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 Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent 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: AG Construction Limited

Email: [redacted]

Phone number: Work [redacted] Home

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

53 Hobson Avenue
Kerikeri
Postcode 0230

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ◯ **Yes** ☑ **No**

If yes, please provide details.

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: Work [redacted] Home

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

PO Box 937
Kerikeri
Postcode 0245

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: Owner: Rachael Van Den Tillaart

Property address/
location:

12 Te Uru Lane
Kerikeri
Postcode 0230

8. Application site details

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

Name/s:

Site address/ location:

12 Te Uru Lane
Kerikeri
Postcode

Legal description: Lot 20 DP 596768 **Val Number:** 00219-75021

Certificate of title: 1156120

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.

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 impermeable surfaces for residential development on vacant site, amounting to 59% coverage, in the Residential Zone.

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):

✔ **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**
(Remediation completed under RC 2220850)

○ **Subdividing land**
○ **Changing the use of a piece of land**
○ **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**

14. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☑ **Yes** ○ **No**

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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) AG Construction T/A GJ Gardner Homes Far North

Email: [redacted]

Phone number: Work [redacted] Home

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

53 Hobson Avenue
Kerikeri,
Postcode 230

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.

15. Billing details continued...

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) Kalie Van Jaarsveld

Signature: [redacted] Date 28-Oct-2025

(signature of bill payer)

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full) Natalie Watson

Signature Date 28-Oct-2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

AG Construction Limited

Proposed Impermeable Surfaces for Residential Development

12 Te Uru Lane, Kerikeri

Williams & King, Kerikeri[1]
28 October 2025

Cover Photograph: Application site.

[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

1.0 Overview

AG Construction Ltd is seeking land use consent for impermeable surfaces required to construct a proposed dwelling and internal driveway.

The subject site is a vacant residential property legally described as Lot 20 DP 596768 and is held in the Record of Title 1156120.

The subject site is zoned Residential in the Operative Far North District Plan, and the proposed development requires resource consent as a controlled activity overall for infringement of the 'Stormwater Management' zone rule. Under the Proposed Far North District Plan, the site is zoned General Residential. Relevant rules that have immediate legal effect can be met as permitted activities.

The application is accompanied by a Stormwater Mitigation Report, which provides the detail of proposed mitigation of stormwater runoff to comply with the requirements of a consent notice condition.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

2.1 Proposed Residential Dwelling and Driveway

The purpose of the proposal is to develop the existing site for residential use. A two bedroom home with study and attached car port is proposed to be built, with a roof area of approximately 162m² and a maximum height of approximately 4.7m above the finished ground level. The exterior of the dwelling will be clad in 'Axon' fibre cement vertical shiplap panels with metal tile roofing.

The car port will be accessed by a new driveway from Te Uru Road on the north eastern side of the site.

Refer to the Architectural Plans in **Appendix 1**. The proposed development is shown on the Site Plan below.

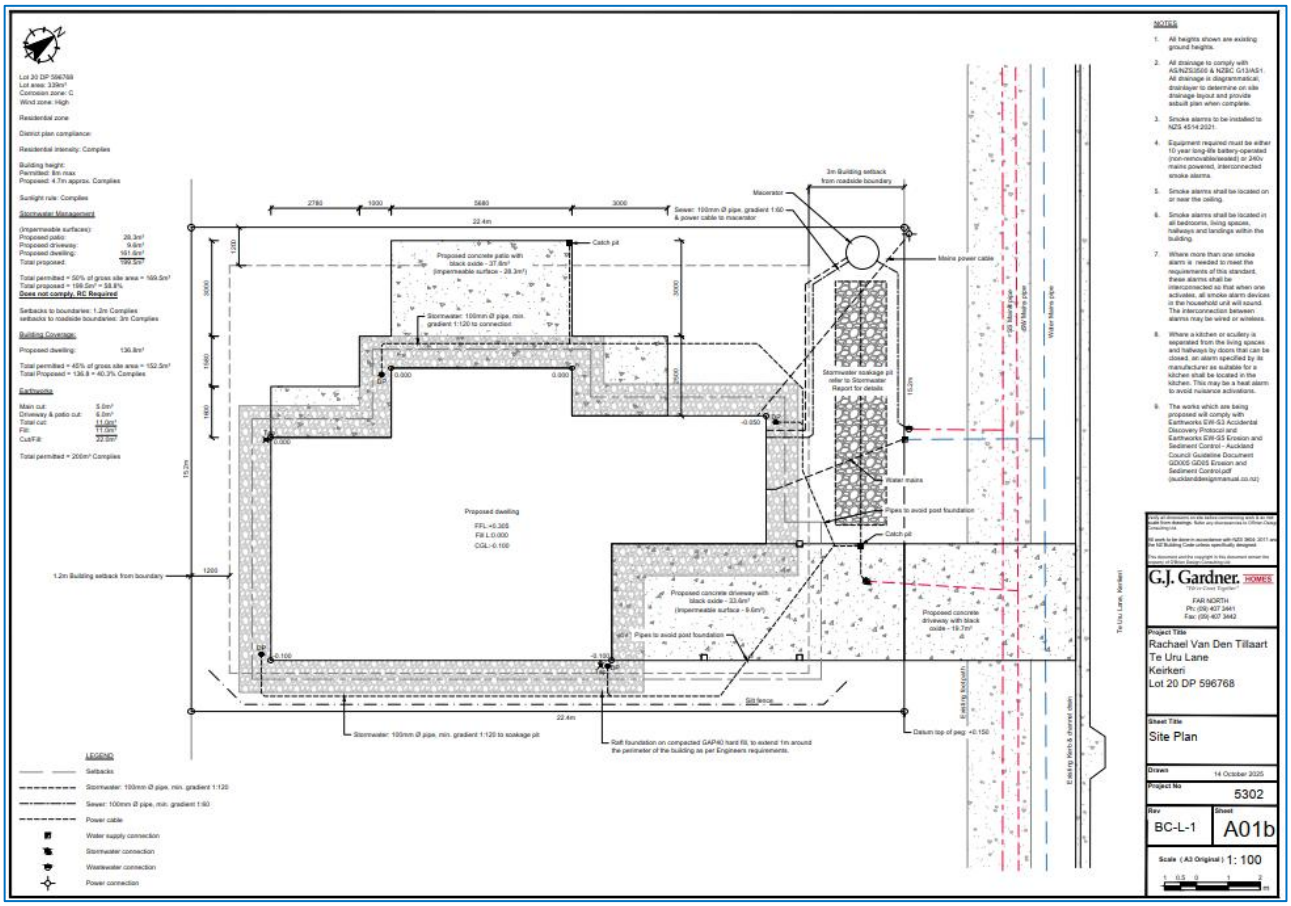

Figure 1: Site Plan (Source: G.J. Gardner Homes)

2.2 Earthworks

As the site is virtually flat, negligible earthworks are required to prepare the site, and will be limited to minor cut to fill of the building site, and minor excavation for the driveway and patio area. The total earthworks volume proposed is 22m³. Refer to the Site Plan in **Appendix 1** and copied in **Figure 1** above.

The Site Plan specifies that "the works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 CD05" related to Erosion and Sediment Control. These measures will be monitored by the Head Contractor.

2.3 Impermeable Surfaces and Stormwater Management

Condition (iii) of Consent notice 12965271.5 on the subject Record of Title (1156120), applied via RC 2220850, states that:

"At the time of lodgement of a building consent for a dwelling on the lots, the lot owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and including a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design."

The proposal will add approximately 200m² of impermeable surfaces to the site, comprising the roof area, patio and hardstand areas shown on the Site Plan. This amounts to 59% of the gross site area of Lot 20 DP 596768.

The proposed extent of impermeable surface coverage exceeds the 50% permitted activity allowance for the Residential Zone of the Operative District Plan.

A Stormwater Mitigation Report Prepared by Wilton Joubert Limited, dated 4 December 2024 is attached in **Appendix 2**, to satisfy the above consent notice requirement in addition to reporting on the Operative District Plan criteria and actual and potential stormwater effects arising from the proposal.

The recommendations of the Stormwater Mitigation Report are agreed to by the applicants, and are summarised as follows:

- Proprietary guttering system to collect roof runoff from the dwelling and direct roof runoff to the dwelling downpipes to a soakage pit inlet chamber.
- Shape driveway to shed runoff to the soakpit inlet chamber.
- Shape patio or other small hardstand areas to shed runoff to an equal or greater-sized area of lower-lying lawn / planted areas for passive mitigation.
- Stormwater sumps and drainage piping should be in accordance with E1 Surface Water of the NZBC. Litter filters within hardstand catchpits are recommended as a pre-treatment device.
- Install a minimum 450mm x 450mm soakage pit inlet chamber with a grated inlet cover in the driveway and fit with a minimum 100mm diameter outlet pipe to the proposed soakage pit (Soakage Pit Outlet) and a minimum 100mm diameter outlet pipe to the stormwater connection (Overflow Outlet). The invert level of the Overflow Outlet is to be located above the soakage pit soffit level.
- The chamber is to have a minimum 30mm sump for debris settlement below the invert level of the outlet pipe to the soakage pit.
- The soakage pit is recommended to be installed under the proposed driveway, and must be lined with geotextile filter cloth and backfilled with clean 40 – 65mm drainage rocks to allow for a 0.38 void ratio. A 450mm soil cap is recommended, with an inspection point required to be installed.
- The soakage pit is to have a volume of 12.24m³ (4.65m³ net storage for387% voids) with recommended dimensions of 7.65m long x 1.6m wide x 1.0m deep.
- The soakage pit must be located such that the 1V:1.5H influence zone from the soakage pit invert level does not intersect any structures, otherwise structural engineering input is required.

2.4 Vehicle Access and Parking

Access to the car port / parking area will be via a new vehicle crossing and driveway formed from Te Uru Lane.

3.0 Application Site Details and Description

3.1 Location

The subject site is located at 12 Te Uru Lane in Kerikeri. Refer to the maps in **Figures 2** and **3**.

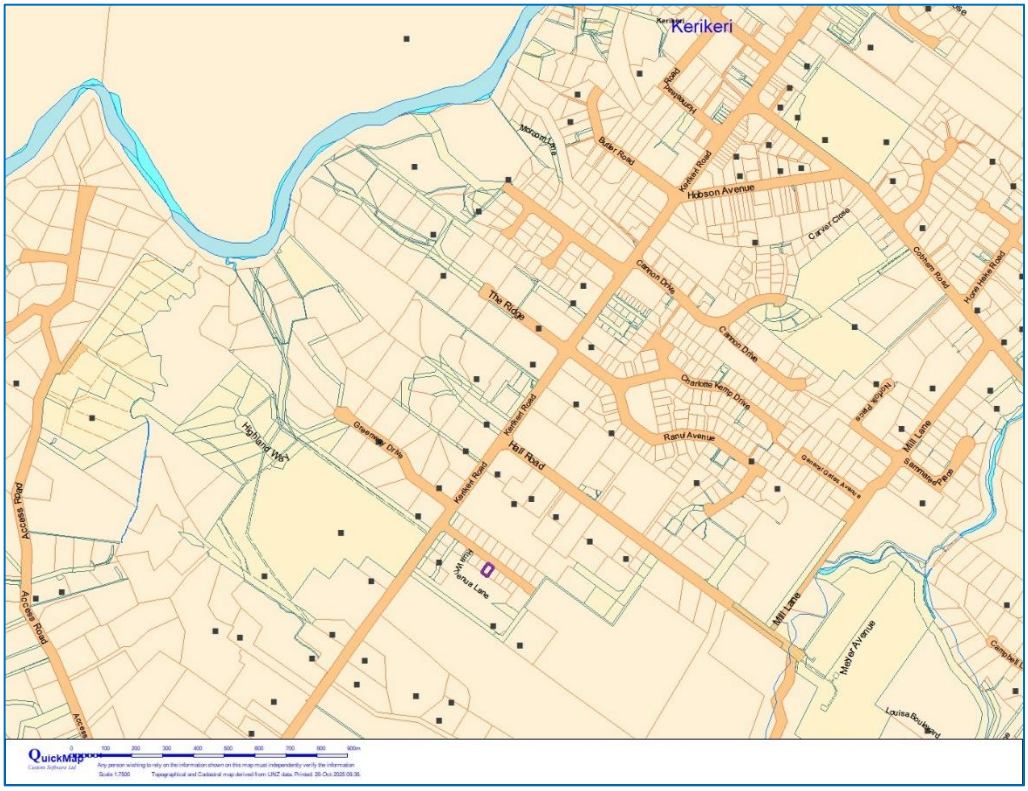

Figure 2: Location Map (Source: QuickMap)

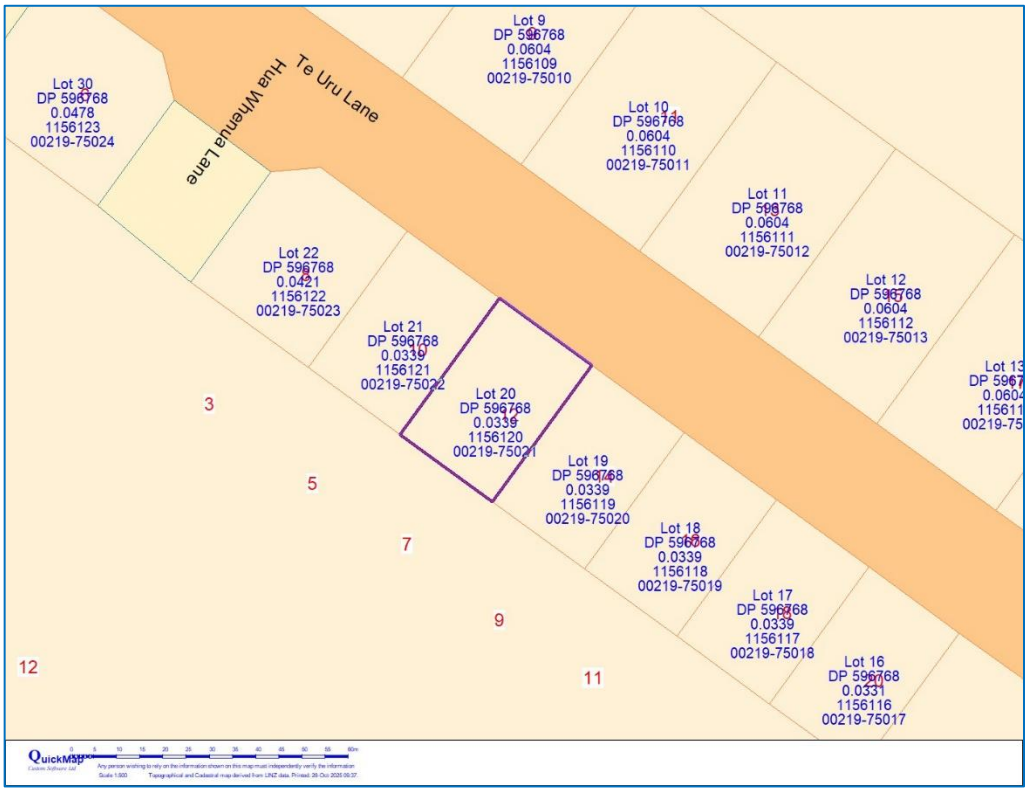

Figure 3: Cadastral Map (Source: QuickMap)

3.2 Legal Details

The subject site is legally described as Lot 20 DP 596768 (comprising 339m² more or less in area), and held in Record of Title 1156120 – refer to **Appendix 3**. Relevant interests or encumbrances are listed below.

- Appurtenant hereto is a water right created by Transfer 570870.
- Appurtenant hereto is a right to drain sewage created by Easement Instrument 12674566.8. Subject to Section 243(a) RMA 1991.
- 12965271.5 Consent Notice pursuant to Section 221 RMA 1991:
    i. *Prior to the construction of a dwelling, the owner shall construct a vehicle crossing in accordance with the Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.*
    ii. *Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.*
    iii. *At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and including a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.*
- Land Covenant in Covenant Instrument 12965271.10. (private covenant).

3.3 Site Conditions

The subject site is a regular shaped piece of land with a virtually level contour, with a slight rise at the north eastern (Te Uru Road) and south western boundaries. The property is currently vacant and in lawn. Refer to the cover page Photograph.

Connections to the Council's water, wastewater and stormwater reticulated services are available.

3.4 Recorded Natural Features

The Northland Regional Council Regional Policy Statement maps do not record the site as having any areas of high or outstanding natural character, outstanding natural features or outstanding natural landscapes.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping. The site is not mapped as being located within a kiwi habitat.

4.0 District Plan Assessment

4.1 Operative Far North District Plan

The application site is zoned Residential and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the District Plan as follows.

4.1.1 Residential Zone

Rule	Discussion	Compliance
7.6.5.1 PERMITTED ACTIVITIES		
7.6.5.1.2 Residential Intensity	A single residential unit is proposed.	Complies
7.6.5.1.1 Scale of Activities	Residential use is proposed, people residing on a site are excluded from this rule.	Complies
7.6.5.1.4 Building Height	The building height does not exceed 8m.	Complies
7.6.5.1.5 Sunlight	The building complies with permitted activity sunlight standards – refer to the Elevation Plans.	Complies
7.6.5.1.6 Stormwater Management	More than 50% coverage with impermeable surfaces is proposed.	Does not comply
7.6.5.1.7 Setback from Boundaries	3m road setback achieved, as well as 1.2m setback from all other boundaries.	Complies
7.6.5.1.17 Building Coverage	Less than 45% building coverage proposed – refer to the Site Plan.	Complies.
7.6.5.2 CONTROLLED ACTIVITIES		
7.6.5.2.1 Stormwater Management	Less than 60% impermeable surface coverage is proposed. Stormwater will be mitigated to the levels resulting from the permitted threshold. Refer to the Stormwater Mitigation Report in **Appendix 2**.	Complies

4.1.2 District Wide Provisions

Natural & Physical Resources

Rule	Discussion	Compliance
12.3.6.1.1 PERMITTED ACTIVITIES		
12.3.6.1.3 Excavation and/or filling … in the Residential … Zones	The volume and height of cut and fill faces of the proposed earthworks will not exceed the permitted standard.	Complies

Rule	Discussion	Compliance
12.4.6.1 PERMITTED ACTIVITIES		
12.4.6.1.2 Fire Risk to Residential Units	None of the listed vegetation areas are within 20m of proposed dwelling.	Complies.

Financial Contributions

The proposal has no implications in terms of Chapter 14.

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	Car parking is available within the proposed car port.	Complies.
15.1.6B.1.5 Car Parking Space Standards	Car parking dimensions and manoeuvring meet this standard.	Complies.
Access – Permitted Activities		
15.1.6C.1.1 Private Accessway in All Zones	A 3m wide carriageway, which is less than 1:8 in grade, will serve the single dwelling / site.	Complies
15.1.6C.1.4 Access over Footpaths	The proposed vehicle crossing will comply with the listed standards (no more than two crossings per site, 6m maximum width).	Complies
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	The vehicle crossing will be formed to comply with the Council's Engineering Standards.	Complies
15.1.6C.1.7 General Access Standards	Less than four parking spaces will gain access from Te Uru Lane, therefore vehicles may reverse off the site. No bends or corners on the private accessway are proposed. No legal width, as access is not within an easement. Stormwater runoff from the driveway will be directed to a chamber and soakage pit as required by consent notice condition.	Complies

4.1.3 Summary of Activity Status

Overall, the proposal has been assessed as a controlled activity, requiring consent under Rule 7.6.5.2.1 (Stormwater Management).

4.2 Proposed Far North District Plan

The subject site is zoned General Residential. There are no recorded overlays.

4.2.1 Rules with Immediate Legal Effect

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks. We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Therefore, the proposal is a permitted activity in terms of the Proposed District Plan. Other relevant inoperative rules are assessed below.

4.2.2 Area-Specific Matters - General Residential Zone

Rule	Discussion	Compliance
GRZ-R1 New buildings or structures …	PER-1 is met as a residential dwelling is proposed. PER-2 is met as outlined below.	These rules do not have legal effect.
GRZ-R2 Impermeable Surface Coverage	More than 50% coverage is proposed.	
GRZ-R3 Residential Activity	A single residential unit is intended.	
GRZ-S1 Maximum Height	The building does not exceed 8m above ground level.	
GRZ-S2 Height in Relation to Boundary	The building is contained within a building platform defined by the specified recession planes.	
GRZ-S3 Setback	3m road and 1.2 other setbacks are achieved from all boundaries.	
GRZ-S5 Façade Length	The façade adjoining Te Uru Lane does not exceed 20m.	
GRZ-S6 Outdoor Living Space	The required outdoor living space (50m² at ground level, accessible from habitable rooms) is available.	

4.2.3 District-Wide Matters – General District-Wide Matters – Transport

Rule	Discussion	Compliance
Permitted Activities		
TRAN-R1 Parking	Parking spaces are available beneath the car port.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Vehicle crossing to be formed.	
Tran-R5 Trip Generation	A single residential unit is proposed.	

4.2.4 District-Wide Matters – General District-Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks for buildings or structures …	Earthworks volumes will not exceed 300m³ (EW-S1). Maximum height is not exceeded. Site reinstatement is proposed within 6 months (EW-S4). EW-S6 is not met as the earthworks will not be set back 3m from a site boundary. EW-S7 is met as stability will be maintained as outlined in the Geotechnical Investigation Report. EW-S8 will be met (nature of filling material). EW-S9 is met, as the earthworks are not in a flood or coastal hazard area.	This rule does not have legal effect.

EW-R12 Earthworks and the discovery of suspected sensitive material.	The Heritage NZ Pouhere Taonga Accidental Discovery Protocol can be included as an Advice Note.	Complies (has legal effect).
EW-R13 Earthworks and erosion and sediment control.	EW-S5 is proposed to be met, as erosion and sediment control will be implemented for the duration in accordance with the listed standard.	Complies (has legal effect).

4.2.5 Summary of Activity Status under Proposed Far North District Plan

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.

5.0 Assessment of Environmental Effects

Section 104(1)(a) and (ab) of the Resource Management Act 1991 ("RMA") require the consent authority, subject to Part 2 of the Act, 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 applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(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. Therefore, the following assessment will address the controlled activity matters that Council will restrict the exercise of its control to, which are listed under Rule 7.6.5.2.1 of the Operative District Plan.

5.1 Stormwater Management

The relevant Assessment Criteria listed in Rule 7.6.5.2.1 of the Operative District Plan are addressed within the Stormwater Mitigation Report and are summarised below.

(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

Additional detention volume in the proposed soakage pit will attenuate stormwater runoff to predevelopment levels. The stormwater mitigation design is based on the requirements of the consent notice condition, which was imposed at subdivision stage.

(b) the extent to which Low Impact Design principles have been used to reduce site impermeability
Low impact design principles used include the attenuation allowance within the proposed soakage pit, with its volume being based on attenuation back to pre-development flow rates for the 10% and 1% AEP storm events, adjusted for climate change.

(c) any cumulative effects on total catchment impermeability
The subject site is part of a residential development. Cumulative effects are offset through the additional attenuation volume within the proposed soakage pit.

(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
The existing contour of the site has been created as part of the subdivision works, with negligible further earthworks proposed. Stormwater runoff from new impermeable surfaces will be shaped to discharge to the soak pit, with overflow to be directed to the Council stormwater connection via sealed pipes.

(e) the physical qualities of the soil type
The Kerikeri Volcanic Group soils on the site are described as having moderate drainage.

(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites
Wastewater will be discharged to the Council's reticulated system and land is not required within the site for disposal of treated wastewater. Stormwater will be managed so as to avoid adverse effects on water quantity and quality, and will not affect any adjacent sites.

(g) the extent to which paved, impermeable Surfaces are necessary for the proposed activity
The extent to which the proposed activity exceeds the permitted activity impermeable surfaces allowance is considered to be negligible, being in the vicinity of 30m². The extent of proposed impermeable surfaces is considered to be reasonable for this 339m² residential site.

(h) the extent to which landscaping and vegetation may reduce adverse effects of run-off
A perimeter of permeable area will be provided around the proposed dwelling, excluding the driveway area. These can be used to aid in managing stormwater from the smaller impermeable areas surrounding the house. Future plantings may be completed by the owner; however, these are not considered necessary to reduce stormwater effects as part of this application.

(i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.
Impermeable surface areas exceeding the permitted standard will be attenuated back to pre-development flow rates for the 10% AEP & 1% AEP storm events, adjusted for climate change.

In summary, provided that the recommendations within the Stormwater Mitigation Report are followed, the effects of stormwater runoff resulting from the proposal are expected to have less than minor adverse effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

6.0 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*
- *Regional Policy Statement for Northland*
- *Far North Operative District Plan*
- *Far North Proposed District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

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

The proposal has been considered in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The subject site is not recorded on Northland Regional Council's Selected Landuse Register.[2] Further, with the subject site and its associated residential use having been approved by recent resource consent (RC 2220850) of which a Land Use Consent required remediation and confirmation that the level of soil contamination met the relevant SCS (Residential / 10% produce). It is considered that the there are no implications arising from this proposal in terms of the above Regulations.

6.1.2 National Environmental Standards for Freshwater & Amendments

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site and there are no wetlands in close proximity apparent on aerial photography or apparent following a site visit. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

6.2 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 subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

[2] Northland Regional Council. Retrieved 28 October 2025 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. The proposal supports the development of the site in accordance with its intended purpose, with suitable infrastructure, adjacent footpath connections and social infrastructure in place, and avoidance of effects on landscape or natural character values, historic or cultural heritage values, significant ecological areas or species, or transport corridors achieved. The site contains highly versatile soils, however, is not within a primary production zone. The proposed use of the lot as a residential site is consistent with both the zoning of the land under the Operative and Proposed District Plan, as well as the predominant land use development pattern in the surrounding environment, so as to be compatible with other surrounding land use activities and avoid reverse sensitivity effects.

6.3 Far North Operative District Plan

The objectives and policies of the Urban Environment and Residential Zone Sections of the District Plan are relevant to this proposal. As the proposal achieves a controlled activity status with the relevant matters of control having been addressed, it can be inferred that the proposal will be consistent with the relevant objectives and policies.

6.4 Far North Proposed District Plan

The proposed impermeable surface coverage would be a restricted-discretionary activity under the Proposed District Plan. The matters over which discretion is restricted to are adequately covered in the Stormwater Mitigation Report, and it is considered that the proposed activity is in accordance with the objectives and policies of the General Residential Zone within the Proposed District Plan.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

Sewage will be discharged to the reticulated Council system.

Stormwater will be discharged to a soakage pit, with overflows to the Council's consented reticulated system, as required by the existing consent notice condition.

It is noted that 5,000m² of exposed earth at any time is permitted in 'other areas' as per Table 15: Permitted activity earthworks thresholds for the Proposed Regional Plan. This threshold is not exceeded by the proposed earthworks.

No consents are considered necessary under the Proposed Regional Plan for this proposal.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to Part 2 of the Act is given below.

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.

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).

As a controlled activity, the proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the residential use of the subject site in accordance with its intended purpose as per the zoning under the Operative and Proposed District Plans. The development will be within a new residential subdivision, and is in a location that does not compromise any significant natural values. The proposal will not detract from amenity, character or landscape values. The effects of stormwater runoff can be mitigated to no more than the levels that would result from the permitted activity threshold of impermeable surfaces.

There are no relevant Section 6 Matters. The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment. The proposed activity has no known implications in terms of the Treaty of Waitangi in terms of Section 8.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7.0 Consultation & Notification Assessment

7.1 Consultation

The applicant has not sought any written approvals for the proposed activity.

7.2 Public Notification Assessment

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

Step 2: Public notification is precluded.

Step 3: Not applicable.

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

7.3 Limited Notification Assessment

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is precluded.

Step 3: Not applicable.

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

7.4 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.

8.0 Conclusion

In terms of sections 104 and 104A of the Resource Management Act 1991, we consider that:

- Sufficient information is provided to determine that the proposal is a controlled activity.
- Stormwater management conditions (requiring the recommendations of the Stormwater Mitigation Report to be implemented) can be imposed to ensure that adverse effects are appropriately mitigated.
- The proposal is 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:

- It has been assessed that the proposal meets the statutory criteria to be processed as non-notified.

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 ..... Date 28 October 2025
Natalie Watson, WILLIAMS & KING
Resource Planner Kerikeri

9.0 Appendices

Appendix 1: G.J. Gardner Homes Architectural Plans
Appendix 2: Wilton Joubert Limited Stormwater Mitigation Report
Appendix 3: Record of Title

Proposed Dwelling

Rachael Van Den Tillaart
12 Te Uru Lane
Kerikeri
Lot 20 DP 596768

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	BC-L-1
A01b	Site Plan	BC-L-1
A02	Floor Plan	BC-L-1
A03	Elevations	BC-L-1
A04	Electrical Plan	BC-L-1
A05	Drainage Plan	BC-L-1
A06	Foundation Plan	BC-L-1
A07	Roof Plan	BC-L-1
A08	Framing & Lintel Plan	BC-L-1
A09	Bracing Plan	BC-L-1
A10	Section A	BC-L-1
A11	Threshold Details	BC-L-1
A12	Hold Down Details	BC-L-1
A13	Post & Beam Details	BC-L-1
A14	Cladding Details	BC-L-1
A15	Roof Details	BC-L-1
A16	Membrane Details	BC-L-1
A17	Drainage Details	BC-L-1
A18	Seismic Restraint Details	BC-L-1
Revisions		
-	-	-

Engineers Plans		
Sheet No.	Sheet Title	Rev
S0.1	Cover Page	
S0.2	Typical Steel Detailing	
S0.3	Typical Pipe Penetration Details	
S1.1	Raftfloor Plan	
S2.1	Raftfloor Details	

Construction Plans

Date: 14 October 2025

G.J. Gardner. HOMES
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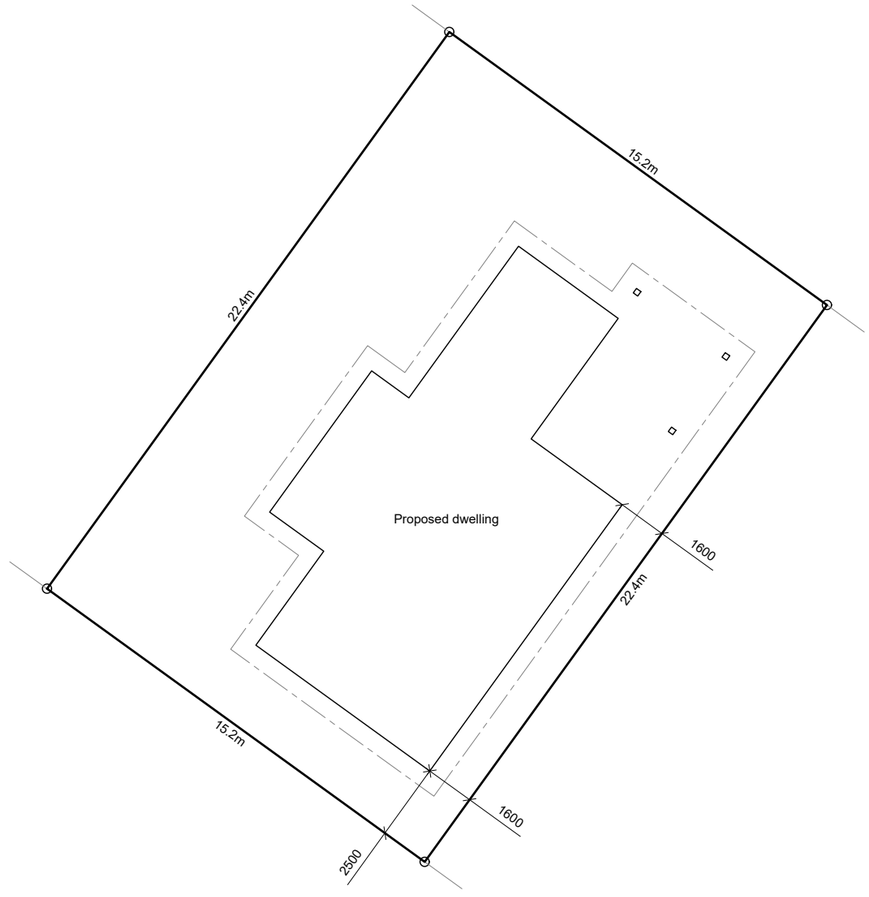

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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Project Title
Rachael Van Den Tillaart
Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title
Site Location Plan

Drawn 14 October 2025

Project No 5302

Rev	Sheet
BC-L-1	A01a

Scale (A3 Original) 1: 200

2 1 0 2 4 m

Lot 20 DP 596768
Lot area: 339m²
Corrosion zone: C
Wind zone: High

Residential zone

District plan compliance:

Residential intensity: Complies

Building height:
Permitted: 8m max
Proposed: 4.7m approx. Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Proposed patio:	28.3m²
Proposed driveway:	9.6m²
Proposed dwelling:	161.6m²
Total proposed:	199.5m²

Total permitted = 50% of gross site area = 169.5m²
Total proposed = 199.5m² = 58.8%
Does not comply, RC Required

Setbacks to boundaries: 1.2m Complies
setbacks to roadside boundaries: 3m Complies

Building Coverage:

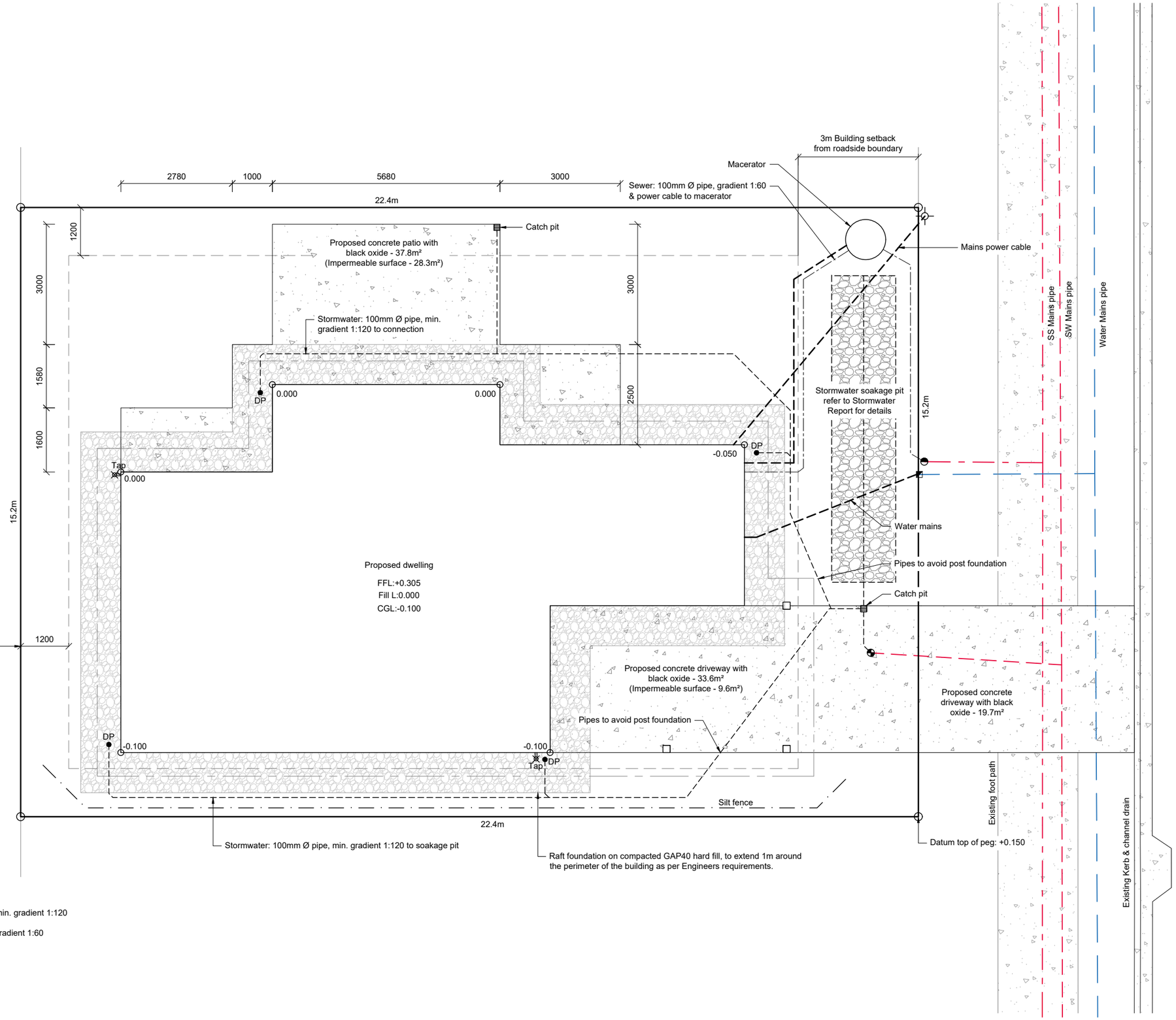
Proposed dwelling: 136.8m²

Total permitted = 45% of gross site area = 152.5m²
Total Proposed = 136.8 = 40.3% Complies

Earthworks

Main cut:	5.0m³
Driveway & patio cut:	6.0m³
Total cut:	11.0m³
Fill:	11.0m³
Cut/Fill:	22.0m³

Total permitted = 200m³ Complies



LEGEND

- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Sewer: 100mm Ø pipe, min. gradient 1:60
- Power cable
- Water supply connection
- Stormwater connection
- Wastewater connection
- Power connection

NOTES

1. All heights shown are existing ground heights.
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Smoke alarms to be installed to NZS 4514:2021.
4. Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
5. Smoke alarms shall be located on or near the ceiling.
6. Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
7. Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
8. Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.
9. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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Project Title
Rachael Van Den Tillaart
Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title
Site Plan

Drawn 14 October 2025

Project No 5302

Rev BC-L-1

Sheet A01b

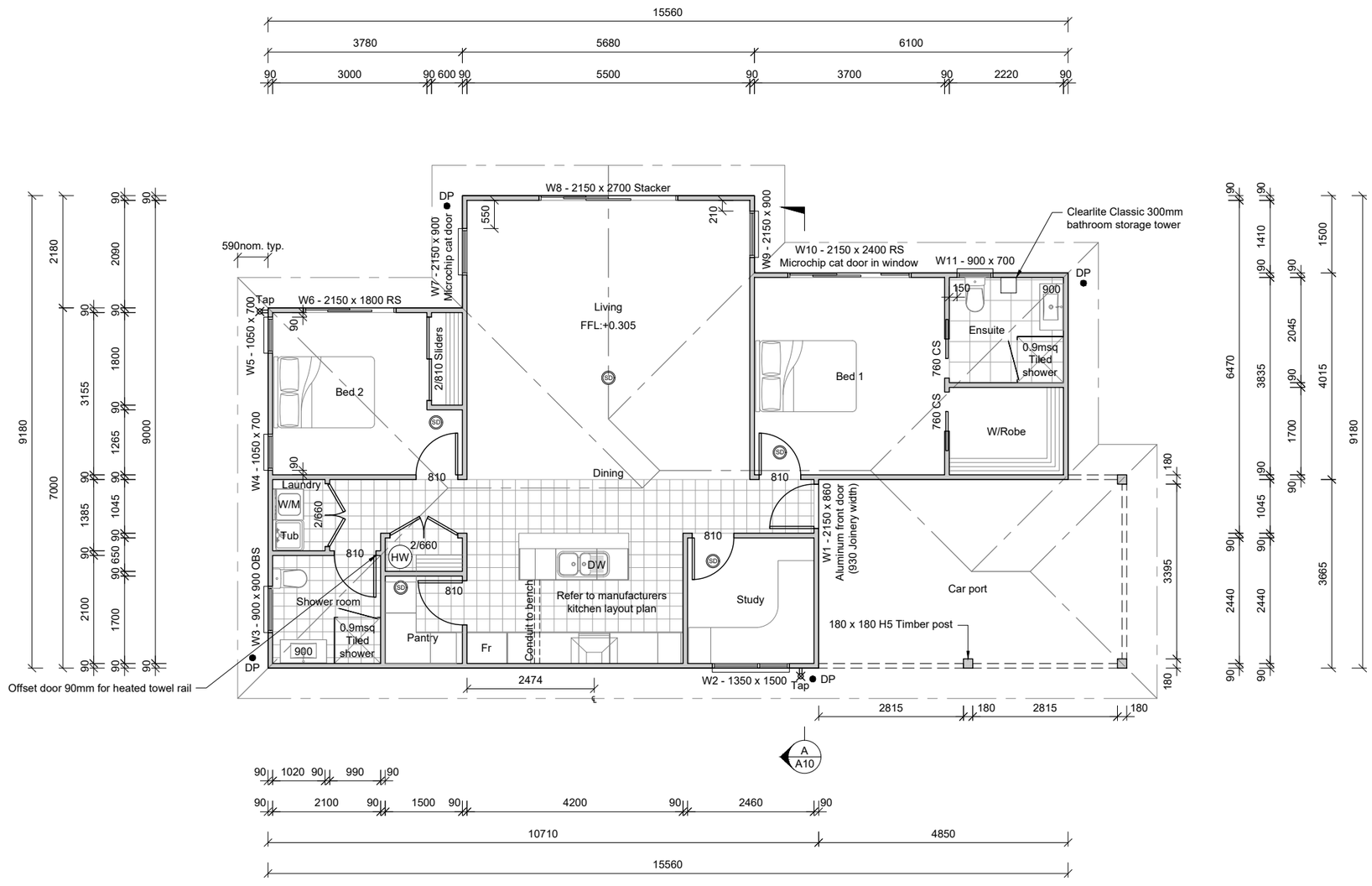
Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

C
B D
A

SPECIFICATION:

- Stud height - 2440 *(2400 Nominal)*
- Vertical Axon cladding (400mm Wide)
- Gerard metal tile roofing



LEGEND

- SD — Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- HW — 180L Mains pressure hot water cylinder

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for towel rails, wardrobe & fixed shelves, WC cistern, toilet roll holders, wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
6. Domestic smoke detectors to be installed in accordance with C AS1 & F7 ensure placement within 3m of bedroom doors.
7. Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
8. All wall framing typically H1.2 treated unless specifically stated.
9. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

BUILDING AREA:

Floor Area: 107.6m²
Roof Area: 161.6m²

FIXINGS:

Exposure Zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

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Project Title
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Lot 20 DP 596768

Sheet Title
Floor Plan

Drawn 14 October 2025

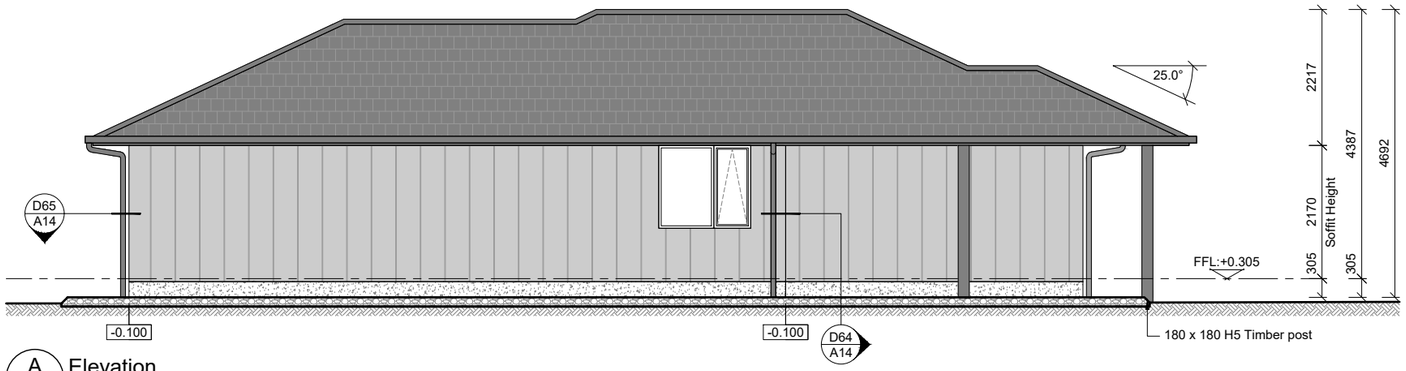
Project No 5302

Rev BC-L-1

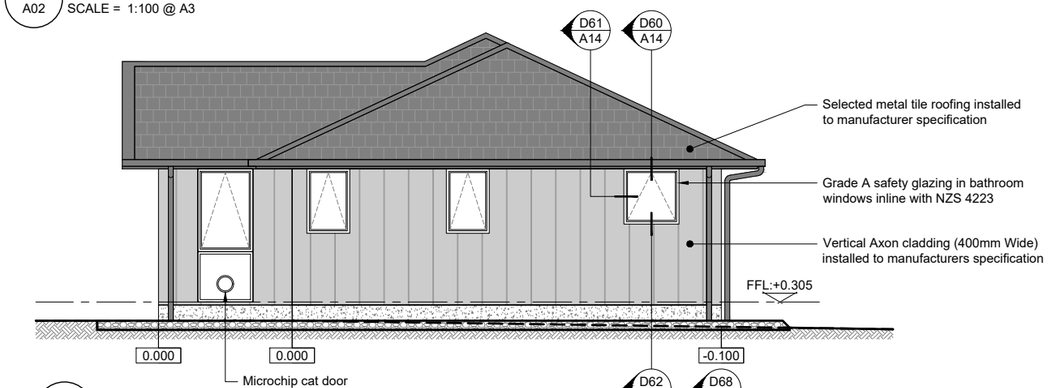
Sheet A02

Scale (A3 Original) 1: 100

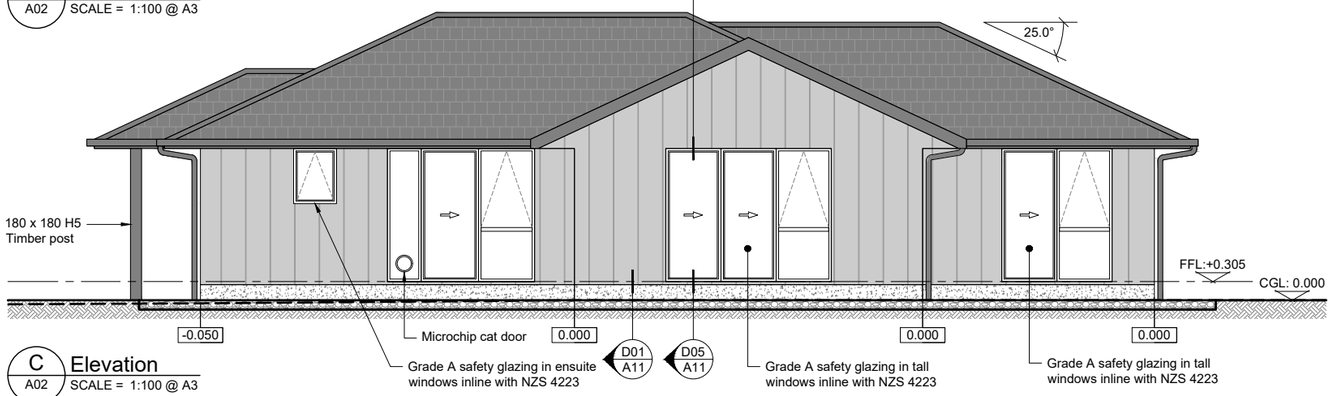
1 0.5 0 1 2 m



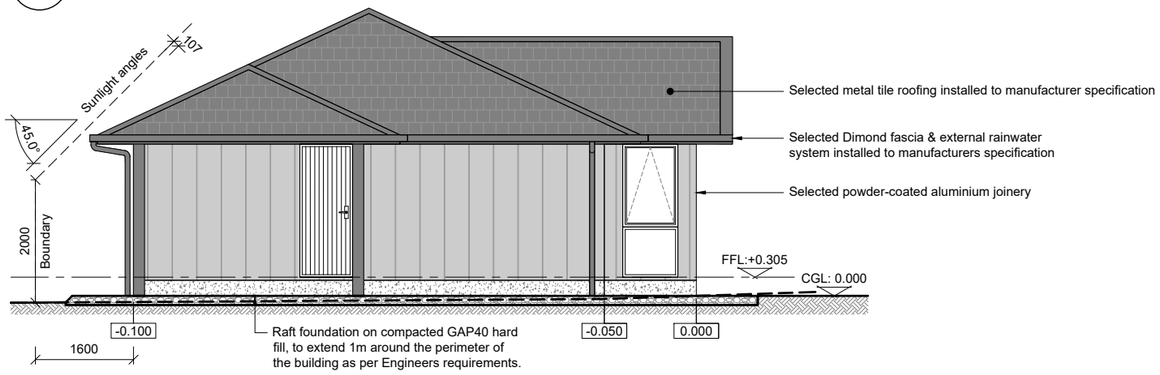
A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3



C Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

NOTE:

1. All heights shown are existing ground heights.
2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
3. All windows and doors double glazing low E Xcel.
4. Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

FIXINGS:

Exposure Zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

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Project Title
Rachael Van Den Tillaart
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Keirkeri
Lot 20 DP 596768

Sheet Title
Elevations

Drawn 14 October 2025

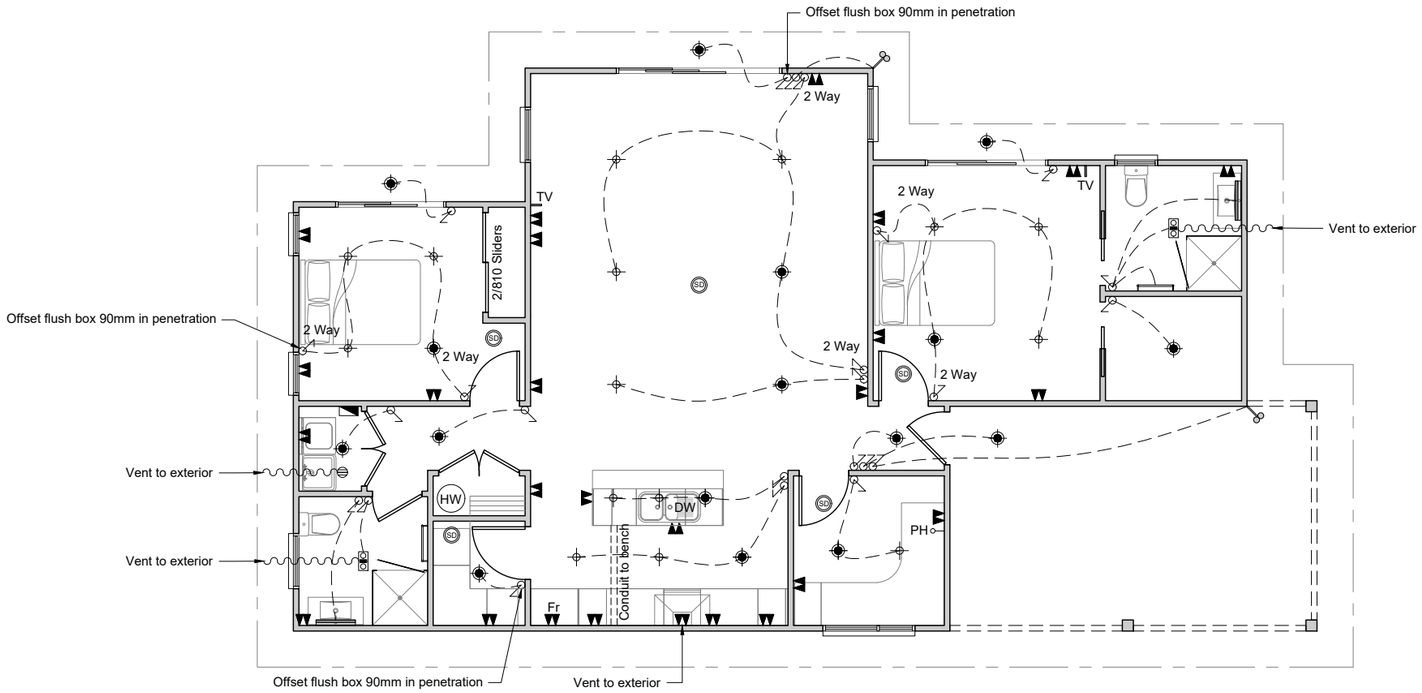
Project No 5302

Rev BC-L-1

Sheet A03

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



NOTE:

1. All electrical work to by a registered Electrician to comply with Electricity regulations, NZ Standards & NZBC.
2. Electrician to supply electrical "Certificate of Compliance" on completion.
3. Electrical layout schematic only. All electrical & lighting fixtures & fittings are shown indicative - not to scale. To be confirmed on site with owner prior to installation.
4. All power points to be 350mm above FFL and 200mm above bench top and fixed horizontally unless specified.
5. All switches to be 1200mm above FFL and fixed vertically (up/down).
6. Power point for rangehood to be in ceiling space
7. Electrician to check bracing plan and offset flush boxes 90mm if penetration occurs.
8. External power points and electrical Fittings to be IP rated to provide dust and weather protection to comply with NZ Standards.
9. All recessed light fixtures to be CA rated to comply with AS/NZS 605982.2 (Insulation to comply with AS/NZS 60695.11.5)
10. Smoke alarms to be installed to NZS 4514:2021.
11. Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
12. Smoke alarms shall be located on or near the ceiling.
13. Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
14. Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
15. Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

LEGEND

3	2 way
5	Smoke detector
16	Primary LED down Light
15	Secondary LED down light
1	Spot light
2	Heat / Light, vented to exterior
1	Mechanical vent
2	Vanity light
2	Heated tower rail
26	Double power points
1	Phone Socket
2	TV outlet
1	Meter board & distribution box

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Project Title
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Lot 20 DP 596768

Sheet Title
Electrical Plan

Drawn 14 October 2025

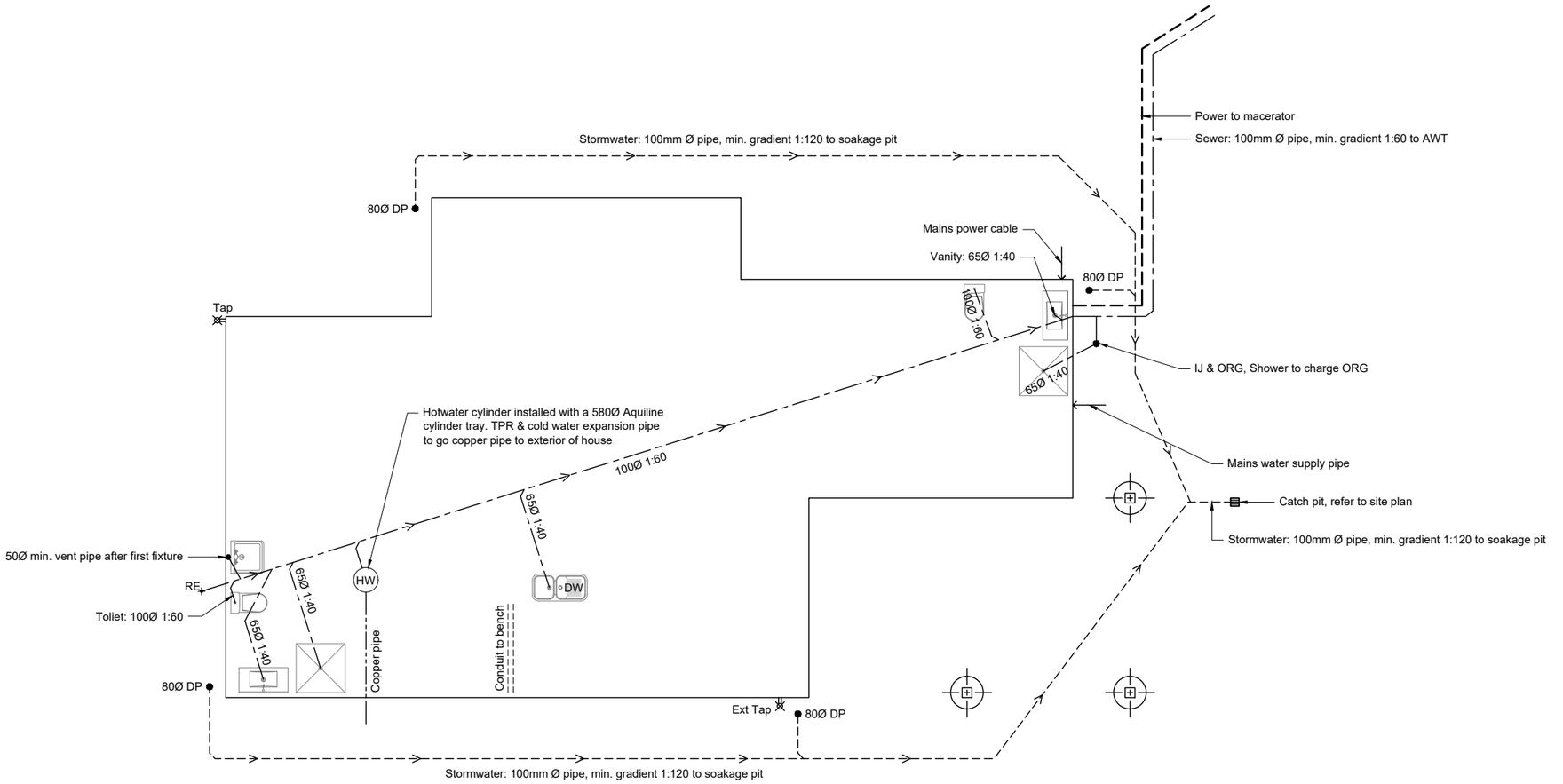
Project No 5302

Rev BC-L-1

Sheet A04

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



Waste Pipe Gradients (min)		
40Ø	1:40 Minimum Gradient	4DU
65Ø	1:40 Minimum Gradient	21DU
100Ø	1:60 Minimum Gradient	115DU
Waste Pipe & Discharge Units		
40Ø	Hand basin	1DU
40Ø	Kitchen Sink	3DU
40Ø	Dishwasher	3DU
40Ø	Laundry Tub	3DU
40Ø	Washing Machine	5DU
40Ø	Shower	2DU
40Ø	Bath	4DU
100Ø	WC Pan	4DU
Drainage Pipe Gradient		
65Ø	1:40 Minimum Gradient	25DU
85Ø	1:60 Minimum Gradient	61DU
100Ø	1:60 Minimum Gradient	205DU
150Ø	1:60 Minimum Gradient	1310DU

● TV	Terminal Vent
● ORG	Overflow Relief Gully
+ RE	Rodding Eye
— - —— - —	Drainage - Waste Pipe
– — – — – —	100mm Ø Stormwater Pipe
——-·-·——	HWC Copper pipe

NOTE:

1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
2. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area.
4. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.
5. All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.
6. All lateral drains under slab to be a minimum of 65Ø.
7. Provide seismic restraints & temperature valve to hot water cylinder as per NZBC G12/AS1. Refer to separate sheet for details.

Relief vent pipe shall be:

1. Discharged to a location easily visible and identifiable and unlikely to cause nuisance or damage to the building of injury to persons.
2. Each line shall fall continuously from valve to point of discharge.
3. Drain to terminate:
   - 3.1. Not lower than 200mm of higher than 300mm above an unpaved surface, or
   - 3.2. Not lower than 75mm or higher than 300mm above a gravel pit not less than 100mm in diameter in a paved surface.
4. Have air gaps as required.
5. Pipework downstream of the relief valve should be capable of carrying water exceeding 93°C.
6. Be located to discharge away from building where necessary so as to adversely effect slab, foundation of footing.

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Project Title
Rachael Van Den Tillaart
Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title
Drainage Plan

Drawn 14 October 2025

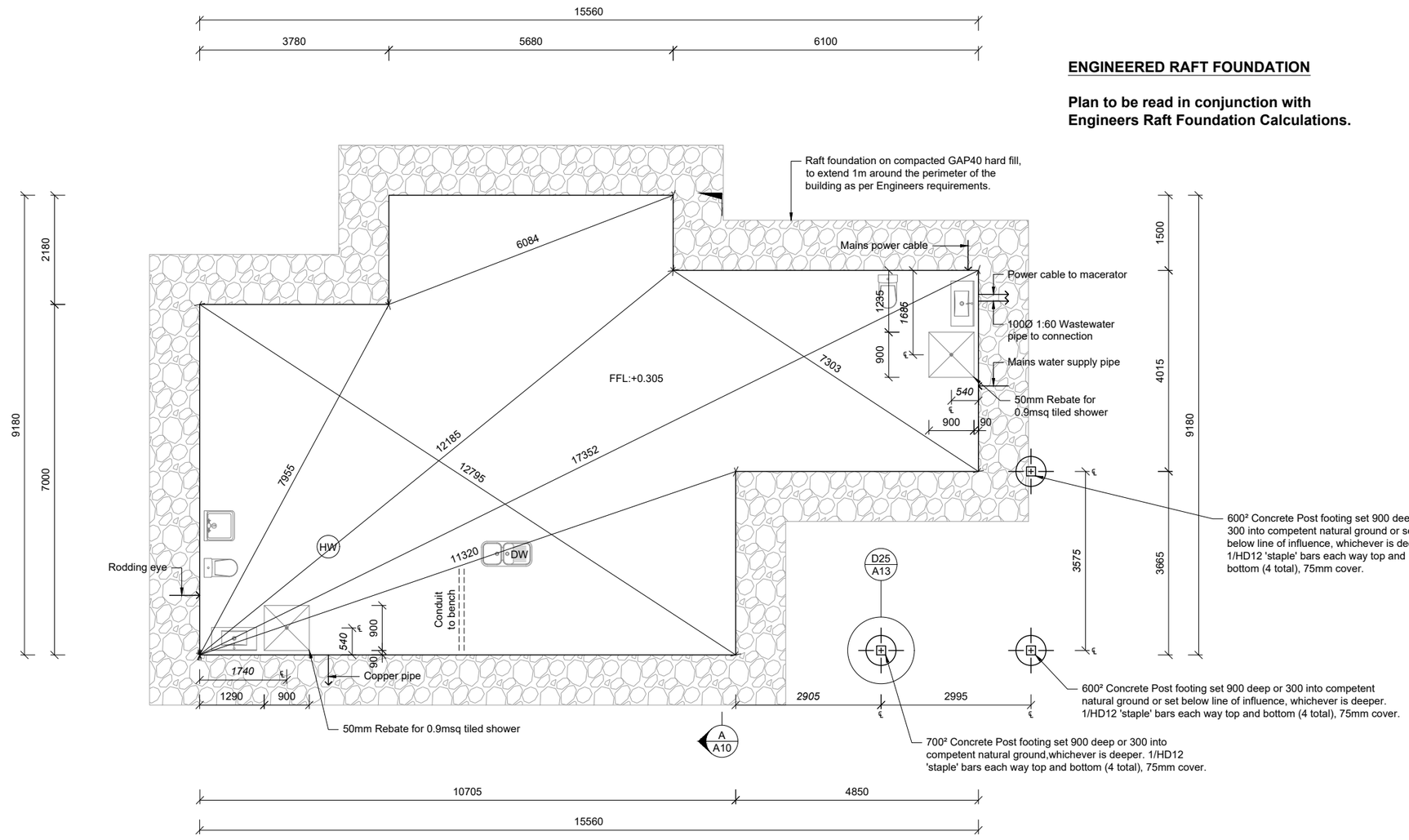
Project No 5302

Rev BC-L-1

Sheet A05

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



ENGINEERED RAFT FOUNDATION

Plan to be read in conjunction with Engineers Raft Foundation Calculations.

NOTE:

1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
2. Check all existing drain locations and all dimensions on site before construction.
3. Refer to Engineers notes for concrete MPa & other details.
4. Plans to be read in conjunction with Engineers foundation design & PS1.
5. Local Authority should inspect the earthworks, building platform construction and foundation, prior to the concrete being poured to ensure that the design criteria has been met.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Confirm rebate to slab for external doors with Designer or home builder before construction.
8. Granular fill to comply with NZS 3604:2011, greater than 600mm to be engineered. Fill to be compacted at 150mm intervals and tested at 300mm intervals. Do not build on uncertified fill.

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)

LEGEND

Edge of slab
Brick rebate

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Project Title
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Keirkeri
Lot 20 DP 596768

Sheet Title
Foundation Plan

Drawn 14 October 2025

Project No 5302

Rev BC-L-1

Sheet A06

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

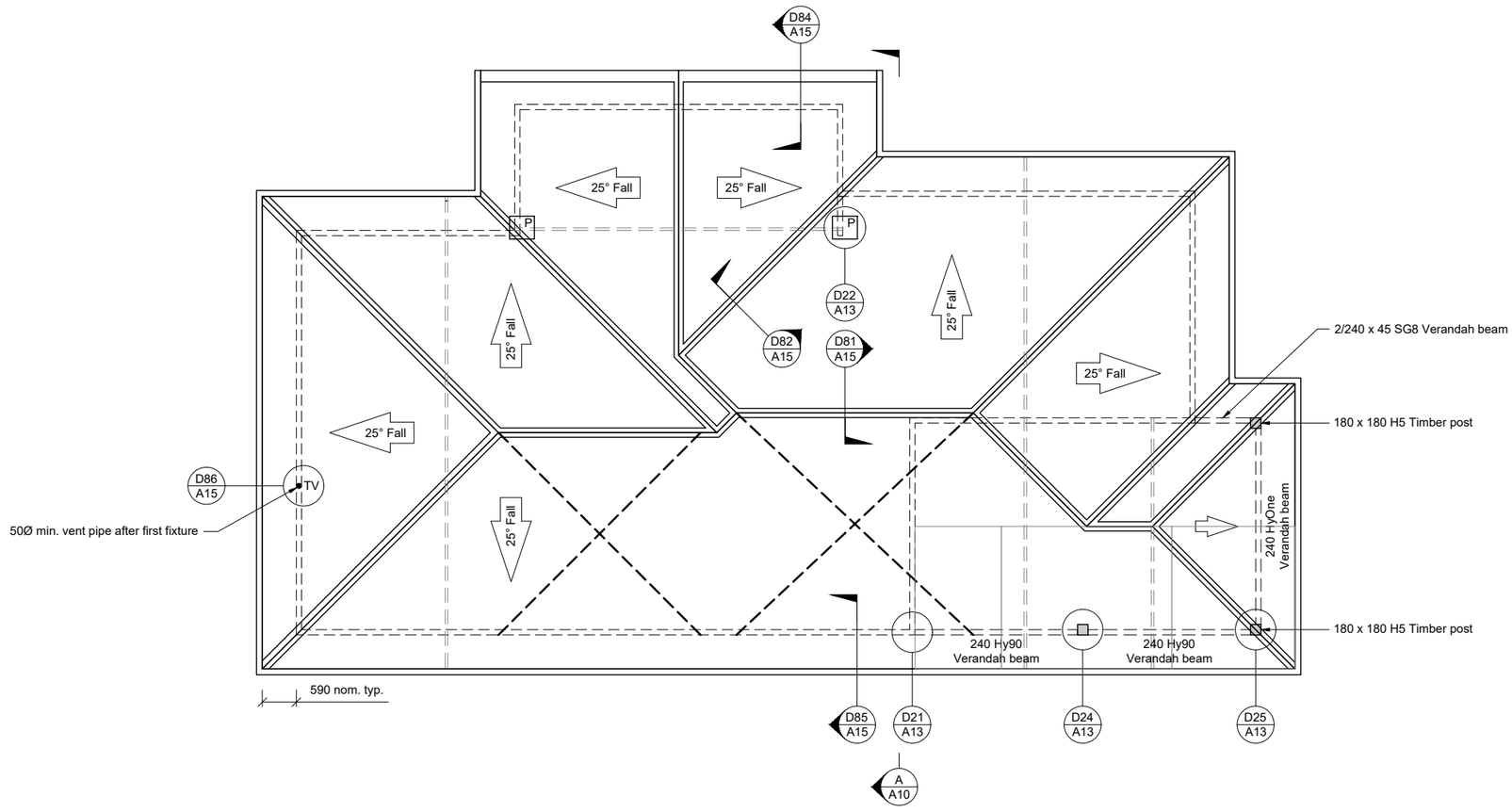
C
B D
A

NOTE:

Unless specifically noted all internal loadbearing walls less than 10KN, so no thickening required

NOTE:

1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
2. Kitchen extractor hood to be vented to exterior.
3. Roofing to be installed to New Zealand Metal Roofing Code of Practice and in accordance with manufacturers installation instructions.
4. Refer to Eave detail for stud, lintel and soffit framing heights.
5. Precut manufacturer to provide truss and lintel fixings and Producer Statement.
6. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
7. Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area.
8. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.
9. Selected Dimond Fascia & Continuous Spouting with 80Ø PVC downpipe installed to manufactures specifications



LEGEND

- Roof Line
- Load bearing stud
- Girder truss
- TV● Terminal vent
- Lumberlok strip brace both ways in roof plane fixed using 5No. 30 x 3.15mm nails each end and 1No. 30 x 3.15mm nails where brace crosses truss
- P Fixings under truss point load as follows:

Stud to bottom plate connection use GIB HandiBrac fixed using 8 Tek screws & 1 Bowmac screw bolt.

Stud to top plate connection to Mitek internal loadbearing 16kN connection: Lumberlok CPC 80 each side (16kN pair) with Type 17 - 14g x 35 mm screws + 8Ø product nails

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)

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Project Title
Rachael Van Den Tillaart
Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title
Roof Plan

Drawn 14 October 2025

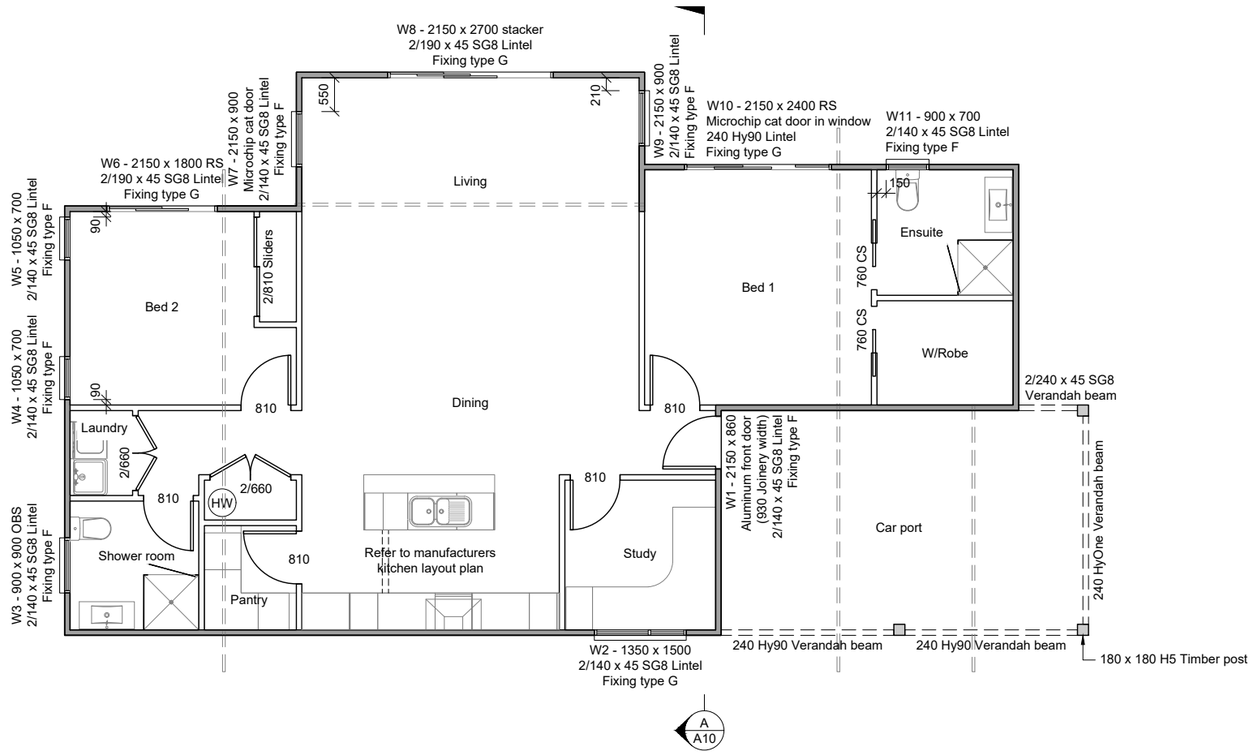
Project No 5302

Rev BC-L-1

Sheet A07

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



NOTE:

1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
2. Refer to NZS3604:2011 Section 4 for durability requirements.
2. Do not scale from drawings.
3. Check all dimensions before construction commences.
4. Refer to Eave detail for stud, lintel and soffit framing heights.
5. Precut manufacturer to provide truss and lintel fixings and Producer Statement.
6. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
7. Building underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
8. Sill support bars conforming to BRANZ evaluation method EM6 to be installed to all windows.
9. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.
10. As per NZBC 9.1.10.8: Install windows & doors using pairs of min 75x3.15 jolt head nails through reveals into surrounding frame at
    a) 450mm max c/c along sills, jambs & heads
    b) 150mm max from ends of reveal Install
    packer between reveals & framing at all fixing points, except between head reveals & lintels.
11. All window joinery to comply with NZS 4211:2008
12. All glazing to comply with NZS 4223
13. All window and door openings to be checked on site prior to manufacture, any discrepancies to be reported to GJ Gardner Homes Ltd.
14. All internal doors to be offset from return walls by 90mm minimum.
15. Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
16. Optional: 'HIANDRI' Bottom plate packers to be installed as per manufacturers specifications

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)

LEGEND

- 90 x 45 SG8 H1.2 Timber framing to external load bearing walls at 600 c/c
  90 x 45 SG8 H1.2 Timber framing to internal load bearing walls at 600 c/c
- 90 x 45 SG8 H1.2 Timber Framing non-load bearing walls at 600 c/c
- Girder truss

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Project Title
Rachael Van Den Tillaart
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Keirkeri
Lot 20 DP 596768

Sheet Title
Framing & Lintel Plan

Drawn 14 October 2025

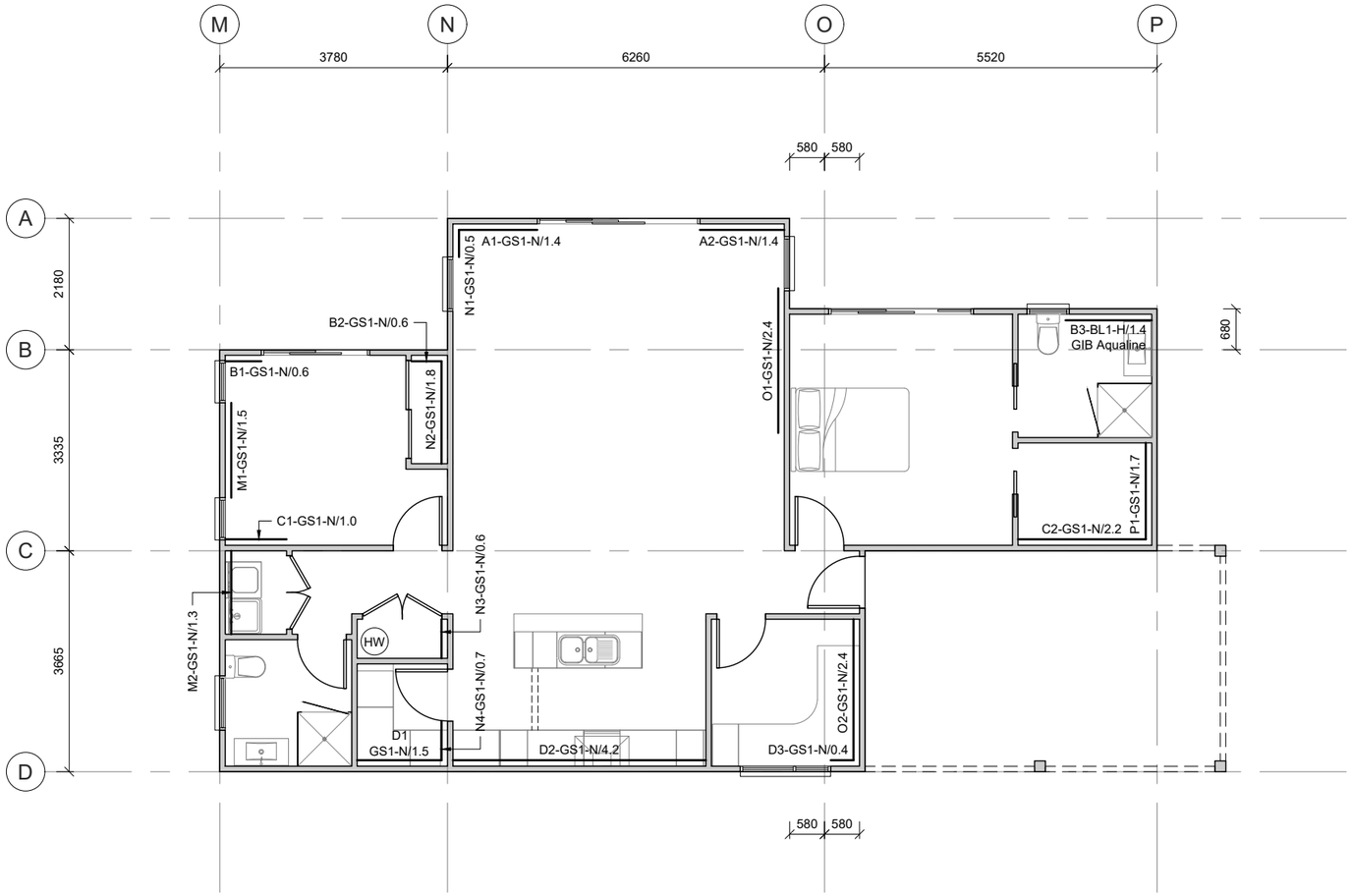
Project No 5302

Rev BC-L-1

Sheet A08

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



NOTE:

1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
2. All bracing elements to be installed to manufacturers specifications.
3. Aqualine GIB to all bathroom walls.

WALL BRACING

GS1-N: 10mm GIB one face Min. 0.4m long, no hold downs.

BL1-H: 10mm Braceline GIB one face min. 0.4m long, with hold downs.

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Project Title

Rachael Van Den Tillaart
Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title

Bracing Plan

Drawn 14 October 2025

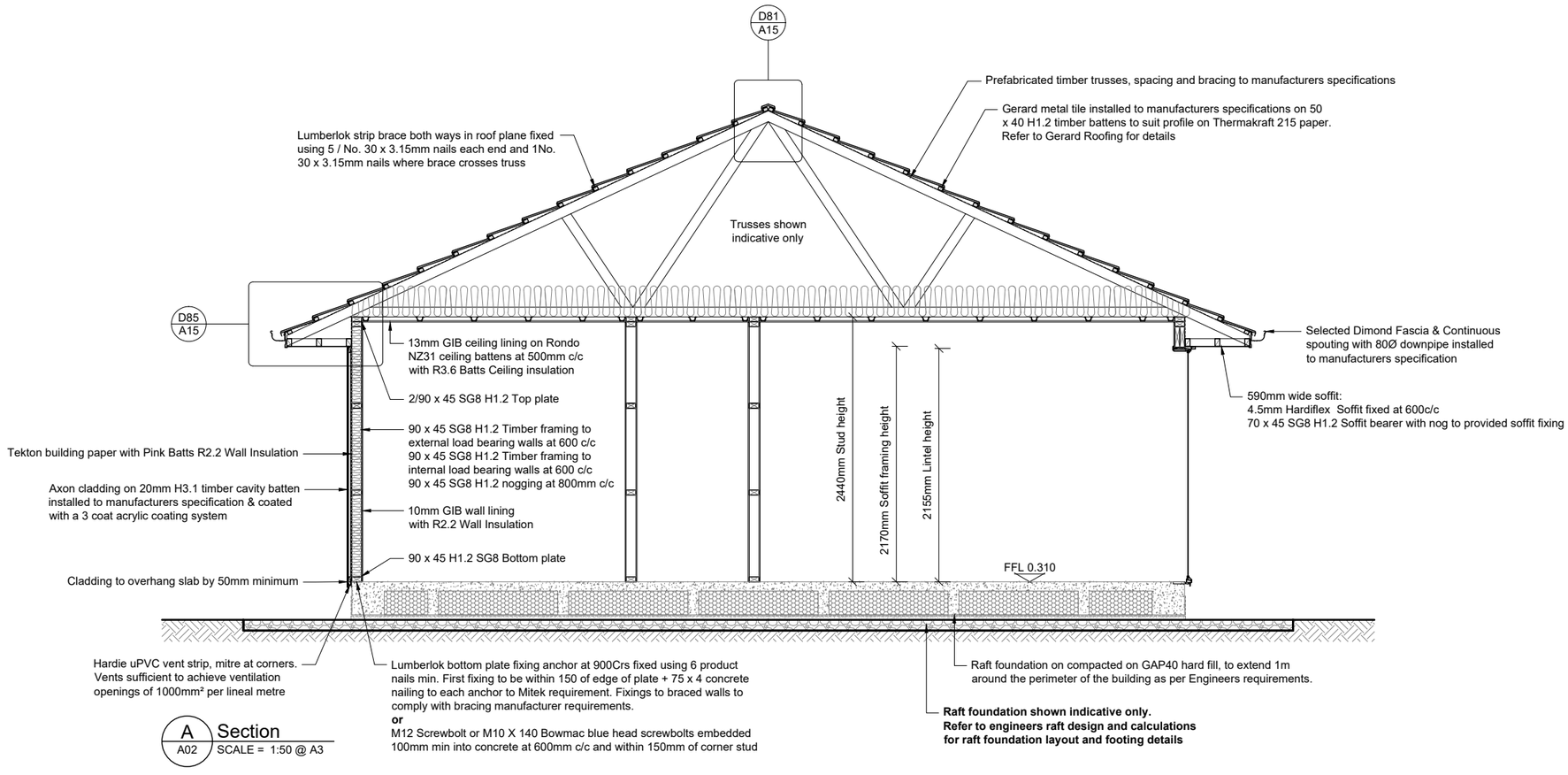
Project No 5302

Rev BC-L-1

Sheet A09

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



A Section
A02 SCALE = 1:50 @ A3

SECTION NOTES:

1. Do not scale from drawings.
2. Refer to Engineers notes for concrete MPa & other details.
3. Plans to be read in conjunction with Engineers foundation design & PS1.
4. Local Authority should inspect the earthworks, building platform construction and foundation, prior to the concrete being poured to ensure that the design criteria has been met.
5. Fill to be compacted at 150mm intervals. Do not build on uncertified fill. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
6. All wall framing typically H1.2 treated unless specifically stated.
7. Refer to Eave detail for stud, lintel and soffit framing heights.
8. Additional nogs to be installed at framing stage to allow for towel rails, wardrobe & fixed shelves, WC cistern, toilet roll holders & wall mounted extractors.
9. Refer to Framing & Lintel Plan for lintel dimensions.
10. Refer to Masonry Veneer Details sheet for brick veneer notes.
11. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
12. Aqualine GIB to all bathroom walls.
13. Precut manufacturer to provide truss and producer statement.
14. Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
15. Domestic smoke detectors to be installed in accordance with C AS1 & F7 ensure placement within 3m of bedroom doors.
16. Optional: 'HIANDRI' Bottom plate packers to be installed as per manufacturers specifications

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.

Sheltered fixings to be hot-dipped galvanize.

Closed in nail plates in roof space to be continuous coated galvanised steel.

Closed wire dogs and bolts to be hot dipped galvanised steel.

All other closed structural fixings to be mild steel (uncoated non galvanised).

Galvanised brick ties.

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Project Title
Rachael Van Den Tillaart
Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title
Section A

Drawn 14 October 2025

Project No 5302

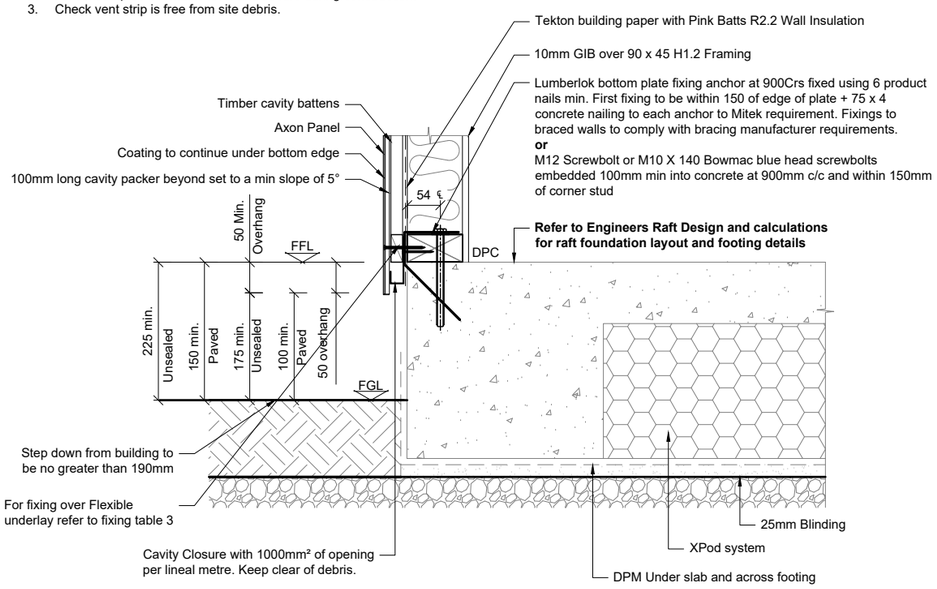
Rev BC-L-1

Sheet A10

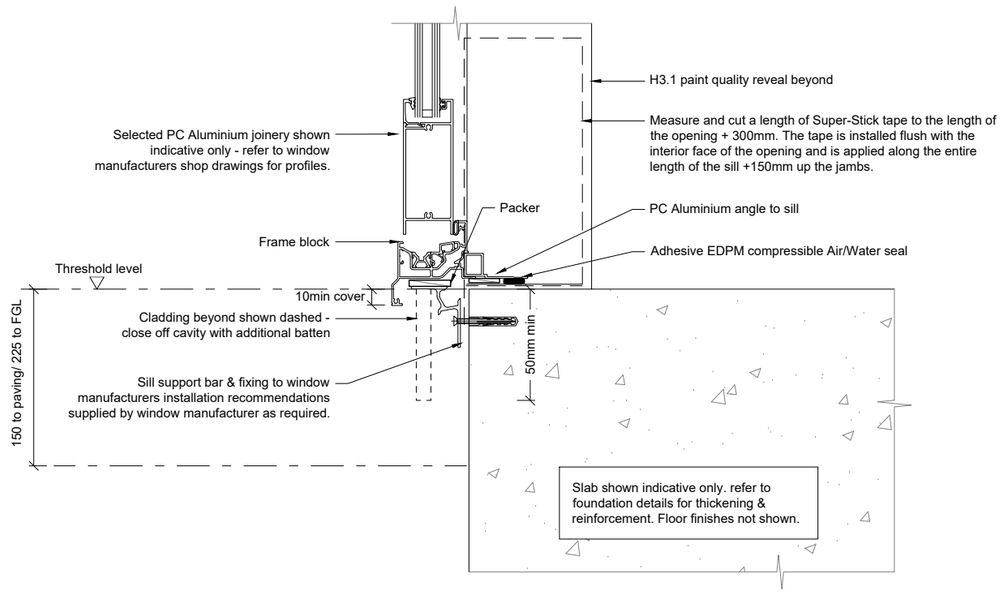
Scale (A3 Original) 1: 50

0.5 0.25 0 0.5 1 m

Notes:
1. Axon to overhang foundation by 50mm min.
2. Fix vent strip so it remains level and secure during construction.
3. Check vent strip is free from site debris.



D01 A03 Axon Cladding to Foundation Clearances Detail
SCALE = 1:10 @ A3



D05 A03 Non-Rebated Sill Detail
SCALE = 1:5 @ A3

NOTE:

1. Refer to NZS3604:2011 Section 4 for durability requirements.
2. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
3. Building underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
4. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.
5. As per NZBC 9.1.10.8: Install windows & doors using pairs of min 75x3.15 jolt head nails through reveals into surrounding frame at
   a) 450mm max c/c along sills, jambs & heads
   b) 150mm max from ends of reveal
   Install packers between reveals & framing at all fixing points, except between head reveals & lintels.
6. All window joinery to comply with NZS 4211:2008
7. All glazing to comply with NZS 4223
8. All window and door openings to be checked on site prior to manufacture, any discrepancies to be reported to the Designer.
9. Details to be read in conjunction with manufacturers installation instruction.
10. Cladding to be installed to manufacturers installation instructions.

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Project Title
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Lot 20 DP 596768

Sheet Title
Threshold Details

Drawn 14 October 2025

Project No 5302

Rev BC-L-1

Sheet A11

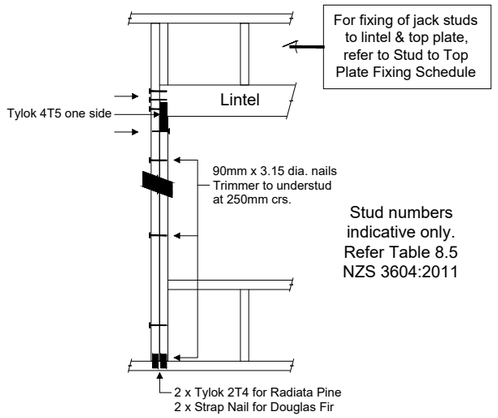
Scale (A3 Original) 1: 5

0.05 0.03 0 0.05 0.1 m

LINTEL FIXING OPTIONS

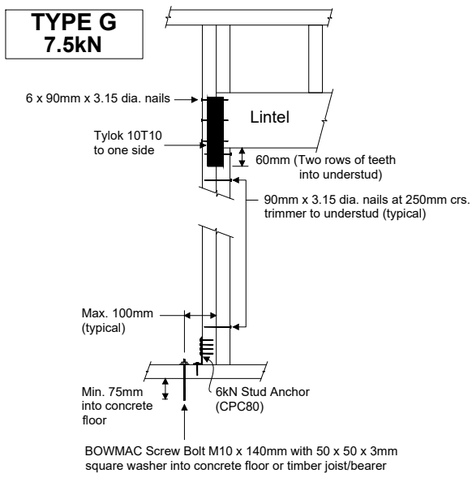
LUMBERLOK

TYPE F 4.0kN

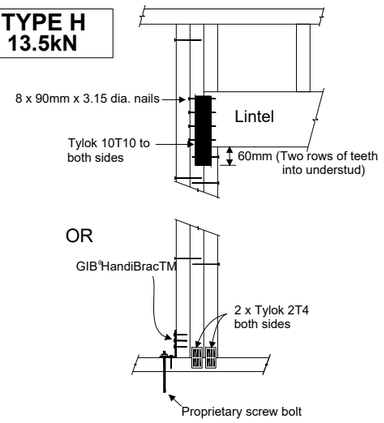


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

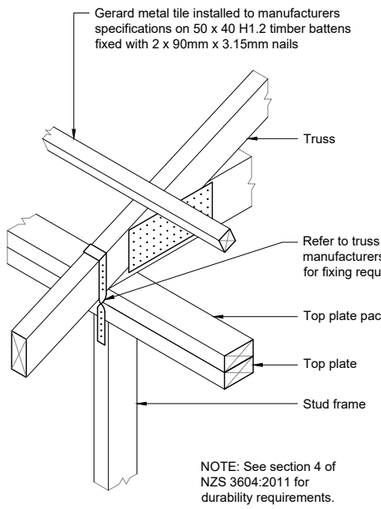
TYPE G 7.5kN



TYPE H 13.5kN

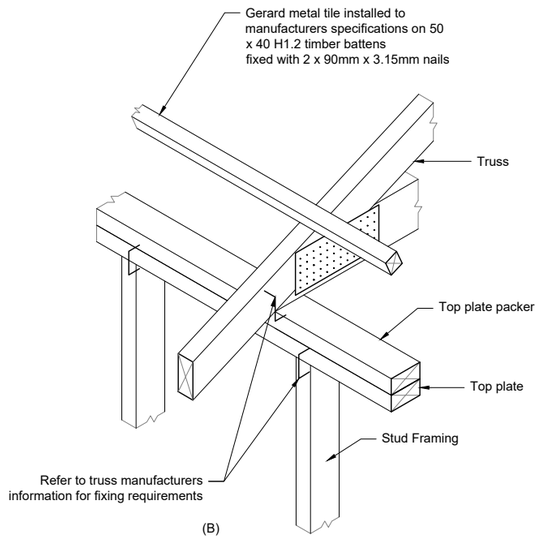


D15 Lintel Fixing Details
SCALE = NTS



NOTE: See section 4 of NZS 3604:2011 for durability requirements.

(A)

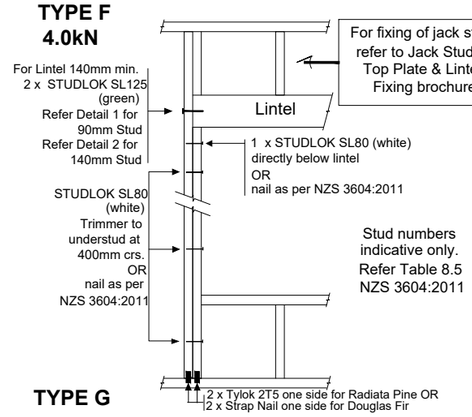


(B)

D16 Truss Top Plate Connection
SCALE = NTS

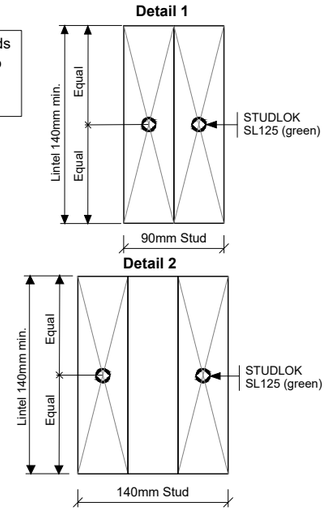
STUDLOK LINTEL FIXING OPTIONS FOR ON-SITE

TYPE F 4.0kN

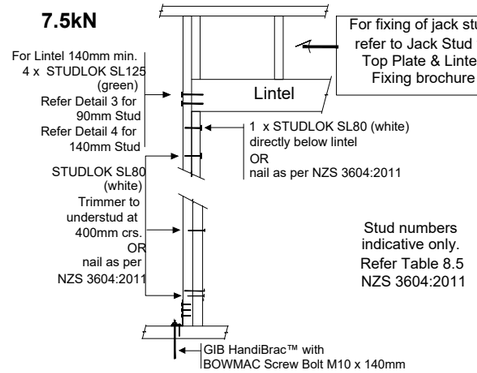


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G

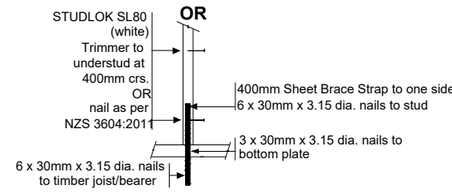


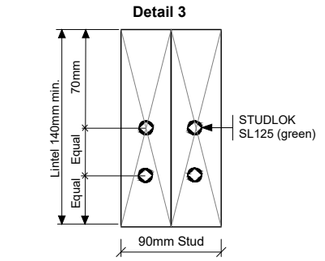
7.5kN



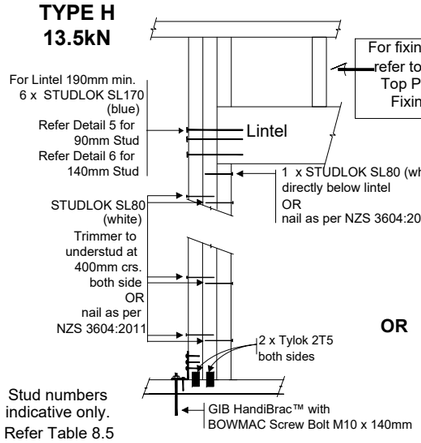
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

OR



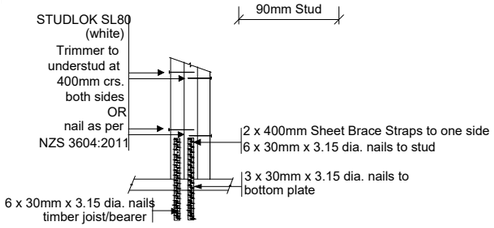


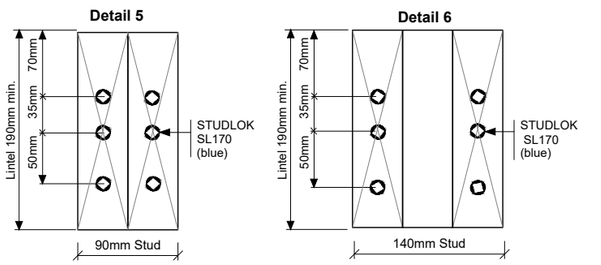
TYPE H 13.5kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

OR





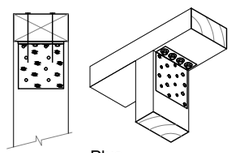
TOP PLATE CONNECTION OPTIONS:
Choose from the three connections below or refer to manufacturers information in specifications for Bowmac Stud-lok fixing

NOTE:

To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

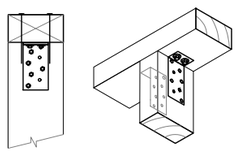
FIXING TYPE B: 4.7KN — CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



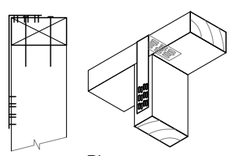
Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

Recommended for internal wall options to avoid lining issues

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Project Title
Rachael Van Den Tillaart
Te Uru Lane
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Lot 20 DP 596768

Sheet Title
Hold Down Details

Drawn 14 October 2025

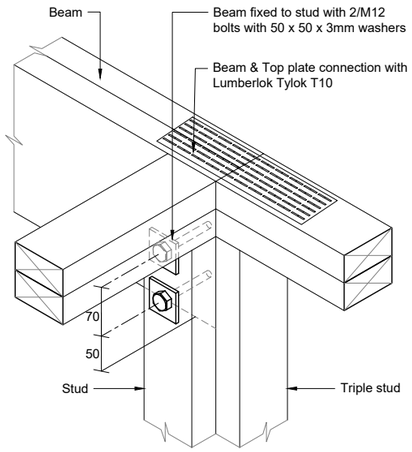
Project No 5302

Rev BC-L-1

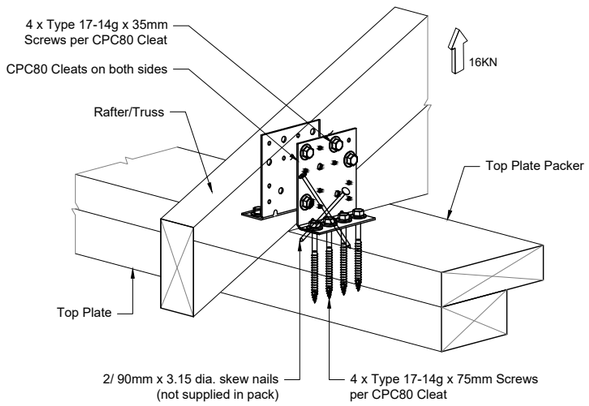
Sheet A12

Scale (A3 Original) 1: 10

0.1 0.05 0 0.1 0.2 m

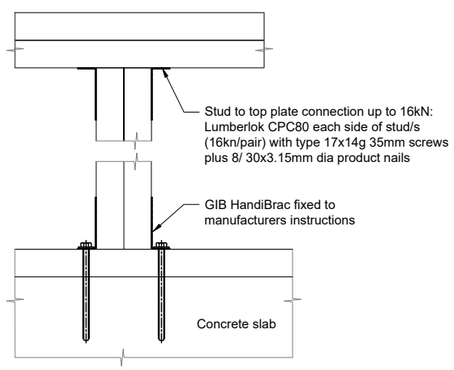


D21 Beam to Corner Stud Detail
A07 SCALE = 1:10 @ A3

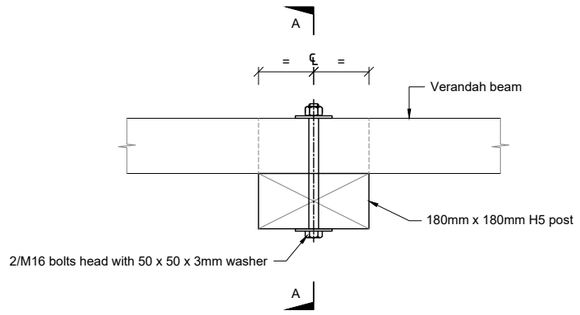


Code: 16KNTTP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Type 17-14g x 35mm Hex Head Galvanised Screws
8 x Type 17-14g x 75mm Hex Head Galvanised Screws

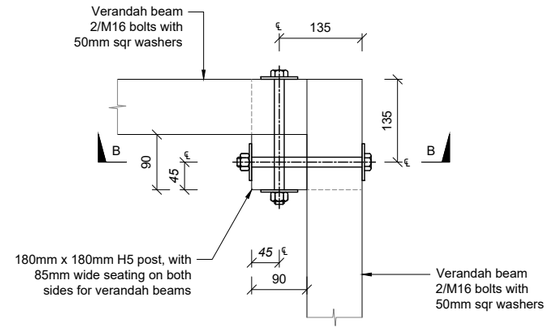
D22 P - 16KN Truss to Top Plate Connection
A07 SCALE = NTS



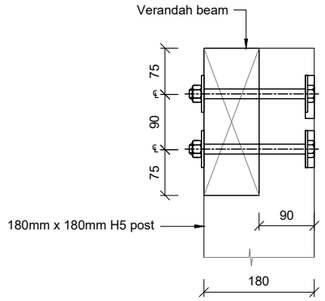
D23 P - 16KN Stud to Top & Bottom Plate Detail
A07 SCALE = 1:10 @ A3



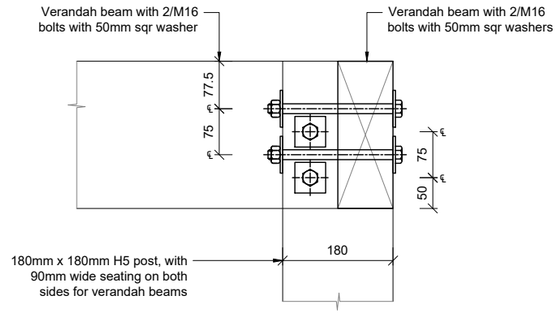
D24 Verandah Centre Post Detail (Plan)
A07 SCALE = NTS



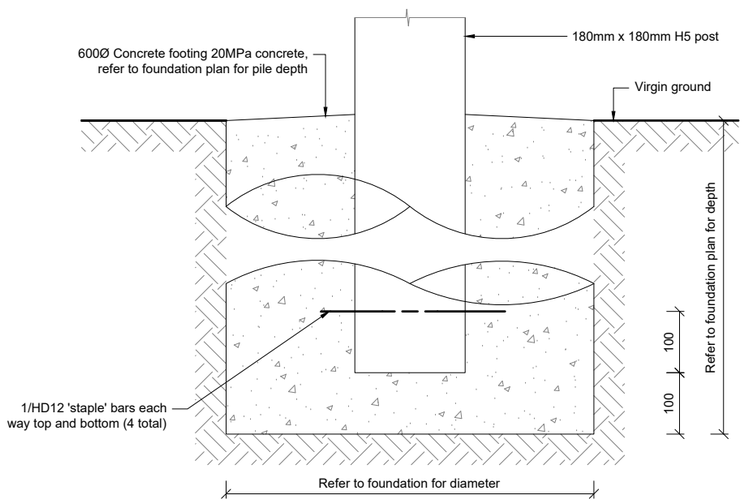
D25 Corner Post Detail (Plan)
A07 SCALE = NTS



A-A Section A-A
- SCALE = 1:10 @ A3



B-B Section B-B
- SCALE = 1:10 @ A3



D25 Porch Post Footing Detail
A06 SCALE = 1:10 @ A3

NOTE:

1. Refer to NZS3604:2011 Section 4 for durability requirements.
2. Do not scale from drawings.
3. All wall framing typically H1.2 treated unless specifically stated.
4. Designers connection details to be followed unless specifically design by precut manufacturer.
5. Refer to Eave detail for stud, lintel and soffit framing heights.
6. Precut manufacturer to provide truss fixings and Producer Statement.
7. Refer to Framing & Lintel Plan for lintel to stud fixings.

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)

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Project Title
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Te Uru Lane
Keirkeri
Lot 20 DP 596768

Sheet Title
Post & Beam Details

Drawn 14 October 2025

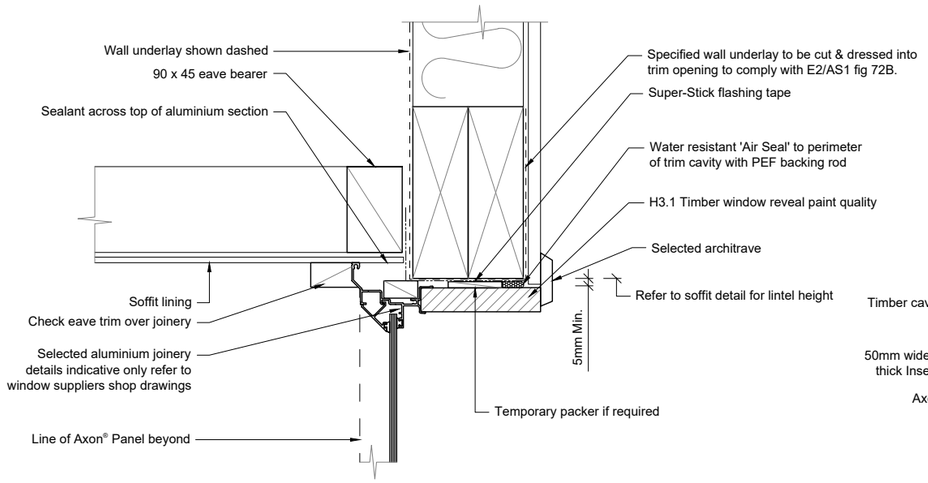
Project No 5302

Rev BC-L-1

Sheet A13

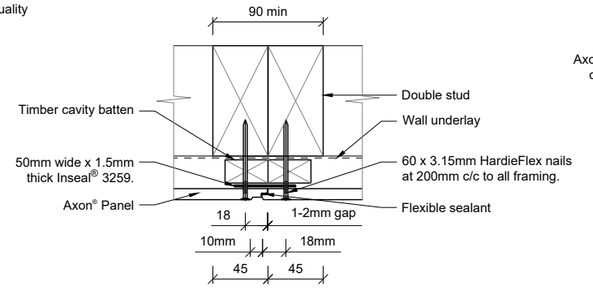
Scale (A3 Original) 1: 10

0.1 0.05 0 0.1 0.2 m

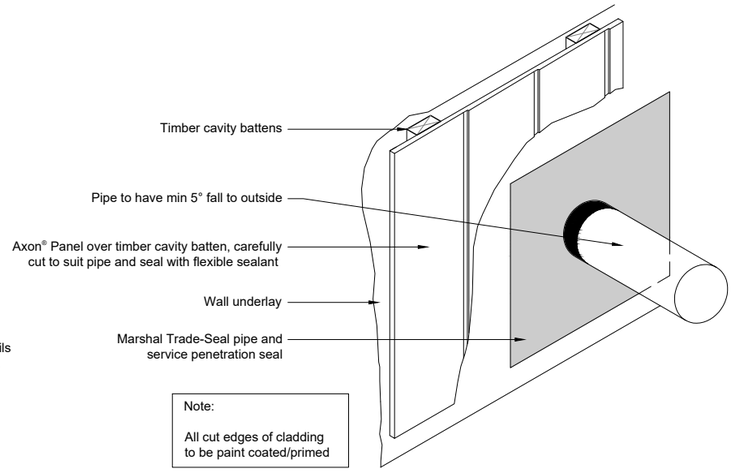


D60 Axon® Panel - Window Head Detail
A03 SCALE = 1:5 @ A3

Note:
Aluminium extrusion must not be continuous over solid floor joists.



D63 Axon Joint Detail
SCALE = 1:5 @ A3



Note:

All cut edges of cladding to be paint coated/primed

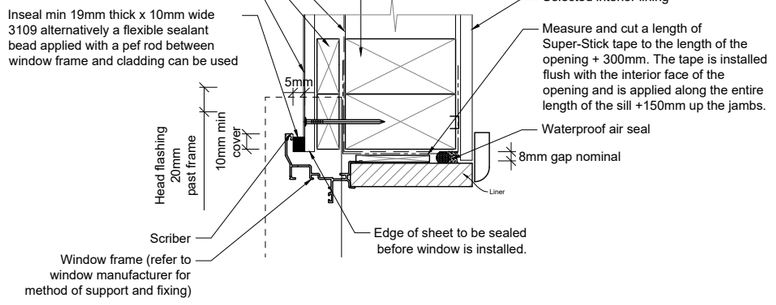
D66 Axon® Panel - Pipe Penetration Detail
SCALE = 1:10 @ A3

NOTE:

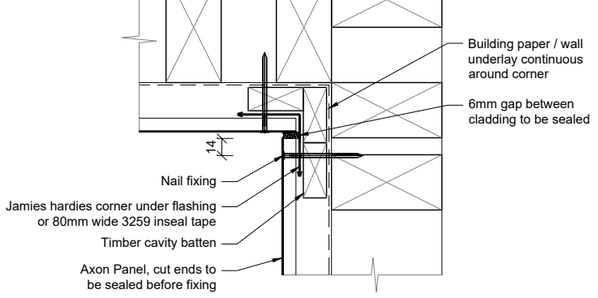
1. All window joinery to comply with NZS 4211:2008. All glazing to comply with NZS 4223.3:2016.
2. Flashing materials must be selected based on environmental exposure, refer to NZS 3604:2012 & NZBC E2/AS1 Table 20.
3. Building underlay must comply with acceptable solution NZS 3604:2012 & NZBC E2/AS1.
4. Sill support bars conforming to BRANZ evaluation method EM6 to be installed to all windows.
5. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact as per NZBC E2/AS1 Table 21.
6. As per NZBC E2/AS1 Section 9.1.10.8: Install windows & doors using pairs of min 75x3.15 jolt head nails through reveals into surrounding frame at:
   a) Maximum 450mm max c/c along sills, jambs & heads.
   b) Maximum 150mm max from ends of reveal Install packers between reveals & framing at all fixing points, except between head reveals & lintels.
7. All window and door openings to be checked on site prior to manufacture, any discrepancies to be reported to Designer.
8. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
9. Details to be read in conjunction with manufacturers specifications and installation requirements.

FIXINGS

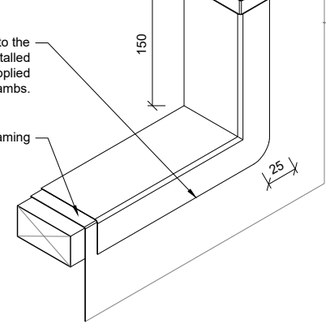
Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1



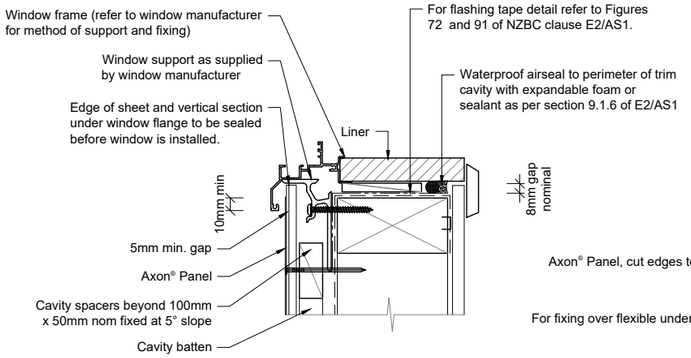
D61 Axon® Panel - Jamb Detail
A03 SCALE = 1:5 @ A3



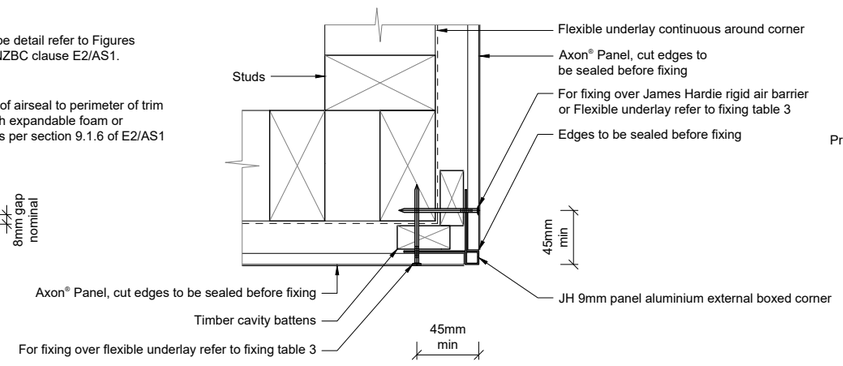
D64 Axon® Panel Internal Junction
A03 SCALE = 1:5 @ A3



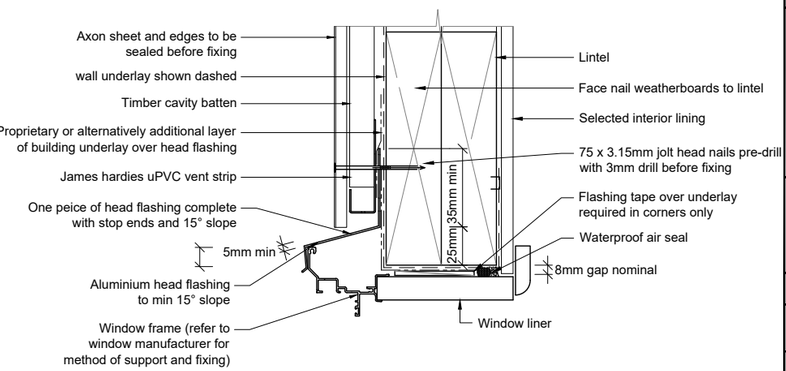
D67 Axon® Panel - Sill & Head Flashing Detail
SCALE = NTS



D62 Axon® Panel - Sill Detail
A03 SCALE = 1:5 @ A3



D65 Axon® Panel - External 90° Detail
A03 SCALE = 1:5 @ A3



D68 Axon® Panel - Window Head Detail
A03 SCALE = 1:5 @ A3

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Project Title
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Keirkeri
Lot 20 DP 596768

Sheet Title
Cladding Details

Drawn 14 October 2025

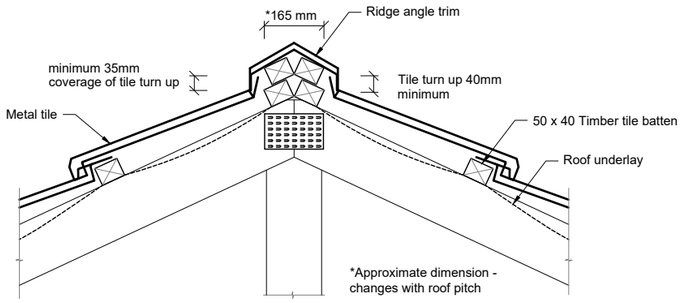
Project No 5302

Rev BC-L-1

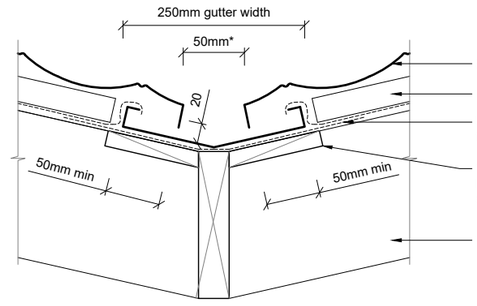
Sheet A14

Scale (A3 Original) 1: 5

0.05 0.03 0 0.05 0.1 m

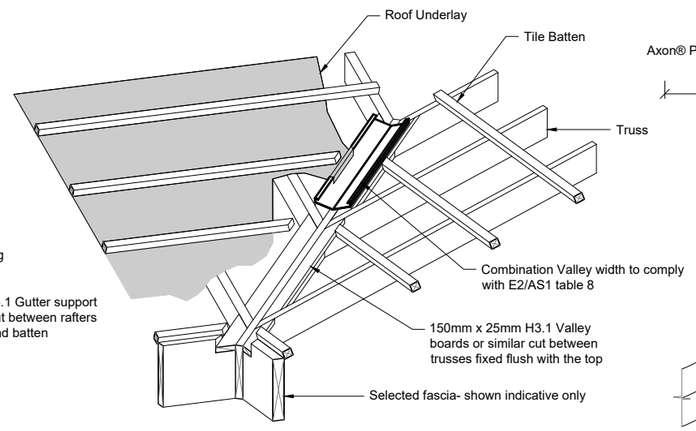


D81 Ridge Flashing Detail
A07 SCALE = 1:10 @ A3

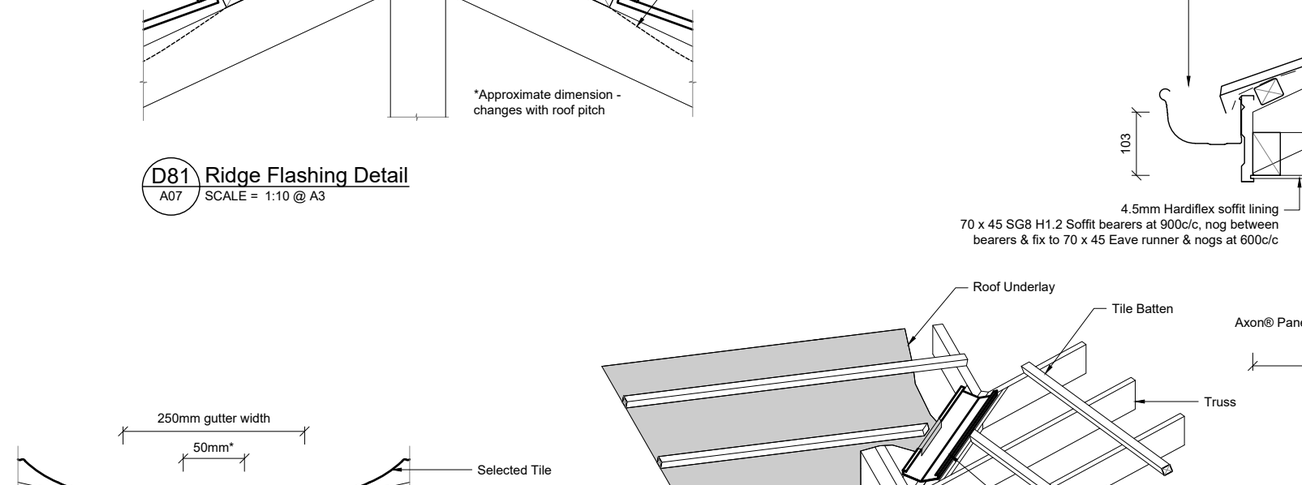


*Minimum clearance between tiles

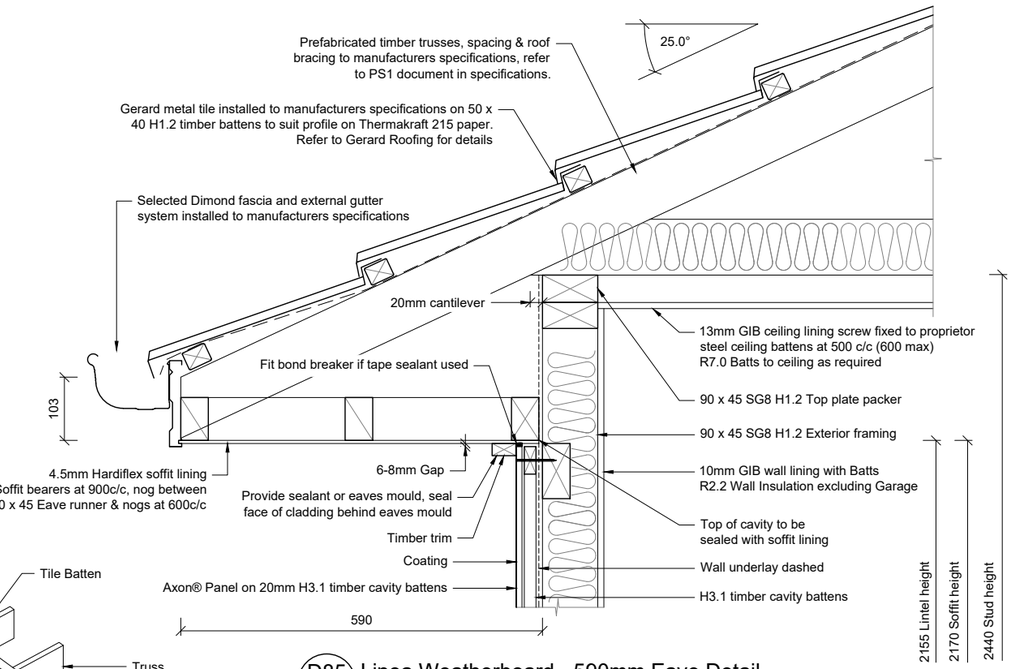
D82 Gutter Valley Detail
A07 SCALE = 1:10 @ A3



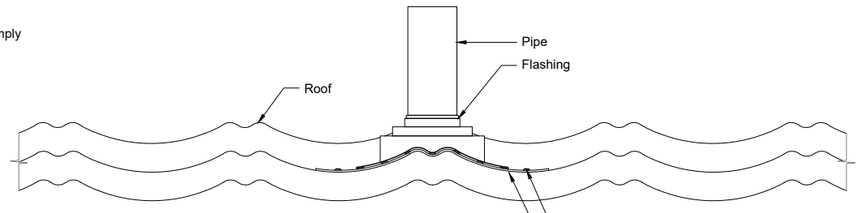
D83 Gutter Valley Flashing Detail
- SCALE = NTS



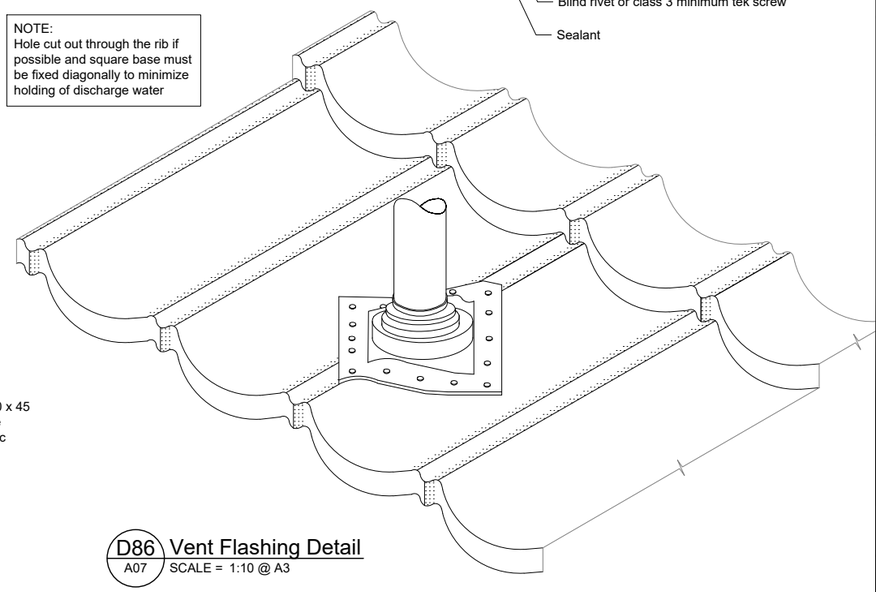
D84 Gable Truss Detail
A07 SCALE = 1:10 @ A3



D85 Linea Weatherboard - 590mm Eave Detail
A07 SCALE = 1:10 @ A3



NOTE:
Hole cut out through the rib if possible and square base must be fixed diagonally to minimize holding of discharge water



D86 Vent Flashing Detail
A07 SCALE = 1:10 @ A3

NOTE:

1. Refer to Section for specific product selection.
2. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
3. Refer to NZS3604:2011 Section 4 for durability requirements.
4. Do not scale from drawings.
5. All wall framing typically H1.2 treated unless specifically stated.
6. Designers connection details to be followed unless specifically design by precut manufacturer.
7. Refer to Eave detail for stud, lintel and soffit framing heights.
8. Precut manufacturer to provide truss fixings and Producer Statement.
9. Refer to Framing & Lintel Plan for lintel to stud fixings.
10. Details to be read in conjunction with manufacturers specifications and installation requirements.

FIXINGS

Exposure zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)

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Sheet Title
Roof Details

Drawn 14 October 2025

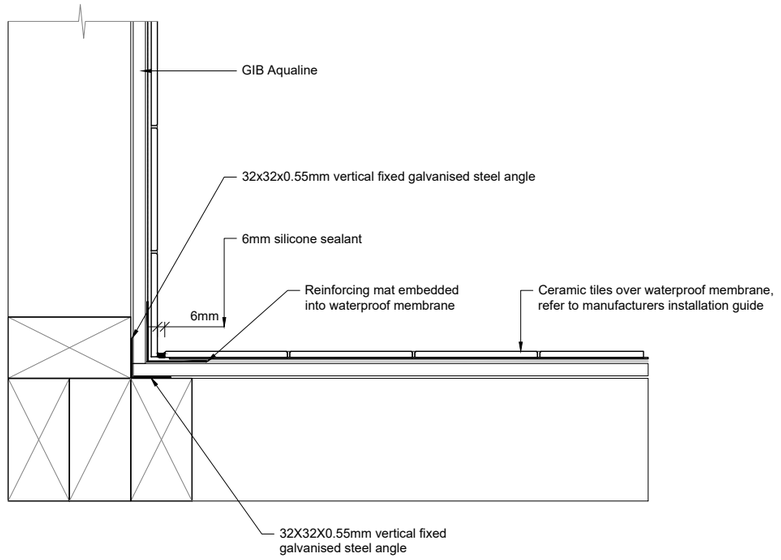
Project No 5302

Rev BC-L-1

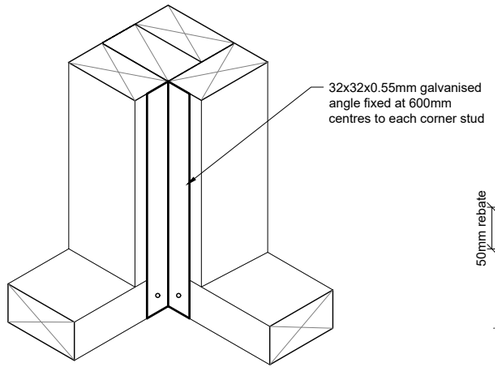
Sheet A15

Scale (A3 Original) 1: 10

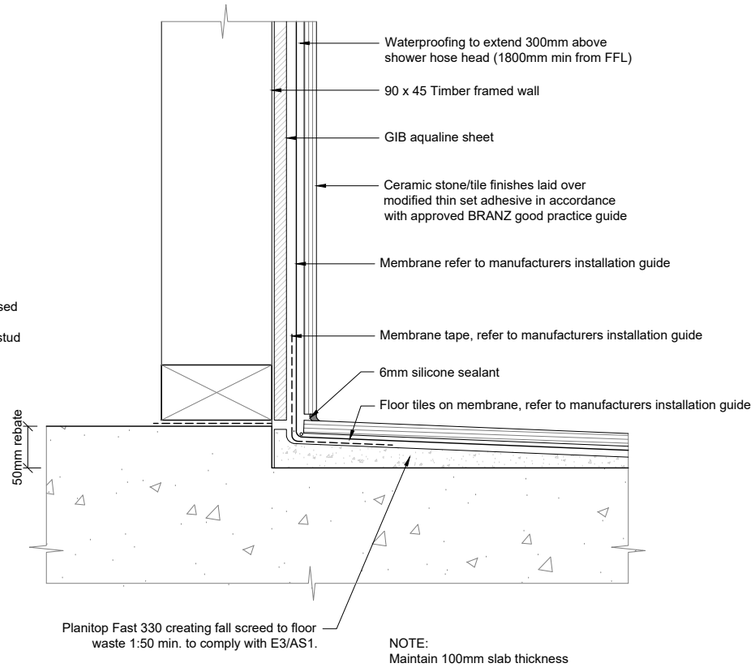
0.1 0.05 0 0.1 0.2 m



D90 Shower Wall Detail (Plan View)
SCALE = 1:5 @ A3



D91 Wet Area Tiled Walls and Base
SCALE = NTS

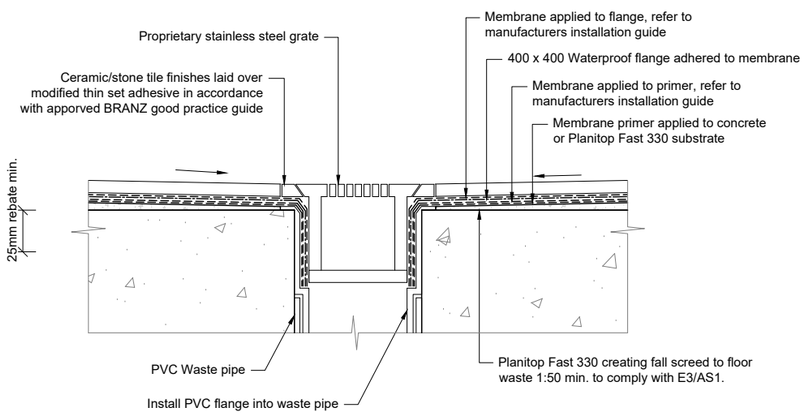


D92 Tiled Shower Tray Detail
SCALE = 1:5 @ A3

NOTE:

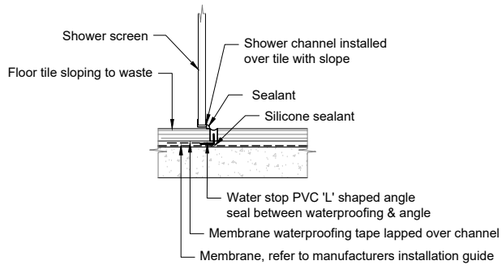
1. All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
2. All construction materials fixings & fastenings to comply with NZS 3604:2011 Section 4 & NZBC B2.
3. Plumbing to be installed by resigtered Plumber.
4. Refer to Gib aqualine Wet Area Systems for manufacturers installation required for GIB lining to typical fixtures & installations.
5. Tiled showers to have membrane applied under tiling.
6. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
7. Builder to refer to fixture manufacturers requirements for framing /nogging required for installations of all fixtures & fixings.
8. "Watersplash" Areas to E3/ AS1

- Seal around all penetrations and at junctions of wall/floor tiles with approved mould resistant silicone sealant.
- Watersplash areas & surfaces adjacent to sanitary & laundering facilities to be impervious to compl.y with NZBC E3.
- Kitchen bench/ work surfaces 3.0 to comply with G3/ AS1.
- Membrane used behind all sealant joints.

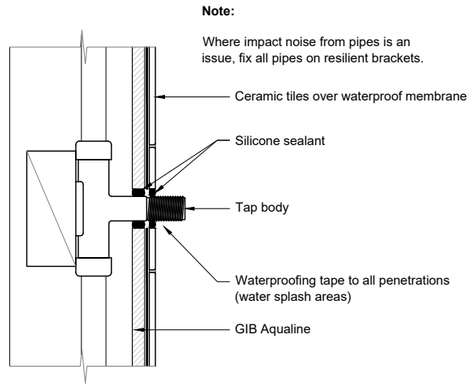


NOTE:
Maintain 100mm slab thickness

D93 Internal Wet Area Waste Detail
SCALE = 1:5 @ A3



D94 Section Channel Detail
SCALE = 1:5 @ A3



D95 Tile Penetration Detail
SCALE = 1:5 @ A3

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Lot 20 DP 596768

Sheet Title
Membrane Details

Drawn 14 October 2025

Project No 5302

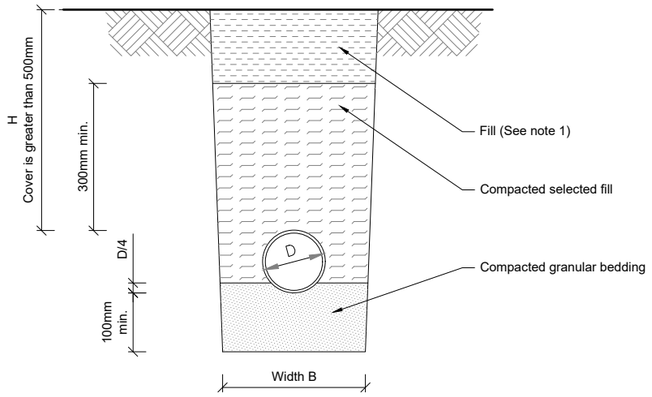
Rev BC-L-1

Sheet A16

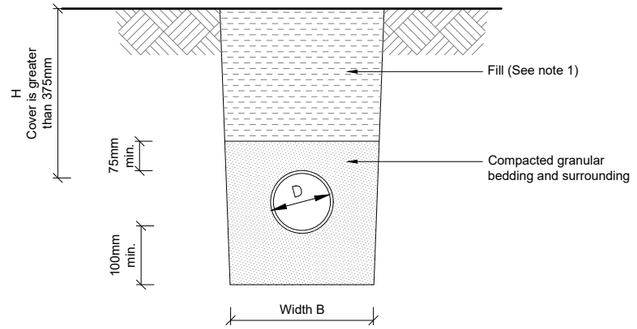
Scale (A3 Original) 1: 5

0.05 0.03 0 0.05 0.1 m

Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



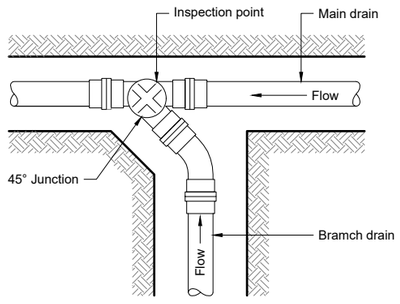
(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm

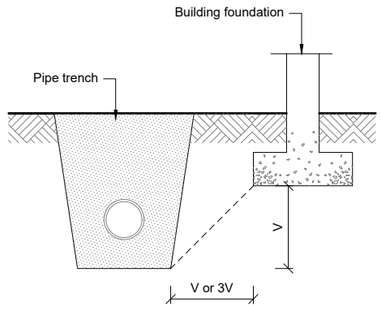
NOTE:
Fill shall be:
Ordinary fill where drains are located below gardens and open country.
Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

Figure 9: Inspection points
Paragraph 5.7.3

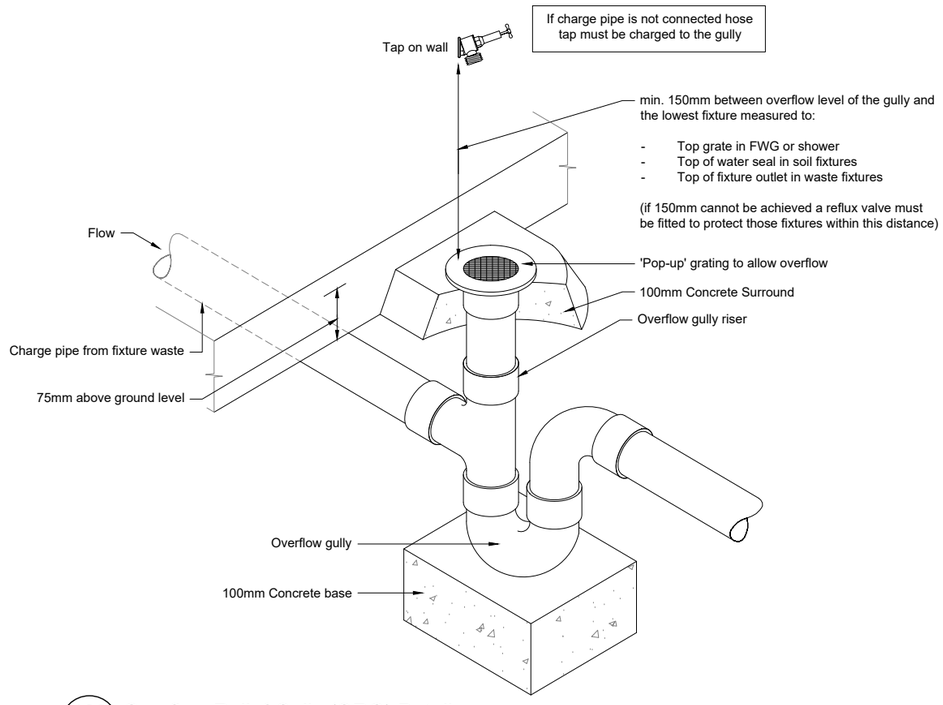


101 - Trench & Inspection Joint Details
SCALE = NTS

Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1



Minimum horizontal separation shall be V or 3V depending on length of time trench open, see paragraph 5.6.1



102 - Overflow Relief Gully (ORG) Detail
SCALE = NTS

NOTE:

1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
2. Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area.
3. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.
4. All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.

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Lot 20 DP 596768

Sheet Title
Drainage Details

Drawn 14 October 2025

Project No 5302

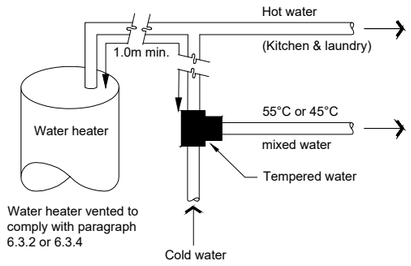
Rev BC-L-1

Sheet A17

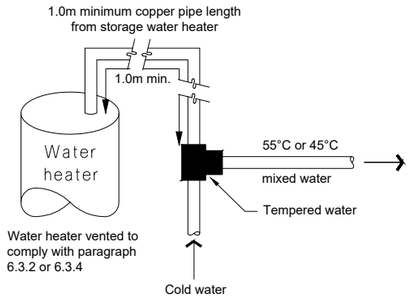
Scale (A3 Original) 1: 10

0.1 0.05 0 0.1 0.2 m

Figure 16: **Tempering Valve Installation**
Paragraph 6.14.2 a)



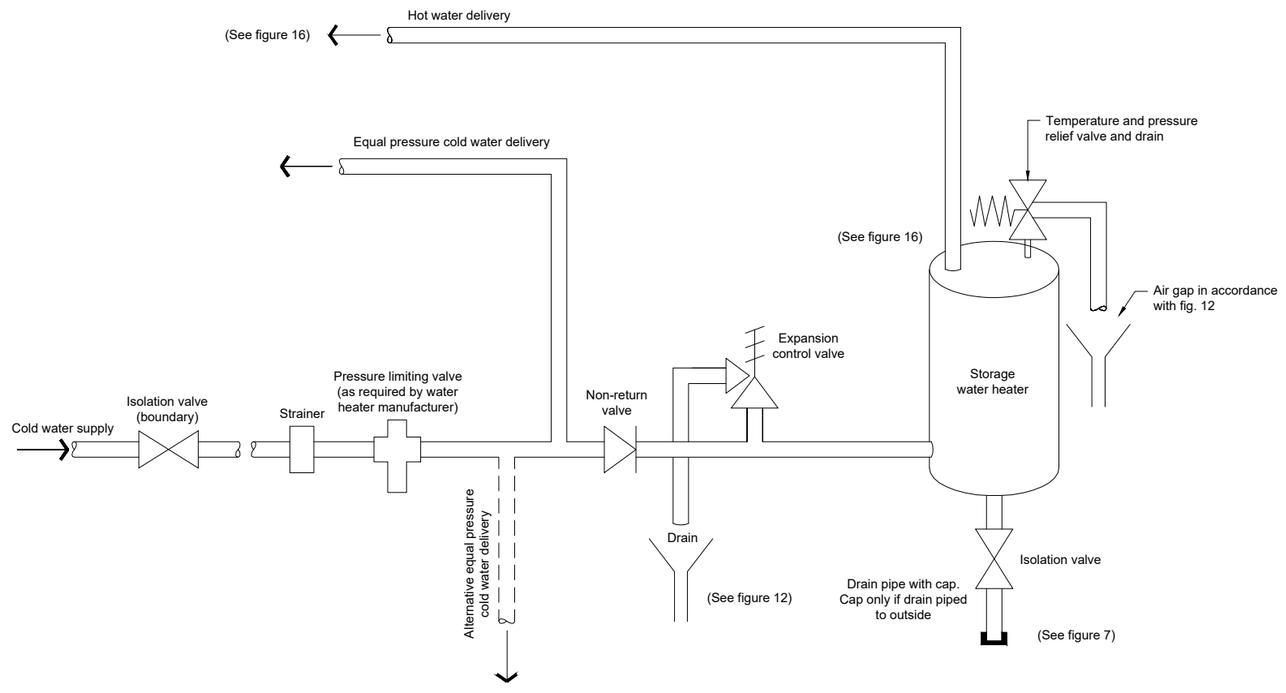
(a) With untempered water to laundry and kitchen fixtures and appliances



(b) Where all hot water is tempered

1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

Figure 8: **Mains Pressure Storage Water Heater System (unvented)**
Paragraphs 6.1.2 and 6.2.1 b)

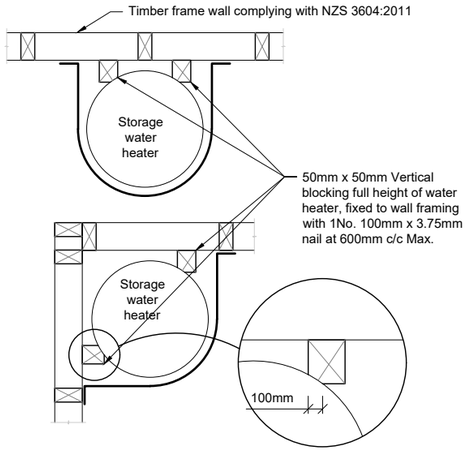


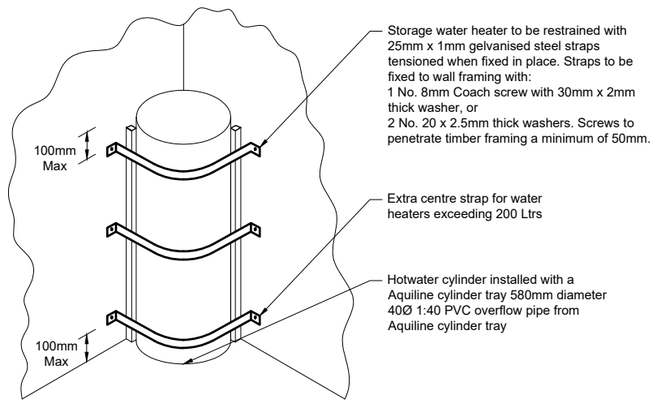
NOTE:

1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
2. Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area.
3. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.
4. All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.
5. Provide seismic restraints & temperature valve to hot water cylinder as per NZBC G12/AS1. Refer to separate sheet for details.

105 - Tempering Valve Installation
SCALE = NTS

106 - Hotwater Cylinder Schematic
SCALE = 1:10 @ A3





107 - Seismic Restraint of Storage Water Heaters 90 - 360 Litre's
SCALE = 1:10 @ A3

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Lot 20 DP 596768

Sheet Title
Seismic Restraint Details

Drawn 14 October 2025

Project No 5302

Rev BC-L-1

Sheet A18

Scale (A3 Original) 1: 10

0.1 0.05 0 0.1 0.2 m

GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.

2. Contact the architect/engineer if any discrepancies are found.

3. Under no circumstances shall polystyrene spacers be used.

4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.

5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.

6. Polystyrene pods shall be 1100 x 1100 x 220mm.

7. Edge beams and/or thickenings may be wider than shown (as necessary to accommodate off-cuts/wastage etc.). Add an additional HD12 in the bottom for every 100mm of additional concrete width.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.

2. Cuts shall be made to the floor where shown on the drawings.

3. If desired, additional supplementary sawcuts no deeper than 15mm may be placed at 5m bays (or 3m bays for polished or exposed concrete floor, see point 4). Each bay length to width ratio shall be limited to 1.5:1.

4. Where concrete polishing are made to the floor, the floor thickness shall be increased such that the final topping depth is no less than that specified on the plans after all polishing. Highly recommended for supplementary sawcuts on polished or exposed concrete to be placed in 3m bays to reduce cracking, locations TBC by architect/ agent. Highly recommended to engage concrete specialist for advice on concrete placement, curing, and polishing, in order to achieve desirable finish with minimal cracking.

5. Where underfloor heating is installed, floor topping shall be increased to 110mm. Close attention and careful planning shall be taken to ensure no damage to underfloor heating (e.g. layout avoiding load bearing wall, sawcuts, etc.).

6. Unless otherwise noted, concrete shall be:

Raftfloor: Raftmix 25MPa minimum
Other concrete: 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.

2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.

3. All mesh reinforcement shall be Ductility Class E as per NZS4671

4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.

5. Unless otherwise specified on plans, minimum covers are:
exposed to earth: 75mm
exposed to edge: 50mm
protected by damp proofing: 50mm

6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap when less than 300mm of concrete below steel	min. lap when more than 300mm of concrete below steel	concrete strength (MPa)
300	'D'	40Ø or min. 600mm (whichever is greater)	52Ø or min. 600mm (whichever is greater)	all blockfill, 20 and 25
500	'HD'	70Ø	91Ø	all blockfill
500	'HD'	56Ø	73Ø	20
500	'HD'	50Ø	65Ø	25

*Note: for lap of vertical bars, use values for "when less than 300mm of concrete below steel"

SITE CONDITIONS

1. Design based on soils report/assessment
By: Wilton Joubert Ltd Ref: #137648 Dated: 26-11-2024
Specifically: Design based on all unsuitable material removed (to approximate depth of 0.1m) and uniform class 'M' expansive soils across building platform with a minimum ultimate bearing capacity of 300kPa, subject to engineer's confirmation.

2. In the absence of any other recommendation, a minimum of 100mm of compacted granular/hardfill layer extended min. 1000mm beyond the building footprint (or as per notes 3 & 4 below) shall be placed under the slab to level the site and provide a durable working surface for temporary works.

3. Building platform, where filled above natural Existing Ground Level (EGL), shall be extended min. 1000mm beyond the building footprint. Fill shall be placed and compacted in accordance to NZS 4431:1989. Fill exceeding 600mm deep above EGL shall be reviewed by author of geotechnical report or suitably qualified geotechnical engineer.

4. Where compacted fill (to replace excavated material) is required to form building platform, the excavation and backfill shall be extended past the building edge by at least the same depth that is being excavated or 1000mm, whichever is greater. Backfill shall be placed and compacted in accordance to NZS 4431:1989.

5. Confirm position & depth of all public pipes and position & height of all retaining walls on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

6. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, unless otherwise allowed for and shown in WJL Foundation Plan.

7. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any retaining wall, unless otherwise allowed for and shown in WJL Foundation Plan.

8. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any private underground tank and pumps, unless otherwise allowed for and shown in WJL Foundation Plan.

9. Any excavation done for private drainage trenches MUST be backfilled and recompacted strictly as per NZBC Acceptable Solution G13/AS2.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).

2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Recommended Inspections:

- Site cut to suitable subgrade *(This shall be carried out by Wilton Joubert Ltd.)*.

- Compaction and depth of fill *(This shall be carried out by Wilton Joubert Ltd.)*.

- Concrete pre-pour of foundations (& any other structural elements).

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection. The following are required at the time of booking:

- Building consent number MUST be provided at time of booking.

- Building consent documentation and consent conditions MAY be requested for review prior to inspection, particularly for geotechnical inspection requests where geotechnical report was written by others.

- Building consent documentation and consent conditions MUST be available on site for inspection.

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- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

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Consulting Engineers
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Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

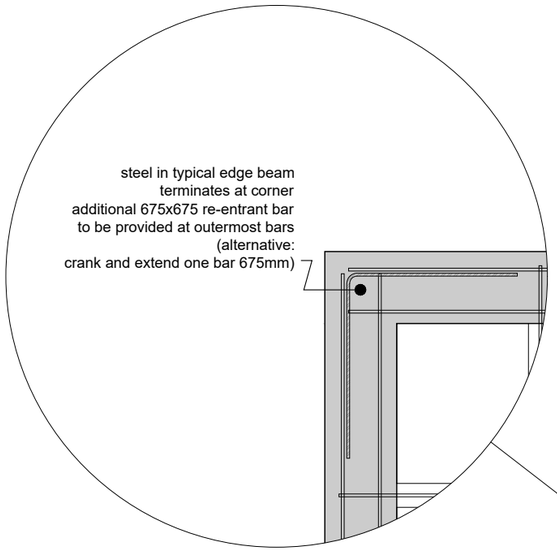
SITE ADDRESS:

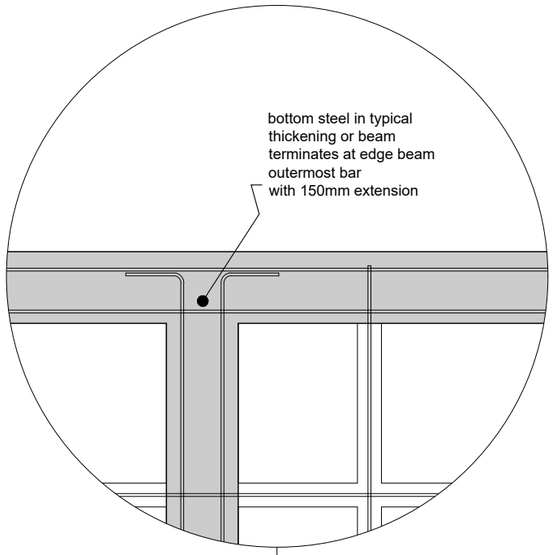
**Proposed Residence:
Lot 20,
12 Te Uru Lane,
Kerikeri**

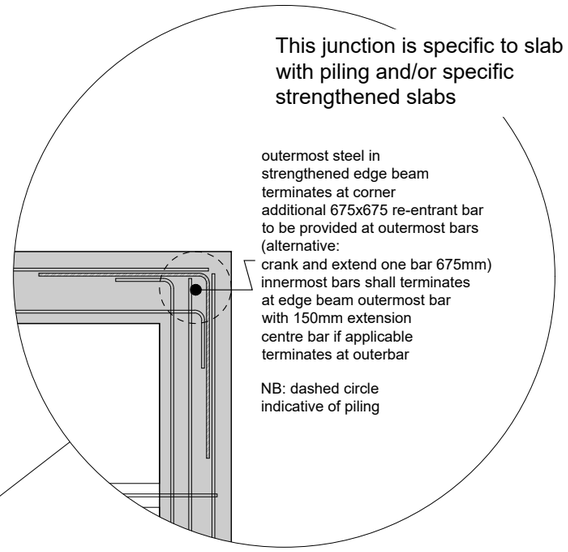
SHEET TITLE:

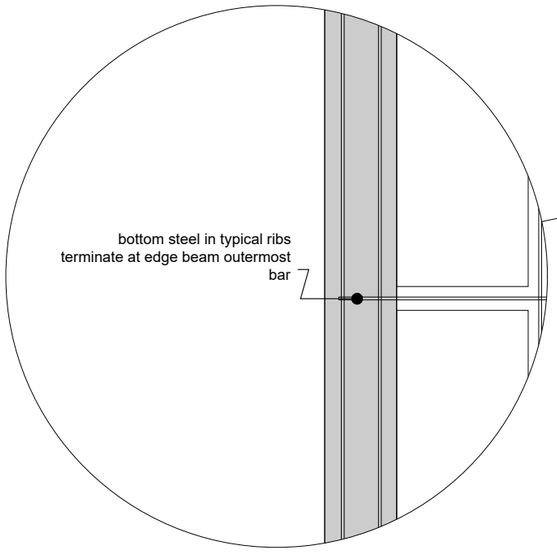
Cover Page

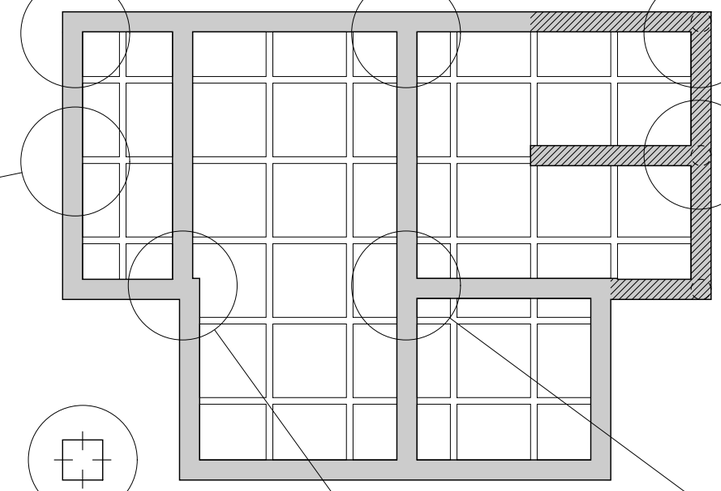
DESIGNED BY: MFC	DRAWN BY: MFC
CHECKED BY: DL	CHECKED BY: MFC
DATE: 20-12-2024	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 138100**	Sheet #: **S0.1**
Revision Job #:	

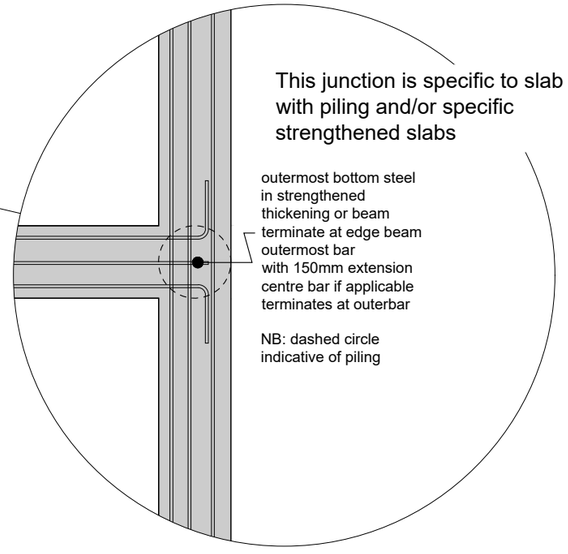


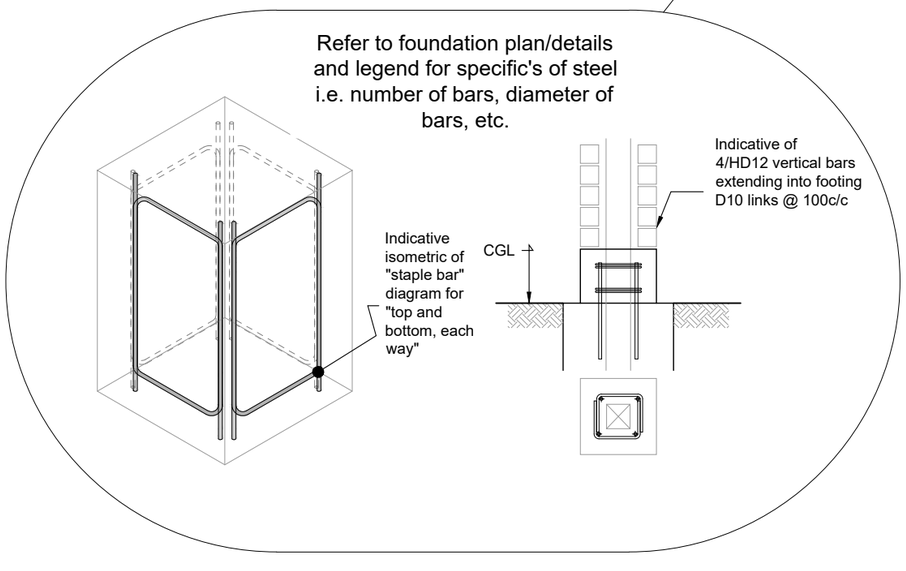


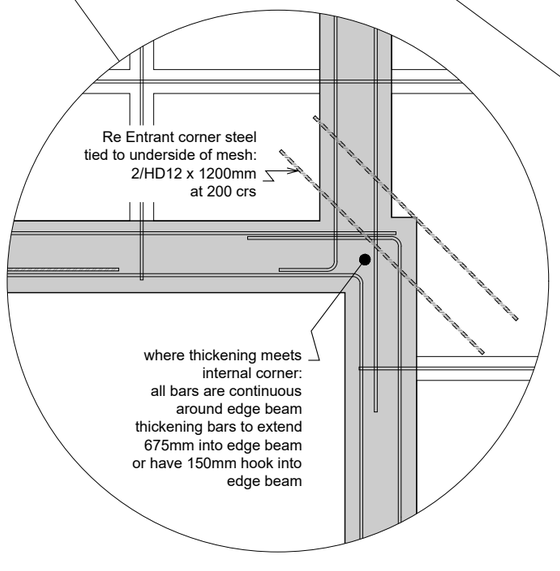


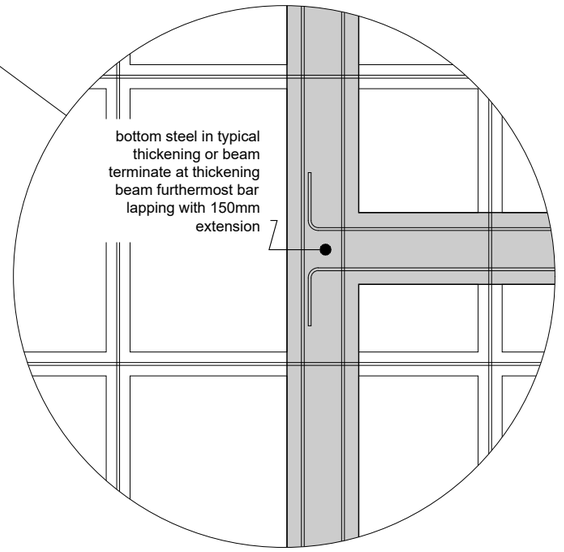












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Consulting Engineers
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Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

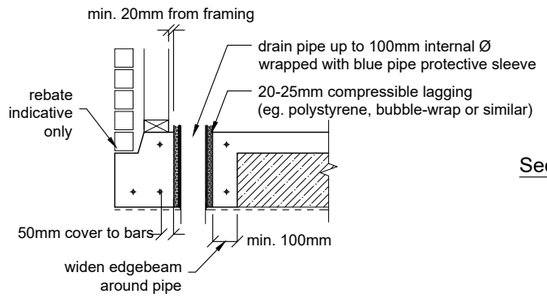
SITE ADDRESS:

**Proposed Residence:
Lot 20,
12 Te Uru Lane,
Kerikeri**

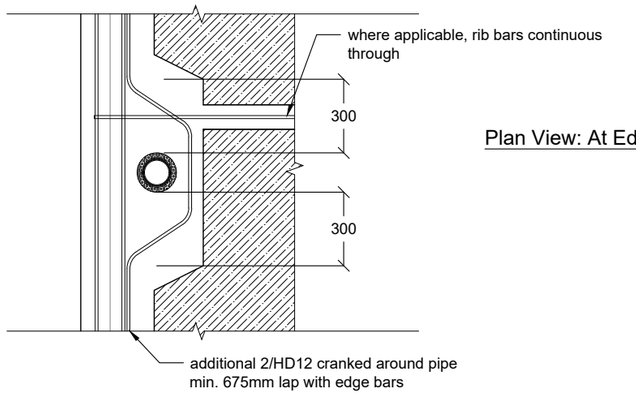
SHEET TITLE:

Typical Steel Detailing

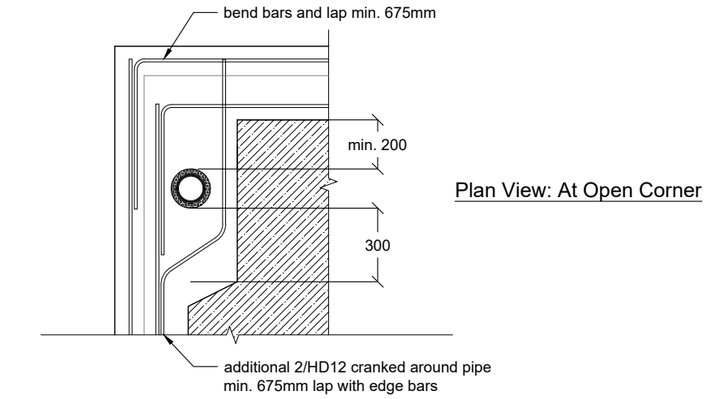
DESIGNED BY:	MFC	DRAWN BY:	MFC
CHECKED BY:	DL	CHECKED BY:	MFC
DATE:	20-12-2024	OFFICE:	Lunn Ave
DRAWING SCALE:	1:100 & 1:25	ORIGINAL DRAWING SIZE:	A3
Original Job #:	**Job # 138100**	Sheet #:	**S0.2**
Revision Job #:			



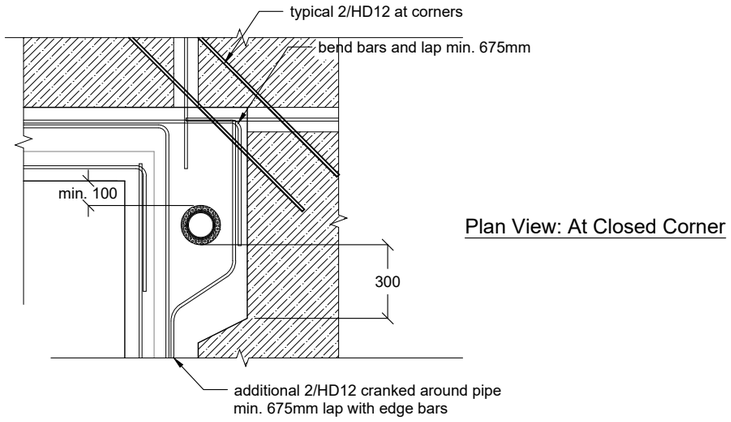
Section View: At Edge



Plan View: At Edge



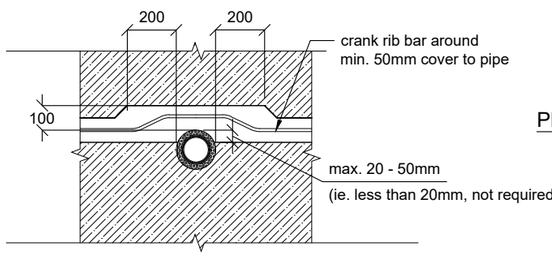
Plan View: At Open Corner



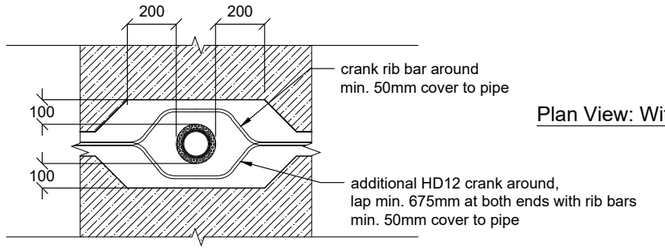
Plan View: At Closed Corner

Typical Detail Around Pipes

Raftfloor Edge Beam



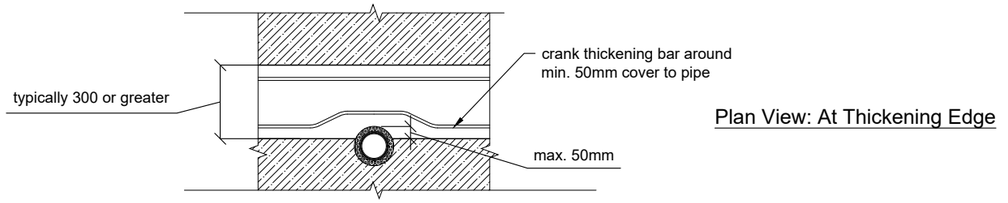
Plan View: At Rib Edge



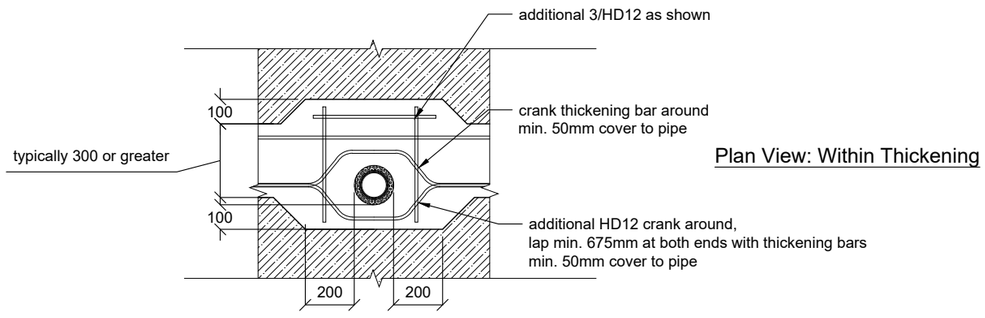
Plan View: Within Rib

Typical Detail Around Pipes

Raftfloor Internal Ribs



Plan View: At Thickening Edge



Plan View: Within Thickening

Typical Detail Around Pipes

Raftfloor Internal Thickenings

NOTES:

These details are applicable where plumbing/services are conveyed underground.
Services are to be taken through polystyrene pods as much as possible. If this is unavoidable, it may be taken through ribs/thickenings, provided the details (or similar in principle) on this sheet are used.

All service trench backfill shall be properly compacted.

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.

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Consulting Engineers
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Auckland: 09 527 0196 Southern Lakes: 03 443 6209
www.wiltonjoubert.co.nz

SITE ADDRESS:

Proposed Residence:
Lot 20,
12 Te Uru Lane,
Kerikeri

SHEET TITLE:

Typical Pipe Penetration Details

DESIGNED BY: MFC	DRAWN BY: MFC
CHECKED BY: DL	CHECKED BY: MFC
DATE: 20-12-2024	OFFICE: Lunn Ave
DRAWING SCALE: 1:100 & 1:25	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 138100**	Sheet #: **S0.3**
Revision Job #:	

Legend:

Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs

Shower setdown:
pods within area of shower + 300mm
are cut down by 50mm max
so as to maintain 85mm topping
HD12 trim around top.
Steel in ribs, thickenings and
edge beams continuous through

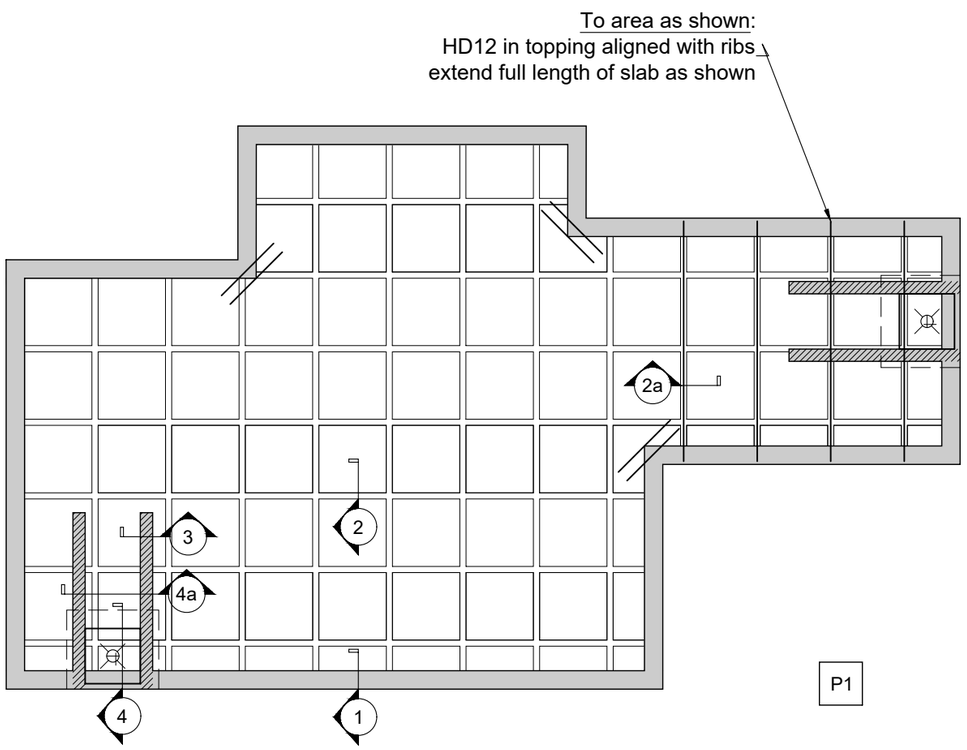
P1

700² Concrete Post footing
set 900 deep or 300 into competent natural ground,
whichever is deeper.
1/HD12 'staple' bars each way
top and bottom (4 total), 75mm cover.
refer to architectural dwg's for post & fixings.

P2

600² Concrete Post footing
set 900 deep or 300 into competent natural ground
or set below line of influence, whichever is deeper.
1/HD12 'staple' bars each way
top and bottom (4 total), 75mm cover.
refer to architectural dwg's for post & fixings.

To area as shown:
HD12 in topping aligned with ribs
extend full length of slab as shown



1V:1.5H Soakpit line of influence
confirm position on site prior to any works

Soakpit (max. depth = 1m BGL)
confirm position on site prior to any works

P2

P1

P2

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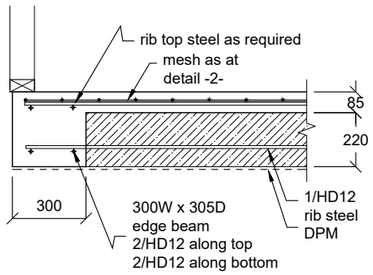
SITE ADDRESS:

Proposed Residence:
Lot 20,
12 Te Uru Lane,
Kerikeri

SHEET TITLE:

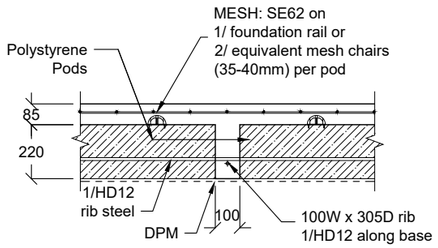
Raftfloor Plan

DESIGNED BY: MFC	DRAWN BY: MFC
CHECKED BY: DL	CHECKED BY: MFC
DATE: 20-12-2024	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 138100**	Sheet #: **S1.1**
Revision Job #:	



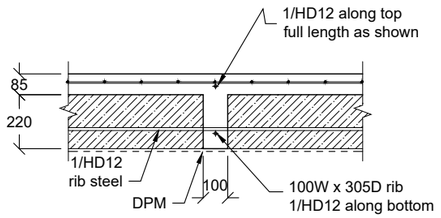
1 Detail

Raftfloor Edge Beam - 300
Scale 1:25



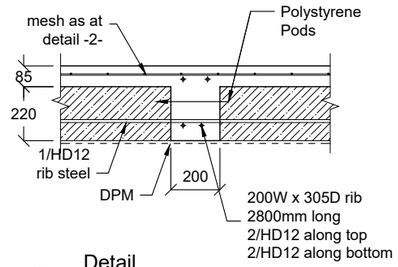
2 Detail

Raftfloor Internal Rib - 100
Scale 1:25



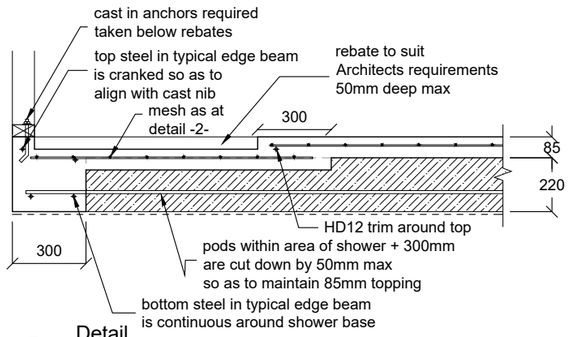
2a Detail

Raftfloor Internal Rib - 100
Scale 1:25



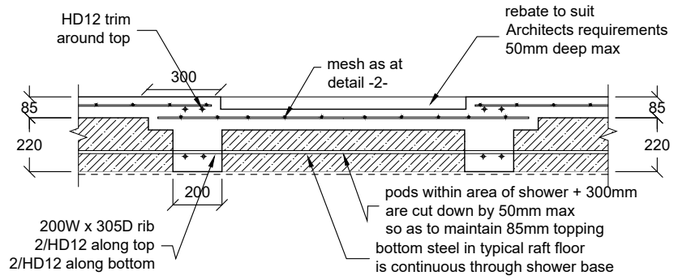
3 Detail

Raftfloor Internal Rib - 200
Scale 1:25



4 Detail

Raftfloor Shower Setdown at
Edge Beam - 300
Scale 1:25



4a Detail

Raftfloor Shower Setdown
at Internal Rib - 200
Scale 1:25

SHOWER NOTE:
Allow for Ribs and or
Thickenings as may be shown on plan
Any top steel of ribs crossing through recessed
areas shall be cranked or lowered to maintain
appropriate top cover

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Lot 20,
12 Te Uru Lane,
Kerikeri

SHEET TITLE:

Raftfloor Details

DESIGNED BY: MFC	DRAWN BY: MFC
CHECKED BY: DL	CHECKED BY: MFC
DATE: 20-12-2024	OFFICE: Lunn Ave
DRAWING SCALE: 1:25	ORIGINAL DRAWING SIZE: A3
Original Job #: **Job # 138100**	Sheet #: **S2.1**
Revision Job #:	

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

SITE	12 Te Uru Lane, Kerikeri
LEGAL DESCRIPTION	Lot 20 DP 596768
PROJECT	Proposed Residential Dwelling
CLIENT	G.J. Gardener Homes Far North (2K Construction Ltd)
REFERENCE NO.	137779
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	02
DATE OF ISSUE	4 December 2024

Report Prepared For	Email
G.J. Gardner Homes Far North (2K Construction Ltd)	Kalie.vanjaarsveld@gjgardner.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 20 DP 596768
Site Area:	339m²
Development Type:	Proposed Residential Dwelling
District Plan Zone:	Residential Zone
Impermeable Coverage:	**Proposed** Total Roof Area 161.6 m² Total Uncovered Hardstand Area 37.9 m² Post-Development Total = 199.5 m² or 58.8% of the site area
Consent Conditions:	On-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and including the 5-year Annual Return Interval to be provided. Overflow from the soakage pit is to be discharged via the reticulated stormwater network.
RC Breach:	**Controlled Activity** The proposed soakpit has been sized to provide a sufficient detention storage volume such that overflows discharged from the soakpit's inlet chamber to the reticulated network will not exceed levels that would result from a total impermeable area within the Permitted Activity coverage for the 10% AEP and 1% AEP storm events.
Soakage pit Specifications:	**Inlet Chamber** Minimum 450x450mm chamber with grated inlet cover to be installed in proposed driveway area. Minimum 300mm sediment settlement zone below Soakage Pit Outlet Pipe invert. Fitted with: • Minimum 100mmØ outlet pipe to the proposed soakage pit. Located below invert of Overflow Outlet. • Minimum 100mmØ outlet pipe to the stormwater connection. Located above the soakage pit soffit level. **Soakage Pit** • Installed under lawn/non-trafficable area • Geotextile lined and filled with clean 40-65mm rock • Minimum Pit Dimensions – 7.65m long x 1.6m wide x 1.0m deep with 450mm cover.
Overflow Discharge Point:	To available stormwater connection.

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, G.J. Gardener Homes Far North (2K Construction Ltd), to produce an on-site stormwater mitigation assessment at the above site for the proposed residential dwelling.

At the time of report writing, we have been supplied the following documents:

- Architectural Plan Set supplied by GJ Gardner Homes, Project No. 5302, Rev G, Dated 28.11.2024

Should any changes be made to the provided plans with stormwater management implications, WJL must be contacted for review.

3. SITE DESCRIPTION

The subject 339m² Residential **Z**oned, rectangular shaped property is located off the south-western side of Te Uru Lane, accessed 120m southeast of the Kerikeri Road intersection. The site resides within the newly created Traverse Ltd residential subdivision development, on the southern outskirts of the Kerikeri central business district.

Figure 1: Screenshot aerial view of the subject site from the Far North District Council (FNDC) on-line GIS Property and Land Map. Subject property is highlighted in cyan.

Topographically speaking, the property and surrounding subdivision land were formerly located on a southeast facing flank, falling at gentle grades of less than 6°. However, the property and bounding land to the southeast are now flat, having been levelled via cutting excavations undertaken during subdivisional earthworks.
A 1.25m high, specifically engineered design (SED) Cirtex Magnum Stone retaining wall system retains a cut along the upslope south-western boundary. The site is covered in lawn.

At the time of preparing this report, we note that the FNDC on-line GIS Water Services Map indicates that reticulated water, wastewater, and stormwater service lines border the north-eastern roadside boundary, with service connections present to each line.

Figure 2: Site photograph of the property (southwest direction).

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a new 136.8m² single-level residential dwelling at the property.

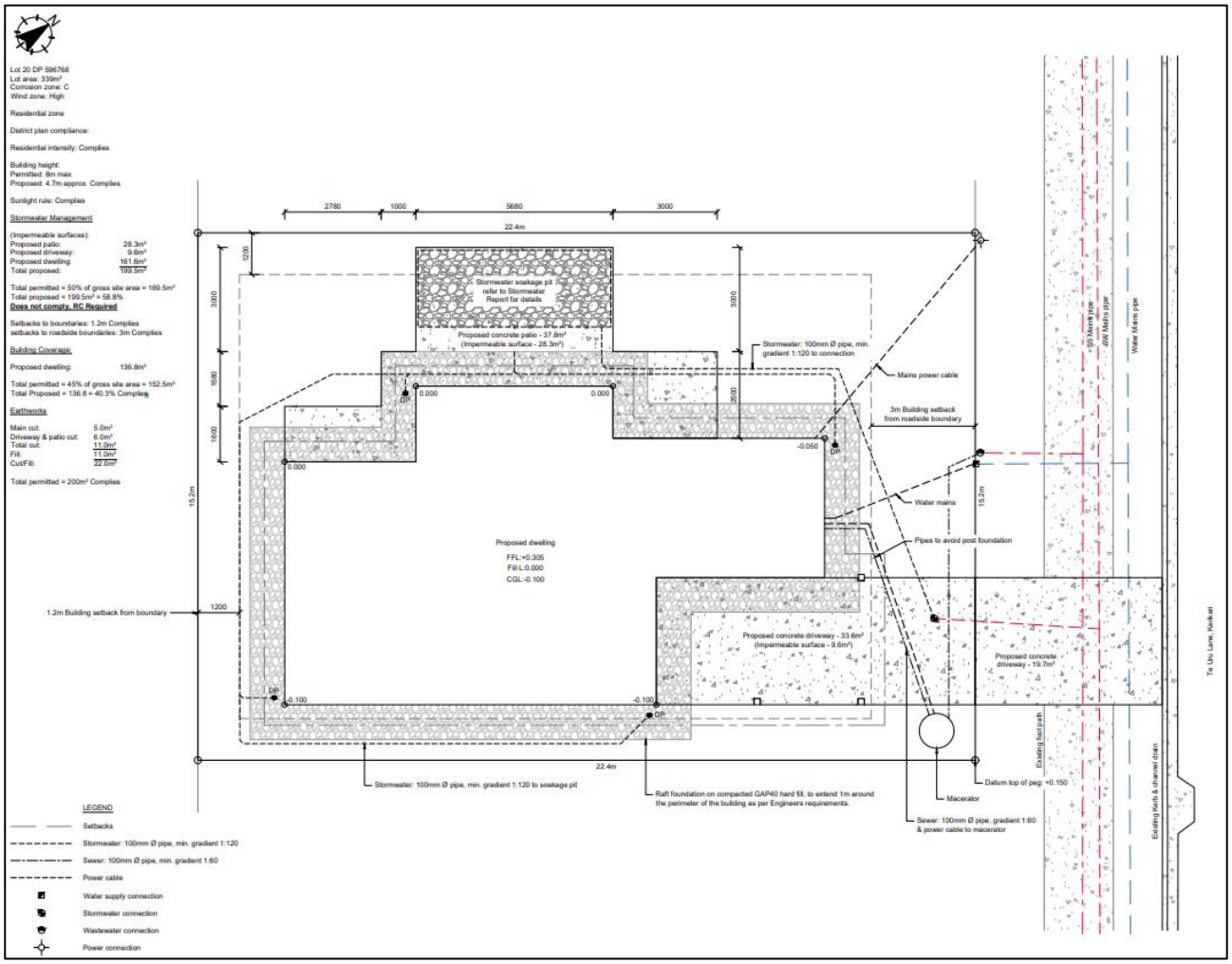


Figure 3: Screenshot of the Site Plan from the supplied architectural drawings.

The principal objective of this assessment is to provide an indicative stormwater disposal design which will manage runoff generated from the proposed residential dwelling and associated hardstand areas.

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the proposed stormwater management system are based on a gross site area of 339m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Roof Area	0 m²	161.6 m²	161.6 m²
Uncovered Hardstand Area	0 m²	37.9 m²	37.9 m²
Pervious	339 m²	139.5 m²	-199.5 m²

The total amount of impermeable area on site, post-development will be 199.5m² or 58.8% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

Design Requirements

The outlined design and recommendations contained within this report are in general accordance with the following documentation:

- *The Far North District Council Engineering Standards 2023 (FNDC EES)*
- *The Far North District Council District Plan*

A stormwater management report for the parent subdivision was completed by Hawthorn Geddes. The report recommends on-lot stormwater disposal via soakage with overflows directed to the reticulated network. The following excerpt from the consent conditions imposed by the FNDC pertaining to RC Number 2220850 contains a condition for the provision of a soakage pit design at Building Consent stage:

> v. Lots 1 – 22, 30 and 33 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Figure 4: Excerpt (Item 3 k) v.) from consent conditions pertaining to RC Number 2220850.

Giving reference to the Hawthorn Geddes Stormwater Report and the FNDC EES Section 4.3.20, the design requirements for the on-site soakage pit can be summarised as follows:

1. *Soakage devices shall be designed for 20% AEP (+CC 20%) flows from impervious areas,*
2. *Capacity adequate for the maximum potential impermeable area per the site's zoning,*
3. *Factored soakage rate of 100mm/hr per the Hawthorn Geddes Stormwater Report,*
4. *Primary and secondary flows exceeding the capacity of the soakage pit are to be directed to the reticulated stormwater network.*

In general accordance with the subdivision stormwater report, a Type 1A rainfall hyetograph has been utilised in the soakage pit sizing calculations. A 20% AEP rainfall value (+20% for climate change factors) of 178mm, obtained from HIRDS, has been applied.

In addition, this design has been completed in general accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan as well as Clause E1 of the New Zealand Building Code.

District Plan Rules

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

7.6.5.1.6 – Permitted Activities – Stormwater Management - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

7.6.5.2.1 – Controlled Activities – Stormwater Management - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m^2, whichever is the lesser.

The total proposed impermeable development area exceeds 50% of the site area and does not comply with Permitted Activity rules under the FNDC District Plan Cl 7.6.5.1.6. Therefore, the proposals are classified as a Controlled Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Cl 7.6.5.2.1 are required. An Assessment of Environmental Effects has been included in Section 7 of this report.

The proposed soakpit has been sized to provide a sufficient detention storage volume such that overflows discharged from the soakpit's inlet chamber to the reticulated network will not exceed levels that would result from a total impermeable area within the Permitted Activity coverage for the 10% AEP and 1% AEP storm events. See the appended calculations for clarification.

6. STORMWATER MITIGATION ASSESSMENT

Dwelling Roof Drainage

A proprietary guttering system is required to collect roof runoff from the proposed dwelling. Litter filters and/or a first flush diverter may be installed in-line between the roof and the soakage pit inlet chamber. Any installed 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.

Roof runoff is to be directed from the dwelling downpipes to the soakage pit inlet chamber specified below.

Hardstand Drainage

The proposed driveway is to be shaped to shed runoff to the 450 x 450 soakage pit inlet chamber.

The proposed patio is to be shaped to shed runoff to a Type 1 catchpit directing flows to the soakage pit inlet chamber via a minimum 80mmØ drainage line at >1% grade.

Small hardstand areas not able to drain to a catchpit are to be shaped to shed runoff to an equal or greater-sized area of lower-lying lawn/planted areas for passive mitigation. Runoff passed through the lawn/planted areas will be naturally filtered of entrained pollutants via filtration and evapotranspiration.

Stormwater sumps and drainage piping should be in accordance with E1 Surface Water of the NZBC. We recommend the use of litter filters within hardstand catchpits as a pre-treatment device to aid in the longevity of the stormwater mitigation system.

Soakage Pit Inlet Chamber

A minimum 450x450mm chamber with a grated inlet cover is to be installed in the proposed driveway and fitted with a minimum 100mmØ outlet pipe to the proposed soakage pit (Soakage Pit Outlet) and a minimum 100mmØ outlet pipe to the stormwater connection (Overflow Outlet).

The Soakage Pit Outlet pipe is to be located below the invert level of the Overflow Outlet. The invert level of the Overflow Outlet is to be located above the soakage pit soffit level. The chamber is to have a minimum 300mm sump for debris settlement below the invert level of the Soakage Pit Outlet pipe. See the appended Inlet Chamber Detail on 137779-C210.

Soakage Pit

It is recommended to install a soakpit as shown in the appended Site Plan (137779-C200). The soakpit must be lined with geotextile filter cloth and backfilled with clean 40-65mm drainage rocks to allow for a 0.38 void ratio. A 450mm soil cap is recommended, with an inspection point required to be installed.

The soakpit is to have a volume of 12.24m^3 (4.65m^3 nett storage for 38% voids), with recommended dimensions of 7.65m long x 1.6m wide x 1.0m deep. The soakpit must be constructed as per the appended Site Plan (137779-C200) and Soakpit Detail (137779-C210). Refer to the appended calculation set for clarification.

The soakpit must be located such that the 1V:1.5H influence zone from the soakpit invert level does not intersect any structures, or structural engineering input for foundation influence will be required. Refer to the appended Site Plan for clarification.

7. STORMWATER MITIGATION ASSESSMENT

This report has been prepared to demonstrate the likely effects of increased stormwater run-off arising from the proposed development and the means of mitigating run-off to no more than the levels that would result from the permitted threshold under Stormwater Management Rule 7.6.5.1.6.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (i) of FNDCDP Cl 7.6.5.2.1.

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

(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 development increase site impermeability. Through a combined in-ground soakage and detention storage system, runoff flows directed to the reticulated network will be attenuated to Permitted Activity levels.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	Where practicable, smaller hardstand areas will be shaped to shed runoff to lower-lying grassed areas for passive mitigation via filtration and evapotranspiration. Runoff will be disposed of via in-ground soakage up to the 20% AEP storm event, reducing total runoff flows to the reticulated network.

(c) any cumulative effects on total catchment impermeability;	Impervious coverage will increase by 199.5m^2.
(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;	Runoff from the proposed roof area and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes, mitigating the potential for runoff to pass over / saturate the surrounding soils. Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.
(e) the physical qualities of the soil type;	Kerikeri Volcanic Group. Moderate to Good drainage.
(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;	No wastewater effluent disposal field system proposed – the property is serviced by sewer reticulation.
(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The proposed driveway and pathway provide vehicle and pedestrian access to the dwelling. We do not deem the proposed paved areas to be excessive for the site.
(h) the extent to which land scaping and vegetation may reduce adverse effects of run-off;	Any future plantings implemented by the owner will aid in the treatment and velocity reduction of runoff. No specific planting regime is recommended as part of the stormwater management system described herein.
i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	The dwelling roof and driveway areas have been accounted for in the soakage / detention system proposed, supplying in-ground soakage up to the 20% AEP storm event and outflow control to the reticulated network for the 10% AEP and 1% AEP storm events. Given this, stormwater runoff will effectively be mitigated to levels equivalent to or less than the Permitted Activity threshold.

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 (137779-C200 & 137779-C210).

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.

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.

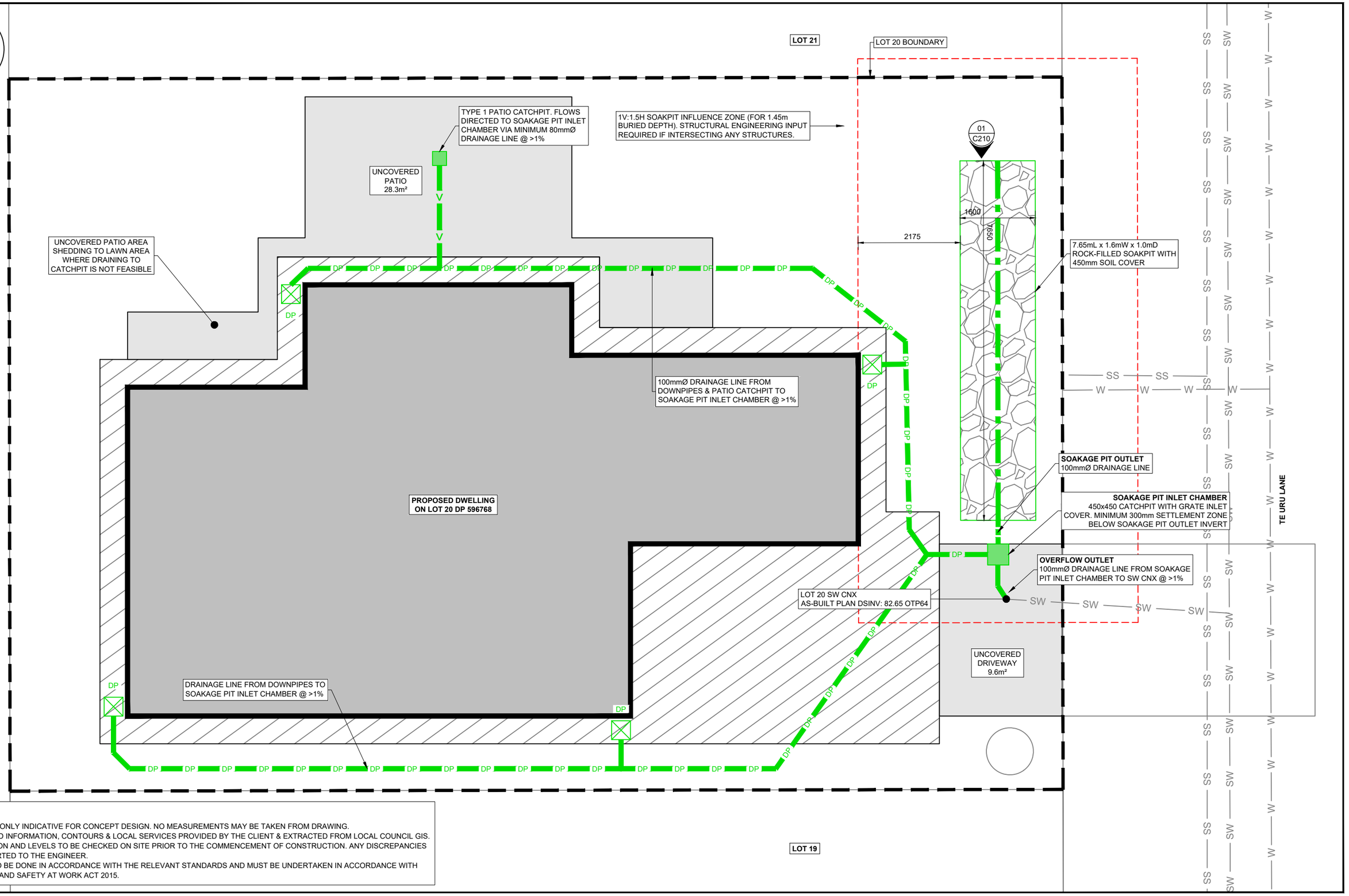
The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions during the construction phase may cause behaviour outside the limits given in this report.

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.

REPORT ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Soakage Pit Detail - C210 (1 sheet)
- Calculation Set



NOTES:

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

WILTON JOUBERT
Consulting Engineers
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Christchurch: 021 824 063 Wanaka: 03 443 6209
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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	DEC '24	PM	STORMWATER REPORT REV A
02	DEC '24	BGS	STORMWATER REPORT REV B

DESIGNED BY: BGS
DRAWN BY: BGS
CHECKED BY: PM
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.

BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

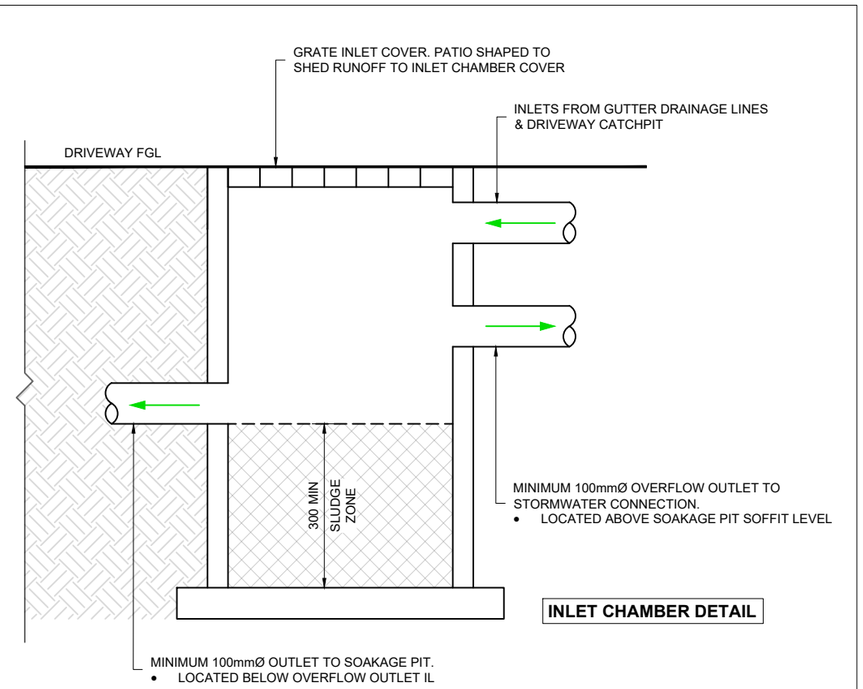
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 20 DP 596768 12 TE URU LANE KERIKERI**

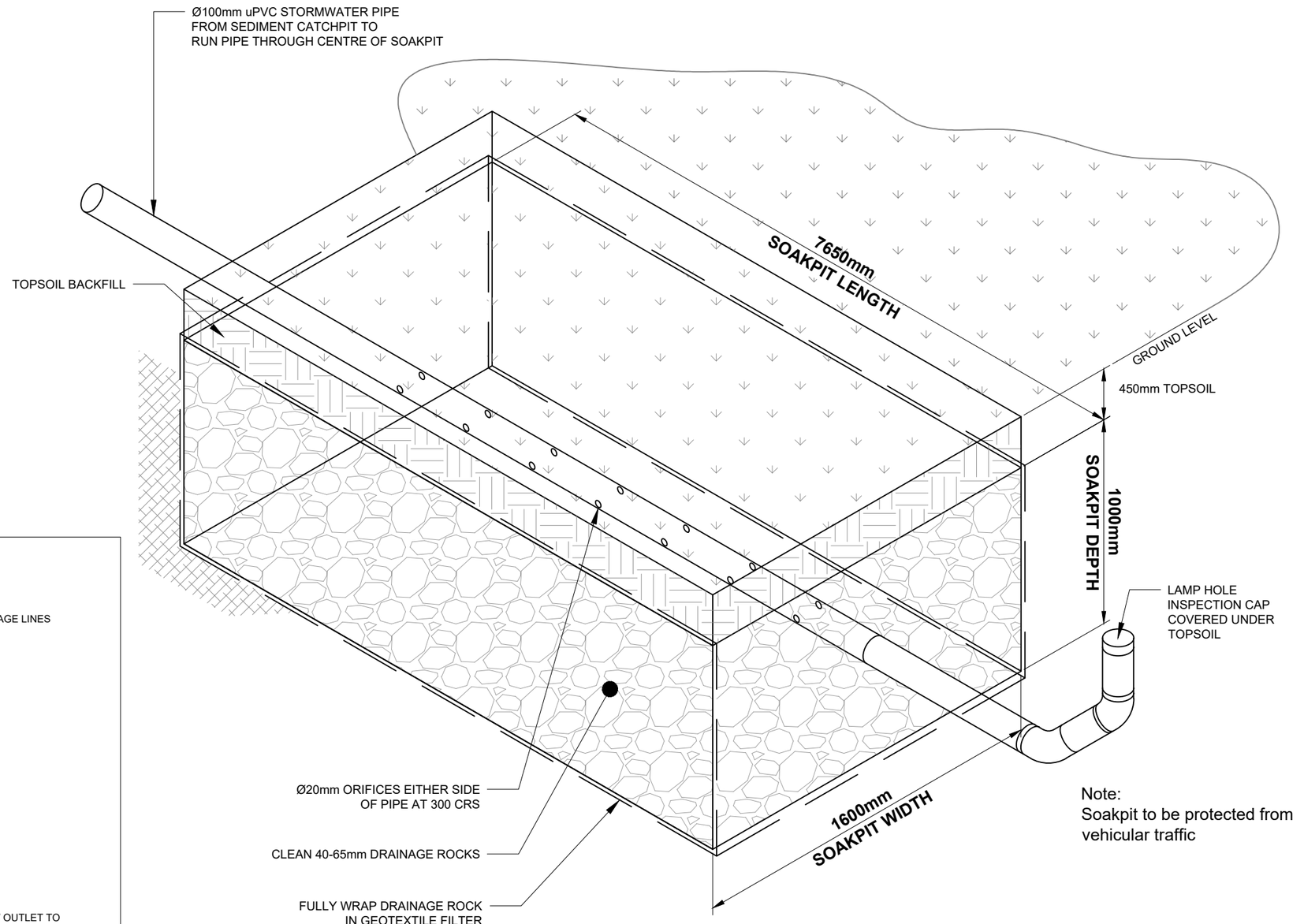
ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:75	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 137779-C200	ISSUE: 02

NOTES:

1. INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
3. PIT TO BE FILLED WITH CLEAN 40-65mm DRAINAGE ROCKS OR EQUIVALENT TO ENSURE VOID RATIO OF 0.38.
4. SITE ENGINEER TO INSPECT PIT EXCAVATION PRIOR TO PIT CONSTRUCTION.



INLET CHAMBER DETAIL



Note:
Soakpit to be protected from vehicular traffic

01 / C200 **SOAKPIT DETAIL**
NTS

WILTON JOUBERT
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ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	DEC '24	PM	STORMWATER REPORT REV A
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DESIGNED BY: BGS
DRAWN BY: BGS
CHECKED BY: PM
SURVEYED BY: OTHER

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BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SOAKPIT DETAIL**

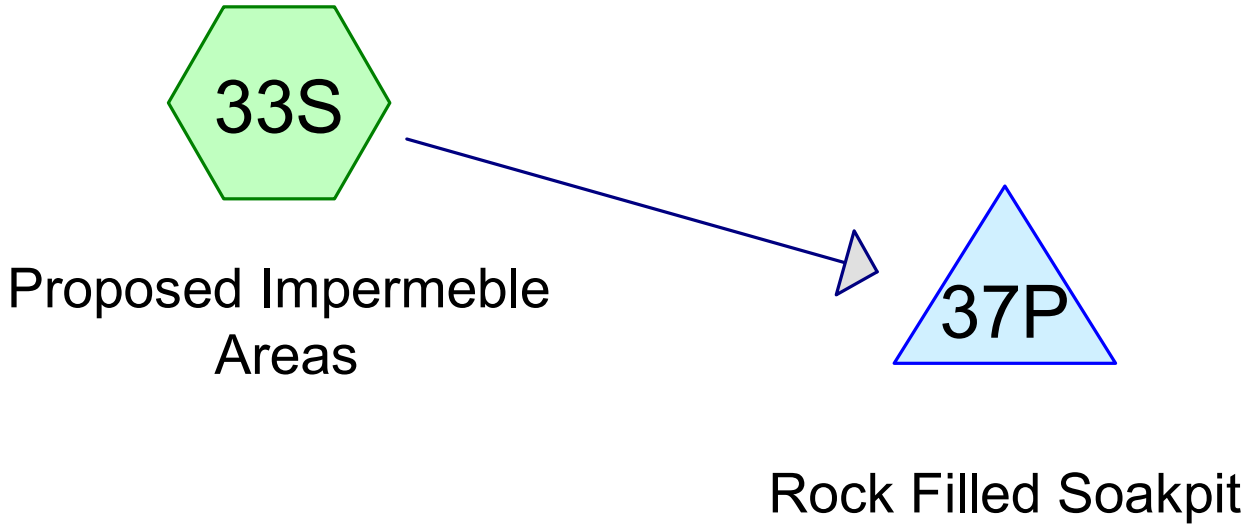
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 20 DP 596768 12 TE URU LANE KERIKERI**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	**OREWA**
DRAWING SCALE: **N.T.S**	CO-ORDINATE SYSTEM: NOT COORDINATED

DRAWING NUMBER: **137779-C210** ISSUE: **02**

Soakage Pit Sizing



Proposed Impermeble Areas

Rock Filled Soakpit

Subcat Reach Pond Link

Routing Diagram for Lot 20 Te Uru Lane RevB
Prepared by Wilton Joubert Limited, Printed 4/12/2024

Summary for Subcatchment 33S: Proposed Impermeble Areas

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

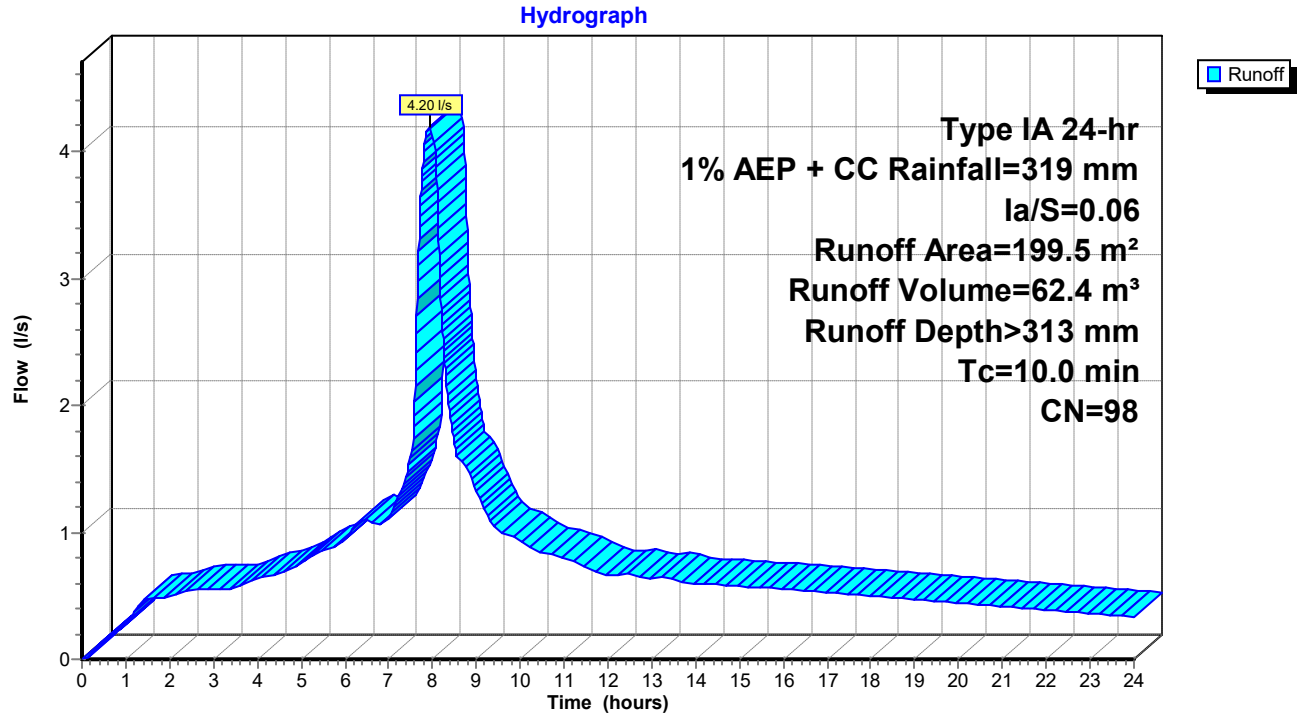
Runoff = 4.20 l/s @ 7.94 hrs, Volume= 62.4 m³, Depth> 313 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 1% AEP + CC Rainfall=319 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	199.5	98	Impermeable
	199.5		100.00% Impervious Area

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

Subcatchment 33S: Proposed Impermeble Areas



Summary for Pond 37P: Rock Filled Soakpit

Inflow Area = 199.5 m²,100.00% Impervious, Inflow Depth > 313 mm for 1% AEP + CC event
Inflow = 4.20 l/s @ 7.94 hrs, Volume= 62.4 m³
Outflow = 4.20 l/s @ 7.96 hrs, Volume= 61.8 m³, Atten= 0%, Lag= 1.0 min
Discarded = 0.89 l/s @ 7.96 hrs, Volume= 51.9 m³
Primary = 3.30 l/s @ 7.96 hrs, Volume= 9.9 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 1.076 m @ 7.96 hrs Surf.Area= 12.2 m² Storage= 5.0 m³
Flood Elev= 3.000 m Surf.Area= 12.2 m² Storage= 5.1 m³

Plug-Flow detention time= 57.1 min calculated for 61.8 m³ (99% of inflow)
Center-of-Mass det. time= 49.7 min (691.7 - 641.9)

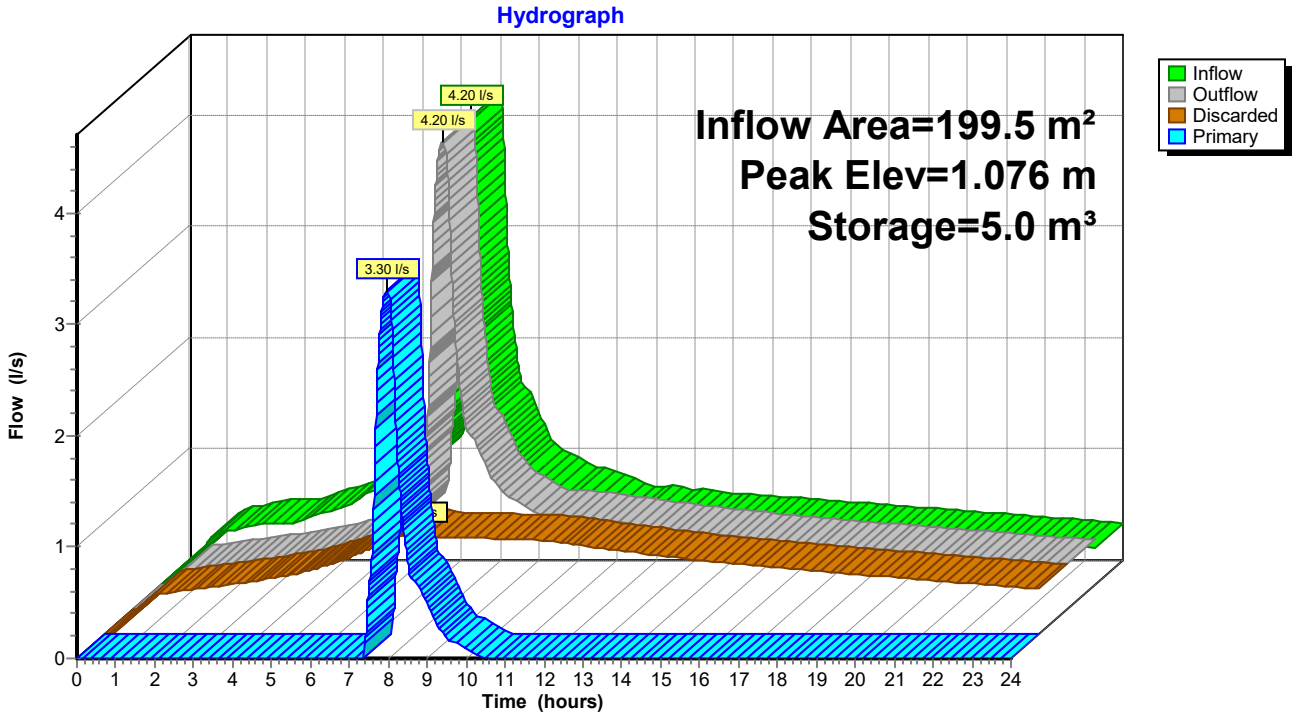
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	5.1 m³	**1.60 mW x 7.65 mL x 1.10 mH Prismatoid** 13.5 m³ Overall x 38.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.000 m	**100.00 mm/hr Exfiltration over Wetted area**
#2	Primary	1.000 m	**100 mm Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.89 l/s @ 7.96 hrs HW=1.076 m (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.89 l/s)

Primary OutFlow Max=3.30 l/s @ 7.96 hrs HW=1.076 m (Free Discharge)
↑**2=Orifice/Grate** (Orifice Controls 3.30 l/s @ 0.52 m/s)

Pond 37P: Rock Filled Soakpit



Summary for Subcatchment 33S: Proposed Impermeble Areas

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

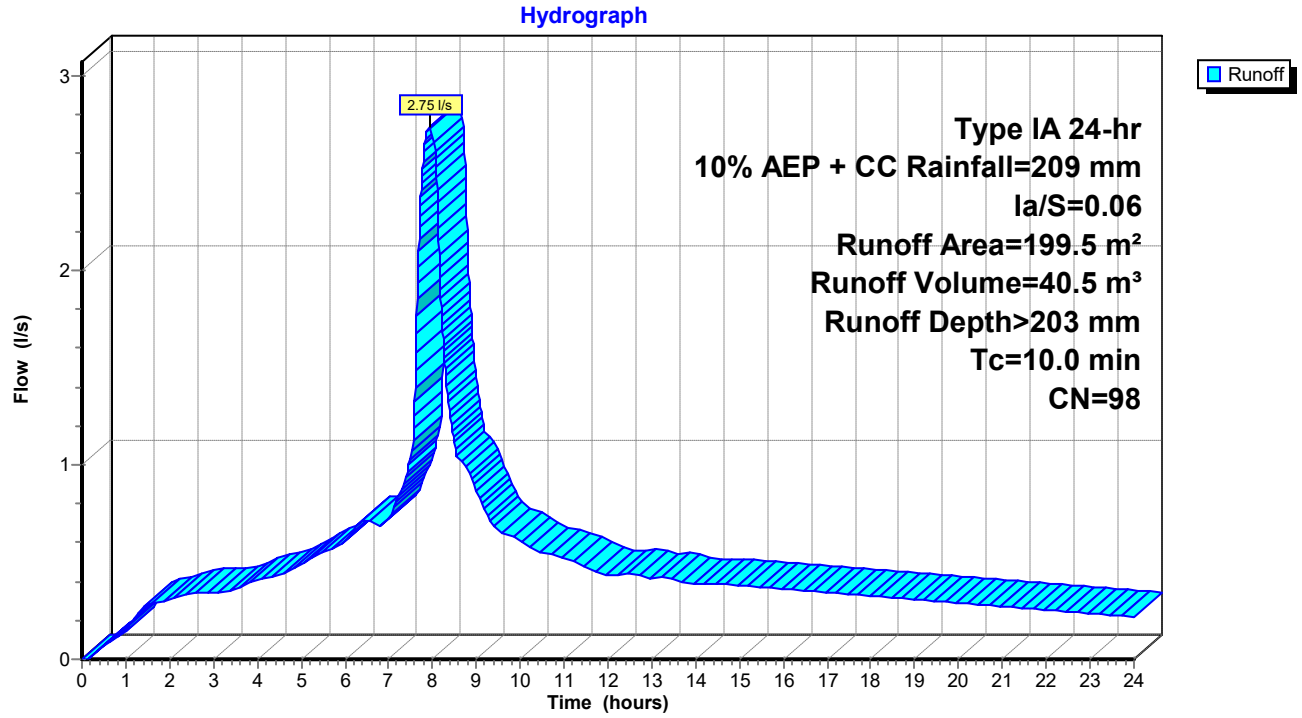
Runoff = 2.75 l/s @ 7.94 hrs, Volume= 40.5 m³, Depth> 203 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10% AEP + CC Rainfall=209 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	199.5	98	Impermeable
	199.5		100.00% Impervious Area

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

Subcatchment 33S: Proposed Impermeble Areas



Summary for Pond 37P: Rock Filled Soakpit

Inflow Area = 199.5 m²,100.00% Impervious, Inflow Depth > 203 mm for 10% AEP + CC event
Inflow = 2.75 l/s @ 7.94 hrs, Volume= 40.5 m³
Outflow = 2.59 l/s @ 8.07 hrs, Volume= 40.4 m³, Atten= 6%, Lag= 7.7 min
Discarded = 0.88 l/s @ 8.07 hrs, Volume= 38.4 m³
Primary = 1.71 l/s @ 8.07 hrs, Volume= 2.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 1.051 m @ 8.07 hrs Surf.Area= 12.2 m² Storage= 4.9 m³
Flood Elev= 3.000 m Surf.Area= 12.2 m² Storage= 5.1 m³

Plug-Flow detention time= 44.7 min calculated for 40.4 m³ (100% of inflow)
Center-of-Mass det. time= 43.0 min (689.1 - 646.1)

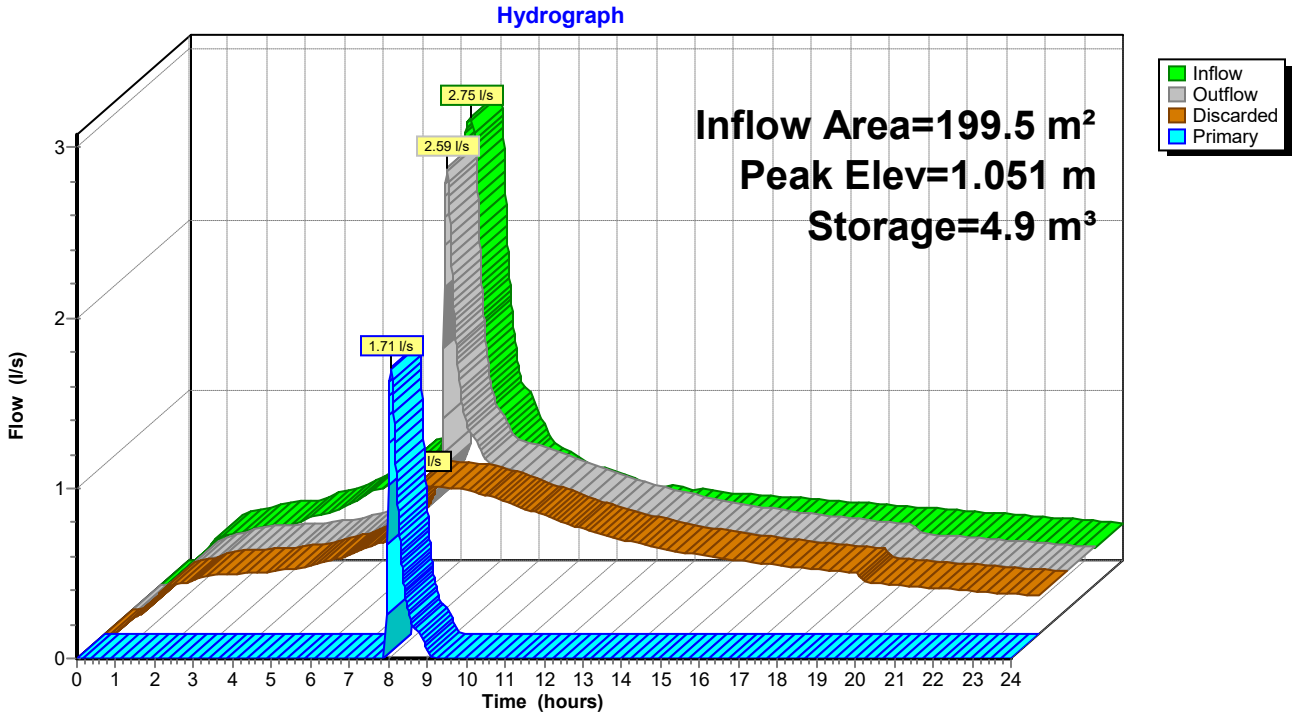
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	5.1 m³	**1.60 mW x 7.65 mL x 1.10 mH Prismatoid** 13.5 m³ Overall x 38.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.000 m	**100.00 mm/hr Exfiltration over Wetted area**
#2	Primary	1.000 m	**100 mm Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.88 l/s @ 8.07 hrs HW=1.051 m (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.88 l/s)

Primary OutFlow Max=1.70 l/s @ 8.07 hrs HW=1.051 m (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 1.70 l/s @ 0.42 m/s)

Pond 37P: Rock Filled Soakpit



Summary for Subcatchment 33S: Proposed Impermeble Areas

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

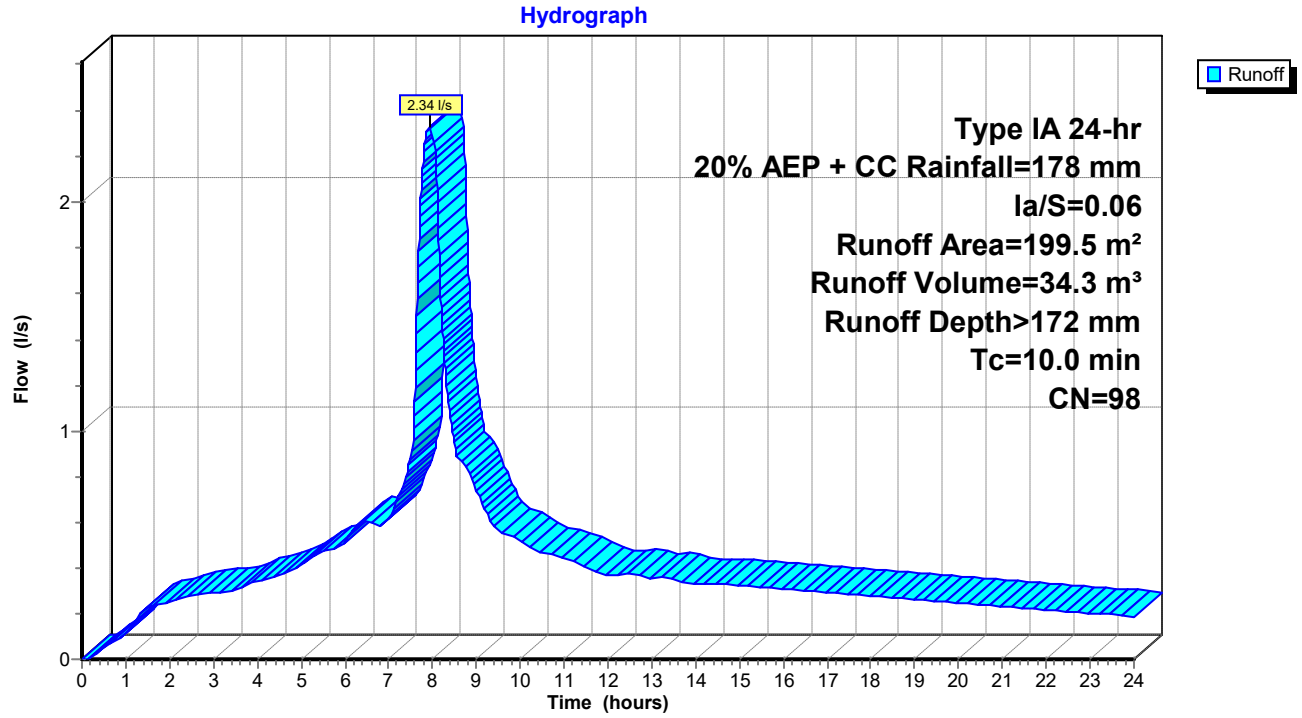
Runoff = 2.34 l/s @ 7.94 hrs, Volume= 34.3 m³, Depth> 172 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 20% AEP + CC Rainfall=178 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	199.5	98	Impermeable
	199.5		100.00% Impervious Area

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

Subcatchment 33S: Proposed Impermeble Areas



Summary for Pond 37P: Rock Filled Soakpit

Inflow Area = 199.5 m², 100.00% Impervious, Inflow Depth > 172 mm for 20% AEP + CC event
Inflow = 2.34 l/s @ 7.94 hrs, Volume= 34.3 m³
Outflow = 1.22 l/s @ 8.32 hrs, Volume= 34.3 m³, Atten= 48%, Lag= 22.7 min
Discarded = 0.86 l/s @ 8.32 hrs, Volume= 33.9 m³
Primary = 0.35 l/s @ 8.32 hrs, Volume= 0.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 1.021 m @ 8.32 hrs Surf.Area= 12.2 m² Storage= 4.7 m³
Flood Elev= 3.000 m Surf.Area= 12.2 m² Storage= 5.1 m³

Plug-Flow detention time= 41.5 min calculated for 34.3 m³ (100% of inflow)
Center-of-Mass det. time= 39.7 min (687.8 - 648.0)

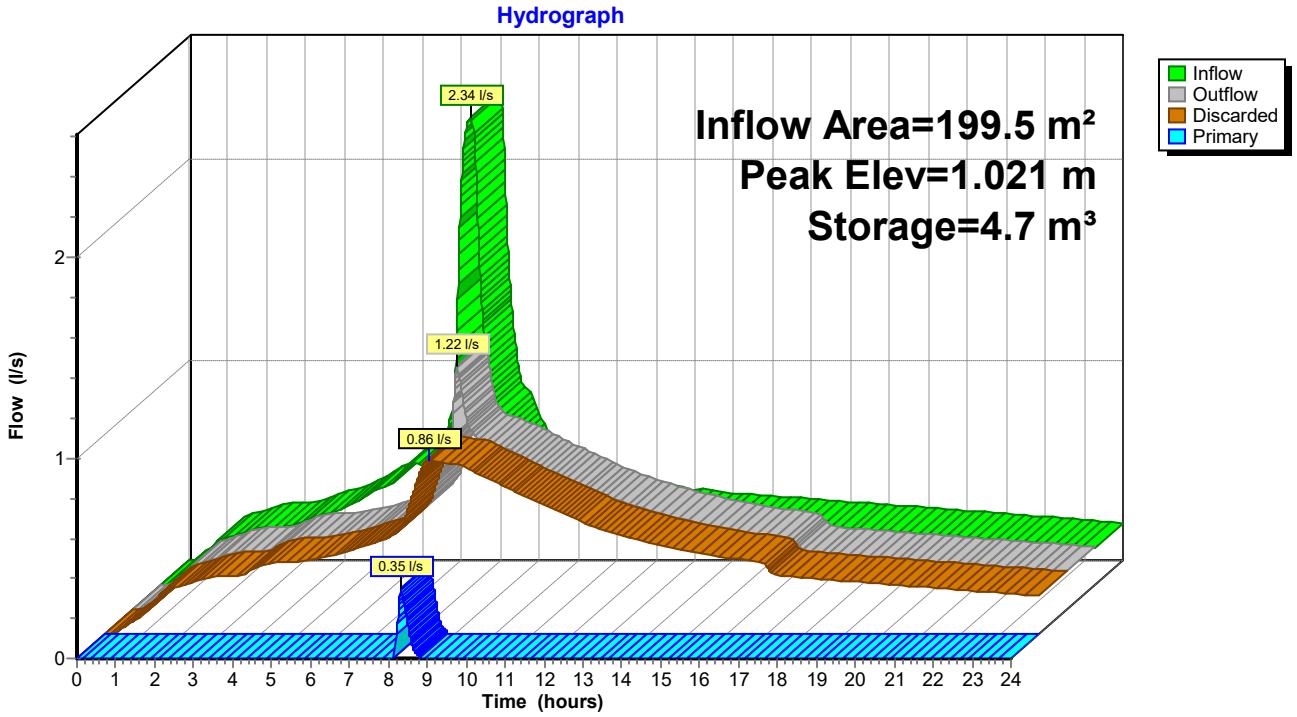
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	5.1 m³	**1.60 mW x 7.65 mL x 1.10 mH Prismatoid** 13.5 m³ Overall x 38.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.000 m	**100.00 mm/hr Exfiltration over Wetted area**
#2	Primary	1.000 m	**100 mm Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.86 l/s @ 8.32 hrs HW=1.021 m (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.86 l/s)

Primary OutFlow Max=0.33 l/s @ 8.32 hrs HW=1.021 m (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 0.33 l/s @ 0.27 m/s)

Pond 37P: Rock Filled Soakpit



Permitted Flows (50% Site Area)

Subcat Reach Pond Link

Routing Diagram for Lot 20 Te Uru Lane
Prepared by WJL, Printed 2/12/2024

Summary for Subcatchment 37S: Permitted Flows (50% Site Area)

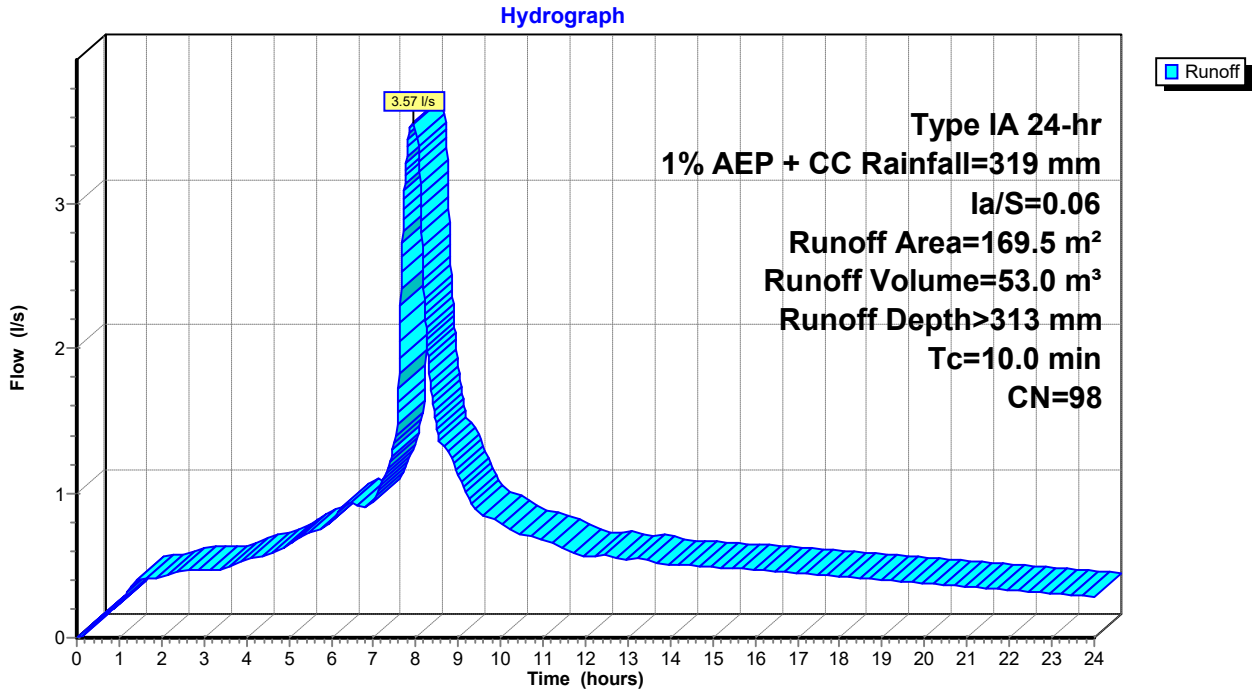
Runoff = 3.57 l/s @ 7.94 hrs, Volume= 53.0 m³, Depth> 313 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 1% AEP + CC Rainfall=319 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	169.5	98	Impermeable
	169.5		100.00% Impervious Area

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

Subcatchment 37S: Permitted Flows (50% Site Area)



Summary for Subcatchment 37S: Permitted Flows (50% Site Area)

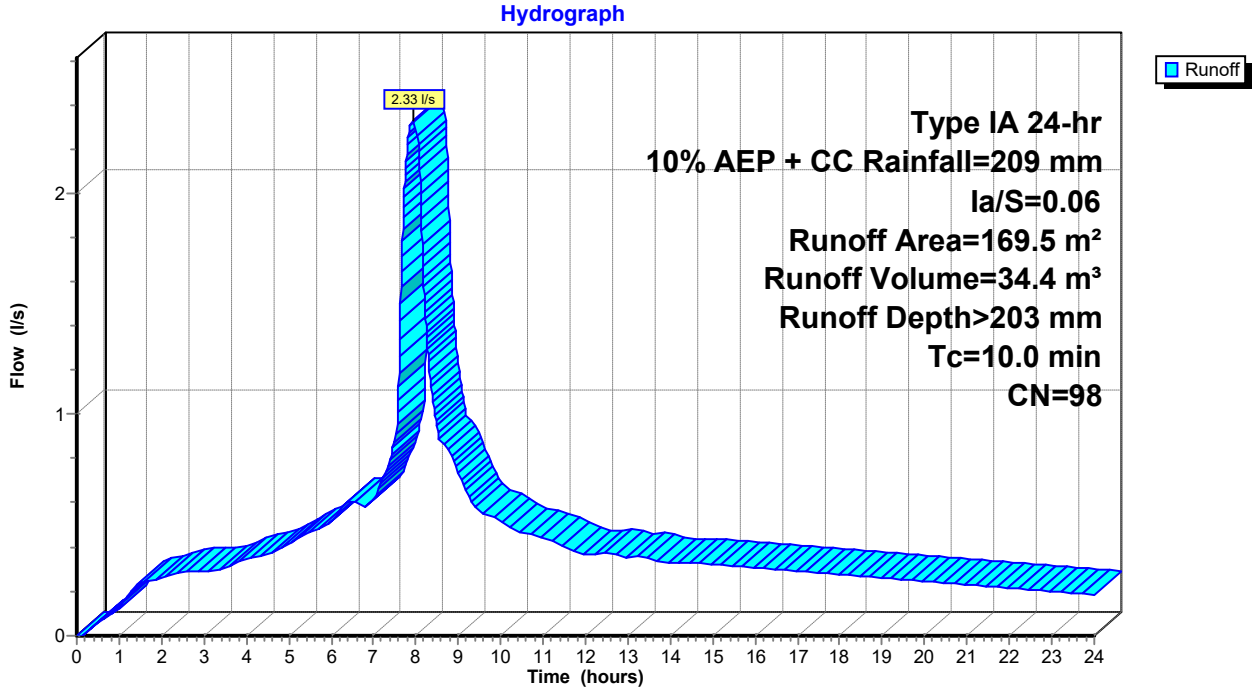
Runoff = 2.33 l/s @ 7.94 hrs, Volume= 34.4 m³, Depth> 203 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10% AEP + CC Rainfall=209 mm, Ia/S=0.06

	Area (m²)	CN	Description
*	169.5	98	Impermeable
	169.5		100.00% Impervious Area

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

Subcatchment 37S: Permitted Flows (50% Site Area)



PRODUCER STATEMENT – PS1
DESIGN

BUILDING CODE CLAUSE(S): E1 **JOB NUMBER:** 137779-02
ISSUED BY: Wilton Joubert Limited
(Engineering Design Firm)
TO: G.J. Gardener Homes Far North (2K Construction Ltd)
(Owner/Developer)
TO BE SUPPLIED TO: Far North District Council
(Building Consent Authority)
IN RESPECT OF: Stormwater Report no.137779
(Description of Building Work)
AT: 12 Te Uru Lane, Kerikeri
(Address, Town/City)
LEGAL DESCRIPTION: LOT 20 DP 596768 **N/A** ☐

We have been engaged by the owner/developer referred to above to provide *(Extent of Engagement)*:
Stormwater Design
in respect of the requirements of the Clause(s) of the Building Code specified above for Part only , as specified in the Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☑ Compliance documents issued by the Ministry of Business, Innovation & Employment *(Verification method/acceptable solution)* E1/VM1 and/or;
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: As per Report .
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

I recommend the CM 2 level of **construction monitoring**.

I, *(Name of Engineering Design Professional)* Ben Steenkamp , am:

- ☑ CPEng number 2001008

and hold the following qualifications BEng Civil, BSc Geology

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than $200,000
The Engineering Design Firm is not a member of ACE New Zealand.

SIGNED BY *(Name of Engineering Design Professional)*: Ben Steenkamp
(Signature below):

ON BEHALF OF *(Engineering Design Firm)*: Wilton Joubert Limited Date: 04.12.2024

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of $200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

SCHEDULE to PS1

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

137779-02-Stormwater Report_12 Te Uru Lane

GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on the Engineering New Zealand website
https://www.engineeringnz.org/engineer-tools/engineering-documents/producer-statements/

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with part of the reasonable grounds necessary for the issue of a Building Consent or a Code Compliance Certificate, without necessarily having to duplicate review of design or construction monitoring undertaken by others.

PS1 DESIGN Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 DESIGN REVIEW Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 CONSTRUCTION Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011[2]

PS4 CONSTRUCTION REVIEW Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional
This statement is made by an engineering firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent engineering professional".

Professional Indemnity Insurance
As part of membership requirements, ACE New Zealand requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase
There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers[3]). The building Consent Authority is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4
Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Refer Also:

1. Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
2. NZIA Standard Conditions of Contract SCC 2011
3. Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
4. PN01 Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1156120**
Land Registration District **North Auckland**
Date Issued 29 July 2024

Prior References
1101259

Estate Fee Simple
Area 339 square metres more or less
Legal Description Lot 20 Deposited Plan 596768
Registered Owners
Rachael Van Den Tillaart

Interests

Appurtenant hereto is a water right created by Transfer 570870 - 14.3.1956 at 2:20 pm

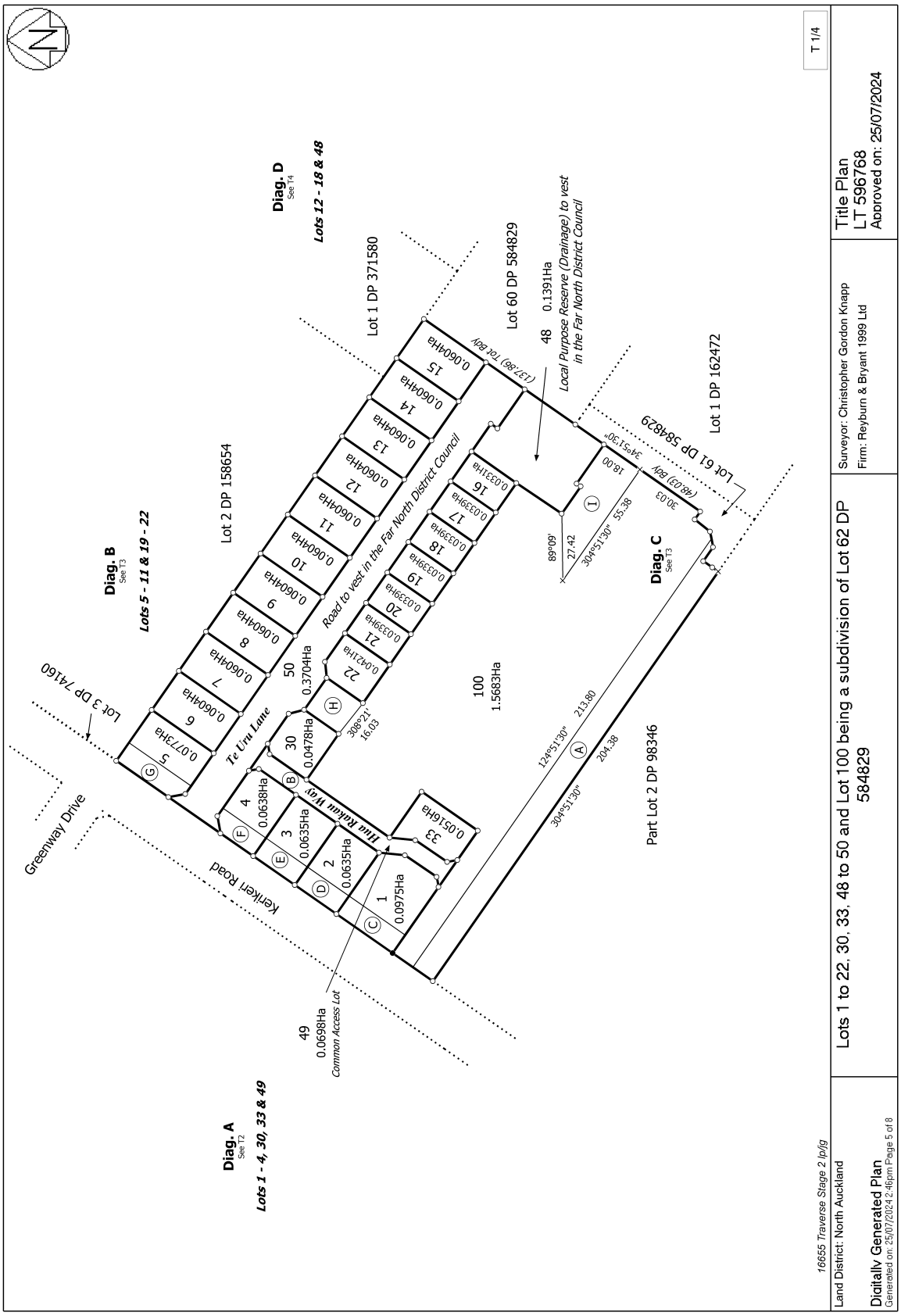
Appurtenant hereto is a right to drain sewage created by Easement Instrument 12674566.8 - 20.4.2023 at 2:43 pm

The easements created by Easement Instrument 12674566.8 are subject to Section 243 (a) Resource Management Act 1991

12965271.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2024 at 4:43 pm

Land Covenant in Covenant Instrument 12965271.10 - 29.7.2024 at 4:43 pm

13063597.5 Mortgage to ASB Bank Limited - 4.9.2024 at 5:24 pm


Diag. A
See T2
Lots 1 - 4, 30, 33 & 49
Diag. B
See T3
Lots 5 - 11 & 19 - 22
Diag. C
See T3
Diag. D
See T4
Lots 12 - 18 & 48
Lot 1 DP 371580
Lot 60 DP 584829
48 0.1391Ha
Local Purpose Reserve (Drainage) to vest in the Far North District Council
Lot 1 DP 162472
Lot 61 DP 584829
Lot 2 DP 158654
Lot 3 DP 74160
Road to vest in the Far North District Council
Te Uru Lane
Hua Rakau Way
Greenway Drive
Kerikeri Road
Part Lot 2 DP 98346
49 0.0698Ha Common Access Lot
50 0.3704Ha
100 1.5683Ha
30 0.0478Ha
1 0.0975Ha
2 0.0635Ha
3 0.0635Ha
4 0.0638Ha
33 0.0516Ha
5 0.0773Ha
6 0.0604Ha
7 0.0604Ha
8 0.0604Ha
9 0.0604Ha
10 0.0604Ha
11 0.0604Ha
12 0.0604Ha
13 0.0604Ha
14 0.0604Ha
15 0.0604Ha
16 0.0331Ha
17 0.0339Ha
18 0.0339Ha
19 0.0339Ha
20 0.0339Ha
21 0.0339Ha
22 0.0421Ha
(137.86) Tot Bdy
18.00
34°51'30"
(48.03) Bdy
30.03
89°08'
27.42
304°51'30"
55.38
124°51'30"
213.80
304°51'30"
204.38
308°21'
16.03
T 1/4
16655 Traverse Stage 2 lp/jg
Land District: North Auckland
Digitally Generated Plan
Generated on: 25/07/2024 2:46pm Page 5 of 8
Lots 1 to 22, 30, 33, 48 to 50 and Lot 100 being a subdivision of Lot 62 DP 584829
Surveyor: Christopher Gordon Knapp
Firm: Reyburn & Bryant 1999 Ltd
Title Plan
LT 596768
Approved on: 25/07/2024

View Instrument Details

Instrument No	12965271.5
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156104	North Auckland
1156105	North Auckland
1156106	North Auckland
1156107	North Auckland
1156108	North Auckland
1156109	North Auckland
1156110	North Auckland
1156111	North Auckland
1156112	North Auckland
1156113	North Auckland
1156114	North Auckland
1156115	North Auckland
1156116	North Auckland
1156117	North Auckland
1156118	North Auckland
1156119	North Auckland
1156120	North Auckland
1156121	North Auckland
1156122	North Auckland
1156123	North Auckland
1156124	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Vaughn Summerton as Territorial Authority Representative on 29/07/2024 03:51 PM

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

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Far North District Council

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CREATING GREAT PLACES
Supporting our people
Private Bag 752, Kaikohe 0440, New Zealand
0800 920 029
fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2220850-RMACOM**
Being the Subdivision of Lot 1 DP 25752, Pt Lot 2 DP 86081 and Lot 1 DP 162472
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 1-22, 30 and 33 DP 596768

(i). Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

(ii). Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

(iii). At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Lots 2-5 DP 596768

(iv). Shall not form nor utilise any vehicle crossing access onto Kerikeri Road.

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Far North District Council

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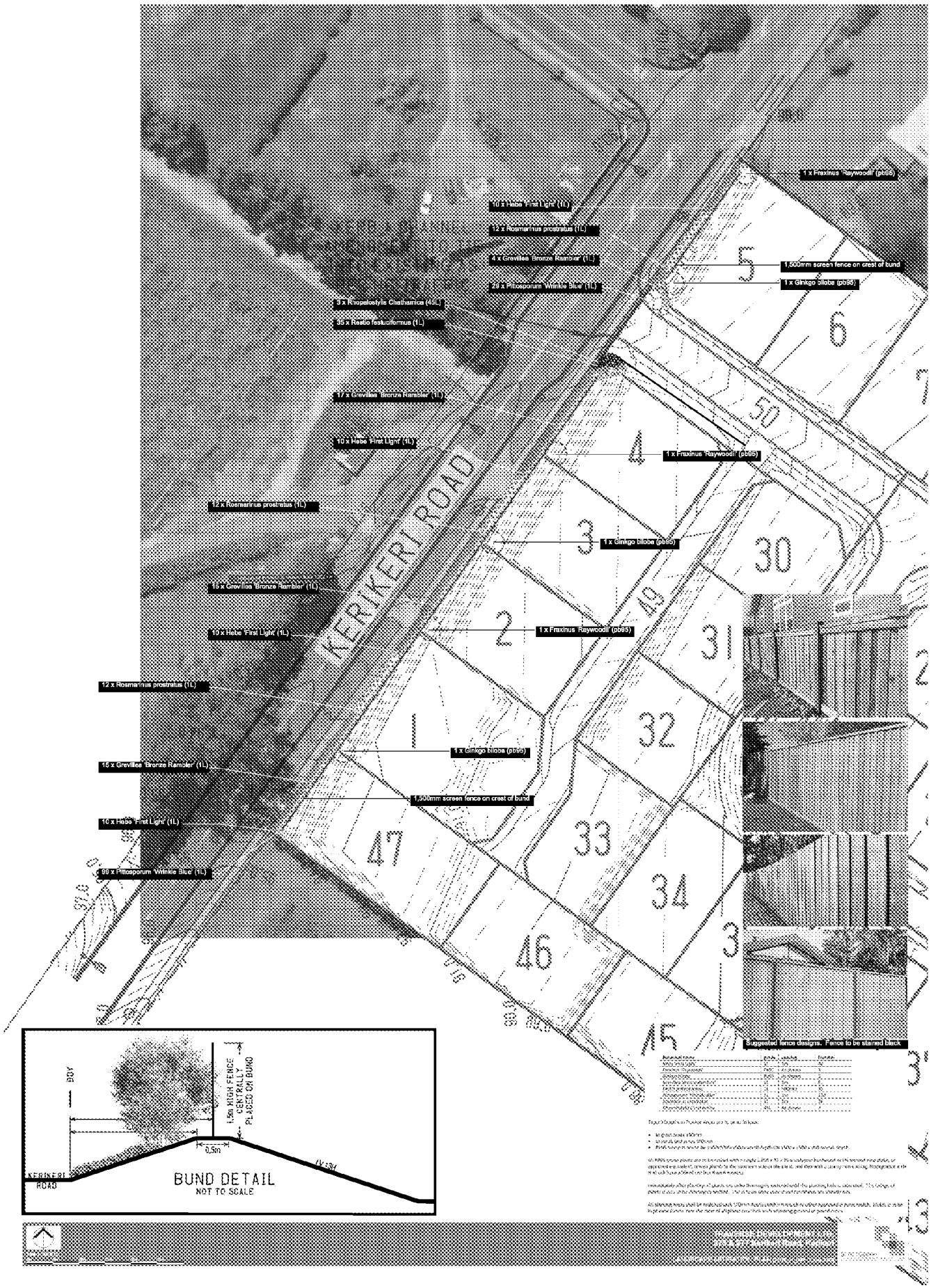
0800 920 029
fndc.govt.nz

Lots 1-5 DP 596768

(v). The earth bund, fence and landscaping implemented under Condition 3. (i) in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lots 1 – 5. A copy of the Plan shall be attached to this consent notice.

SIGNED: Mr Tianxu Huang- Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
TEAM LEADER – RESOURCE CONSENTS

DATED at **KERIKERI** this 25th day of July 2024


KERIKERI ROAD
1 x Fraxinus 'Raywoodii' (pb86)
10 x Hebe 'First Light' (1L)
12 x Rosmarinus prostratus (1L)
4 x Grevillea 'Bronze Rambler' (1L)
1,500mm screen fence on crest of bund
1 x Ginkgo biloba (pb86)
3 x Rhopalostylis Chathamica (45L)
55 x Restio fesiculformus (1L)
1 x Fraxinus 'Raywoodii' (pb86)
1 x Ginkgo biloba (pb86)
1 x Fraxinus 'Raywoodii' (pb86)
1 x Ginkgo biloba (pb86)
12 x Rosmarinus prostratus (1L)
3 x Grevillea 'Bronze Rambler' (1L)
10 x Hebe 'First Light' (1L)
1 x Fraxinus 'Raywoodii' (pb86)
12 x Rosmarinus prostratus (1L)
1 x Ginkgo biloba (pb86)
16 x Grevillea 'Bronze Rambler' (1L)
1,500mm screen fence on crest of bund
10 x Hebe 'First Light' (1L)
98 x Pittosporum 'White Star' (1L)
Suggested fence designs: Fence to be stained black
1.5m HIGH FENCE CENTRALLY PLACED ON BUND
BOY
0.5m
KERIKERI ROAD
BUND DETAIL
NOT TO SCALE

View Instrument Details

Instrument No	12965271.10
Status	Registered
Date & Time Lodged	29 July 2024 16:43
Lodged By	Summerton, Vaughn
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156104	North Auckland
1156105	North Auckland
1156106	North Auckland
1156107	North Auckland
1156108	North Auckland
1156109	North Auckland
1156110	North Auckland
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1156112	North Auckland
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1156118	North Auckland
1156119	North Auckland
1156120	North Auckland
1156121	North Auckland
1156122	North Auckland
1156123	North Auckland
1156124	North Auckland

Annexure Schedule Contains 9 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Covenantor Representative on 28/05/2024 09:34 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Vaughn Summerton as Covenantee Representative on 28/05/2024 09:34 AM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

TRAVERSE LIMITED

Covenantee

TRAVERSE LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Schedule of Land Covenants.

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	Deposited Plan ("DP") 596768	Lots 1 - 22 inclusive and Lots 30 and 33 on DP 596768 (RT 1156101-1156122 inclusive, 1156123 and 1156124)	Lots 1 - 22 inclusive and Lots 30 and 33 on DP 596768 (RT 1156101-1156122 inclusive, 1156123 and 1156124)

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[~~Memorandum number , registered under section 209 of the Land Transfer Act 2017~~].

[Schedule of Land Covenants].

SCHEDULE OF LAND COVENANTS

1. Background

1.1 The Covenantor is the Registered Proprietor of the Burdened Land and the Benefited Land.

1.2 The Burdened Land and the Benefited Land are the second stage of a residential development.

1.3 The Covenantor has agreed to create the covenants as set out herein in favour of the Covenantee in order to ensure that the character of the residential estate is maintained, preserved and enhanced.

2. Definitions and Interpretation:

2.1 In this Schedule, except where a contrary intention appears from the context:

(a) Accessory Building means a building on a Lot which is not a Main Dwelling but which is permitted under these rules and the applicable rules and regulations of the Council but does not include a Garden Shed.

(b) Council means the Far North District Council.

(c) Café means a business establishment where you can buy drinks and simple meals to be consumed on the premises and includes any building, structure, chattels or equipment, installed or used in the Café Lots.

(d) Café Lots means Lots 5, 6 and 7 on the Deposited Plan.

(e) Childcare Centre means a childcare facility for childminding, day-care or preschool and includes any building, structure, chattels or equipment to be constructed, installed or used in the Childcare Lots.

(f) Childcare Lots means Lots 5, 6 and 7 on the Deposited Plan.

(g) Deposited Plan(s) means DP 596768.

(h) Covenantor means the Covenantor and its successors and assigns.

(i) Development means the residential subdivision undertaken by Traverse Limited on the Land as shown by the Deposited Plan(s) and includes but is not limited to dwellings, roads, open spaces and all other associated infrastructure.

(j) Developer means Traverse Limited and its successor and assigns.

(k) Front Yard means:

(i) For Lots 5 to 22 inclusive on the Deposited Plan(s) Front Yard means that part of those lots situated between the road boundary of Lot 50 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 50 from the point of the Main Dwelling closest to the said Lot 50. If the land has frontage to more than one road then for the purpose of these covenants it shall have a front yard facing each road.

(ii) For Lot 4 on the Deposited Plan(s) Front Yard means that part of Lot 4 situated between the road boundary of Lot 50 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 50 from the point of the Main Dwelling closest to the said Lot 50 AND that part of Lot 4 situated between the boundary of Lot 49 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 49 from the point of the Main Dwelling closest to the said Lot 49.

(iii) For Lots 1, 2, 3 and 33 on the Deposited Plan(s) Front Yard means that part of those lots situated between the boundary of Lot 49 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 49 from the point of the Main Dwelling closest to the said Lot 49.

(iv) For Lot 30 on the Deposited Plan(s) Front Yard means that part of Lot 30 situated between the boundary of Lot 49 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 49 from the point of the Main Dwelling closest to the said Lot 49 AND that part of Lot 30 situated between any road boundary and a line drawn parallel to the boundary of the road from the point of the Main Dwelling closest to the road boundary. As Lot 30 has frontage to more than one road then for the purpose of these covenants it shall have a front yard facing each road and the said Lot 49.

(l) Garden Shed means a single storey building on a Lot having a floor area not exceeding 10m2.

(m) Land means the Burdened Land as set out in Schedule A.

(n) Lot means each and all of the lots shown on the Deposited Plan(s).

(o) Main Dwelling means the principal dwelling on a Lot.

(p) Owner means the registered owner for the time being of a Lot.

(q) Traverse Limited, and its successors and assigns is the Developer of the subdivision of which the Land forms part.

2.2 In interpreting this Schedule, unless the context otherwise requires:

(a) Words importing the singular number include the plural and vice versa and words importing one gender also include the other genders; and

(b) Any covenant or agreement on the part of two or more persons will bind those persons jointly and severally.

3. Covenants

3.1 The Covenantor for the Covenantor and the Covenantor's successors in title with and for the benefit of the Covenantee and the Covenantee's successors in title, so as to bind the land set out in Schedule A ("the Land") in favour of all of the other lots now or hereafter comprising the Land, that the Covenantor shall:

(a) Not place, erect construct or permit to remain on any part of the Land any Main Dwelling or other building or structure that:

(i) Is constructed in whole or in part with second-hand materials with the exception of bricks and native timbers; or

(ii) Incorporates fibrolite, hardiflex, hardiplank or any like product or flat plywood (soffits excepted), unless such cladding is coated externally with a plastered or rendered finish. Areas of outdoor cladding can be low profile long run, board and batten and products such as Corten are also acceptable cladding **or** alternative modern claddings**.**

(iii) Uses any exterior roofing product or material which is not factory pre-finished.

(iv) Is greater than 2 stories in height.

(b) Not place, erect, construct or permit to remain on any part of the Land any Accessory Building other than a Garden Shed unless the Accessory Building is constructed in the same materials as are used for the construction of the Main Dwelling and does not detract from the visual amenity of the Development.

(c) Not place, erect, construct or permit to remain on any part of the Land any Garden Shed unless the Garden Shed:

(i) Has a floor area less than 10m2;
(ii) Is single storey only;
(iii) Is constructed in new permanent materials, appropriately painted, or is a new proprietary brand Garden Shed precoated with a factory colour finish that will not detract from the visual amenity of the Development.

(d) Not place erect construct or permit to remain any fencing:

(a) On any part of the Front Yard;
(b) On any part of the balance of the Land which exceeds 1.8 metres in height measured from the original ground level of the Land;
(c) That is constructed using long run metal, corrugated iron, fibre cement boards or planks or any pressed material.

(e) Not place, erect, construct or permit to remain on any part of the Land any second hand, relocatable or transportable building, or shipping container or similar structure provided however relocatable or transportable buildings are permitted as long as they are new buildings that comply with these covenants and do not incorporate any re-cycled, used or second hand materials. Builders sheds or such other buildings as are reasonably required during the course of the construction of a Main Dwelling may be placed on the Land but must be removed immediately on completion of construction of the Main Dwelling to which it relates.

(f) Ensure that all clothes lines, satellite dishes, aerials, antennae, air conditioning units and heat pumps are installed/located so as not to detract from the visual amenity of the Development.

(g) Not occupy or use any building erected on the Land (whether temporarily or permanently) as a residence unless all buildings on the Land have been substantially completed in accordance with the provisions of this Schedule of Covenants and the Council building consent relating thereto.

(h) Ensure that once construction of a Main Dwelling has commenced, the exterior of the same is fully closed in and finished within nine (9) months from the date of commencement of construction and that construction is fully completed within twenty-four (24) months from the date of commencement.

(i) Within the same period of twenty-four months as referred to above complete all driveways, vehicle accessways, parking areas and paving to a proper and tradesmen like standard in concrete seal or a similar product or like product. All concrete that will be visible once construction is completed shall be finished either as exposed aggregate or with 5kg per m3 of colour oxide (at 5kg kilograms per cubic metre) in the concrete mix.

(j) Ensure that the Covenantor and the Covenantor's contractors will maintain a tidy construction site during the construction process and (without affecting the generality of this sub-clause) will:

(i) Have an adequate rubbish skip or receptacle on site at all times from the commencement of construction until construction is complete; and

(ii) Ensure that washing of all plant and machinery, including but not limited to concrete trucks, takes place on the lot in question and not on public property, road or access strips, and ensure that all run-off is contained within the lot in question.

(k) Not bring or permit to be brought or remain upon the Land (except in the course of construction of a permitted structure) any debris, rubbish, garden rubbish, unregistered vehicles, vehicle body parts or any other item which might in any way detract from the appearance or reputation of the Development or the quiet enjoyment of its residents

(l) Keep the Land in a neat and tidy condition and ensure that grass is kept mown and weeds are kept under control. Any area that lies between the road frontage or road adjoining any Lot and formed carriage ways or access ways or right of ways shall be maintained in grass and regularly mown.

(m) Ensure that exposed banks or sloping ground on the Land are planted in grass or shrubs so that there are no areas of bare clay.

(n) Not place erect construct or permit to remain on the Land any retaining walls or structures (other than a Main Dwelling, Accessory Building or Garden Shed) in excess of 1 metre in height.

(o) Not bring onto, raise, breed or keep any animal, livestock or poultry on the Land other than a domestic dog or cat, which shall be registered with the Relevant Authority as required.

(p) Not allow the Land to be used as a dog kennel facility, cattery or animal breeding facility.

(q) Not place, erect, construct or permit to remain on any part of the Land any advertisement, sign or hoarding of a commercial nature other than one sign advertising the Land "For Sale". Any advertisement, sign or hoarding advertising a show home as permitted in covenant 3.1(r) herein will not be deemed to be a breach of this covenant provided that the Covenantor has first obtained the prior written consent of the Developer to such advertisement, sign or hoarding.

(r) Not use any part of the Land wholly or partly for any trading or commercial purpose and no commercial building will be erected on any part of the Land. However, a home office complying in all respects with the applicable Council rules and bylaws will be permitted. A show home will not be deemed to be a breach of this covenant provided that the Covenantor has first obtained the prior written consent of the Developer to such show home.

(s) Not cause or suffer to be done or caused any damage to the landscape, roads, jointly owned access lots, shared accessways, right of ways, kerbing, concrete or other structures in the Development arising directly or indirectly from the use of any Lot by the Owner or any agent or invitee of the Owner and the Owner will reinstate, replace or repair any such damage at the Owners sole cost.

(t) Not locate any utilities, services or wiring above ground level on any part of the Land.

(u) Ensure that all water tanks are fully buried provided however, if due to supplier specifications, or due to terrain or site position, it is necessary for any part of the tank(s) to remain above ground, then all exposed parts of the tank(s) are to be fully screened from view. All screening to be constructed of permanent materials and those materials further screened from view by planting.

(v) Not make any changes to what the Developer has constructed in regard to fencing, vehicle crossings, gates, entrance ways, roads, access ways, right of ways, planting and landscaping as located on the Land as at the date of registration of this Covenant Instrument.

(w) Not object to any operations of the Developer on neighboring Lots during daylight hours on the condition that the Developer will use its best endeavors to keep all inconvenience caused by the movement of earth, machinery plant and equipment to a reasonable level, having regard to the nature of the work being undertaken.

4. Remedies for Breach or Non-Observance

4.1 If there should be any breach or non-observance by the Covenantor of any of the covenants or restrictions expressed or implied in this Schedule, then without prejudice to any other remedy which the Covenantee or any other person or persons having the benefit of these covenants and restrictions may have against the Covenantor, the Covenantor will upon written demand made by the Developer or it's nominee or by the registered owner of any Lot in the Development:

(a) Pay to the person making such demand as liquidated damages the sum of Five Hundred Dollars ($500.00) (which sum will, on the 1st of April each year, commencing in the year immediately following deposit of the Deposited Plan, be adjusted to take account of movement in the preceding year in the Consumer Price (All Groups) Index) per day for every day or part of a day that the breach or non observance of the covenants continues from and after the date upon which written demand is made: and

(b) Remove or cause to be removed from the Lot any building or structure erected, placed or located in breach or non observance of these

covenants and otherwise take all steps necessary to remedy the breach or non-observance of these covenants if it is capable of remedy.

4.2 The Developer shall be neither required nor liable to enforce or be answerable to any Covenantee or Covenantor for any breach of any of these covenants by the registered owner of any other Lot.

5.0 Further Development by the Developer

5.1 The Covenantor acknowledges that the Developer will undertake the Development in stages and will not oppose, frustrate, object to, nor take any action or encourage others to oppose, frustrate, object or take any action that might, in any way, prevent or hinder the Developer from progressing or completing the further subdivision of the Developer's adjoining land. This covenant extends to and includes (but is not limited to) development, planning, resource consents, earthworks, Consent Authority matters, building consent matters (including without limitation any height to boundary dispensations that have or may in the future be granted by the Far North District Council) and any other consents, earthworks, development and general works.

5.2 The Covenantor agrees to the Developer undertaking further development on the adjoining land and to the Developer being permitted to vary any of these covenants for use on future stages of the Development.

6.0 Vestings

6.1 The covenants in this instrument will cease to apply to any land that is intended to vest in the Crown or any territorial authority as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.

6.2 The Covenantee and the Covenantor together with any Mortgagee, Encumbrancee, Bondholder or Grantee (together referred to as "Registered Interest Holder") of any mortgage, encumbrance, bond, easement or land covenant registered on the Burdened Land and/or the Benefited Land after the date of registration of this instrument will take their interest in the Burdened Land and the Benefited Land subject to the terms of this instrument and, in particular (without limitation) irrevocably consent to any part of the Burdened Land and the Benefited Land being vested or dedicated as any road or reserve in the Far North District Council or any other territorial authority, NZ Transport Agency (or any such replacement entity) or the Crown.

6.3 Clause 6.2 will be deemed to be the Registered Interest Holder's irrevocable consent required to allow the roads and/or reserves to be vested or dedicated as road and/or reserves including (without limitation) under section 224(b)(i) of the Resource Management Act 1991 and section 114(2) of the Public Works Act 1981.

7.0 Exceptions:

7.1 The following exceptions apply to the covenants in this Schedule of Covenants:

7.2 The Developer is permitted to construct:

(i) A Childcare Centre on any of the Childcare Lots; and
(ii) A Café on any of the Cafe Lots.

7.3 The Covenantor is permitted to construct:

(i) A Childcare Centre on any of the Childcare Lots; and
(ii) A Café on any of the Café Lots

provided that the Covenantor has first obtained the prior written approval of the Developer (in its absolute discretion) to such business operation and such business operation complies in all respects with the Council's applicable rules, regulations, zoning and bylaws. The Covenantor will provide the Developer with full plans and specifications and hours of business when requesting the Developer's consent.

7.4 Nothing contained in the foregoing Schedule of Land Covenants shall apply to or affect the residential building, sheds, garages, reticulation/infrastructure services and fencing standing on or in Lot 1 on the Deposited Plan(s) at the date of registration of this instrument or to any demolition or repair, alteration, modification or extension thereof unless such demolition or repair, alteration, modification or extension is more than of a minor nature in which case all repairs, alterations, modifications and extensions must comply in all respects with the foregoing Schedule of Land Covenants.

8.0 Qualifications

8.1 The provisions contained in this Schedule of Land Covenants shall cease to have effect on and from the 25th anniversary of the deposit of the Deposited Plan(s).

REMITTANCE ADVICE

Far North Council
Attention: Far North Council
60 Kerikeri Road
Kerikeri
Kerikeri 0230

Payment Date
28 Oct 2025

Sent Date
28 Oct 2025

GST Number
145-534-025

AG Construction Ltd
53 Hobson Avenue
Kerikeri
Kerikeri 0230
NEW ZEALAND

Total NZD paid	**2,625.00**

Invoice Date	Reference	Invoice Total	Amount Paid	Still Owing
28 Oct 2025	Van Den Tillaart - Te Uru Lane LUC	2,625.00	2,625.00	0.00
		Total NZD	**2,625.00**	**0.00**