Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ◯ **Yes** ✔ **No**

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

◯ **Yes** ◯ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?	
Who else have you consulted with?	

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

5. Applicant Details

Name/s: Walter & Charlotte Strachan

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email: [redacted]

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.

7. Details of Property Owner/s and Occupier/s

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

Name/s: Walter Strachan Trustee Company Limited

Property Address/ Location: [redacted]

Postcode 0294

8. Application Site Details

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

Name/s:

Site Address/ Location:

[redacted]

0294

Legal Description:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

Site is vacant - no entry restrictions.

9. Description of the Proposal:

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

Proposed residential development, including new building, impermeable surfaces and earthworks in the Coastal Living Zone.
Variation of conditions of Consent Notice 10858979.1 is proposed.
Refer to attached report for further detail.

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- [x] **Building Consent** Enter BC ref # 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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ✔ **Yes**

13. 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**

14. 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) Walter Strachan

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]0230

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) Walter Strachan

Signature:
(signature of bill payer [redacted]

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) Walter Strachan

Signature: [redacted]

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

Checklist (please tick if information is provided)

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

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

Walter & Charlotte Strachan

Land Use Consent for New Dwelling, Earthworks, Impermeable Surfaces, & Consent Notice Variation

31 Blue Penguin Drive, Kerikeri

Williams & King, Kerikeri[1]
17 September 2025

[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1. OVERVIEW

1.1 Summary of proposal

Walter and Charlotte Strachan propose to develop a property at 31 Blue Penguin Drive in Kerikeri. The subject site is legally described as Lot 37 DP 505455 and held in Record of Title 762882.

The proposed development involves the construction of a new dwelling, to be accessed by a proposed driveway and motor court / parking area. Cut to fill earthworks are required to prepare the building envelope and complete the driveway, parking and manoeuvring areas for the dwelling.

Landscape plantings are proposed to provide visual mitigation and integration of the proposed dwelling and its access and to enhance the amenity of the area.

The proposal has been designed with general reference to a granted land use consent (RC 2160435-RMACOM Decision B); however, proposed earthworks and impermeable surface coverage will exceed the earthworks volume and impermeable surface coverage that was authorised by that earlier consent.

Consent notice 10858979.1 includes eight conditions, including (ii), which states:

"In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160432 issued by the Far North District Council. This resource consent supercedes RC 2130171 and RC 2160062VAR insofar as it relates to Lots 33-37 of this subdivision)."

The proposed activity does not fit into the circumstances covered by the above condition, in that:

a. The referenced land use consent has not yet lapsed (the lapse date is 28 September 2026);
b. The "design and development guidelines" are not defined in the above condition; it is not clear whether these should be considered as all conditions of RC 2160435, or just those relating to the landscape and visual matters;
c. There is an error in consent notice condition (ii) - RC 216043**2** should read RC 216043**5.**

The proposed course of action is to seek variation of condition (ii) of Consent Notice 10858979.1, to exclude the development authorised under this new consent, if granted. Approval pursuant to under 221(3) of the Resource Management Act 1991 ("RMA") is therefore requested.

We assume that condition (vii) does not need variation, as the requirement to provide a stormwater management report in accordance with the listed Subdivision Suitability and Addendum reports is provided. The Advisory note simply specifies the extent of impermeable surface allowance approved under RC 2160435 – Decision B as being 800m². The current proposal exceeds that allowance, however, if approved, would be authorised by a separate resource consent. If Council disagrees, then please include variation of condition (vii) also.

RC 2160435-RMACOM includes a resolution under s221(3)(c) of the Resource Management Act 1991, allowing the cancellation of consent notice conditions imposed under s221 on Lots 13 – 15 DP 494309 (Consent notice 10388614.2 registered 10.8.2016). This was permitted to be given effect to via s221(3)(c) certification once the consent notice for RC 2160435 was approved (this has been complete, with the relevant instrument being Consent Notice 10858979.1 registered 3.8.2017). At this point in time, consent notice 10388614.2 remains on the title of the application site, however, we will disregard its conditions on the basis that the approval to cancel it has been issued via RC 2160435-RMACOM (this expires on 28 September 2026, and the applicant has been advised to give effect to this cancellation).

1.2 District Plan zoning and activity status

The subject site is in the 'Coastal Living Zone' in the Operative Far North District Plan. The proposed development requires resource consent under the 'Visual Amenity' and 'Stormwater Management' rules of the Coastal Living zone, while consent under District Wide Rules 'Excavation and/or Filling…' rule is also sought for the proposed works. The proposal has been assessed as being a restricted discretionary activity overall in terms of those rules.

Under the Proposed Far North District Plan, the site is zoned 'Rural Lifestyle'. Relevant rules with legal effect under the Proposed District Plan are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

An application to vary a consent notice condition is a discretionary activity.

1.3 Statutory framework

This report and its appendix accompany the Resource Consent application made by the Applicant and is provided in accordance with the requirements set out in Schedule 4 of the RMA. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal, including any actual or potential effects the proposed activity may have on the environment, any proposed or agreed to measure to ensure positive effects, and the relevant matters specified under section 104 of the RMA (Consideration of applications). As the application is for a discretionary activity overall, Section 104B of the RMA is relevant:

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

2. DESCRIPTION OF PROPOSAL

2.1 Proposed dwelling

The overarching purpose of the proposal is to establish a new dwelling on a site within the Coastal Living zone of the Operative District Plan. A colonial style single level seven-bedroom dwelling is proposed, with a floor area of approximately 559m², covered terraces and verandas around the perimeter covering approximately 250m², producing a total roof area of approximately 810m². A 35m² timber deck will be located on the north eastern side of the dwelling.

The dwelling and its roof will be located within an approved building envelope, which is located at the southern end of the application site, in accordance with condition (i) of Consent Notice 10858979.1 (refer to the Record of Title in **Appendix 1**). Small areas of the guttering will be outside the building envelope – advice has been sought from Council's duty planner regarding whether this is an infringement of condition (i) of the consent notice.

Excluding the upper parts of the living area chimneys, the maximum height of the dwelling will not exceed 8m using the rolling height method. The building will be orientated towards the north east for sunlight, with views to the south east towards Kerikeri Inlet available from the living and dining areas, primary bedroom and outdoor living areas.

Exterior cladding will comprise weatherboards with architectural features, and a Colorsteel roof is proposed. Design principles will follow those set out in the conditions of RC 2160435-RMACOM Decision B (see **Appendix 3**). Namely:

- Windows to be double glazed, with non-reflective glass.
- Timber weatherboards to be coloured in a light grey with reflectance value of less than 35%.
- The roof will be a mid grey, "BasaltBase", which has a reflectance value of 14%, or similar (will be less than 30% LRV).
- The garage is fully integrated with the house design.

Refer to the TEAM Architects Plan Set in **Appendix 2**. **Figure 1** below depicts the overall site plan.

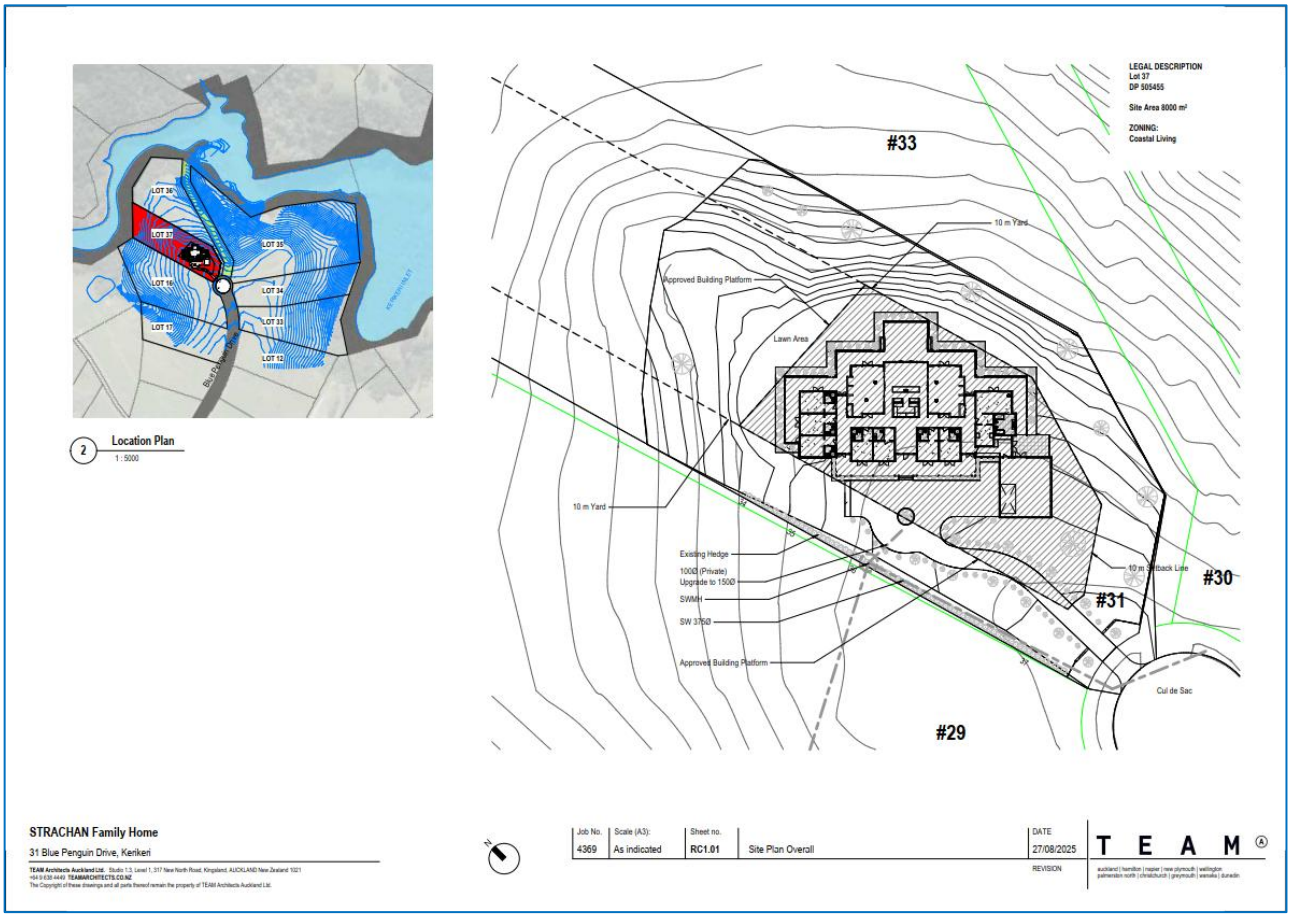


Figure 1: Proposed Overall Site Plan

2.2 Property access and parking arrangements

Access to the site has been formed as a concrete vehicle crossing off Blue Penguin Drive.

Within the site, a driveway and motor court / parking area will be formed with an exposed 12mm concrete chip with 5kg black oxide surface, intended to be consistent with condition 5(iv) of Decision B of RC 2160435-RMACOM (**Appendix 3**).

Car parking will be available within the connected garage, or upon outdoor hardstand areas adjacent to the dwelling.

2.3 Earthworks

Earthworks are required to excavate the southern portion of the building platform, complete vehicle access and the motor court and parking area, and form the north facing lawn area, and will involve cut to fill of approximately 573m³, resulting in a total volume of approximately 1,146m³. Topsoil will be retained and spread for landscaping. The total volume exceeds the amount permitted by condition 2 of Decision B of RC 2160435-RMACOM.

Based on the proposed finished floor level of 36.00 NZVD, the deepest excavation for the dwelling will be at the southern corner of the garage, to a depth up to around 0.8m, plus an allowance for foundations. Refer to the Site / Earthworks Plan in **Appendix 1**. Fill will be used to form the lawn, with a maximum height of 1.5m proposed.

All earthworks undertaken at the site will be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GC05). Sediment laden stormwater runoff will be controlled by appropriate management techniques to ensure that sediment does not migrate beyond the site. This can be included as a condition of consent.

Erosion and sediment control will indicatively involve:

- Installation of clean water diversion measures to divert surface water around the earthworks area.
- Installation of a 600mm high silt detention fence positioned along the contour and around the downslope area of the earthworks (including any stockpile) with 2m returns up the slope (to prevent water from travelling around the edges) for the duration of the project using geofabric supported with waratahs or post hammer-staked at least 400mm deep on the downhill side of the fabric, no more than 2m apart. The silt fence can be installed in a trench and anchored by backfilling the trench.
- Placing any temporary stockpile away from any stormwater overland flow paths and avoiding the steeper downslope gradients. Any temporary stockpile of top soil must be within the silt fence perimeter.
- Immediately following the earthworks, exposed areas must be stabilised and/or topsoiled and re-vegetated. Once revegetation is satisfactorily established and stabilisation is complete, sediment control measures can be removed from the site.
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point, ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

The above measures can be monitored by the appointed contractor, with regular inspection of silt fences and additional checks prior to and following heavy or persistent rainfall to ensure that the erosion and sediment control measures are repaired, replaced, reinforced or cleaned out if required. The Head Contractor will adjust erosion and sediment control as needed to suit site adjustments and weather conditions.

Further construction management techniques will be implemented to avoid, remedy and mitigate adverse environmental effects. These will also be implemented and monitored by the Head Contractor responsible for overseeing the earthworks, and include the following principles.

- All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise. In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.

- Construction traffic must prevent sediment from being tracked onto adjacent public roads. Construction traffic and parking must avoid any potential conflict with traffic and pedestrians in the vicinity of the site. There is ample onsite space for parking.
- Dust mitigation measures will be utilised on-site to avoid dust being generated and carried beyond the site, including covering or revegetating topsoil mounds if temporarily stockpiles remain beyond a short time period or are causing a dust nuisance.
- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) shall be made available to all contractors working on site.

2.4 Impermeable surface coverage

The Area Plan in **Appendix 2** tables impermeable surface coverage as involving roof area, driveway, motor court / parking area, service court as amounting to approximately 1,156m². The deck will be timber slatted decks and thus permeable.

A Stormwater Management Report has been prepared by Wilton Joubert Ltd Consulting Engineers, this is attached in **Appendix 4**. This outlines that the allowable impermeable coverage specified in RC 2160435-RMACOM is exceeded, and that mitigation of stormwater runoff from areas exceeding the allowable coverage is to be provided via tank flow control attenuation, to be discharged to either the stormwater connection (stormwater scruffy dome) on Blue Penguin Drive, or otherwise directed to a dispersal bar located downslope and clear of the effluent disposal field. The proposed attenuation details are specified in the Stormwater Management Report.

Hardstand runoff from the driveway, car parking and motor court area will be shaped to shed runoff to proposed catchpits, which will discharge to the stormwater connection on Blue Penguin Drive. Smaller hardstand areas will be shaped to shed to lower lying grassed lawn areas.

2.5 Utility services

Proposed dual purpose water tanks will be installed for both water supply and stormwater attenuation; these will be partially buried and situated beneath the terrace / deck area, with adjacent landscaping.

Onsite wastewater treatment and disposal will be used, with an indicative disposal and reserve disposal area shown on the Site Plan.

2.6 Landscape Plan & Visual Mitigation

The landscaping proposal and visual mitigation measures generally follow those set out in Decision B of RC 2160435-RMACOM, as required by condition (ii) of Consent Notice 10858979.1. Conditions 7 – 9 of Decision B of RC 2160435-RMACOM cover the requirements for a Building Development Landscape Plan:

7) When building consent is sought for the dwelling or any building over 50m2, the applicant must submit for approval a Building Development Landscape Plan which manages the landscaping of the curtilage of the building, i.e. the balance of the Building Envelope. The plan shall detail planting for the purposes of visual mitigation and integration of the built development and its access. The plan shall show details of re-vegetation of any exposed cut faces associated with the building or access. The plan shall contain the following information:

- *Location and extent of any proposed buildings, access and extent of earthworks.*
- *Names of proposed species.*
- *Size of proposed stock for planting.*
- *Locations and spacing of proposed plants, positioned so as to achieve canopy closure within 3-5 years.*
- *Details of staking and other means of support for large trees.*
- *Details of proposed maintenance.*
- *Details of proposed mulch, type, depth etc.*

8) The Building Development Landscape Plan shall be formulated in accordance with the following principles, standards and conditions:

- *On site landscaping is intended to enhance the amenity of the area while retaining a naturalness appropriate to its rural origin and its proximity to the coast. Indigenous species found in the locality, as listed in Annex 8, should predominate within the species mix used for landscaping around the built development. Boundary treatments and street furniture should use open country style fencing with sustainable and natural materials. Fencing, drains or other potential hazards for kiwi should be designed to allow safe movement of kiwi.*
- *a minimum of two specimen trees selected from the list of appropriate species in Annex B shall be included in the planting proposal;*
- *all planting within 5 metres of the residential unit shall be designed to prevent the creation of fire hazards;*
- *screening of vehicle access, parking and manoeuvring areas, particularly where access is on a slope shall be provided;*
- *plan to be designed to integrate all structures with their natural surroundings;*

Note: The actual and reasonable costs associated with the assessment of the Building Development Landscape required for any house or building 50m2 or greater is to be paid by the applicant. The costs shall be charged in accordance with the Council's Fees and Charges schedule at the time of building consent lodgement. These costs may also include any peer reviews or assessments completed by experts outside of Council. The requirements for the use of an expert or peer review will be conveyed to the applicant prior to commencement of the review.

9) The approved Building Development Landscape Plan is to be implemented within the first planting season following completion of the exterior of the building (approximately April - August) and maintained in perpetuity, with allowance made within the landscaping areas for the maintenance, trimming and replacement planting of trees as required.

The proposed Landscape Plan shows amenity plantings to be strategically placed around the proposed building and driveway, and includes specimen trees located around the wider perimeter. These proposed plantings will combine with the existing planting on site to manage the curtilage area of the building (both within the balance of the Building Envelope and within the setback areas, and will mitigate the visual effects of the development as well as integrating it into the wider environment. Refer to **Figure 2**.

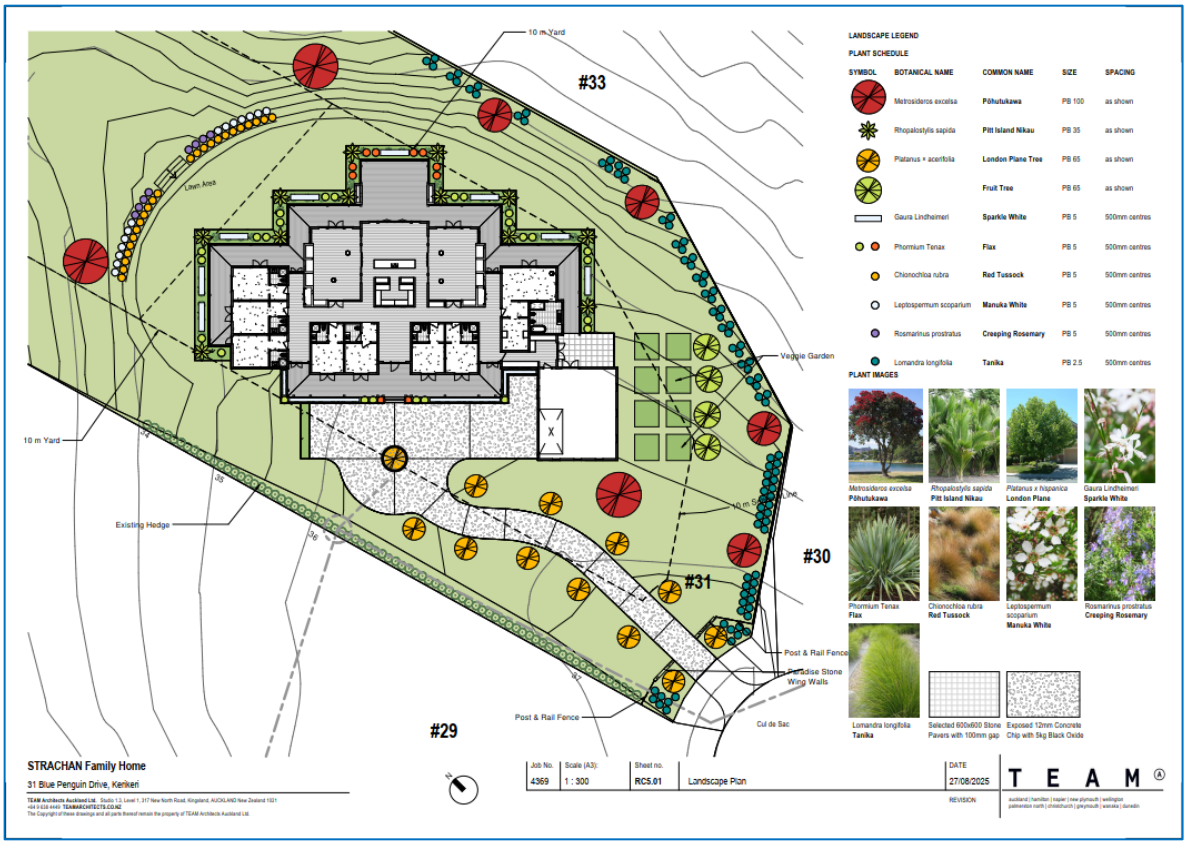


Figure 2: Team Architects Landscape Plan

2.7 Consent Notice Variation

Consent notice 10858979.1 includes eight conditions, including (ii), which states:

"In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160432 issued by the Far North District Council. This resource consent supercedes RC 2130171 and RC 2160062VAR insofar as it relates to Lots 33-37 of this subdivision)."

The proposed activity does not fit into the circumstances covered by the above condition, in that:

a. The referenced land use consent has not yet lapsed (the lapse date is 28 September 2026); and
b. The "design and development guidelines" are not defined in the above condition, so it is not clear whether these should be considered as all of the conditions of RC 2160435, or just those relating to the landscape and visual matters.
c. Thirdly, we note that there is an error in consent notice condition (ii) - RC 216043**2** should read RC 216043**5.**

The chosen course of action is to seek variation of condition (ii) of Consent Notice 10858979.1, to exclude the development authorised under this application, and consent if issued. Approval under section 221(3) of the Resource Management Act 1991 ("RMA") is therefore requested. Proposed (draft) condition wording is provided below.

Future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with conditions 1, 3, 4(ii) and (iii), 5, 6, 7, 8, 9 and 10 of the land use decision RC 2160435-RMACOM Decision B, regardless of whether that consent has lapsed. This condition excludes the activity authorised by RC XXXXXXX.

Condition (i) requires that "all buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan". As noted, small corners of the gutters will exceed the building envelope. Advice has been sought from Council's Duty Planner as to whether this also requires variation of this condition.

We assume that condition (vii) does not need variation, as the requirement to provide a stormwater management report in accordance with the listed Subdivision Suitability and Addendum reports is provided. The Advisory note simply specifies the extent of impermeable surface allowance approved under RC 2160435 – Decision B as being 800m². The current proposal exceeds that allowance, however, if approved, would be authorised by a separate resource consent. If Council disagrees, then please include variation of condition (vii) also.

3. APPLICATION SITE DETAILS AND DESCRIPTION

3.1 Location

The site is located at 31 Blue Penguin Drive, to the north east of central Kerikeri. The property adjoins Blue Penguin Drive to the south, and is located at the eastern end of the road, adjacent to the cul-de-sac head. The location affords the site a narrow view of Kerikeri Inlet from the proposed building site. Refer to the Location and Cadastral Maps in **Figures 3** and **4**.

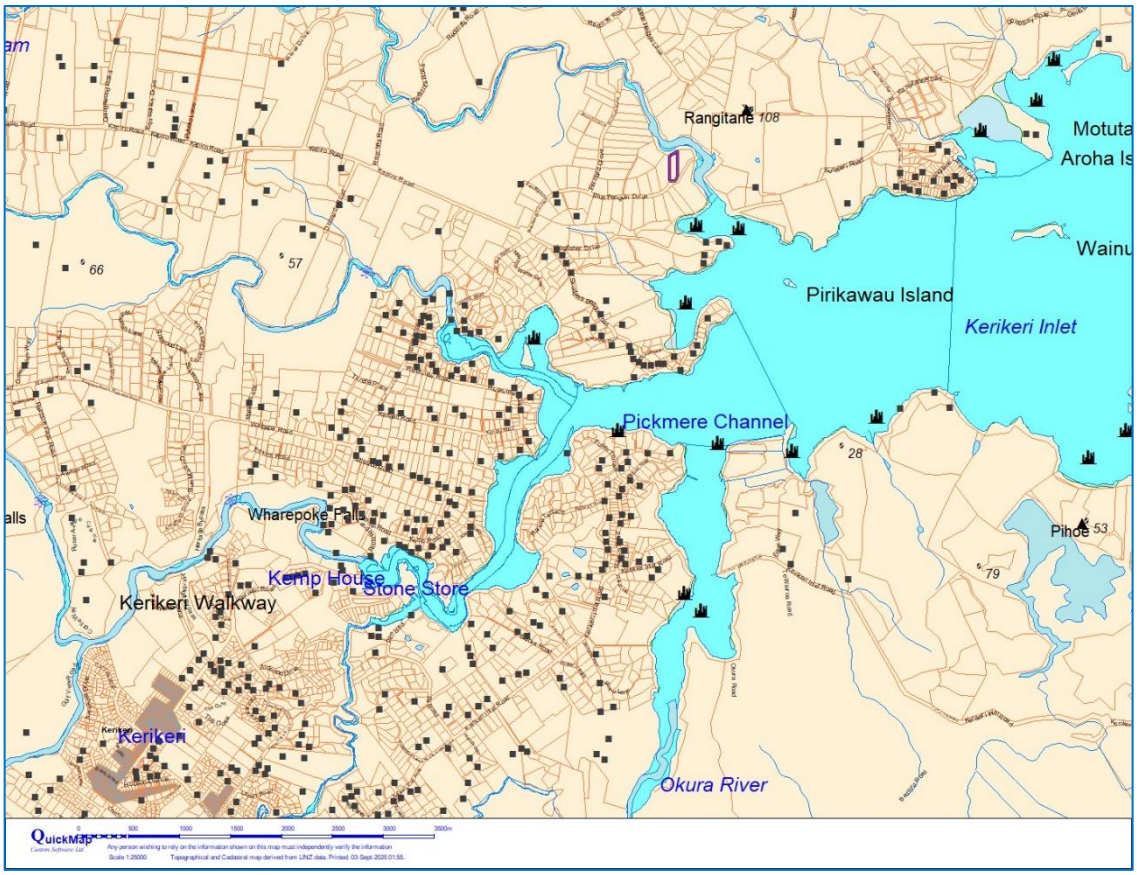


Figure 3: Location Map (Source: QuickMap)

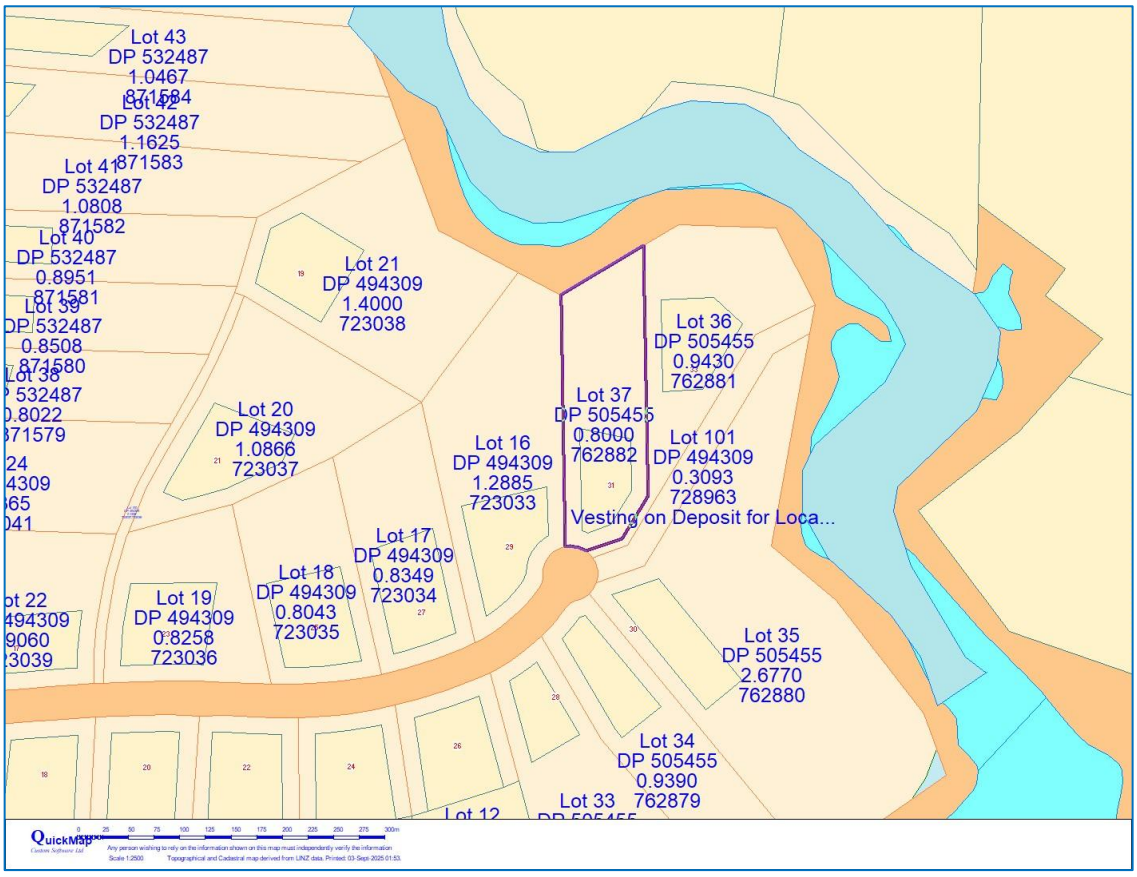


Figure 4: Cadastral Map Highlighting the Application Site (Source: QuickMap).

3.2 Legal details

Legal details of the application site is summarised below and in the Record of Title (**Appendix 1**).

LEGAL DESCRIPTION	RECORD OF TITLE IDENTIFIER	TITLE AREA	INTERESTS
Lot 37 DP 505455	762882	8,000m² more or less	10388614.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 ***(not applicable as consent issued via RC 2160435-RMACOM to cancel – refer to Section 1.1 of this Report)*** Land Covenant in Transfer 10388614.8 (limited to duration) ***Not relevant – private land covenant*** 10858979.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 ***(Variation pursuant to s221(3) proposed)*** Fencing Covenant in Transfer 11711907.1

3.3 Existing land use and development

The subject site is a vacant lifestyle site, which is in grass with established Griselinia littoralis hedging along the western boundary, landscaping (lomandra grasses and hedging) along part of the site's eastern boundary, and planting along the site's road boundary adjacent to the existing concrete vehicle crossing. Refer to **Photographs 1** - **4** below.

Photograph 1: Existing entrance with landscaping.

Photograph 2: View North over building site towards vegetated slopes on the opposite side of Rangitane River.

Photograph 3: View south over proposed building site.

Photograph 4: View South East from building site over existing landscaping, towards Kerikeri Inlet.

3.4 Natural and recorded features

As noted, the site has a predominant grass cover with landscape planting along the eastern, western and southern boundaries. The building site comprises a gently sloping grassed area with a northerly aspect, while the remainder of the property becomes steeper towards the north. Boulders are present in the north eastern side of the site.

The site is not within the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

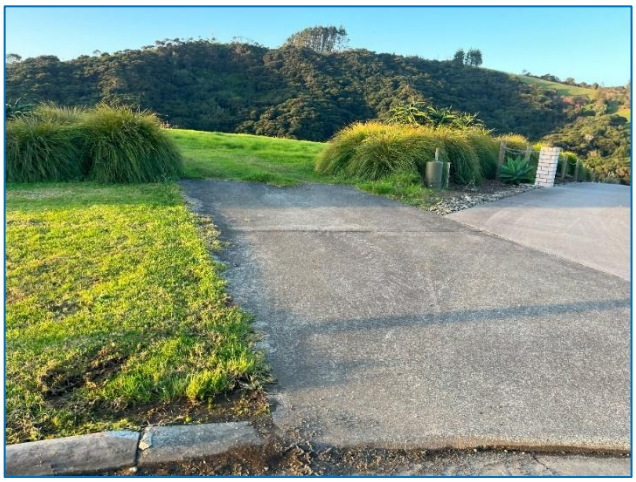
The northern area of the site is part of the 'Rangitane Shrublands' ecological unit in the Natural areas of Kerikeri Ecological District recorded in the Department of Conservation Protected Natural Area ("PNA") mapping.[2]

The site is not mapped as being within a kiwi habitat in Far North Maps "Species Distribution (DoC)" Map.[3] The Protected Natural Area and kiwi habitat mapping are non-statutory documents.

[2] Conning, L. & Miller, N. (1999): *Natural areas of Kerikeri Ecological District Reconnaissance Survey Report for the Protected Natural Areas Programme.* Department of Conservation, Whangarei, New Zealand.
[3] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

3.5 Vehicle access

The subject land has legal frontage to Blue Penguin Drive, from which a concrete vehicle crossing has been formed. Refer to **Photograph 5**.



Photograph 5: Existing concrete vehicle crossing off Blue Penguin Drive.

3.6 Surrounding land

The subject site is generally surrounded by existing lifestyle development to the east and south, while the property to the west is a vacant lifestyle site. The land to the north is Crown Grant Road, which separates the site from Rangitane River.

4. DISTRICT PLAN ASSESSMENT

4.1 Operative Far North District Plan

The application site is zoned Coastal Living.

The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Coastal Living Zone

Rule	Discussion	Compliance
10.7.5.1 PERMITTED ACTIVITIES		
10.7.5.1.1 Visual Amenity	The gross floor area of the dwelling will exceed 50m².	Does not comply
10.7.5.1.2 Residential Intensity	The proposal is for a single residential unit.	Complies
10.7.5.1.3 Scale of Activities	The proposed dwelling will be used by people who normally reside on the site.	Complies
10.7.5.1.4 Building Height	Building height does not exceed 8m.	Complies
10.7.5.1.5 Sunlight	Permitted activity recession planes are met.	Complies
10.7.5.1.6 Stormwater Management	Proposed impermeable surfaces exceed 600m², being the lesser area compared with 10%.	Does not comply
10.7.5.1.7 Setback from Boundaries	The proposed building is at least 10m from all site boundaries (600mm of eave / roof / gutter / downpip excluded from 'Setback' definition.	Complies

10.7.5.1 CONTROLLED ACTIVITIES		
10.7.5.2.2 Visual Amenity	The building envelopes was approved under a resource consent (RC 2160435-RMACOM).	Complies
10.7.5.3 RESTRICTED DISCRETIONARY ACTIVITIES		
10.7.5.3.8 Stormwater Management	This rule limits the maximum proportion of the gross site area which may be covered by buildings and other impermeable surfaces to the lesser of 15% or 1,500m². 15% (1,200m²) is the lesser amount, and impermeable surfaces (existing and proposed) do not exceed this area.	Complies

4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
12.3.6.1.2 Excavation and/or filling … in the … Coastal Living … zones	Proposed earthworks will exceed 300m³.	Does not comply
12.4.6.1.2 Fire Risk to Residential Units	The dwelling will be located more than 20m from significant areas of vegetation.	Complies
RESTRICTED DISCRETIONARY ACTIVITES		
12.3.6.2.1 Excavation and/or filling … in the … Coastal Living … zones	Earthworks volumes will not exceed 2,000m³.	Complies

4.1.3 Transportation

Rule	Discussion	Compliance
Traffic – Permitted Activities		
15.1.6A.2.1 Traffic Intensity	The first residential unit on a site is exempt from this rule.	Complies
Parking – Permitted Activities		
15.1.6B.1.1 On-Site Car Parking Spaces	More than two off street car parks will be available.	Complies
Access – Permitted Activities		
15.1.6C.1.1 Private Accessway in all Zones	The site has individual access from Blue Penguin Drive.	Complies
15.1.6C.1.5 Vehicle crossing standards in … Coastal Zones	No new vehicle crossings are proposed. Existing entrance.	Complies.
15.1.6C.1.7 General Access Standards	Less than four parking spaces will be accessed from Blue Penguin Drive as per clause (a). Remaining clauses (b) – (d) will be met by the access design.	Complies

4.1.4 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a restricted-discretionary activity under the Operative Far North District Plan.

4.2 Far North Proposed District Plan

The application site is zoned 'Rural Lifestyle' in the Far North Proposed District Plan. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters – Rural Lifestyle Zone

Rule	Discussion	Compliance
RLZ-R1 New buildings or structures…	PER-1 – the proposed building accommodates a permitted activity (RLZ-R3). PER-2: RLZ-S1: 8m height not exceeded. RLZ-S2: Recession planes complied with. RLZ-S3: 10m setbacks achieved. RLZ-S4: More than 30m from MHWS. RLZ-S5: Building / structure coverage is less than 12.5%. RLZ-S6: Not applicable.	These rules do not have legal effect.
RLZ-R2 Impermeable Surface Coverage	12.5% (1,000m²) is less than 2,500m². The proposed impermeable area is approximately 1,156m², which will exceed the permitted standard.	
RLZ-R3 Residential activity	A single residential unit is intended.	

4.2.2 District-Wide Matters - Hazards and Risks

Rule	Discussion	Compliance
Permitted Activities		
NH-R5 Wild Fire - Buildings used for a vulnerable activity (excluding accessory buildings)	Onsite Water storage is proposed as per condition 2 of PER-1. The building will not be within 20m of vegetation and complies with PER-2.	This rule does not have legal effect.

4.2.3 District-Wide Matters – Energy, Infrastructure, & Transport – Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Garage and outdoor parking areas will be provided to comply with the permitted standard.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Existing vehicle crossing formed to a single site / household equivalent.	
TRAN-R5 Trip generation	A single residential unit proposed. Proposed development does not generate traffic exceeding that listed in TRAN-Table 11 – Trip generation.	

4.2.4 Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks for building or structures …	Earthworks will be undertaken for this purpose. Standards reported on below.	This rule does not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material	An Accidental Discovery Protocol advisory note can be added to the resource consent.	Complies. Refer to EW-S3 below.

EW-R13 Earthworks and erosion and sediment control	Erosion and sediment control will be implemented.	Complies. Refer to EW-S5 below.
EW-S1 Maximum earthworks thresholds.	Less than 1000m³ / 2,500m² proposed per calendar year.	These rules do not have legal effect.
EW-S2 Maximum depth & slope	Depth will not exceed 1.5m.	
EW-S3 Accidental Discovery Protocol	Will be complied with.	Complies
EW-S4 Site reinstatement	Will comply.	This rule does not have legal effect.
EW-S5 Erosion & sediment control	Will be complied with.	Complies

4.2.5 Summary of Activity Status under the Far North Proposed District Plan

Relevant rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 104(1)(a) and (ab) requires the consent authority to have regard to any actual and potential effects on the environment of allowing the activity; and any measure proposed or agreed to by the application for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effects is not limited to any particular matters, but includes an assessment of the relevant criteria listed in Operative District Plan Rules 12.3.6.2.1 (Excavation and/or Filling in the … Coastal Living… Zones), 10.7.5.3.1 (Visual Amenity) and 10.7.5.3.8 (Stormwater Management).

5.1 Stormwater effects

(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;

Impermeable surfaces resulting from the proposed development decrease site permeability by 1,156m², which equates to approximately 14.4% of the total site area. Stormwater management has been designed in accordance with the subdivision stage stormwater management recommendations.

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

The proposed water tanks will provide sufficient storage volume for attenuation of stormwater runoff, as a low impact design method to reduce stormwater effects.

(c) any cumulative effects on total catchment impermeability;

The proposed impermeable areas are the first on the site, and stormwater runoff from the roof and hardstand areas will be comprehensively managed.

(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;

Outside of the development area, the overall existing contours of the site are retained, so as to avoid ponding and interference with natural water absorption.

(e) the physical qualities of the soil type;

Soil types are described as being indicative of Kerikeri Volcanic Group, comprised of stiff to very stiff silts and clayey silts.

(f) any adverse effects on the life supporting capacity of soils;

Control of stormwater runoff as proposed will prevent concentrated or uncontrolled stormwater flows frum running onto or over site slopes, avoid slippage and erosion, and will be beneficial to the life supporting capacity of soils. Furthermore, retention of the majority of the existing grass cover over the land, together with new landscape and amenity plantings, will also prevent erosion and soil loss. This existing and proposed vegetation will reduce the adverse effects of stormwater runoff by reducing the velocity of surface water and providing filtration.

(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;

There is sufficient area for disposal of treated wastewater as well as stormwater discharge to either the stormwater connection on Blue Penguin Drive or to a stormwater dispersal bar, without generating adverse effects on the quantity or quality of water bodies or any off-site effects. The building envelope is well set back from the coastal marine area and achieves a suitable setback from the .

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

The total extent of impermeable areas on the site is the minimum necessary to provide for the proposed development, which includes a large roof area and associated driveway and parking area.

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

Existing and new landscape amenity plantings will be retained or implemented, while outside of the development area, the existing grass cover will be retained.

(j) any recognised standards promulgated by industry groups;

Onsite attenuation of stormwater using water storage tanks is a standard technique.

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

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

The proposed water tanks will provide sufficient storage volume for attenuation of stormwater runoff, as a low impact design method to reduce stormwater effects. This is detailed in the Stormwater Management Report, which assesses post-development flow rates accounting for climate change.

The proposed stormwater management achieves suitable attenuation and also respects the stormwater management system design requirements of the consent notice condition (and accounts for the stormwater reports provided at subdivision stage). As a result, the tank attenuation outlets will restrict the overall post-development flow rate to a level equivalent to the flow rate that would result from a development with a total impermeable coverage of 800m² for the 20% AEP and 1% AEP storm events in accordance with the Far north Engineering Standards 2023 Table 4-1.

In summary, the proposed level of impermeable surface coverage is considered to be reasonable for the site and its expected use, and stormwater management has been designed to control stormwater flows and reduce scour and erosion. With implementation of the proposed stormwater management systems, it is considered that the proposal will avoid and mitigate potential adverse stormwater effects, such that effects will be less than minor. This includes avoidance and mitigation of detrimental effects on neighbouring properties or on the receiving environment.

5.2 Earthworks effects

(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;

Erosion and sediment control will be installed and maintained for the duration of the earthworks activity, with a particular view to protecting the water quality of downslope wetland areas. Completed earthworks will be stabilised with aggregate and/or revegetated. Downslope grass areas will be retained to further protect water quality.

(b) any effects on the life supporting capacity of the soil;

Erosion control and revegetation of exposed areas will be undertaken to avoid adverse effects on soil. Surplus excavated material will be retained on site and used for landscaping to avoid loss of topsoil. The subject site does not contain highly versatile soils or highly productive land.

(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;

Stormwater is to be managed on site with attenuation and either dispersed discharge or discharge to the roadside stormwater connection to avoid and mitigate adverse effects.

(d) any reduction in water quality;

Residential development is not generally considered to create a long-term impact on water quality. The development platform will be surrounded by grass and landscape amenity planting areas to provide a buffer to runoff, trapping contaminants and sediments.

The proposed earthworks will be subject to typical erosion and sediment controls, which will be implemented and maintained for the duration of the earthworks in accordance with the requirements of GD05. Downslope grassed areas will be retained to further protect water quality.

(e) any loss of visual amenity or loss of natural character of the coastal environment;

The proposed earthworks are part of a residential building project, which is outside of the coastal environment. They allow the new buildings and driveway hardstand areas to be set into the landscape, rather than protruding above it. Together with the landscape and building design measures, the earthworks will contribute to lessening the visual amenity effect of the proposed buildings in the long term.

(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;

The building site is located on an area of grass and does not directly disturb any indigenous vegetation or habitats. Appropriate management of the earthworks phase of development, together with long term stormwater and wastewater management, will ensure that water quality of the down-slope tidal river is protected.

(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;

The works will proceed under an Accidental Discovery Protocol, as required by the relevant consent notice condition.

(i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);

There are no sites of cultural significance within the subject site.

(j) any cumulative adverse effects on the environment arising from the activity;

The earthworks that are proposed are for the purpose of a single residential dwelling, as an expected activity on the site and with appropriate mitigation of environmental effects. No adverse cumulative effects are anticipated.

(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;

Standard conditions can be applied to this consent to ensure prior implementation of erosion and sediment control measures and the maintenance of these for the duration of the earthworks activity.

(l) the ability to monitor the activity and to take remedial action if necessary;

The nominated Head Contractor will monitor the effectiveness of erosion and sediment control, particularly during heavy and/or persistent rainfall to ensure that silt fences and clean water diversion drains are working as intended.

5.3 Landscape and visual effects

(i) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features

Excluding corners of guttering, the proposed dwelling is located within the approved building envelope, with the orientation of the building having been shifted from the original design to achieve this. Likewise, the height of dwelling will not exceed the permitted activity standard. Therefore, although the proposed impermeable surface and earthworks extents mean that the development cannot be completed under the existing land use consent Decision B RC 2160435-RMACOM, the size, bulk and height of the building is considered appropriate. The location of the dwelling is upon gently sloping north-facing land and is outside the coastal environment. It is not located on a sensitive ridgeline or natural area.

(ii) the colour and reflectivity of the building

Exterior colours and reflectivity values will be in accordance with the requirements of RC 2160435-RMACOM, i.e., “recessive natural colours which are neutral, sympathetic to adjacent landscape and not a dominating visual element and which have a reflectivity value no greater than 35% for walls

and 30% for roofs. This restriction does not apply to window joinery or regular domestic doors." The driveway and parking areas will be concrete with exposed chip and added black oxide (minimum 5%).

(iii) the extent to which planting can mitigate visual effects;

The existing mature hedging on the site, together with the proposed amenity plantings around the building, driveway and parking area will assist with integrating the development into its setting, while also maintaining and enhancing privacy for both future occupants of the site, as well as neighbouring properties. The water tanks will be situated under the terrace, with landscape planting around the perimeter. The Landscape Plan includes a mixture of indigenous and exotic plant species and includes seven mature specimen trees to provide immediate benefit, as well as avenue planting along the driveway and border planting at the base of the verandas to soften the building form. No clearance of indigenous vegetation is required to complete the proposal.

(iv) any earthworks and/or vegetation clearance associated with the building;

Earthworks will be limited to the area occupied by the dwelling footprint, motor court and driveway. The earthworks allow for the building to be dug into to the slope, with excavated material used as fill to prepare a level lawn area. Removed topsoil will be spread for landscaping.

(v) the location and design of associated vehicle access, manoeuvring and parking areas;

Vehicle access is from the existing vehicle crossing, and will be located to the south of the dwelling. Existing mature hedging, together with the proposed specimen trees adjacent to the driveway, will soften the effect of the driveway. The driveway and parking areas will be concrete with exposed chip and added black oxide (minimum 5%).

(vi) the extent to which the building will be visually obtrusive;

The earthworks proposal together with proposed landscaping will ensure that the proposed dwelling is not visually obtrusive. It is located within an existing lifestyle development, and when viewed in that context, will not be an obtrusive or prominent feature as seen from Kerikeri Inlet or from the wider environment.

(vii) the cumulative visual effects of all buildings on the site;

The garage will be a wing of the overall building, with exterior materials, colours and design being integrated with the dwelling.

(viii) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

The proposed dwelling will be located within an established subdivision, and will be generally in keeping with the existing development already present in the wider lifestyle environment.

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

The dwelling design includes verandas and decks with ten metre minimum setbacks around its permitter. There will be area to the east of the building for future vegetable garden or private orchard.

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

Excluding areas of guttering, the dwelling is located within an approved building envelope, which incorporates ten metre minimum setbacks from all boundaries. The dwelling is design to be sited on an angle, to open up larger areas of foreground separation and space for amenity planting.

It is located upon gently sloping ground, and will be dug into the slope, to reduce its prominence and visual dominance on adjacent site and the wider environment.

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

The verandas create privacy for the main living and bedroom areas in the dwelling. As the dwelling is located within the approved building envelope, and complies with all boundary setback, sunlight angle and height limit rules as a permitted activity, it is considered that there are no aspects of non-compliance which would affect the privacy, outlook and enjoyment of adjacent properties.

In summary, it is considered that the proposed building and hardstand areas will be appropriately integrated into their setting, so as to avoid and mitigate adverse landscape and visual effects to a level that is less than minor.

5.4 Archaeological and cultural effects

There are no recorded historic sites (including those recorded in the District Plan, or NZAA archaeological sites) or sites of cultural significance mapped within the property in the Far North Maps 'Historic sites' map. Condition 11 of Decision B RC 2160435-RMACOM sets out the protocols to follow with respect to cultural and archaeological values:

All works undertaken on the lot shall be undertaken in accordance with the following protocols in respect of cultural and archaeological values:

i. If sub-surface archaeological evidence relating to Maori or Europea occupation should be unearthed during construction (e.g. intact shell midden, hangi, storage pits, cobbled floors, brick or stone foundation, or rubbish pits), work must cease in the immediate vicinity and Heritage New Zealand and tangata whenua must be contacted. Work in the area of the discovery shall not recommence without the prior written approval of Heritage New Zealand.

ii. If the discovery warrants obtaining an Authority to modify or destroy an archaeological site, an application must be made under Section 11 of the Historic Places Act 1993 and further work suspended until it is granted.

iii. In the event of koiwi (human remains) being uncovered, work must cease immediately and the area be made secure form further disturbance. Tangata whenua, Heritage New Zealand and NZ Police must be contacted so that appropriate arrangements can be made. The advice of a Kaumatua nominated by tangata whenua shall be followed in respect of further actions. The Kaumatua will be given the opportunity to undertake such ceremonies and activities at the site as may be considered appropriate in accordance with tikanga Maori. Work in the area of the discovery shall not recommence without the prior approval of Heritage New Zealand.

This condition may be repeated in this consent and is considered sufficient to avoid adverse archaeological effects.

5.5 Soil

Soils on the subject site are not mapped as being Class I, II or III in the NZ Land Resource Inventory Worksheets. The mapped Land Use Capability class is V and does not meet the definition of 'highly productive land' under the National Policy Statement for Highly Productive Land or of 'highly versatile soils' in the Regional Policy Statement. The proposed development is an expected activity in the Coastal Living Zone and is located on soils which are not considered to be a scarce resource, such that the proposal is considered to be an efficient use of soil resources.

The proposal locates the proposed buildings within a framework of existing and proposed landscape plantings. Stormwater management has been designed to avoid erosion and slippage. In this way, the proposal is considered to contribute to the protection of the life supporting capacity of soils.

6. STATUTORY ASSESSMENT

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("NESCS")

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL").[4] Furthermore, Advice Note 4 on RC 2160435-RMACOM commented that the above regulations are not applicable to the lots created via that consent.

As such, using the method set out in Section 6(2) of the above Regulations, the subject site is not considered to be a 'piece of land' in terms of the above regulations.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

There are no known freshwater wetlands within 10 or 100m of the proposed activity. As such, it is considered that the above regulations are not relevant to the proposed activity.

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010 ("NZCPS")

The most recent mapping of the 'coastal environment' is within the operative Regional Policy Statement, which does not include the subject site as being within the coastal environment, therefore the NZCPS is not considered to be relevant to the proposed activity.

6.2.2 National Policy Statement for Indigenous Biodiversity ("NPSIB")

The proposal does not involve disturbance of indigenous vegetation, and furthermore, existing consent notice conditions include provisions relating to pest and weed eradication measures and the keeping of cats and dogs. As such, it is considered that the above policy statemen is not relevant to the proposed activity.

[4] Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 3 September 2025 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region. The site is not within the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement. The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development
This policy requires co-ordinated location, design and building for subdivision, land use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is viable, with onsite storage of potable water and onsite wastewater and stormwater disposal being proposed.
- The site is not near any significant mineral resources.
- The new building site is not close to any incompatible land use activities and avoids reverse sensitivity;
- The proposal does not have any significant effect on any landscape or natural character values, historic or cultural heritage values, or transport corridors;
- Adverse effects associated with natural hazards and downstream flooding are avoided.
- The site does not contain highly versatile soils.
- The residential intensity complies with that provided for by the Operative District Plan, and the sense of place and character of the surrounding environment can be retained.

6.4 District Plan Objectives and policies

6.4.1 Operative Far North District Plan

The objectives and policies of the Coastal Environment, Coastal Living Zone and Earthworks Sections of the District Plan are relevant to this proposal. The proposed activity achieves a restricted discretionary activity under the Operative District Plan; and with the relevant matters of discretion having been assessed within this application, it is considered that the proposed activity can be deemed to be in accordance with the objectives and policies of the Operative District Plan.

As noted, the discretionary activity variation of consent notice condition relates to the proposed extent of earthworks and impermeable surface coverage exceeding the extent authorised by an earlier land use consent, therefore the relevant objectives and policies related to those matters are commented on as follows. As outlined below, it has been concluded that the proposal is not contrary to the relevant objectives and policies of the Operative District Plan.

Soils and Minerals
12.3.3 OBJECTIVES
12.3.3.2 To maintain the life supporting capacity of the soils of the District.
12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.
12.3.4 POLICIES
12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.
12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.
12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.
12.3.4.5 That soil conservation be promoted.

The proposed earthworks will occur for a short duration, solely for the purpose of preparing a residential building site. With the implementation of typical erosion and sediment control, management of dust, noise and traffic, it is considered that the adverse effects of earthworks on water quality and amenity values can

be avoided, remedied and mitigated. The earthworks location does not adversely affect any significant ecological, landscape, cultural, spiritual or heritage resources, and has an adequate setback from any water bodies. The site is not subject to any natural hazards.

The site does not contain highly versatile soils, and is an existing lifestyle site within an existing developing neighbourhood of this nature. As such, the life supporting capacity of soils is maintained to a suitable extent.

Topsoil will be retained on the site and re-used for landscaping to support soil conservation, along with erosion control to prevent the loss of soil from the site. Grass will be retained on down slope areas. Upon completion, the exposed areas will be stabilised with aggregate or otherwise revegetated.

COASTAL LIVING ZONE
10.7.3 OBJECTIVES *These objectives supplement those set out in Section 10.3.*
10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.
10.7.4 POLICIES *These policies supplement those set out in Section 10.4.*
10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.
10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.
10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:
(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

The proposed activity is an expected activity within an existing lifestyle environment.

The earthworks will temporarily be visible from the adjacent public road but are likely to be screened from view within the coastal marine area by the topography, which slopes towards the north, and existing planting on the site boundaries.

The maintenance and enhancement of amenity values will be achieved through the retention of existing planting together with implementation of proposed amenity plantings.

Onsite attenuation of stormwater is proposed, to mitigate the effects of increased stormwater runoff.

Overall, the actual and potential effects of the proposed development are to be appropriately avoided, remedied or mitigated.

6.4.1 Proposed Far North District Plan

Relevant objectives and policies are set out under 'Rural Lifestyle Zone' – these are copied below. Impermeable surface coverage would represent a restricted discretionary activity under the Proposed Far North District Plan, and the listed matters of discretion are covered within the Stormwater Management Report. The proposal can therefore be considered to be in accordance with the objectives and policies of the Rural Lifestyle Zone.

Rural Lifestyle Zone
Objectives
RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.
RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by:

a. *low density residential activities;*
b. *small scale farming activities with limited buildings and structures;*
c. *smaller lot sizes than anticipated in the Rural Production Zone;*
d. *a general absence of urban infrastructure;*
e. *rural roads with low traffic volumes;*

f. areas of vegetation, natural features and open space.

RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

Policies

RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:

a. low density residential activities;
b. small scale farming activities;
c. home business activities; visitor accommodation; and
d. small scale education facilities.

RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:

a. contrary to the density anticipated for the Rural Lifestyle zone;
b. predominately of an urban form or character;

RLZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.

RLZ-P4 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. consistency with the scale and character of the rural lifestyle environment;
b. location, scale and design of buildings or structures;
c. at zone interfaces:
i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
e. the adequacy of roading infrastructure to service the proposed activity;
f. managing natural hazards;
g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and
h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

6.4.2 Weighting assessment of Operative and Proposed Far North District Plan

The current District Plan review process was initiated in 2016. Submissions and further submissions have been received. Public hearings are currently taking place, and in 2026 the council will give notice of its decisions on the Proposed District Plan. At this stage, as there is scope for relevant rules, objectives and policies to change, it is considered that limited weight should be attributed to the Proposed District Plan, and more weight applied to the provisions of the Operative District Plan.

6.5 Proposed Regional Plan for Northland (February 2024)

Stormwater management proposals will comply with Proposed Regional Plan for Northland Rule C.6.4.2, with the intention being that the proposed water tanks will provide sufficient attenuation to avoid downstream flooding, with outlets designed to avoid scour and erosion. Stormwater quality is unlikely to be an issue from this residential activity.

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. A design that complies with that standard will be submitted with the building consent application.

Proposed earthworks will not exceeded 5,000m² of exposed earth at any time, and will be within the permitted activity earthworks thresholds specified in Table 15 of Rule C.8.3.1.

No consents are considered necessary for the proposed activity under the Proposed Regional Plan for this proposal, although careful implementation of earthworks, and the designed onsite wastewater and stormwater management systems, will be required.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below. Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b)Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the development of an existing site for its intended purpose. The proposed building and residential use can be adequately serviced in terms of the disposal of wastewater and stormwater, and the collection and supply of water. The proposal provides for the economic and social well-being of the owners of the property by allowing them to live on the site, resulting in physical changes to the site that are consistent with the nature of development in the surrounding area. The proposed development can be completed in such a way that avoids, remedies and mitigates actual and potential adverse effects arising from the new built development and impermeable areas.

The site is not within the coastal environment, and has no high or outstanding degree of natural character. With existing and proposed landscape integration planting, visual amenity effects will be appropriately avoided and mitigated, to ensure that the existing character of the site and its surrounds is retained.

The proposed activity is considered to be an efficient use of this land, which has neither highly productive nor highly versatile soils. The building site can be developed without reducing overall amenity values, while proposed planting will enhance the amenity of the site. The existing character of the wider lifestyle environment can be retained. The proposal is therefore considered to maintain amenity values and the overall quality of the environment in accordance with section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

7. CONSULTATION & NOTIFICATION ASSESSMENT

7.1 Public notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor, as set out in Section 5 of this Report. As such, public notification is not considered necessary.

Step 4: No special circumstances exist to warrant public notification.

7.2 Limited notification

Step 1: The subject site does not adjoin the coastal marine area, and there are no affected protected customary rights groups or affected customary marine title groups. The proposed activity is not on, adjacent to, or may affect land that is the subject of a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect and clause (b), where they must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

The reasons for the application are the inability to comply with the earthworks and impermeable surface extents authorised by an earlier subdivision-wide land use consent (potentially also gutter encroachments), and as a result, a new consent is required to cover the stormwater management and visual amenity Coastal Living Zone rules, and the District Wide excavation and fill rules of the Operative District Plan. The anticipated adverse effects of the proposed development are expected to be less than minor as:

- Besides negligible encroachments of the gutters, the proposed dwelling is located in an approved building envelope and will comply with the permitted activity standards relating to building height, boundary setbacks, and height in relation to boundary / sunlight.
- Existing and proposed landscape and amenity planting will ensure that privacy on adjacent properties is retained to a reasonable extent.
- Stormwater management is proposed, including attenuation and options for discharge to ensure that there will be no adverse effects on any downstream land in terms of flooding or inundation.
- Proposed earthworks serve the purpose of setting the dwelling into the slope and forming a lawn.
- A buffer area will be retained along the perimeter of the site during earthworks, with erosion and sediment control to be installed. Temporary construction effects arising from dust, noise, silt and sediment migration will be avoided where possible, otherwise mitigated and remediated using standard techniques.

Variation of Consent Notice

Section 221(3A) specifies that Section 127(4) of the RMA applies to an application to vary or cancel a condition specified in a consent notice. Section 127(4) states that:

For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
(a) made a submission on the original application; and
(b) may be affected by the change or cancellation.

The Reasons for the Decision in RC 2160435-RMACOM states that there were no affected persons or affected customary rights group or customary marine title group for that application. There is no person who made a submission on the original application in terms of section 127(4)(a).

In terms of section 127(4)(b), for the reasons specified above in the section 95E assessment, it is considered that no person will be affected by the variation of the consent notice condition as proposed.

As such, it is considered that limited notification is not required via Step 3.

Step 4: There are no special circumstances to warrant notification to any other person.

7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. CONCLUSION

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- The actual and potential adverse effects of the proposal can be avoided and mitigated so as to be less than minor.
- The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan, Proposed District Plan and Regional Policy Statement.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- The proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 
Natalie Watson,
Resource Planner

Date: 17 September 2025
WILLIAMS & KING
Kerikeri

9. APPENDICES

Appendix 1 Record of Title
Appendix 2 TEAM Architects Plan Set
Appendix 3 RC 2160435-RMACOM
Appendix 4 Wilton Joubert Ltd Stormwater Management Report

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **762882**

Land Registration District **North Auckland**

Date Issued 03 August 2017

Prior References
723032

Estate Fee Simple

Area 8000 square metres more or less

Legal Description Lot 37 Deposited Plan 505455

Registered Owners

Walter Strachan Trustee Company Limited

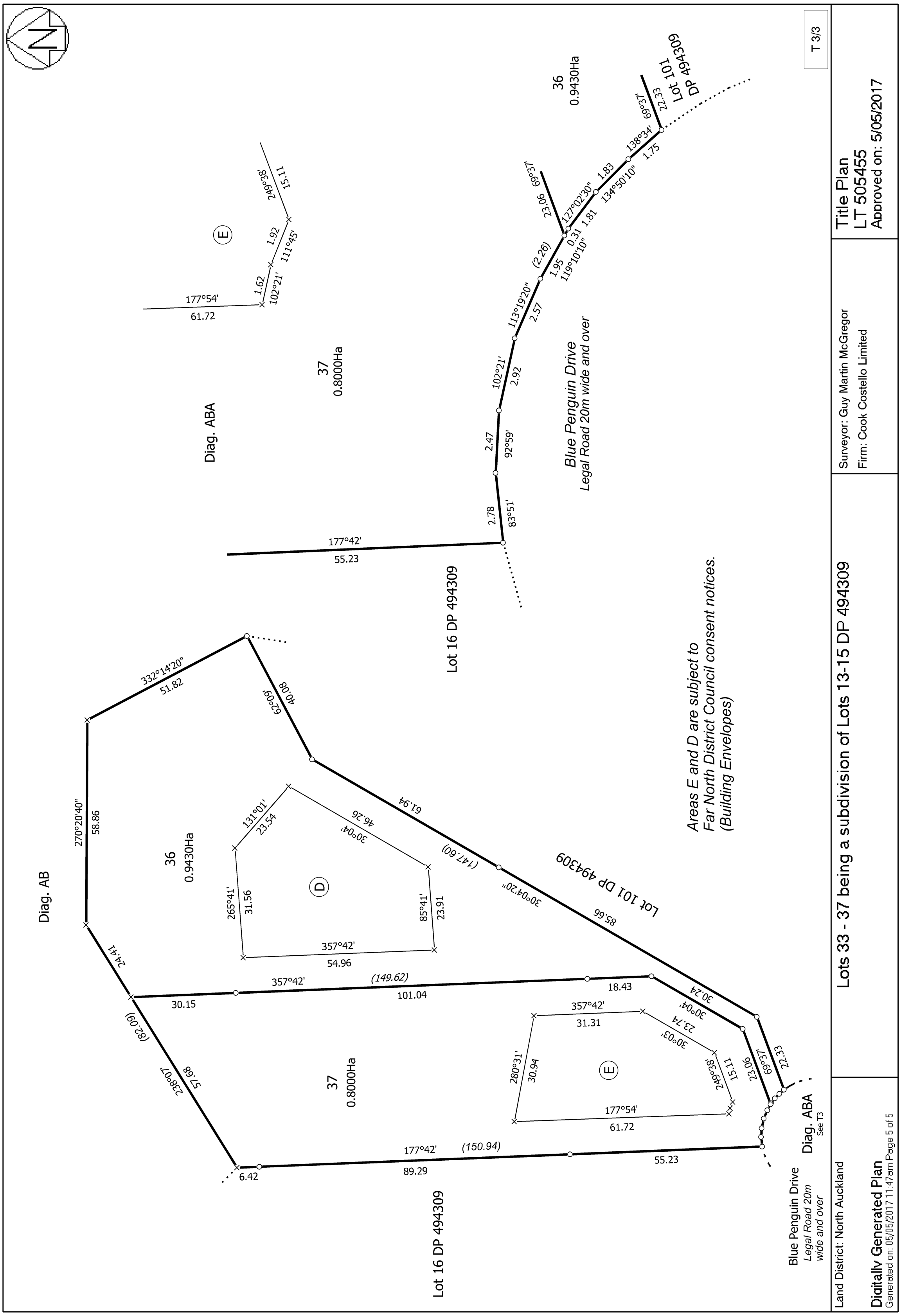
Interests

10388614.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2016 at 2:54 pm

Land Covenant in Transfer 10388614.8 - 10.8.2016 at 2:54 pm (limited to duration)

10858979.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.8.2017 at 3:20 pm

Fencing Covenant in Transfer 11711907.1 - 23.4.2020 at 9:48 am


T 3/3
Title Plan
LT 505455
Approved on: 5/05/2017
Surveyor: Guy Martin McGregor
Firm: Cook Costello Limited
Lots 33 - 37 being a subdivision of Lots 13-15 DP 494309
Land District: North Auckland
Digitally Generated Plan
Areas E and D are subject to
Far North District Council consent notices.
(Building Envelopes)
Blue Penguin Drive
Legal Road 20m wide and over
Lot 16 DP 494309
Lot 101 DP 494309
36
0.9430Ha
37
0.8000Ha
Diag. AB
Diag. ABA

View Instrument Details

Instrument No.	10388614.2
Status	Registered
Date & Time Lodged	10 Aug 2016 14:54
Lodged By	Wallace, Anne Michele
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
NA28A/800	North Auckland
NA80A/723	North Auckland
NA97B/194	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Anthea Mary Coombes as Territorial Authority Representative on 24/08/2016 03:06 PM

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

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

the top place where talent wants to live, work and invest

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160062
Being the Subdivision of Section 26 BLK VII Kerikeri SD,
Pt Sec 3 BLK VII Kerikeri SD (SO1130) and Lot 1 DP 135938
North Auckland Registry

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

SCHEDULE

Lots 1- 32 – DP 494309

i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.

ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160062 issued by the Far North District Council dated 19th February 2016. This resource consent supercedes RC 2130171).

iii) Pest and weed eradication measures established under the Building Development Landscape Plan and condition 11 of the landuse decision shall be implemented prior to and following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.

iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose.

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

The top place where talent wants to live, work and invest

These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

v) When the vehicle crossing to the lot is finalized the lot owner/ developer shall apply to Council for a Vehicle Crossing Permit. The crossing is to be completed in accordance with the applicable Council Standards.

vi) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system the applicant shall submit for Council approval a site specific TP58 report prepared by a Chartered Professional Engineer or an approved TP58 report writer. The report shall be prepared generally in accordance with the onsite wastewater management section of the Engineers report prepared by Cook Costello Consulting Engineers (RC 2130171 and which is adopted into RC 2160062). The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment and disposal system can be fully contained within the lot boundary and that it complies with the Regional Water and Soil Plan Permitted Activity Standards.

vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014.

Lots 1-12, 17-20 & 22-32 – DP 494309

viii) The lot is located within an area noted as having Kiwi present. Dogs within the lot shall remain under control at all times with cats kept inside in the evenings. It is also recommended that dogs within the lot should undertake Kiwi aversion training.

Lots 13-16, & 21 – DP 494309

ix) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the norther side of the Rangitane River.

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

The top place where talent wants to live, work and invest

Lots 3, 4, 21, 25 & 26 – DP 494309

x) For the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health these allotments are HAIL Sites. Prior to the commencement of any soil disturbance appropriate DSI Reports shall be completed and any required remediation and revalidation testing undertaken. An application to Council under the NES Regulations will be required where the Permitted thresholds of the NES Regulations are not met.

Lot 1000 only – DP 494309

xi) Any site identified as a deposition area for material removed from Control Areas 1, 2 & 3 as required by condition 2(e) and which includes fill received from Control Areas 1, 2 & 3 is a HAIL site for the purposes of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and is therefore not suitable for residential development. The soil contaminants are to be tested and confirmed as being at or below levels considered suitable for recreational purposes.

SIGNED: P J Killalea Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 27th day of July 2016

View Instrument Details

Instrument No.	10858979.1
Status	Registered
Date & Time Lodged	03 Aug 2017 15:20
Lodged By	Wallace, Anne Michele
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
723030	North Auckland
723031	North Auckland
723032	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Anthea Mary Coombes as Territorial Authority Representative on 03/08/2017 03:13 PM

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

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone (09) 401 5200
Fax (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC 2160435**
Being the Subdivision of Lots 13 – 15 DP 494309
North Auckland Registry

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

SCHEDULE

Lots 33-37 DP 505455

i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.

ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC 2160432 issued by the Far North District Council. This resource consent supercedes RC 2130171 and RC 2160062/VAR insofar as it relates to Lots 33-37 of this subdivision).

iii) Pest and weed eradication measures established under the Building Development Landscape Plan and condition 10 of the landuse consent (Decision B) shall be implemented prior to and following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.

iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will

be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

v) Prior to constructing a vehicle access point to any site, the lot owner is to obtain a permit from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access in terms of the Council's control of Vehicle Crossings Bylaw 2004.

vi) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Cook Costello Consulting Engineers and submitted with RC 2130171 and which is adopted into RC 2160062 and modified as required for RC 2160435).

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

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

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014, Cook Costello response dated 29th July 2016 and revised Stormwater Management Plan ref 11067-003 dated 12/07/16.

Note: The maximum impermeable surface allowance as approved under RC 2160435 – Decision B, is 800m2 (as defined within the district plan).

viii) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the northern side of the Rangitane River.

SIGNED: P.J Killalea Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 15th day of May 2017

Far North District Council

FAR NORTH DISTRICT COUNCIL
FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (COMBINED)

Resource Consent Number: 2160435-RMACOM

Pursuant to section 104(C) – subdivision, and section 104(B) – landuse of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Neil Construction Limited

To undertake the following:

Decision A – Subdivision
To subdivide Lots 13-15 DP 494309 (being 3 existing lots) to create a total of 5 (five) lots numbered Lots 33-37.

For the purposes of Section 125 this subdivision consent shall lapse 10 years from the date of this decision.

Decision B – Landuse consent
To construct a single dwelling unit and associated garage within the building platforms identified on each of the proposed residential lots (33-37) on the plan of subdivision. The dwellings are to be constructed in accordance with the requirements of the conditions of consent in respect of building design, impermeable surfaces (with a maximum of 800m2 per lot), and earthworks (with a maximum of 600m3 per lot and specifically associated with the construction of built development and driveways) as previously authorised under RC 2160062-RMAVAR.

For the purposes of Section 125 this landuse consent shall lapse 10 years from the date of this decision.

Additional Resolution under s221(3)(c)

Pursuant to Section 221(3)(c) of the Resource Management Act, Council agrees to the cancellation of consent notice conditions imposed under s221 on Lots 13-15 DP 494309. This resolution cannot be given effect to until the replacement section 221 consent notice conditions required for Lots 33-37 of this resource consent decision – RC 2160435, have been approved. A certificate under section 221(3)(c) will be issued accordingly at the section 224(c) stage.

Subject Site Details

Address:	End of Blue Penguin Drive, Kerikeri
Legal Description:	Lots 13-15 DP 494309
Certificate of Title reference:	CFRs 723030, 723031, & 723032

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

Decision A – Subdivision – conditions

Pursuant to Sections 104C and 108 of the Act, this consent is granted to Neil Construction Limited subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by The Neil Group, referenced Rangitane River Park, Kerikeri Drawing Number 420-1A-Scheme, dated 10/15, and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   (a) A Building Envelope on each lot in accordance with the approved plan of subdivision. The building envelopes are required to accommodate all buildings on the lot and the domestic curtilage associated with the buildings. The approved building envelope shall additionally comply with the 10m setback rule as required under Rule 10.7.5.1.7 of the district plan.

3. That before a certificate is issued pursuant to section 224 of the Act, the consent holder shall:

   (a) Provide evidence that underground electrical and telecommunication services have been reticulated to the boundary of each lot and that the requirements of the respective service providers have been met.

   (b) Provide confirmation that a fencing covenant pursuant to Section 5 of the Fencing Act 1978 over all lots which adjoin the Crown Grant Road or the Council owned reserve (Lot 101 DP 494309) has been prepared, and will be registered on the title of the respective lots. The covenant shall indemnify the Far North District Council from any liability to contribute towards any construction, maintenance or upgrading work on any fence between the reserve/ Crown Grant Road and the specified adjoining lot. The covenant is to be prepared to the Council's satisfaction and registered on the relevant title at the applicant's expense. The applicant shall provide a solicitor written undertaking to register the document.

   (c) Secure the following conditions by way of a consent notice issued under section 221 of the act, to be registered against the titles of the affected allotment(s). The consent holder shall meet the costs of preparing, checking and executing the consent notices.

   Lots 33-37

   i) All buildings including water tanks and ancillary buildings shall be located within the approved building envelope as detailed within the survey plan.

   ii) In the event that the site remains undeveloped and that the landuse consent component of this decision lapses then the future development of the site (including any resource consent applications that may be required) shall be undertaken in general compliance with the design and development guidelines within the lapsed landuse decision (RC

2160432 issued by the Far North District Council. This resource consent supercedes RC 2130171 and RC 2160062/VAR insofar as it relates to Lots 33-37 of this subdivision).

iii) Pest and weed eradication measures established under the Building Development Landscape Plan and condition 10 of the landuse consent (Decision B) shall be implemented prior to and following the development of the site. The programme shall be maintained for the duration of the consent by the landowner.

iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

v) Prior to constructing a vehicle access point to any site, the lot owner is to obtain a permit from the Council as to the siting (from a traffic safety point-of-view), earthworks, formation and drainage of such access in terms of the Council's control of Vehicle Crossings Bylaw 2004.

vi) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Cook Costello Consulting Engineers and submitted with RC 2130171 and which is adopted into RC 2160062 and modified as required for RC 2160435).

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

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

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014, Cook Costello response dated 29th July 2016 and revised Stormwater Management Plan ref 11067-003 dated 12/07/16.

Note: The maximum impermeable surface allowance as approved under RC 2160435 – Decision B, is 800m2 (as defined within the district plan).

viii) No owners or occupiers of or visitors to any of the lots shall keep or introduce onto the land any carnivorous animal (such as cats, dogs, or mustelids) which have the potential to be Kiwi predators. This prohibition includes the bringing of any such animals onto the site by visitors and contractors.

Note: This requirement has been imposed as these allotments adjoin the Crown Grant Road and are immediately adjacent to high density kiwi populations located on the northern side of the Rangitane River.

ADVICE NOTE

1. Resource consent has been granted for the construction of a dwelling and associated facilities with a maximum of 800m^2 impermeable surfaces (on Lots 33-37) and 600m^3 of earthworks on Lots 33-37 subject to the conditions detailed in the consent RC 2160435 Decision B (below). These conditions include requirements for the owner to demonstrate compliance with specified matters and to present an amenity landscaping plan for the Building Envelope at the time of seeking building consent. Should the owner of one of those lots wish to undertake development which does not comply with the conditions of the approved land use consent, a discretionary resource consent application to vary the relevant condition(s) must be made to Council.

DECISION B – LAND USE CONSENT – Conditions

Resource Consent is granted to Neil Construction Limited, for the construction of a single dwelling and accessory buildings, with an area of impermeable surfaces (as defined by the district plan) totalling no more than 800m^2, and for undertaking associated earthworks with a maximum volume of 600m^3 on Lots 33-37 subject to the conditions set out below.

Built Development

1) On each lot, the dwelling and accessory buildings including garages, sheds, decks, swimming pools and water tanks must be sited entirely within the identified Building Envelope shown on the Survey Plan.

2) Earthworks required for the internal access and the development and servicing of the dwelling shall not exceed a volume of 600m^3. Appropriate measures must be put in place to control run-off and discharge of soil to receiving water bodies during site preparation works.

3) The land is generally suitable for standard foundations according to NZS3604, provided foundations are designed for expansive soils as per AS2870. The building sites are considered stable for construction of buildings within standards of good practice. As specific assessment may be required for some types of houses on some building sites, the Owner is required to demonstrate at Building Consent stage that the proposed design has taken account of the geotechnical characteristics of the particular building platform.

4) The built development must be constructed in accordance with the following standards and conditions:

i. the maximum total area of all impermeable surfaces (as defined in the Far North District Plan) on the lot shall not exceed 800m^2;
ii. each house shall have a connected garage for a minimum of two vehicles;
iii. water tanks shall be screened and suitably oriented or buried so they are not easily visible from outside the lot.

5) To assist with mitigation the design of all buildings and structures should take account the following principles:

i. windows are to be non-reflective and not made of mirrored glass;
ii. colour schemes for exterior walls and roofs to use medium to dark shades of recessive natural colours which are neutral, sympathetic to adjacent landscape and not a dominating visual element and which have a reflectivity value no greater than 35% for walls and 30% for roofs. This restriction does not apply to window joinery or regular domestic doors.
iii. garages and water tanks shall be integrated within the design of the dwelling where possible, if not linkages such as pergolas or walkways and landscape screening shall be provided;
iv. where vehicle parking and manoeuvring surfaces are constructed of concrete then a dark (black) oxide shall be applied at the rate of at least 2.5kg per 1m3 of concrete. In addition all block work or paving shall be completed in recessive tones.

Servicing

6) When building consent is sought for the dwelling, the applicant must demonstrate the provision and on-going management of water supply, stormwater management and wastewater treatment and disposal which is to be based on the following standards and conditions:

i. that all services, including power and phone connections shall be installed underground along the alignments of the access ways.
ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire righting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
iii. wastewater treatment system is to be designed by a Chartered Professional Engineer in accordance with the conditions detailed within the s221 Consent Notice registered on the title of the property.
iv. details of the layout and capacity of the effluent disposal areas, including reserve areas must be provided and compliant with all relevant setback requirements.
v. servicing and maintenance of the treatment system is to be undertaken through a maintenance agreement with the system supplier or their agent if a secondary treatment system is required.
vi. stormwater management system is to be designed by a suitably qualified engineer in accordance with the conditions detailed within the s221 Consent Notice registered on the title of the property.

Landscaping

7) When building consent is sought for the dwelling or any building over 50m2, the applicant must submit for approval a Building Development Landscape Plan which manages the landscaping of the curtilage of the building, i.e. the balance of the Building Envelope. The plan shall detail planting for the purposes of visual mitigation and integration of the built development and its access. The plan shall show details of re-vegetation of any exposed cut faces associated with the building or access. The plan shall contain the following information:

- Location and extent of any proposed buildings, access and extent of earthworks.
- Names of proposed species.
- Size of proposed stock for planting.
- Locations and spacing of proposed plants, positioned so as to achieve canopy closure within 3-5 years.
- Details of staking and other means of support for large trees.
- Details of proposed maintenance.
- Details of proposed mulch, type, depth etc.

8) The Building Development Landscape Plan shall be formulated in accordance with the following principles, standards and conditions:

- On site landscaping is intended to enhance the amenity of the area while retaining a naturalness appropriate to its rural origin and its proximity to the coast. Indigenous species found in the locality, as listed in **Annex B**, should ***predominate*** within the species mix used for landscaping around the built development. Boundary treatments and street furniture should use open country style fencing with sustainable and natural materials. Fencing, drains or other potential hazards for kiwi should be designed to allow safe movement of kiwi.
- a minimum of two specimen trees selected from the list of appropriate species in **Annex B** shall be included in the planting proposal;
- all planting within 5 metres of the residential unit shall be designed to prevent the creation of fire hazards;
- screening of vehicle access, parking and manoeuvring areas, particularly where access is on a slope shall be provided;
- plan to be designed to integrate all structures with their natural surroundings;

Note: The actual and reasonable costs associated with the assessment of the Building Development Landscape required for any house or building 50m2 or greater is to be paid by the applicant. The costs shall be charged in accordance with the Council's Fees and Charges schedule at the time of building consent lodgement. These costs may also include any peer reviews or assessments completed by experts outside of Council. The requirements for the use of an expert or peer review will be conveyed to the applicant prior to commencement of the review.

9) The approved Building Development Landscape Plan is to be implemented within the first planting season following completion of the exterior of the building (approximately April – August) and maintained in perpetuity, with allowance made within the landscaping areas for the maintenance, trimming and replacement planting of trees as required.

Protection of Indigenous Flora

10) A list of pest plants of particular significance on this site, to be targeted in the weed control activities, is provided in **Annex A** but is not exhaustive. It should be noted that the introduction or retention of noxious plant species, as identified in the National Pest Plant Accord List contained in Appendix 2 to the Northland Regional Pest Management Strategies prepared by the Northland Regional Council, is prohibited.

Heritage Resources

11) All works undertaken on the lot shall be undertaken in accordance with the following protocols in respect of cultural and archaeological values:

i. If sub-surface archaeological evidence relating to Maori or European occupation should be unearthed during construction (e.g. intact shell midden, hangi, storage pits, cobbled floors, brick or stone foundation, or rubbish pits), work must cease in the immediate vicinity and Heritage New Zealand and tangata whenua must be contacted. Work in the area of the discovery shall not recommence without the prior written approval of Heritage New Zealand.

ii. If the discovery warrants obtaining an Authority to modify or destroy an archaeological site, an application must be made under Section 11 of the Historic Places Act 1993 and further work suspended until it is granted.

iii. In the event of koiwi (human remains) being uncovered, work must cease immediately and the area be made secure form further disturbance. Tangata whenua, Heritage New Zealand and NZ Police must be contacted so that appropriate arrangements can be made. The advice of a Kaumatua nominated by tangata whenua shall be followed in respect of further actions. The Kaumatua will be given the opportunity to undertake such ceremonies and activities at the site as may be considered appropriate in accordance with tikanga Maori. Work in the area of the discovery shall not recommence without the prior approval of Heritage New Zealand.

ADVICE NOTES:

1. The owners of Lots 33-37 are reminded of their obligations which prohibit the keeping or introduction of cats, dogs, and mustelids.

2. Reliance is placed on a number of reports prepared for RC 2130171 and RC 2160062 and the subsequent variation (RC 2160062/VAR). These reports and applications form part of the basis and assessment of the effects considered applicable in this application and were updated as required to accommodate the additional lots and addition building platforms.

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.

4. The National Environmental Standard for Assessing and Managing Contaminants in Soil to protect Human Health applied to the previous application (RC 2160062) and the associated variation (RC 2160062/VAR). The Regulation affected several lots (Lots 3, 4, 21, 25 & 26 DP 494309) created under these applications. The affected lots are not part of this application.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

2. The proposed subdivision and landuse is considered to have adequately taken into account, or considered to be consistent with, relevant planning provisions, including the following objectives and policies from the Operative Far North District Plan: Objectives 10.7.3.1, 10.7.3.2, 12.3.3.3, 13.3.1, 13.3.2, 13.3.5, 13.3.8, and policies 10.7.4.1, 10.7.4.2, 10.7.4.3, 12.3.4.1, 12.3.4.4, 13.4.1, 13.4.2, 13.4.4, 13.4.5, 13.4.6, and 13.4.13.

   These objective and policies seeks to ensure that subdivision and the development thereof within the coastal living environment is controlled and undertaken in a sympathetic manner ensuring that the coastal character, amenity levels, and scale of development is appropriate. The conditions of consent and ongoing obligations for the respective lot owners ensure that these aspects of the development are suitably and adequately mitigated. The application is considered to be consistent with the Objectives and Policies in the Operative Far North District Plan.

   Relevant National planning provisions include:

   - The New Zealand Coastal Policy Statement.

   Relevant Regional planning provisions include:
   - The Northland Regional Policy Statement;
   - The Northland Regional Water & Soil Plan; and,
   - The Northland Coastal Plan.

   The above planning policy statements and plan documents were referred to in considering the application for a combined subdivision and landuse proposal. It is considered that the proposal is not contrary to these overriding documents.

3. Part 2 Matters
   The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

4. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent (RC 2160435) has been prepared by Wayne Smith, Team Leader Resource Consents and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

Lynley Newport, Resource Consents Manager

28th September 2016

Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) 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.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, these resource consents will lapse 10 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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 Resource Management Act 1991.

ANNEX A

WEED AND PEST CONTROL INFORMATION

The following information was included in the report "Weed and Pest Control Plan" prepared by New Zealand Environmental and submitted as part of the previous Management Plan application RC 2090352. For the purposes of Condition 10 of this decision the following table remains applicable

The following weed species are found in different locations across the property and may or may not be present on individual lots. Recommended methods of control are provided in the second table.

Botanical Name	Common Name	Status
Acmena smithii	monkey apple	National banned plant
Agapanthus praecox	agapanthus	
Ageratina adenophora	Mexican devil weed	
Ageratina riparia	mistflower	
Alternanthera philoxeroides	Alligator weed	National banned plant
Araujia sericifera	moth plant	National banned plant
Bambusa sp.	bamboo	
Berberis glaucocarpa	darwins barberry	National banned plant
Cortaderia selloana	pampas	National banned plant
Cotoneaster glaucophyllus	cotoneaster	Pest plant
Crocosmia x crocosmiiflora	Montbretia	
Eriobotrya japonica	loquat	
Erythrina x sykesii	coral tree	
Jasminum polyanthum	jasmine	
Lantana camara var. *aculeata*	lantana	National banned plant
Ligustrum sinense	Chinese privet	Pest plant
Nerium oleander	oleander	
Paraserianthes lophantha	brush wattle	Pest plant
Polygonum hydropiper	willow weed	
Prunus campanulata	Taiwan cherry	Pest plant
Ricinus communis	castor oil plant	
Rubus fruticosus	blackberry	
Solanum mauritianum	woolly nightshade	
Tradescantia fluminensis	tradescantia/ wandering jew	National banned plant
Ulex europaeus	gorse	
Zantedeschia aethiopica	arum lily	

There are essentially three methods of weed control available, manual/mechanical, chemical and a combination of the two. The most appropriate method of control depends on the weed species and the extent of invasion, but many of the weeds found on the property are banned plants that are very difficult to control, so a combination of methods is most likely to be effective.

Botanical Name	Method of Control
Acmena smithii	Fell tree. Paint stump with Vigilant®. Chip.
Agapanthus praecox	Spray. 4 g Metsulfuron+200 g glyphosate+penetrant per 10L of water. Cutting leaves first may improve kill.

Ageratina adenophora	Spray. Metsulfuron as per label
Ageratina riparia	Spray. Metsulfuron as per label
Alternanthera philoxeroides	Small areas can be covered with weed mat for 612 months. Spray 2% Green glyphosate over water.
Araujia sericifera	Manually remove plants. Remove all seed pods and burn.
Bambusa sp.	Manually remove all plants and suckers. Can be burnt.
Berberis glaucocarpa	Spray. Metsulfuron as per label
Cortaderia selloana	Spray. Glyphosate as per label. Can be manually removed and burnt.
Cotoneaster glaucophyllus	Spray. Metsulfuron as per label
Crocosmia x crocosmiiflora	Spray. 3g Metsulfuron+150 mL glyphosate per 10L water. Include penetrant.
Eriobotrya japonica	Fell tree. Paint stump with Vigilant®. Chip
Erythrina x sykesii	Fell tree. Paint stump with Vigilant®. Chip.
Jasminum polyanthum	Spray. Metsulfuron as per label
Lantana camara var. *aculeata*	Spray. Glyphosate as per label. Can be manually removed and burnt. Follow up spray normally required.
Ligustrum sinense	Fell tree. Paint stump with Vigilant®. Chip.
Nerium oleander	Fell tree. Paint stump with Vigilant®. Chip.
Paraserianthes lophantha	Fell tree. Paint stump with Vigilant®. Chip.
Polygonum hydropiper	Spray. Glyphosate as per label.
Prunus campanulata	Fell tree. Paint stump with Vigilant®. Chip.
Ricinus communis	Manually remove plants. Remove all seed pods and burn.
Rubus fruticosus	Spray. Metsulfuron as per label.
Solanum mauritianum	Fell tree. Paint stump with Vigilant®. Chip
Tradescantia fluminensis	Spray or weed wiper. Amitrole as per label.
Ulex europaeus	Spray. Metsulfuron as per label.
Zantedeschia aethiopica	Spray. 3g Metsulfuron+150 mL glyphosate per 10L water. Include penetrant.

NOTES:

Many weed species are able to coppice or grow from fragments, so it will be important for all operators to be aware of this risk and avoid transporting plants or parts of plants to or from the site. All plant material obtained manually must be appropriately destroyed by either chipping or burning. A seed bank will also exist for most species and persistence over several years will be required to effectively remove them. Seeds can also be transported onto the property on earthmoving and other machinery and this risk can be mitigated by washing equipment prior to bringing it on site. The time of year can be important in controlling weeds, but the spring/summer period is usually suitable and is also more likely to have clement weather for chemical application. Regular follow up (at least annually) will be required in future to ensure control is effective and that weeds are not reinvading the habitat. The chances of successful invasion for most weeds will decrease as time goes on and the plantings establish a canopy, but invasions can still occur and will need to be detected early to ensure effective control.

ANNEX B – SUITABLE PLANTS FOR BUILDING DEVELOPMENT LANDSCAPE PLANS

The following list of plants was included in the report "Re-vegetation Plan" prepared by New Zealand Environmental and submitted as part of the previous Management Plan application RC 2090352 and relevant to the Building Development Landscape Plans required under conditions detailed above for this decision.

PLANT GROUP	BOTANICAL NAME	COMMON NAME	HEIGHT	FLAMMABILITY
Ferns & fern Allies	*Asplenium bulbiferum*	hen and chicken fern, manamana		
	Asplenium flabellifolium			
	Asplenium oblongifolium	shining spleenwort, huruhuruwhenua		
	Cyathea dealbata	ponga, silver tree fern	10	Mod/High
	Cyathea medullaris	mamaku	15	Mod/High
	Cyathea smithii	katote, soft tree fern		
	Dicksonia squarrosa	wheki, rough tree fern	8	Mod/High
	Paesia scaberula	hard fern, matata		
	Todea barbara			
	Trichomanes kerikeri			
Gymniosperms	*Agathis australis*	kauri	30	Moderate
	Dacrycarpus dacrydioides	kahikatea	50	Moderate
	Dacrydium cupressinum	rimu	25	Moderate
	Prumnopitys ferruginea	miro	25	
	Prumnopitys taxifolia	matai	25	
	Podocarpus totara	totara	20	Mod/High
	Phyllocladus trichomanoides	tanekaha		
Monocotyledons	*Astelia banksii*	perching lily, kakaha		
	Cordyline australis	tikouka cabbage tree	20	Moderate
	Cortaderia fulvida	toetoe	1.5	Mod/High
	Cortaderia toetoe	toetoe	1.5	Mod/High
	Dianella nigra	blueberry, turutu	7	
	Gahnia xanthocarpa	toikiwi		
	Phormium tenax	flax 2	2	Moderate
	Rhopalostylis sapida	nikau	10	
Dicotyledons	*Alectryon excelsus*	titoki	10	
	Alseuosimia banksii			
	Alseuosmia quercifolia			
	Aristotelia serrata	makomako, wineberry	6	Low/Mod
	Beilschmiedia tarairi	taraire	20	
	Beilschmiedia tawa	tawa	24	
	Brachyglottis kirkii	Kirk's tree daisy	3	
	Brachyglottis repanda	rangiora	6	
	Carmichaelia australis	native broom, makaka, maukoro	2	Mod/High
	Carpodetus serratus	putaputaweta	5	Low

PLANT GROUP	BOTANICAL NAME	COMMON NAME	HEIGHT	FLAMMABILITY
	Clematis cunninghamii	clematis		
	Clematis paniculata	puawhananga climber		
	Clianthus puniceus	Kakabeak	2	Low
	Colensoa physaloides		1	Low
	Coprosma arborea	mamangi, tree coprosma	5	
	Coprosma areolata		5	
	Coprosma grandifolia	kanono	6	Low
	Coprosma lucida	shining karamu 2	2	Low
	Coprosma macrocarpa	large seeded coprosma	3	
	Coprosma propinqua		6	
	Coprosma repens	taupata	6	Low
	Coprosma rhamnoides		2	
	Coprosma robusta	karamu	6	
	Coprosma spathulata		2	
	Coriaria arborea	tutu	1.5	Low/Mod
	Corokia bubbleoides		3	
	Corokia cotoneaster		3	
	Corynocarpus laevigatus	karaka	12	Low
	Dodonaea viscosa	akeake	7	Mod/High
	Dysoxylum spectabile	kohekohe	15	
	Entelea arborescens	whau	6	Low/Moderate
	Fuchsia excorticata	kotukutuku	10	Low
	Galium propinquum	native bedstraw		
	Gaultheria antipoda		6	
	Geniostoma ligustrifolium	Hangehange	10	Low
	Gnaphalium keriensis	Cudweed	1.5	
	Griselinia littoralis		10	Low
	Haloragis erecta	toatoa		
	Hebe acutiflora			
	Hebe stricta	Koromiko	3	Low/Mod
	Hebe "whangarei"			
	Hedycarya arborea	pigeonwood, porokaiwhiri		
	Hoheria populnea	lacebark, houhere	7	Low/ Mod
	Knightia excelsa	rewarewa	25	Low/Mod
	Korthalsella salicornioides	Mistletoe		
	Kunzea ericoides	kanuka	8	High
	Laurelia novaezelandiae	pukatea	35	
	Leptecophylla juniperina	mingimingi	3	Mod/High
	Leptospermum scoparium agg.	manuka	4	High
	Leucopogon fasciculatus	mingimingi	3	Mod/High
	Litsea calicaris	mangeao		
	Lophomyrtus bullata	ramarama	6	
	Macropiper excelsum	kawakawa	3	Low

PLANT GROUP	BOTANICAL NAME	COMMON NAME	HEIGHT	FLAMMABILITY
	Melicytus macrophyllus	Largeleaved mahoe	7	Low/Mod
	Melicytus micranthus			
	Melicytus novaezelandiae			
	Melicytus ramiflorus	mahoe	7	Low/Mod
	Metrosideros carminea			
	Metrosideros excelsa	pohutukawa	20	
	Metrosideros robusta	northern rata	25	
	Mida salicifolia	sandlewood, willowleaved maire		
	Myoporum laetum	ngaio	7	Low/Mod
	Myriophyllum propinquum	toro		
	Myrsine australis	mapou	6	
	Nestegis apetala	Coastal maire		
	Olearia furfuracea	akepiro	5	
	Olearia rani	heketara	7	
	Pimelea tomentosa		7	
	Pittosporum crassifolium	karo	7	Low/Mod
	Pittosporum tenuifolium	kohuhu	6	Moderate
	Pittosporum pimeleoides			
	Pittosporum umbellatum	haekaro	7	
	Pisonia brunoniana	parapara	5	
	Plagianthus divaricatus	saltmarsh ribbonwood		
	Pomaderris kumeraho	kumerahou	3	Mod/High
	Pouteria costata	tawapou	15	
	Pseudopanax arboreus	fivefinger, puahou	6	Low
	Pseudopanax crassifolius	lancewood	10	Low
	Pseudopanax lessonii	houpara	6	
	Ranunculus urvilleanus			
	Raukaua edgerleyi	raukawa	14	
	Quintinia serrata	tawheowheo		
	Solanum aviculare	poroporo	2.5	Low
	Sophora microphylla	kowhai		
	Streblus heterophyllus	milk tree, turepo	12	
	Syzygium maire	swamp maire, maire tawake	15	
	Toronia toru			
	Vitex lucens	puriri	20	
	Weinmannia silvicola	towai	12	Moderate

APPROVED PLAN

PLANNER .....

RC 2160435 Date 26/9/16

SCHEDULE OF AREAS	
Lots 33-37	6.5931 ha
Total Area	6.5931 ha

Total Area : 6.5931 ha

Owner : Neil Construction Limited

Comprised in C'sT 723030-723032

Far North District Council

KEY

BUILDING ENVELOPE

NOTE

All areas and dimensions are subject to final Survey

Rev	Description	By	Date

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

LAND AND PROPERTY DEVELOPERS

NEIL CONSTRUCTION LIMITED – NEIL PROPERTIES LIMITED

The Neil Group Limited
Level 4 Greenstone House
Cnr Nugent Street and
Kyber Pass Road, Grafton

PO Box 8751, Symonds Street
Auckland, New Zealand

Telephone: +64 9 918 6565
Facsimile: +64 9 918 6560
Email: ng@neilgroup.co.nz

Job Title

SCHEME PLAN
RANGITANE RIVER PARK
KERIKERI

Drawing Title

PROPOSED SUBDIVISION OF LOTS 13-15 DP 494309.

(COMPRISED IN C'sT 723030-723032)

	By	Date	Scale	Job No. 420-01
Surveyed:			1:1000 @ A1	Drawing No. 420-1A-SCHEME
Designed:			1:2000 @ A3	Rev
Drawn:	MDC	10/15		
Approved:				

CAD FILE F:_PROJECTS\RANGITANE RIVER PARK\DWG\420-1A-Scheme.dwg

KEY:

- COLLECT RUNOFF FROM ALL HARD SURFACES & DISCHARGE VIA LEVEL SPREADER TO CREATE SHEET FLOW TO AVOID DOWNSTREAM EROSION (TO GULLY, RIVER OR INLET)
- STORMWATER NETWORK
- CONCRETE LINED CHANNEL DISCHARGING INTO ROCK SPALL TO DISSIPATE FLOW
- EXISTING GULLY / WATERCOURSE
- (15) EXISTING LOT NUMBERS

NOTE:
GENERAL CONCEPT PLAN SUBJECT TO DETAILED DESIGN.

APPROVED PLAN
PLANNER .....
RC 2160435 Date 28/9/16

CROWN GRANT RD
BLUE PENGUIN DRIVE
RANGITANE RIVER
KERIKERI INLET
TERTIARY OVERLAND FLOW PATH
101 LT494309

LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
CT

9 LT494309
10 LT494309
11 LT494309
12 LT494309
13
14
15
16 LT494309
17 LT494309
18 LT494309
19 LT494309
20 LT494309
21 LT494309

N

SCALE 1:2000
0 20 40 60 80 100

REV.	REVISION DETAILS	DRAWN	DATE
E			
D			
C			
B			
A			
-	1ST ISSUE	KH	12-07-16

cook | costello
Engineers | Architects | Surveyors
Whangarei 2 Norfolk St 09 4389 529
Auckland Unit 5 36 Sale St 09 373 5357
Christchurch Unit 4, 155 Blenheim Rd 03 365 5960

PROJECT DETAILS
NEIL CONSTRUCTION LTD
RANGITANE RIVER PARK
PROPOSED SUBDIVISION OF
LOTS 13 - 15 LT 494309
KAPIRO ROAD, KERIKERI
FNDC CONSENT REF: 2160435-RMACOM

TITLE
STORMWATER MANAGEMENT PLAN

DESIGNED G McGREGOR	CCL REF. No. 11067-003	DWG NAME & REV. C01
APPROVED G McGREGOR		
STATUS FOR CONSENT	SCALE 1:2000 @ A3	SHEET No. 1 OF 1

DATE PLOTTED: 2/08/2016 FILE PATH: Z:\11000-11499\11067\11067-003\Cad\11067-003 SW Mangaement Plan - 5 Lots 160712.dwg

APPROVED PLAN

PLANNER ...

RC 2/60475 Date 28/9/16

SCHEDULE OF AREAS	
Lots 33-37	6.5931 ha
Total Area	6.5931 ha

Total Area : 6.5931 ha
Owner : Neil Construction Limited
Comprised in C'sT 723030-723032

Far North District Council

KEY

BUILDING ENVELOPE

NOTE
All areas and dimensions are subject to final Survey

Rev	Description	By	Date

THE NEIL GROUP

LAND AND PROPERTY DEVELOPERS
NEIL CONSTRUCTION LIMITED – NEIL PROPERTIES LIMITED

The Neil Group Limited
Level 4 Onesource House
Cnr Nugent Street and
Kiwi Pass Road, Grafton

PO Box 8751, Symonds Street
Auckland, New Zealand

Telephone: +64 9 918 6565
Facsimile: +64 9 918 6560
Email: ng@neilgroup.co.nz

Job Title
SCHEME PLAN
RANGITANE RIVER PARK
KERIKERI

Drawing Title
PROPOSED SUBDIVISION OF LOTS 13-15 DP 494309.
(COMPRISED IN C'sT 723030-723032)

	By	Date	Scale	Job No. 420-01	
Surveyed:			1:1000 @ A1 1:2000 @ A3	Drawing No. 420-1A-SCHEME	Rev
Designed:					
Drawn:	MDC	10/15			
Approved:					
CAD FILE	F:_PROJECTS\RANGITANE RIVER PARK\DWG\420-1A-Scheme.dwg				

STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

Drawing Shedule			
RC0.01	Cover Page		
RC1.01	Site Plan Overall		
RC1.02	Site Plan / Works & Services		
RC1.03	Area Plan		
RC2.01	Site Plan		
RC2.02	Ground Floor Plan		
RC2.03	Roof Plan		
RC3.01	Elevations NE & NW		

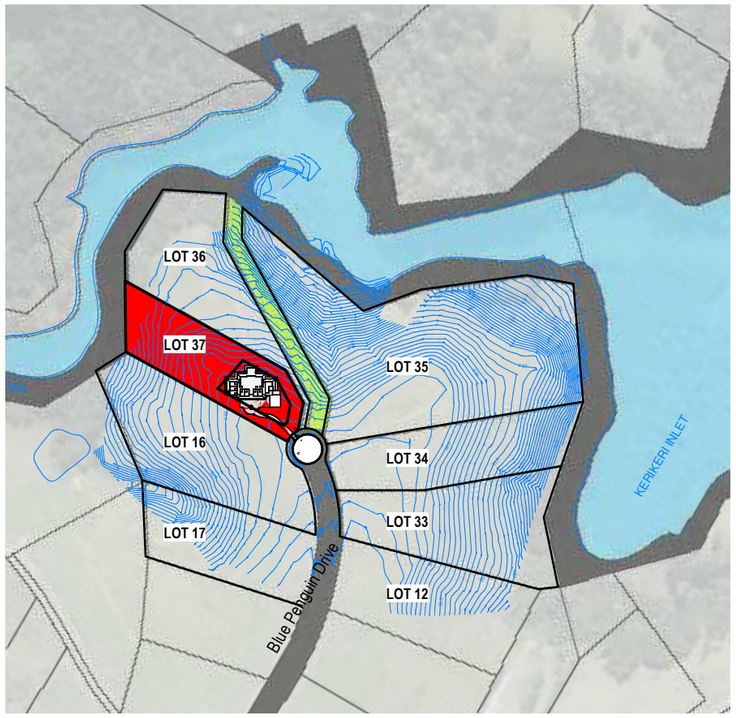
Drawing Shedule			
RC3.02	Elevations SW & SE		
RC4.01	Sections		
RC5.01	Landscape Plan		
RC6.01	Exterior View from South - Site Entry		
RC6.02	Exterior View - from North		
RC6.03	Views from neighbouring houses		
RC6.04	Views across Kapiro Stream		

Panorama from the centre of Site

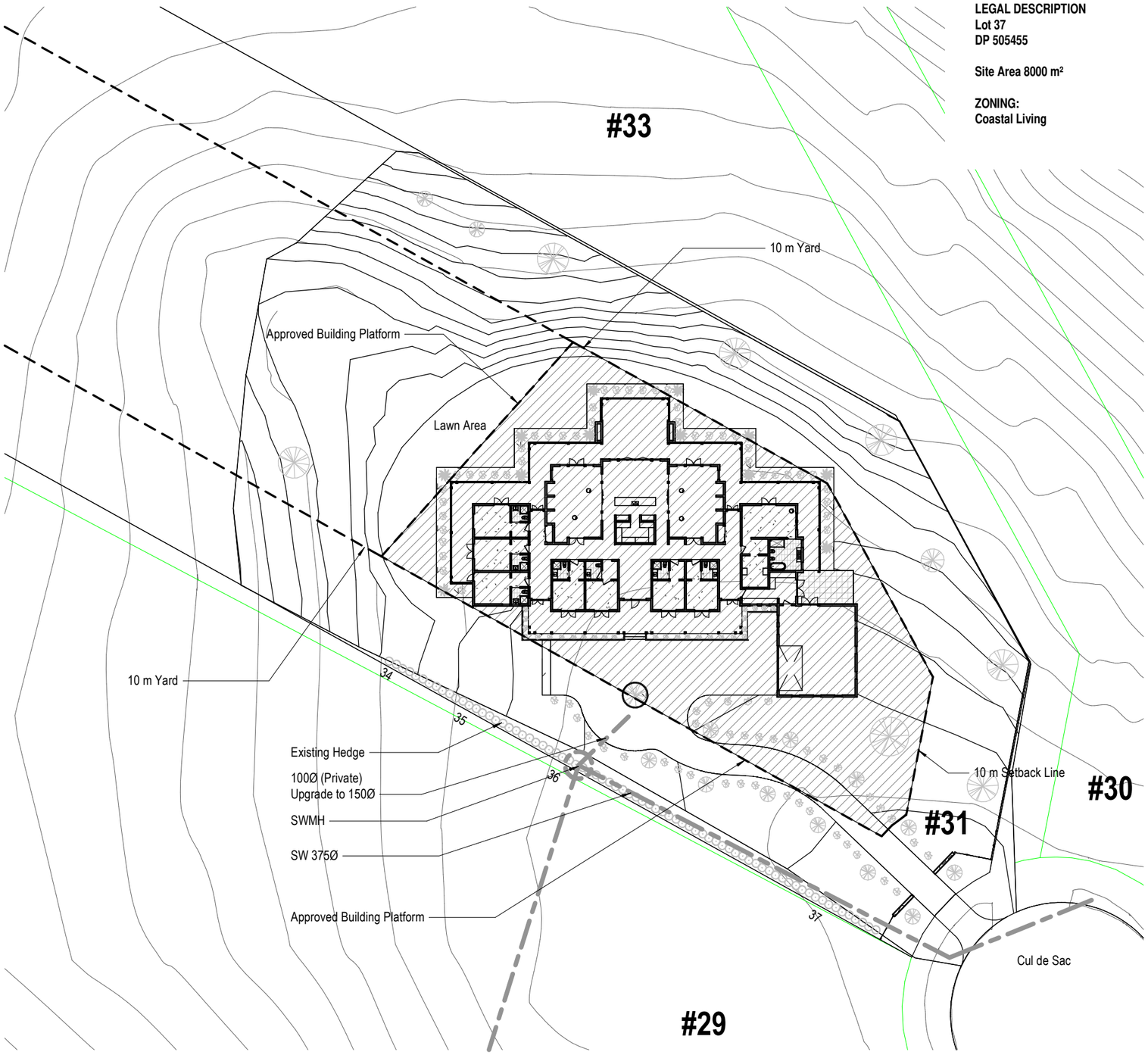
Job No.	Scale (A3):	Sheet no.		DATE
4369		**RC0.01**	Cover Page	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka |
dunedin



2 **Location Plan**
1 : 5000



LEGAL DESCRIPTION
Lot 37
DP 505455

Site Area 8000 m²

ZONING:
Coastal Living

STRACHAN Family Home

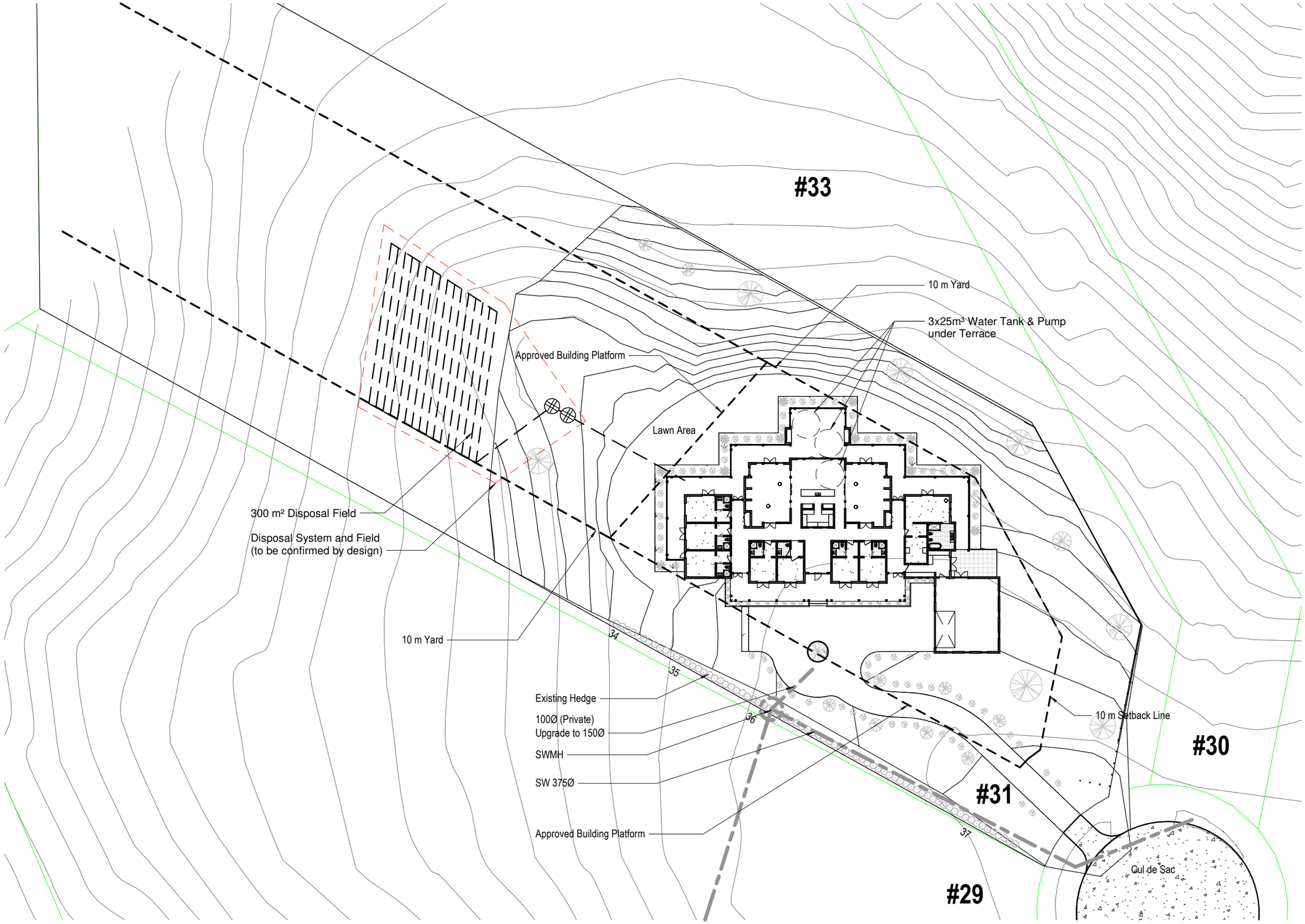
31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

N

Job No.	Scale (A3):	Sheet no.		DATE
4369	As indicated	**RC1.01**	Site Plan Overall	27/08/2025
				REVISION

T E A M Ⓐ
auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

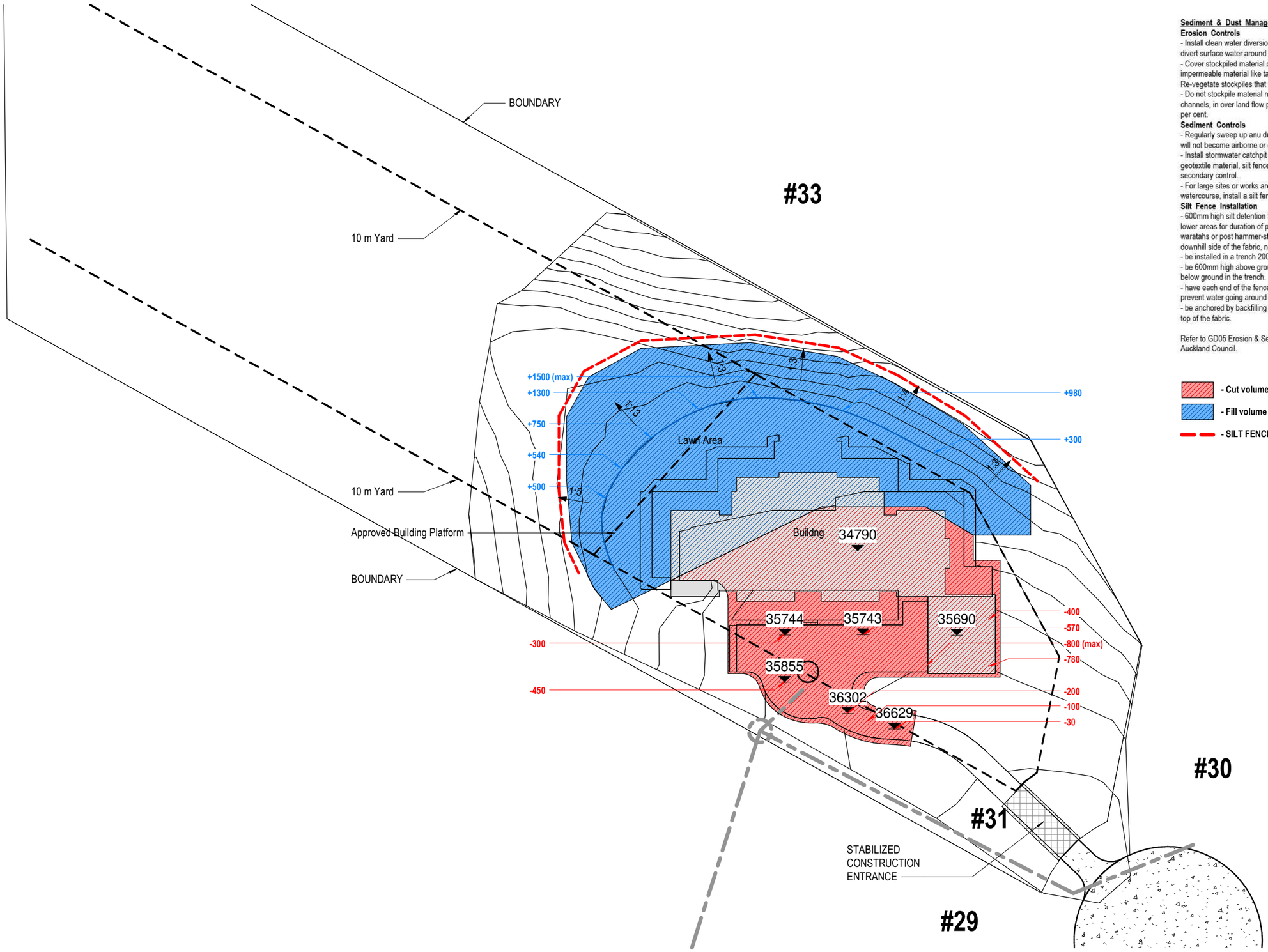
TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

N

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 500	**RC1.02**	Site Plan / Works & Services	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



Sediment & Dust Management

Erosion Controls

- Install clean water diversion measures (sandbags or bunding) to divert surface water around the work site.
- Cover stockpiled material completely and securely with impermeable material like tarpaulin or polythene sheet. Re-vegetate stockpiles that will be kept on site long term.
- Do not stockpile material near stormwater catchpits, kerb channels, in over land flow paths or on gradients steeper than 15 per cent.

Sediment Controls

- Regularly sweep up anu dust and dispose of it properly so that it will not become airborne or enter surface water.
- Install stormwater catchpit protection measures (filter bags, geotextile material, silt fences, filter socks etc) as a form of secondary control.
- For large sites or works areas, especially when working close to watercourse, install a silt fence around works area and stockpiles.

Silt Fence Installation

- 600mm high silt detention fence to be errected around side and lower areas for duration of project using geofabric supported with waratahs or post hammer-staked at least 400mm deep on the downhill side of the fabric, no more than 2m apart.
- be installed in a trench 200mm deep x 100mm wide.
- be 600mm high above ground, with an additional 200mm of cloth below ground in the trench.
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges.
- be anchored by backfilling the trench and placing soil on top of the fabric.

Refer to GD05 Erosion & Sediment Control Guide for compliance - Auckland Council.

- Cut volume - 572 m³
- Fill volume - 573 m³
- SILT FENCE

STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

N

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 500	**RC1.04**	Site Plan / Earthworks	10/09/2025
				REVISION

T E A M (A)
auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin

Site Area 8000 m²

Approved Building Envelope Area - 1568.7 m²

Excavation:
Cut volume - 560 m³
Fill volume - 550 m³

	Roof Area	- 810 m²
	Building Area	- 559 m²
	Terraces / Verandas	- 250 m²
	Subtotal	- 809 m²
	Driveway	- 120 m²
	Motor court / Parking	- 205 m²
	Subtotal	- 325 m²
	Service court	- 21 m²
	Landscaped Area	- 159 m²
	Open Deck & Pergola	- 35 m²

STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

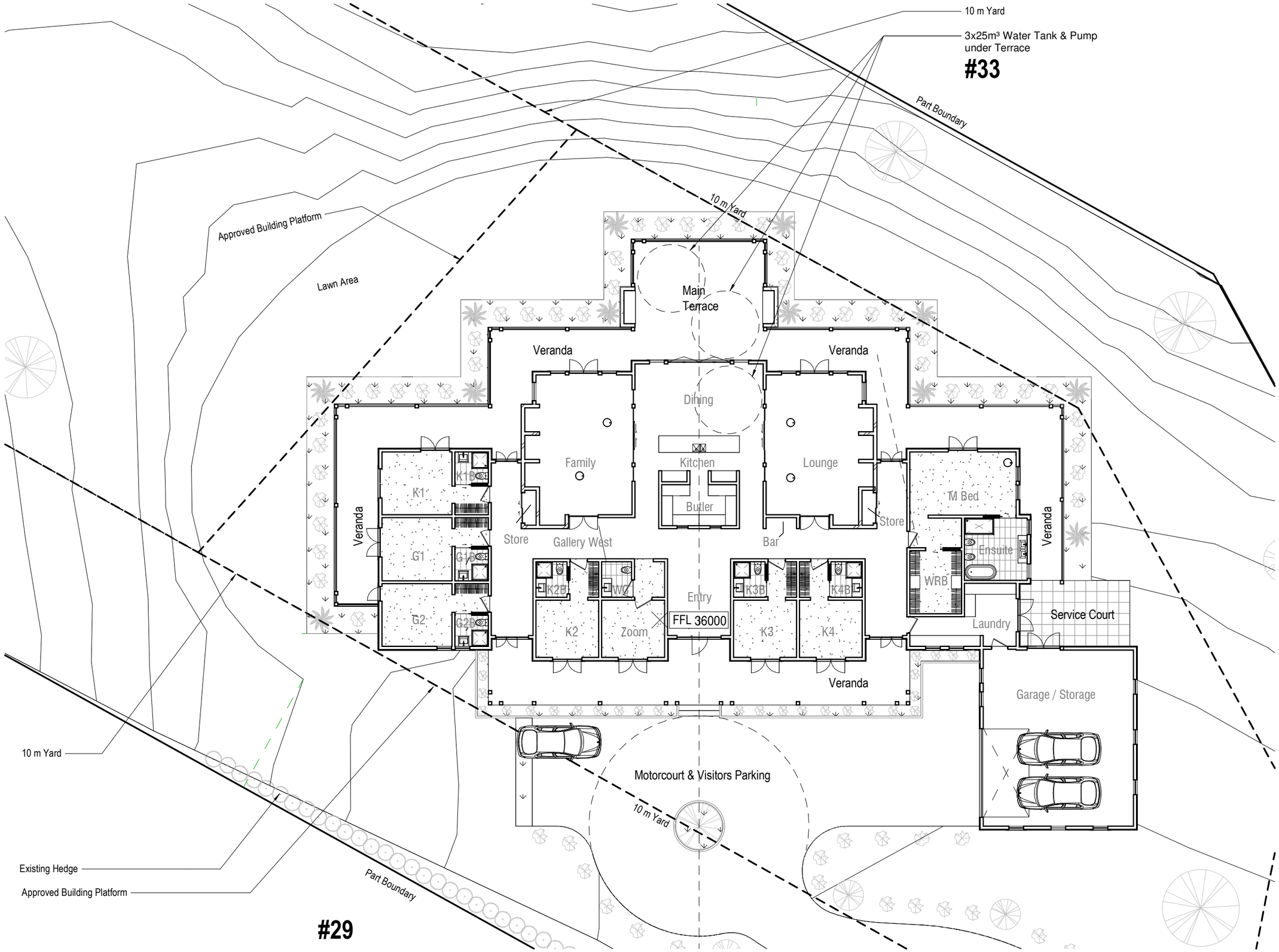
TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

N

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 500	**RC1.03**	Area Plan	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

N

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 200	**RC2.01**	Site Plan	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin

3x25m³ Water Tank & Pump under Terrace

2 RC4.01

1 RC4.01

10 m Yard

Approved Building Platform

Lawn Area

Main Terrace

Veranda

Veranda

Dining

Family

Kitchen

Lounge

K1

K1B

Butler

M Bed

Store

Veranda

Store

Gallery West

Bar

Gallery East

Ensuite

G1

G1B

K2B

WIC

Entry

K3B

K4B

WRB

Veranda

G2

G2B

FFL 36000

K2

Zoom

K3

K4

Laundry

Service Court

Veranda

Garage / Storage

10 m Yard

Motorcourt & Visitors Parking

10 m Yard

N

Area Schedule

Bar	1.2 m²
Butler	10.0 m²
Dining	28.8 m²
Ensuite	12.8 m²
Entry	15.2 m²
Family	45.6 m²
G1	17.8 m²
G1B	3.7 m²
G2	17.8 m²
G2B	3.7 m²
Gallery East	39.1 m²
Gallery West	44.2 m²
Garage / Storage	82.4 m²
K1	17.8 m²
K1B	3.7 m²
K2	15.5 m²
K2B	3.9 m²
K3	15.5 m²
K3B	3.9 m²
K4	15.5 m²
K4B	3.9 m²
Kitchen	23.9 m²
Laundry	16.2 m²
Lounge	45.6 m²
M Bed	27.0 m²
Store	1.7 m²
Store	1.7 m²
WC	3.8 m²
WRB	10.7 m²
Zoom	11.9 m²
	544.6 m²

STRACHAN Family Home

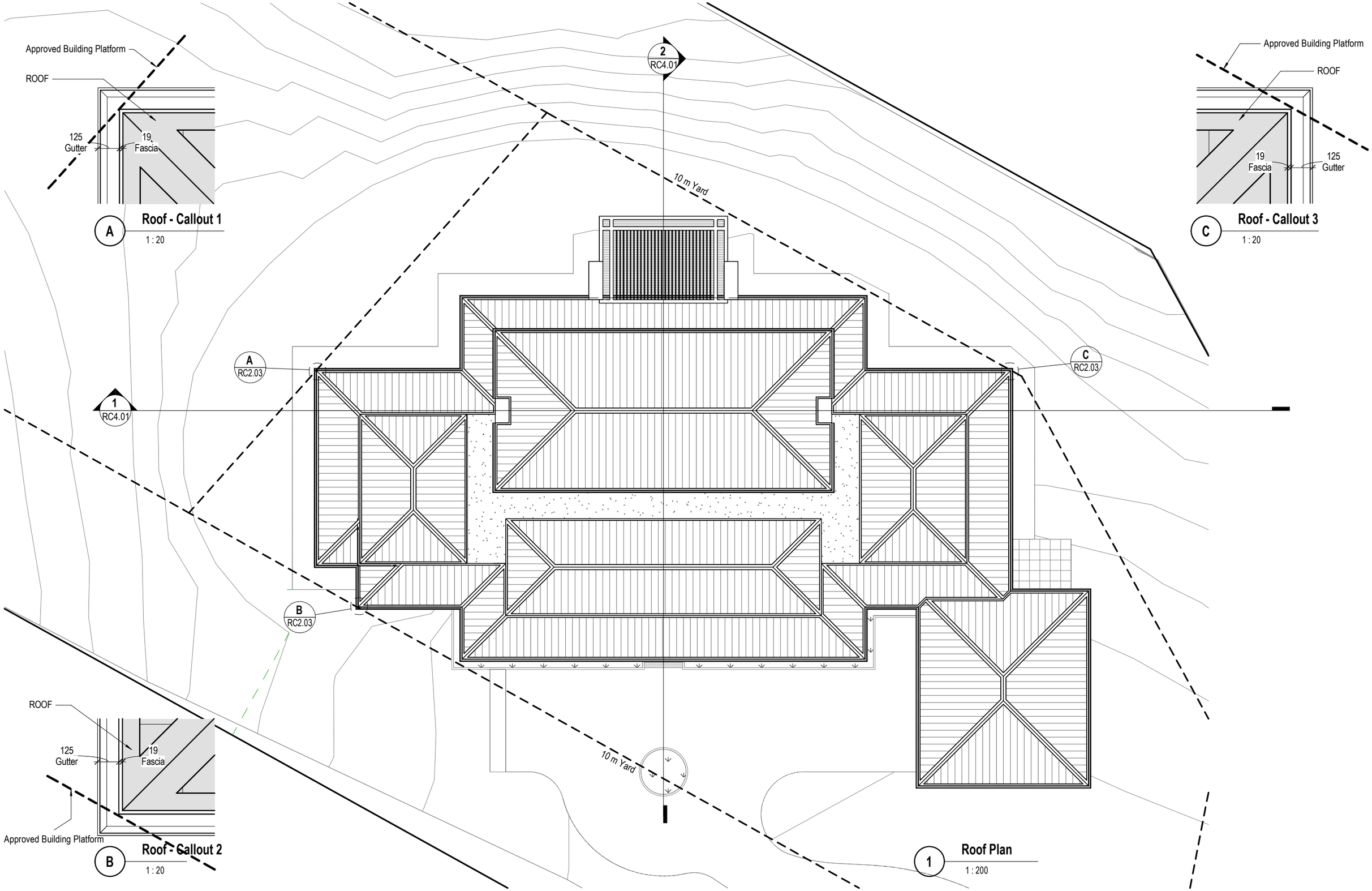
31 Blue Penguin Drive, Kerikeri

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 200	**RC2.02**	Ground Floor Plan	27/08/2025
				REVISION

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

TEAM A

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



STRACHAN Family Home

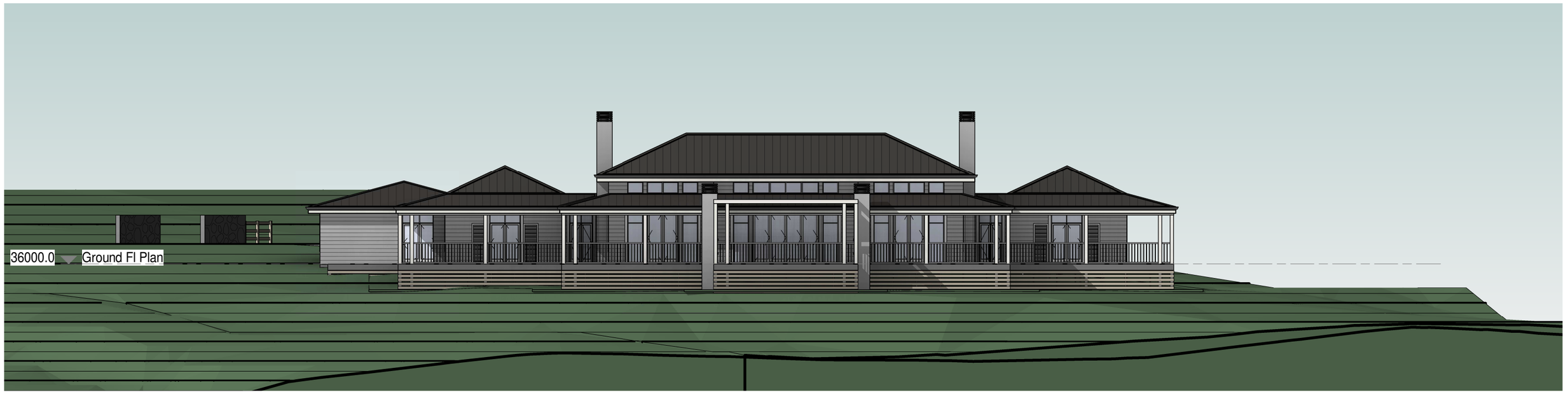
31 Blue Penguin Drive, Kerikeri

Job No.	Scale (A3):	Sheet no.		DATE
4369	As indicated	**RC2.03**	Roof Plan	10/09/2025
				REVISION

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

T E A M Ⓐ

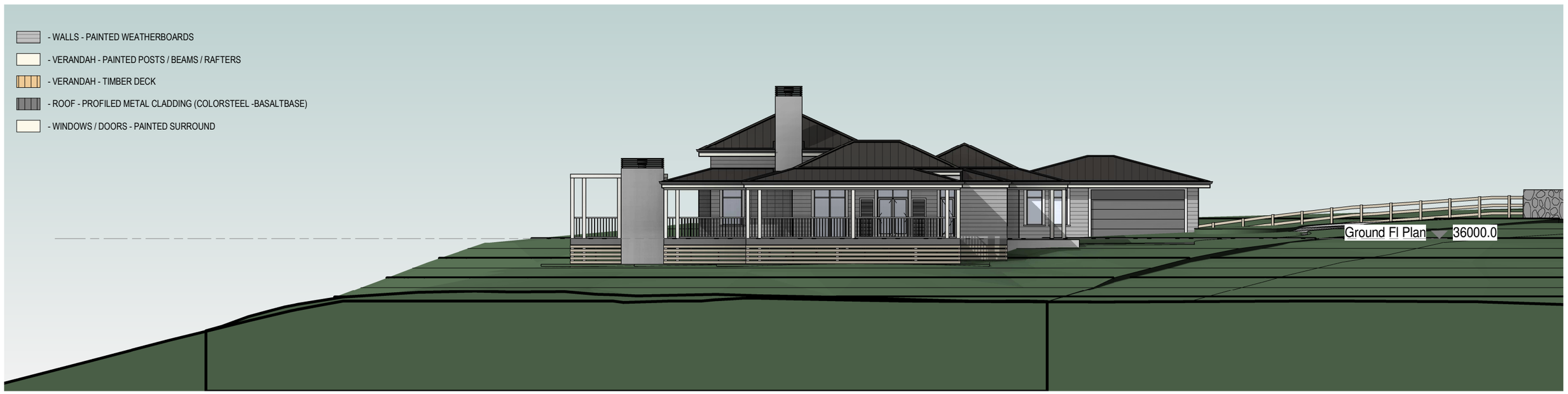
auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



2 RC3.01

Elevation NE

1 : 200



1 RC3.01

Elevation NW

1 : 200

STRACHAN Family Home

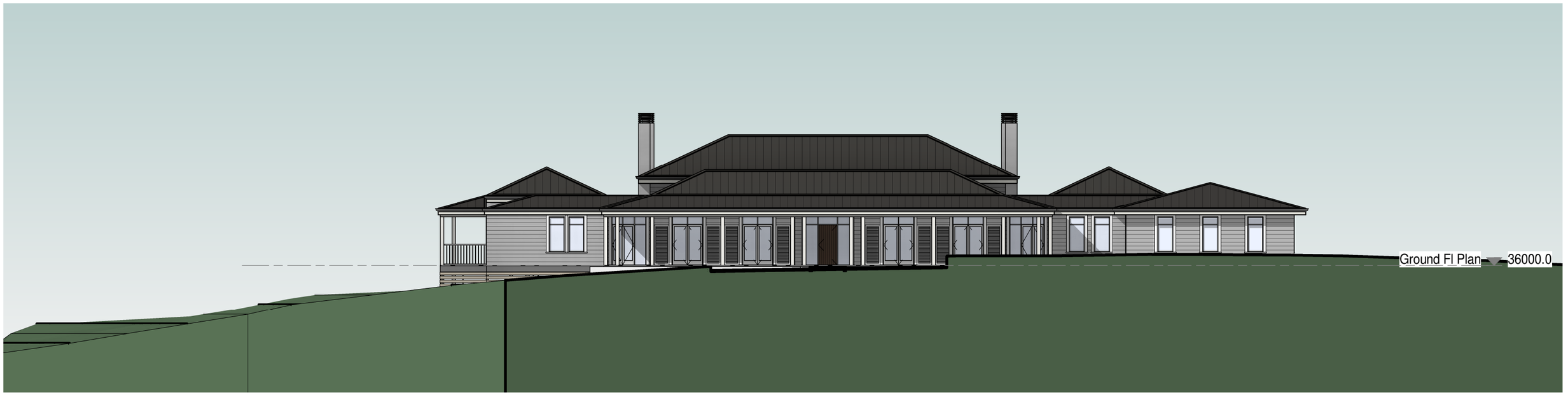
31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 200	**RC3.01**	Elevations NE & NW	12/09/2025
				REVISION

T E A M (A)

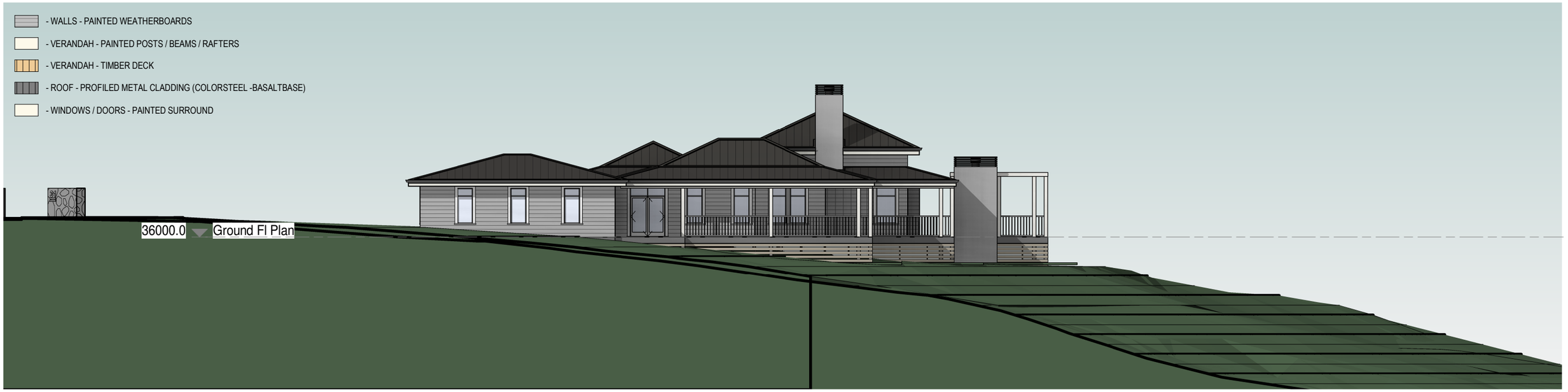
auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



2 RC3.02

Elevation SW

1 : 200



1 RC3.02

Elevation SE

1 : 200

STRACHAN Family Home

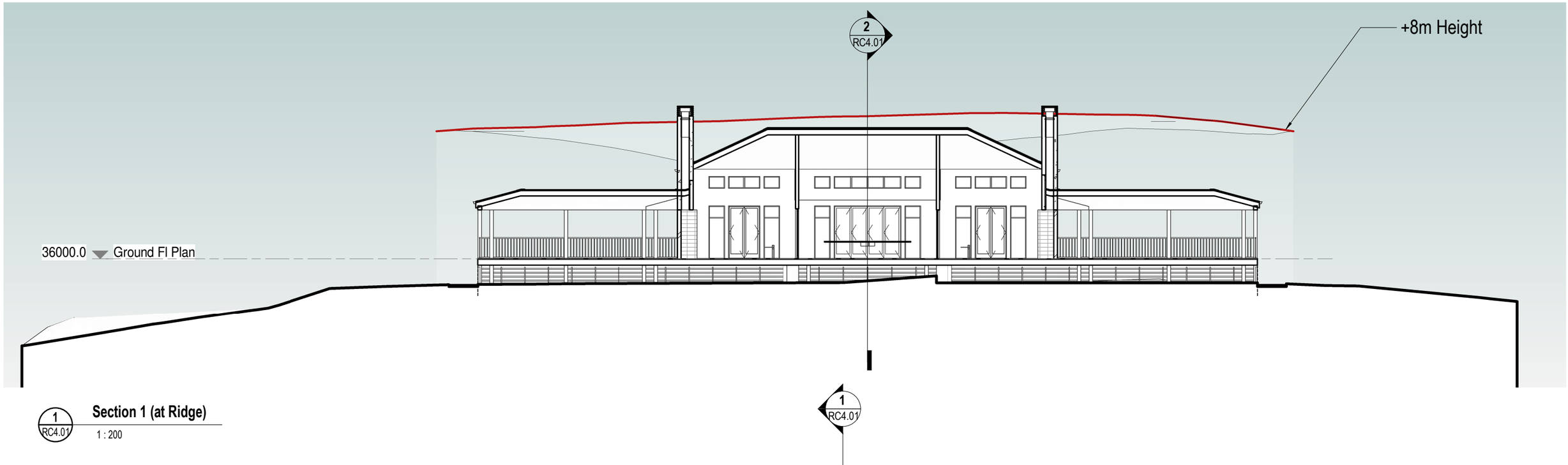
31 Blue Penguin Drive, Kerikeri

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 200	**RC3.02**	Elevations SW & SE	12/09/2025
				REVISION

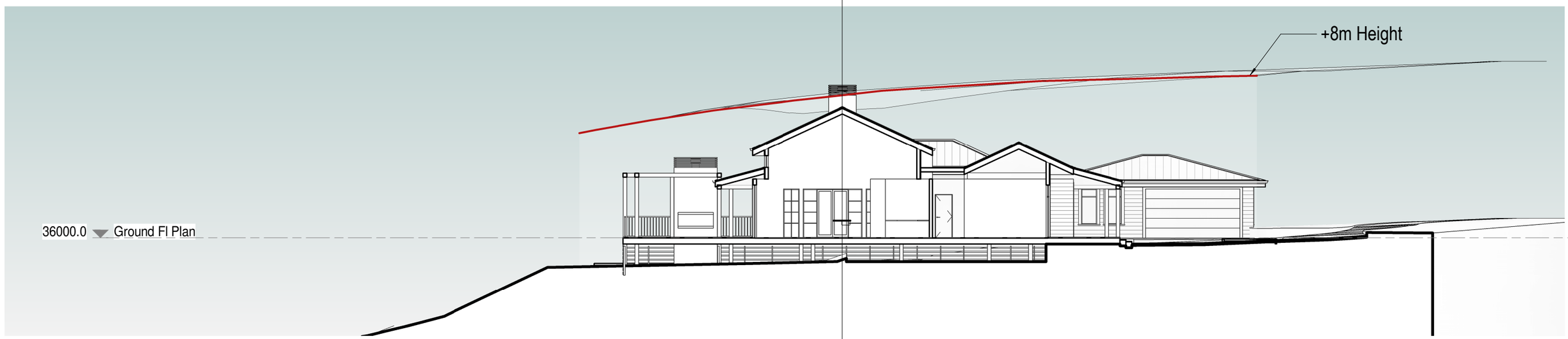
TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



1 RC4.01 **Section 1 (at Ridge)**
1 : 200



2 RC4.01 **Section 2**
1 : 200

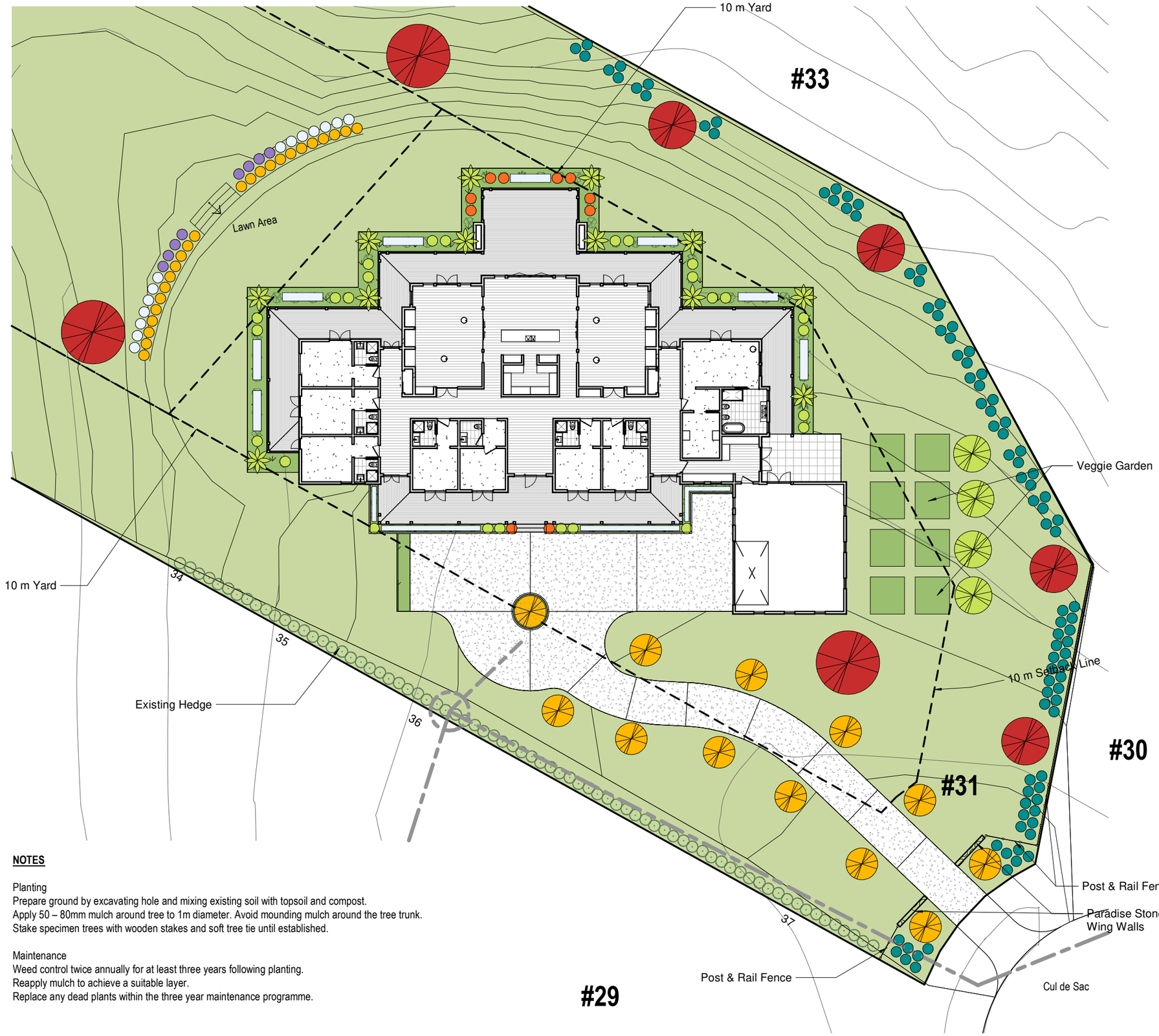
STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 200	**RC4.01**	Sections	27/08/2025
				REVISION

T E A M A
auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



LANDSCAPE LEGEND

PLANT SCHEDULE

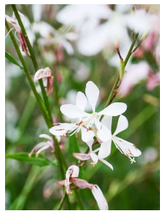
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	Metrosideros excelsa	**Pōhutukawa**	PB 100	as shown
	Rhopalostylis sapida	**Pitt Island Nikau**	PB 35	as shown
	Platanus × acerifolia	**London Plane Tree**	PB 65	as shown
		Fruit Tree	PB 65	as shown
	Gaura Lindheimeri	**Sparkle White**	PB 5	500mm centres
	Phormium Tenax	**Flax**	PB 5	500mm centres
	Chionochloa rubra	**Red Tussock**	PB 5	500mm centres
	Leptospermum scoparium	**Manuka White**	PB 5	500mm centres
	Rosmarinus prostratus	**Creeping Rosemary**	PB 5	500mm centres
	Lomandra longifolia	**Tanika**	PB 2.5	500mm centres

PLANT IMAGES

Metrosideros excelsa
Pōhutukawa

Rhopalostylis sapida
Pitt Island Nikau

Platanus x hispanica
London Plane



Gaura Lindheimeri
Sparkle White

Phormium Tenax
Flax

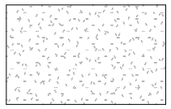
Chionochloa rubra
Red Tussock

Leptospermum scoparium
Manuka White

Rosmarinus prostratus
Creeping Rosemary

Lomandra longifolia
Tanika

Selected 600x600 Stone Pavers with 100mm gap



Exposed 12mm Concrete Chip with 5kg Black Oxide

NOTES

Planting
Prepare ground by excavating hole and mixing existing soil with topsoil and compost.
Apply 50 – 80mm mulch around tree to 1m diameter. Avoid mounding mulch around the tree trunk.
Stake specimen trees with wooden stakes and soft tree tie until established.

Maintenance
Weed control twice annually for at least three years following planting.
Reapply mulch to achieve a suitable layer.
Replace any dead plants within the three year maintenance programme.

STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 300	**RC5.01**	Landscape Plan	10/09/2025
				REVISION

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin

STRACHAN Family Home

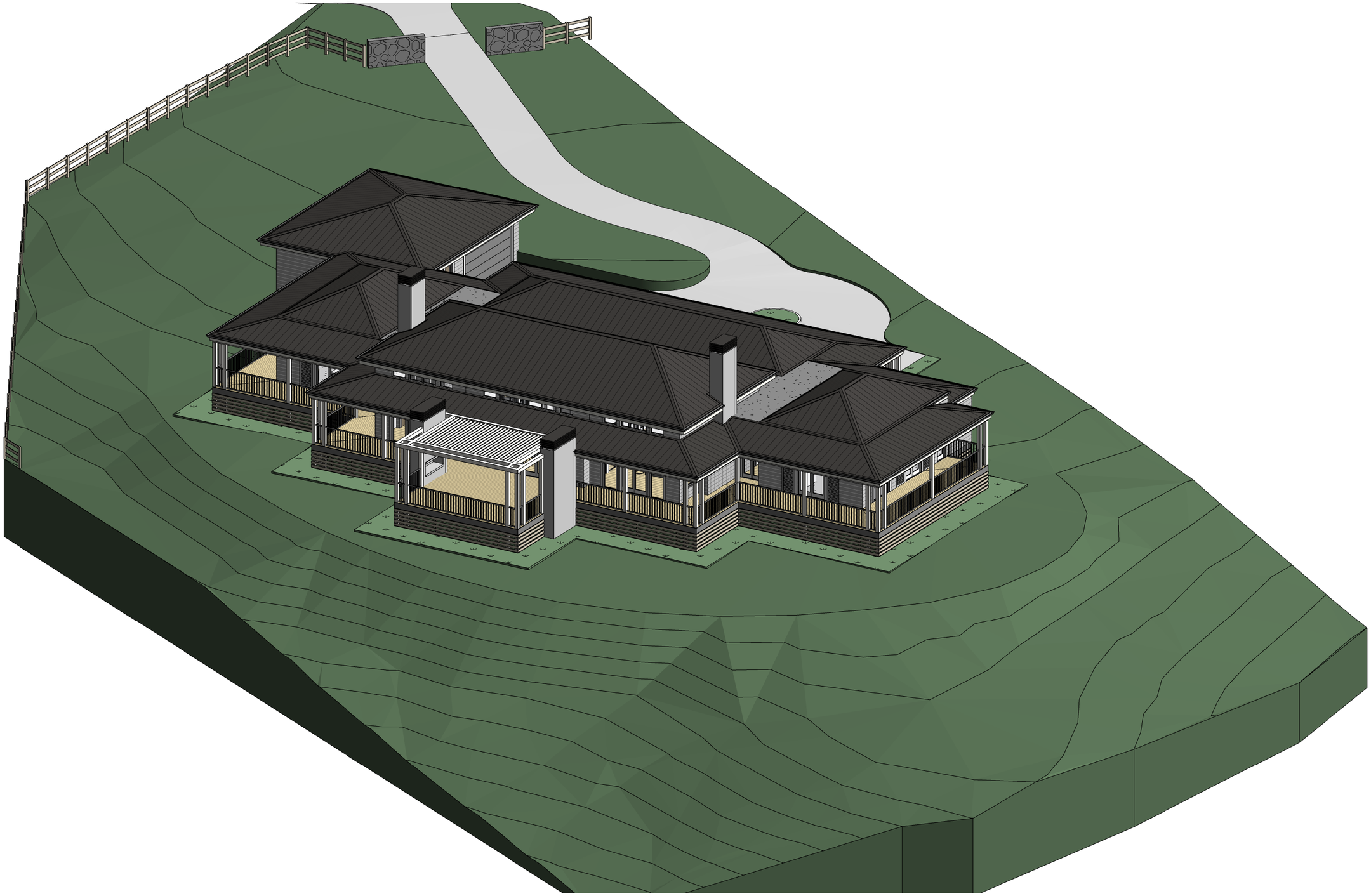
31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

Job No.	Scale (A3):	Sheet no.		DATE
4369		**RC6.01**	Exterior View from South - Site Entry	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



STRACHAN Family Home

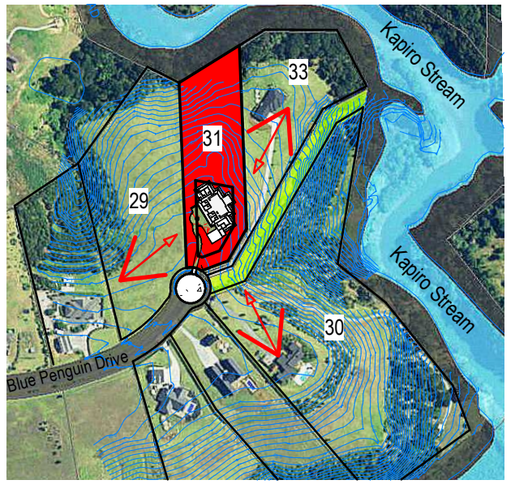
31 Blue Penguin Drive, Kerikeri

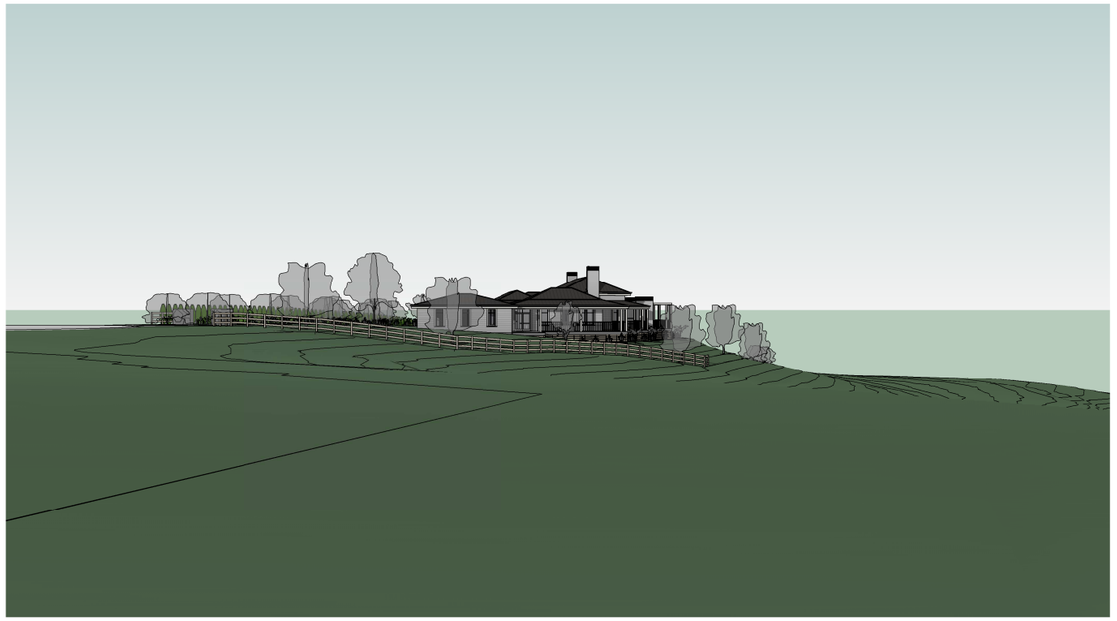
TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

Job No.	Scale (A3):	Sheet no.		DATE
4369		**RC6.02**	Exterior View - from North	27/08/2025
				REVISION

T E A M Ⓐ

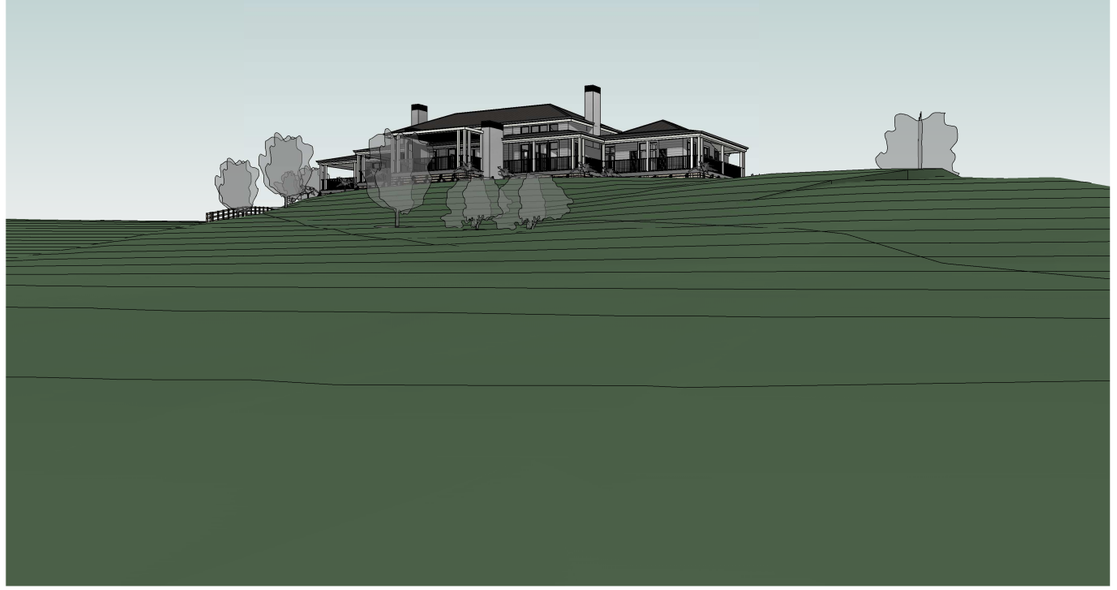
auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin





2 3D View from #30

1 3D View from #29



3 3D View from #33

STRACHAN Family Home

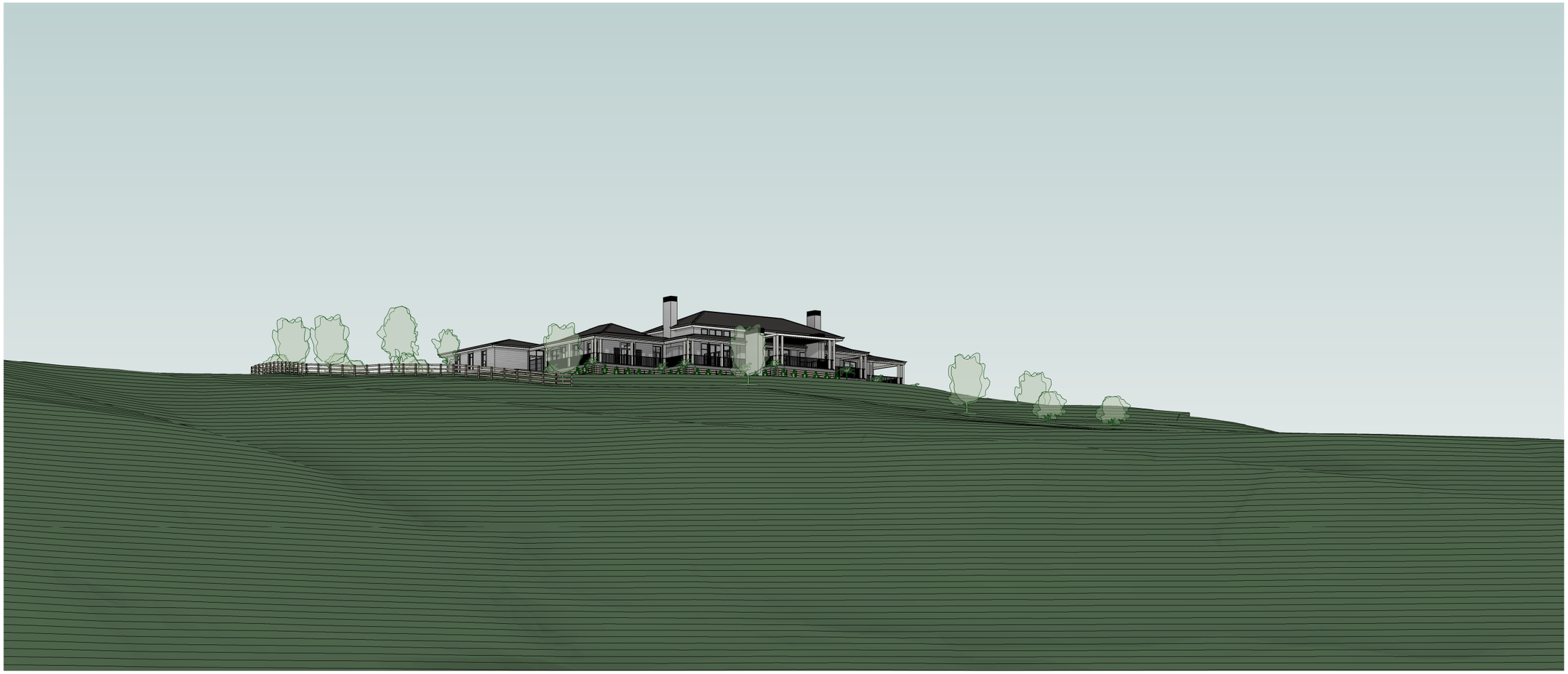
31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

Job No.	Scale (A3):	Sheet no.		DATE
4369	1 : 5000	**RC6.03**	Views from neighbouring houses	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin



STRACHAN Family Home

31 Blue Penguin Drive, Kerikeri

TEAM Architects Auckland Ltd. Studio 1.3, Level 1, 317 New North Road, Kingsland, AUCKLAND New Zealand 1021
+64 9 638 4449 **TEAMARCHITECTS.CO.NZ**

Job No.	Scale (A3):	Sheet no.		DATE
4369		**RC6.04**	Views across Kapiro Stream	27/08/2025
				REVISION

T E A M Ⓐ

auckland | hamilton | napier | new plymouth | wellington
palmerston north | christchurch | greymouth | wanaka | dunedin

Wilton Joubert Limited
09 527 0196
PO BOX 11-381
Ellerslie
Auckland 1524

SITE	31 Blue Penguin Drive, Kerikeri
LEGAL DESCRIPTION	Lot 37 DP 505455
PROJECT	Residential Dwelling
CLIENT	Walter Strachan
REFERENCE NO.	141659
DOCUMENT	Stormwater Management Report
STATUS/REVISION No.	01
DATE OF ISSUE	7 August 2025

Report Prepared For	Email
Walter Strachan	walter.strachan@promax.co.nz

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

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot 37 DP 505455
Site Area:	8,000 m²
Development Proposals Supplied:	Plan set by TEAM Architects including Site Plan, Coverage Plan & Wastewater Plan (Job No. 4369 dated 22.07.2025)
Development Type:	Proposed Residential Dwelling
Permitted Impermeable Coverage:	800m²
Impermeable Coverage:	**Proposed** Total Roof Area 816 m² Total Hardstand Area 339 m² Post-Development Total = 1,155 m² or 14.4% of the site area
Mitigation Requirements:	Allowable impermeable coverage specified in Consent Conditions exceeded. Mitigation of runoff resulting from areas exceeding the allowable coverage is to be provided via tank flow control attenuation.
Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 for the impermeable area exceeding the Permitted Activity threshold via flow attenuated outlets in the proposed dwelling's dual-purpose tanks. **Recommended Tank –** 3 x 25,000 Rainwater Tanks **Dimensions** - 3500mmØ x 2600mm high (or greater) **20% AEP Control Orifice** – 80mmØ orifice outlet; located >420mm below the overflow outlet **1% AEP Control Orifice** – 100mmØ orifice outlet; located 280mm above the 20% AEP Control Orifice **Overflow** – 150mmØ at top of tank
Hardstand Runoff:	• The parking area and driveway is to be shaped to shed runoff to 3 x 450x450 catchpits (or other configuration sized per NZBC E1). • Runoff to be directed from catchpits to stormwater connection via minimum 100mmØ drainage lines @ >1%. • Smaller hardstand areas may be shaped to shed to lower-lying grassed lawn areas.
Discharge Point:	• Discharge from tanks and catchpits to be directed to the site stormwater connection. Existing stormwater connection to be upgraded to a 150mmØ pipe @ >1%. • Alternatively, discharge may be directed to a dispersal bar located downslope and clear of any effluent fields, releasing runoff to pasture areas via even sheet flow. The bar is to be 1.0m long for every 65m² of tributary impermeable catchment area, **or** minimum 6.0m long, whichever is greater.

2. SCOPE OF WORK

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

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

- Plan set by TEAM Architects including Site Plan, Coverage Plan & Wastewater Plan (Job No. 4369 dated 22.07.2025).

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

3. SITE DESCRIPTION

The 8,000m² site is designated as Lot 37 DP 505455, located at 31 Blue Penguin Drive, Kerikeri. The vacant property is near rectangular in shape and is covered in pasture, with multiple large boulders scattered around the north-eastern flanks of the site. The southern boundary borders the Blue Penguin Drive cul-de-sac and the northern boundary borders an esplanade reserve on the southern edge of the Rangitane River.

The overall site is generally gently to moderately sloping to the north at approximately 1V:4H. However, the land in proximity to the proposed development area is more gently sloping, with an average gradient of 5°, falling to the east.

The property is not serviced by Wastewater or Potable Drinking Supply services. FNDC GIS maps indicate that a 100mmØ stormwater connection is available to the site, located west of the proposed development area.

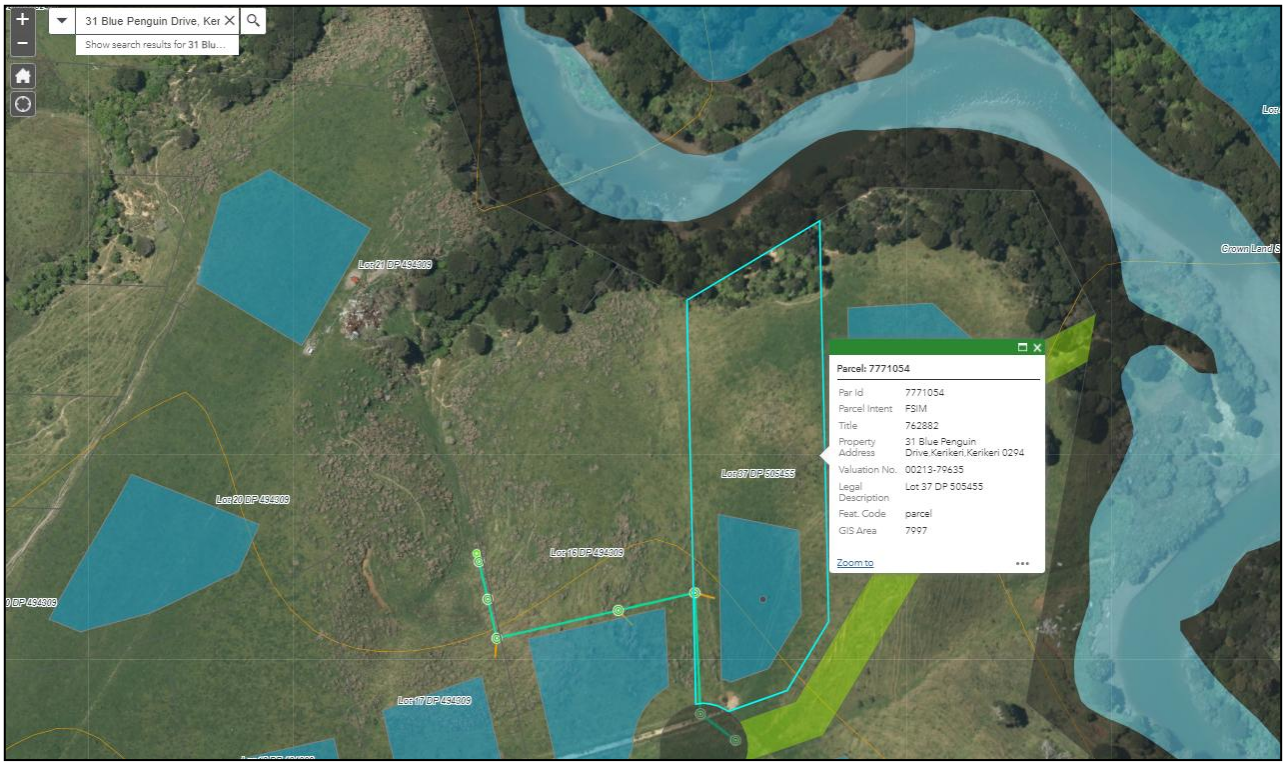


Figure 1: Aerial snip from FNDC Maps showing site boundaries (cyan), covenanted area E (shaded medium blue), 30m contour line (orange) and stormwater reticulation (light green).

Figure 2: Site photo – facing north-east towards the observed boulders.

Figure 3: Site photo – facing north across area E at the southern end of the property.

4. DEVELOPMENT PROPOSALS

Based on the plan set provided to us, it is our understanding that a 559m^2 residential dwelling (816m^2 roof area) and an associated front parking area and driveway are to be constructed in the southern portion of the site.

The principal objective of this assessment is to provide an indicative stormwater disposal design which will manage runoff generated from the increased impermeable areas resulting from the proposed development.

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculation for the stormwater system for the development is based on a gross site area of 8,000m² and the below areas *extracted from the supplied plans*:

	Proposed Coverage
Dwelling Roof Area	**816 m^2**
Hardstand	**339 m^2**
Driveway	126 m^2
Parking Area	202 m^2
Service Court (uncovered)	11 m^2
Total	**1,155 m^2**

The total amount of impermeable area on site, post-development will be 1,155m² or 14.4% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

Consent Notices

The site is under the jurisdiction of the Far North District Council. This design has been completed in accordance with the recommendations and requirements of Resource Consent RC 2160435, and the supporting documentation issued as part of that consent.

vii) In conjunction with the construction of any building the applicant shall submit for Council approval as part of the Building Consent application a report prepared by a suitably qualified engineer for the design of the stormwater management system in accordance with the recommendations relevant to that particular lot contained in the approved Addendum to the Subdivision Suitability Report prepared by Cook Costello and dated 29 October 2014, Cook Costello response dated 29th July 2016 and revised Stormwater Management Plan ref 11067-003 dated 12/07/16.

Note: The maximum impermeable surface allowance as approved under RC 2160435 – Decision B, is 800m2 (as defined within the district plan).

Figure 4: Excerpt from consent notice condition pertaining to RC 2160435.

31 Blue Penguin Drive, formerly designated as Lot 15 in the Northern Catchment of the subdivision, is subject to the recommendations provided in the letter provided by Cook Costello (dated 29 July 2016). This states the following:

"With regards to the division of the existing Lot 15 to form the proposed Lots 36 and the proposed Lot 37, it is considered that the stormwater measures previously recommended for Lot 15 are appropriate. It is therefore recommended that at the proposed Lot 36 and the proposed Lot 37:

- *Collect runoff from all hard surfaces.*
- *Depending on the finished levels of the proposed dwelling at Lot 37 stormwater collected from that lot may be disposed of via the provided connection. If hard surfaces that cannot be collected and disposed of via the provided connection by gravity, it is considered appropriate to discharge to the land as at Lot 36 (see below)."*

Additionally, Advice Note RC 2160435 and Land Use Consent Condition RC 2160435 grant an 800m² allowance for impermeable surfaces on this lot as stated below:

ADVICE NOTE

1. Resource consent has been granted for the construction of a dwelling and associated facilities with a maximum of 800m^2 impermeable surfaces (on Lots 33-37) and 600m^3 of earthworks on Lots 33-37 subject to the conditions detailed in the consent RC 2160435 Decision B (below). These conditions include requirements for the owner to demonstrate compliance with specified matters and to present an amenity landscaping plan for the Building Envelope at the time of seeking building consent. Should the owner of one of those lots wish to undertake development which does not comply with the conditions of the approved land use consent, a discretionary resource consent application to vary the relevant condition(s) must be made to Council.

Figure 5: Excerpt of Advice Note pertaining to RC 2160435.

4) The built development must be constructed in accordance with the following standards and conditions:

   i. the maximum total area of all impermeable surfaces (as defined in the Far North District Plan) on the lot shall not exceed 800m^2;
   ii. each house shall have a connected garage for a minimum of two vehicles;
   iii. water tanks shall be screened and suitably oriented or buried so they are not easily visible from outside the lot.

Figure 6: Excerpt of Land Use Consent Condition pertaining to RC 2160435.

The development proposals amount to a total of 1,155m² impermeable coverage, exceeding the allowed coverage by 315m². It is proposed that the adverse effects of runoff resulting from the areas exceeding the allowable coverage be mitigated via flow control attenuation in on-site rainwater tanks. The tank attenuation outlets will restrict the overall post-development flow rate to a level equivalent to the flow rate that would result from a development with a total impermeable coverage of 800m² for the 20% AEP and 1% AEP storm events in accordance with the Far North Engineering Standards 2023 Table 4-1.

Additionally, stormwater management devices have been designed in general accordance with the Far North Engineering Standards 2023.

Stormwater Modelling Method

The hydrologic and hydraulic calculations have been computed using the SCS runoff methodology with a Type 1A storm curve in the HydroCAD modelling software. The rainfall intensity values for the 20% AEP, 10% AEP and 1% AEP storm events adjusted by 20% for climate change are 162mm, 191mm, and 292mm respectively, all with a 24-hour duration.

6. STORMWATER MITIGATION ASSESSMENT

Potable Water Supply

It is recommended that rainwater tanks are utilised to provide the proposed dwelling with a potable water supply. The tank type is at the discretion of the client.

A proprietary guttering system is required to collect roof runoff from the proposed dwelling. It is recommended to install litter filters in-line between the roof and the inlet of the tanks. The tank inlet level should be at least 600mm below the gutter inlet and any in-line litter filters. The filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed dwelling. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall. The tanks must be installed as per the manufacturer's specifications.

All potable tanks must be constructed level and fitted with 100mmØ PVC balancing pipes at the top and minimum 2 x 50mm flexible balancing pipes near the base (above debris settlement zone) of each tank. Partial or full burial of the tanks is at the discretion of the client.

Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tanks.

The final downpipe sizing and layout is to be confirmed by the architect or other suitably qualified professional. We recommend that multiple downpipe inlets be fed amongst the tanks as equally as practicable to aid in the even distribution of collected runoff through the three-tank system, increasing holding capacity efficiency and performance of the attenuation orifice outlet system specified below.

As specified in Section 5 of this report, flow control attenuation orifices are to be fitted to the rainwater tanks to provide a detention volume prior to discharge to the receiving environment.

Detention Volume

The upper sections of the rainwater tanks are to act as a detention volume for stormwater runoff collected from the proposed roof area. As per the attached design calculations, the design elements of the detention volume are as follows:

Proposed Tanks	3 x 25,000 litre Rainwater Tanks
Tank dimensions	3500m Ø (or greater) x 2600mm high (or greater)
Primary Orifice Outlet (20% AEP control)	80mm diameter orifice; located >420mm below the overflow outlet - 273mm water elevation - 7.9m³ Storage
Secondary Orifice Outlet (1% AEP control)	100mm diameter orifice; located 280mm above the primary control orifice - 420mm water elevation - 12.1m³ Storage
Overflow Outlet	150mm diameter; located at the top of the tank

Tank detail, 141659-C210, is appended to this report. Refer to the appended calculation set for clarification.

The orifice outlets may be installed as proprietary pipe tees fitted with end caps drilled to the specified orifice size. All penetrations made into the tanks should be undertaken in accordance with the manufacturer's specifications. Minimum penetration offset requirements for tank wall integrity may be met by horizontally offsetting the penetrations and plumbing the pipework from the orifice outlet further down the overflow riser; see the appended Tank Detail – Detail B for clarification.

Discharge from potable water / detention tanks is to be transported via minimum 150mmØ drainage lines at a grade of 1% to the available stormwater connection or alternative discharge point as specified below.

Driveway Drainage

The proposed driveway and parking areas are to be shaped to shed runoff to three (or more) 450x450 catchpits (or other configuration sized per NZBC E1). The catchpits are to be fitted with >300mm dep sumps for debris settlement. Runoff is to be directed from the catchpits to the available stormwater connection via minimum 100mmØ drainage lines at a grade of 1%. The drainage line is to be upsized to 150mmØ @ >1% where this joins to the tank outlet drainage line upstream of the stormwater connection. Alternatively, discharge is to be directed to the alternative discharge point specified below.

Smaller hardstand areas (i.e service court) are to be shaped to shed runoff to an equivalently sized lower-lying grassed lawn area for passive runoff mitigation. The treatment of runoff will be aided via filtration and evapotranspiration.

Discharge Point

Runoff from the proposed tanks and catchpits is to be directed to the available stormwater connection.

To accommodate runoff from the proposed development, the stormwater connection is required to be upsized to a 150mmØ line at a minimum grade of 1%.

Alternatively, discharge from the specified stormwater management devices may be directed to a dispersal bar located northwest of the development area (see appended Site Plan) via a 150mmØ drainage line @ >1% or 100mmØ drainage line @ >5%.

The dispersal bar, if implemented, should be constructed as follows:

- The bar is to be 1.0m long for every 65m² of tributary impermeable catchment area, or minimum 6.0m long, whichever is greater,
- 15mmØ outlet holes are to be drilled into the bar at 150mm centres,
- The bar is to be installed a maximum of 150mm above the natural ground level via stainless wire or plastic clips affixing the bar to waratah standards driven 1.5m into the ground or to refusal,
- Perimeter plantings are to be introduced around the bar for runoff absorption and visual concealment,
- Screw caps are to be installed on each end of the bar for maintenance purposes,
- The bar is to be protected by fencing if vehicular traffic or livestock are expected in proximity to the bar.
- The bar is to be installed clear and downslope of any effluent disposal fields.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Pre-Development Scenario – 10% AEP and 1% + CC AEP Storm Events

Surface	*Area*	*Runoff CN*	*20% AEP Flow Rate*	*1% AEP Flow Rate*
Maximum Allowable Development Impermeable Coverage	800 m²	98	8.51ℓ/s	15.40ℓ/s
Remaining Site Area – Greenfields Conditions	7,200 m²	74	48.17ℓ/s	109.63ℓ/s
		Total	**56.64ℓ/s**	**124.99ℓ/s**

Post-Development Scenario – 10% AEP and 1% AEP + CC Storm Events

Surface	*Area*	*Runoff CN*	*20% AEP Flow Rate*	*1% AEP Flow Rate*
Proposed Roof Area via Detention Volume	816 m²	98	6.45ℓ/s	14.50ℓ/s
Proposed Hardstand Areas – Over-Mitigated	339 m²	98	3.61ℓ/s	6.53ℓ/s
Remaining Undeveloped Site Area	6,845 m²	74	45.80ℓ/s	104.23ℓ/s
		Total	**55.37ℓ/s**	**124.77ℓ/s**

Given the design parameters, flows will be mitigated to permitted levels for the 20% AEP and 1% AEP design storms adjusted for climate change factors.

8. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (141659-C200, 141659-C210 & 141659-C211). Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system.

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

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

9. LIMITATIONS

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

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

All drainage design is up to the connection point for each building face of any new structures/slabs; no internal building plumbing or layouts have been undertaken.

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

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

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

Wilton Joubert Ltd.

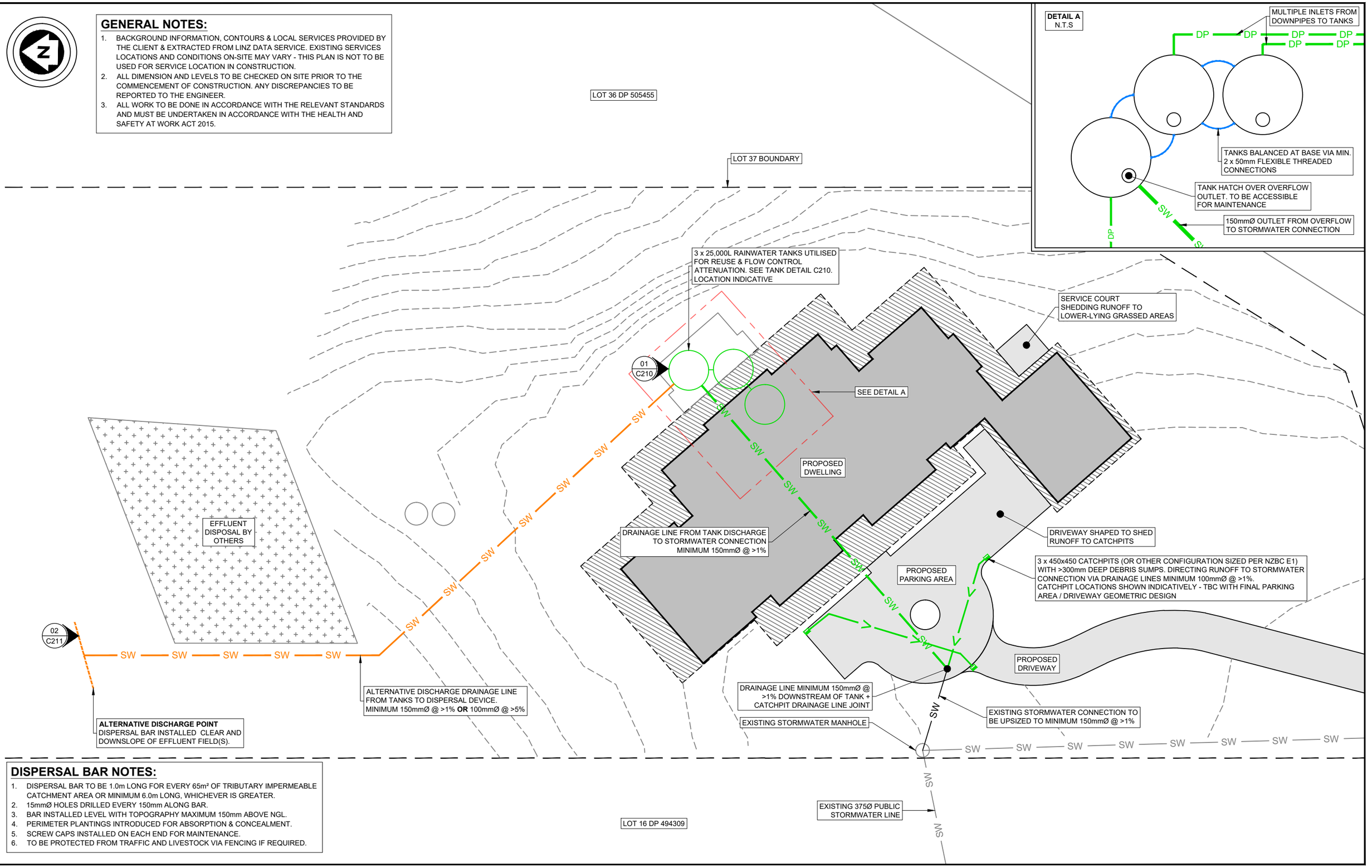
Patrick McSweeney
BE(Hons)

REPORT ATTACHMENTS

1. Site Plan - C200
2. Tank Detail - C210
3. Alternative Discharge Point Detail – C211
4. Calculation Set

GENERAL NOTES:

1. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LINZ DATA SERVICE. EXISTING SERVICES LOCATIONS AND CONDITIONS ON-SITE MAY VARY - THIS PLAN IS NOT TO BE USED FOR SERVICE LOCATION IN CONSTRUCTION.
2. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.



DISPERSAL BAR NOTES:

1. DISPERSAL BAR TO BE 1.0m LONG FOR EVERY 65m² OF TRIBUTARY IMPERMEABLE CATCHMENT AREA OR MINIMUM 6.0m LONG, WHICHEVER IS GREATER.
2. 15mmØ HOLES DRILLED EVERY 150mm ALONG BAR.
3. BAR INSTALLED LEVEL WITH TOPOGRAPHY MAXIMUM 150mm ABOVE NGL.
4. PERIMETER PLANTINGS INTRODUCED FOR ABSORPTION & CONCEALMENT.
5. SCREW CAPS INSTALLED ON EACH END FOR MAINTENANCE.
6. TO BE PROTECTED FROM TRAFFIC AND LIVESTOCK VIA FENCING IF REQUIRED.

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

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
00	JUL '25	PM	STORMWATER REPORT

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

SERVICES NOTE

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

RESOURCE CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

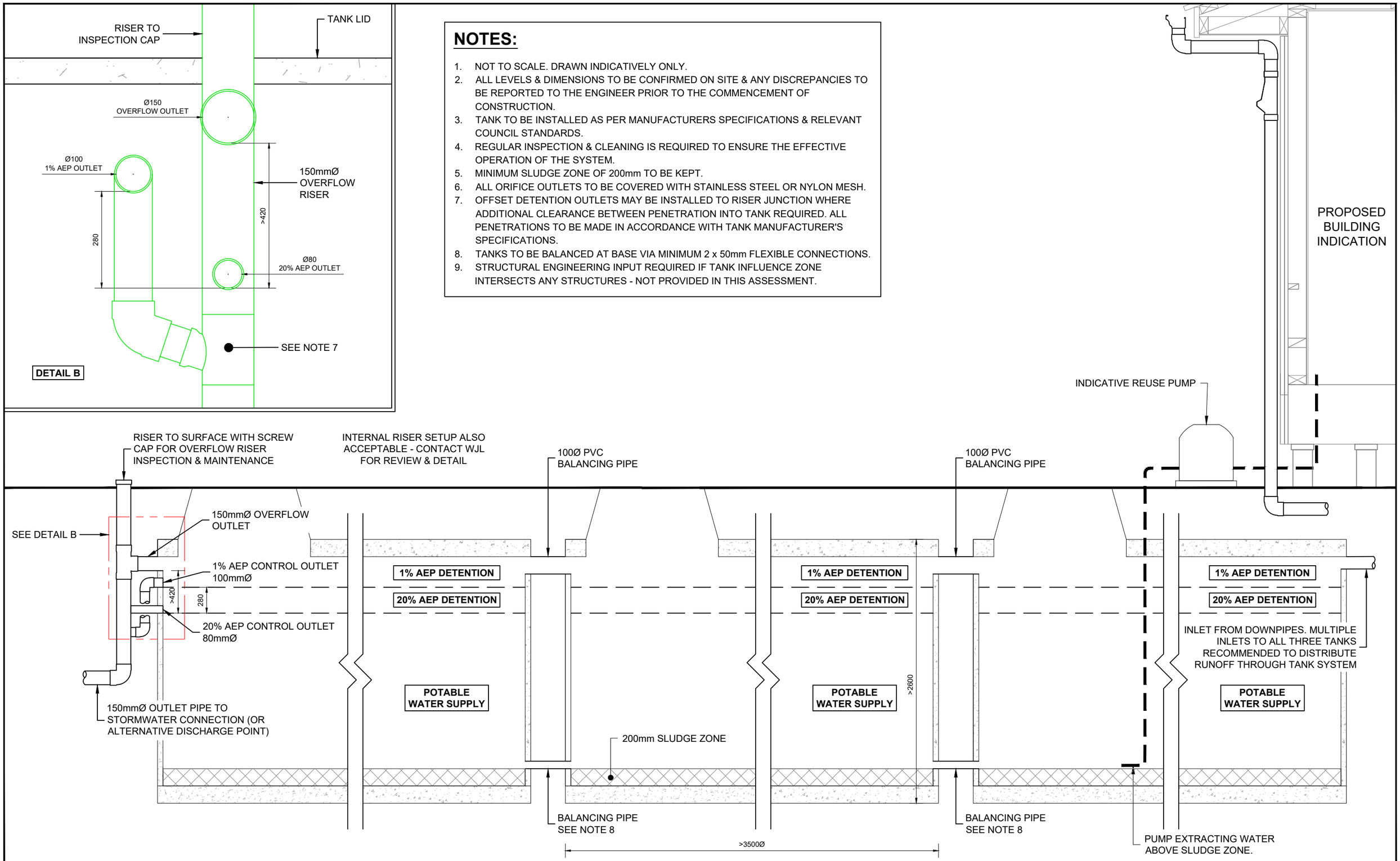
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 37 DP 505455 31 BLUE PENGUIN DRIVE KERIKERI**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **1:300**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **141659-C200**
ISSUE: **00**

NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. MINIMUM SLUDGE ZONE OF 200mm TO BE KEPT.
6. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
7. OFFSET DETENTION OUTLETS MAY BE INSTALLED TO RISER JUNCTION WHERE ADDITIONAL CLEARANCE BETWEEN PENETRATION INTO TANK REQUIRED. ALL PENETRATIONS TO BE MADE IN ACCORDANCE WITH TANK MANUFACTURER'S SPECIFICATIONS.
8. TANKS TO BE BALANCED AT BASE VIA MINIMUM 2 x 50mm FLEXIBLE CONNECTIONS.
9. STRUCTURAL ENGINEERING INPUT REQUIRED IF TANK INFLUENCE ZONE INTERSECTS ANY STRUCTURES - NOT PROVIDED IN THIS ASSESSMENT.



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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
00	JUL '25	PM	STORMWATER REPORT

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

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

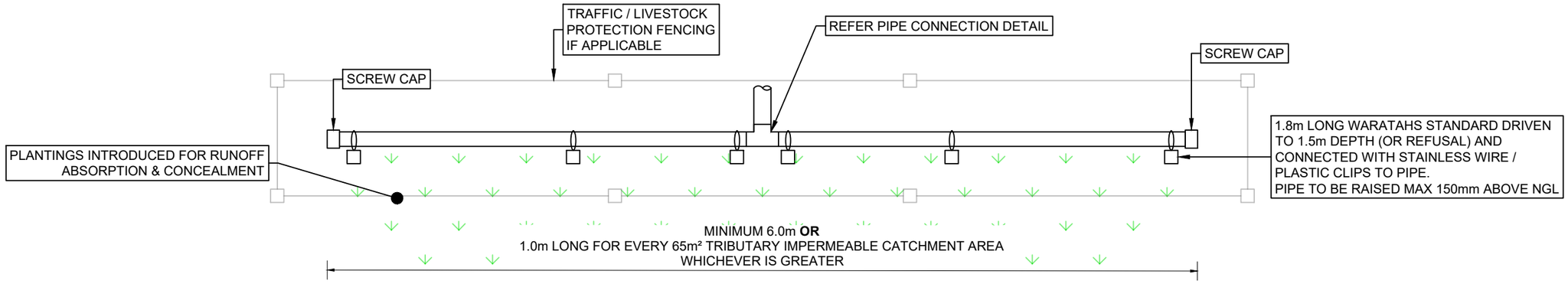
RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **TANK DETAIL**

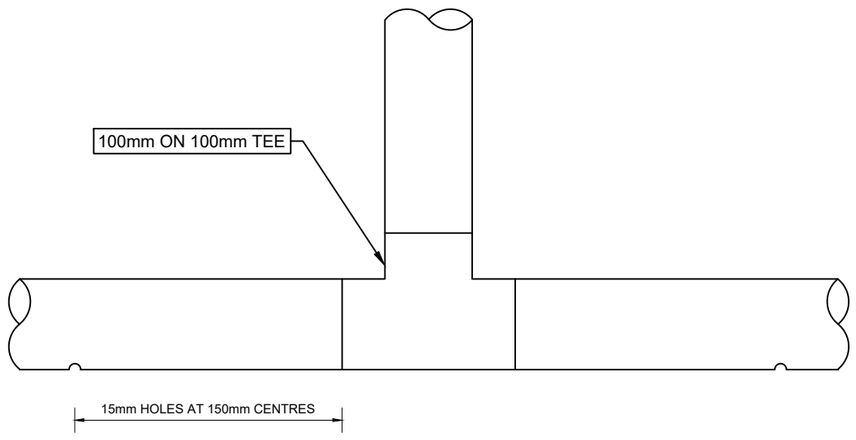
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 37 DP 505455
31 BLUE PENGUIN DRIVE
KERIKERI**

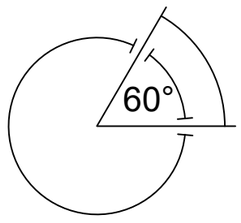
ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **N.T.S**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **141659-C210**
ISSUE: **00**

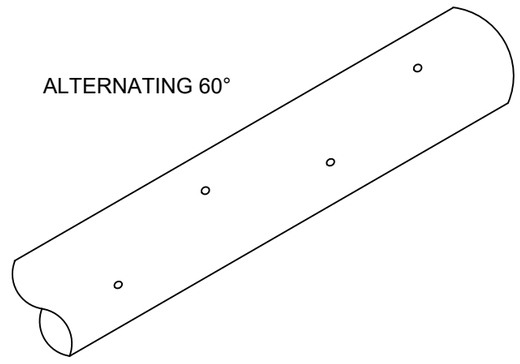


PLAN



PIPE CONNECTION DETAIL





PIPE OUTLET HOLE ARRANGEMENT DETAIL

02 / C200

ALTERNATIVE DISCHARGE POINT DETAIL

N.T.S

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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
00	JUL '25	PM	STORMWATER REPORT

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

SERVICES NOTE

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

RESOURCE CONSENT

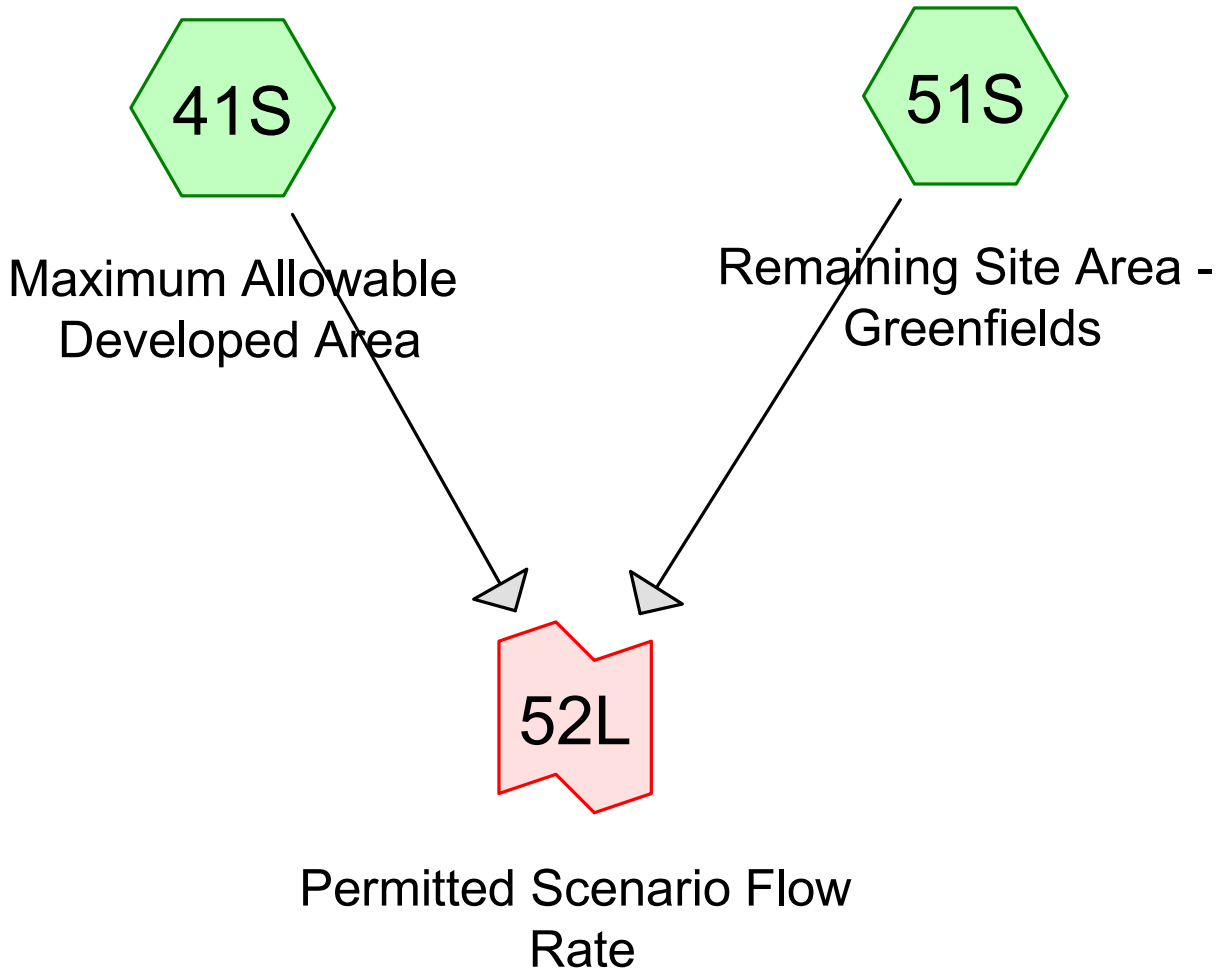
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **ALTERNATIVE DISCHARGE POINT DETAIL**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 37 DP 505455 31 BLUE PENGUIN DRIVE KERIKERI**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **N.T.S**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **141659-C211**
ISSUE: **00**



Subcat Reach Pond Link

Routing Diagram for 141659
Prepared by {enter your company name here}, Printed 30/07/2025

Summary for Subcatchment 41S: Maximum Allowable Developed Area

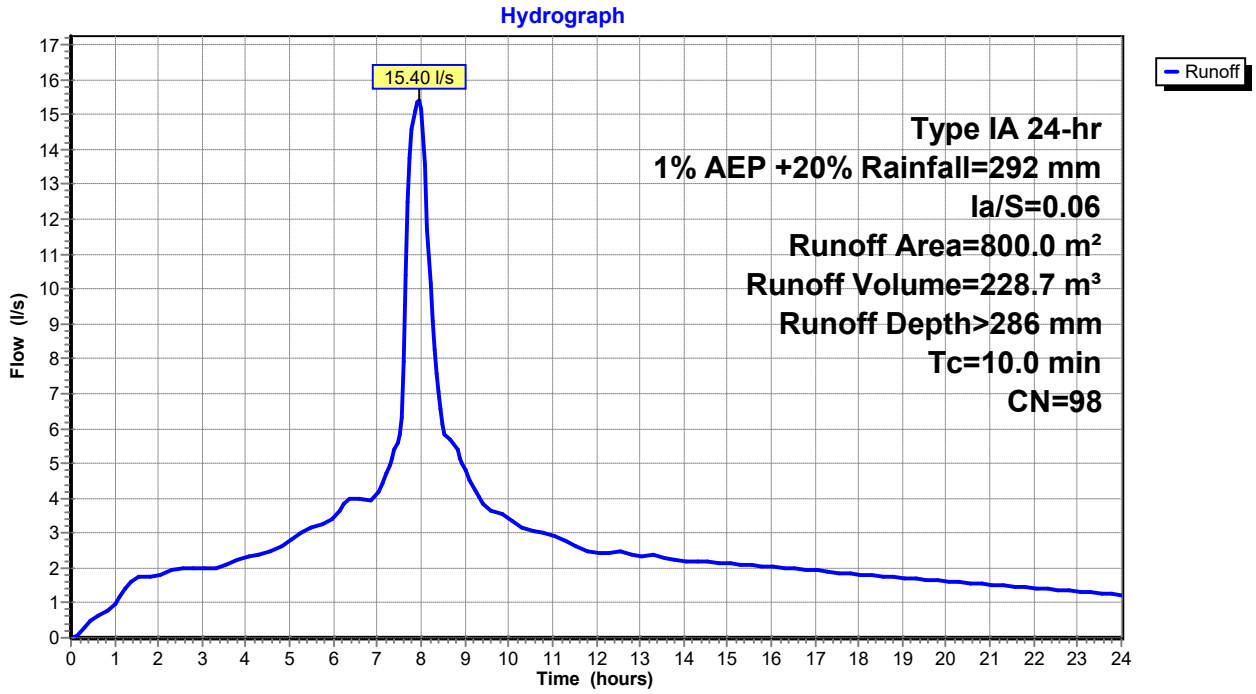
Runoff = 15.40 l/s @ 7.94 hrs, Volume= 228.7 m³, Depth> 286 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP +20% Rainfall=292 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	800.0	98	Allowable Impermeable Coverage
	800.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 41S: Maximum Allowable Developed Area



Summary for Subcatchment 51S: Remaining Site Area - Greenfields

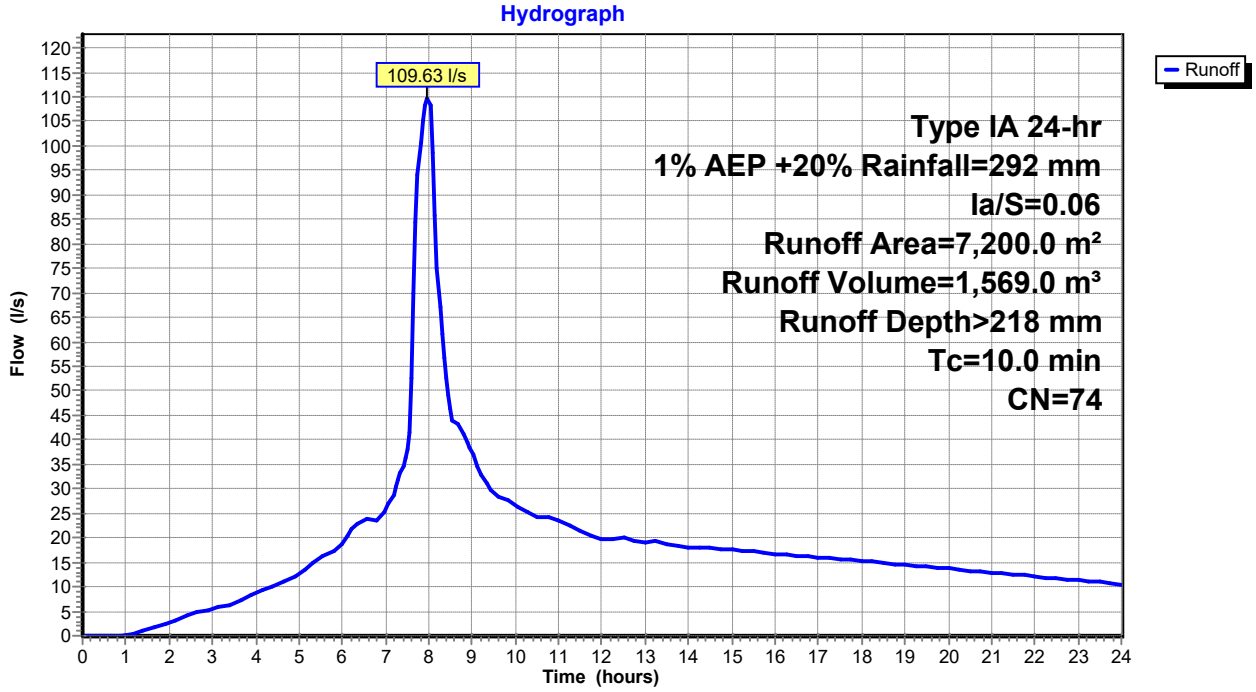
Runoff = 109.63 l/s @ 7.97 hrs, Volume= 1,569.0 m³, Depth> 218 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP +20% Rainfall=292 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	7,200.0	74	Remaining Site Area
	7,200.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 51S: Remaining Site Area - Greenfields

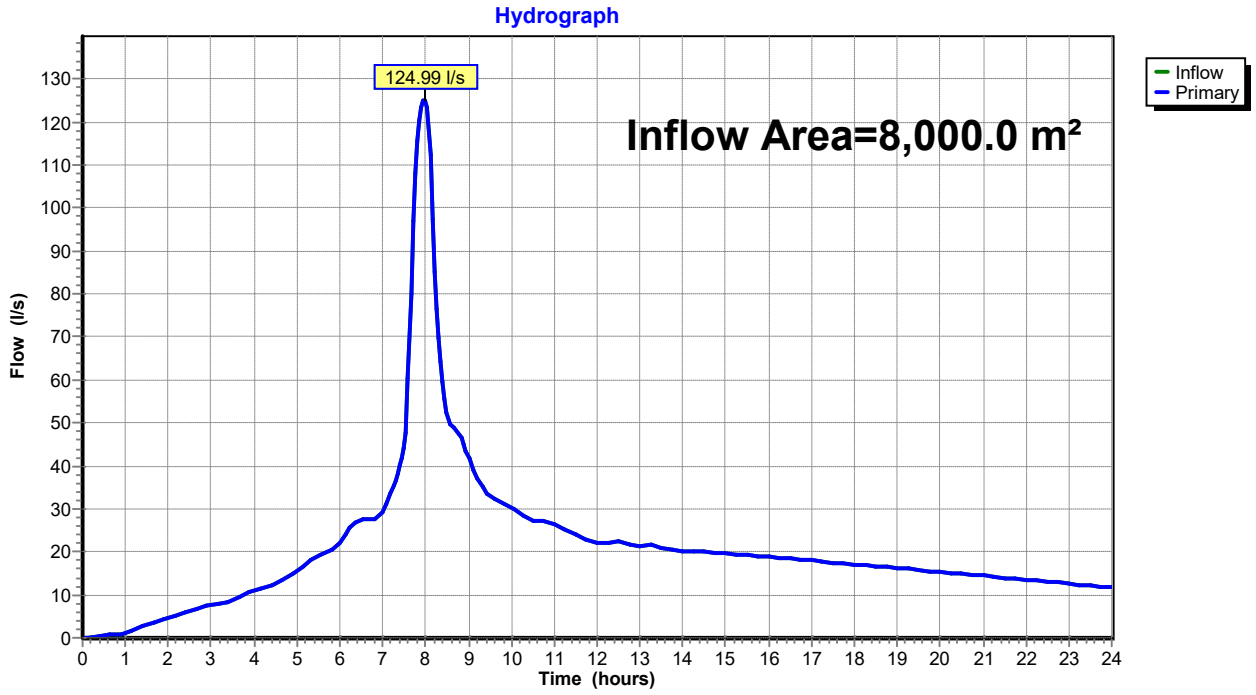


Summary for Link 52L: Permitted Scenario Flow Rate

Inflow Area = 8,000.0 m², 10.00% Impervious, Inflow Depth > 225 mm for 1% AEP +20% event
Inflow = 124.99 l/s @ 7.97 hrs, Volume= 1,797.7 m³
Primary = 124.99 l/s @ 7.97 hrs, Volume= 1,797.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 52L: Permitted Scenario Flow Rate



Summary for Subcatchment 41S: Maximum Allowable Developed Area

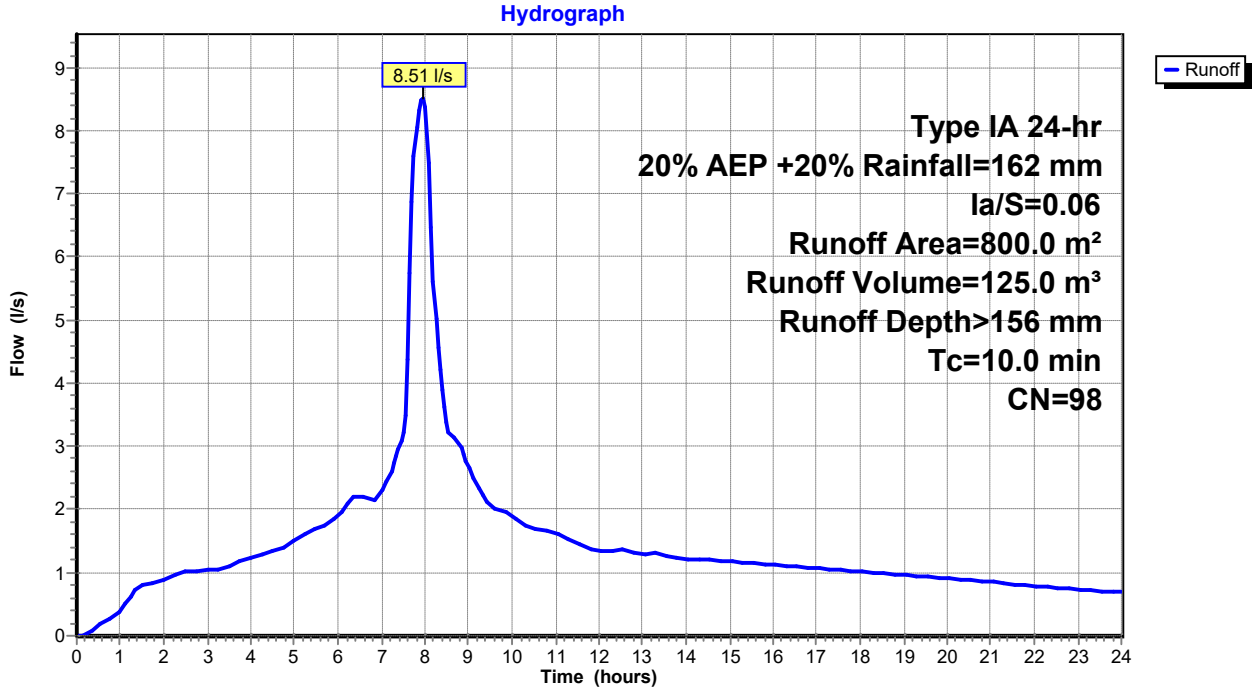
Runoff = 8.51 l/s @ 7.94 hrs, Volume= 125.0 m³, Depth> 156 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=162 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	800.0	98	Allowable Impermeable Coverage
	800.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 41S: Maximum Allowable Developed Area



Summary for Subcatchment 51S: Remaining Site Area - Greenfields

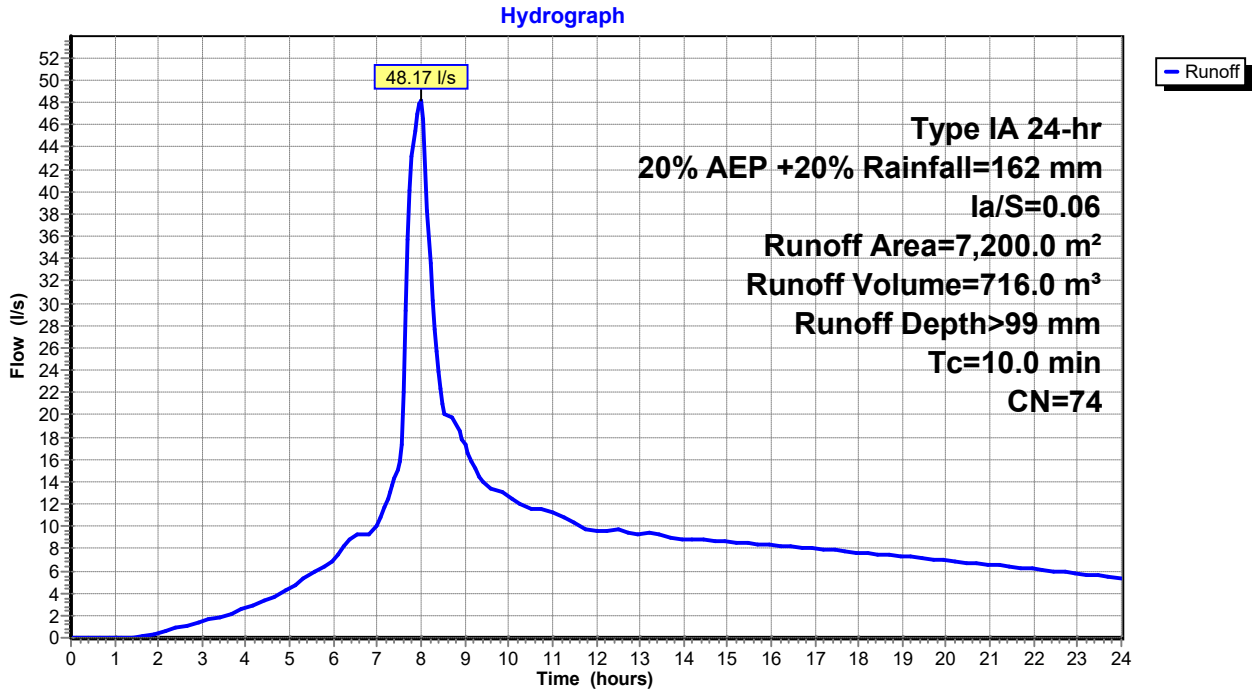
Runoff = 48.17 l/s @ 7.99 hrs, Volume= 716.0 m³, Depth> 99 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=162 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	7,200.0	74	Remaining Site Area
	7,200.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 51S: Remaining Site Area - Greenfields

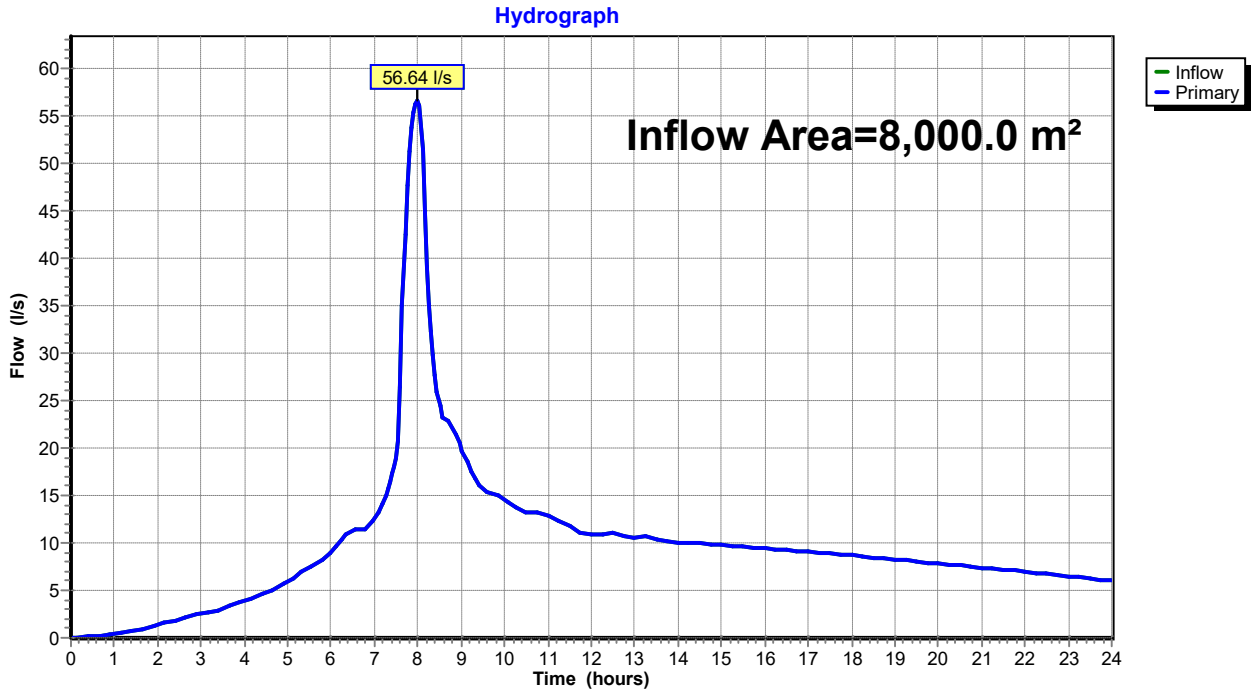


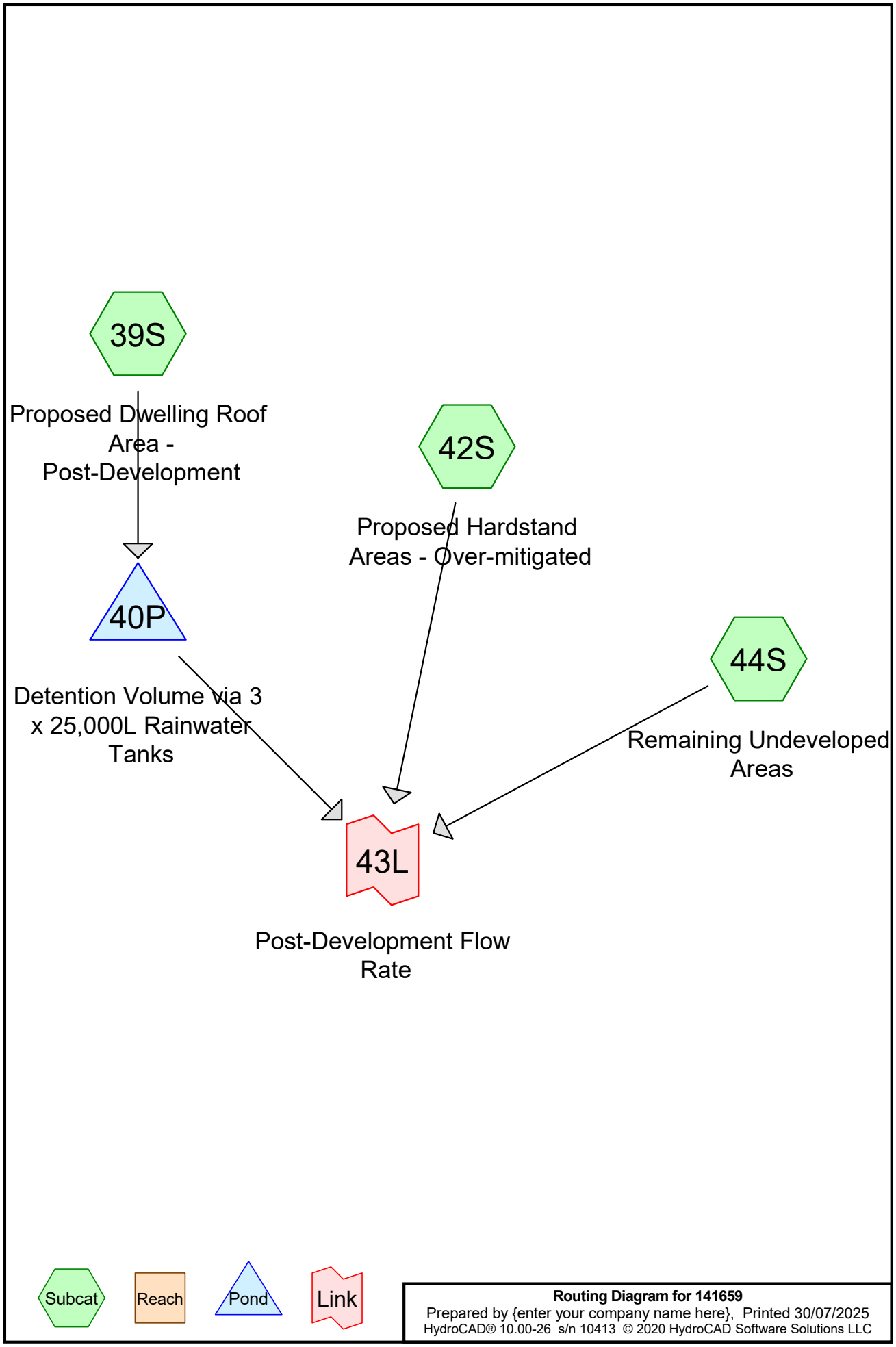
Summary for Link 52L: Permitted Scenario Flow Rate

Inflow Area = 8,000.0 m², 10.00% Impervious, Inflow Depth > 105 mm for 20% AEP +20% event
Inflow = 56.64 l/s @ 7.98 hrs, Volume= 841.0 m³
Primary = 56.64 l/s @ 7.98 hrs, Volume= 841.0 m³, Atten= 0%, Lag= 0.0 min

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

Link 52L: Permitted Scenario Flow Rate




39S
Proposed Dwelling Roof Area - Post-Development
42S
Proposed Hardstand Areas - Over-mitigated
40P
Detention Volume via 3 x 25,000L Rainwater Tanks
44S
Remaining Undeveloped Areas
43L
Post-Development Flow Rate
Subcat
Reach
Pond
Link
Routing Diagram for 141659
Prepared by {enter your company name here}, Printed 30/07/2025
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development

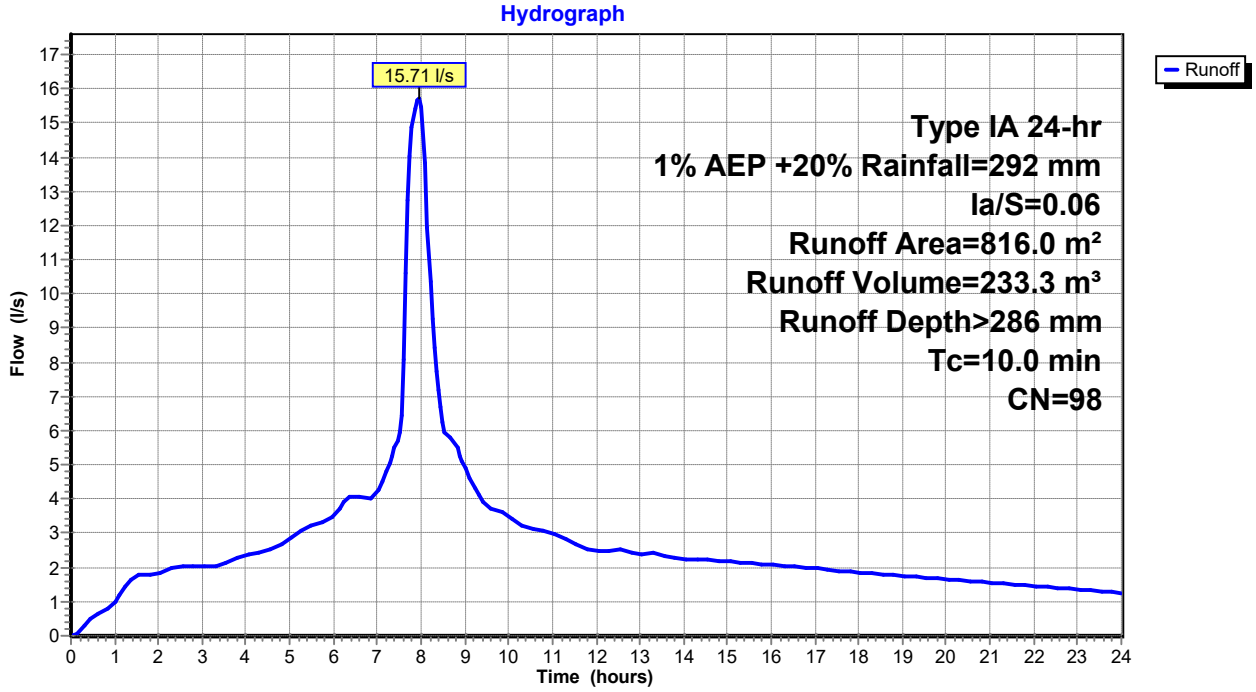
Runoff = 15.71 l/s @ 7.94 hrs, Volume= 233.3 m³, Depth> 286 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP +20% Rainfall=292 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	816.0	98	Roof Area
	816.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development



Summary for Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated

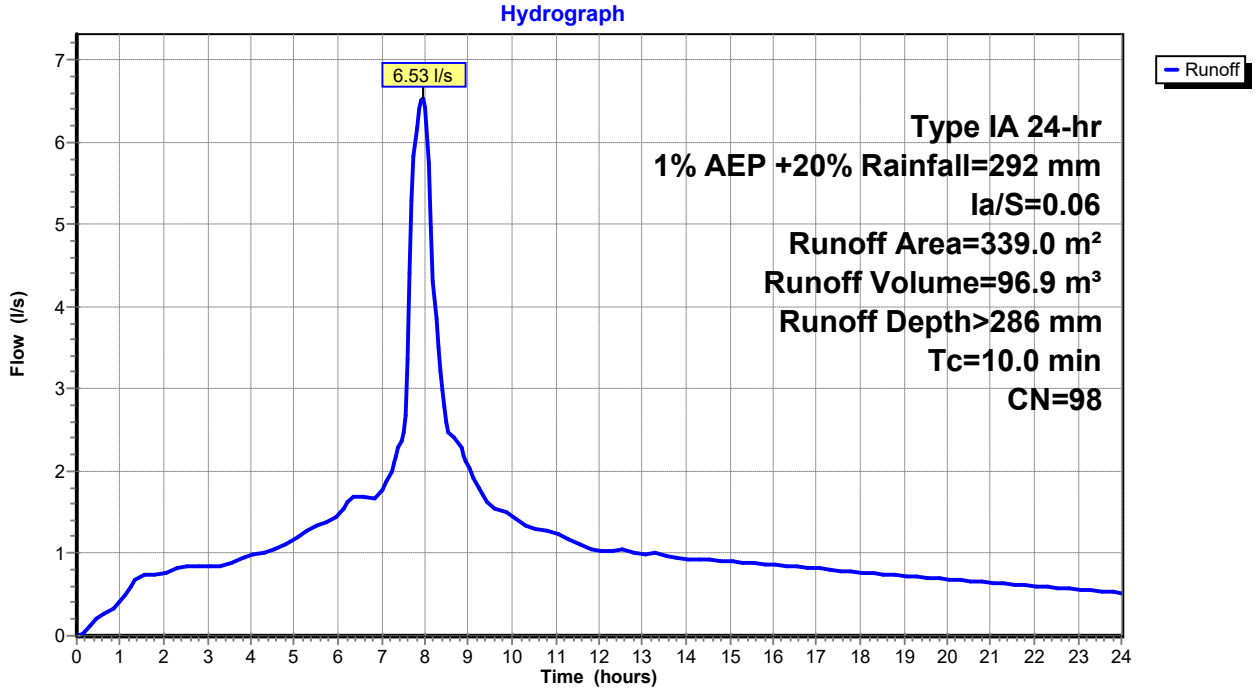
Runoff = 6.53 l/s @ 7.94 hrs, Volume= 96.9 m³, Depth> 286 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP +20% Rainfall=292 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	339.0	98	Driveway
	339.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated



Summary for Subcatchment 44S: Remaining Undeveloped Areas

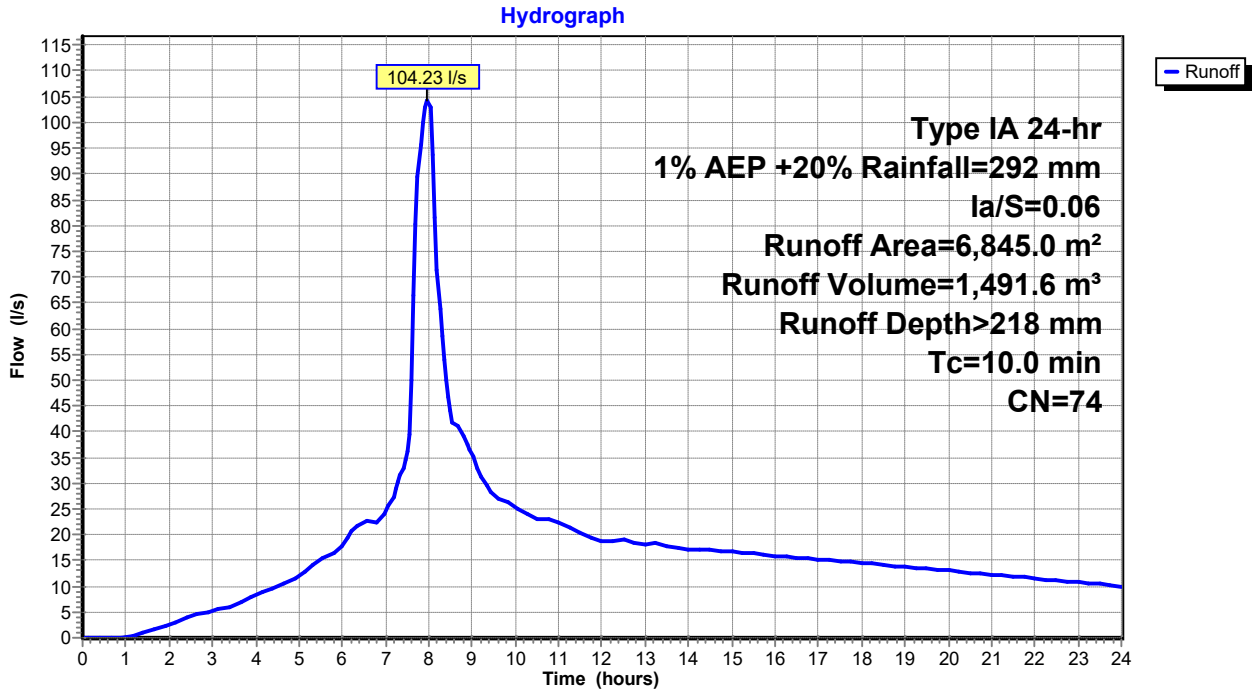
Runoff = 104.23 l/s @ 7.97 hrs, Volume= 1,491.6 m³, Depth> 218 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP +20% Rainfall=292 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	6,845.0	74	Undeveloped Pasture
	6,845.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 44S: Remaining Undeveloped Areas



Summary for Pond 40P: Detention Volume via 3 x 25,000L Rainwater Tanks

Inflow Area = 816.0 m²,100.00% Impervious, Inflow Depth > 286 mm for 1% AEP +20% event
Inflow = 15.71 l/s @ 7.94 hrs, Volume= 233.3 m³
Outflow = 14.50 l/s @ 8.08 hrs, Volume= 231.9 m³, Atten= 8%, Lag= 8.3 min
Primary = 14.50 l/s @ 8.08 hrs, Volume= 231.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.420 m @ 8.08 hrs Surf.Area= 28.9 m² Storage= 12.1 m³

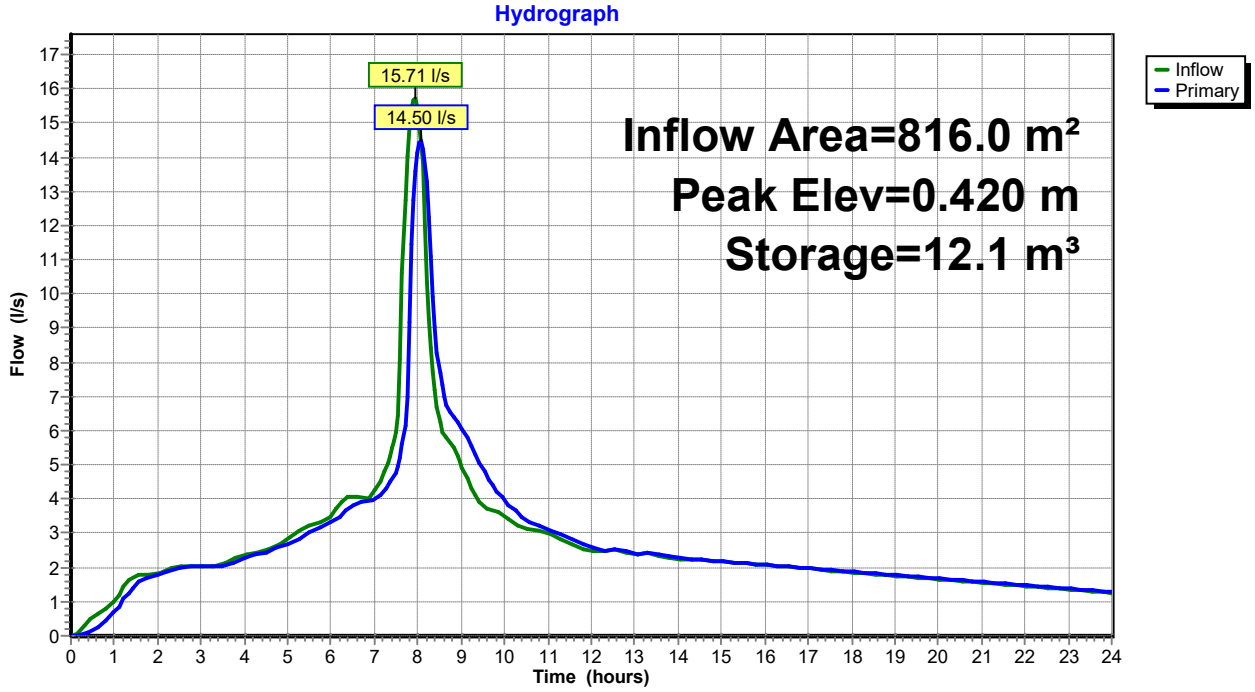
Plug-Flow detention time= 15.8 min calculated for 231.4 m³ (99% of inflow)
Center-of-Mass det. time= 11.2 min (654.2 - 643.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	75.0 m³	**3.50 mD x 2.60 mH Vertical Cone/Cylinder** x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**80 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	0.280 m	**100 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=14.45 l/s @ 8.08 hrs HW=0.419 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 8.22 l/s @ 1.64 m/s)
└**2=Orifice/Grate** (Orifice Controls 6.23 l/s @ 0.79 m/s)

Pond 40P: Detention Volume via 3 x 25,000L Rainwater Tanks

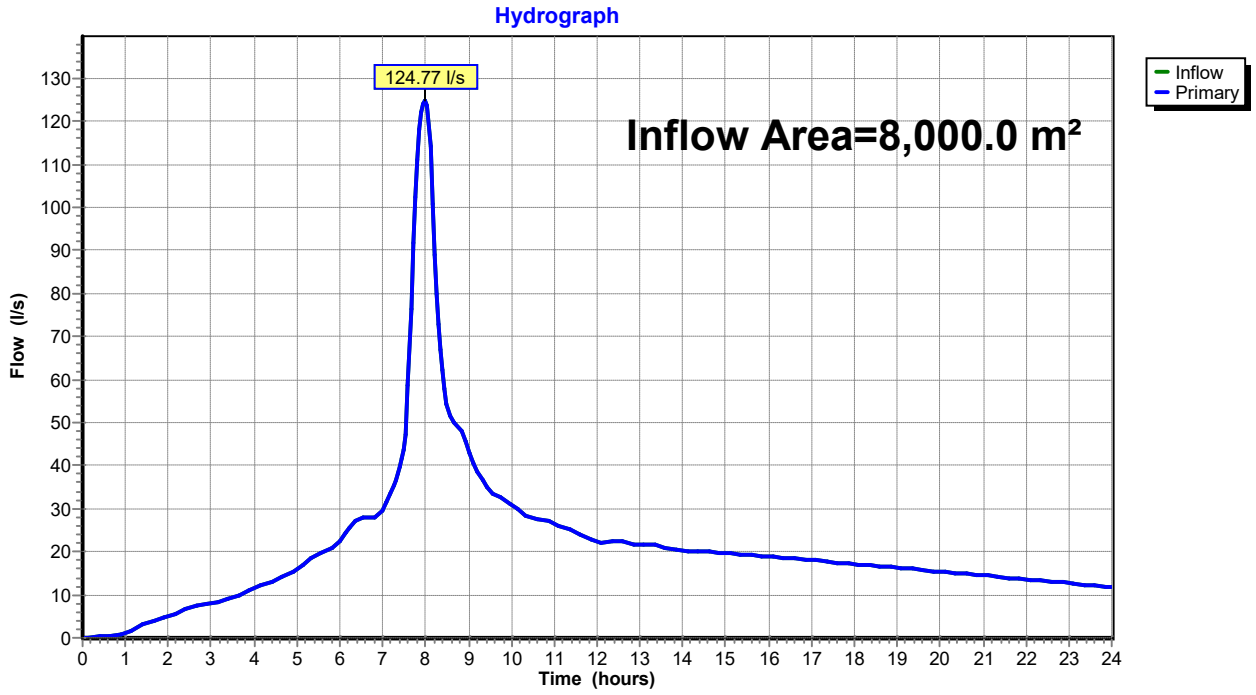


Summary for Link 43L: Post-Development Flow Rate

Inflow Area = 8,000.0 m², 14.44% Impervious, Inflow Depth > 228 mm for 1% AEP +20% event
Inflow = 124.77 l/s @ 7.98 hrs, Volume= 1,820.5 m³
Primary = 124.77 l/s @ 7.98 hrs, Volume= 1,820.5 m³, Atten= 0%, Lag= 0.0 min

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

Link 43L: Post-Development Flow Rate



Summary for Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development

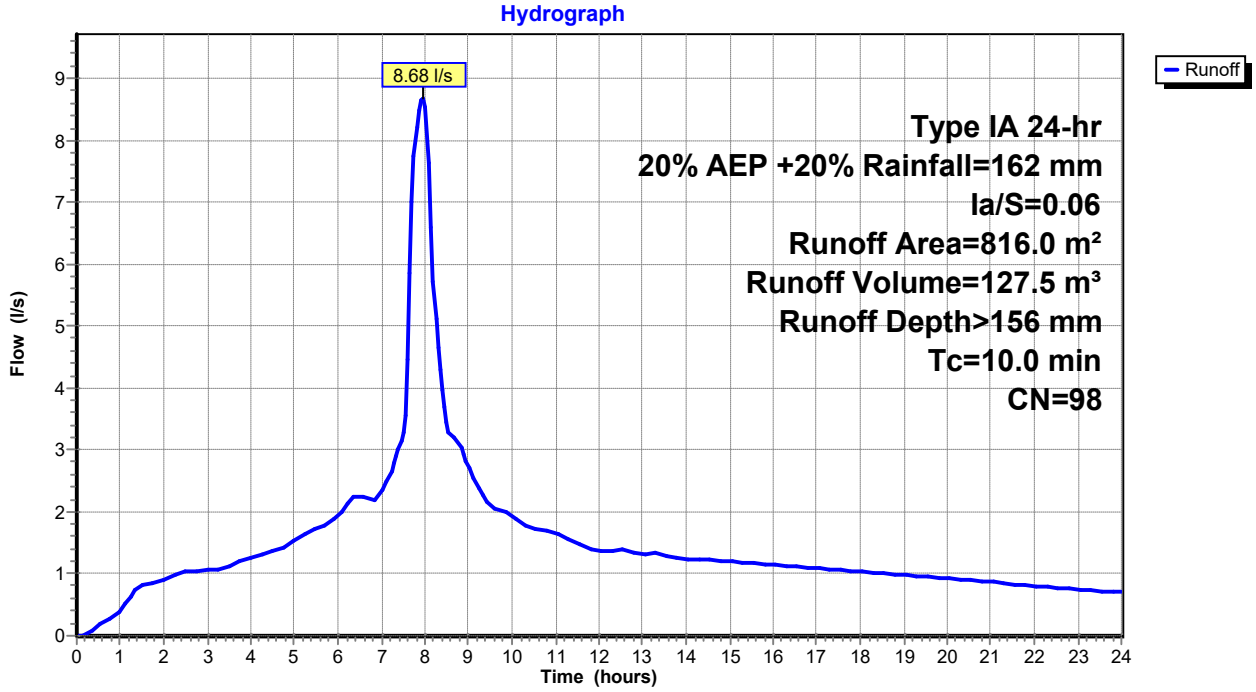
Runoff = 8.68 l/s @ 7.94 hrs, Volume= 127.5 m³, Depth> 156 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=162 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	816.0	98	Roof Area
	816.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development



Summary for Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated

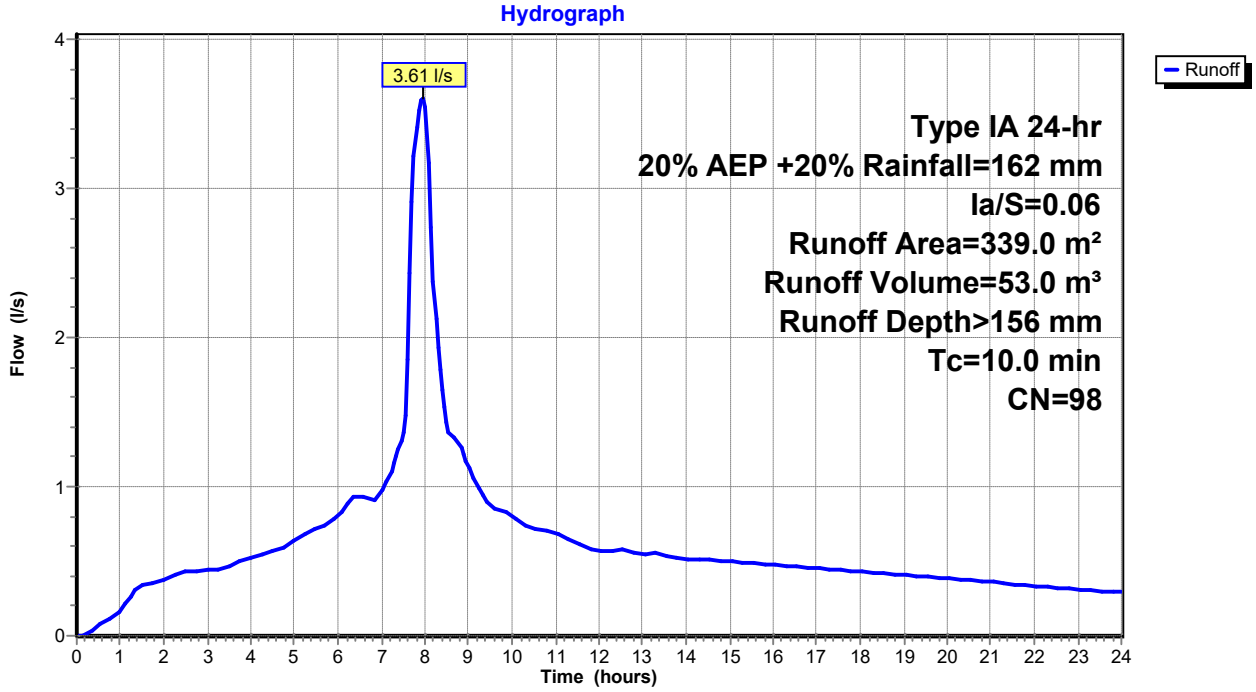
Runoff = 3.61 l/s @ 7.94 hrs, Volume= 53.0 m³, Depth> 156 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=162 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	339.0	98	Driveway
	339.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated



Summary for Subcatchment 44S: Remaining Undeveloped Areas

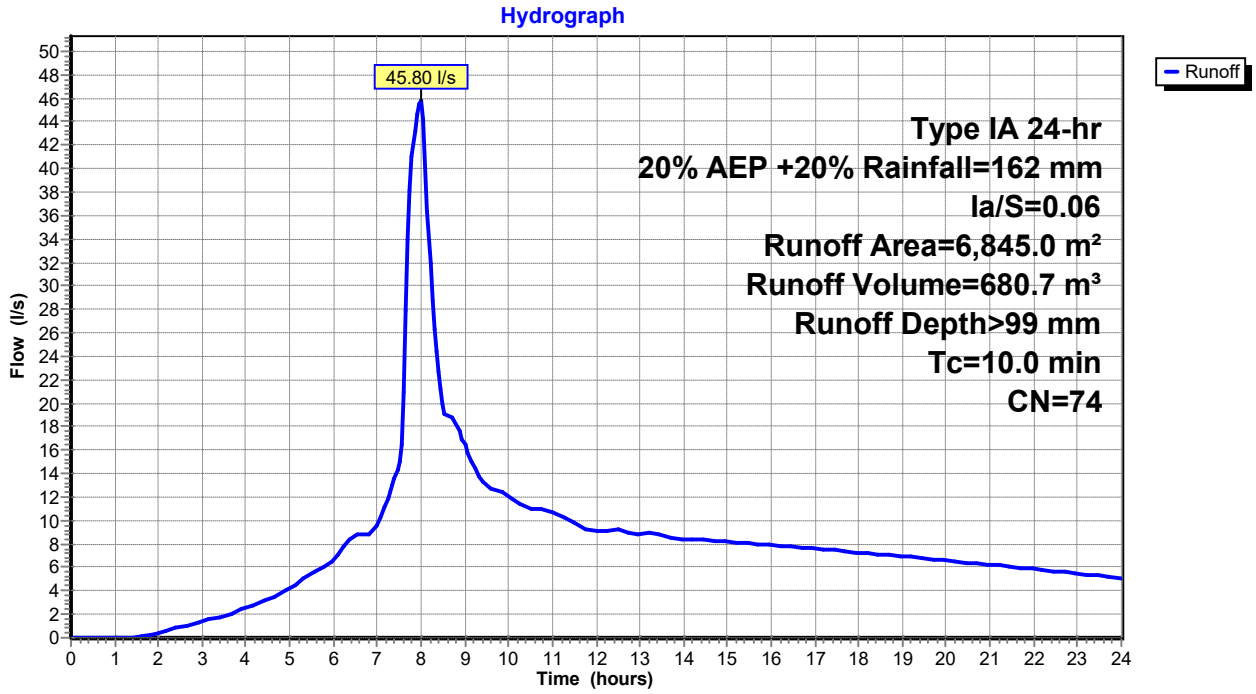
Runoff = 45.80 l/s @ 7.99 hrs, Volume= 680.7 m³, Depth> 99 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=162 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	6,845.0	74	Undeveloped Pasture
	6,845.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 44S: Remaining Undeveloped Areas



Summary for Pond 40P: Detention Volume via 3 x 25,000L Rainwater Tanks

Inflow Area = 816.0 m²,100.00% Impervious, Inflow Depth > 156 mm for 20% AEP +20% event
Inflow = 8.68 l/s @ 7.94 hrs, Volume= 127.5 m³
Outflow = 6.45 l/s @ 8.16 hrs, Volume= 126.6 m³, Atten= 26%, Lag= 13.4 min
Primary = 6.45 l/s @ 8.16 hrs, Volume= 126.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.273 m @ 8.16 hrs Surf.Area= 28.9 m² Storage= 7.9 m³

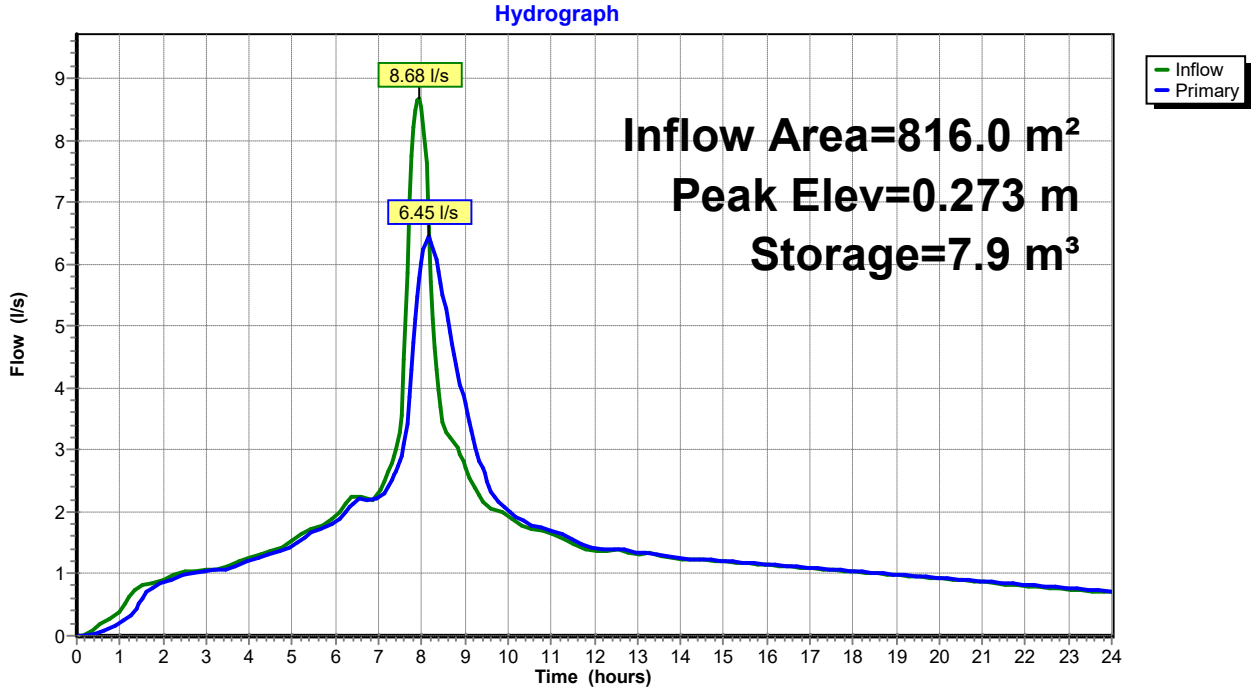
Plug-Flow detention time= 17.6 min calculated for 126.3 m³ (99% of inflow)
Center-of-Mass det. time= 11.8 min (661.4 - 649.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	75.0 m³	**3.50 mD x 2.60 mH Vertical Cone/Cylinder** x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**80 mm Vert. Orifice/Grate** C= 0.600
#2	Primary	0.280 m	**100 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=6.45 l/s @ 8.16 hrs HW=0.273 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 6.45 l/s @ 1.28 m/s)
└**2=Orifice/Grate** (Controls 0.00 l/s)

Pond 40P: Detention Volume via 3 x 25,000L Rainwater Tanks

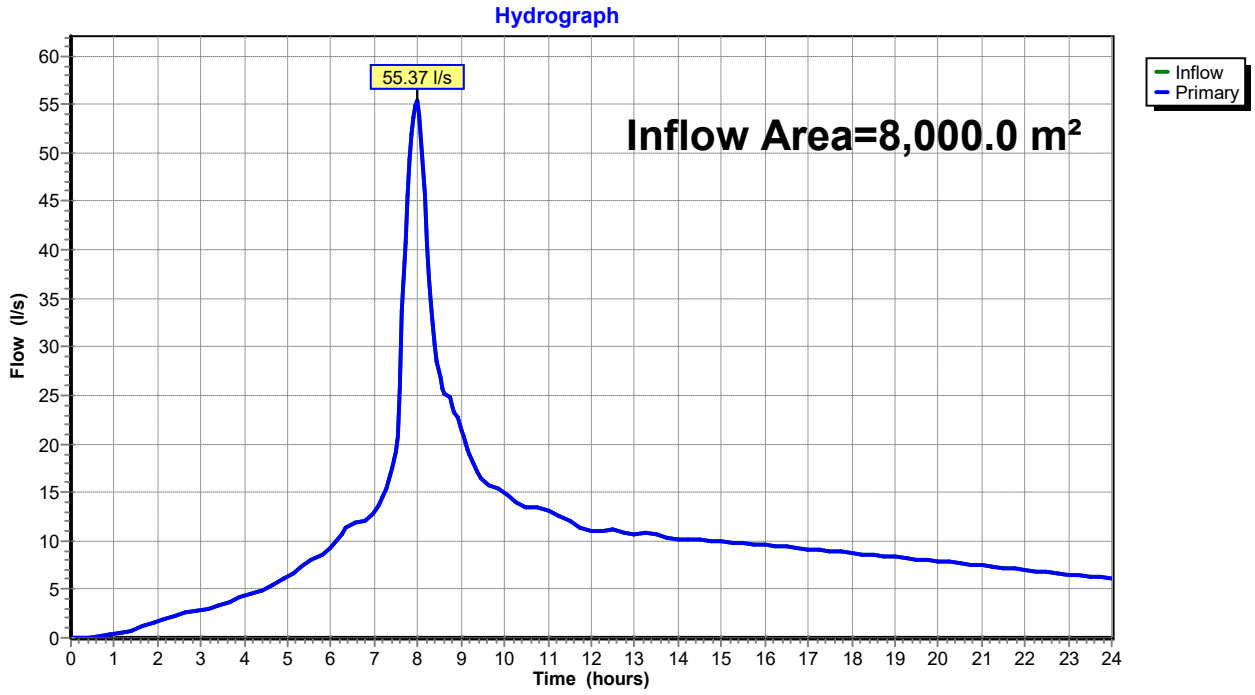


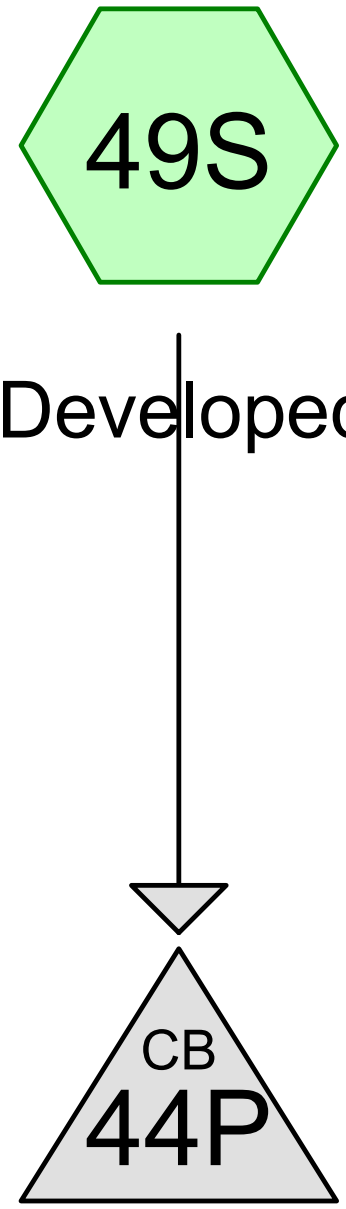
Summary for Link 43L: Post-Development Flow Rate

Inflow Area = 8,000.0 m², 14.44% Impervious, Inflow Depth > 108 mm for 20% AEP +20% event
Inflow = 55.37 l/s @ 8.00 hrs, Volume= 860.3 m³
Primary = 55.37 l/s @ 8.00 hrs, Volume= 860.3 m³, Atten= 0%, Lag= 0.0 min

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

Link 43L: Post-Development Flow Rate





Alternative Spreader Bar

Subcat Reach Pond Link

Routing Diagram for 141659
Prepared by {enter your company name here}, Printed 30/07/2025

Summary for Subcatchment 49S: 65m² Developed Area

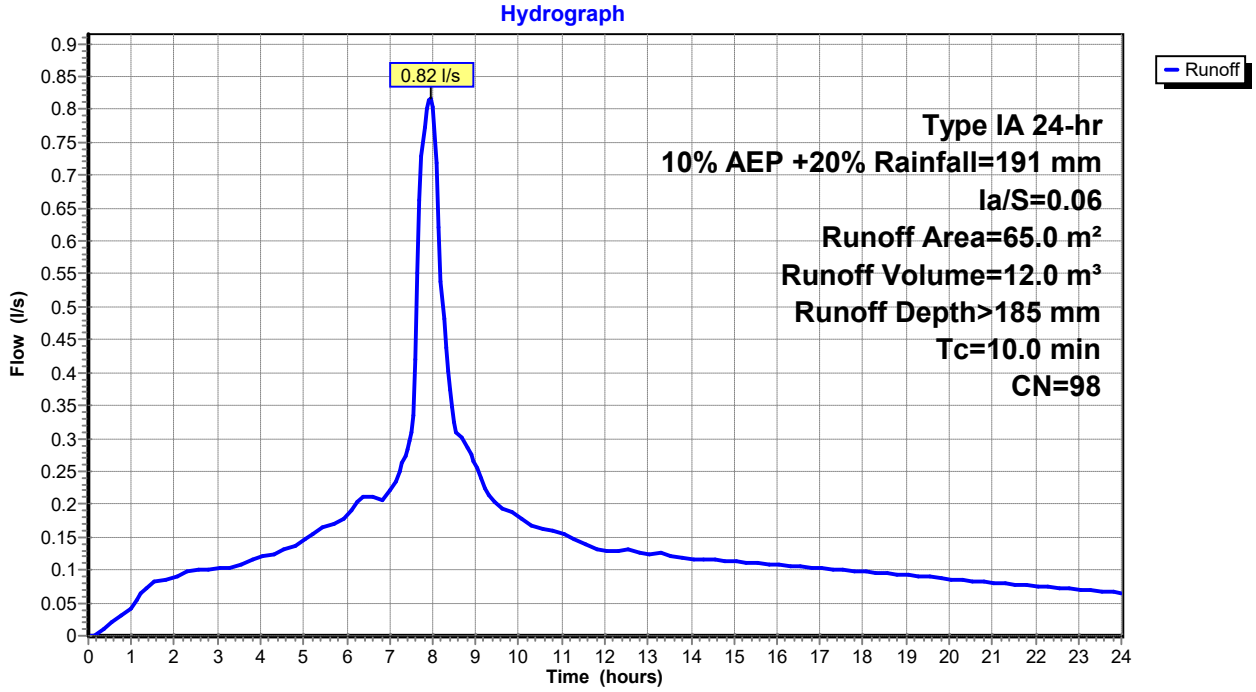
Runoff = 0.82 l/s @ 7.94 hrs, Volume= 12.0 m³, Depth> 185 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP +20% Rainfall=191 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	65.0	98	
	65.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 49S: 65m² Developed Area



Summary for Pond 44P: Alternative Spreader Bar

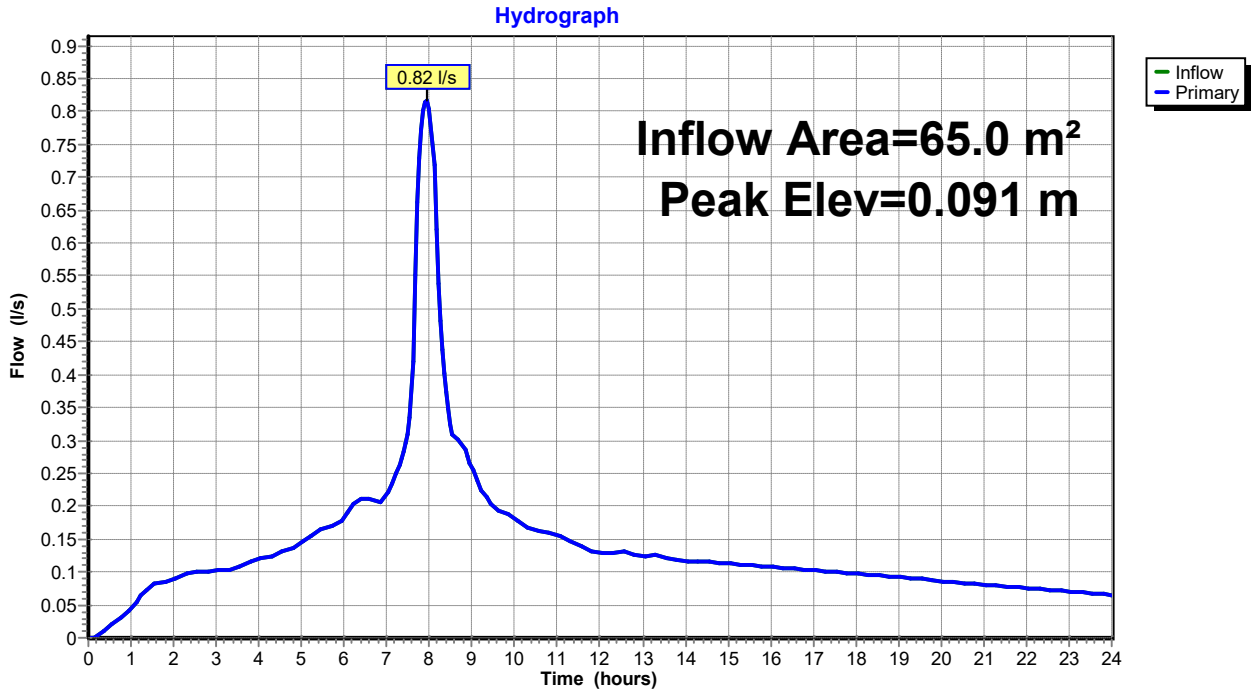
Inflow Area = 65.0 m²,100.00% Impervious, Inflow Depth > 185 mm for 10% AEP +20% event
Inflow = 0.82 l/s @ 7.94 hrs, Volume= 12.0 m³
Outflow = 0.82 l/s @ 7.94 hrs, Volume= 12.0 m³, Atten= 0%, Lag= 0.0 min
Primary = 0.82 l/s @ 7.94 hrs, Volume= 12.0 m³

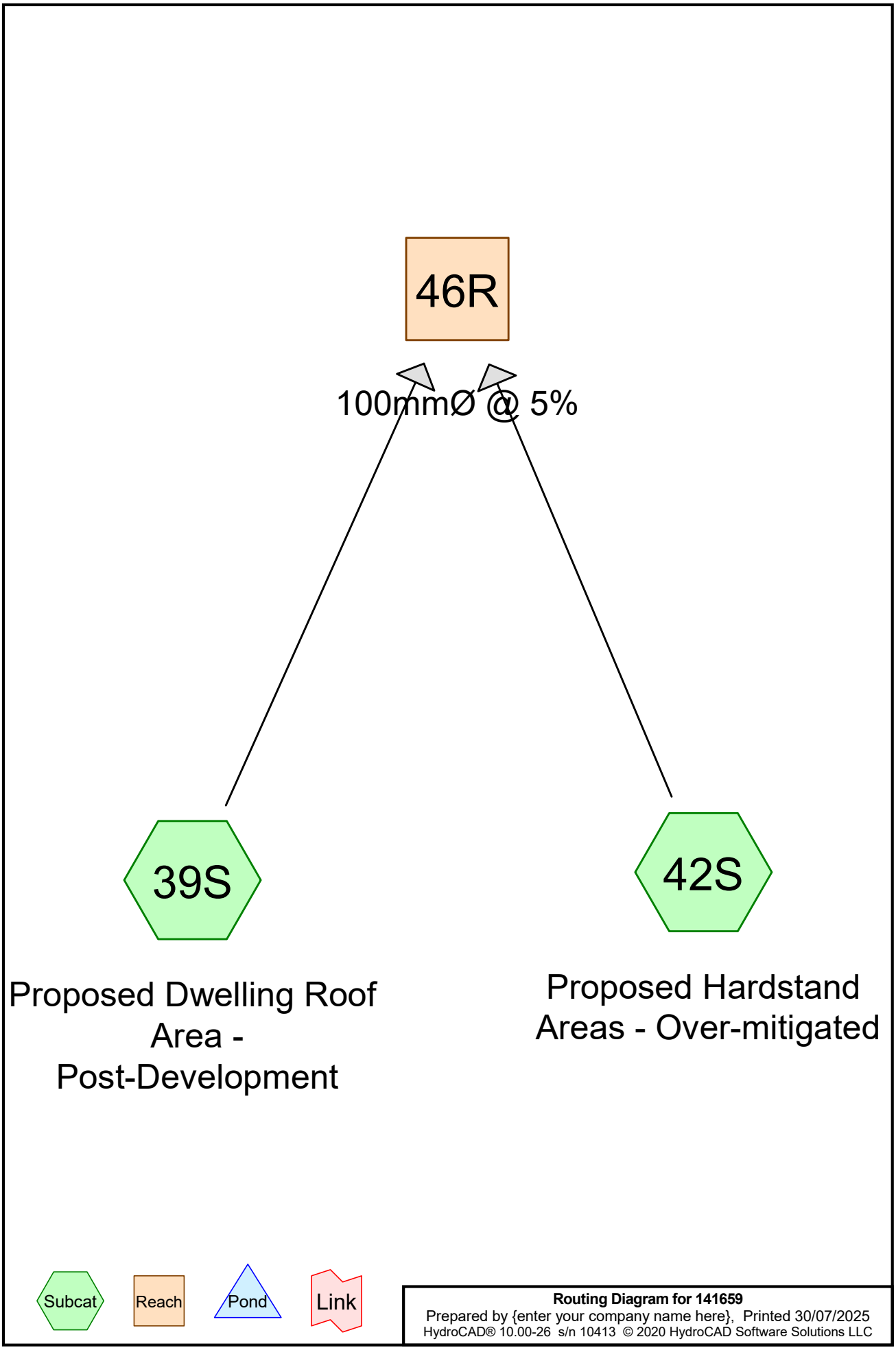
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.091 m @ 7.94 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**15 mm Vert. Orifice/Grate X 6.00** C= 0.600

Primary OutFlow Max=0.82 l/s @ 7.94 hrs HW=0.091 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.82 l/s @ 0.77 m/s)

Pond 44P: Alternative Spreader Bar





Routing Diagram for 141659
Prepared by {enter your company name here}, Printed 30/07/2025

Summary for Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development

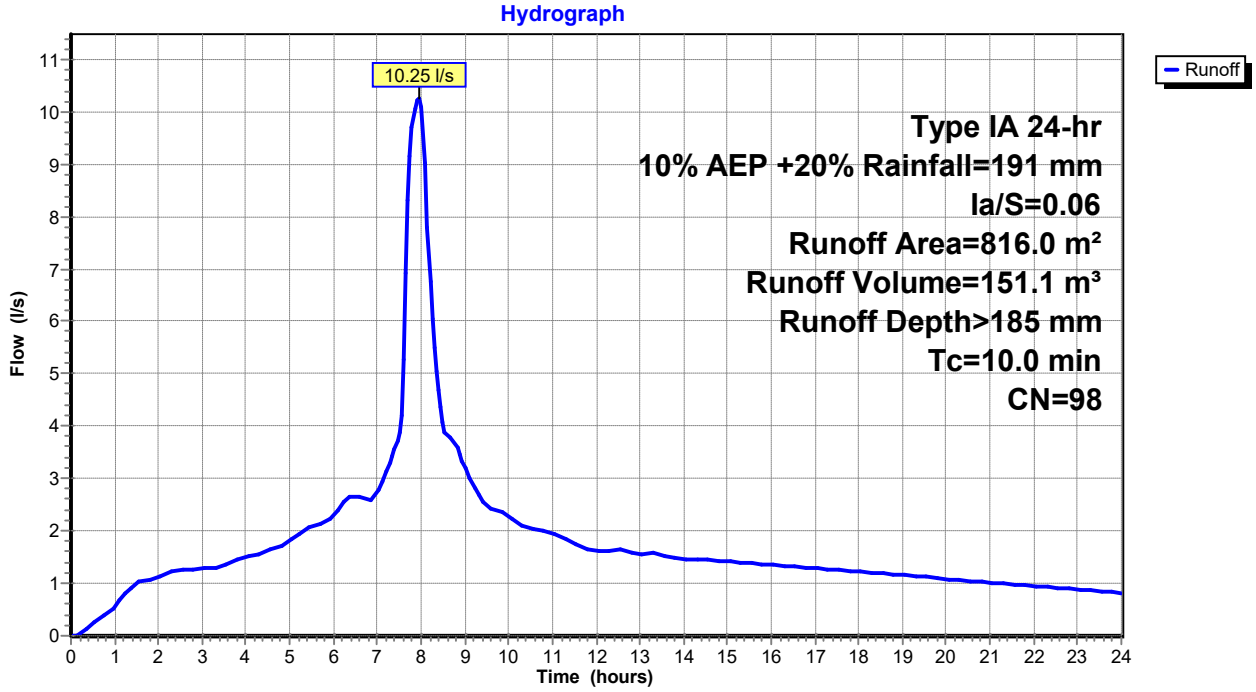
Runoff = 10.25 l/s @ 7.94 hrs, Volume= 151.1 m³, Depth> 185 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP +20% Rainfall=191 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	816.0	98	Roof Area
	816.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development



Summary for Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated

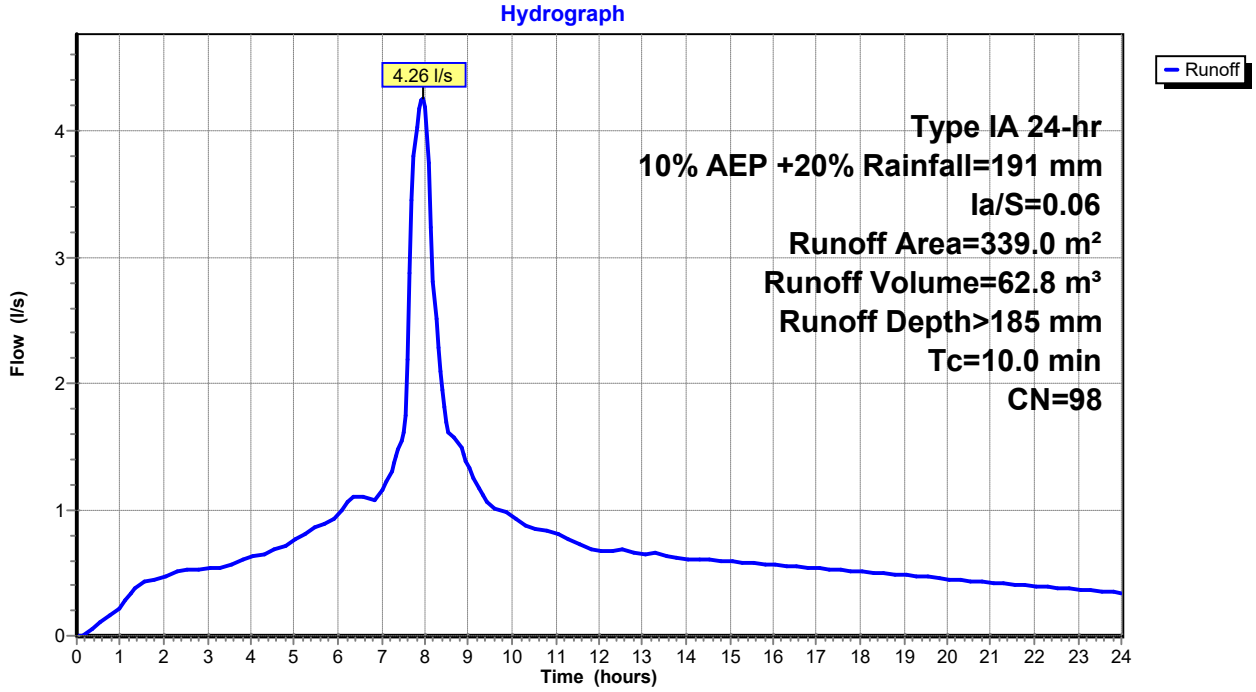
Runoff = 4.26 l/s @ 7.94 hrs, Volume= 62.8 m³, Depth> 185 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP +20% Rainfall=191 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	339.0	98	Driveway
	339.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated



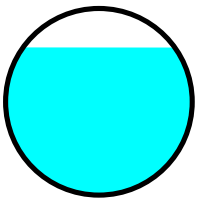
Summary for Reach 46R: 100mmØ @ 5%

Inflow Area = 1,155.0 m²,100.00% Impervious, Inflow Depth > 185 mm for 10% AEP +20% event
Inflow = 14.51 l/s @ 7.94 hrs, Volume= 213.9 m³
Outflow = 14.51 l/s @ 7.94 hrs, Volume= 213.9 m³, Atten= 0%, Lag= 0.1 min

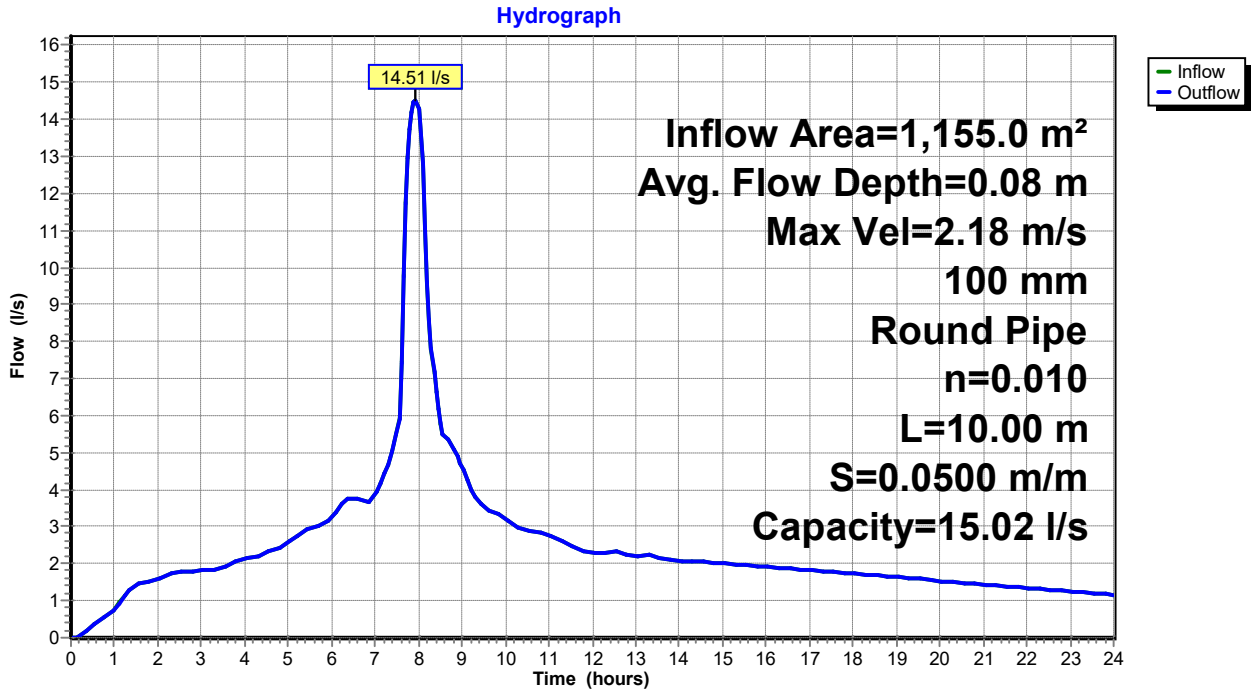
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.18 m/s, Min. Travel Time= 0.1 min
Avg. Velocity = 1.36 m/s, Avg. Travel Time= 0.1 min

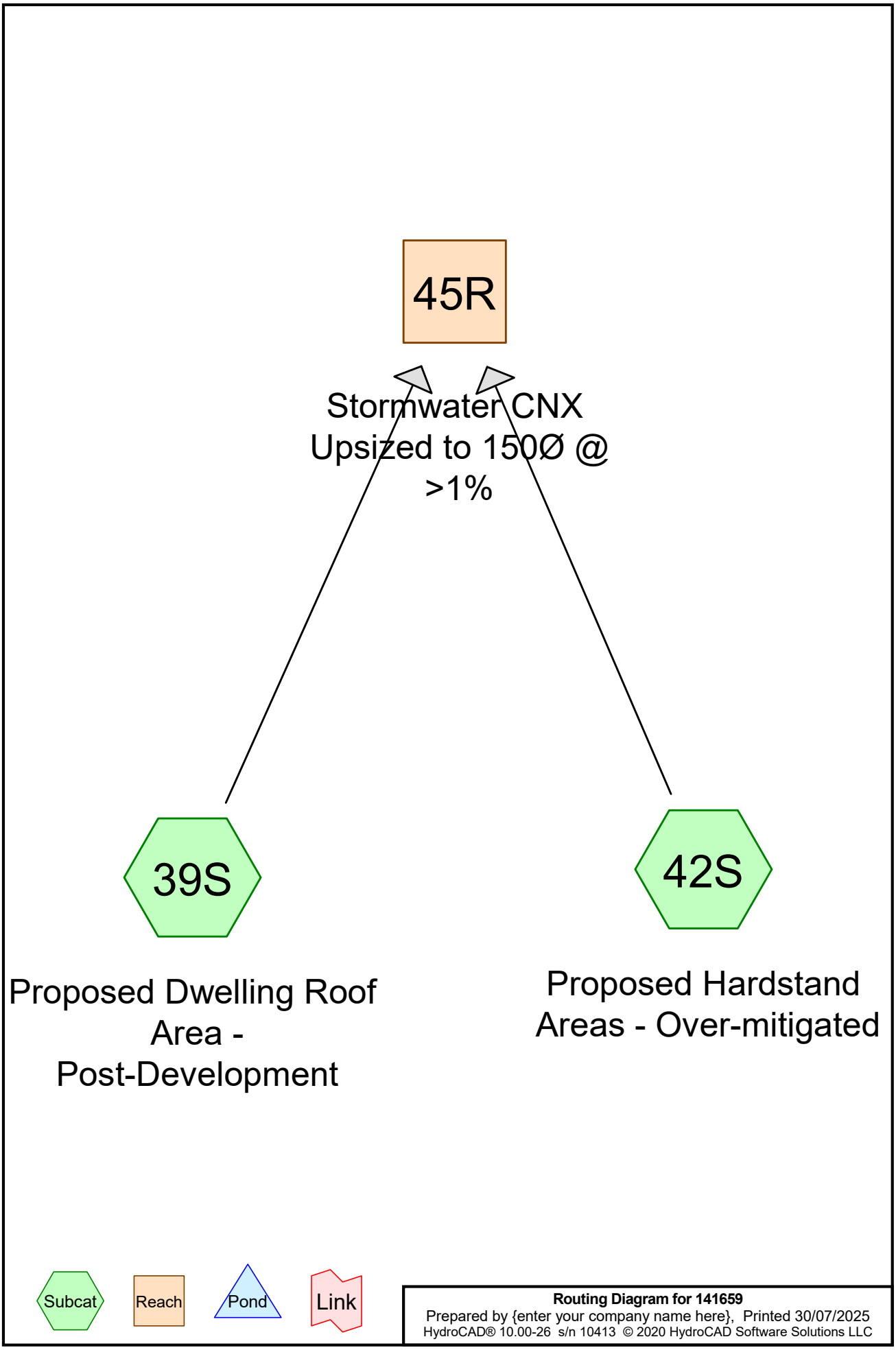
Peak Storage= 0.1 m³ @ 7.94 hrs
Average Depth at Peak Storage= 0.08 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 15.02 l/s

100 mm Round Pipe
n= 0.010
Length= 10.00 m Slope= 0.0500 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.500 m



Reach 46R: 100mmØ @ 5%





Routing Diagram for 141659
Prepared by {enter your company name here}, Printed 30/07/2025

Summary for Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development

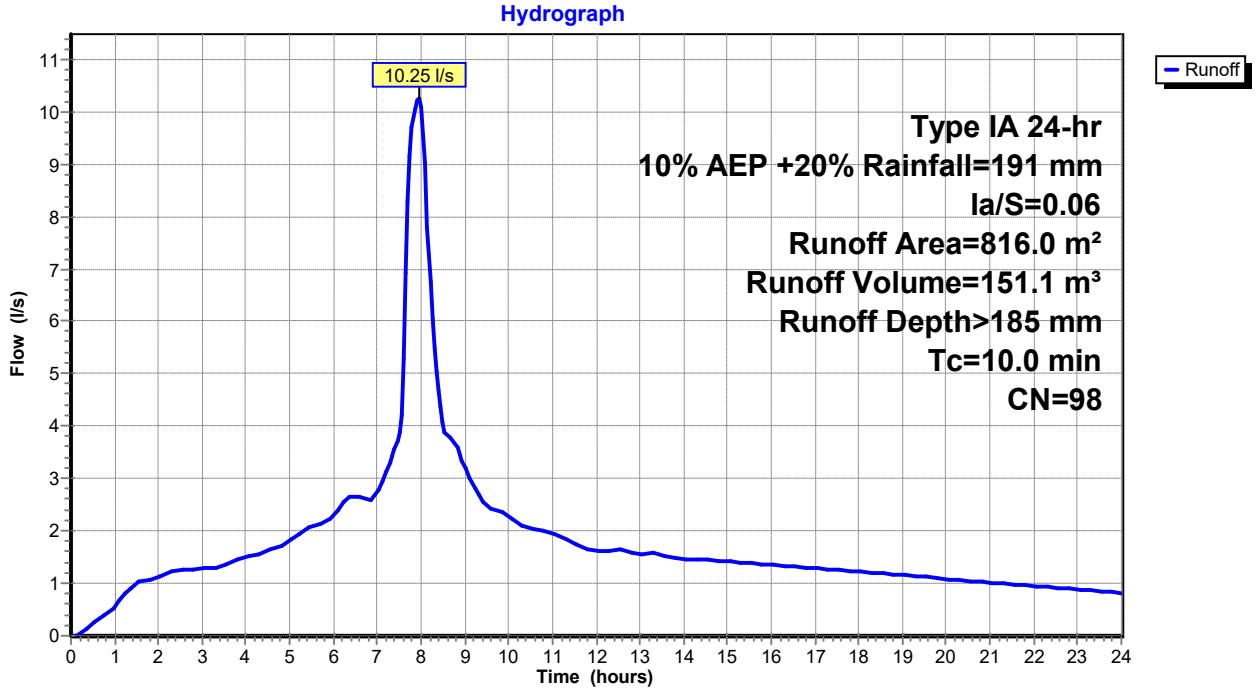
Runoff = 10.25 l/s @ 7.94 hrs, Volume= 151.1 m³, Depth> 185 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP +20% Rainfall=191 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	816.0	98	Roof Area
	816.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 39S: Proposed Dwelling Roof Area - Post-Development



Summary for Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated

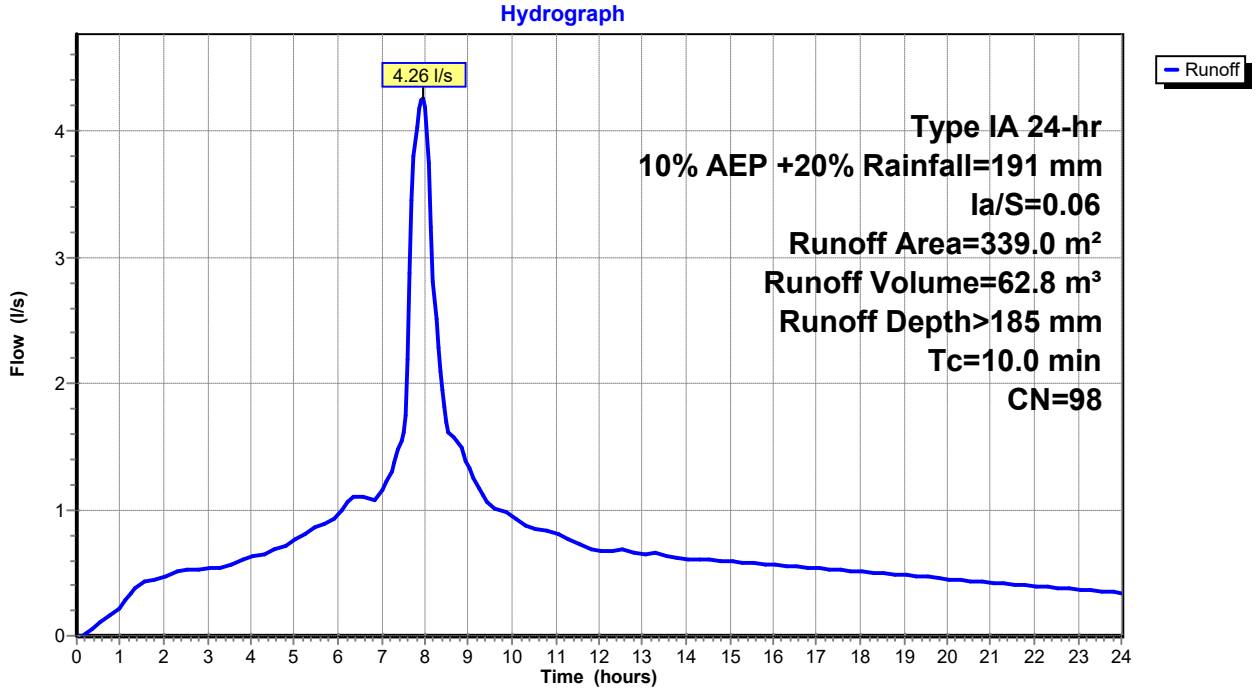
Runoff = 4.26 l/s @ 7.94 hrs, Volume= 62.8 m³, Depth> 185 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP +20% Rainfall=191 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	339.0	98	Driveway
	339.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 42S: Proposed Hardstand Areas - Over-mitigated



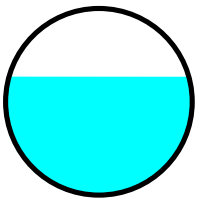
Summary for Reach 45R: Stormwater CNX Upsized to 150Ø @ >1%

Inflow Area = 1,155.0 m²,100.00% Impervious, Inflow Depth > 185 mm for 10% AEP +20% event
Inflow = 14.51 l/s @ 7.94 hrs, Volume= 213.9 m³
Outflow = 14.51 l/s @ 7.94 hrs, Volume= 213.9 m³, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.22 m/s, Min. Travel Time= 0.1 min
Avg. Velocity = 0.73 m/s, Avg. Travel Time= 0.2 min

Peak Storage= 0.1 m³ @ 7.94 hrs
Average Depth at Peak Storage= 0.10 m
Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 19.80 l/s

150 mm Round Pipe
n= 0.010
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 45R: Stormwater CNX Upsized to 150Ø @ >1%