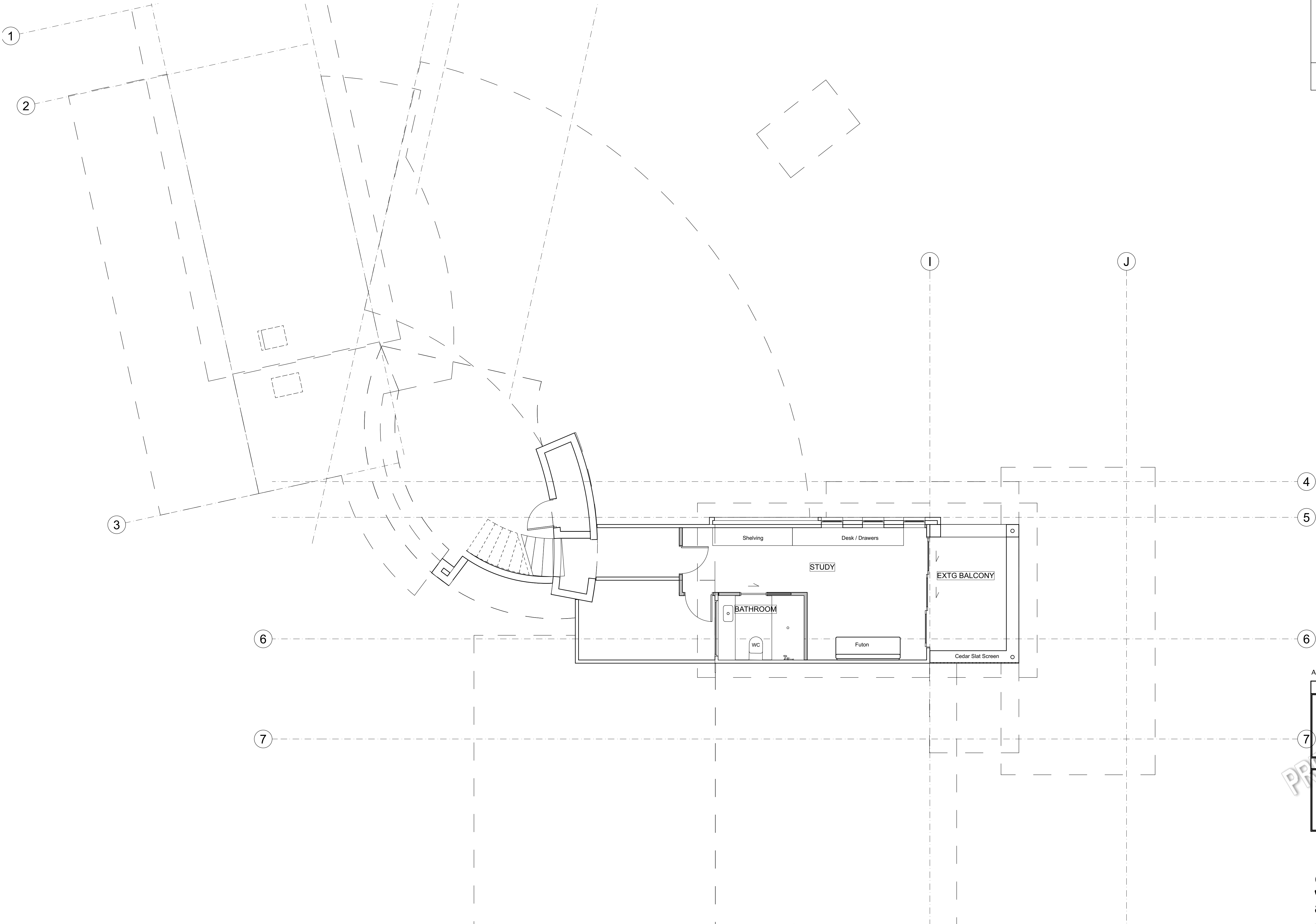
SCALE	SHEET No.
	PD04



PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1

A PRELIMINARY DESIGN 06-03-25

REVISIONS
DRAWING
PROPOSED GROUND FLOOR PLAN
JOB
80A PA ROAD KERIKERI



Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code, NZS 3604 and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

WIND ZONE: HIGH
EXPOSURE ZONE: D

A PRELIMINARY DESIGN	06-03-25
REVISIONS	
DRAWING	
PROPOSED UPPER FLOOR PLAN	
JOB	
80A PA ROAD KERIKERI	

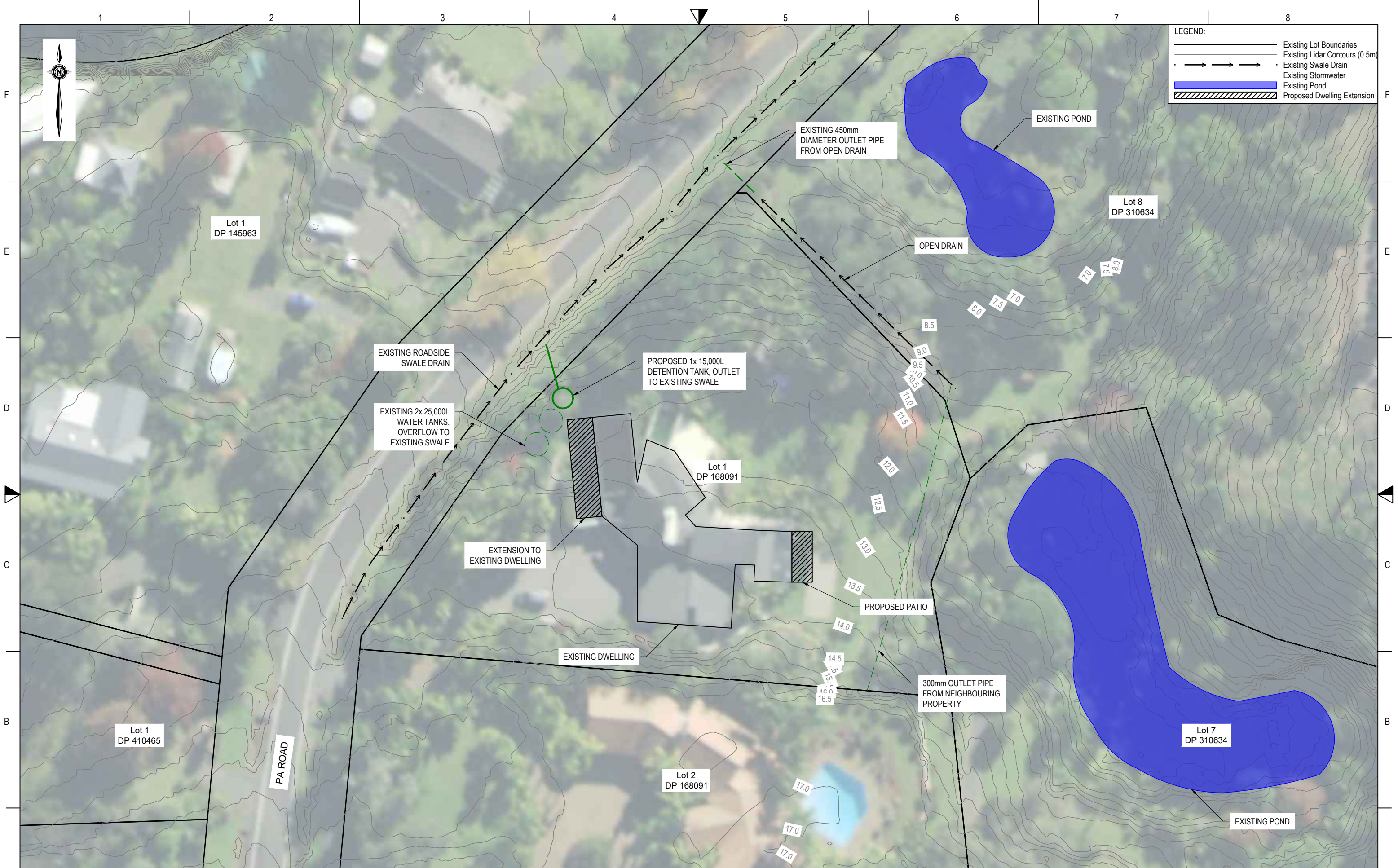

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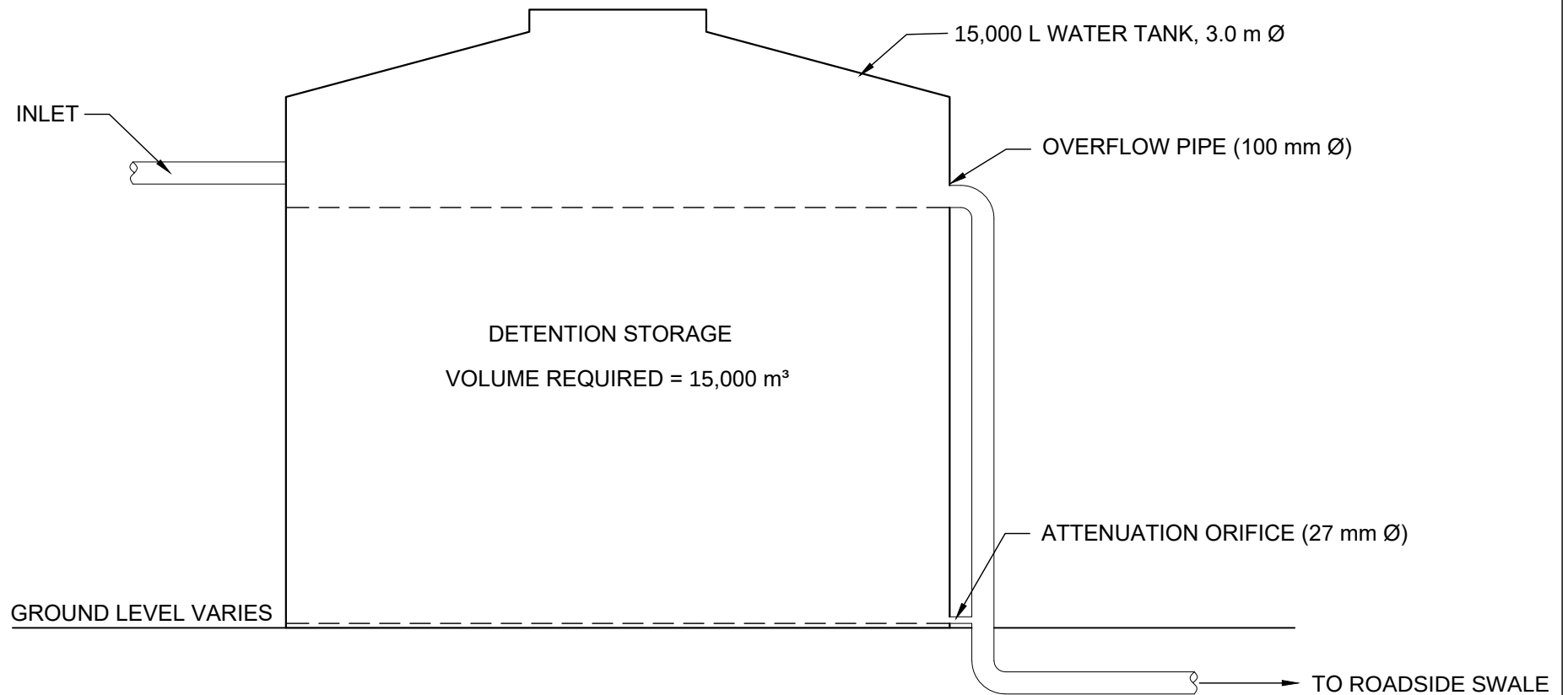
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PROPOSED UPPER FLOOR PLAN
SCALE 1:50 @ A1

SCALE	SHEET No.
	PD06



A	Rev	Date	Description	By	Checked	DWG Proposed Stormwater Management Plan		HAIGH WORKMAN Civil & Structural Engineers 6 Fairway Drive Kerikeri, BOI T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. ©2020		Project 80a Pa Road Kerikeri		Stage	A
	→A	02/05/2025	FIRST ISSUE	→AS	→JP			Client Hannah and Henry Leventis		Dwg No. P01			
						A3 Scale 1: 500 0 10 25 Date 02/05/2025		Project No. 25 060 RC no.		Sheet No. 1 of 1			
						Drawn AS Checked MP Approved JP							
						File T:\CLIENTS\HANNAH AND HENRY LEVENTIS\25 060 - 80A PA ROAD, KERIKERI\ENGINEERING\CIVIL\DRAWINGS\25_060_PLAN.DWG							



Issue	Date	Revision	DWG				Note	 Civil & Structural Engineers	Project			
A	25/05/25	FIRST ISSUE	Schematic Arrangement of Detention Storage						80A Pa Road, Kerikeri			
B	02/10/25	Update Impermeable Surfaces										
			DWG No.	02	Scale		NTS	Client Hannah and Henry Leventis				
			Drawn	MP	Check	TA	Approved					JP
			Filename	T:\CLIENTS\HANNAH AND HENRY LEVENTIS\25 060 - 80A Pa Road Kerikeri\DWG\DWG1.dwg				Date	02/05/2025	Project No.	25 060	RC no.

THESE PLANS AND SPECIFICATIONS MUST BE KEPT 'ON SITE' DURING CONSTRUCTION. ALL BOUNDARY PEGS MUST BE LOCATED AND FLAGGED BEFORE WORK IS COMMENCED.

Allowance is to be made to be able to extend the septic tank effluent system if proved necessary.

Far North District Council
Received

INSPECTION REQUIRED OF ALL WATER SUPPLY & SOIL/WASTE DISPOSAL PIPES, PRIOR TO COVERAGE WITH CONCRETE.

80 Pa Road
CT 102B/170

Site Area: 4003 sqm
Site Cover:
Building 318 sqm
Pool / Pool Lounge 66 sqm
Cobbled Courtyards 15 sqm
Total Site Cover 399 sqm

Ground Floor Area: 318 sqm
Second Floor Area: 27 sqm
Refer to site survey plan for all boundary dimensions and existing ground levels.

All stormwater from roof, driveways & watertank overflow to be disposed of to N.Z.B.C. EI

Rev A Client/Builder/Engineer review
Rev B For Building Consent
Rev C Revised site cover calculation
Cobbled Driveway
DP connection to SW system
Non return Valve and hose tap location

Far North District Council NOTIFIABLE INSPECTIONS		
Site Inspection		
Footings / Foundation		✓
Slab		✓
Bond Beam		✓
Sub-floor		✓
Framing		✓
Exposed Rafter Strapping		✓
Pre-line		✓
Sheet Bracing		✓
Other (specify)	FLASHING	✓
Final Inspection		✓

APPROVED PIM/BC 2806/955
Date: 23/2/06
Signed: [Signature]
FAR NORTH DISTRICT COUNCIL

Far North District Council NOTIFIABLE INSPECTIONS Plumbing & Drainage		
Pre-pour under slab P & D		✓
Pre-Line Plumbing in walls		✓
Sewer & Stormwater drainage prior to back-filling trench		✓
Septic Tank effluent disposal Trench		✓
Other		

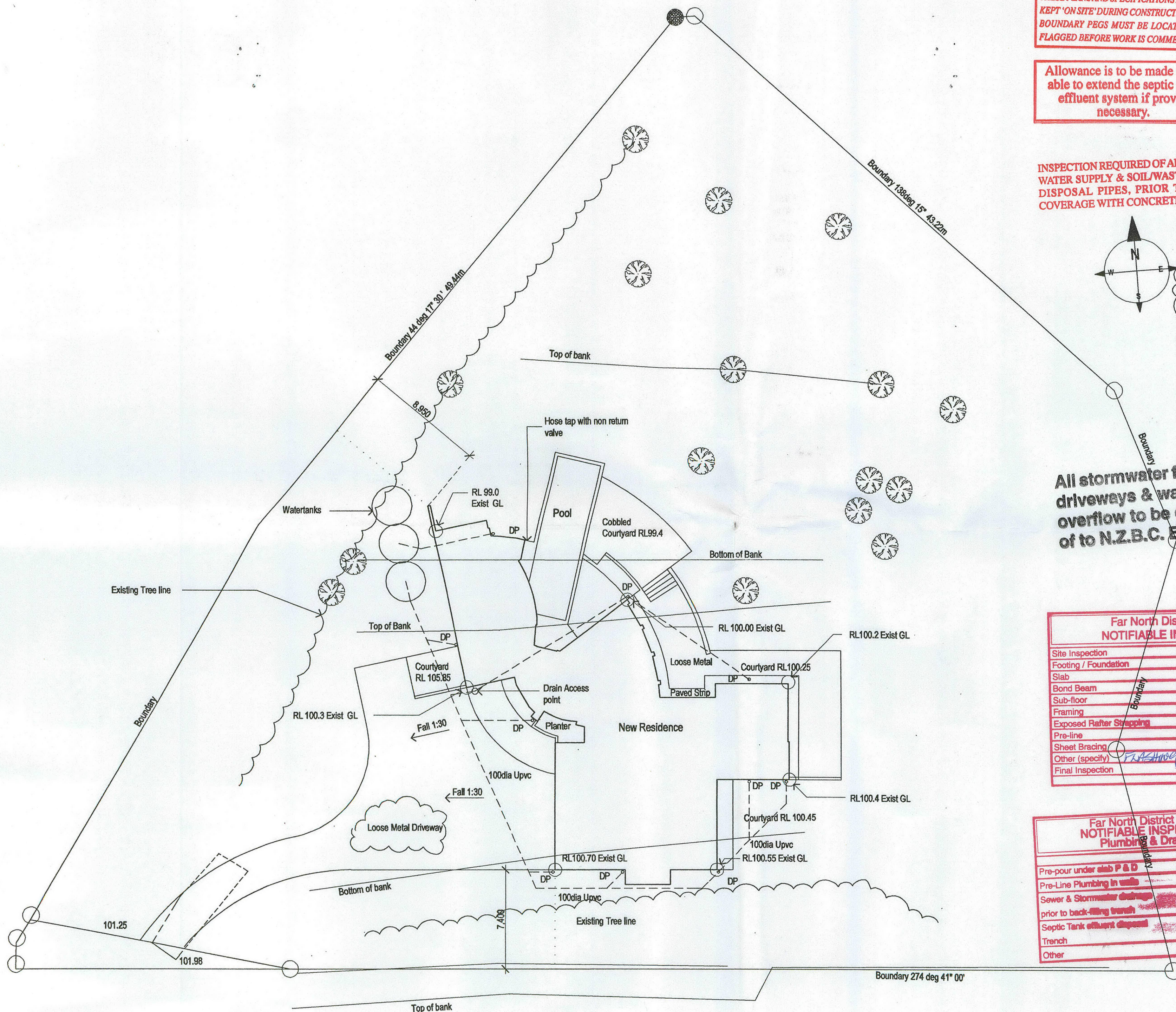
PROJECT
SOLE RESIDENCE
80 PA ROAD
KERIKERI

DRAWING TITLE
Site Plan

PK Engineering Ltd
21 MAR 2006
Checked: [Signature]

PROJECT NUMBER 0501

DRAWING NUMBER A-01/01 Rev C
DATE Feb 06



Appendix B – Photographs



Roadside drain outside 80A Pa Rd – looking South-west



Roadside drain outside 80A Pa Rd – Looking North-east

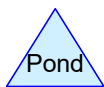
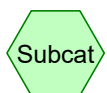
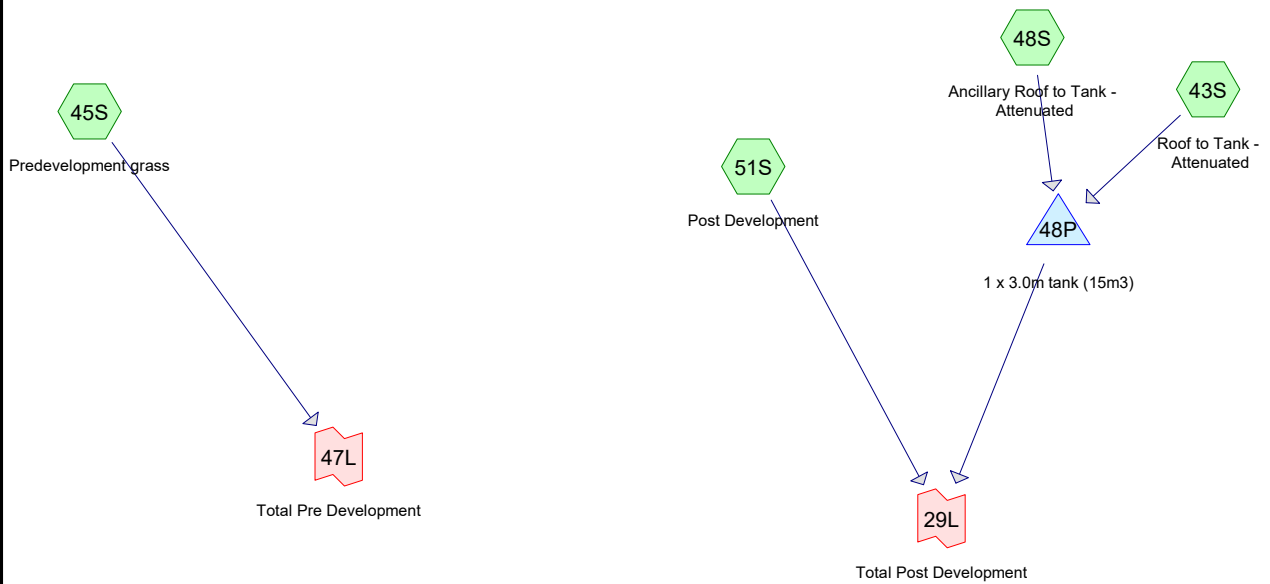


450mm culvert from open drain into Pa Rd swale



Existing overflow outlet from water tanks

Appendix C – Hydro CAD



Hydro CAD - Updated

Prepared by Haigh Workman Limited

Printed 2/10/2025

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Page 2

Area Listing (all nodes)

Area (sq-meters)	CN	Description (subcatchment-numbers)
567.0	98	Driveway, paving & pool (51S)
100.0	98	Extra Paving (51S)
5,979.0	74	Grass (45S, 51S)
294.0	89	Gravel (45S)
81.0	98	Paved, pool (45S)
450.0	98	Roof (45S)
535.0	98	Roofs (43S, 48S)
8,006.0	80	TOTAL AREA

Hydro CAD - Updated

Prepared by Haigh Workman Limited

Printed 2/10/2025

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Page 3

Soil Listing (all nodes)

Area (sq-meters)	Soil Group	Subcatchment Numbers
0.0	HSG A	
0.0	HSG B	
0.0	HSG C	
0.0	HSG D	
8,006.0	Other	43S, 45S, 48S, 51S
8,006.0		TOTAL AREA

Hydro CAD - Updated

Prepared by Haigh Workman Limited

Printed 2/10/2025

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Page 4

Ground Covers (all nodes)

HSG-A (sq-meters)	HSG-B (sq-meters)	HSG-C (sq-meters)	HSG-D (sq-meters)	Other (sq-meters)	Total (sq-meters)	Ground Cover
0.0	0.0	0.0	0.0	567.0	567.0	Driveway, paving & pool
0.0	0.0	0.0	0.0	100.0	100.0	Extra Paving
0.0	0.0	0.0	0.0	5,979.0	5,979.0	Grass
0.0	0.0	0.0	0.0	294.0	294.0	Gravel
0.0	0.0	0.0	0.0	81.0	81.0	Paved, pool
0.0	0.0	0.0	0.0	450.0	450.0	Roof
0.0	0.0	0.0	0.0	535.0	535.0	Roofs
0.0	0.0	0.0	0.0	8,006.0	8,006.0	TOTAL AREA

Hydro CAD - Updated

Prepared by Haigh Workman Limited

HydroCAD® 10.20-5c s/n 13322 © 2023 HydroCAD Software Solutions LLC

Type IA 24-hr Type 1A-10yr Rainfall=170 mm

Printed 2/10/2025

Page 5

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 43S: Roof to Tank - Runoff Area=485.0 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=5.4 L/s 79.3 m³

Subcatchment 45S: Runoff Area=4,003.0 m² 13.27% Impervious Runoff Depth>106 mm
Tc=10.0 min CN=78 Runoff=29.5 L/s 425.0 m³

Subcatchment 48S: Ancillary Roof to Runoff Area=50.0 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=0.6 L/s 8.2 m³

Subcatchment 51S: Post Runoff Area=3,468.0 m² 19.23% Impervious Runoff Depth>109 mm
Tc=10.0 min CN=79 Runoff=26.4 L/s 377.6 m³

Pond 48P: 1 x 3.0m tank (15m3) Peak Elev=2.06 m Storage=14.6 m³ Inflow=6.0 L/s 87.4 m³
Outflow=2.2 L/s 86.5 m³

Link 29L: Total Post Development Inflow=28.3 L/s 464.2 m³
Primary=28.3 L/s 464.2 m³

Link 47L: Total Pre Development Inflow=29.5 L/s 425.0 m³
Primary=29.5 L/s 425.0 m³

Total Runoff Area = 8,006.0 m² Runoff Volume = 890.1 m³ Average Runoff Depth = 111 mm
78.35% Pervious = 6,273.0 m² 21.65% Impervious = 1,733.0 m²

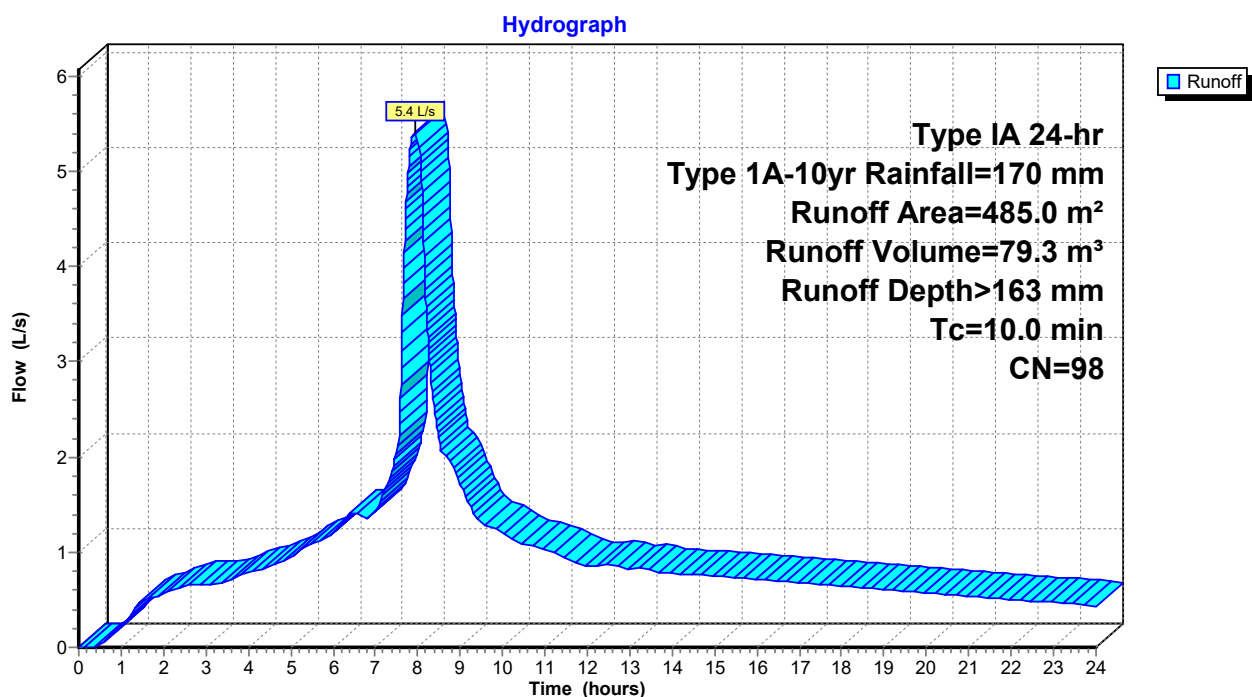
Summary for Subcatchment 43S: Roof to Tank - Attenuated

Runoff = 5.4 L/s @ 7.94 hrs, Volume= 79.3 m³, Depth> 163 mm
 Routed to Pond 48P : 1 x 3.0m tank (15m3)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr Type 1A-10yr Rainfall=170 mm

Area (m ²)	CN	Description
* 485.0	98	Roofs
485.0		100.00% Impervious Area

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

Subcatchment 43S: Roof to Tank - Attenuated

Summary for Subcatchment 45S: Predevelopment grass

Runoff = 29.5 L/s @ 8.01 hrs, Volume= 425.0 m³, Depth> 106 mm
 Routed to Link 47L : Total Pre Development

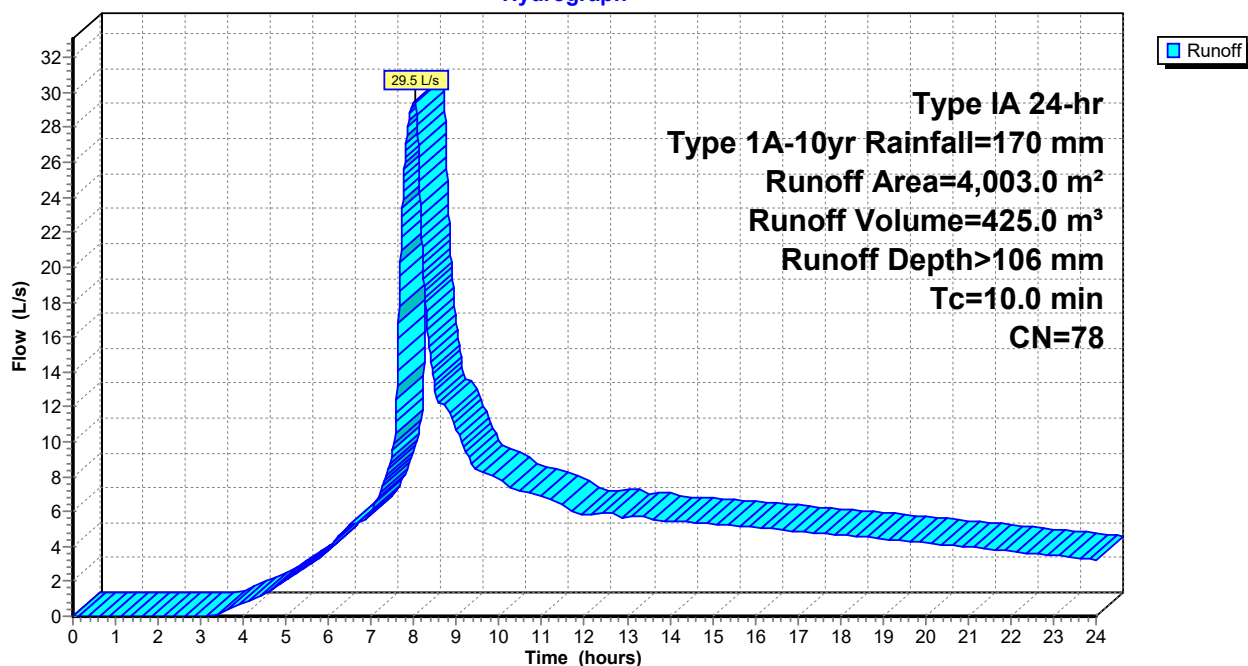
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr Type 1A-10yr Rainfall=170 mm

	Area (m ²)	CN	Description
*	294.0	89	Gravel
*	81.0	98	Paved, pool
*	450.0	98	Roof
*	3,178.0	74	Grass
	4,003.0	78	Weighted Average
	3,472.0		86.73% Pervious Area
	531.0		13.27% Impervious Area

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

Subcatchment 45S: Predevelopment grass

Hydrograph



Summary for Subcatchment 48S: Ancillary Roof to Tank - Attenuated

Runoff = 0.6 L/s @ 7.94 hrs, Volume= 8.2 m³, Depth> 163 mm
 Routed to Pond 48P : 1 x 3.0m tank (15m³)

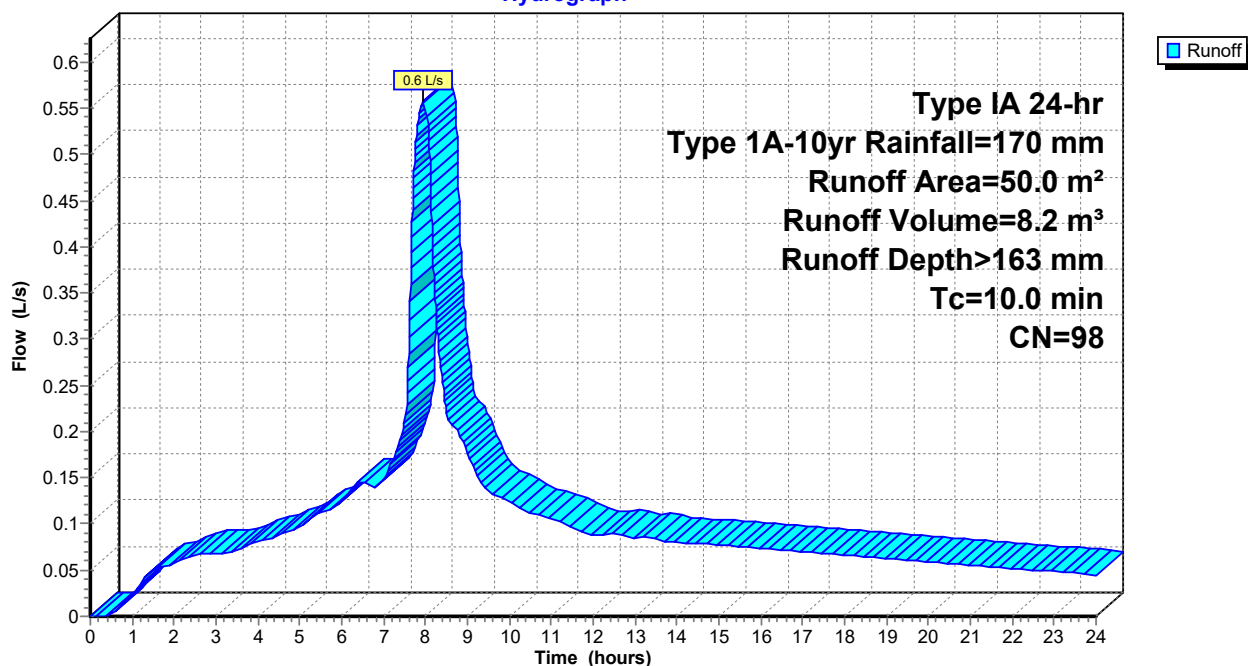
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr Type 1A-10yr Rainfall=170 mm

Area (m ²)	CN	Description
* 50.0	98	Roofs
50.0		100.00% Impervious Area

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

Subcatchment 48S: Ancillary Roof to Tank - Attenuated

Hydrograph



Summary for Subcatchment 51S: Post Development

Runoff = 26.4 L/s @ 7.99 hrs, Volume= 377.6 m³, Depth> 109 mm
 Routed to Link 29L : Total Post Development

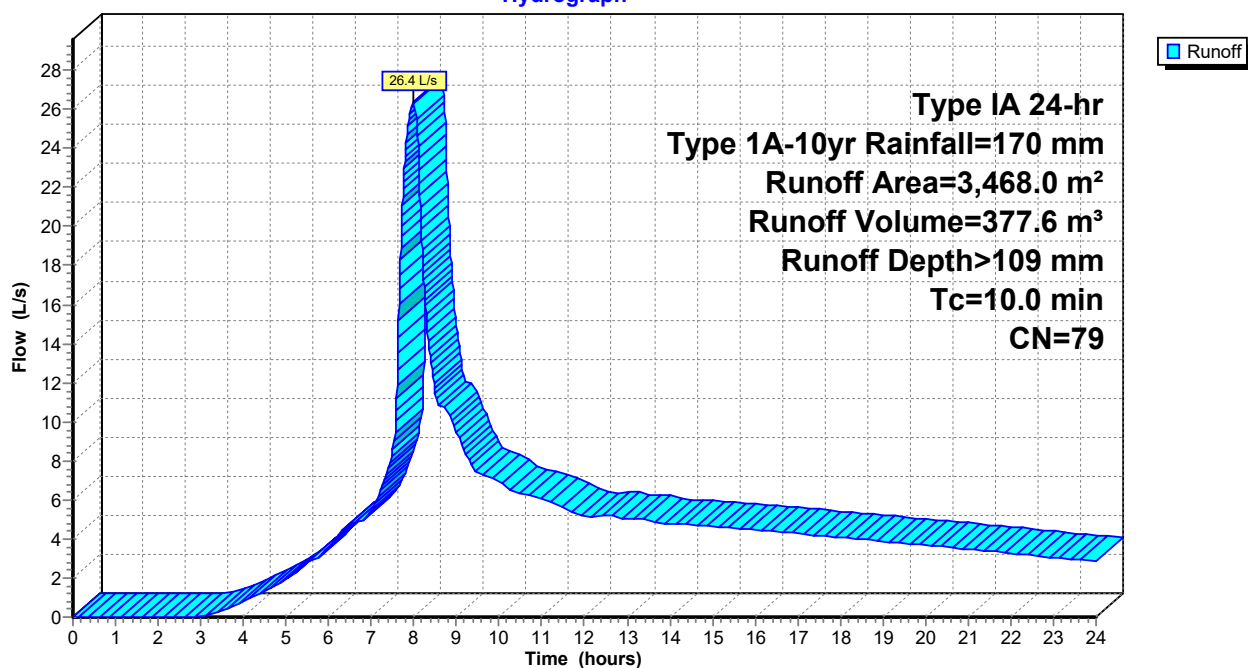
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr Type 1A-10yr Rainfall=170 mm

	Area (m ²)	CN	Description
*	567.0	98	Driveway, paving & pool
*	2,801.0	74	Grass
*	100.0	98	Extra Paving
	3,468.0	79	Weighted Average
	2,801.0		80.77% Pervious Area
	667.0		19.23% Impervious Area

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

Subcatchment 51S: Post Development

Hydrograph



Summary for Pond 48P: 1 x 3.0m tank (15m3)

Inflow Area = 535.0 m², 100.00% Impervious, Inflow Depth > 163 mm for Type 1A-10yr event
 Inflow = 6.0 L/s @ 7.94 hrs, Volume= 87.4 m³
 Outflow = 2.2 L/s @ 8.76 hrs, Volume= 86.5 m³, Atten= 64%, Lag= 48.9 min
 Primary = 2.2 L/s @ 8.76 hrs, Volume= 86.5 m³
 Routed to Link 29L : Total Post Development

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 2.06 m @ 8.76 hrs Surf.Area= 7.1 m² Storage= 14.6 m³

Plug-Flow detention time= 67.0 min calculated for 86.5 m³ (99% of inflow)
 Center-of-Mass det. time= 58.9 min (710.0 - 651.1)

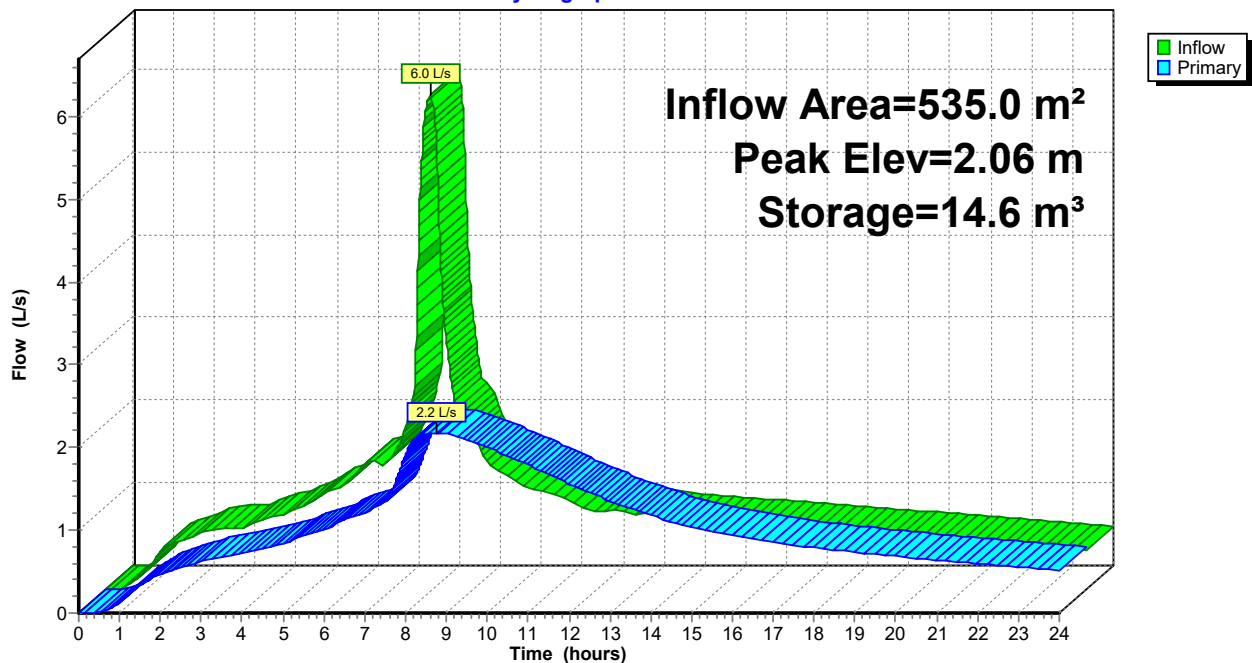
Volume	Invert	Avail.Storage	Storage Description
#1	0.00 m	15.3 m ³	3.00 mD x 2.16 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00 m	27 mm Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.2 L/s @ 8.76 hrs HW=2.06 m (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 2.2 L/s @ 3.80 m/s)

Pond 48P: 1 x 3.0m tank (15m3)

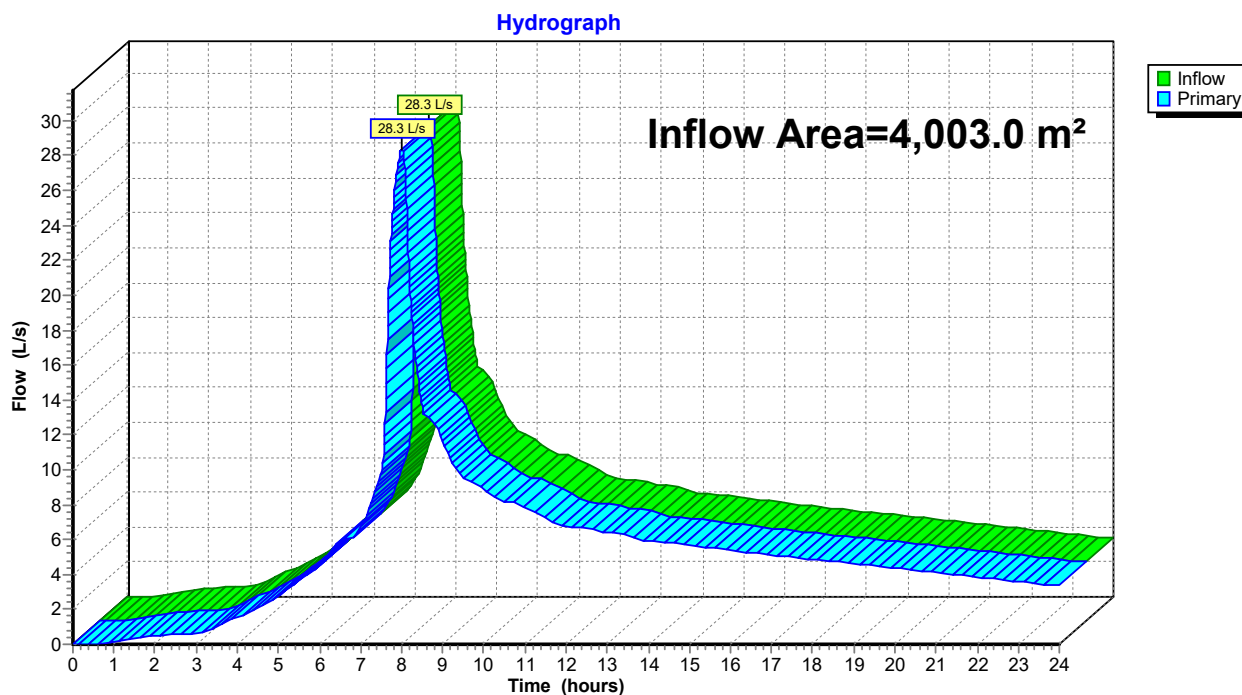
Hydrograph



Summary for Link 29L: Total Post Development

Inflow Area = 4,003.0 m², 30.03% Impervious, Inflow Depth > 116 mm for Type 1A-10yr event
Inflow = 28.3 L/s @ 8.01 hrs, Volume= 464.2 m³
Primary = 28.3 L/s @ 8.01 hrs, Volume= 464.2 m³, Atten= 0%, Lag= 0.0 min

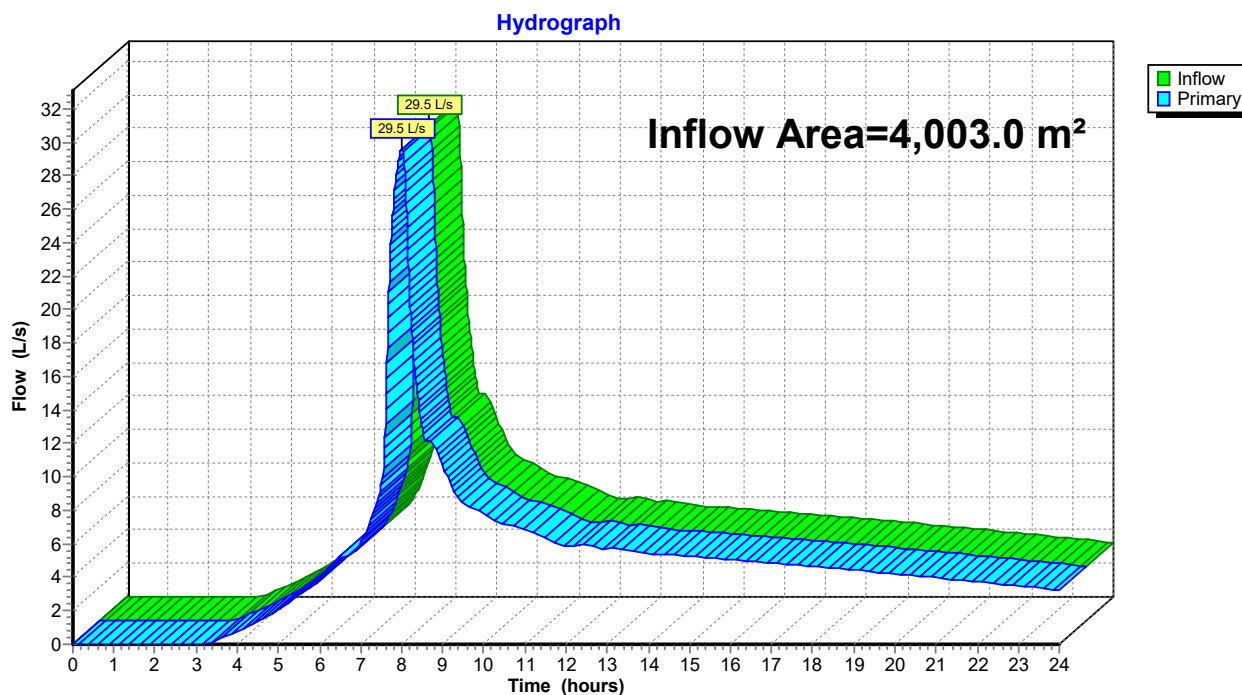
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 29L: Total Post Development

Summary for Link 47L: Total Pre Development

Inflow Area = 4,003.0 m², 13.27% Impervious, Inflow Depth > 106 mm for Type 1A-10yr event
Inflow = 29.5 L/s @ 8.01 hrs, Volume= 425.0 m³
Primary = 29.5 L/s @ 8.01 hrs, Volume= 425.0 m³, Atten= 0%, Lag= 0.0 min

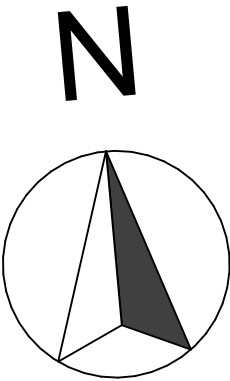
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 47L: Total Pre Development

Do not scale from drawings.
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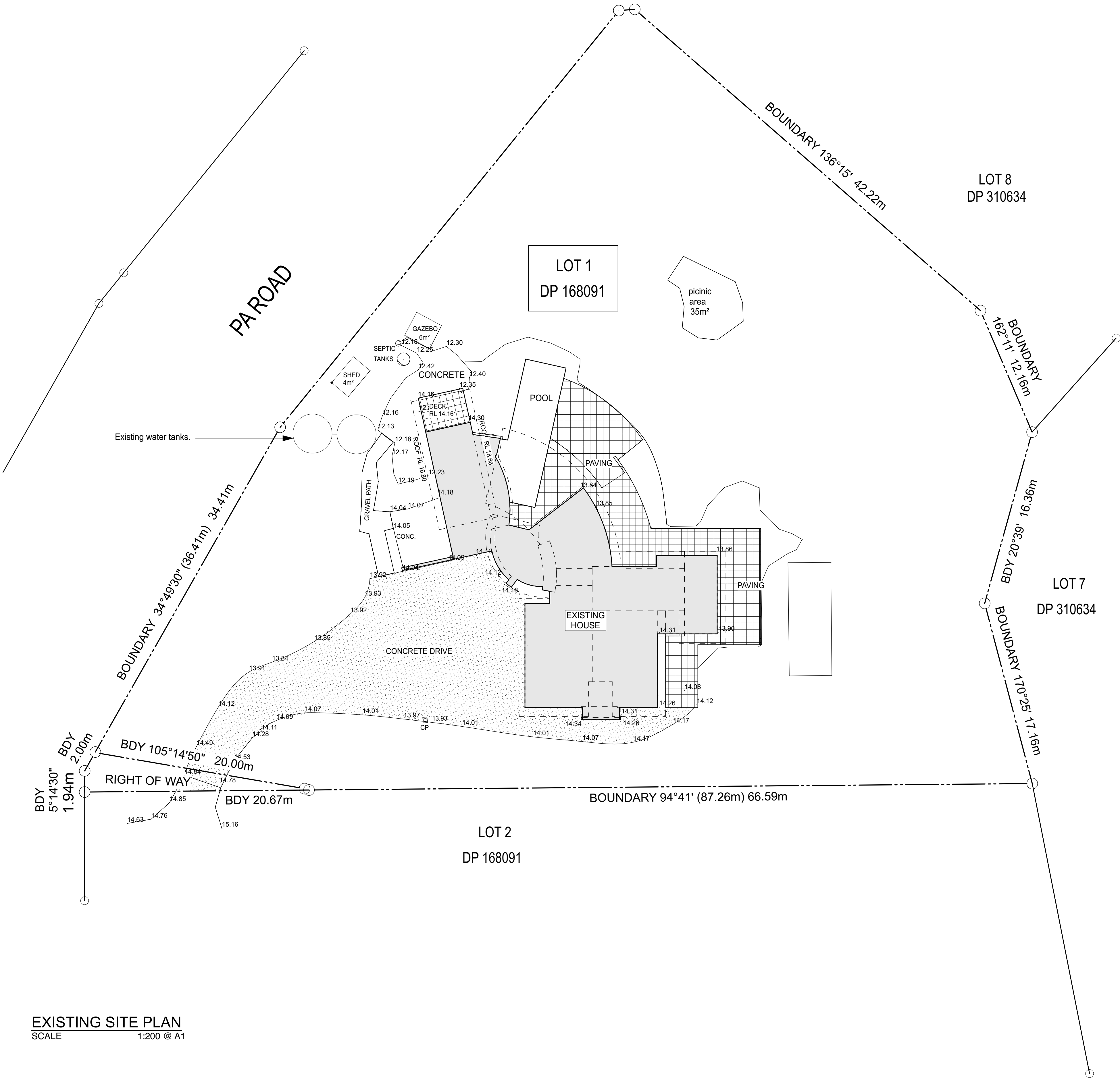
All work to be in accordance with
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The New Zealand Building Code, NZS 3604 and
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Refer Specification for references to other
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WIND ZONE: HIGH
EXPOSURE ZONE: D



LOCALITY PLAN
SCALE NTS @ A1

EXISTING SITE PLAN
SCALE 1:200 @ A1



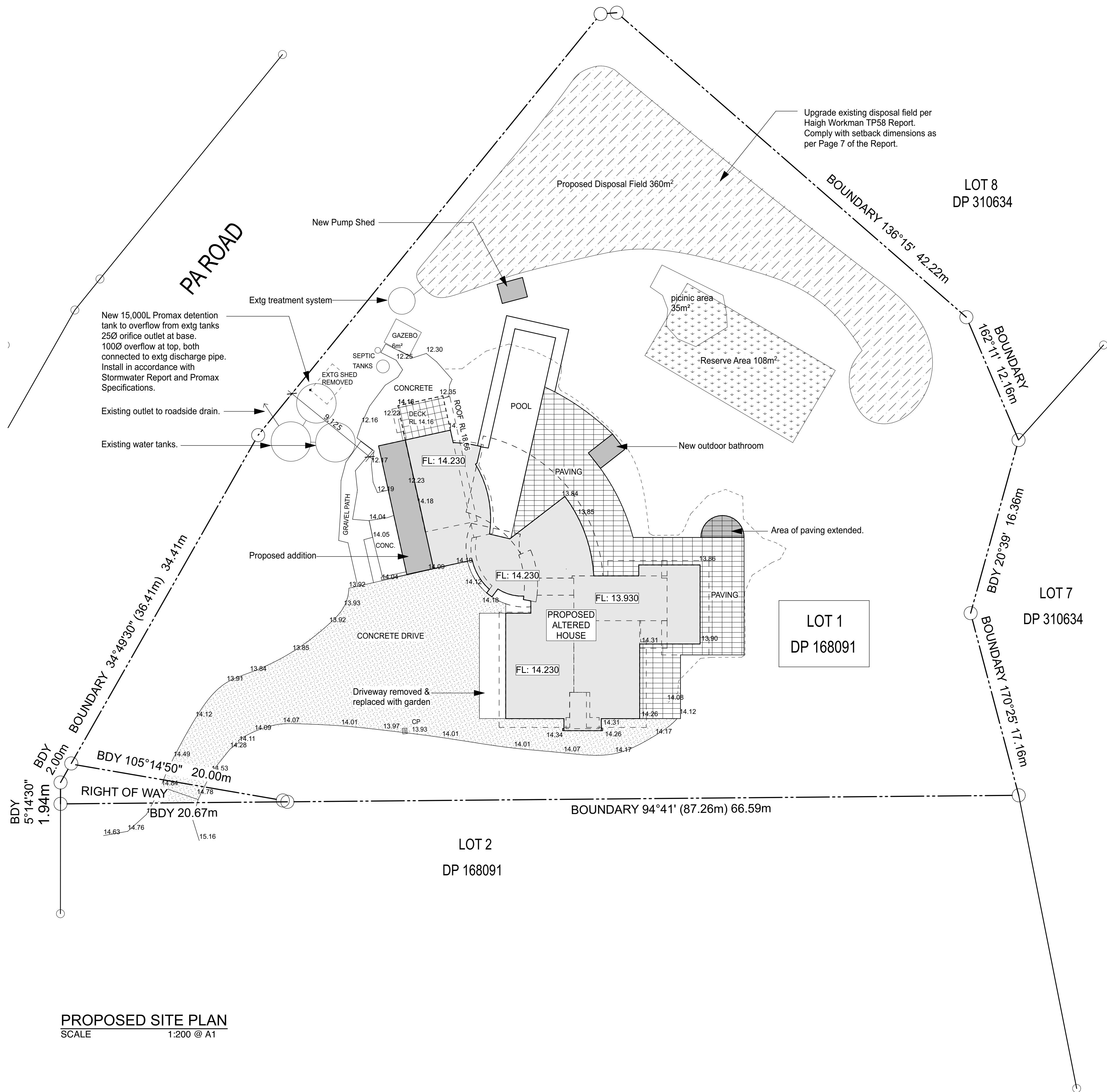
A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
EXISTING SITE PLAN	
JOB	
80A PA ROAD KERIKERI	


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SCALE	SHEET No.
1:200 @ A1	RC01



LEGAL DESCRIPTION:

80a Pa Road, Kerikeri

Lot 1 DP 168091

Identifier: NA102B/170

Area: 0.4003 ha.

ZONE:

Residential - Rural Living Zone

Kerikeri Visual Buffer

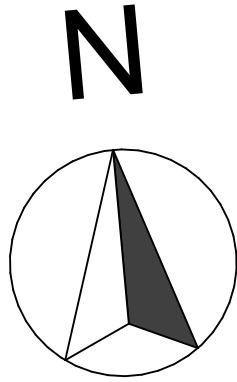
IMPERMEABLE AREA CALCULATIONS	
Site Area = 4,003 sqm. 12.5% maximum impermeable allowable as Permitted Activity. 4,003 x 0.125 = 500.375 sqm maximum.	
EXISTING IMPERMEABLE COVERAGE:	
Existing Roof (including accessory buildings)	450 m ²
Existing driveway	344 m ²
Existing paved area	210 m ²
Existing pool (beyond roof)	53 m ²
Existing Total:	1057 m ²
PROPOSED IMPERMEABLE COVERAGE:	
Altered Roof area (including accessory buildings)	485 m ²
Altered Driveway	327 m ²
Altered Paved area (reduced by bldg additions constructed over existing paved areas).	174 m ²
Altered Pool	66 m ²
Proposed Total:	1,052 m ²

BUILDING COVERAGE CALCULATIONS	
Site Area = 4,003 sqm. 10% maximum building coverage allowable as Permitted Activity. 4,003 x 0.10 = 400.3 sqm maximum.	
EXISTING BUILDING COVERAGE:	
Existing House (including eaves > 600mm)	381 m ²
Existing Ancillary Buildings	12.5 m ²
Existing Pool	52.7 m ²
Existing Total:	446.2 m ²
PROPOSED BUILDING COVERAGE:	
Altered House (including eaves > 600mm)	413 m ²
Proposed Ancillary Buildings	16 m ²
Altered Pool	66 m ²
Proposed Patio > 1m above ground	43 m ²
Proposed Total:	538 m ²

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WIND ZONE: HIGH
EXPOSURE ZONE: D



RESOURCE CONSENT

22-05-25

REVISIONS

DRAWING

PROPOSED SITE PLAN

JOB

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SCALE

1:200 @ A1

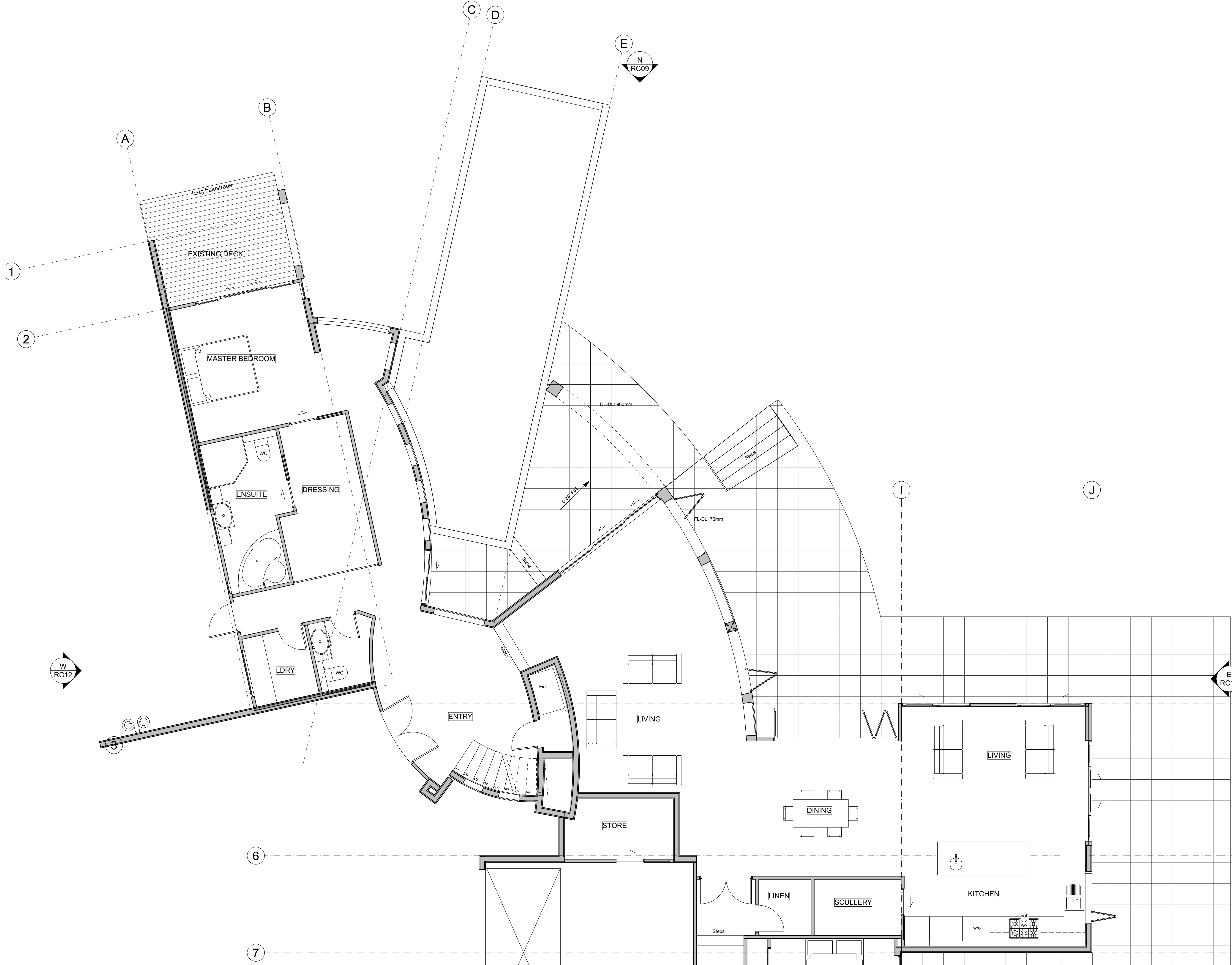
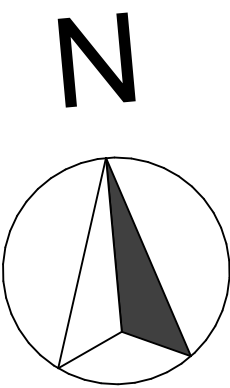
SHEET No.

RC02

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WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING GROUND FLOOR PLAN
SCALE 1:50 @ A1

A RESOURCE CONSENT 22-05-25

REVISIONS	
4	DRAWING
5	EXISTING GROUND FLOOR PLAN
JOB	
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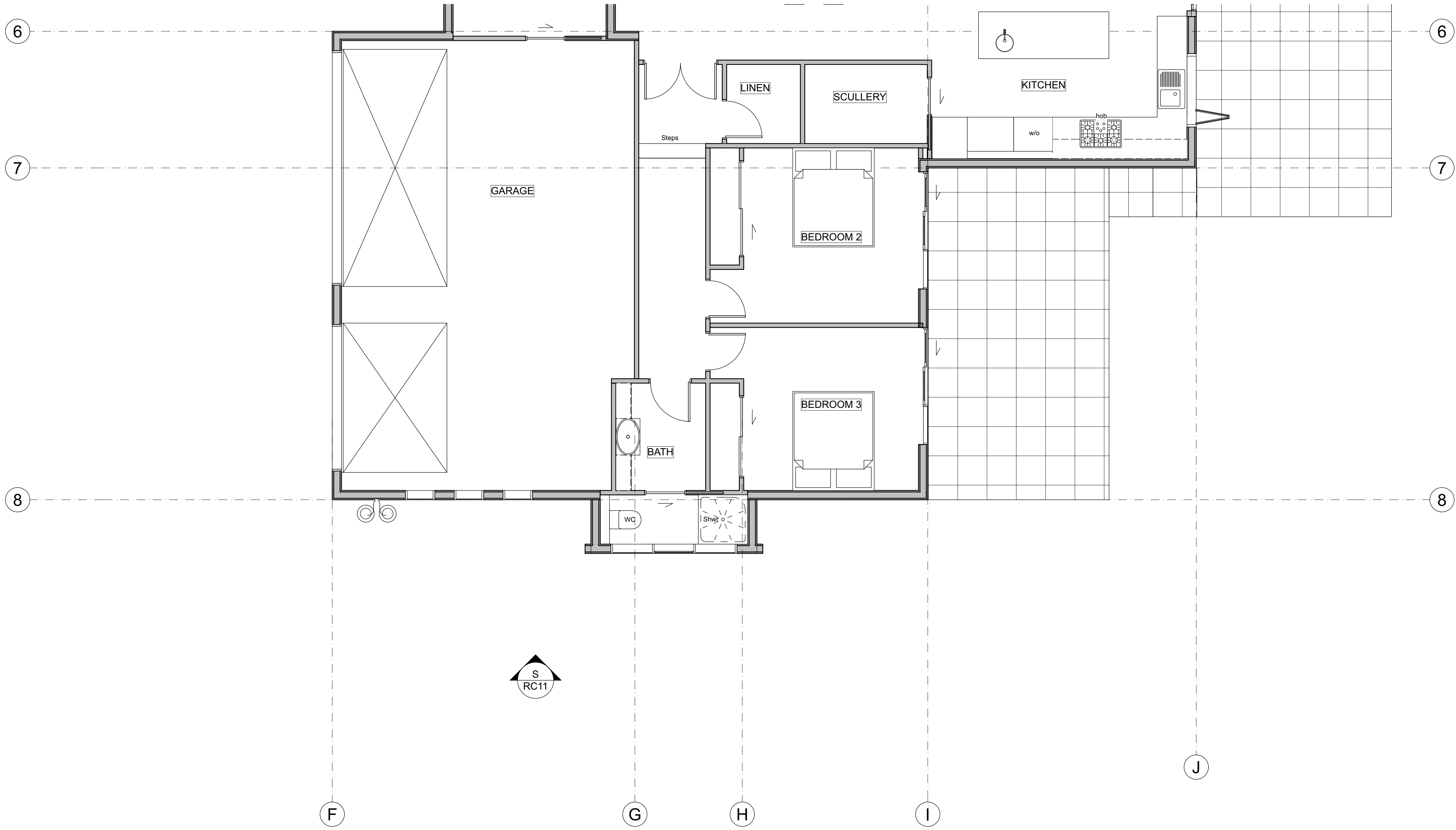
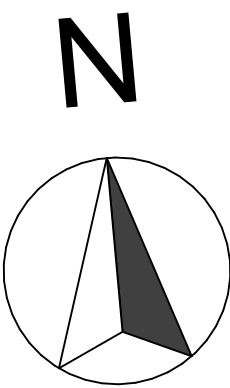
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SCALE	SHEET No.
1:50 @ A1	RC03

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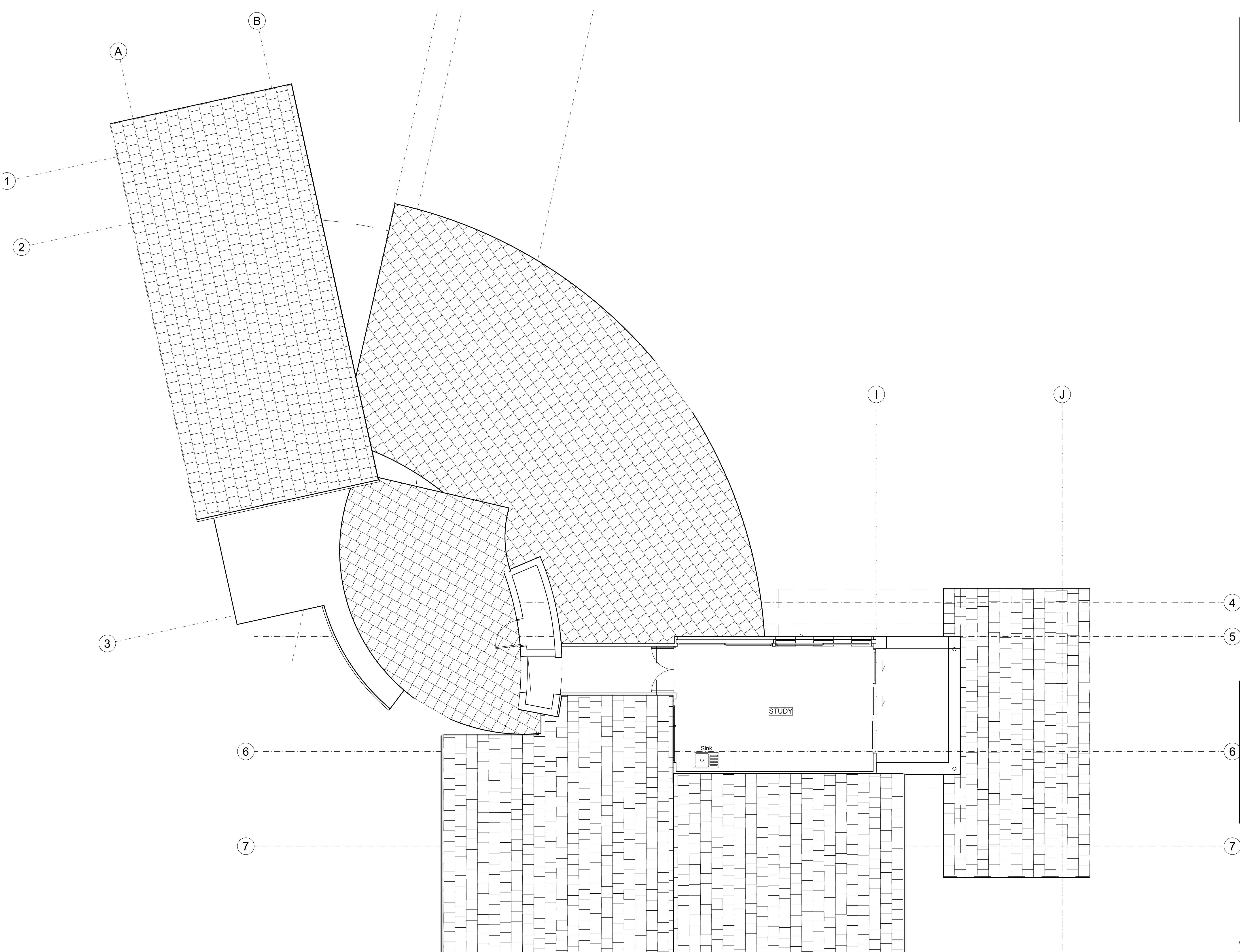
WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING GROUND FLOOR PLAN
SCALE 1:50 @ A1

A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
EXISTING GROUND FLOOR PLAN	
JOB	
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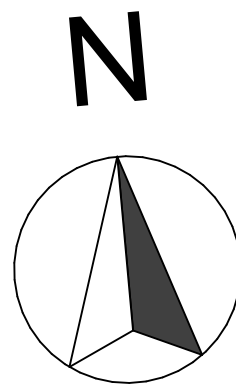
SCALE 1:50 @ A1	SHEET No. RC04
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WIND ZONE: HIGH
EXPOSURE ZONE: D



A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
EXISTING UPPER FLOOR PLAN	
JOB	
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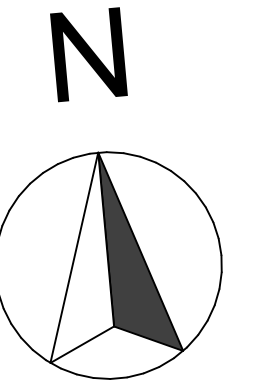
EXISTING UPPER FLOOR PLAN
SCALE 1:50 @ A1

SCALE	SHEET No.
1:50 @ A1	RC05

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WIND ZONE: HIGH
EXPOSURE ZONE: D



PROPOSED GROUND FLOOR PLAN

SCALE 1:50 @ A1

A RESOURCE CONSENT 22-05-25

REVISIONS
DRAWING
PROPOSED GROUND FLOOR PLAN

JOB
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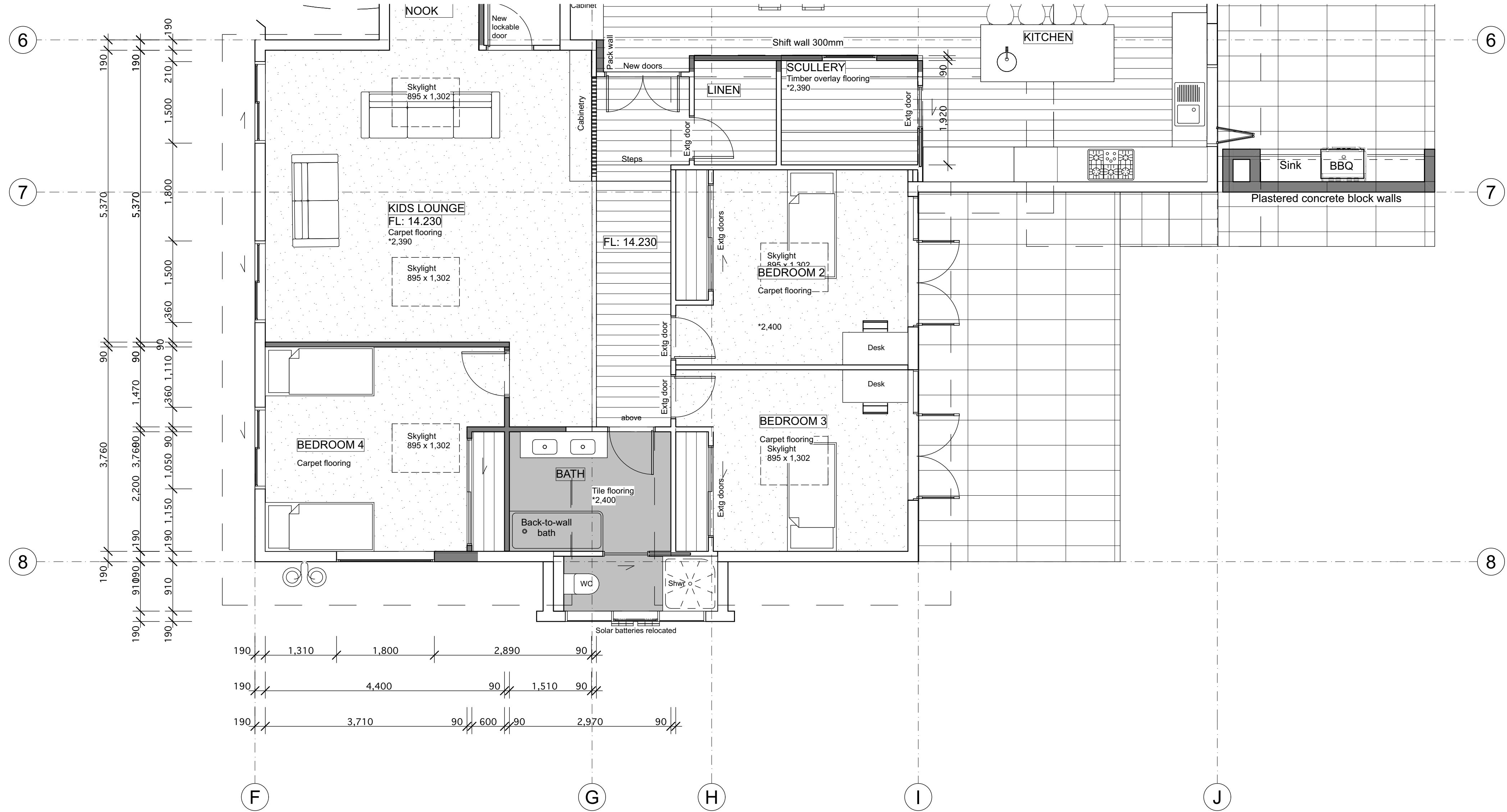
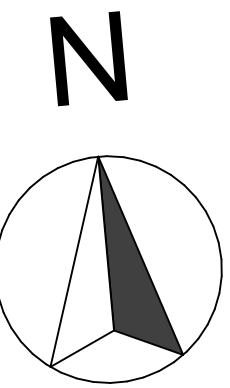


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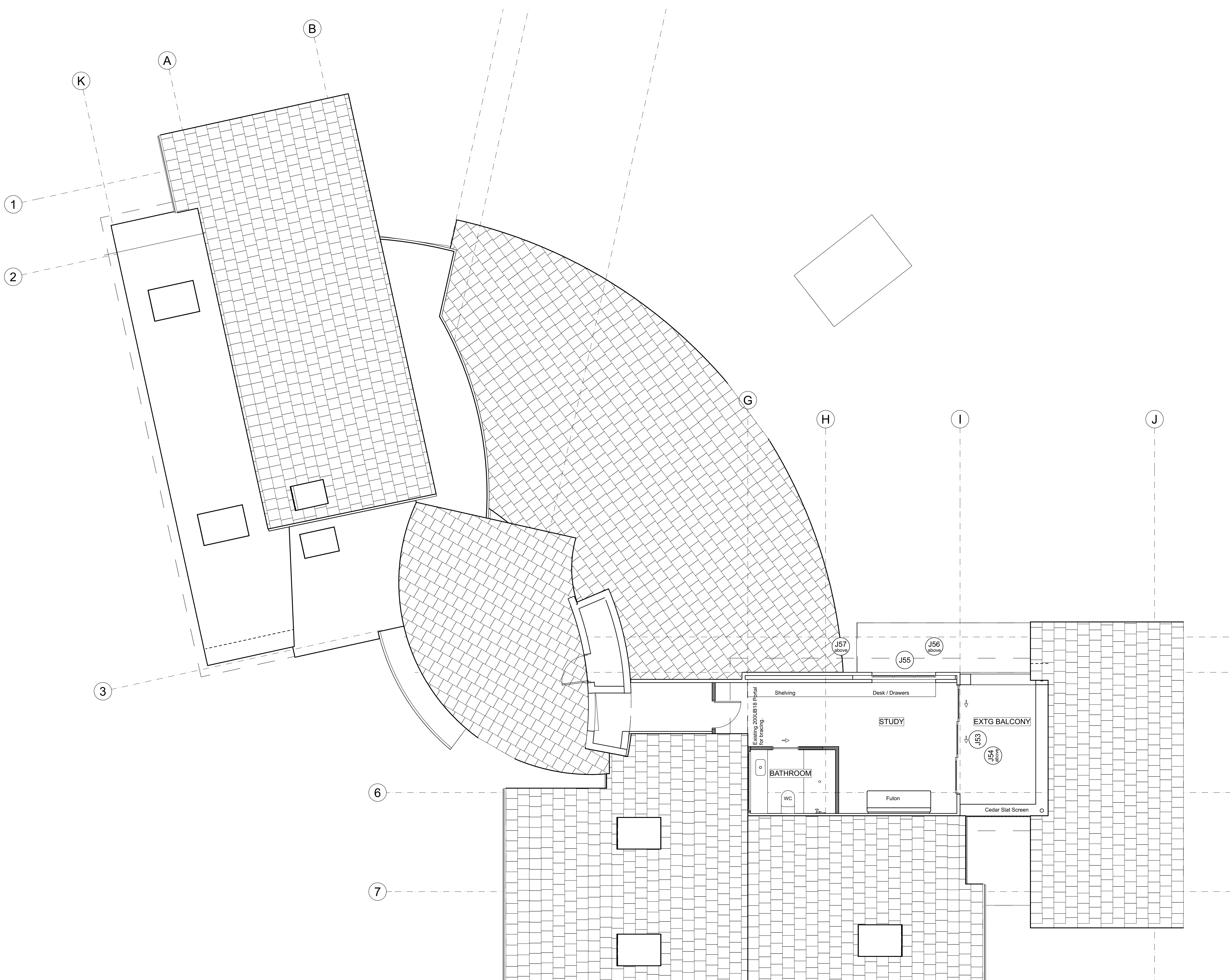
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SCALE	SHEET No.
1:50 @ A1	RC06



PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1

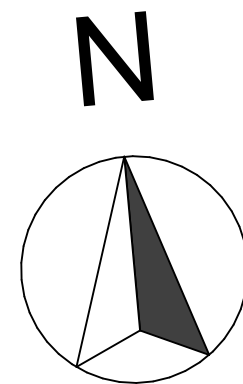
A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
PROPOSED GROUND FLOOR PLAN	
JOB	
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WIND ZONE: HIGH
EXPOSURE ZONE: D



A RESOURCE CONSENT	22-05-25
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PROPOSED UPPER FLOOR PLAN	
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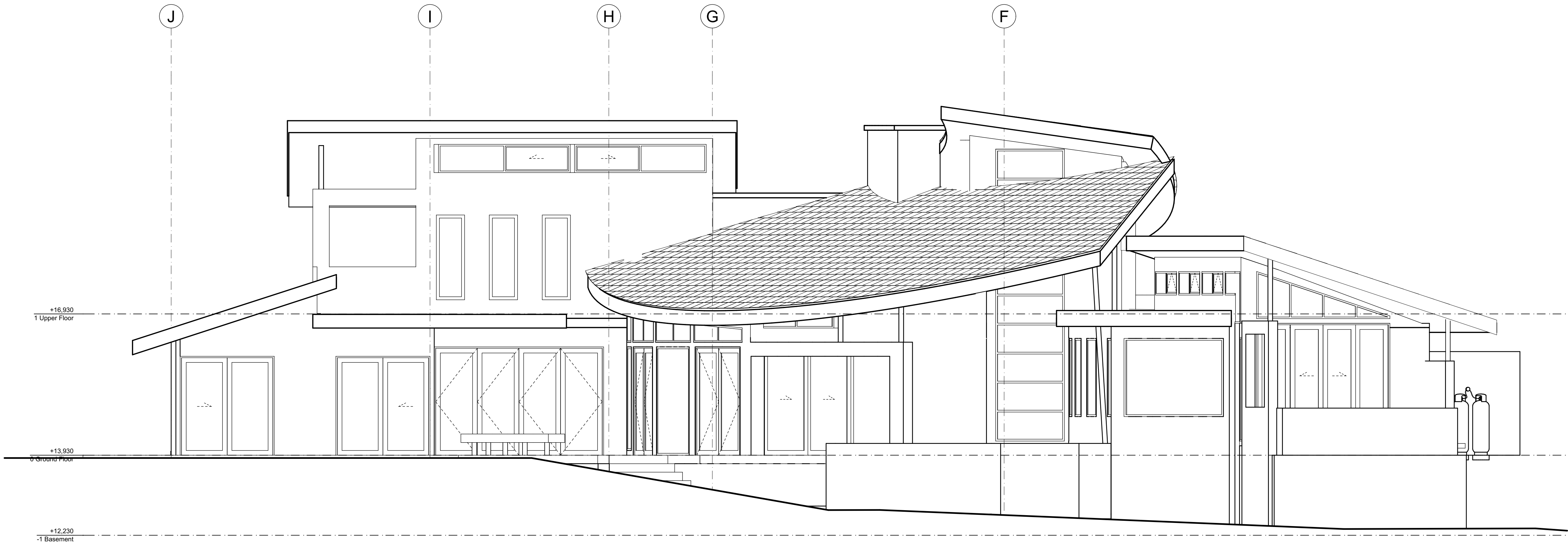
PROPOSED UPPER FLOOR PLAN
SCALE 1:50 @ A1

SCALE	SHEET No.
1:50 @ A1	RC08

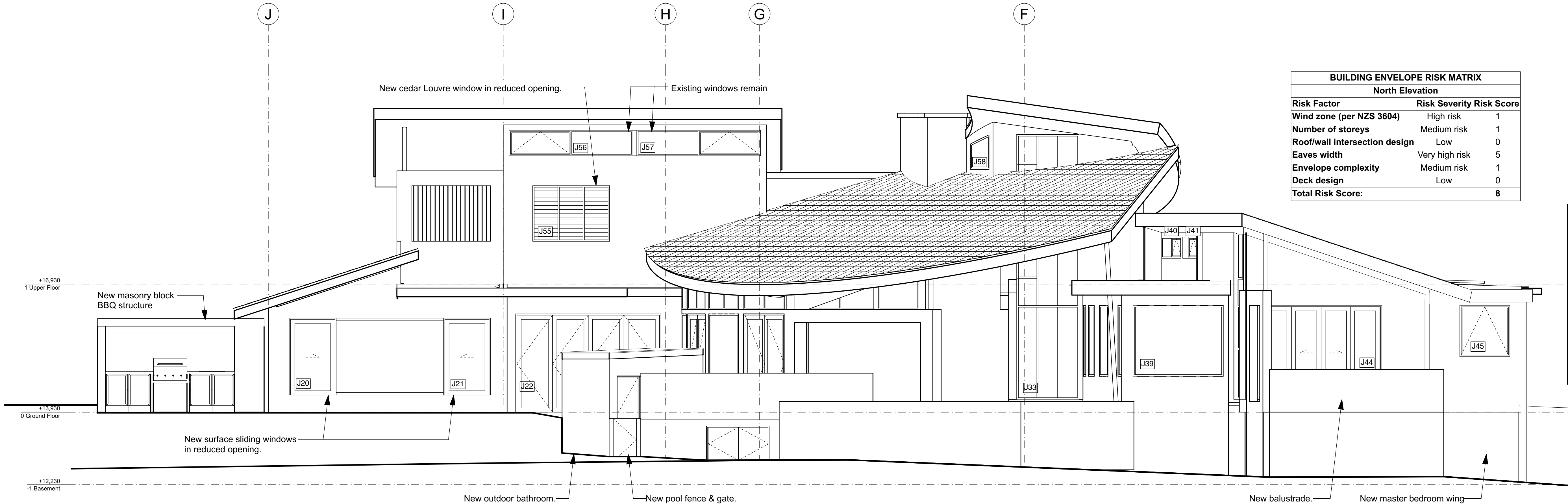
Do not scale from drawings.
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WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING NORTH ELEVATION
SCALE 1:50 @ A1



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		8

A RESOURCE CONSENT 22-05-25

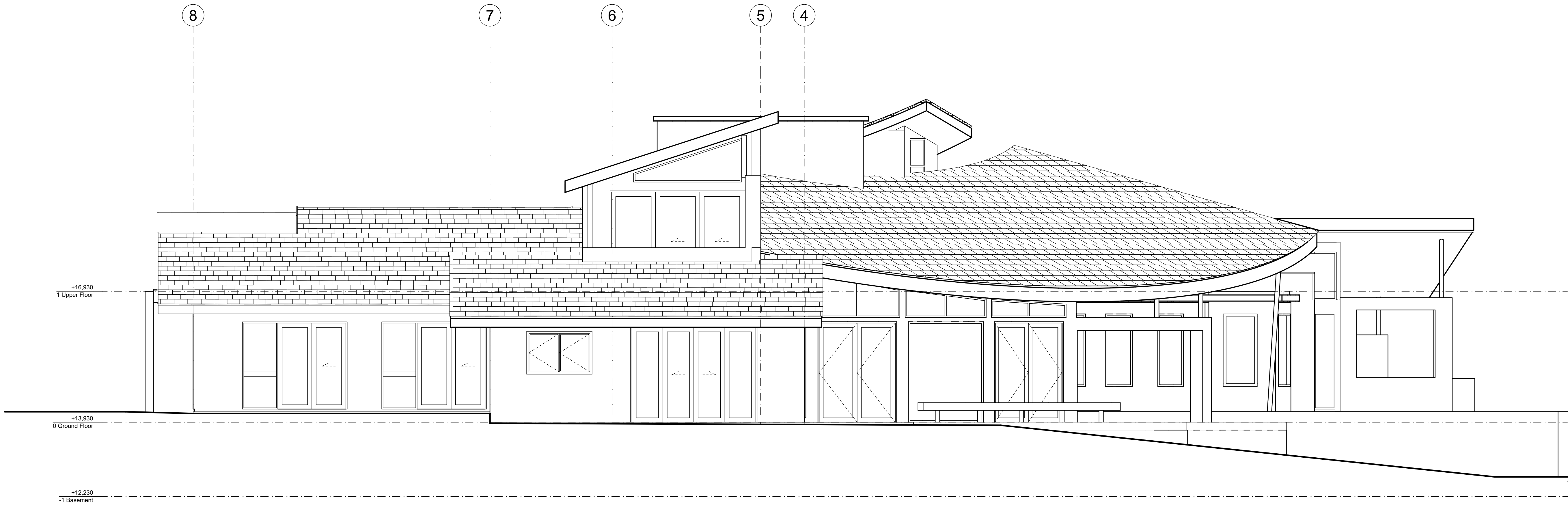
REVISIONS
DRAWING
NORTH ELEVATIONS
JOB
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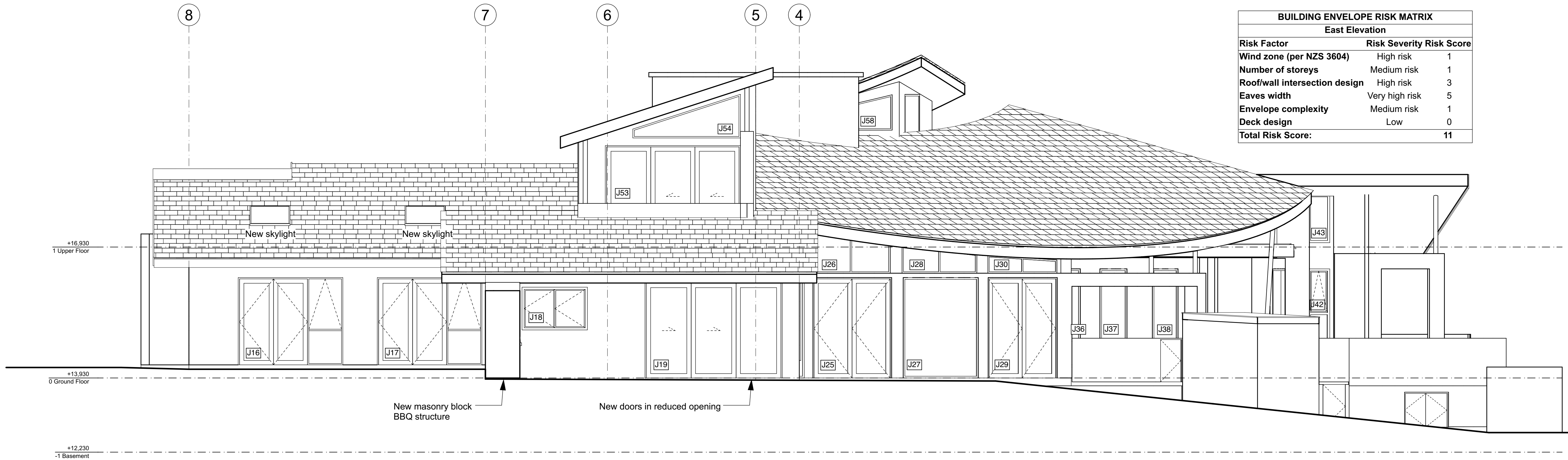
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PROPOSED NORTH ELEVATION
SCALE 1:50 @ A1

SCALE	SHEET No.
1:50 @ A1	RC09



EXISTING EAST ELEVATION
SCALE 1:50 @ A1



BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		11

PROPOSED EAST ELEVATION
SCALE 1:50 @ A1

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WIND ZONE: HIGH
EXPOSURE ZONE: D

A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
EAST ELEVATIONS	
JOB	
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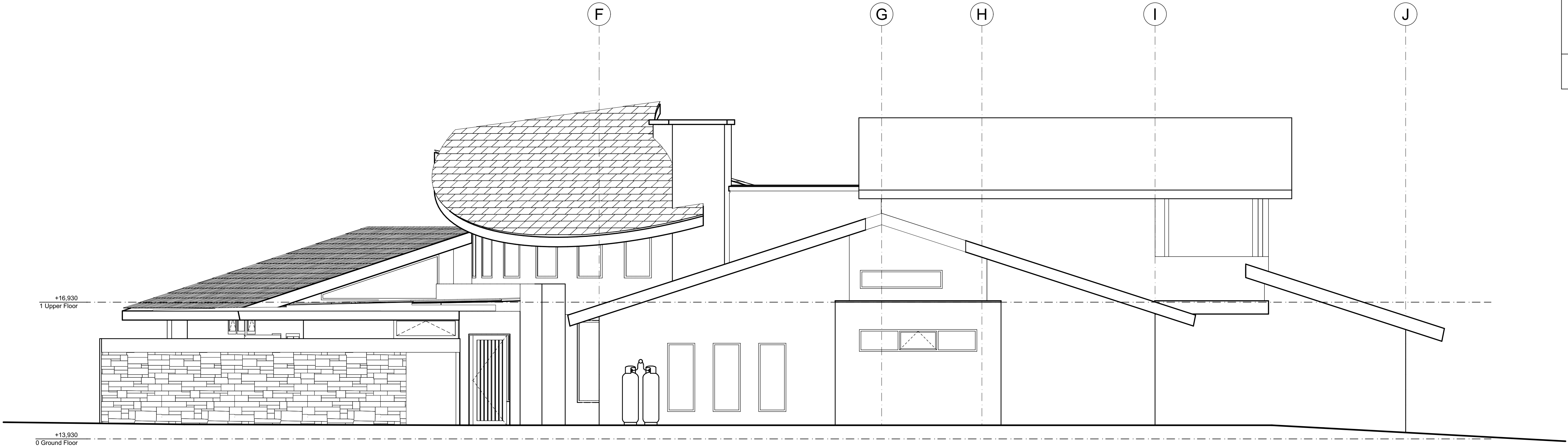
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SCALE	SHEET No.
1:50 @ A1	RC10

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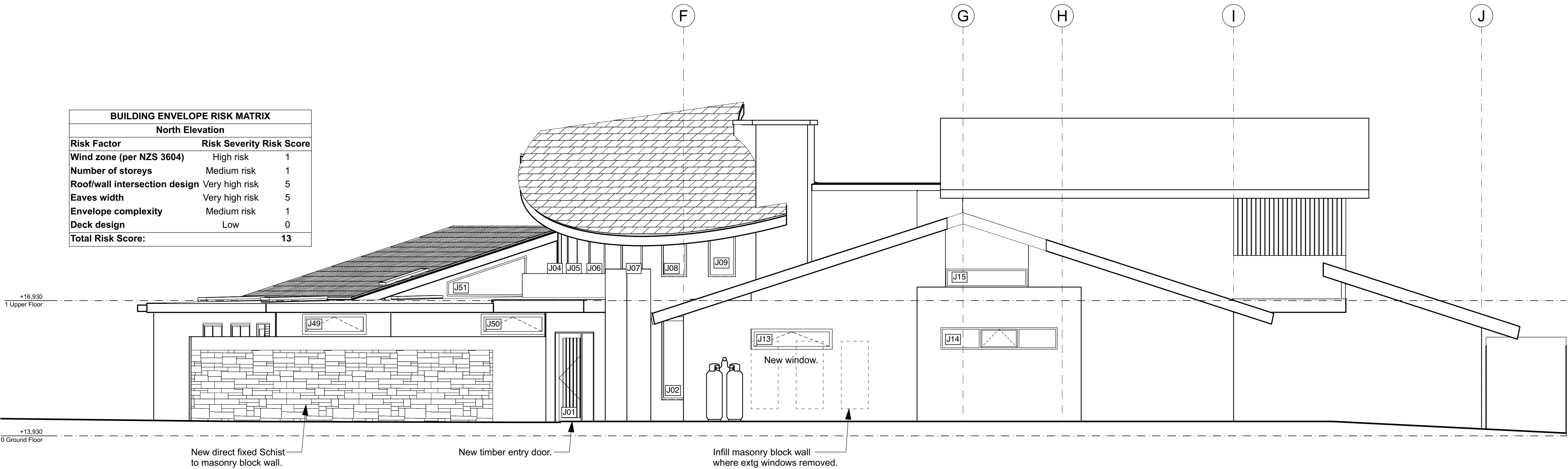
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WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING SOUTH ELEVATION
SCALE 1:50 @ A1

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		13



PROPOSED SOUTH ELEVATION
SCALE 1:50 @ A1

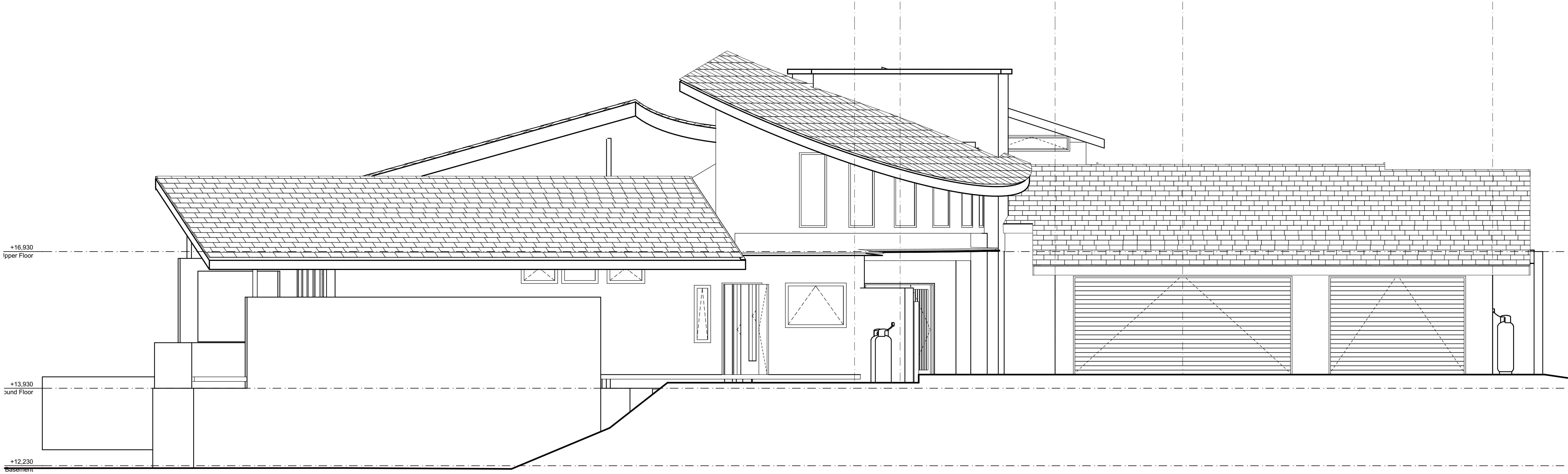
A RESOURCE CONSENT	22-05-25
REVISIONS	
DRAWING	
SOUTH ELEVATIONS	
JOB	
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SCALE 1:50 @ A1	SHEET No. RC11
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Do not scale from drawings.
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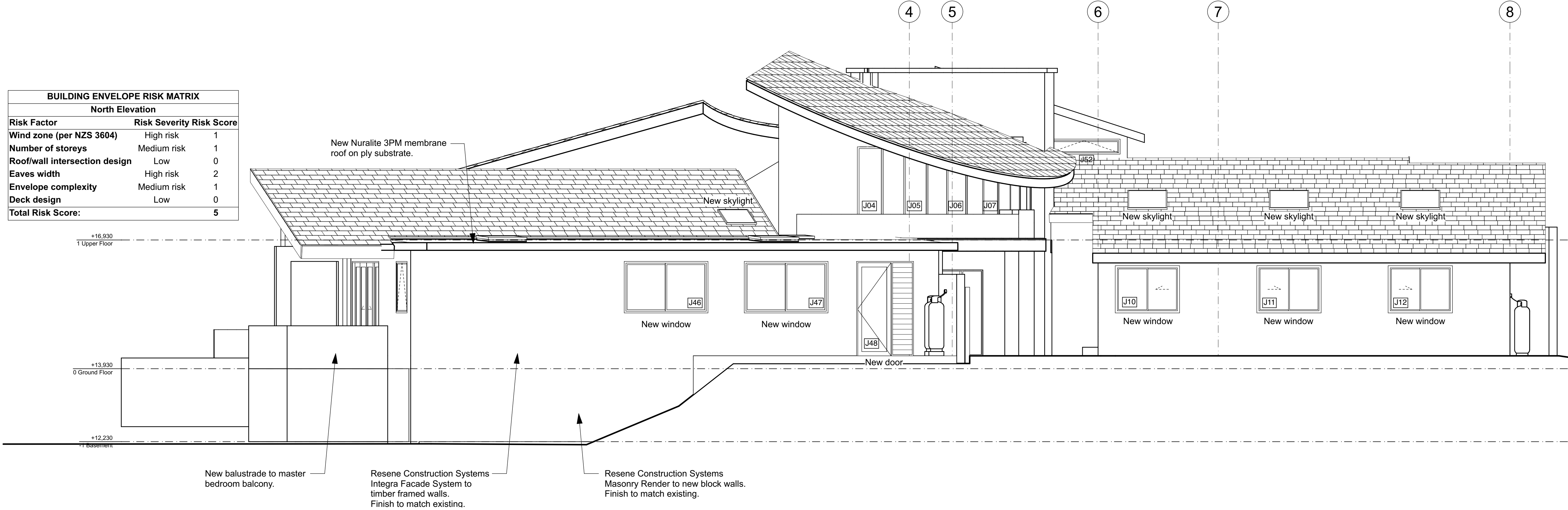
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WIND ZONE: HIGH
EXPOSURE ZONE: D



EXISTING WEST ELEVATION
SCALE 1:50 @ A1

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		5



PROPOSED WEST ELEVATION
SCALE 1:50 @ A1

A RESOURCE CONSENT	22-05-25
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DRAWING	
WEST ELEVATIONS	
JOB	
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SCALE	SHEET No.
1:50 @ A1	RC12