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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
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0800 920 029
fndc.govt.nz

Application for 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 discussion

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

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?
◯ **Yes** ☑ **No** ◯ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?
◯ **Yes** ☑ **No** ◯ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

◯ **Land Use**
◯ **Fast Track (Land Use - Controlled Activity)**
☑ **Change of Consent Notice (s.221(3))**
◯ **Certificate of Compliance (s.139)**
◯ **Extension of time (s.125)**
◯ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent 3m³
◯ **Subdivision**
◯ **Existing Use Certificate (s.139A)**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Other (please specify)** _____

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:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Smartlife Trust c/o Andrew Smart, for Keighley Trustee Limited (owner)

Email: a

Phone number: \

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

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: Steven Sanson, Bay of Islands Planning Limited

Email:

Phone number:

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

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

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: Keighley Trustee Limited

Property address/ location:

23 Aranga Road

Kerikeri 0230 Postcode

8. Application site details

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

Name/s: Keighley Trustee Limited (owner), Smartlife Trust (applicant)

Site address/ location:

23 Aranga Road

Kerikeri Postcode 0230

Legal description: Lot 1 DP 601182, Lot 2 DP 613888, Lots 1 and 2 DP **Val Number:**

Certificate of title: RT 1171039, 1223413, 1223414

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.

The gate is not locked. Please contact the agent or the applicant before visiting the site.

Agent Steven Sanson, 021 160 6035, steve@bayplan.co.nz.

Applicant Andrew Smart, 021 301726, andrew.louise.smart@gmail.com.

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.

S221(3) change to CN 13058545.8 and CN 13217098.3 (RC 2240395-RMACOM) and the replacement CN (RC 2260139-RMACOM).

Cancel the wastewater volume limit (20 m3/day average) on RT 1171039, RT 1223413 and Lots 1 and 2 DP 632746.

Reasons: General Residential zone, Development Contributions Policy 2025, one lot in use. Pump station unchanged. See AEE.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

◯ **2009** ☑ **2023**

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**

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

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☑ **Yes** ◯ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- ☑ **Flooding**
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

Please ensure all relevant technical reports are submitted with the application.

14. 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**

15. 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 as per s107G of the RMA to enable consideration for the draft conditions.

13. Billing Details:

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

Name/s: (please write all names in full) Andrew Smart. (for Smartlife Trust)

Email:

Postal Address:

Phone Numbers:

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

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

Name: Andrew Smart (please print)

Signature: (signature of bill payer – mandatory) Date: 1/12/22.

Checklist of your information

Please tick if information is provided

- ☑ Payment (cheques payable to Far North District Council)
- ☑ A current Certificate of Title (Search Copy not more than 6 months old)
- ☑ Details of your consultation with Iwi and hapū
- ☑ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☑ Applicant / agent / property owner / bill payer details provided
- ☑ Location of property and description of proposal
- ☑ Assessment of Environmental Effects
- ☑ Written approvals / correspondence from consulted parties
- ☑ Reports from technical experts (if required)
- ☑ Copies of other relevant consents associated with this application
- ☑ Location and site plans (land use) AND/OR
- ☑ Location and scheme plan (subdivision)
- ☑ Elevations / floor plans
- ☑ Topographical / contour plans

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

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri
Email office@bayplan.co.nz **Website** www.bayplan.co.nz

6 November 2026

To Far North District Council

Matter Application under section 221(3) of the Resource Management Act 1991 to cancel the wastewater volume limitation in the consent notices registered on Lot 1 DP 601182, Lot 2 DP 613888, Lot 1 DP 632746 and Lot 2 DP 632746, 23 Aranga Road, Kerikeri.

Please find below an application under section 221(3) of the Resource Management Act 1991 to cancel, as it relates to each title, the wastewater volume limitation in the consent notices registered against the former 23 Aranga Road holding.

The limitation was imposed by RC 2240395-RMACOM, which created Lot 1 DP 601182 and Lots 2 and 3 DP 613888, and was carried forward by RC 2260139-RMACOM, which subdivided Lot 3 DP 613888 into Lots 1 and 2 DP 632746 and an esplanade reserve. RC 2260139-RMACOM has not been formally given effect to at this stage, although titles are understood to be imminent. The table below sets out the allotments and the conditions to be cancelled.

Title	Conditions to be cancelled
RT 1171039 Lot 1 DP 601182 (941 m^2)	Consent Notice 13058545.8, condition (iv)
RT 1223413 Lot 2 DP 613888 (4161 m^2)	Consent Notice 13058545.8, condition (iv) Consent Notice 13217098.3, condition (iv)
Lot 1 DP 632746 (about 2.140 ha) of RC 2260139-RMACOM, currently within RT 1223414	Replacement consent notice under condition 9 of RC 2260139-RMACOM, condition (d)
Lot 2 DP 632746 (about 1.870 ha) of RC 2260139-RMACOM, currently within RT 1223414	Replacement consent notice under condition 9 of RC 2260139-RMACOM, condition (d)

Condition (iv) of both Consent Notices, and condition (d) of the replacement consent notice, limit the combined wastewater discharge to the Council connection point at 23 Aranga Road to an average of 20 m^3 per day. The other conditions of the notices, including the requirement to adhere to the Wastewater Maintenance Agreement, are not affected.

In short, the 20 m^3 per day figure comes from the 2014 agreement that allowed the former holiday park to connect to Council's network. The 2017 Cook Costello report records that park as 65 accommodation units, 70 powered and tent sites and one residence, with a maximum occupancy of 422 guests. It was connected by negotiation when the land was in the Rural Living Zone, and the owners, who are also the applicant, paid a development contribution of $221,000 to obtain the discharge. When the land was subdivided, Council carried the arrangement through to each new lot by consent notice. This application asks Council to remove the volume limit only.

The private pump station and pressure line will remain, together with their existing operating arrangements, which this application does not change. They are likely to be used to pump wastewater uphill to Aranga Road, where it enters Council's network, including from any future residential development of the land.

The titles for RC 2260139-RMACOM are not yet registered. On approval of this application, and before registration, the easement instrument will be amended to remove the clause that restates the volume limit and the easement benefits that become redundant. Section 6.4 sets out these flow-on effects so that Council is aware of them.

The reasons are set out in this assessment. In summary, Council's Development Contributions Policy 2025 now applies, so any discharge over and above 20 m^3 per day can be addressed through development contributions in the usual way. The land is zoned General Residential, which the plan ties to available or programmed infrastructure capacity (GRZ-O2, GRZ-O4 and GRZ-P1), and the zoning is not subject to appeal.

Only Lot 1 DP 632746 continues in accommodation use, for seasonal workers, which is leased to Turners & Growers. Lot 2 DP 632746 is not being used for any such purpose, but is envisaged for future residential subdivision. Lot 2 DP 613888 has been developed for a future residential subdivision, and it and Lot 1 DP 601182 each have their own direct connection to Council's reticulated system.

The application is a **Discretionary Activity** under section 221(3A). No Operative or Proposed District Plan rules are breached. As set out in this report, the adverse effects on the environment will be less than minor and the application can be processed on a non-notified basis.

The application is supported by the following information.

- **Appendix A** Records of Title for the four affected lots, the consent notices (13058545.8, 13217098.3 and the replacement notice) and the easement instrument LM-118756-7-1122-V1
- **Appendix B** Decisions on RC 2240395-RMACOM and RC 2260139-RMACOM, with the approved plans
- **Appendix C** Wastewater information, comprising the 2014 wastewater agreement, evidence of the direct connections to Lot 1 DP 601182 and Lot 2 DP 613888, and the Cook Costello report dated 7 July 2017

Regards

Steven Sanson
Consultant Planner

1. Applicant & Property Details

Applicant	Smartlife Trust c/o Andrew Smart, on behalf of Keighley Trustee Limited as registered owner
Address for Service	Bay of Islands Planning Limited Kerikeri House, Suite 3, 88 Kerikeri Road, Kerikeri C/O Steven Sanson steve@bayplan.co.nz
Legal Descriptions	Lot 1 DP 601182 (RT 1171039) Lot 2 DP 613888 (RT 1223413) Lot 1 DP 632746 and Lot 2 DP 632746 of RC 2260139-RMACOM, currently within Lot 3 DP 613888 (RT 1223414)
Registered Owner	Keighley Trustee Limited
Physical Address	23 Aranga Road, Kerikeri
Site Area	Lot 1 DP 601182 (941 m^2) Lot 2 DP 613888 (4161 m^2) Lot 1 DP 632746 (about 2.140 ha) Lot 2 DP 632746 (about 1.870 ha) Lot 3 DP 632746 esplanade reserve (about 6,460 m^2), to vest in Council
District Plan Zone	General Residential Zone (Proposed District Plan) Rural Living Zone (Operative District Plan)
District Plan Features	Esplanade Priority Area River Flooding
Other Features	Soils 4s5 No HAIL activity recorded No archaeological sites, kiwi or protected natural areas recorded
Current Use	Lot 1 DP 632746 continues in seasonal workers accommodation use and is leased to Turners & Growers on this basis. Lot 2 DP 632746 is currently unused and vacant but given updated zoning has future subdivision potential. Lot 2 DP 613888 has been developed for a future residential subdivision. Lot 1 DP 601182 contains an existing dwelling.
Consent Notices Affected	Consent Notice 13058545.8 (registered 3 December 2024) Consent Notice 13217098.3 (registered 14 August 2025) Replacement consent notice under condition 9 of RC 2260139-RMACOM
Easement Instrument	Easement instrument LM-118756-7-1122-V1, with Keighley Trustee Limited as grantor and grantee, giving effect to condition 4 of RC 2260139-RMACOM

Parent Consents	RC 2240395-RMACOM, combined subdivision and land use consent granted on 16 August 2024 RC 2260139-RMACOM, combined subdivision and land use consent granted on 31 July 2026 RC 2230528, seasonal accommodation activity

2. Summary of Proposal

Proposal	To cancel in full the wastewater volume limitation in the consent notices on each title, being the combined 20 m^3 per day limit and its allocation between lots (condition (iv) of the original notices and condition (d) of the replacement notice). The requirement to adhere to the Wastewater Maintenance Agreement (conditions (v) and (e)), the pump timing and storage arrangements, and the private pump station and pressure line are not changed. On approval, and before the Stage 4 titles are registered, the easement instrument will be amended to remove the clause that restates the limit and the easement benefits that become redundant (Section 6.4).
Reason for Application	Section 221(3)(a) of the Resource Management Act 1991 enables the owner, after the survey plan is deposited, to apply to cancel a condition specified in a consent notice. Under section 221(3A) the application is processed as a Discretionary Activity.
Basis for Cancellation	The limit was set in 2014 for the whole holiday park under the Rural Living framework, and the owners paid a development contribution to obtain the discharge. Council's Development Contributions Policy 2025 now deals with any additional discharge, and Council has zoned the land General Residential. Only one lot has accommodation use, and the pump station can already deliver more than the estimated discharge from a full residential build-out.
Appendices	**Appendix A** Records of Title, consent notices and easement instrument **Appendix B** Decisions on RC 2240395-RMACOM and RC 2260139-RMACOM, with approved plans **Appendix C** Wastewater information

3. Introduction & Background

3.1 Purpose of this report

This report has been prepared for Smartlife Trust in support of an application under section 221(3) of the Resource Management Act 1991 to cancel the wastewater conditions of the consent notices registered against the former 23 Aranga Road holding in Kerikeri. It serves as the Assessment of Environmental Effects for the application and addresses the relevant provisions of the Far North District Plan and the Proposed Far North District Plan, and Part 2 of the Act.

3.2 What the conditions are and why they exist

The 20 m^3 per day figure comes from the 2014 wastewater agreement with Council (the 2014 Agreement). It was the projected average discharge from the overall holiday park, backpackers and motel complex, connected to the public network by negotiation at a time when the land was in the Rural Living Zone. The 2017 Cook Costello report records that complex as 65 accommodation units (five

studio units, four one bedroom units, two ensuite cabins, one flat, 13 cabins, 36 backpacker twin rooms and four backpacker dorms), 30 powered sites, 40 tent sites and one residence, with a maximum occupancy of 422 guests. The owners, who are also the applicant, obtained that capacity by paying a development contribution of $221,000, calculated on the 20 m^3. When the land was subdivided in 2024 and 2026, Council wanted to make sure the arrangement carried through to the new lots, so it required consent notices that apportion the 20 m^3 between them and bind the owners to the Wastewater Maintenance Agreement. The volume limit is a mechanism for carrying a single site arrangement through successive subdivisions, and it is the only condition this application seeks to remove.

3.3 Relevant documents and how they relate

The documents below follow on from one another. Each repeats or carries forward the wastewater provisions of the one before it.

Document	What it did	Wastewater content
2014 Agreement Council and the former owners, 28 October 2014	Allowed the holiday park to connect to the public wastewater system.	Council conveys, treats and discharges at a projected average of 20 m^3 per day. The owners pay a development contribution, pump only between 11 pm and 6 am, keep one day's storage, meter the flow and comply with the Wastewater Bylaw.
RC 2240395-RMACOM 16 August 2024	Subdivided the holding into Lot 1 DP 601182, Lot 2 DP 613888 and Lot 3 DP 613888 in two stages.	Direct connections for Lot 1 (condition 3(c)) and Lot 2 (condition 6(c)). A Wastewater Maintenance Agreement carrying the 2014 Agreement obligations (condition 6(f)). Consent notices to secure the volume limit and the agreement (condition 7).
Consent Notices 13058545.8 and 13217098.3 3 December 2024 and 14 August 2025	Registered under condition 7 of RC 2240395-RMACOM.	Condition (iv) limits discharge to an average of 20 m^3 per day, divided between lots. Condition (v) requires adherence to the Wastewater Maintenance Agreement.
Wastewater Maintenance Agreement	Certified under condition 6(f) of RC 2240395-RMACOM.	A review process, a process for malfunctions and extreme events, and the clause 3 obligations of the 2014 Agreement, including pump timing and storage.
RC 2260139-RMACOM 31 July 2026	Subdivides Lot 3 DP 613888 into Lot 1 DP 632746, Lot 2 DP 632746 and an esplanade reserve (Lot 3 DP 632746). Not yet given effect to.	Condition 9 repeats the wastewater conditions as (d) and (e) of a replacement consent notice. Condition 10 cancels the earlier notices on that land when the replacement notice is registered. Condition 4 requires easements over the reserve for the existing pump-station components and overflow tank.
Easement instrument LM-118756-7-1122-V1	Gives effect to condition 4 of RC 2260139-RMACOM.	Sixteen clauses of wastewater additional terms covering the limit, pump timing, storage, maintenance and cost sharing. These repeat matters recorded in the documents above.

Document	What it did	Wastewater content
Cook Costello report 7 July 2017	Assessed wastewater capacity and stormwater for an earlier development scenario.	Describes the private pump station and the park's flows at a point in time when all activities operated under the Rural Living framework.

3.4 The conditions in plain terms

Condition 7 of RC 2240395-RMACOM required five matters to be secured by consent notice, and condition 9 of RC 2260139-RMACOM repeats them in the replacement notice. Only condition (iv) is affected by this application.

Condition	What it requires	This application
(i)	A specific stormwater design for each building, prepared by a chartered professional engineer at building consent.	Not affected
(ii)	A water supply for firefighting for any dwelling, in accordance with SNZ PAS 4509.	Not affected
(iii)	A stormwater mitigation system so that post-development flows do not exceed pre-development flows.	Not affected
(iv)	Wastewater discharge to the Council connection point not to exceed an average of 20 m^3 per day, divided between lots.	To be cancelled
(v)	Adherence to the Wastewater Maintenance Agreement.	Not affected

3.5 The allotments

RC 2240395-RMACOM was approved in two stages (Figures 1 and 2). Stage 1 created Lot 1 DP 601182 (941 m^2) and a balance lot, and Stage 2 divided that balance lot into Lot 2 DP 613888 (4,161 m^2) and Lot 3 DP 613888 (4.6560 ha).

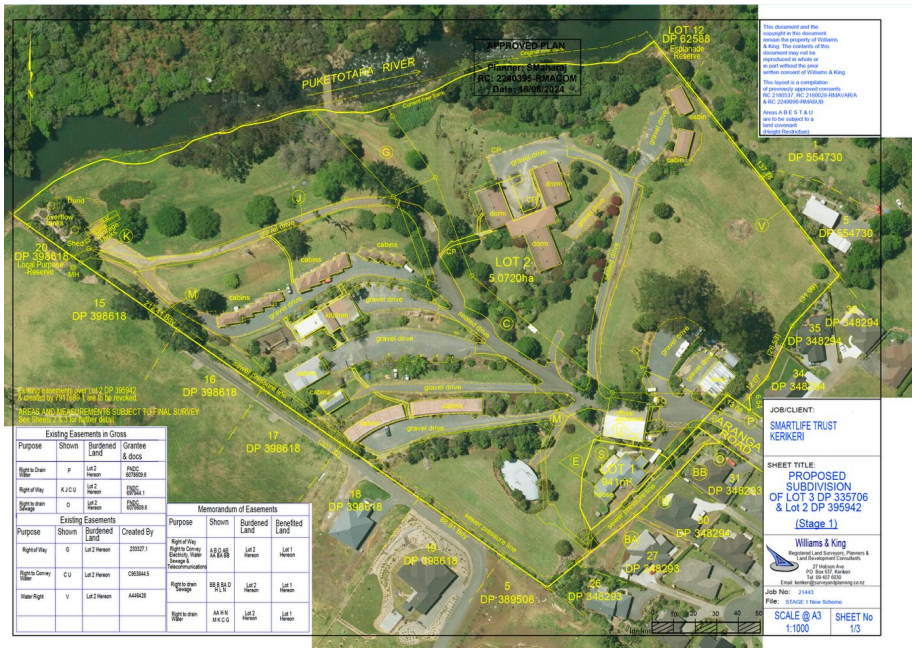


Figure 1. Approved scheme plan for RC 2240395-RMACOM, Stage 1 (Proposed Subdivision of Lot 3 DP 335706 & Lot 2 DP 395942), Williams & King, dated 30 May 2024.

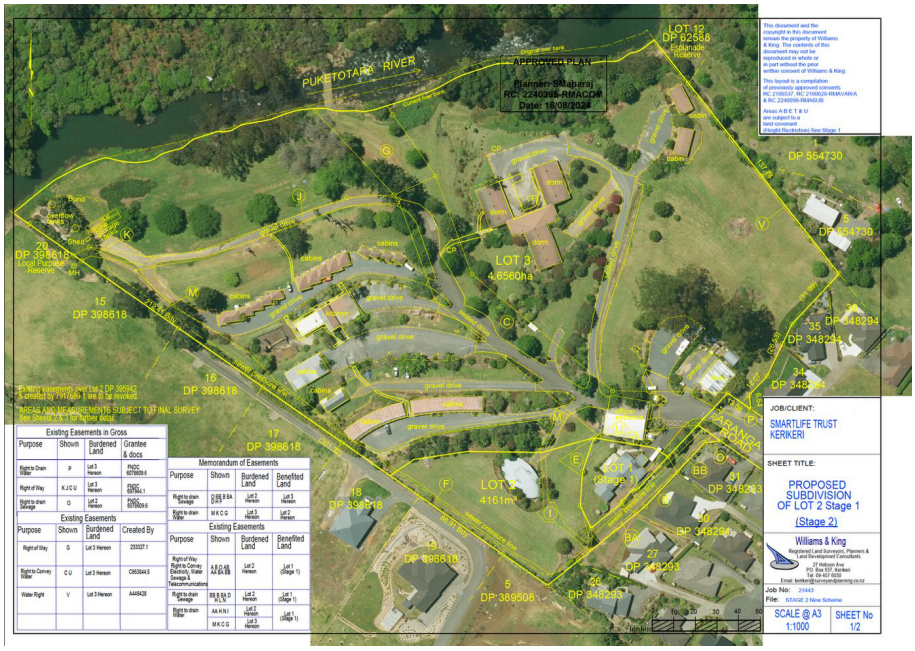


Figure 2. Approved scheme plan for RC 2240395-RMACOM, Stage 2 (Proposed Subdivision of Lot 2 Stage 1), Williams & King, dated 31 May 2024.

On 31 July 2026 Council granted RC 2260139-RMACOM (Figure 3). It divides Lot 3 DP 613888 into nearly equal parts as Lot 1 DP 632746 (about 2.140 ha) and Lot 2 DP 632746 (about 1.870 ha), together with an esplanade reserve along the Puketotara River (Lot 3 DP 632746, about 6,460 m^2) that vests in Council. As far as practicable the wastewater assets have been kept within Lot 1 DP 632746, although some remain within the reserve under easement. At the time of drafting RC 2260139-RMACOM has not been given effect to, although titles are understood to be imminent.

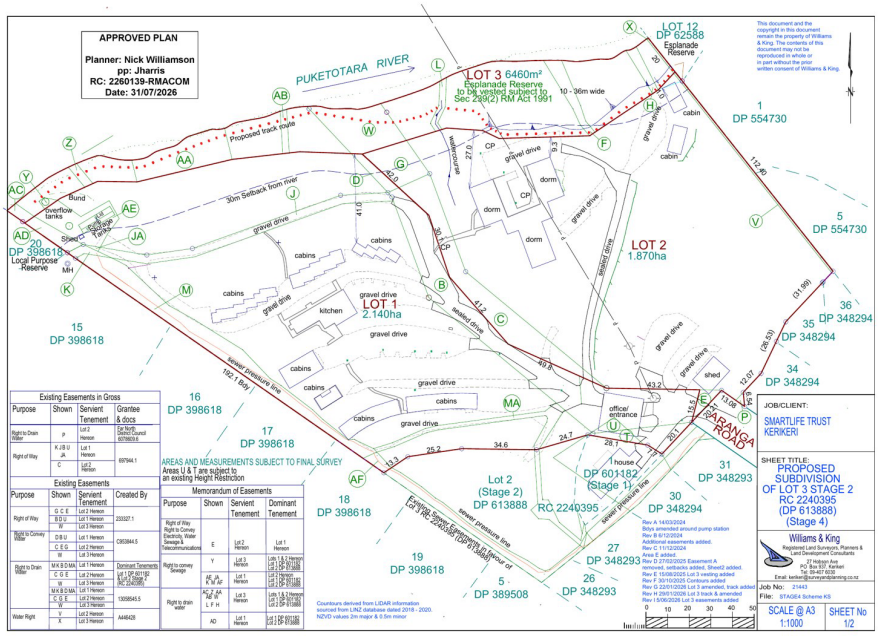


Figure 3. Approved scheme plan for RC 2260139-RMACOM, Stage 4 (Proposed Subdivision of Lot 3 Stage 2 DP 613888), Williams & King Rev I, Sheet 1 of 2 (stamped 31 July 2026).

4. Site & Surrounding Environment

4.1 Zoning and resource features

The land is zoned **General Residential** under the Proposed Far North District Plan, and the zoning is no longer subject to appeal. Council's decision on RC 2260139-RMACOM records that the zoning has legal effect from 30 June 2026. Under the Operative Far North District Plan 2009 the land is in the Rural Living Zone. The land is within an Esplanade Priority Area, and parts of the site along the Puketotara margin are subject to river flooding. These areas are largely within the esplanade reserve and do not affect existing development.

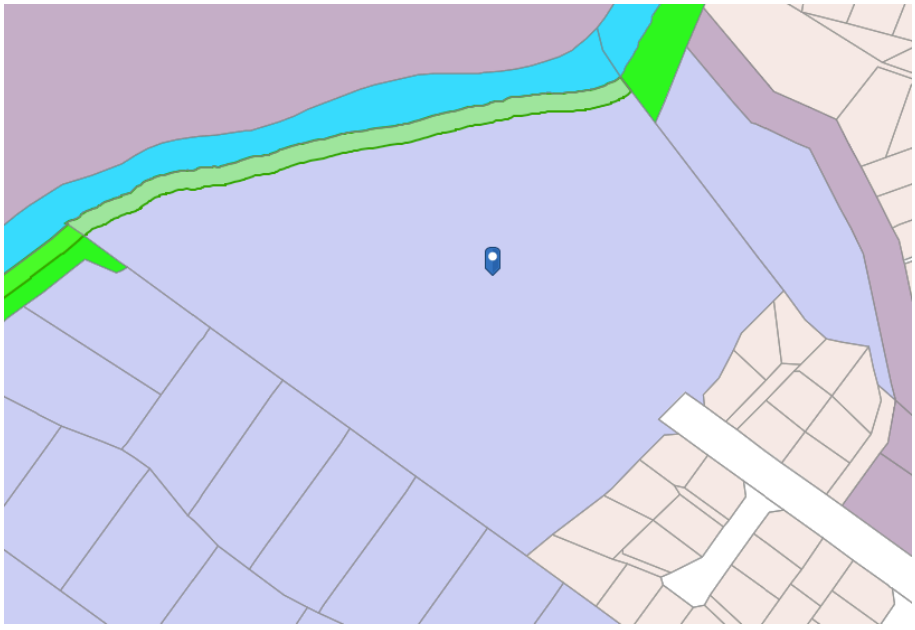


Figure 4. Zoning and flooding under the Operative District Plan. Source Far North Maps ePlan.

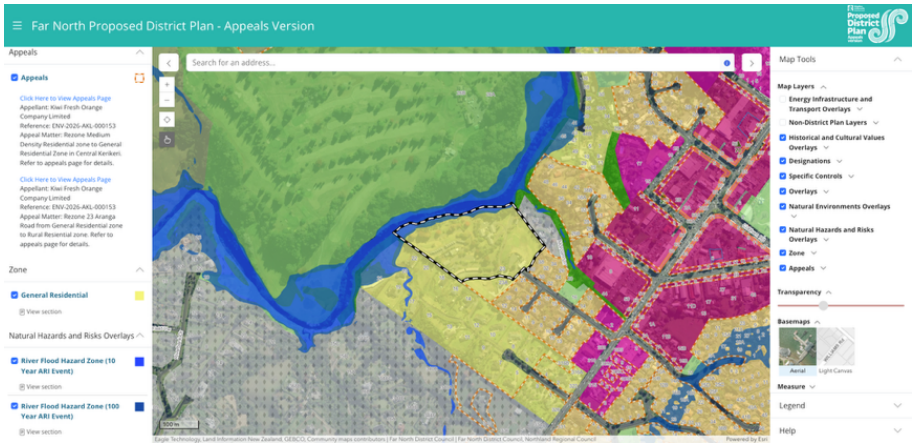


Figure 5. Zoning and flooding under the Proposed District Plan, Appeals Version. Source Far North Maps ePlan.

4.2 Location

The site is located on the edge of the Residential Zone surrounding the town centre and is accessed from the end of Aranga Road. This road leads off Kerikeri Road and forms the spine of a residential subdivision that has been substantially developed. The property as a whole is broadly square shaped, with its northern frontage on the Puketotara Stream, which separates it from the Bay of Islands Golf Course.

4.3 Topography and natural features

The site slopes down from its entrance at the end of Aranga Road and has been formed in a series of terraces dating from the original development in the 1970s, with intervening banks of landscaping. Pockets of vegetation permeate the site, and the Puketotara River adjoins its northern boundary. Wastewater therefore has to be lifted uphill from the lower terraces to Aranga Road.

4.4 Built form, access and activities

Rows of accommodation are set along gravel side drives leading off a sealed central driveway. Beyond the existing cabins the driveway becomes gravel and leads to the north western corner of the site, where the former sewage treatment plant was located. The Stage 4 scheme plan (Figure 3) shows the accommodation buildings, the pump station, storage tanks and overflow tanks at the western end of the site, and a sewer pressure line along the south western boundary towards Aranga Road. The use of each lot is explained below.

Lot 1 DP 632746	Seasonal workers accommodation approved under RC 2230528, which continues in use and is leased to Turners & Growers. The lot contains most of the wastewater assets and discharges through the private pump station and pressure line. RC 2180028 allowed for the conversion of campervan sites into 14 duplex accommodation units (which lapses on 19 February 2028).
Lot 2 DP 632746	Not being used for seasonal workers accommodation or any similar purpose, and currently unused and vacant. RC 2180028 allowed for the conversion of campervan sites into 6 duplex accommodation units (which lapses on 19 February 2028).
Lot 2 DP 613888	Developed for a future residential subdivision, for which six lots are proposed. The lot has its own direct connection to Council's reticulated system on Aranga Road via RC 2240395-RMACOM.

Lot 1 DP 601182	Single residential unit which has its own direct connection to Council's reticulated system via RC 2240395-RMACOM.

4.5 Surrounding environment

The surrounds are rural to the north, where the golf course lies. Towards the south, west and east an urban and rural residential character prevails, with residential uses being the primary character.

4.6 Wastewater servicing

Private pumping system	The 2017 Cook Costello report records that the on-site treatment and disposal system was retired in late 2014, and that the park then connected to the public network through a private pump station near the old treatment plant. The pump station discharges through a rising main of approximately 32 m lift to Council's gravity system. It has primary and secondary storage totalling 55.3 m^3, plus 50 m^3 of alarmed emergency storage that is not pumped, and four pumps with a combined rate of approximately 2.14 l/s. Within the seven hour pumping window (11 pm to 6 am) set by the 2014 Agreement it can deliver about 54 m^3 per day. The pump station and pressure line will remain.
Recorded flows	There are no current recorded flows. The 2017 report derived daily discharge volumes from pump run hours between January 2015 and February 2017 and plots them at roughly 12 m^3 to 41 m^3 per day. It describes the pump flow as ungauged, and records the capacity of the connection at a point in time when every activity on the land operated under the Rural Living framework.
Direct connections	Condition 3(c) of RC 2240395-RMACOM required a separate sewerage connection for Lot 1 DP 601182, and condition 6(c) required a new connection directly to Council's reticulated system on Aranga Road for Lot 2 DP 613888. Both have been given effect to and titles issued. Clause 2 of the easement instrument records that the owner of Lot 2 DP 613888 has its own sewer facilities and is not likely to use the private sewage facility.
Lots 1 and 2 DP 632746	These lots have the ability to discharge through the private pump station and pressure line. Council's decision records that the subdivision creates no new buildings and no new discharge. Condition 4 requires easements over the esplanade reserve for the existing pump-station components and overflow storage tank.
Development contributions	Council reinstated development contributions through the Development Contributions Policy 2025, adopted on 7 October 2025 and applying to applications made on or after 29 May 2026. The policy enables Council to collect contributions towards water, wastewater, stormwater and roading infrastructure needed to support new development.

5. Records of Title, Easements and Consent Notices

The Records of Title, consent notices and easement instrument are in Appendix A. The land is held by Keighley Trustee Limited. The wastewater conditions sit, or will sit, on the following titles.

Title	Instrument	Volume limitation (to be cancelled)	Maintenance agreement (not affected)
RT 1171039 Lot 1 DP 601182	CN 13058545.8	Condition (iv). Lot 1 is allocated 0.5 m^3 per day.	None

Title	Instrument	Volume limitation (to be cancelled)	Maintenance agreement (not affected)
RT 1223413 Lot 2 DP 613888	CN 13058545.8 CN 13217098.3	13058545.8 condition (iv), with Lot 2 DP 601182 (since subdivided) allocated 19.5 m^3 per day. 13217098.3 condition (iv), with Lot 2 allocated 2 m^3 per day.	13058545.8 condition (v)
Lots 1 and 2 DP 632746 Currently within RT 1223414	Replacement notice under condition 9 of RC 2260139-RMACOM	Condition (d), combined limit of an average of 20 m^3 per day to the Council connection point, with no allocation between the lots.	Condition (e)

The two original notices overlap. Consent Notice 13058545.8 was drafted when Lot 2 DP 601182 was a single lot and allocated 19.5 m^3 per day to it. That lot no longer exists, and Consent Notice 13217098.3 re-allocated the volume between Lots 2 and 3 DP 613888 on 2 m^3 and 17.5 m^3 per day. Condition 10 of RC 2260139-RMACOM cancels both notices as they apply to the land to become Lots 1 and 2 DP 632746, so they will remain only on RT 1171039 and RT 1223413.

The easement instrument

The easement instrument (Appendix A) names Keighley Trustee Limited as grantor and grantee and gives effect to condition 4 of RC 2260139-RMACOM. It will be registered with the Stage 4 titles. Its Annexure Schedule includes sixteen clauses of wastewater additional terms covering pump timing, storage, maintenance and cost sharing, and two clauses (17 and 18) on stormwater drainage over the reserve. This application does not affect any of them except clause 4(a).

Clause 4(a) restates the limit. It provides that the owners must discharge a maximum average rate of 20 m^3 per day, and must seek Council's permission to increase it. If conditions (iv) and (d) are cancelled and clause 4(a) remains, the limit would continue as a private covenant between the owners. Clause 4(a) also goes beyond the 2014 Agreement, which records 20 m^3 per day only as the projected rate at which Council will convey, treat and discharge sewage (clause 2.2) and contains no requirement to seek Council's permission to increase it. Because the Stage 4 titles and the instrument have not yet been registered, the instrument will be amended on approval of this application, before it is registered, to remove clause 4(a) and the easement benefits that become redundant, as set out in Section 6.4.

6. Description of Proposal

6.1 Condition to be cancelled

Condition	Terms of the condition	Titles
CN 13058545.8, condition (iv)	The total wastewater discharge volume to the Council connection point at 23 Aranga Road must not exceed an average of 20 m^3 per day as outlined in the existing agreement between Far North District Council and the Owners (dated 28 October 2014, clause 3). Lot 1 is allocated 0.5 m^3 and Lot 2 is allocated 19.5 m^3.	RT 1171039 RT 1223413

Condition	Terms of the condition	Titles
CN 13217098.3, condition (iv)	The same volume limit of 20 m^3 per day, with Lot 2 allocated 2 m^3 and Lot 3 allocated 17.5 m^3.	RT 1223413
Replacement notice, condition (d)	The total wastewater discharge to the Council connection point at 23 Aranga Road must not exceed an average of 20m^3 per day, as outlined in the existing agreement dated 28 October 2014.	Lots 1 and 2 DP 632746

If the application is granted, a notice of cancellation will need to be signed by Council and registered against each affected title in accordance with section 221 of the Act. The remaining conditions of the notices will continue to apply.

6.2 What is removed and what stays

Removed by this application	Not changed by this application
The combined 20 m^3 per day volume limit and its allocation between lots (conditions (iv) and (d)).	The requirement to adhere to the Wastewater Maintenance Agreement (conditions (v) and (e)), and the pump timing and storage arrangements of the 2014 Agreement.
Clause 4(a) of the easement instrument, which restates the limit, and the easement benefits that become redundant (Section 6.4).	The private pump station and pressure line, which will remain and are likely to pump uphill to Aranga Road.
No other condition or term is removed.	Council's control of connections to its network, and development contributions for any additional discharge. The stormwater, firefighting and related conditions of the notices.

6.3 The 2014 Agreement

The 2014 Agreement, including its pump timing, storage and maintenance arrangements, is not affected by this application and continues to apply. The applicant does not consider that the agreement requires change in order to remove the volume limitation. It records 20 m^3 per day only as the projected rate at which Council will convey, treat and discharge sewage, and it deals with additional discharge through the development contribution. The recent consents have also paved the way to change its arrangements in principle, and the change of zone effectively changes the approach. However, the agreement can be cancelled by agreement with Council if needed, and that would be tidier. No physical works, new connections, earthworks or changes of activity are proposed by this application.

6.4 Flow-on effects on the easement instrument

The easement instrument (Appendix A) has not yet been registered. On approval of this application, and before the instrument is registered, the applicant will amend it as set out below. Council will be asked to approve the amended instrument under condition 4 of RC 2260139-RMACOM in the usual way. The amendments follow from the proposal and do not change any physical infrastructure.

Cancellation	Proposed amendment	Reason
1	Delete clause 4(a) of the Annexure Schedule.	It restates the 20 m^3 per day limit and requires Council's permission to increase it. With conditions (iv) and (d) cancelled it would keep the limit alive as a private covenant. It also goes beyond the 2014 Agreement.
2	Remove Lot 1 DP 601182 and Lot 2 DP 613888 as benefited land for the right to drain sewage over easement Y (Lot 3 DP 632746).	Each lot has its own direct connection to Council's system (conditions 3(c) and 6(c) of RC 2240395-RMACOM), and clause 2 of the instrument records that the owner of Lot 2 DP 613888 is not likely to use the private sewage facility.
3	Remove Lot 1 DP 601182 and Lot 2 DP 613888 as benefited land for the right to drain sewage over easements AF, M, K, AE and JA (Lot 1 DP 632746).	The same reason as cancellation 2.
4	Make the consequential changes to clause 2 and Schedule A.	Clause 2 would no longer need to refer to Lot 2 DP 613888.

The easements that serve Lots 1 and 2 DP 632746, including E, D, AH, AG and AI, and the stormwater, right of way and services easements, are not changed. The effect for Council is that the instrument no longer restates the volume limit.

7. Statutory Framework and Activity Status

7.1 Section 221 of the Resource Management Act 1991

Section 221(3)(a) provides that, at any time after deposit of the survey plan, the owner may apply to the territorial authority to vary or cancel any condition specified in a consent notice. Survey plans DP 601182 and DP 613888 have been deposited, so the application is made under section 221(3)(a) for the conditions registered on those titles. RC 2260139-RMACOM has not yet been given effect to, and the Stage 4 titles and replacement consent notice are not yet registered. If Council considers that condition (d) of the replacement notice cannot yet be dealt with under section 221(3) because DP 632746 has not been deposited, the applicant asks that this application be treated as an application under section 127 to cancel condition 9(d) of RC 2260139-RMACOM, which is assessed in the same way. If that is the case, the applicant will provide an addendum to this application.

Under section 221(3A), sections 88 to 121 and 127(4) to 132 of the Act apply with all necessary modifications and the application is assessed as a Discretionary Activity. Council's assessment is open, but it is confined to the effects of cancelling the specific conditions and does not reopen the subdivisions. In deciding whether to cancel a condition, the relevant considerations are the circumstances in which it was imposed, whether those circumstances have changed, and whether it still serves a resource management purpose. Those considerations are addressed in Section 8.

7.2 Transition to the new planning system

The Planning Act 2026 and the Natural Environment Act 2026 received Royal assent on 30 September 2026. The Resource Management Act 1991 has not been immediately repealed, and a transition period

has commenced. This application is made under section 221(3) of the Resource Management Act 1991 and the transitional matters are not relevant.

7.3 District plan status

The Operative Far North District Plan 2009 and the Proposed Far North District Plan, Appeals Version dated 20 August 2026, both have a role while appeals are live. Provisions of the Proposed Plan that are not under appeal can be treated as operative. None of the objectives, policies or rules relied on in this report is marked as subject to appeal, except TRAN-R9 and TRAN-Table 12 noted below. The General Residential Zone and Infrastructure chapters carry notices of new provisions sought by appeal that would require infrastructure capacity to be available before development. Those requested provisions have no legal effect.

Matter	Assessment
Infrastructure chapter rules	No new connection, pipe, pump station or other wastewater structure is proposed, so I-R2 (new underground network utilities, including customer connections) and I-R17 (above ground wastewater systems) are not triggered. Neither is subject to appeal. A future connection of a lot to Council's network would be an underground customer connection of the kind I-R2 provides for as a permitted activity.
General Residential Zone rules	No new building, residential unit, visitor accommodation or other activity is proposed, so GRZ-R1 to GRZ-R14 are not triggered. None is subject to appeal. Residential units are permitted at one per 600 m^2 of site area (GRZ-R3). The site is within the Kerikeri area referred to in GRZ-R9 CON-1, so multi-unit development is not a Controlled Activity and is Discretionary. Visitor accommodation outside a residential unit, and activities not otherwise listed, are Discretionary (GRZ-R4 and GRZ-R14).
Transport chapter rules	No change to access, crossings or trip generation is proposed, so TRAN-R2 and TRAN-R9 are not triggered. TRAN-R9 and TRAN-Table 12 are subject to appeal. They set a threshold of 20 residential units or 200 equivalent car movements per day above which consent is required.
Subdivision rules	No subdivision is proposed by this application. The six lot subdivision of Lot 2 DP 613888 will be the subject of its own application.
National Environmental Standards	No soil disturbance or change of use of land is proposed, so the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is not engaged.
Overall status	No Operative or Proposed District Plan rules are breached. The application is a **Discretionary Activity** solely because of section 221(3A).

8. Statutory Considerations

Section 104 requires that, subject to Part 2, the consent authority have regard to the actual and potential effects on the environment of allowing the activity, any measures to offset or compensate for adverse effects, the relevant provisions of statutory planning documents, and any other matter it considers relevant and reasonably necessary. These matters are considered in turn.

Section 104(1)(a), assessment of effects on the environment

What has changed

The conditions were imposed in the circumstances described in Section 3.2. Since then the following has changed.

- The land is zoned General Residential, and the zoning is no longer under appeal.
- Lot 1 DP 601182 and Lot 2 DP 613888 each have their own direct connection, and neither uses the private system.
- Of the land that uses the private system, only Lot 1 DP 632746 is in accommodation use, for seasonal workers leased to Turners & Growers. Lot 2 DP 632746 is unused and vacant.
- Lot 2 DP 613888 has been developed for a future residential subdivision.
- Council has reinstated development contributions.

A fixed shared cap / connection to the public wastewater system set under the Rural Living framework is less relevant in each case now that the site is proposed to be General Residential.

Council has zoned the land for residential development

The 2017 Cook Costello report records the capacity of the private connection between 2015 and 2017, when every activity on the land operated under the Rural Living framework. The 20 m^3 figure and the pumping window were fixed for that setting and do not measure what an urban zoning anticipates.

Council chose to apply the General Residential zone to this land. The zone overview states that the zone represents areas where higher density residential development is expected, and that rezoning for more intensive residential use occurs where there is adequacy and capacity of available development infrastructure, or where it is programmed in the Long Term Plan or 30 Year Infrastructure Strategy. GRZ-O2, GRZ-O4 and GRZ-P1 tie the zone to the same test. If there were not sufficient capacity to service residential development of this land, it is difficult to see why Council rezoned it. The applicant's position is that the rezoning sets the connection capacity of the site, and that a fixed limit set under the Rural Living framework is inconsistent with it. Council's decision on RC 2260139-RMACOM, made after the rezoning, found the Stage 4 subdivision consistent with GRZ-O1, GRZ-O2, GRZ-O4 and GRZ-O5.

Development contributions

Council's Development Contributions Policy 2025 applies from 29 May 2026. Development that requires a resource consent, building consent or service connection authority is assessed for contributions towards wastewater and other infrastructure. Any discharge over and above 20 m^3 per day from development of these lots will therefore be addressed through development contributions when the development is proposed and connected.

That is the approach on which the discharge was first obtained. The 2014 Agreement priced the capacity through a $221,000 contribution calculated on 20 m^3 per day, to be reassessed against actual flow at $11.05 per litre of average actual discharge (clauses 4.2 and 4.4). A fixed cap in a consent notice is not needed to protect Council's network, because Council can charge for, and plan for, any increase.

Estimate of future wastewater

To test the 20 m^3 figure against what the zone anticipates, the applicant has estimated the wastewater from development at the density the zone permits. The estimate uses sites of 600 m^2, which is the

density at which GRZ-R3 permits a residential unit as of right, and three bedroom dwellings. It uses the following assumptions.

- **Lots 1 and 2 DP 632746.** A combined area of about 4.010 ha, with 70 percent assumed to be net developable after access, services, stormwater, the 30 m river setback and terrain, giving 46 sites of 600 m^2.
- **Lot 2 DP 613888.** Six lots, as proposed for the future residential subdivision.
- **Lot 1 DP 601182.** One dwelling on the existing lot.
- **Design flow.** 165 litres per person per day, which is the figure the 2017 report took from NZS 1547 for a dwelling on reticulated supply with standard water reduction fixtures.
- **Occupancy.** 2.7 persons per dwelling, the figure used in the 2017 report, and 4.0 persons per dwelling as a conservative figure for a three bedroom dwelling.
- **Inflow and infiltration.** An allowance of 9 percent, which is the 2017 report's estimate of annual weather and groundwater inflow as a proportion of total load.

Land	Dwellings	Flow at 2.7 persons (m^3 per day)	Flow at 4.0 persons (m^3 per day)
Lots 1 and 2 DP 632746 (private pump station)	46	20.5	30.4
Lot 2 DP 613888 (direct connection)	6	2.7	4.0
Lot 1 DP 601182 (direct connection)	1	0.4	0.7
Total	53	23.6	35.0
Total with 9 percent inflow and infiltration allowance	53	25.7	38.1

A three bedroom dwelling on a 600 m^2 site would generate about 0.45 m^3 per day at 2.7 persons and about 0.66 m^3 per day at 4.0 persons. The 20 m^3 figure equates to about 45 dwellings at 2.7 persons, or about 30 dwellings at 4.0 persons. The two lots served by the private pump station would generate about 20.5 to 30.4 m^3 per day, and the whole land about 24 to 35 m^3 per day, or 26 to 38 m^3 per day with the inflow and infiltration allowance.

That is the same order as the 12 to 41 m^3 per day recorded from the park between 2015 and 2017. The zone therefore anticipates a discharge of roughly the same order as the figure fixed in 2014 and the volumes the park actually produced, with any excess dealt with through development contributions. It is also a theoretical maximum. It assumes full build-out of every lot over many years, with each stage requiring its own approvals and connection.

Capacity of the private pump station

The private pump station and pressure line are not being removed, and their operating arrangements are not being changed. They will continue to lift wastewater uphill to Aranga Road, where it enters Council's network, and are likely to serve future residential development of Lots 1 and 2 DP 632746.

The 2017 Cook Costello report records four pumps with a combined rate of about 2.14 l/s, discharge only between 11 pm and 6 am, and 105 m^3 of combined service and emergency storage. In that seven hour window the pump station can deliver about 54 m^3 per day. The estimated discharge from the two lots that use it is 20.5 to 30.4 m^3 per day, or about 22 to 33 m^3 per day with the inflow and infiltration allowance, and that is a theoretical maximum. The physical system therefore already has the capacity for the estimated build-out under its existing operating arrangements. The volume limit does no work that the system does not already do, and removing it does not require the pump timing or storage arrangements to change.

Lot 1 DP 601182 and Lot 2 DP 613888

Each lot has its own direct connection, and neither uses the private system. The allocations of 0.5 m^3 for Lot 1 and 2 m^3 or 19.5 m^3 for Lot 2 have no function for them. Lot 2 DP 613888 has been developed for a future residential subdivision. If the limit remains, it would be carried onto the six proposed lots, each referring to an allocation of a system that none of them uses. These two titles are the strongest case for cancellation, and the effect on the network is nil.

Lots 1 and 2 DP 632746

These lots discharge through the private pump station and pressure line. The subdivision that created them did not increase the discharge. Council's decision records that it reconfigures an existing, lawfully established and serviced accommodation site with no new buildings, earthworks, vegetation clearance or access, and it does not record a specific assessment of wastewater capacity.

A single combined limit shared by two titles that may in future be held by different owners cannot be applied in practice. Neither owner controls the other's discharge, and there is no allocation, sub-meter, averaging period or measurement point to decide which owner is responsible if the combined average were exceeded. The 2017 report shows daily volumes varying widely with occupancy and weather. Clause 4(a) of the easement instrument repeats the same combined limit.

The requirement to adhere to the Wastewater Maintenance Agreement (condition (e)), and the pump timing and storage arrangements, are not affected. The maintenance of the private pump station and pressure line therefore stays as it is, and the application is limited to the volume limit. Clause 4(a) of the easement instrument will be removed before registration, as described in Sections 5 and 6.4, so that the limit is not retained as a private covenant between the owners.

The 2014 Agreement remains in place and is not affected (Section 6.3).

Effects on the Council network and other persons

Cancelling the conditions does not authorise any new connection. Council continues to control connection to its network, and any increase in discharge would still need a connection approval or building consent, and in some cases a land use or subdivision consent, and would attract development contributions. The plan also deals with capacity when development is proposed. GRZ-P7(g) makes adequacy and capacity of infrastructure a matter for consideration, and I-O5 and I-P5 require infrastructure to be coordinated with development. An appeal seeks requirements that capacity is available before development occurs. It has no legal effect, but reflects the same direction.

The zone does enable more intensive use than the 20 m^3 limit contemplates, as the estimate shows. Multi-unit development is Discretionary under GRZ-R9, visitor accommodation outside a residential

unit and unlisted activities are Discretionary under GRZ-R4 and GRZ-R14, and development above 20 residential units requires consent under TRAN-R9. Council therefore retains the means to assess and manage capacity when a lot proposes more intensive use.

All four existing titles are held by the same owner, so cancellation shifts no burden or benefit between neighbours. The easement amendments in Section 6.4 involve only land held by the same owner and the reserve, and Council will approve the amended instrument under condition 4 of RC 2260139-RMACOM. Council's interest as reserve owner is unchanged, and remains protected by the easement, the retained stormwater terms in clauses 17 and 18, and condition 8 of RC 2260139-RMACOM.

The cancellation removes a volume limit that was fixed under a former planning framework, gives clarity to future owners, supports the residential subdivision of Lot 2 DP 613888, and aligns the titles with the General Residential Zone. Overall, any adverse effects on the environment will be less than minor.

Section 104(1)(ab) and 104(1)(b), other instruments

No offsetting or compensation measures are proposed or required. No physical works or change of land use is proposed, so the National Policy Statements for Highly Productive Land and Freshwater Management and the New Zealand Coastal Policy Statement are not engaged. The proposal is consistent with the Regional Policy Statement for Northland to the extent that it supports the efficient use of existing reticulated infrastructure.

Section 104(1)(b), Proposed Far North District Plan

The objectives and policies of the Appeals Version that bear on this application are assessed below. None of them is subject to appeal.

Provision	Direction	Assessment
GRZ overview	The zone represents areas where higher density residential development is expected. Rezoning for more intensive residential use occurs where infrastructure capacity is available or programmed.	Council applied this zone to the land. A fixed limit set under the Rural Living framework is inconsistent with that outcome.
GRZ-O2	The zone consolidates urban residential development around available or programmed development infrastructure.	The land is served by Council's network, directly for two lots and through an established connection for the others. The conditions are not needed to achieve consolidation around available infrastructure.
GRZ-O4 and GRZ-P1	Land use and subdivision are supported and enabled where there is adequacy and capacity of infrastructure.	Adequacy and capacity is assessed through Council's connection approval, development contribution and consenting processes when development is proposed, not by a fixed allocation set under the Rural Living framework.
GRZ-P7(g)	Consider the adequacy and capacity of infrastructure to accommodate the proposed activity.	Council can consider this for any future land use or subdivision consent, including the six lot subdivision of Lot 2 DP 613888.

Provision	Direction	Assessment
I-O5 and I-P5	Infrastructure provision is integrated with land use and coordinated at the time of subdivision and development.	The objectives and policy direct coordination when development is actually proposed, which remains available to Council after cancellation.

The proposal is consistent with the General Residential Zone and Infrastructure provisions. The Operative Plan provisions for the former Rural Living Zone are of limited relevance, because the conditions concern wastewater servicing of land that is now zoned for urban residential purposes.

Section 104(1)(c), other matters

Council's decision on RC 2260139-RMACOM records that consultation with Ngāti Manu and Ngāti Rēhia was undertaken for the subdivision and that no concerns were raised. This application makes no physical change and raises no further matter for tangata whenua.

9. Notification

Sections 95A to 95G apply through section 221(3A). Public notification is not required or warranted. The adverse effects on the environment will be less than minor, no rule or national environmental standard requires public notification, and there are no special circumstances.

No person is affected in terms of section 95E. All four existing titles are in common ownership, and the mortgagee, ASB Bank Limited, is not adversely affected. Far North District Council is the network operator and consent authority, is party to the 2014 Agreement, and will own the esplanade reserve, whose interests are unchanged. No new connection is authorised by this application. The application can proceed on a non-notified basis.

10. Part 2 of the RMA

The application promotes sustainable management under section 5 by removing a volume limit that was fixed under a former planning framework, while leaving Council's control over connections, network capacity and development contributions intact. No matter of national importance under section 6 is engaged, the proposal supports the efficient use of existing infrastructure under section 7(b), and no matter under section 8 arises. The proposal is consistent with Part 2.

11. Overall Conclusion

This application seeks to cancel the wastewater volume limitation in Consent Notices 13058545.8 and 13217098.3 as it relates to Records of Title 1171039 and 1223413, and condition (d) of the replacement consent notice as it relates to Lots 1 and 2 DP 632746. The requirement to adhere to the Wastewater Maintenance Agreement, the pump timing and storage arrangements, and the private pump station and pressure line are not changed.

The 20 m^3 per day limit carries a single site arrangement, fixed in 2014 under the Rural Living framework, through successive subdivisions. The owners paid a development contribution to obtain the discharge, and Council's Development Contributions Policy 2025 now deals with any additional discharge in the same way.

Council has zoned the land General Residential, and if there were not sufficient capacity to service residential development it is difficult to see why it did so. An indicative build-out at 600 m^2 sites with three bedroom dwellings would generate about 24 to 35 m^3 per day, of the same order as the park historically discharged, and the share served by the private pump station is within the 54 m^3 per day it can already deliver. Only one lot is in accommodation use, and a single combined limit across Lots 1 and 2 DP 632746 cannot be applied in practice. Cancelling the limit will have less than minor adverse effects on the environment, and it is considered that the application can be processed on a non-notified basis and granted.

Please do not hesitate to contact me should you require any additional information.

Kind regards

Steven Sanson
Consultant Planner

Appendix A

Records of Title, Consent Notices and Easement Instrument

Application under section 221(3) of the Resource Management Act 1991 to cancel the wastewater volume limitation in the consent notices registered against the former 23 Aranga Road holding, Kerikeri. Applicant Smartlife Trust.

Contents	Pages
Record of Title 1171039, Lot 1 DP 601182	2 to 3
Record of Title 1223413, Lot 2 DP 613888	4 to 5
Record of Title 1223414, Lot 3 DP 613888, which currently includes the land of Lots 1 and 2 DP 632746	6 to 7
Consent Notice 13058545.8	8 to 10
Consent Notice 13217098.3	11 to 13
Easement instrument LM-118756-7-1122-V1, Keighley Trustee Limited, giving effect to condition 4 of RC 2260139-RMACOM	14 to 18

The Stage 4 titles for Lots 1 and 2 DP 632746 have not yet issued. Until they do, that land is within Record of Title 1223414.

The replacement consent notice has not yet been registered. Its terms are set by condition 9 of RC 2260139-RMACOM, which is in Appendix B.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**1171039**
Land Registration District	**North Auckland**
Date Issued	03 December 2024

Prior References
382857

Estate	Fee Simple
Area	941 square metres more or less
Legal Description	Lot 1 Deposited Plan 601182
Registered Owners	

Keighley Trustee Limited

Interests

Appurtenant hereto is a water supply right created by Transfer A446428 - 12.2.1970 at 12:10 pm

Appurtenant hereto is a electricity supply right created by Transfer C840345.1 - 9.5.1995 at 2:19 pm

11240106.2 Mortgage to ASB Bank Limited - 9.10.2018 at 5:01 pm

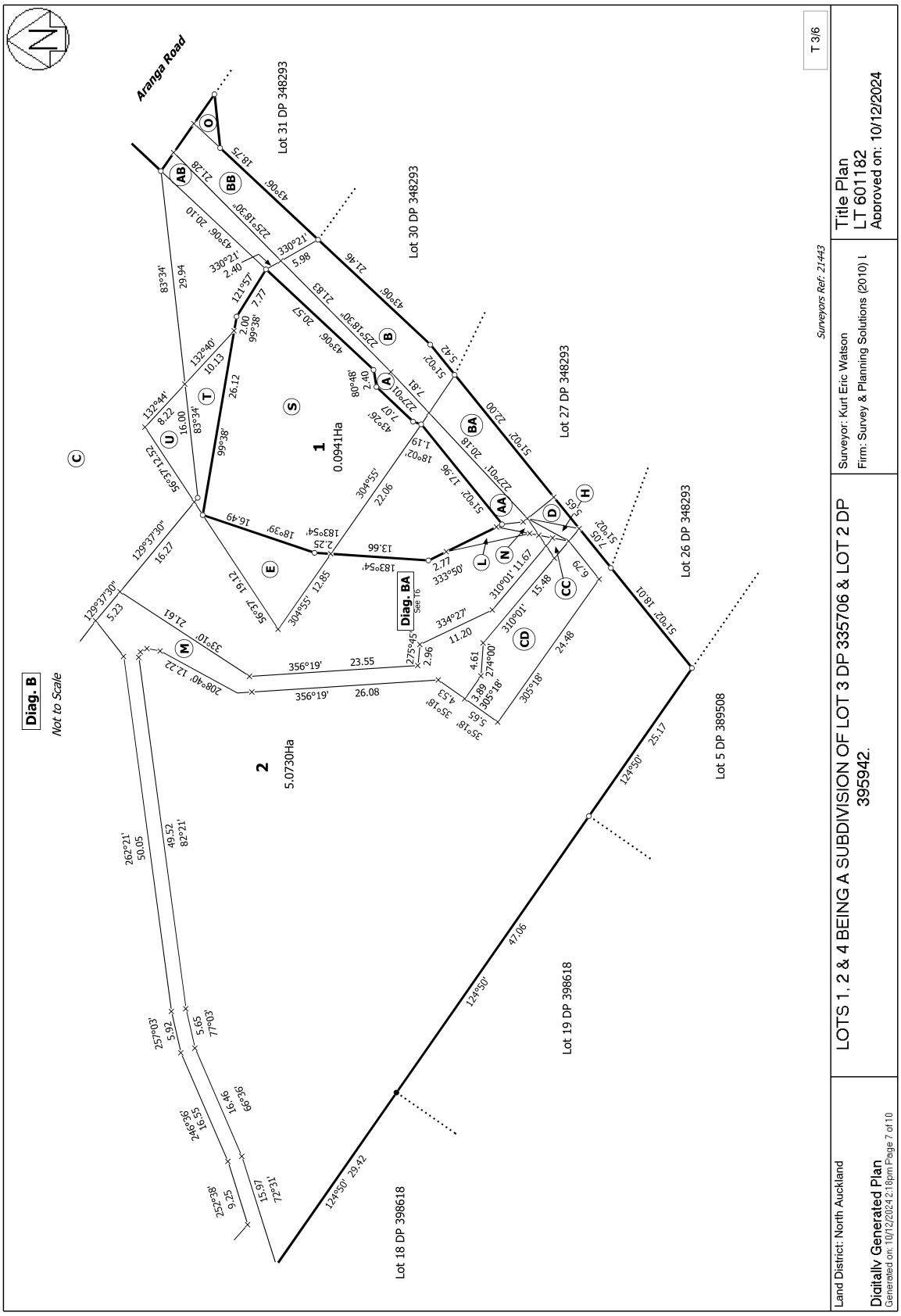
Appurtenant hereto is a right of way, a right to convey water, electricity and telecommunications and a right to drain sewage and water created by Easement Instrument 13058545.5 - 3.12.2024 at 2:32 pm

The easements created by Easement Instrument 13058545.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of support created by Easement Instrument 13058545.7 - 3.12.2024 at 2:32 pm

13058545.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.12.2024 at 2:32 pm

Land Covenant in Covenant Instrument 13058545.9 affecting part marked S on DP 601182 - 3.12.2024 at 2:32 pm


Aranga Road
Lot 31 DP 348293
Lot 30 DP 348293
Lot 27 DP 348293
Lot 26 DP 348293
Lot 5 DP 389508
Lot 19 DP 398618
Lot 18 DP 398618
1
0.0941Ha
2
5.0730Ha
Diag. B
Not to Scale
Diag. BA
See 16
T 3/6
Surveyors Ref: 21443
Land District: North Auckland
Digitally Generated Plan
Generated on: 10/12/2024 2:18pm Page 7 of 10
LOTS 1, 2 & 4 BEING A SUBDIVISION OF LOT 3 DP 335706 & LOT 2 DP 395942.
Surveyor: Kurt Eric Watson
Firm: Survey & Planning Solutions (2010) L
Title Plan
LT 601182
Approved on: 10/12/2024

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1223413**
Land Registration District **North Auckland**
Date Issued 14 August 2025

Prior References
1171041

Estate Fee Simple
Area 4161 square metres more or less
Legal Description Lot 2 Deposited Plan 613888
Registered Owners
Keighley Trustee Limited

Interests

Appurtenant hereto is a water supply right created by Transfer A446428 - 12.2.1970 at 12:10 pm

Appurtenant hereto is a electricity supply right created by Transfer C840345.1 - 9.5.1995 at 2:19 pm

Subject to a right to drain sewage (in gross) over part marked O on DP 613888 in favour of Far North District Council created by Easement Instrument 6078609.6 - 14.7.2004 at 9:00 am

The easements created by Easement Instrument 6078609.6 are subject to Section 243 (a) Resource Management Act 1991

11240106.2 Mortgage to ASB Bank Limited - 9.10.2018 at 5:01 pm

Subject to a right of way and a right to convey water, electricity and telecommunications over parts marked AA, BA, A, B, AB, BB and O, a right to drain sewage over parts marked H, CA, D, N, L, BA, B and BB and a right to drain water over parts marked H, CA, N, CC, AA and I all on DP 613888 created by Easement Instrument 13058545.5 - 3.12.2024 at 2:32 pm

The easements created by Easement Instrument 13058545.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over parts marked CD, H, CA, D, CB, CC, BA, B and BB on DP 613888 in favour of Chorus New Zealand Limited created by Easement Instrument 13058545.6 - 3.12.2024 at 2:32 pm

The easements created by Easement Instrument 13058545.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of support over parts marked L and N on DP 613888 created by Easement Instrument 13058545.7 - 3.12.2024 at 2:32 pm

13058545.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.12.2024 at 2:32 pm

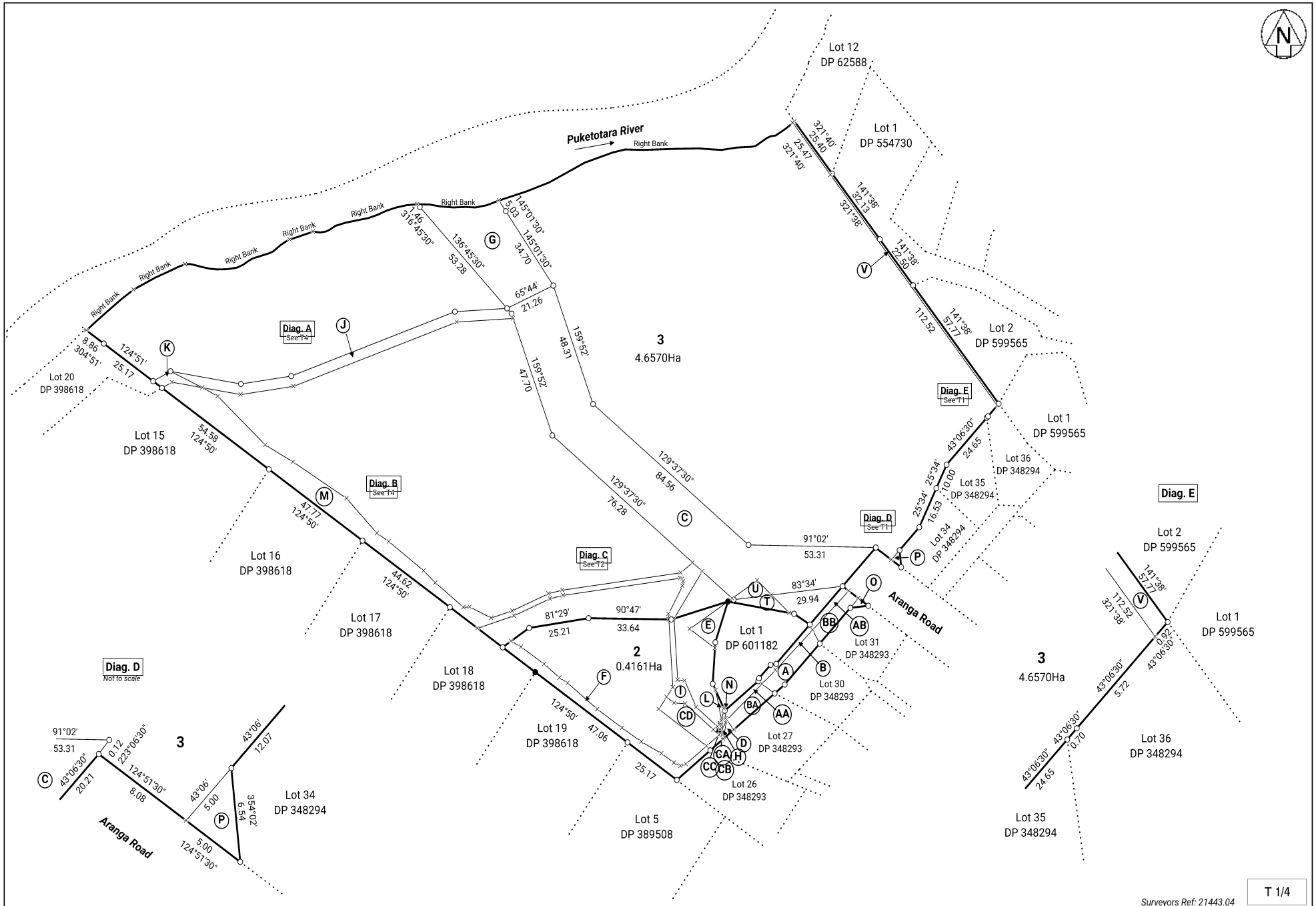
Land Covenant in Covenant Instrument 13058545.9 affecting parts marked A, B and E on DP 613888 - 3.12.2024 at 2:32 pm

Subject to a right to drain sewage over parts marked H, D, BA, B, BB, O and F on DP 613888 created by Easement Instrument 13217098.2 - 14.8.2025 at 12:40 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 13217098.2 - 14.8.2025 at 12:40 pm

The easements created by Easement Instrument 13217098.2 are subject to Section 243 (a) Resource Management Act 1991

13217098.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2025 at 12:40 pm



Land District: North Auckland Digitally Generated Plan Generated on: 27/08/2025 08:09am Page 5 of 8	LOTS 2 & 3 BEING A SUBDIVISION OF LOT 2 DP 601182.	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan LT 613888 Approved on: 27/08/2025

Surveyors Ref: 21443.04

T 1/4

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1223414**
Land Registration District **North Auckland**
Date Issued 14 August 2025

Prior References
1171041

Estate Fee Simple
Area 4.6570 hectares more or less
Legal Description Lot 3 Deposited Plan 613888
Registered Owners
Keighley Trustee Limited

Interests

Subject to a water right over part marked V on DP 613888 created by Transfer A446428 - 12.2.1970 at 12.10 pm

Appurtenant hereto is a water supply right created by Transfer A446428 - 12.2.1970 at 12:10 pm

Subject to a right of way over parts marked C, U and G on DP 613888 created by Transfer 233327.1 - 29.5.1973 at 11.27 am

Subject to a right of way (in gross) over parts marked C, U, J and K on DP 613888 in favour of Bay of Islands County Council created by Transfer 697944.1 - 5.12.1979 at 10.33 am

Appurtenant hereto is a electricity supply right created by Transfer C840345.1 - 9.5.1995 at 2:19 pm

Subject to a right to convey water over part marked parts marked C, U and G on DP 613888 created by Transfer C953844.5 - 13.2.1996 at 3.33 pm

Subject to a right to drain water (in gross) over part marked P on DP 613888 in favour of Far North District Council created by Easement Instrument 6078609.6 - 14.7.2004 at 9:00 am

The easements created by Easement Instrument 6078609.6 are subject to Section 243 (a) Resource Management Act 1991

11240106.2 Mortgage to ASB Bank Limited - 9.10.2018 at 5:01 pm

Subject to a right to drain water over parts marked C, M, G and K on DP 613888 created by Easement Instrument 13058545.5 - 3.12.2024 at 2:32 pm

The easements created by Easement Instrument 13058545.5 are subject to Section 243 (a) Resource Management Act 1991

13058545.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.12.2024 at 2:32 pm

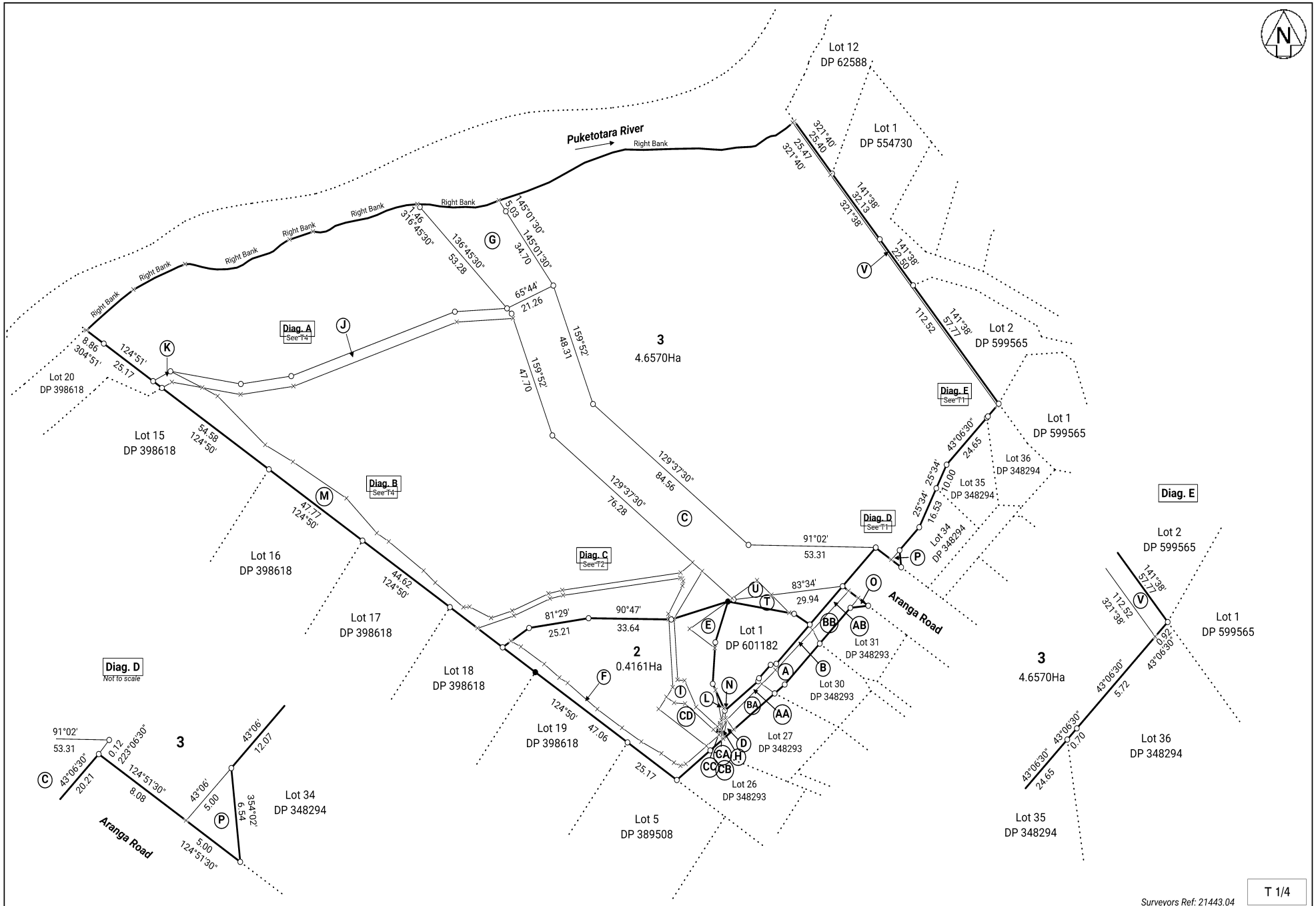
Land Covenant in Covenant Instrument 13058545.9 affecting parts marked T and U on DP 613888 - 3.12.2024 at 2:32 pm

Subject to a right to drain water over parts marked C, M, G and K on DP 613888 created by Easement Instrument 13217098.2 - 14.8.2025 at 12:40 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 13217098.2 - 14.8.2025 at 12:40 pm

The easements created by Easement Instrument 13217098.2 are subject to Section 243 (a) Resource Management Act 1991

13217098.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2025 at 12:40 pm



Land District: North Auckland Digitally Generated Plan Generated on: 27/08/2025 08:09am Page 5 of 8	LOTS 2 & 3 BEING A SUBDIVISION OF LOT 2 DP 601182.	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L	Title Plan LT 613888 Approved on: 27/08/2025

Surveyors Ref: 21443.04

T 1/4

View Instrument Details

Instrument No	13058545.8
Status	Registered
Lodged By	Brown, Antony
Date & Time Lodged	03 Dec 2024 14:32
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1171039	North Auckland
1171041	North Auckland

Annexure Schedule	Contains 2 Pages

Signature

Signed by Antony Brown as Territorial Authority Representative on 03/12/2024 09:22 AM

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

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2240395-RMACOM**
Being the Subdivision of LOT 3 DP 335706 LOT 2 DP 395942
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 1-2 DP 601182

(i). In conjunction with the construction of any building requiring building consent provide, at the time of lodging a building consent application, a specific design for stormwater management including mitigation measures, prepared by a suitably qualified Chartered Professional Engineer.

(ii). In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. (Note there may be sufficient supply from the Council reticulated system with an assessment to be made at time of connection in conjunction with Fire and Emergency NZ).

(iii). In conjunction with the construction of any building requiring building consent, the lot owner shall install a stormwater mitigation system. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events for a 10% and 1% AEP respectively plus allowance for climate change. The details of the stormwater mitigation system shall be prepared by a suitably qualified and experienced practitioner or a chartered professional engineer and submitted with the Building Consent application.

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(iv). The total wastewater discharge volume to the Council connection point at 23 Aranga Road must not exceed an average of 20m3 per day as outlined in the existing agreement between Far North District Council and the Owners [dated 28 October 2014 ref Clause 3]. The breakdown for each lot is as follows:

- Lot 1: 0.5m3
- Lot 2: 19.5m3

Lot 2 DP 601182

(v). Owners of Lot 2 shall adhere to the Wastewater Maintenance Agreement approved under condition 6f on RC 2240395.

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

DATED at **KERIKERI** this 24th day of October 2024

View Instrument Details

Instrument No	13217098.3
Status	Registered
Lodged By	Brown, Antony
Date & Time Lodged	14 Aug 2025 12:40
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	**Land District**
1223413	North Auckland
1223414	North Auckland

Annexure Schedule	Contains 2 Pages

Signature

Signed by Antony Brown as Territorial Authority Representative on 14/08/2025 12:39 PM

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

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2240395-RMACOM**
Being the Subdivision of LOT 2 DP 601182
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 2 and 3 DP 613888

(i). In conjunction with the construction of any building requiring building consent provide, at the time of lodging a building consent application, a specific design for stormwater management including mitigation measures, prepared by a suitably qualified Chartered Professional Engineer.

(ii). In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. (Note there may be sufficient supply from the Council reticulated system with an assessment to be made at time of connection in conjunction with Fire and Emergency NZ).

(iii). In conjunction with the construction of any building requiring building consent, the lot owner shall install a stormwater mitigation system. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events for a 10% and 1% AEP respectively plus allowance for climate change. The details of the stormwater mitigation system shall be prepared by a suitably qualified and experienced practitioner or a chartered professional engineer and submitted with the Building Consent application.

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(iv). The total wastewater discharge volume to the Council connection point at 23 Aranga Road must not exceed an average of 20m^3 per day as outlined in the existing agreement between Far North District Council and the Owners [dated 28 October 2014 ref Clause 3]. The breakdown for each lot is as follows:

- Lot 2: 2m^3
- Lot 3: 17.5m^3

Lots 3 DP 613888

(v). The owners of Lot 3 shall adhere to the Wastewater Maintenance Agreement approved under condition 6f on RC 2240395.

SIGNED: Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 4th day of August 2025

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

KEIGHLEY TRUSTEE LIMITED

Grantee

KEIGHLEY TRUSTEE LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

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

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way, Right to Drain Sewage, Right to Convey Electricity, Telecommunications and Water	E (DP 632746)	Lot 2 DP 632746	Lot 1 DP 632746
Right to Drain Sewage	Y (DP 632746)	Lot 3 DP 632746	Lots 1 and 2 DP 632746, Lot 1 DP 601182 and Lot 2 DP 613888
	AF, M, K, AE, JA (DP 632746)	Lot 1 DP 632746	Lot 2 DP 632746, Lot 1 DP 601182 and Lot 2 DP 613888
	D, AH, AG, AI (DP 632746)	Lot 1 DP 632746	Lot 2 DP 632746
Right to Drain Water	AC, Z, AA, AB, W, L, F, H (DP 632746)	Lot 3 DP 632746	Lots 1 and 2 DP 632746, Lot 1 DP 601182 and Lot 2 DP 613888

	AD (DP 632746)	Lot 1 DP 632746	Lot 1 DP 601182 and Lot 2 DP 613888
Right to Convey Electricity, Telecommunications, Water	B (DP 632746)	Lot 1 DP 632746	Lot 2 DP 632746
	C (DP 632746)	Lot 2 DP 632746	Lot 1 DP 632746

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied] [negatived] [added to]** or **[substituted]** by:

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

[the provisions set out in Annexure Schedule]

ANNEXURE SCHEDULE

Insert instrument type

RIGHT TO DRAIN SEWAGE EASEMENTS

1. The Grantor and Grantee agree that this easement instrument is a requirement of Resource Consent 2260139-RMACOM ("the Resource Consent") issued by the Far North District Council ('Council'). It is a condition of the Resource Consent that the Grantor and Grantee enter into and keep in place a Wastewater Maintenance Agreement for the ongoing operation and maintenance of the privately owned wastewater disposal system assets on the Burdened Land and the Benefited Land. The privately owned wastewater disposal system is comprised of, including but not limited to a private wastewater system/s including any collection, treatment detention systems, tanks, pumps, controls, alarms, filters, floats and pipes on and under the Burdened Land and the Benefitted Land ("Sewage Facility").

2. The Grantor and Grantee acknowledge that the Sewage Facility is located on both the Burdened Land and Benefitted Land but for the purposes of this easement there are only pipes in the Burdened Land as part of the Sewage Facility. The Grantor of Lot 2 DP 613888 has its own sewer facilities and is not likely to use the Sewage Facility. To the extent it does then the provisions of this easement will apply.

3. The Grantor and Grantee acknowledge and agree that the Sewage Facility is connected to the public wastewater system in accordance with and on terms of an Agreement between the Grantors and the Council dated 28 October 2014. ("2014 Agreement").

4. Pursuant to the 2014 Agreement the Grantor and Grantee must:

    a. discharge a maximum average rate of 20 cubic meters per day of raw sewage from the Sewage Facility to Council's public wastewater system. Should the Grantor and/or the Grantee require the average sewage discharge volume to increase from 20 cubic meters per day, they must seek Council's permission for such increase, which permission must not be unreasonably withheld if Council's public wastewater system has capacity to allow the increase and taking into consideration the needs and requirements of the entire area of benefit;

    b. only discharge raw sewage from the Sewage Facility to Council's public wastewater system during the hours from 11pm to 6am; and

    c. retain sufficient storage on site to enable holding one days maximum flow from the site.

5. The Grantor and Grantee acknowledge that they have no recourse to the Far North District Council in respect of the management, maintenance, repair or replacement of the Sewage Facility on the Burdened Land or the Benefitted Land and that the Far North District Council shall not at any time have any obligations, responsibility or liability in respect of the Sewage Facility or in respect of the provision of sewer, drainage or disposal services on the Burdened Land or Benefitted Land, which shall at all times remain the sole and exclusive responsibility of the registered proprietors for the time being of the Burdened Land and the Benefitted Land using the Sewage Facility.

6. The Sewage Facility is to be operated and maintained by the Grantor and Grantee in perpetuity. The Grantor and Grantee agree that it must enter and maintain at all times a service contract for the maintenance of the Sewage Facility and will pay the cost for such service contract accordingly or in such proportions based on use by the Grantor and Grantee.

7. The Grantee acknowledges the service contract will provide for annual service inspections to be made and will include:

    a. Any adjustment, cleaning, and service of the Sewage Facility necessary for the proper operation; and

    b. An inspection of the control panel, alarm, vents, textile media, biomass, clarification, effluent filter, effluent quality, recirculation pump, other pumps and alarm float; and

    c. Ensure monthly emptying of the facilities; and

    d. Respond to system malfunctions and extreme weather events in a timely manner. In the event of a system malfunction or extreme weather event, the approved maintenance contractor shall assess and implement necessary corrective measures as soon as practicable; and

    e. Carry out necessary repairs, replacements, or upgrades to ensure compliance with regulatory requirements.

8. The Grantee agrees to ensure routine maintenance is carried out on the Sewage Facility every two (2) years unless required sooner.

9. The Grantee will use the same service contractor for all the lots comprising the Burdened Land and Benefitted Land containing the Sewage Facility. In the event the Grantee cannot agree on who that service contractor will be, then the decision will be made by a simple majority of all registered proprietors of the Benefitted Land.

10. The Grantee must comply with the recommended instructions for use of the Sewage Facility.

11. The Grantor or Grantee (or any one of them) may report any observe issues or problems directly to the service contract contractor.

12. These terms and conditions may be reviewed periodically to consider changes in circumstances, operational requirements or regulatory updates.

13. The Grantor and Grantee agree between them that if one of them has exclusive use of any part of the Sewage Facility that party is responsible for the repair and maintenance of that part of the Sewage Facility and for the associated costs.

14. If any one or more of the Grantors and Grantees share the use of the Sewage Facility each of them is responsible equally for the repair and maintenance of the Sewage Facility, and the associated costs so as to keep the Sewage Facility in good order and to prevent it from becoming a danger or nuisance.

15. Any repair or maintenance of the Sewage Facility that is attributable solely to an act or omission by a Grantor or Grantee must be promptly carried out by that party at their sole cost.

16. If the repair and maintenance of the Sewage Facility is only partly attributable to an act or omission by the Grantor or Grantee then its:

    a. That party must pay the proportion of the costs of the repair and maintenance that is attributable to that act or omission; and

    b. The balance of those costs is payable in accordance with Clause 15; and

c. The cost of any electricity used for the Sewage Facility must be apportioned between the users of it in a fair proportion to its use.

RIGHT TO DRAIN WATER EASEMENTS OVER AREAS MARKED "AC", "Z", "AA", "AB", "W", "L", "F" AND "H" ON DEPOSITED PLAN 632746

17. The Council, (the Grantor) is not responsible for the repair and maintenance of the right to drain water easement facility marked "AC", "Z", "AA", "AB", "W", "L", "F" and "H" on DP 632746

18. In relation to any right to drain water pursuant to these easements over Lot 3 Deposited Plan 632746 each Grantee will comply with the following:

    a. in conjunction with the construction of any building requiring building consent, provide to Council at the time of lodging the building consent a specific design for stormwater disposal; and

    b. the specific stormwater design required by clause 18(a) shall additionally demonstrate that stormwater is conveyed to the approved discharge point within Lot 3 DP 632746 such that the discharge velocity and volume will not cause scour, erosion or instability within Lot 3 DP 632746, and that the stormwater system (including any pipes, swales or outfall structures) is designed and located so as not to obstruct, undermine or cause nuisance flooding to any existing or planned public access track within Lot 3 DP 632746. No physical works to install, upgrade or maintain any such stormwater connection shall be undertaken within Lot 3 DP 632746 without the prior written approval of Council's Parks & Reserves Planner (or delegate) of the form, type, location and method of construction; and on completion of any such works, the surface of the land and any track shall be reinstated to the satisfaction of Council's Parks & Reserves Planner (or delegate).

Appendix B

Resource Consent Decisions and Approved Plans

Application under section 221(3) of the Resource Management Act 1991 to cancel the wastewater volume limitation in the consent notices registered against the former 23 Aranga Road holding, Kerikeri. Applicant Smartlife Trust.

Contents	Pages
Decision on RC 2240395-RMACOM, combined subdivision and land use consent, 16 August 2024	2 to 10
Approved plans for RC 2240395-RMACOM, Stage 1, Williams & King, 30 May 2024	11 to 13
Approved plans for RC 2240395-RMACOM, Stage 2, Williams & King, 31 May 2024	14 to 15
Decision on RC 2260139-RMACOM, combined subdivision and land use consent, 31 July 2026	16 to 20
Approved Stage 4 scheme plan for RC 2260139-RMACOM, Williams & King Rev I, stamped 31 July 2026	21 to 22

RC 2260139-RMACOM has not yet been given effect to at the time of this application.

DECISION ON COMBINED RESOURCE CONSENT APPLICATION

UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Non-Complying activity, subject to the conditions listed below, to:

Applicant: Smartlife Trust

Council Reference: 2240395-RMACOM

Property Address: 23 Aranga Road, Kerikeri 0230

Legal Description: LOT 3 DP 335706 & LOT 2 DP 395942

The activities to which this decision relates are listed below:

Activity 1 Subdivision:

4-Lot Subdivision in 2 stages in the Rural Living Zone as a Non-Complying Activity.

- Stage 1 Subdivision of Lot 3 DP 335706 into 3 lots.
- Stage 2 Subdivide of Lot 2 (from stage 1) into two lots being Lot 2 4161m2 and Lot 3 4.6560 ha.

Proposed Lot 4 has already been approved via RC 2240090, however for completeness a 4 Lot subdivision has been sought.

Activity 2 Land use:

To breach the Residential Intensity, Scale of Activities, Stormwater Management and Minimum Lot Size in the Rural Living Zone as a Discretionary Activity.

Subdivision Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Williams & King, referenced PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942 (Stage 1), dated 30/05/2024, and referenced PROPOSED SUBDIVISION OF LOT 2 Stage 1 (Stage 2), dated 31/05/2024 and attached to this consent with the Council's "Approved Stamp" affixed to it.

Stage 1- Lot 1 941m2 and Lot 2 5.0720 ha

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
   a. All easements in the memorandum to be duly granted or reserved.

   b. The survey plan must show Lot 4 to be vested to the Council as road.

Section 224(c) compliance conditions

3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

   a. Provide a formed and concreted entrance to Lot 1 which complies with the Councils Engineering Standard FNDC/S/2 and section 3.3.17 of the Engineering Standards and NZS 4404:2004.

   b. Provide to Council written confirmation from a licensed cadastral surveyor that the stormwater drainage, sanitary sewer and the access carriageway from Lot 1 are fully contained within their respective easements.

   c. Provide evidence that a separate sewerage connection has been provided directly to Lot 1 in compliance with Council's Engineering Standards and Guidelines. Easements are to be registered if private connection lines are crossing private property.

   d. Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines. Private easements are to be registered if private connection lines are crossing private property.

   f. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.

Stage 2- divide Lot 2 into two lots being Lot 2 4161m2 and Lot 3 4.6560 ha.

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

   a. All easements in the memorandum to be duly granted or reserved.

5. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

   a. Following the Council approval of the respective plans and information required by Condition 5(b) provide evidence that the work, plans and information have been completed in general accordance with council approved plans.

   b. The consent holder shall submit plans & details of all works on access road formation and stormwater control works which are to remain in private ownership for the approval of Council's Resource Consent Engineer or their designate prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and NZS4404:2004.

      In particular the plans and details shall show:

i. Construction detail of access road to lot 2 formed to provide a 3m wide sealed formation.

ii. Stormwater management design for proposed Lot 2 access road construction on R.O.W providing stormwater mitigation measures to a pre development level.

iii. A stormwater mitigation system to reduce the stormwater flows from lot 2 to the pre development level for rainfall events up to those with a 10% AEP plus allowance for climate change. The stormwater overland flow path for a 1% AEP event shall also be identified or mitigation provision incorporated into design.

c. The applicant shall submit Residential Wastewater and Water Connection Applications to Council with a site plan and connection details for Lot 2. If the connection applications are completed, please provide evidence of the approved connection application.

6. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

a. Provide a formed and concreted entrance to Lot 2 which complies with the Councils Engineering Standard FNDC/S/2 and section 3.3.17 of the Engineering Standards and NZS 4404:2004.

b. Provide to Council written confirmation from a licensed cadastral surveyor that the stormwater drainage, sanitary sewer and the access carriageway from Lot 2 are fully contained within their respective easements and drainage easements are not obstructed by the access road.

c. Provide evidence that a new sewerage connection has been provided directly to Council's reticulated system on Aranga Road to Lot 2 in compliance with Council's Engineering Standards and Guidelines. Easements are to be registered if private connection lines are crossing private property.

d. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.

e. Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines. Private easements are to be registered if private connection lines are crossing private property.

f. The consent holder must submit a Wastewater Maintenance Agreement for the on-going operation and maintenance of the privately owned wastewater assets on the site land disposal system, to Council for certification. This includes those assets on the approved scheme plan entitled 'Proposed Subdivision of Lot 3 DP 335706 & Lot 2 DP 395942 [Stage 1], ref 21443.



The Wastewater Maintenance Agreement shall include:

i. A review process to deal with change of circumstances.
ii. A process to respond to system malfunctions or extreme events.
iii. Any relevant obligations from the existing agreement between Far North District Council and the Owners [dated 28 October 2014 ref Clause 3].

General Subdivision Consent Notices (apply to stages 1 & 2)

7. Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

i. In conjunction with the construction of any building requiring building consent provide, at the time of lodging a building consent application, a specific design for stormwater management including mitigation measures, prepared by a suitably qualified Chartered Professional Engineer. Lots 1-3.

ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. (Note there may be sufficient supply from the Council reticulated system with an assessment to be made at time of connection in conjunction with Fire and Emergency NZ). Lots 1-3.

iii. In conjunction with the construction of any building requiring building consent, the lot owner shall install a stormwater mitigation system. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events for a 10% and 1% AEP respectively plus allowance for climate change. The details of the stormwater mitigation system shall be prepared by a suitably qualified and experienced practitioner

or a chartered professional engineer and submitted with the Building Consent application. Lots 1-3.

iv. Owners of Lot 3 shall adhere to the Wastewater Maintenance Agreement approved under condition 6f on RC2240395.

v. The total wastewater discharge volume to the Council connection point at 23 Aranga Road must not exceed an average of 20m3 per day as outlined in the existing agreement between Far North District Council and the Owners [dated 28 October 2014 ref Clause 3] [Lots 1-3].The breakdown for each lot is as follows:

i. Lot 1: 0.5m3
ii. Lot 2: 2m3
iii. Lot 3: 17.5m3

Subdivision Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

General

2. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Williams & King, referenced PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942 (Stage 1), dated 30/05/2024, and referenced PROPOSED SUBDIVISION OF LOT 2 Stage 1 (Stage 2), dated 31/05/2024 and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The consent holder shall ensure that the stormwater mitigation system approved under condition 4(c) of the subdivision consent is installed, operational and is maintained on an ongoing basis.

Land Use Advice Notes

Lapsing of Consent

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

General Advice Notes

Right of Objection

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

Archaeological Sites

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

General Advice Notes

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

4. *Building consent may be required for all private piped drainage work.*

Further Resolution – Revoke Memorandum of Easement

Pursuant to s243(e) of the Resource Management Act 1991 the Far North District Council hereby revokes the conditions as to the creation of the easement marked A on DP 395942 and specified in EI 7917689.1.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Non-Complying activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in 8.7.5.1.1 – Residential Intensity, 8.7.5.1.2 – Scale of Activities, 8.7.5.1.5 – Stormwater Management and 13.7.2.1(iv) Minimum Lot Size in the Rural Living are of particular relevance.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
   a. All of the stormwater for the site has been developed to be taken into the 3 x stormwater attenuation tanks which has been approved via detailed design by FNDC.

   b. The outcome of this activity will be no different to the activity which is already operating and consented for on the subject site.

   c. The proposal will also result in positive effects, as it will provide an additional allotment that will have significant economic and social benefits for members of the community, particularly a community that is experiencing a shortage of housing.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022

   Operative Far North District Plan

   The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan as the proposal is consistent with the purpose of the Rural Living Zone which allows for a range of development types on the urban periphery. The surrounding environment is generally utilised for residential purposes.

   The subdivision will create 4 additional allotments under the discretionary criteria within the RLZ.

   - All lots will have available space for on-site servicing.
   - The proposal ensures a reasonable level of privacy for inhabitants of buildings on adjoining sites.
   - The proposal provides a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.
   - The extent to paved impermeable surfaces are not disproportionate for the proposed activity.

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

Proposed Far North District Plan

The Rural Residential zone has been generally applied to areas that were formerly zoned Rural Living and are contiguous with an urban area. It is anticipated that the character of the zone will remain predominantly residential as the adjoining settlement will provide for most day-to-day services.

Objectives and policies of a rural residential zone prioritize preservation of rural character while accommodating residential growth. The proposal is supporting rural residential development in this area and is not causing reverse sensitivity effects. The role, function and character of the zone is not adversely affected by the proposed development.

- The proposal is consistent with RRZ-01 as the predominant use is for residential activities which is promoted to support the rural economy and activities within Kerikeri and its surrounds.
- The proposal is consistent with RRZ-03 as the land is adequately serviced and future plan change processes may provide for a change of zone to the site.
- The proposal is consistent with RRZ-04 as the underlying nature and character of the site is not proposed to be changed.
- RRZ-P1 - the built development has already been approved through previous consents, as well as the existing nature and character of the holiday park.
- RRZ-P2 is considered satisfied as there are no incompatible activities proposed.
- The proposal is consistent with RRZ-P5 as the proposal is consistent with what has been approved in terms of character, scale, and design of buildings. At the zone interface, the existing screening has been considered appropriate. The site is already connected to council infrastructure with no known constraints. Roading to the site is considered appropriate and natural hazards are not implicated. There are no known or recorded tangata whenua sites of significance or archaeology known.

It is acknowledged the PDP was only recently notified in July 2022 and hearings have only recently commenced. There is substantial scope for provisions to evolve through the submission and appeal process. Therefore, at this early stage of the PDP process, limited weighting has been placed on these PDP provisions relative to the Operative Plan. The Operative Plan remains the primary planning instrument for determining this application.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.

7. In regard to section 104D of the Act the activity meets both tests as any adverse effects arising from this proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.

8. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical

access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.

9. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

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

Approval

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



Name: Nick Williamson Date: 16/08/2024

Title: Resource Consent's Team Leader

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This layout is a compilation of previously approved consents RC 2180537, RC 2180028-RMAVAR/A & RC 2240090-RMASUB

Areas A B E S T & U are to be subject to a land covenant (Height Restriction)

APPROVED PLAN
Planner: SMaharaj
RC: 2240395-RMACOM
Date: 16/08/2024

PUKETOTARA RIVER
Original river bank
Current river bank

LOT 12 DP 62588 Esplanade Reserve
1 DP 554730
5 DP 554730
36 DP 348294
35 DP 348294
34 DP 348294
31 DP 348293
30 DP 348294
27 DP 348293
26 DP 348293
20 DP 398618 Local Purpose Reserve
15 DP 398618
16 DP 398618
17 DP 398618
18 DP 398618
19 DP 398618
5 DP 389508

LOT 2 5.0720ha
LOT 1 941m²

gravel drive
sealed drive
cabins
dorm
CP
cabin
shed
office/ entrance
house
kitchen
Bund
overflow tanks
Lid
Pump
Storage Tanks
Shed
MH
sewer pressure line
ARANGA ROAD

137.18
(31.99)
(26.53)
212.41 Bdy
(301.32)
88.91 Bdy
12.07
6.54
13.08
20.21

Existing easements over Lot 2 DP 395942 & created by 7917689.1 are to be revoked.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheets 2 & 3 for further detail

Existing Easements in Gross

Purpose	Shown	Burdened Land	Grantee & docs
Right to Drain Water	P	Lot 2 Hereon	FNDC 6078609.6
Right of Way	K J C U	Lot 2 Hereon	FNDC 697944.1
Right to drain Sewage	O	Lot 2 Hereon	FNDC 6078609.6

Existing Easements

Purpose	Shown	Burdened Land	Created By
Right of Way	G	Lot 2 Hereon	233327.1
Right to Convey Water	C U	Lot 2 Hereon	C953844.5
Water Right	V	Lot 2 Hereon	A446428

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way Right to Convey Electricity, Water Sewage & Telecommunications	A B O AB AA BA BB	Lot 2 Hereon	Lot 1 Hereon
Right to drain Sewage	BB B BA D H L N	Lot 2 Hereon	Lot 1 Hereon
Right to drain Water	AA H N M K C G	Lot 2 Hereon	Lot 1 Hereon

0 10 20 30 40 50

JOB/CLIENT:
SMARTLIFE TRUST
KERIKERI

SHEET TITLE:
PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942
(Stage 1)

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030
Email: kerikeri@surveyandplanning.co.nz

Job No: 21443
File: STAGE 1 New Scheme

SCALE @ A3 1:1000

SHEET No 1/3

APPROVED PLAN

Planner: SMaharaj
RC: 2240395-RMACOM
Date: 16/08/2024

Lot 2
5.0720ha

Lot 1
941m²

Old camp office

House

Sewer Pump

Aranga Road

Right of Way width 8.0m

(13.08) Water Meters (6)

Proposed overflow route

See Cook & Costello plan 13194-SW1

Proposed overflow route

Stormwater Attenuation tanks

Retaining Wall

Sewer connection

Retaining Walls

Existing pressure main (Sewer)

Sewer, stormwater, water telecomm & electricity

Stormwater

Abandoned pressure main (Sewer)

New pressure main (Sewer)

Existing pressure main (Sewer)

28.12
7.77
20.10
16.49
20.57
2.4
7.07
1.19
17.96
15.91
11.66
(40.21)
(51.08)

31
DP 348293

30
DP 348294

27
DP 348293

26
DP 348293

5
DP 389508

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheets 1 & 3 for further detail

Areas of impermeable surfaces
Total Lot 1 564m²
Total Lot 2 1.1924ha

0 3 6 9 12 15 18 21 24m

GENERAL NOTES

This layout is a compilation of previously approved consents RC 2180537, RC 2180028-RMAVAR/A & RC 2240090-RMASUB

Lot 2 area has been adjusted for areas of erosion.

Rev 1 Stages 1 & 2 separated

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	Name	Date
Surveyed	MP & KS	2024
Drawn	KS	10/05/2024
Appended	KS	30/05/2024

Height Datum	
Local Reference	
Contour Interval	
Major	Minor
Address	23 Aranga Rd
Title	Area

JOB/CLIENT:

SMARTLIFE TRUST
KERIKERI

SHEET TITLE:

PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942

(Stage 1)

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Job No: 21443
File: STAGE 1 New Scheme

SCALE @ A3 1:300

SHEET No 2/3

APPROVED PLAN

Planner: SMaharaj
RC: 2240395-RMACOM
Date: 16/08/2024

PUKETOTARA RIVER

LOT 2
5.0720ha

LOT 1
941m²

LOT 4
15m²
Road to Vest in
Far North District Council

Kilountain Place
Aranga Road
Barrett Place
Kerikeri Road

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheets 1 & 2 for further detail

0 3 6 9 12 15 18 21 24m

GENERAL NOTES

This layout is a compilation
of previously approved consents
RC 2180537, RC 2180028-RMAVAR/A
& RC 2240090-RMASUB

Lot 2 area has been adjusted for
areas of erosion.

Rev 1 Stages 1 & 2 separated

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	Name	Date
Surveyed	MP & KS	2024
Drawn	KS	10/05/2024
Appended	KS	30/05/2024

Height Datum			
Local Reference			
Contour Interval			
Major		Minor	
Address	23 Aranga Rd		
Title	RT 382857	Area	5.2635ha

JOB/CLIENT:

SMARTLIFE TRUST
KERIKERI

SHEET TITLE:

PROPOSED
SUBDIVISION
OF LOT 3 DP 335706
& Lot 2 DP 395942

(Stage 1)

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Job No: 21443
File: STAGE 1 New Scheme

SCALE @ A3
1:1750

SHEET No
3/3

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This layout is a compilation of previously approved consents RC 2180537, RC 2180028-RMAVAR/A & RC 2240090-RMASUB

Areas A B E T & U are subject to a land covenant (Height Restriction) See Stage 1

APPROVED PLAN

Planner: SMaharaj
RC: 2240395-RMACOM
Date: 16/08/2024

PUKETOTARA RIVER

Original river bank

Current river bank

LOT 12 DP 62588 Esplanade Reserve

1 DP 554730

5 DP 554730

36 DP 348294

35 DP 348294

34 DP 348294

31 DP 348293

30 DP 348294

27 DP 348293

26 DP 348293

20 DP 398618 Local Purpose Reserve

15 DP 398618

16 DP 398618

17 DP 398618

18 DP 398618

19 DP 398618

5 DP 389508

LOT 3 4.6560ha

LOT 2 4161m²

LOT 1 (Stage 1)

ARANGA ROAD

137.18

(31.99)

(26.53)

(301.32)

212.41 Bdy

88.91 Bdy

12.07

6.54

20.21

13.08

Bund

overflow tanks

Lid

Pump

Storage Tanks

Shed

MH

gravel drive

sealed drive

CP

dorm

cabins

kitchen

cabin

shed

office/ entrance

sewer pressure line

Existing easements over Lot 2 DP 395942 & created by 7917689.1 are to be revoked.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheets 2 & 3 for further detail

Existing Easements in Gross

Purpose	Shown	Burdened Land	Grantee & docs
Right to Drain Water	P	Lot 3 Hereon	FNDC 6078609.6
Right of Way	K J C U	Lot 3 Hereon	FNDC 697944.1
Right to drain Sewage	O	Lot 2 Hereon	FNDC 6078609.6

Existing Easements

Purpose	Shown	Burdened Land	Created By
Right of Way	G	Lot 3 Hereon	233327.1
Right to Convey Water	C U	Lot 3 Hereon	C953844.5
Water Right	V	Lot 3 Hereon	A446428

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land
Right to drain Sewage	O BB B BA D H F	Lot 2 Hereon	Lot 3 Hereon
Right to drain Water	M K C G	Lot 3 Hereon	Lot 2 Hereon

Existing Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of Way Right to Convey Electricity, Water Sewage & Telecommunications	A B O AB AA BA BB	Lot 2 Hereon	Lot 1 (Stage 1)
Right to drain Sewage	BB B BA D H L N	Lot 2 Hereon	Lot 1 (Stage 1)
Right to drain Water	AA H N I	Lot 2 Hereon	Lot 1 (Stage 1)
	M K C G	Lot 3 Hereon	

0 10 20 30 40 50

JOB/CLIENT:

SMARTLIFE TRUST
KERIKERI

SHEET TITLE:

PROPOSED SUBDIVISION OF LOT 2 Stage 1

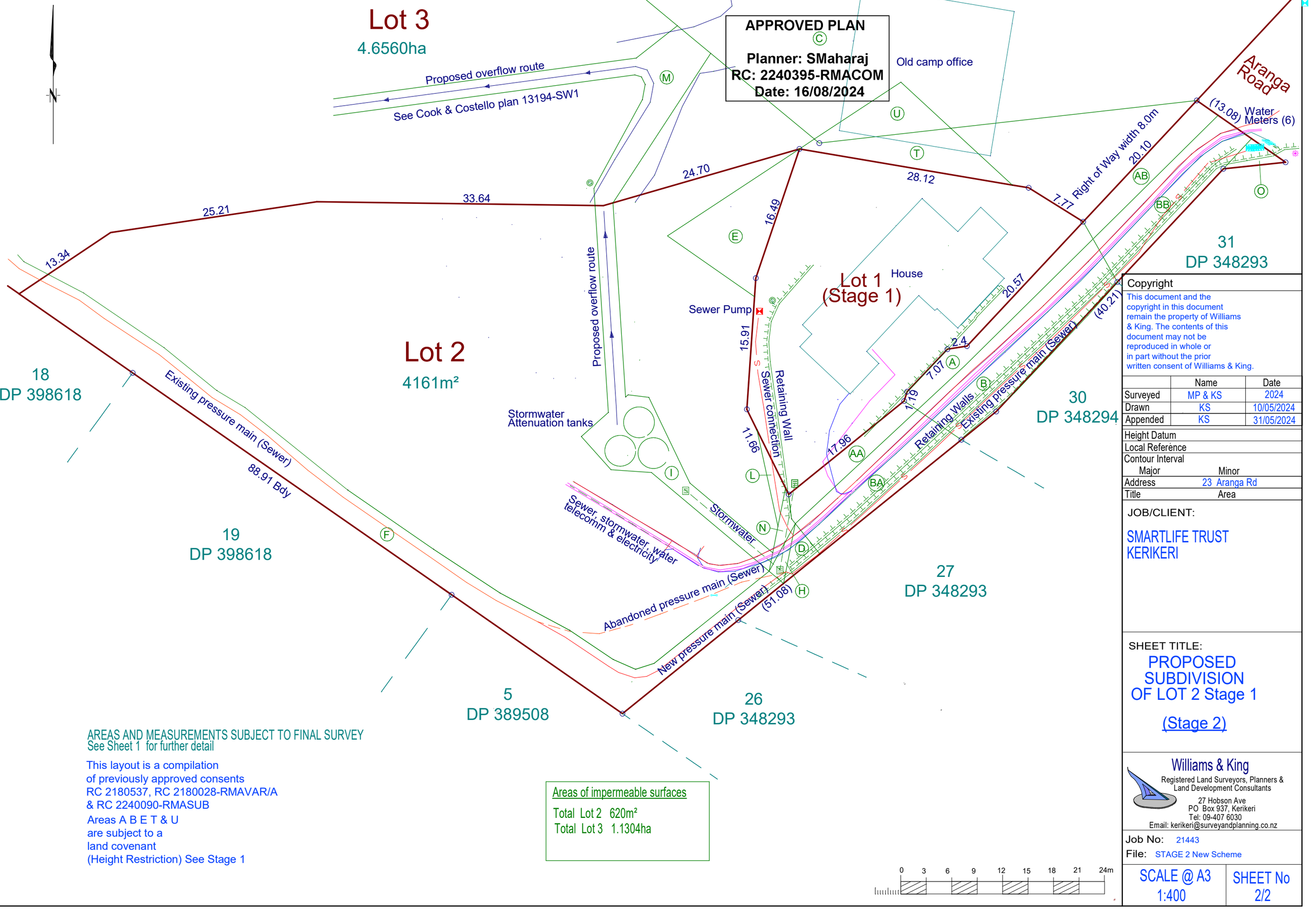
(Stage 2)

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Job No: 21443
File: STAGE 2 New Scheme

SCALE @ A3 1:1000

SHEET No 1/2



AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheet 1 for further detail

This layout is a compilation
of previously approved consents
RC 2180537, RC 2180028-RMAVAR/A
& RC 2240090-RMASUB
Areas A B E T & U
are subject to a
land covenant
(Height Restriction) See Stage 1

Areas of impermeable surfaces

Total Lot 2 620m²
Total Lot 3 1.1304ha

0 3 6 9 12 15 18 21 24m

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	Name	Date
Surveyed	MP & KS	2024
Drawn	KS	10/05/2024
Appended	KS	31/05/2024

Height Datum	
Local Reference	
Contour Interval	
Major	Minor
Address	23 Aranga Rd
Title	Area

JOB/CLIENT:
SMARTLIFE TRUST
KERIKERI

SHEET TITLE:
PROPOSED SUBDIVISION OF LOT 2 Stage 1
(Stage 2)

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Job No: 21443
File: STAGE 2 New Scheme

SCALE @ A3 1:400
SHEET No 2/2

DECISION ON A COMBINED SUBDIVISION AND LAND USE CONSENT APPLICATION

UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B and Part 2 of the Resource Management Act 1991, the Far North District Council grants subdivision consent and land use consent for a discretionary activity, having had regard to both the Operative District Plan and the Proposed District Plan (Decisions Version), subject to the conditions listed below, to:

Applicant	Smartlife Trust (c/o Andrew Smart)
Council Reference	2260139-RMACOM
Property Address	23 Aranga Road, Kerikeri
Legal Description	Lot 3 DP 613888 (RT 1223414)

The activity is a three-lot subdivision of Lot 3 DP 613888 (4.657 ha) in the Rural Living zone (Operative District Plan) — creating Lot 1 (~2.140 ha), Lot 2 (~1.870 ha) and Lot 3 (~6,460 m² esplanade reserve along the Puketotara River, to vest in the Council under section 239(1)(a)) — together with a consequential land use consent for non-compliance with the impermeable-surface coverage standard (ODP Rule 8.7.5.1.5) on Lots 1 and 2; the creation of drainage and services easements over Lot 3; and the cancellation under section 221(3) of consent notices 13058545.8 and 13217098.3, with replacement consent-notice conditions imposed on Lots 1 and 2.

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is subject to the following conditions.

General

1. The subdivision and land use must be carried out in general accordance with the approved plan "Proposed Subdivision of Lot 3 Stage 2 RC 2240395 (DP 613888) (Stage 4)", Rev I dated 5 June 2026, prepared by Williams & King (Sheets 1/2 and 2/2), attached to this consent with the Council's "Approved" stamp affixed.

Subdivision – Section 223 (before survey plan approval)

2. The survey plan submitted for approval under section 223 must show Lot 3 as an esplanade reserve to vest in the Council under section 239(1)(a), with the bed of the Puketotara River shown as required by section 237A.

3. Prior to s223 approval, provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses serving Lots 1 and 2 are located within the easement areas shown on the approved plan, to the satisfaction of the Resource Consent Engineer.

4. Prior to s223 approval, provide draft easement instruments and a draft Memorandum of Easements to give effect to the drainage, services and access easements shown on the

approved plan — including the easements over Lot 3 (esplanade reserve) for the existing wastewater pump-station components, overflow storage tank, and stormwater conveyance and outfalls — for the approval of the Resource Consent Engineer and the Parks & Reserves Planner.

5. Prior to s223 approval, submit the draft title plan to the Parks & Reserves Planner for approval, confirming the esplanade reserve (Lot 3) configuration and width along the Puketotara River frontage.

Subdivision – Section 224(c) (before certification)

6. The esplanade reserve (Lot 3) must be given effect to and vested in the Council under section 239(1)(a), subject to the easements approved under the easement condition above.

7. The easement instruments must be registered, or be registrable, against the relevant titles, with a solicitor's undertaking to register them.

8. Reserve condition prior to vesting (Lot 3). Prior to the commencement of any works required by this condition, the consent holder shall meet on site with the Council's Parks & Reserves Planner (or delegate) to agree a written scope of works ("the Reserve Works Scope") for Lot 3, addressing:

   (a) the removal of all organic and inorganic rubbish;

   (b) the remediation or removal of hazards to public safety, including large holes, dangerous trees, unstable structures and redundant pipes; and

   (c) the removal of invasive weed species listed in the Northland Regional Council regional pest management plan.

   The works shall be completed in accordance with the agreed Reserve Works Scope, and written confirmation from the Parks & Reserves Planner (or delegate) that the agreed scope has been completed shall be provided prior to the issue of the certificate under section 224(c).

Consent Notice – Section 221 (continuing conditions on Lots 1 and 2)

9. Secure the conditions below by way of a Consent Notice under section 221, registered against the titles of Lots 1 and 2 at the consent holder's cost:

   (a) In conjunction with the construction of any building requiring building consent, provide at the time of lodging the building consent a specific design for stormwater disposal.

   (b) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by tank or other approved means, safely accessible, in accordance with SNZ PAS 4509.

   (c) In conjunction with the construction of any building requiring building consent, the lot owner shall install a stormwater mitigation system designed so that the total stormwater discharged after development is no greater than the pre-development flow for the 10% and 1% AEP events respectively, plus an allowance for climate

change; the design to be prepared by a chartered professional engineer or suitably qualified practitioner and submitted with the building consent.

(d) The total wastewater discharge to the Council connection point at 23 Aranga Road must not exceed an average of 20m³ per day, as outlined in the existing agreement dated 28 October 2014.

(e) The owners of Lots 1 and 2 shall adhere to the Wastewater Maintenance Agreement approved under condition 6f of RC 2240395.

(f) Where stormwater from Lot 1 or Lot 2 is to be conveyed to a discharge point within Lot 3 (esplanade reserve), the specific stormwater design required by (a) shall additionally demonstrate that stormwater is conveyed to the approved discharge point within the reserve such that the discharge velocity and volume will not cause scour, erosion or instability within the reserve, and that the stormwater system (including any pipes, swales or outfall structures) is designed and located so as not to obstruct, undermine or cause nuisance flooding to any existing or planned public access track within the reserve. No physical works to install, upgrade or maintain any such stormwater connection shall be undertaken within Lot 3 (esplanade reserve) without the prior written approval of Council's Parks & Reserves Planner (or delegate) of the form, type, location and method of construction; and on completion of any such works, the surface of the reserve and any track shall be reinstated to the satisfaction of Council's Parks & Reserves Planner (or delegate).

(g) In conjunction with the construction of any building requiring building consent on Lot 1 or Lot 2, the location and foundations of the building shall be certified by a suitably experienced Chartered Professional Engineer (geotechnical practice area) prior to the issue of the building consent. The certification shall address the ground conditions within the proposed building platform, the specific design of the building's foundations and any required construction supervision, and shall have regard to the flood-susceptible land / river flood hazard identified on the Council's Geographic Information System maps, including inundation risk and finished floor levels.

Cancellation – Section 221(3)

10. On registration of the consent notice required above, consent notices 13058545.8 and 13217098.3 are cancelled insofar as they apply to the land subdivided, having been replaced by that consent notice.

Advice Notes

a. Lapsing (s125): this consent lapses 5 years after commencement unless a survey plan is submitted for s223 approval before the lapse date (and deposited within 3 years under s224(h)), or an extension is granted.

b. Right of objection (s357A): the applicant may object in writing within 15 working days of receipt of this decision.

c. Monitoring (s35): the consent is subject to monitoring and charges may apply.

d. Archaeology (Heritage New Zealand Pouhere Taonga Act 2014): if any archaeological site is uncovered, work must cease and Heritage New Zealand, local iwi and (if kōiwi are present) the New Zealand Police must be consulted.

e. Water Area of Benefit: the northern portion of Lot 2 is outside the reticulated water Area of Benefit; any building there requires prior approval from Council's Infrastructure team to connect to the Council water supply.

Reasons

1. The application was processed on a non-notified basis under sections 95A and 95B — the adverse effects on the environment are not more than minor and there are no affected persons.

2. The activity is discretionary, assessed under sections 104 and 104B (bundled land use and subdivision). The application was lodged before the PDP Decisions Version; under section 88A(1) the activity status is retained as at lodgement, and the application is assessed against both the Operative District Plan and the PDP Decisions Version (s88A(2), s104(1)(b)). The subdivision complies with the Rural Living controlled lot-size standard; the discretionary status arises from the consequential land use consent for the stormwater breach, bundled with the subdivision. Section 104D does not apply.

3. Under section 104(1)(a), the effects are no more than minor. The proposal reconfigures an existing, lawfully established and serviced accommodation site with no new buildings, earthworks, vegetation clearance or access. The impermeable-surface non-compliance arises from redistributing existing surfaces (Lot 1 7,425 m²/~34.7%, Lot 2 3,880 m²/~20.7% — unchanged from the lodged plan). Stormwater discharges to the Puketotara River via existing approved outlets, with attenuation imposed at any future building stage. The esplanade reserve vesting is a positive effect (riparian protection, future public access).

4. Under section 104(1)(ab), no more-than-minor adverse effects require offsetting or compensation.

5. Under section 104(1)(b): the proposal is consistent with the Operative District Plan Rural Living objectives and policies (maintaining the established semi-urban character without more intensive development) and the subdivision objectives and policies (including riparian protection through the esplanade reserve). It is also consistent with the PDP Decisions Version, under which the site is zoned General Residential (legal effect from 30 June 2026, s86B(1)) — consistent with objectives GRZ-O1, O2, O4 and O5 (consolidating urban residential development around available infrastructure; functional, high-amenity living environments) and subdivision objectives SUB-O1, O3 and O4. The impermeable-surface coverage that breaches the ODP rule is permitted under the General Residential zone (GRZ-R2, ≤50%). Greater weight is given to the PDP Decisions Version as the most advanced expression of the plan; unappealed provisions become operative under s86F after the appeal period. In accordance with Council's Resource Consents PDP Notification Practice Note (June 2026 V1, §6.1), consent is granted under both the ODP and the PDP-DV without a further application.

6. Under section 104(1)(c), the Ngāti Rēhia iwi/hapū management plan is a relevant document; consultation with Ngāti Manu and Ngāti Rēhia was undertaken and no concerns were raised in response. The esplanade reserve vesting recognises the relationship of tangata whenua with the river. No precedent or plan-integrity concern arises.

7. Having regard to section 106, a PDP 10-year river flood hazard affects the northern margin, largely within the land vesting as esplanade reserve. No new habitable building or platform is created in the hazard area; the flood-prone margin is removed from the development lots into the vesting reserve; a geotechnical certification condition applies to any future building; and sufficient legal and physical access is provided to each allotment. The land is not, and is not likely to be, subject to material damage of the kind described in section 106(1), and consent is not refused under section 106.

8. Section 104D does not apply (the application is not a non-complying activity).

9. The relevant plan provisions have been competently prepared to give effect to Part 2; on the Davidson approach no separate recourse to Part 2 is required. For completeness, the proposal achieves the sustainable-management purpose (s5), recognises the preservation of the natural character of the river and its margins and public access to it (ss6(a), 6(d)), and reflects kaitiakitanga (s7(a)) and the principles of the Treaty (s8) through the reserve vesting and the consultation undertaken.

10. Having regard to the matters in section 104(1) and subject to Part 2, the proposal is consistent with the relevant objectives and policies and will not have more than minor adverse effects. Consent is granted subject to conditions.

Approval

This resource consent has been prepared by Nick Williamson, Acting Senior Resource Consents Planner. I have reviewed this and the associated information and am satisfied the application can be determined under delegated authority.



Determination (Delegated Authority):
Trish Routley Manager Resource Consents
31 July 2026

APPROVED PLAN

Planner: Nick Williamson
pp: Jharris
RC: 2260139-RMACOM
Date: 31/07/2026

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PUKETOTARA RIVER

LOT 3 6460m²
Esplanade Reserve to be vested subject to Sec 239(2) RM Act 1991

10 - 36m wide

LOT 12 DP 62588
Esplanade Reserve

1 DP 554730

5 DP 554730

36 DP 348294

35 DP 348294

34 DP 348294

31 DP 348293

30 DP 348294

27 DP 348293

26 DP 348293

20 DP 398618
Local Purpose Reserve

15 DP 398618

16 DP 398618

17 DP 398618

18 DP 398618

19 DP 398618

5 DP 389508

LOT 1
2.140ha

LOT 2
1.870ha

Lot 2 (Stage 2) DP 613888
RC 2240395

DP 601182 (Stage 1)

ARANGA ROAD

Proposed track route

30m Setback from river

Bund

overflow tanks

Storage Tanks

Pump

Lid

Shed

MH

gravel drive

cabins

kitchen

watercourse

CP

dorm

cabin

shed

office/ entrance

house

sealed drive

sewer pressure line

192.1 Bdy

Existing Sewer Easements in favour of Lot 3 RC 2240395 (DP 613888)

Countours derived from LIDAR information sourced from LINZ database dated 2018 - 2020. NZVD values 2m major & 0.5m minor

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
Areas U & T are subject to an existing Height Restriction

Existing Easements in Gross

Purpose	Shown	Servient Tenement	Grantee & docs
Right to Drain Water	P	Lot 2 Hereon	Far North District Council 6078609.6
Right of Way	K J B U JA	Lot 1 Hereon	697944.1
	C	Lot 2 Hereon	

Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way	G C E	Lot 2 Hereon	233327.1
	B D U	Lot 1 Hereon	
	W	Lot 3 Hereon	
Right to Convey Water	D B U	Lot 1 Hereon	C953844.5
	C E G	Lot 2 Hereon	
	W	Lot 3 Hereon	
Right to Drain Water	M K B D MA	Lot 1 Hereon	Dominant Tenements
	C G E	Lot 2 Hereon	Lot 1 DP 601182 & Lot 2 Stage 2 (RC 2240395)
	W	Lot 3 Hereon	
	M K B D MA	Lot 1 Hereon	13058545.5
	C G E	Lot 2 Hereon	
	W	Lot 3 Hereon	
Water Right	V	Lot 2 Hereon	A446428
	X	Lot 3 Hereon	

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Electricity, Water Sewage & Telecommunications	E	Lot 2 Hereon	Lot 1 Hereon
Right to convey Sewage	Y	Lot 3 Hereon	Lots 1 & 2 Hereon Lot 1 DP 601182 Lot 2 DP 613888
	AE JA K M AF	Lot 1 Hereon	Lot 2 Hereon Lot 1 DP 601182 Lot 2 DP 613888
Right to drain water	AC Z AA AB W L F H	Lot 3 Hereon	Lots 1 & 2 Hereon Lot 1 DP 601182 Lot 2 DP 613888
	AD	Lot 1 Hereon	Lot 1 DP 601182 Lot 2 DP 613888

Rev A 14/03/2024
Bdys amended around pump station
Rev B 6/12/2024
Additional easements added.
Rev C 11/12/2024
Area E added.
Rev D 27/02/2025 Easement A removed, setbacks added, Sheet2 added.
Rev E 15/08/2025 Lot 3 vesting added
Rev F 30/10/2025 Contours added
Rev G 22/01/2026 Lot 3 amended, track added
Rev H 29/01/2026 Lot 3 track & amended
Rev I 5/06/2026 Lot 3 easements added

0 10 20 30 40 50

JOB/CLIENT:
SMARTLIFE TRUST
KERIKERI

SHEET TITLE:
PROPOSED SUBDIVISION OF LOT 3 STAGE 2 RC 2240395 (DP 613888) (Stage 4)

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030
Email: kerikeri@surveyandplanning.co.nz

Job No: 21443
File: STAGE4 Scheme KS

SCALE @ A3 1:1000

SHEET No 1/2

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IMPRMEABLE AREAS

Sum of impermeable areas: 7425m² Lot 1
Sum of impermeable areas: 3880m² Lot 2
Total area 1.1305 ha Impermeables

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Esplanade Reserve
to be vested subject to
Sec 239(2) RM Act 1991

10 - 36m wide

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2.140ha

LOT 2
1.870ha

Lot 2
(Stage 2)
DP 613888
RC 2240395

1 house
DP 601182
(Stage 1)

Proposed track route
30m Setback from river
Bund
overflow tanks
Storage Tanks
Lid
Pump
Shed
MH
watercourse
gravel drive
618m²
599m²
330m²
177m²
457m²
827m²
dorm
CP
cabins
87m²
22m²
171m²
743m²
148m²
61m²
369m²
870m²
294m²
127m²
1172m²
178m²
182m²
61m²
28m²
235m²
206m²
778m²
323m²
16m²
49m²
5m²
49.8
430m²
196m²
95m²
43.2
7m²
141m²
30m²
403m²
office/ appliance
sealed drive
sewer pressure line
192.1 Bdy
Existing Sewer Easements in favour of Lot 3 RC 2240395 (DP 613888)
ARANGA ROAD
112.40
(31.99)
(26.53)
12.07
6.54
13.08
20.21
20.1
15.5
7.1
28.1
24.7
34.6
25.2
13.3
42.0
41.0
30.1
27.0
9.3
41.2
49.8
83m²
cabin
1.0
20

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
Areas U & T are subject to
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NZVD values 2m major & 0.5m minor

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Planner: Nick Williamson
pp: Jharris
RC: 2260139-RMACOM
Date: 31/07/2026

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0 10 20 30 40 50

JOB/CLIENT:
SMARTLIFE TRUST
KERIKERI
IMPERMEABLE AREAS

SHEET TITLE:
PROPOSED SUBDIVISION OF LOT 3 STAGE 2 RC 2240395 (DP 613888) (Stage 4)

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SCALE @ A3 1:1000
SHEET No 1/2

Appendix C

Wastewater Information

Application under section 221(3) of the Resource Management Act 1991 to cancel the wastewater volume limitation in the consent notices registered against the former 23 Aranga Road holding, Kerikeri. Applicant Smartlife Trust.

Contents	Pages
Wastewater agreement between Far North District Council and the Owners, 28 October 2014	2 to 5
Cook Costello, Wastewater Capacity and Stormwater Mitigation Assessments for Proposed Future Developments, Lot 3 DP 335706, 7 July 2017	6 to 47
Evidence of the direct wastewater connections to Lot 1 DP 601182 and Lot 2 DP 613888	48

Signed Copy

AGREEMENT made this 28 **day of** October **2014**

BETWEEN **Andrew Wayne Smart, Louise Jane Smart & Euan Boyd Hilson the owners of Lot 3 DP 335706 ("the Owners")**

and **FAR NORTH DISTRICT COUNCIL ("Council")**

1. BACKGROUND

A. Council is responsible for the provision of a public wastewater system for its district which includes the area encompassed by the Kerikeri Township.
B. The Owners wish that their property at 23 Aranga Road (Lot 3 DP335706, known as Aranga Backpackers, Kerikeri Holiday Camp & Motels) be connected to the public wastewater system.
C. Council has agreed to allow connection to the public wastewater system and the parties wish to enter into an agreement setting out the terms of such a connection.

2. COUNCIL'S AGREED OBLIGATIONS

1. To provide a connection point at the boundary of No. 23 Aranga Road, adjacent to the sewer manhole in the southwest corner of No. 4 Kilountain Place for the rising main from the development to connect to.
2. To convey, treat and discharge raw sewage from the Owners property at a projected rate of an average of $20m^3$ per day.
3. To allow the property at 23 Aranga Road to remain connected to the public wastewater system in perpetuity, no matter the owner of property or the activity on the site.

3. THE OWNERS AGREED OBLIGATIONS

1. To pay a Wastewater Development Contribution as calculated in **4** below.
2. To pay wastewater rates at the commercial rate struck by Council from 1 July 2015.
3. To pay wastewater rates at the commercial rate struck from the date of connection through to 30 June 2015 in one lump sum prior to connection.
4. Only to pump wastewater into Council's system during the hours from 11 pm to 6 am.
5. To retain sufficient storage on site to enable holding 1 days maximum flow from the site.
6. To install suitable pumps, with time controls and a rising main from the existing on site treatment plant to the connection point and to obtain a Building Consent prior to the commencement of the work.
7. To install a meter on the private rising main going to the connection to the public system, capable of recording the flow.
8. To comply with the requirements of the Council's Wastewater Bylaw.

4. DEVELOPMENT CONTRIBUTIONS

4.1 The Owners will pay a Wastewater Development Contribution ("DC_0") based on an average estimated discharge of $20m^3$ per day amounting to $221,000 inclusive of GST (20,000 litres x $11.05 per litre). Council shall issue an invoice to the Owners and this shall be paid prior to the connection being physically made.

4.2 One year after the connection is made to the public system, the average daily flow is to be calculated based on actual usage by the Owners. DC_0 will then be reassessed based on the actual daily usage in litres as measured ("DC_1") as follows:

$$DC_1 = Y_1 \times 11.05$$

(Where Y_1 is the average daily flow of wastewater to the sewer in litres in the first year of connection)

4.2.1 If DC_1 is found to be less than DC_0, then the Council will pay the difference between DC_0 and DC_1 to the Owners. If the DC_1 is found to be more than DC_0 then the Owners will pay to the Council the difference between DC_0 and DC_1.

4.3 All payments to be made under clause 4.2.1 shall be made within twenty (20) working days of determination.

4.4 The intent of the above clauses 4.1 through 4.2.1 inclusive is that the Development Contribution is equal to $11.05 times the average actual discharge to the public sewer per day in litres, over one year succeeding connection.

FAR NORTH DISTRICT COUNCIL
Approved Documents

5. DISPUTE RESOLUTION

a. If any dispute arises between Council and the Owners concerning the rights and obligations contained within this agreement, the parties will enter into negotiations in good faith to resolve the dispute themselves or through any informal dispute process they agree upon.

b. If the dispute is not resolved within 10 working days then either party may at any time serve a mediation notice on the other party requiring the dispute be referred to mediation. The mediation notice shall set out the nature of the dispute. The parties shall in good faith endeavour to agree upon a mediator within 5 working days of the date of service of the mediation notice. If the parties cannot agree on the mediator, the President for the time being of the New Zealand Law Society (or any successor organisation) or the President's nominee will appoint an independent mediator. The mediator's costs are to be borne equally by the parties.

c. If the dispute is not resolved within 20 working days of the date on which the mediation notice is served, the parties will submit to the arbitration of an independent arbitrator appointed jointly by the parties. If the parties cannot agree on the arbitrator within another 10 working days the President for the time being of the New Zealand Law Society (or any successor organisation) or the President's nominee will appoint an independent arbitrator.

d. In the event that the President for the time being of the New Zealand Law Society (or any successor organisation) or the President's nominee fails or refuses to appoint a mediator or arbitrator, either party may request the High Court to make an appointment. The appointment decision of the High Court may not be appealed.

e. Any arbitration proceedings will be conducted in accordance with the Arbitration Act 1996.

6. NOTICES

(a). All notices or other communications to be given under this agreement shall be given at the recipient's last known place of address (or such other address within New Zealand as that party may have specified in writing) and shall be deemed to have been duly given or made:

i. In the case of a communication by letter, on the second working day after being posted by mail, correctly addressed and stamped;
ii. If given by hand, on personal delivery to the recipient or to such address;
iii. In the case of a communication by facsimile, when transmitted with no indication of incomplete transmission to the recipient's last known facsimile number provided that in the case of notice by facsimile the facsimile communication shall forthwith be followed by the posting or delivery of an original notice as set out above.

(b). The notified addresses and facsimile numbers of the parties are as follows:

Andrew Smart for the Owners

Attention: Andrew Smart

Address: 23 Aranga Road, Kerikeri 0230

Phone: (09) 407 9326

Fax: (09) 407 9897

Far North District Council

Attention: Acting Chief Executive

Address: Memorial Avenue, Kaikohe

Phone: (09) 401 5200

Fax: (09) 4015758

(c). Either party may change its notified address and contact details by notice in writing to the other party.

SIGNED by the Owners of Lot 3 DP 335706

Andrew Wayne Smart

Louise Jane Smart

Euan Boyd Hilson

in the presence of:

Accountant
Christchurch.

SIGNED on behalf of Far North District Council by

Colin Dale
Acting Chief Executive

in the presence of:

Adele Thomson

Wastewate Capacity and Stormwater Mitigation Assessments for Proposed Future Developments Lot 3 DP 335706



For Kerikeri Holiday Park & Motels

cook | costello

Consulting Engineers

7 July 2017

Revision: 0

Project Number: 13194

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1. INTRODUCTION

A resource consent application is presently lodged with Far North District Council for the subdivision of Kerikeri Holiday Park & Motels, Kerikeri (Lot 3 DP 335706), to create two new lots of 0.6627 and 0.495ha, with the residual lot containing the holiday park of 4.0065ha.

Future development subsequent to the subdivision is planned and the previous application is to be re-lodged to include this later staging. Cook Costello have been briefed to provide a sewer capacity assessment and stormwater proof of concept report for the proposed future development. The development scenario considered is the addition of 20 cabins within the park, and further subdivision of the new lots to create 16 new residential lots, in addition to the one existing residential dwelling. This report considers:

- Sewer capacity for the existing and proposed developments
- Stormwater quantity management options for the proposed developments
- Stormwater quantity management practice efficacy

1.1. Relevant Documentation

- Far North District Plan, Rural Environments
- Far North Engineering Standards & Guidelines 2004 (revised 2009)
- Auckland Regional Council Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual (2003)
- Auckland Regional Council Technical Publication 108, Guidelines for Stormwater Runoff Modelling in the Auckland Region (1999)
- Auckland Unitary Plan stormwater management provisions: Technical basis of contaminant and volume management requirements. Technical Report 2013/035 (2013)
- United States Department of Agriculture: Urban Hydrology for Small Watersheds. Technical Release 55 (1986)
- Stormwater Assessment of proposed subdivision of Lot 3 DP 335706, Cook Costello, 6th December 2016 (attached)
- On-site domestic wastewater management, AS/NZS 1547:2012

2. SITE DESCRIPTION

The proposal relates to the subdivision of the Kerikeri Holiday Park 5.164ha lot into three lots. The resulting lots are proposed Lot 1 of 4.0065ha containing the existing developed area of the park, and two new lots being proposed Lot 2 of 0.6627ha and proposed Lot 3 of 0.495ha. Proposed Lot 2 presently contains two sheds and two gravel hard stand areas. A preliminary scheme plan identifies the potential future subdivision of Proposed Lot 2 yielding 11 residential lots. Proposed Lot 3 presently contains a dwelling and large covered barbeque area. A preliminary scheme plan identifies the potential future subdivision of Proposed Lot 3 yielding 5 residential lots, in addition to the existing residential lot.

The parent lot is accessed from the terminal end of Aranga Road at the parks south eastern boundary. The land falls at a moderate to steep grade north west to Puketotara River which forms the northern boundary. The parks developed areas are located on formed terraces. Stormwater reticulation is by a mixture of piped and open channels and is generally collected and conveyed across contour to discharge into the three main down slope channels.

3. WASTEWATER

In late 2014 the onsite treatment and disposal system was retired and the Park connected to the reticulated public wastewater network. This was achieved by a locating a pumping station in vicinity of the old treatment plant with discharge to the public gravity system via a rising main of approximately 32m lift height. The pump station storage comprises of a 23.5m³ primary and a 31.8m³ secondary tank, giving a combined service volume of 55.3m³. Additionally there is emergency storage of 2 x 25m³ tanks, the emergency storage is alarmed but not serviced by pumps. In the period that the scheme has been operating there has been no overflow to the emergency storage.

The pump station has four pumps with a combined flow rate of approximately 2.14l/s. The pump flow is ungauged and the rate is derived from the pump curve and has been confirmed by the supplier. The wastewater connection agreement between the Park and Council requires discharge to be only between the hours of 11pm and 6am, which is controlled by a timer. During the available period the pumps are controlled by independent float switches which are set at the same height. Due to the fixed on time and similar set point, the four pumps essentially operate as a single unit. Each pump has an hour clock which is read daily, and in conjunction with the pump flow rate the daily volume is calculated.

3.1. Existing Load

Type	Num	Max Occupancy	Facilities	Total Load (m³/d)
Studio Units	5	4	Self-Contained	2.6
One Bedroom	4	6	Self-Contained	3.12
En suite Cabins	2	4	Self-Contained	1.04
Flat	1	6	Self-Contained	0.78
Medium Cabin	8	4	Communal	4.16
Large Cabin	5	6	Communal	3.9
Backpacker Twin Room	36	2	Communal	9.36
Backpacker Dorm	4	5	Communal	2.6
Powered Sites	30	3	Communal	11.7
Tent Sites	40	3	Communal	15.6
Residence	1	2.7	Self-Contained	0.45
				55.3

Table 1: Maximum existing occupancy (422 guests plus residence) and design load

The wastewater agreement requires the Park to have sufficient storage on site to hold one day's maximum wastewater volume. The combined service and emergency storage is 105m³ and therefore is in excess of this requirement. However while there is ample capacity at a rate of 2.14l/s the maximum design volume of 55.3m³ would require 7.18hrs of pumping. As a result, based on design loads (NZS1547 Table H Camping Grounds on reticulated supply - 130l/p/d, residence 165l/p/d) and maximum occupancy, the system is constrained from further expansion by the limited pumping window unless this is renegotiated.

The pump hour log book has a daily record spanning 26 months. To verify the design loads the pump run hour records have been assessed in monthly periods for December 2015 – January 2016. Also available to this study is the total daily guest numbers.

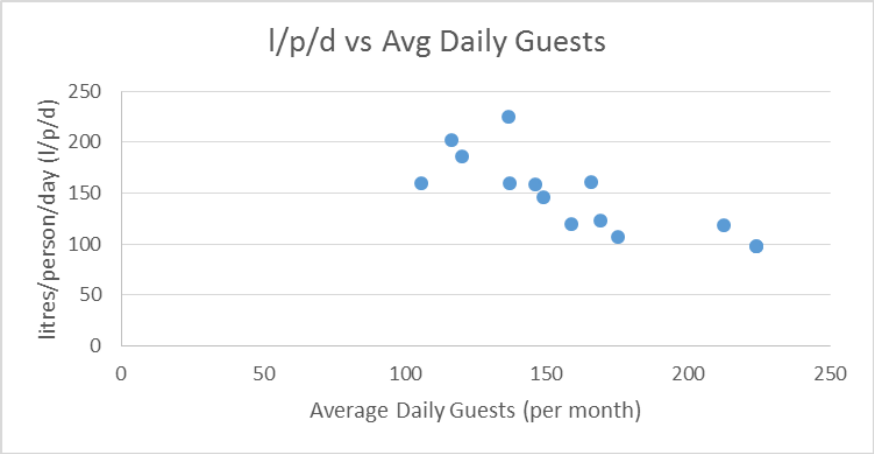


Figure 1: Monthly average daily load verses average daily guests

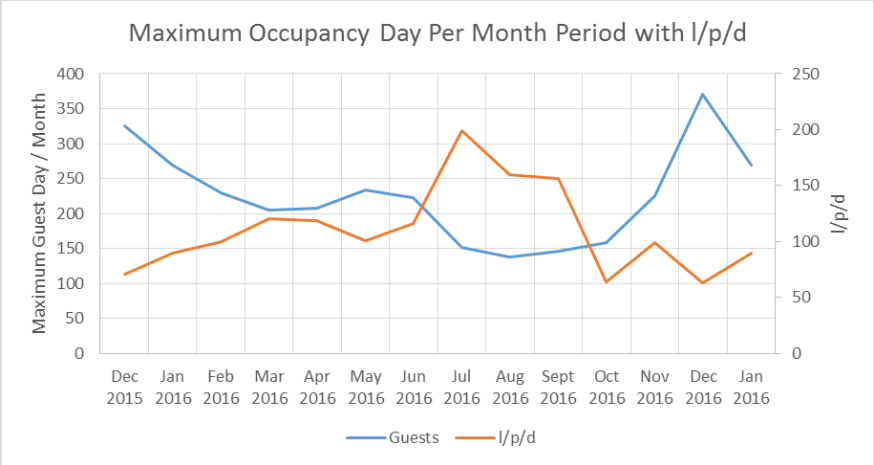


Figure 2: Maximum occupancy day per period with load per guest on maximum day

Figure 1 above raises some interesting observations. Firstly across a number of months the daily average load exceeds the 130 litres/per person/day (l/p/d) design load. The second observation is the load per person is inversely proportional to the number of people, in other words the more people the less they each use on average. The expectation is that the average load per person would be generally constant, and this downward trend would only be explained by a base load independent of the number of users, and/or if there were a demographic shift. A number of demographics are present at the Park, for instance those in self-contained accommodation, accommodation with communal facilities, through to those in tent and motorhome sites. The design load assumes these user impose the same load. Another demographic shift occurs through the year with tourist being more prevalent in the summer months and seasonal workers more prevalent between April - September. The guest accommodation is likely to be seasonally biased too with the proportion of people opting to tent

concentrated in the warmer months between December – April. The effect of high guest numbers on l/p/d can be seen in Figure 2 with a single day snapshot on the day with the maximum guest in the month period. With a higher load/person apparent in the winter months also suggesting that there may be a base load associated with stormwater inflow and infiltration.

While the monthly figures are useful to give an overall picture of trends they lack the granularity to investigate the broad spread in loads. To investigate these aspects the daily pump hours were investigated. Due to the volume of records between Jan 2015 – Feb 2017 a single pump was selected, which also avoided a known issue with one of the hour clocks[1]. Generally the other three pumps have similar daily hour readings, although from May 2016 to September 2016 there is a divergence and the average value of the three clocks are used in this period. The manually recorded pump hour raw data was largely complete and of good quality. Some data cleaning and filtering was used to avoid questionable or omitted records.

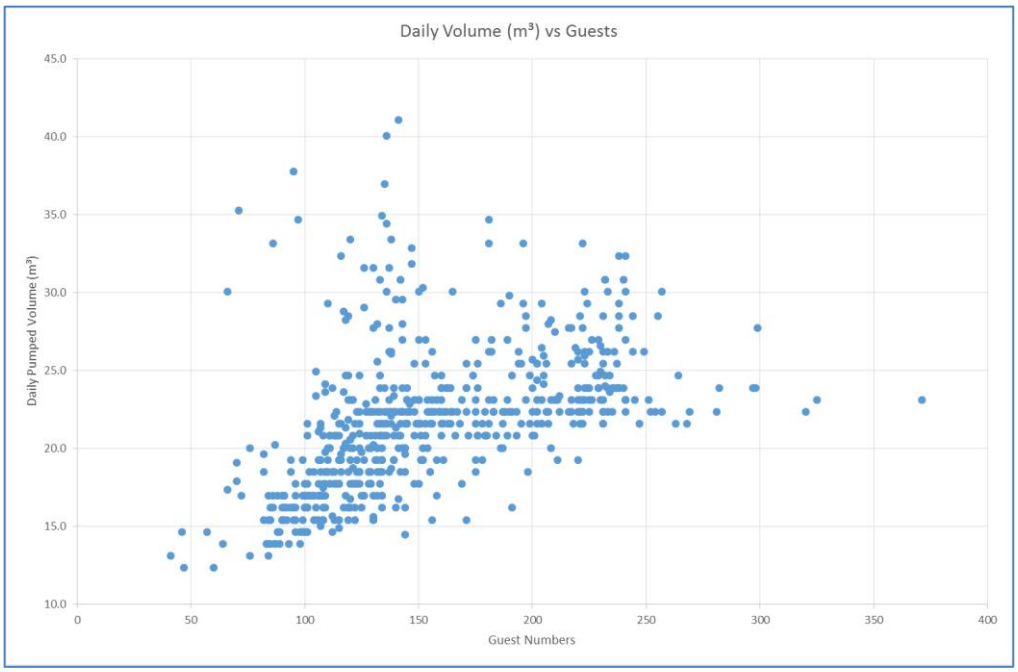


Figure 3: Daily Pumped Volume (derived from pump run hours) verses Daily Guest count. Jan 2015 – Feb 2017

[1] Reported by others and identifiable in the data with the clock shifted between pumps and no other changes

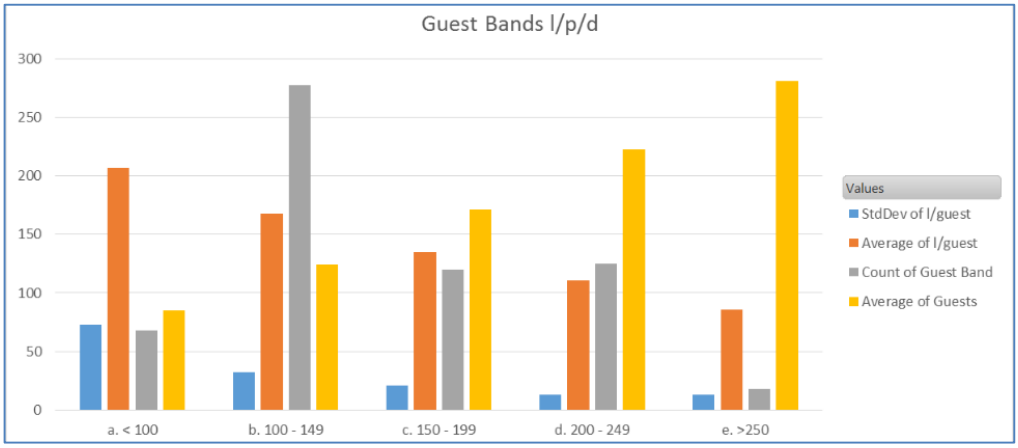


Figure 4: Average load per guest (litres / person / day) verses Guest Count by band

The inversely proportional relationship between guests and load per guest indicated in the monthly totals is clearly seen in the daily records presented in Figure 4 above.

To assess the presence and impact of stormwater inflow and infiltration (I&I) the daily rainfall and soil moisture deficit figures were sources from NIWA CliFlo portal for the Orchard Road (5.3km NNW from Park) and Airport (4.4km SW from Park) recording stations. Daily rainfall was categorised into Dry (<2mm), Rain (2mm – 8mm) and Wet (>8mm). Rainfall alone as an indicator of inflow was a poor predictor (high variance) and was further improved by categorising the antecedent conditions to High or Low groundwater levels. From observations of the raw data a number of antecedent indicators were trialled and sensitivity checked for separation and variance. The selected indicator for High groundwater was a soil deficit of less than 50mm or Wet (>8mm) weather on the preceding day. While the weather stations bracket the Park location there were occasions of rain at one station and not the other, and as with other anomalous data these records were filtered out of the analysis set.

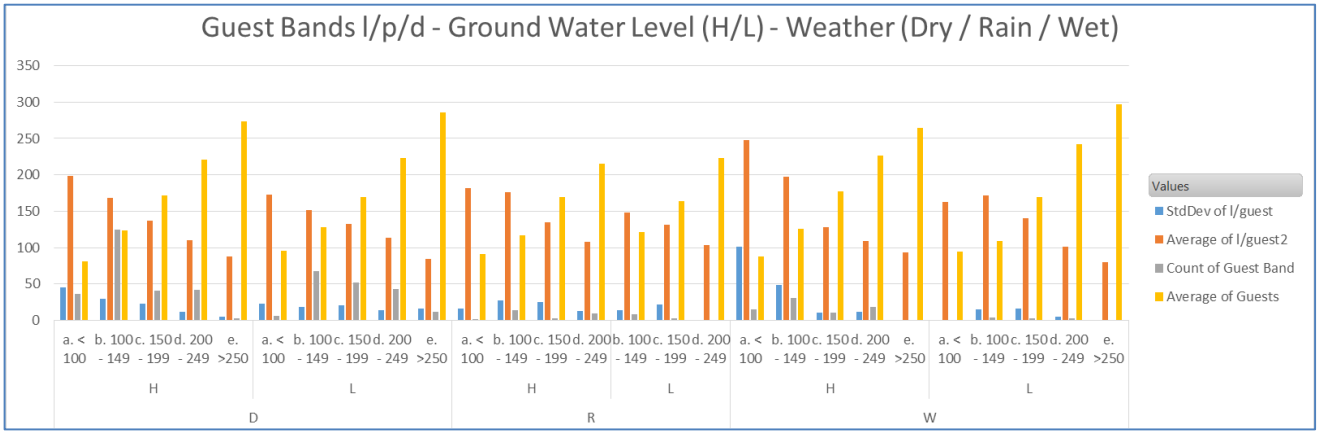


Figure 5a: Average load per guest (litres / person / day) verses Guest Count by band, by antecedent conditions, by rainfall

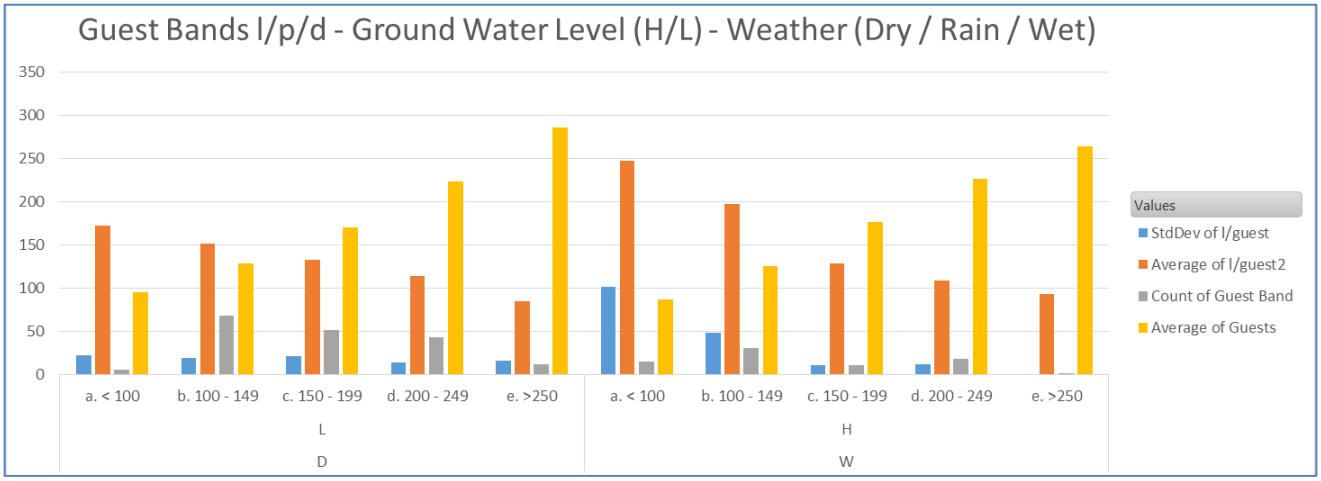


Figure 5b: Average load per guest (litres / person / day) verses Guest Count by band, by antecedent conditions, by rainfall

Figures 5a and 5b are the same as Figure 4 with drill down for the stormwater I&I conditions. The sets of most interest to compare are the Dry weather with Low ground water level (DL) verses Wet weather with High ground water level (WH) with a clear separation of the two quite evident[1]. The isolation of stormwater related effects in the DH set allows investigation of the potential demographic impacts of Seasonal Workers and Camping. A breakdown of demographic types is not available and instead the total guest numbers and the time of year are used as a surrogate.

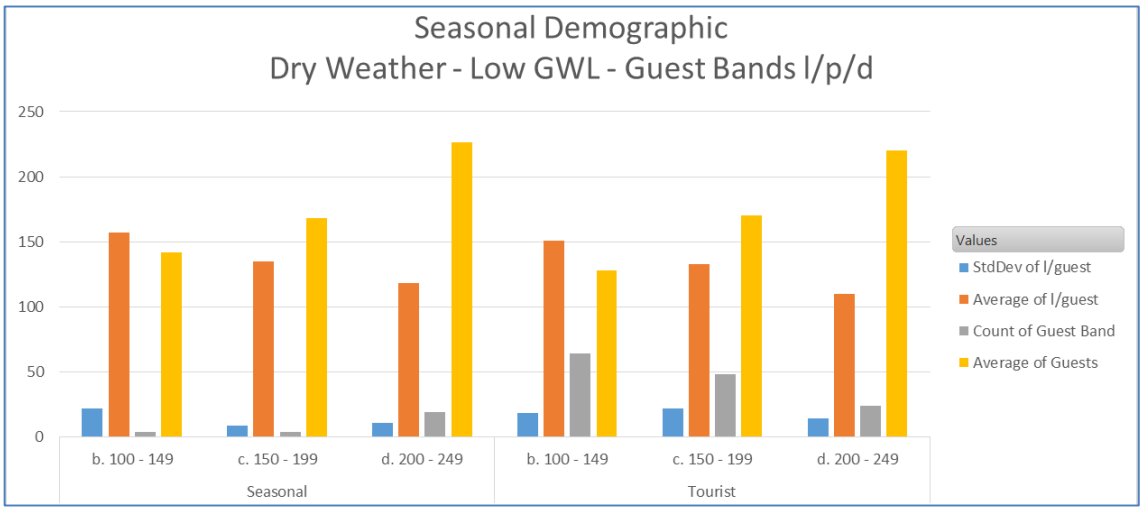


Figure 6: Seasonal Worker vs Tourist average daily load (l/p/d) – Dry Weather and Low GWL

Figure 6 investigates whether there is a difference in water usage between Seasonal Worker and Tourist. Despite the limitations in the surrogate method, the sample size, and the variance, it would appear that there is little difference of significance between the two groups.

[1] As the data sets become smaller care is needed in drawing conclusion from the averaged values and consideration of the population size (grey) and variance (blue) is important

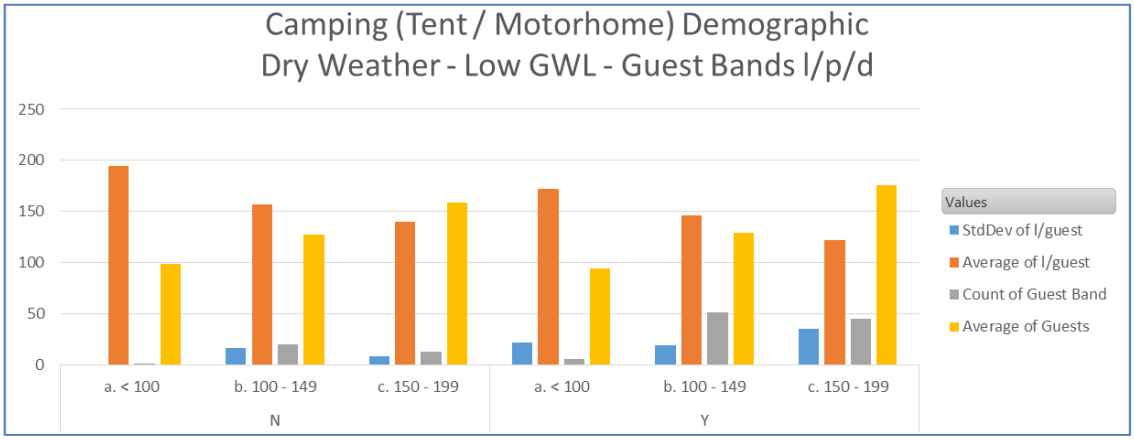


Figure 7: Camping vs Non Camping average daily load (l/p/d) – Dry and Low GWL

Figure 7 similarly investigates the difference between tent / motorhome guests and accommodation users. While this analysis has similar limitations to the Seasonal Worker investigation above there does appear to be a difference between periods where more tenting would be expected, verses when it is not. While the weather effects have been isolated an underlying seasonal bias is possibly still present and could be affecting the separation. The difference in daily average guest load is as much as 15% although without knowing the relative number of guest in each group the camping load cannot be quantified further. Inconvenience is a barrier to water use and a difference between the groups could be expected. While the camping load cannot be directly quantified and a portion may be from seasonal effects the difference is relevant as the Park development plans involves reducing the number of motorhome/tent sites and providing more cabins which conceivably increases the load the per person as well as increasing the off season occupancy.

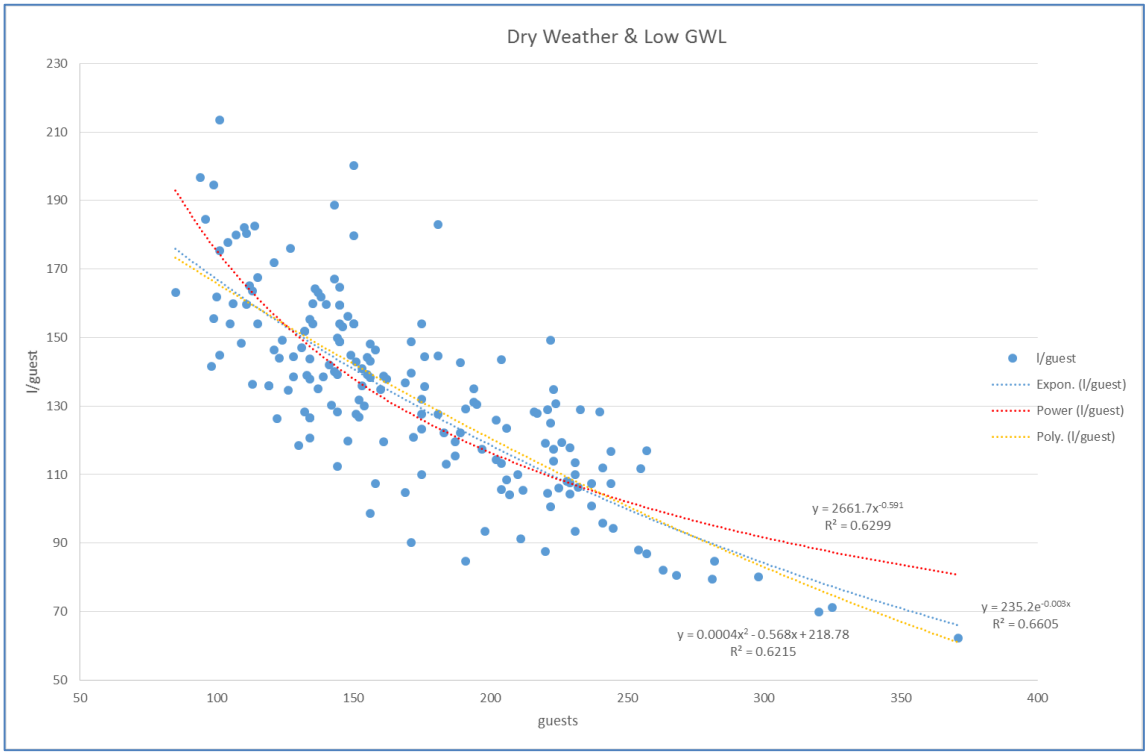


Figure 8: Dry Weather & Low Ground Water Level – load/guest verses guests

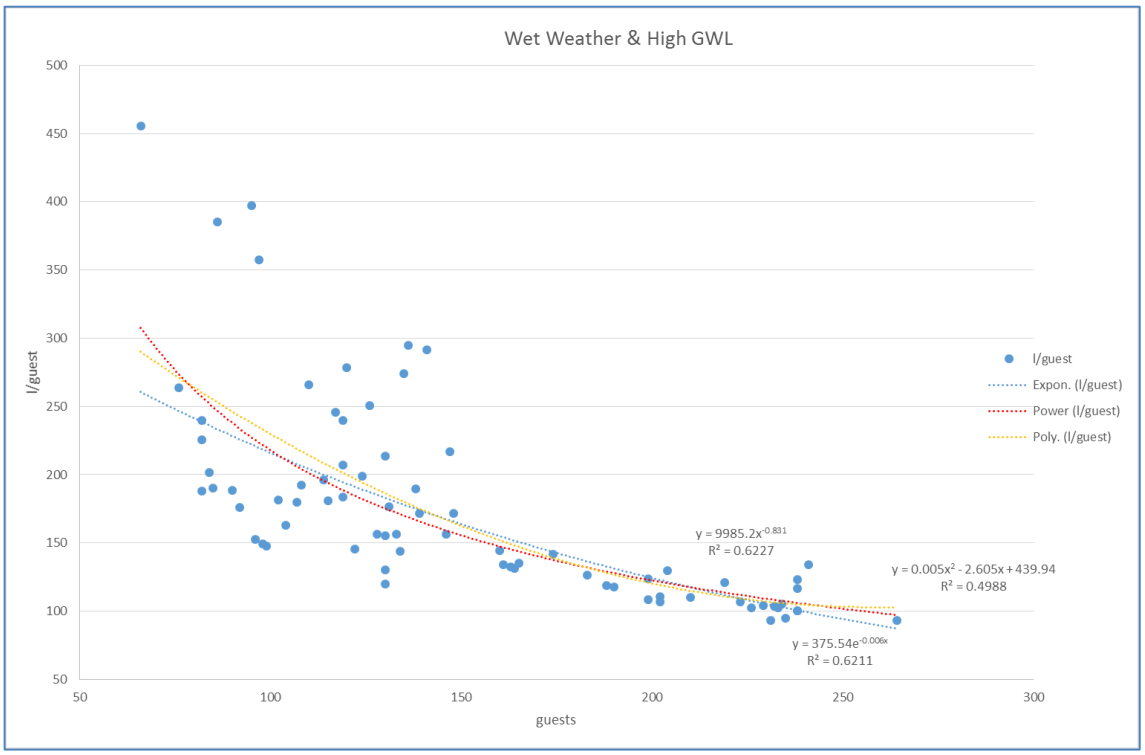


Figure 9: Wet Weather & High Ground Water Level – load/guest verses guests

Figures 8 & 9 are the weather isolated load/guest with trend lines. Despite the isolation of wet weather the Dry load/guest continues to show an inverse proportional relationship between numbers of guests and load/guest. This suggests that there is still a base load in the isolated set. One hypothesis is a groundwater base flow. While seasonality could be further drilled into there is no data to conclusively test the hypothesis. Nevertheless if it were the case then the base flow is likely to fluctuate by the time of year and with occupancy numbers also seasonally biased the effect would be disproportionately applied on the left hand side of the Figure 8 and goes some way to explaining the spread on that side of the plot. Another factor potentially effecting the spread on the left hand side of Figure 8 is the timing of serviced accommodation laundry as this can occur over the days after a group has left. Deriving the cause and magnitude of this base load is somewhat a moot point. As demonstrated in figure 10 below the dry weather load is governed by occupant numbers.

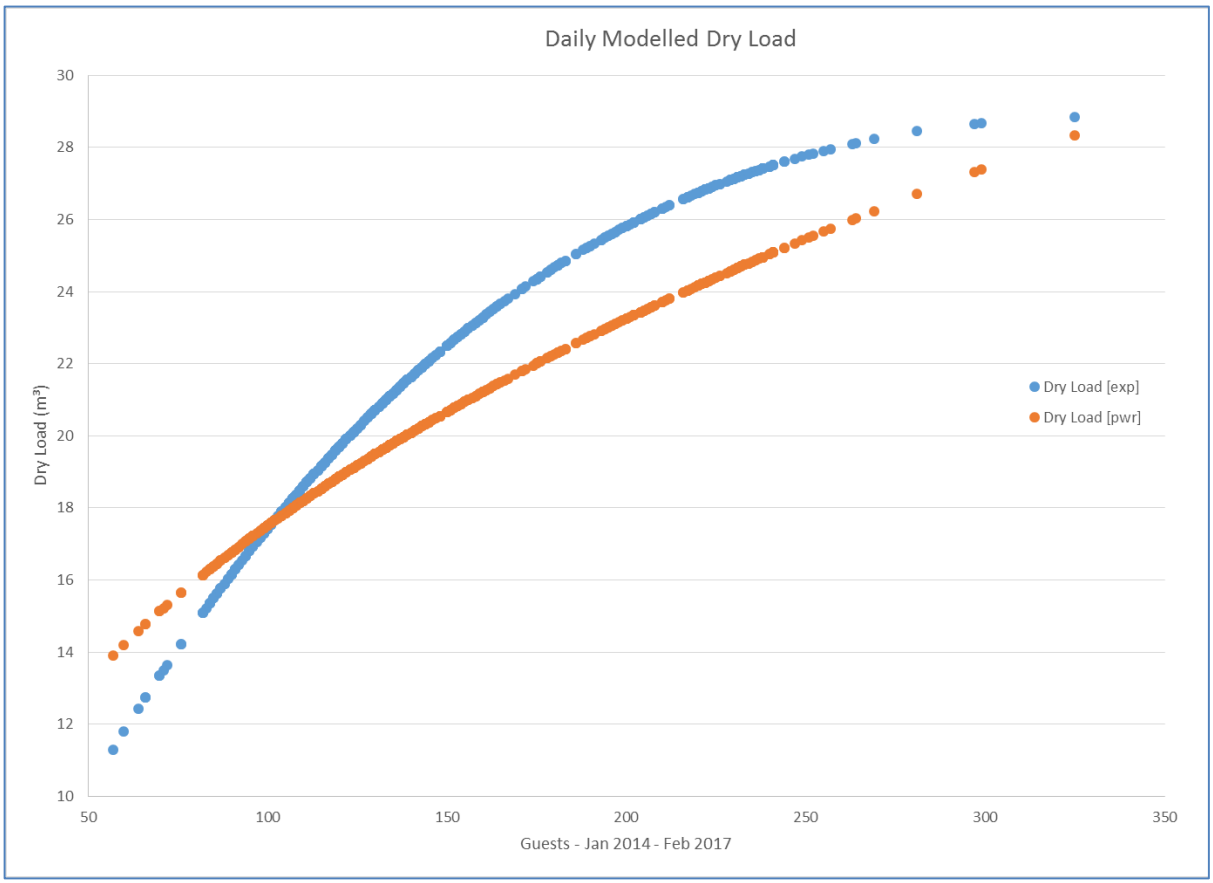


Figure 10: Modelled Dry Load component of total load – Jan 2015 to Feb 2017

Figure 10 uses the exponential and power function trend line functions from Figure 8. This study is principally interested in the maximum occupancy load and the straight line fit of the power function (orange) as well as more conservative fit in the high occupancy region on Figure 8 provides is a more reasonable fit compared to the exponential function. By subtracting the modelled dry load from the recorded load gives a means of separating out event specific wet load.

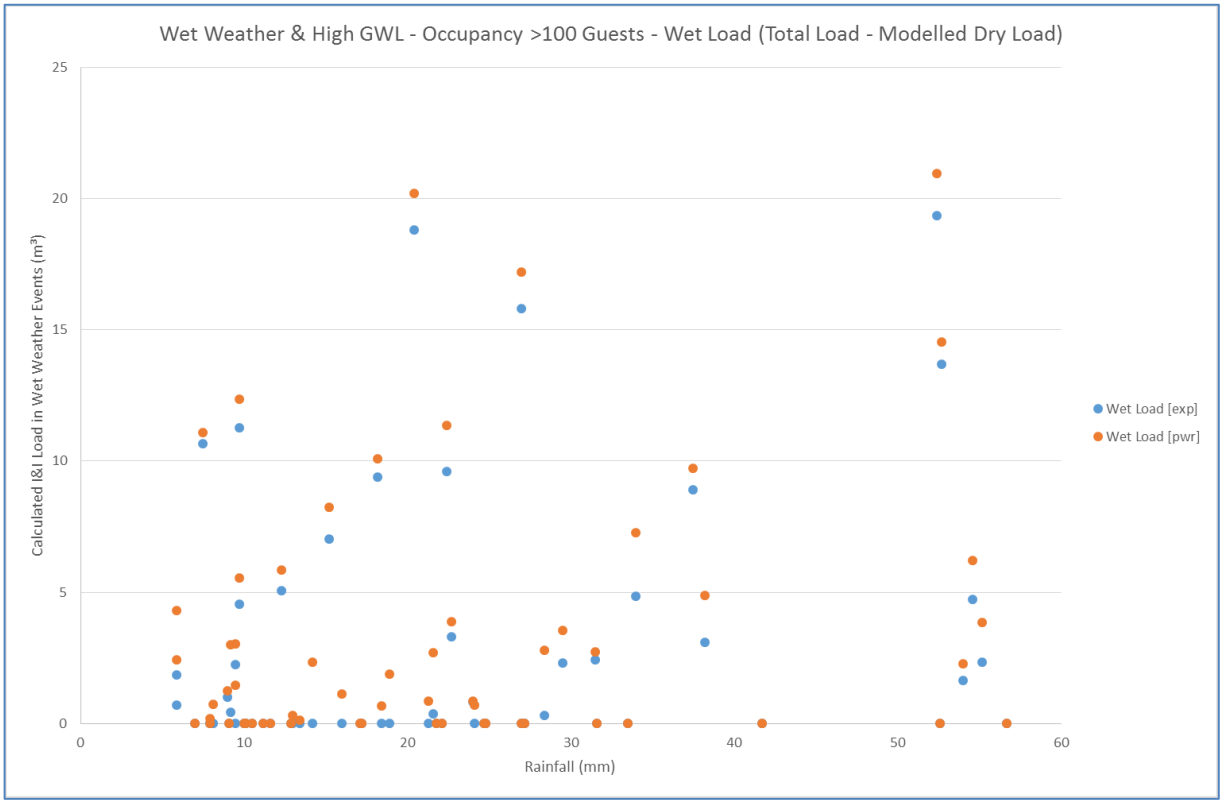


Figure 11: Wet load component of total load in wet weather events (>8mm) high occupancy (>150) – Jan 2015 to Feb 2017

In Figure 3 the highest total loads were recorded with occupancy over 100 guests. Due to the increase spread from the fit trend line on the LHS (low occupancy) in Figure 8 the wet load in Figure 11 has been isolated to the coincidence of occupancy >100 and wet weather of which there were 61 data points. Figure 11 indicates that as much as a 20m³ weather related load may occur. However if isolated to >150 guest the data set reduces to 30 points with a maximum wet component of 7m³ indicated. As a result the 20m³ wet component is likely conservative to apply to the maximum occupancy due to the seasonal bias in guest numbers.

3.2. Proposed Load

Two developments are proposed at the Park. The first development will remove 22 powered sites and 2 unpowered sites and replace these with 20 four bed self-contained cabins. Based on the findings in Figure 8 the high occupancy dry load for the Park is 90l/p/d. This is marginally higher than the data points would suggest and has been select because the number of points is limited and to account for uncertainty in relative load between communal and self-contained users.

The second proposed development involves the subdivision of approximately 1.16ha from the Park and this area has the potential yield of 16 additional residential lots. NZS1547 design load

for residential dwelling with standard water reduction fixtures is 165l/p/d. The estimated residential occupancy is 2.7 person / dwelling.

A wet weather load of 20m³ is added to the maximum occupancy load.

Existing					
Type	Number	Max Occupancy	Facilities	Total Load (m³/d)	Loads l/p/d
Studio Units	5	4	Self-Contained	1.8	90
One Bedroom	4	6	Self-Contained	2.2	90
Ensuite Cabins	2	4	Self-Contained	0.7	90
Flat	1	6	Self-Contained	0.5	90
Meduim Cabin	8	4	Communal	2.9	90
Large Cabin	5	6	Communal	2.7	90
Backpacker Twin Room	36	2	Communal	6.5	90
Backpacker Dorm	4	5	Communal	1.8	90
Powered Sites	30	3	Communal	8.1	90
Tent Sites	40	3	Communal	10.8	90
Residential	1	2.7	Self-Contained	0.45	165
Proposed					
Type	Number	Max Occupancy	Facilities	Total Load (m³/d)	Loads l/p/d
Proposed Cabins	20	4	Self-Contained	7.2	90
Proposed Residential	16	2.7	Residential	7.1	165
Powered Sites Removed	-22	3	Communal	-5.9	90
Tent Sites Removed	-2	3	Communal	-0.5	90
Max Load				46.4	
Max I&I				20.0	
Total Load				66.4	

Table 2: Maximum proposed occupancy (476 guests and residents)

The projected maximum occupancy and wet weather load is 66.4m³ and would require a 8.62 hour pumping window, 1.6 hours longer than the present pumping window. The total service and emergency storage capacity of 105m³ exceeds the required 24hr storage requirement of the wastewater agreement condition and does not pose a constraint on the proposed development, subject to the occasional pumping out of emergency storage being acceptable approach.

3.3. Discussion

This study has identified that the existing wastewater pump station has sufficient capacity for the proposed development but is constrained by the 7 hour pumping window and an additional 1.6 hours would be needed for coincidence of the combined maximum occupancy and maximum wet weather loads. In saying this, while the existing theoretical maximum occupancy

is 422 guests, in the 26 month record occupancy exceeded 250 guests on 18 occasions and exceeded 300 guests on 6 occasion, with 371 being the highest single occupancy day. If the proportion of occupancy to theoretical maximum persists in the proposed case, in addition to coincidence with a wet weather event, the probable maximum pumping window reduces to 7.5 hours.

While the total capacity is greater than the requirements of the wastewater agreement a portion of the maximum load would exceed the service capacity and overflow to the emergency storage. The emergency storage is not pumped and these events would need to be manually managed.

In summary the existing system capacity is marginal to insufficient for the proposed development and a precautionary approach would be to increase this, or reduce the load.

Setting aside reducing the proposed development, options for reducing the load are limited to reverting the laundry back to on-site disposal or reducing the stormwater I&I. Reducing I&I in principal is a good outcome, however how much of the predicted load is available for reduction and the practicality of achieving this and at what expense is not known. Possible opportunities that are relatively easy to identify are roof downpipes connected into the sewer rather than stormwater system. Another inflow possibility is at gully traps or manholes that are submerged by heavy rain, although given the gradient at the Park this seems less likely but could also be checked. These would be the first things to investigate, however from the analysis it appears that the load is linked to infiltration more than inflow, which means it is more likely to be the condition of the pipes and is potentially a widespread issue that may prove cost prohibitive to resolve. With the Park opening around 40 years ago a degradation of the reticulation could be expected. Nevertheless some care is needed in applying the 20m³ maximum event load as this is a derived figure. The annual weather and groundwater inflow is estimated at 9% of the total load. Of this a portion is anticipated to be behavioural with more people staying back at the Park rather than going out in inclement weather. An alternative to embarking on a widespread investigation and repair with uncertain returns is to accept I&I within the design loads and utilise opportunities as they arise from the new reticulation required to service the proposed developments. The feasibility for separating the laundry sourced load has not been investigated, however it is reported the office laundry load can be as much as 10m³/day.

The system capacity can be increased by either pumping a greater volume within the fixed period (add more pumps), pumping at the same rate for longer (increase the pumping time), or buffering the load (storage) and carrying any excess volume from one pumping window to the next. Buffering involves adding sufficient additional service capacity so that it is not exceeded before subsequent pumping windows have been able to recover from the peak. Increasing the pumping time either means extending the pumping window from the present 7 hours or adding additional windows at other low points during the day. The drawback of additional windows

though is they will potentially be used when it is not necessary although there are likely control methods to manage this.

Of the capacity increase options the one that poses the least change from the prospective of the receiving treatment plant is buffering the load through additional service capacity as this would keep the daily pumping window and maximum daily volume unchanged from the present case. Through the development the maximum load increases by 7.9m³/day. Using the 26 month record plus the additional 7.9m³/day as a simulation scenario the 7 hour window at the currently pumping rate was able to clear the total daily volume every day. Taking a conservative approach and doubling the expected load increase to 15.5m³/day as a simulation scenario the 7 hour window at the currently pumping rate was unable to clear the total daily volume on just two days. This occurred on sequential days with a carryover volume of 2.7m³ on the first and 4.3m³ on the second. On the third day the pumping window recovered the carry over. The current service capacity of 55.3m³ is exceeded by the maximum occupancy and wet weather load of 66.4m³ by 11.1m³. The simulation suggests less additional capacity is likely required however that is a limited data set and the greater volume would accommodate extreme cases while leaving the emergency storage unutilised. Subject to agreement with Council and input from the pump station supplier it is proposed that increasing the service capacity by 11.1m³ or more is the most practical means to accommodate the development while minimising the downstream change.

4. STORMWATER

The scenario considered is the future development proposal of the new lots into residential dwellings and further development within the park itself. These development proposals are conceptual and will potentially be adjusted, nevertheless the purpose of this study is to identify the likely stormwater mitigation requirements and to demonstrate that mitigation can be achieved without limiting coverage area.

The parent lot is zoned Rural Living and is located at the edge of a Residential Zone. Rural Living District Plan stormwater rules are permitted activities 8.7.5.1.5 and controlled activities 8.7.5.2.2. Both rules approach stormwater discharge limits by controlling the developed sites impervious area, being the lessor of 12.5% or 3000m² and the lessor of 20% or 3300m² respectively. The inference of these rules is stormwater quantity mitigation can only be achieved by control of the overall site coverage. The basis of this premise has been investigated in the *Appendix 1: Investigation of Stormwater Quantity Mitigation Efficacy*, which uses long time series rainfall runoff simulations and finds that while the existing Far North District attenuation approach using the nested Chicago for the 10 year ARI event is marginal in its mitigation effectiveness, methods are available to fully mitigate the change without imposing coverage restrictions. The mitigation method proposed for use at the site is based on the Auckland Council TR2013/035 retention of 8mm and detention of the residual of the 90th percentile 24 hour rainfall, using the NZTA figure of 27.5mm (19.5mm detention).

4.1. Proposed Lot 2 – 11 Residential lots

Proposed Lot 2 is predominantly situated within a broad gully located on the south eastern portion of the parent lot. An existing stormwater line is present at the northern extent of this gully and is discussed in *Appendix 2: Stormwater Assessment Letter for s88 Item 2*.

The mitigation scheme for proposed Lot 2 is a centralised approach with the first 8mm captured and released over 36 hours to an infiltration bed, with the residual 19.5mm detained within an attenuation structure with release to the lot connection.

The proposed access right of way for this subdivision runs along the alignment of the gully invert. Runoff from the majority of the proposed driveways drains to the ROW. Reticulation is proposed along the ROW with a catchpit at the ROW mid-point and another at the terminal end. Individual lot connections will be made to this reticulation for conveyance of the roof runoff.

To minimise the maintenance burden on the infiltration bed the surface water runoff will require treatment to remove sediment, either at the individual catch pits or a treatment structure. Downstream of this the system preferentially discharges to the retention tanks (green), overtopping to the detention tanks (magenta) when these become full. While retention storage

is typically incorporated within the infiltrating structure, due to the sites topography separating this function is preferred.



Figure 12: Proposed lot 2. Aerial overlay

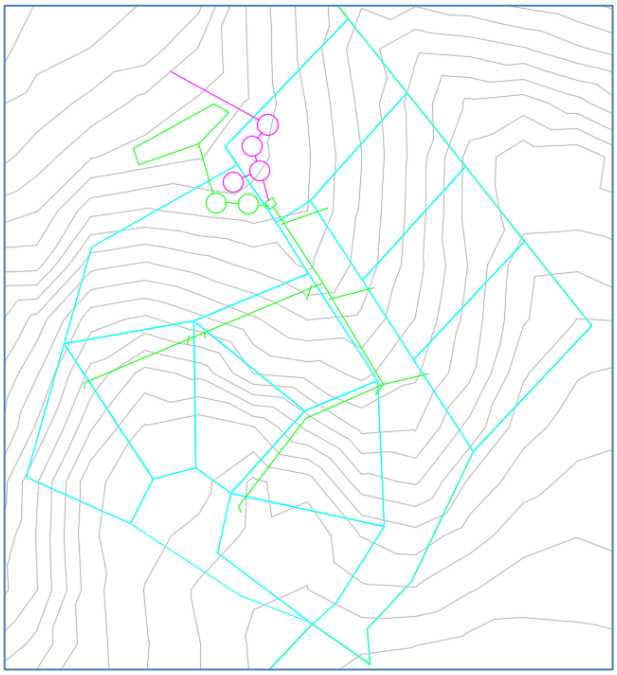


Figure 13: Proposed lot 2. LiDAR contour overlay

Device sizing is simply based off the rainfall depth and impervious area. The ROW is approximately 100m in length and expected to be 5.5m in paved width. The average driveway area is estimates at 100m² and roof area of each dwelling at 240m². The combined impervious area of the 11 residential lots and the ROW is approximately 4290m² resulting in a retention

volume of 34m³ and detention volume of 84m³. It is proposed to provide these volumes by placing buried 25m³ concrete tanks in series, with a minor elevation difference between the retention and detention groups. The subsoil infiltration hydraulic conductivity is assumed to be 18mm/hr, to be confirmed through soakage testing at the detailed design stage. Full disposal of the 34m³ at 18mm/hour over 36 hours requires an infiltration bed area of 52m².

4.2. Proposed Lot 3 – 5 new residential lots

Proposed Lot 3 is situated in the south west of the parent lot. It too is located within a gully however with the proposed layout it is not as well suited to a centralised scheme. Instead it is proposed to mitigate the post development runoff at the individual lot level in dual retention / detention below ground infiltration tanks constructed from a plastic hutch systems, of which there are a number of suppliers. The hutch systems and are generally 1m³ / lm in volume and have access to allow cleaning and maintenance. The dual system is created by reserving the lower portion for retention by perching the detention portions restricted outlet above the invert with this discharging to a reticulated network.



Figure 14: Proposed lot 3. Aerial overlay

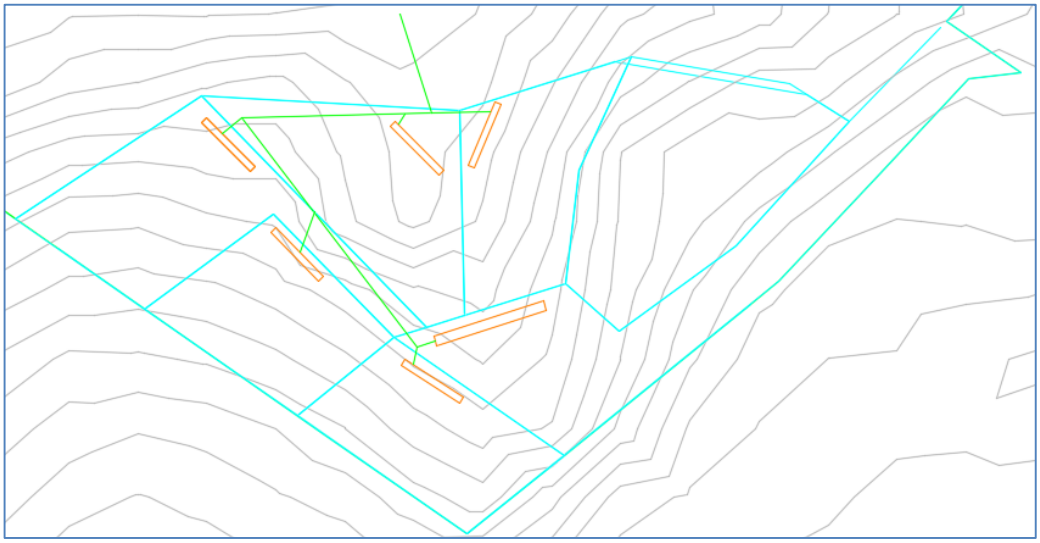


Figure 15: Proposed lot 3. LiDAR contour overlay

Sizing is similar to proposed Lot 2 albeit at the individual lot level with the anticipated lot impervious area of 340m² requiring 2.7m³ retention and 6.6m³ detention volume, resulting in a combined volume of 9.3m³. At the assumed infiltration rate of 18mm/hr the required footprint is 4.2m², which is smaller than the devise footprint. The proposed Lot 3 ROW is approximately 900m² and will be handled in a similar manner and requires a retention volume of 7.2m³ and detention of 17.6m³, resulting in a combined volume of 24.75m³.

4.3. Proposed Holiday Park Development – 20 new cabins

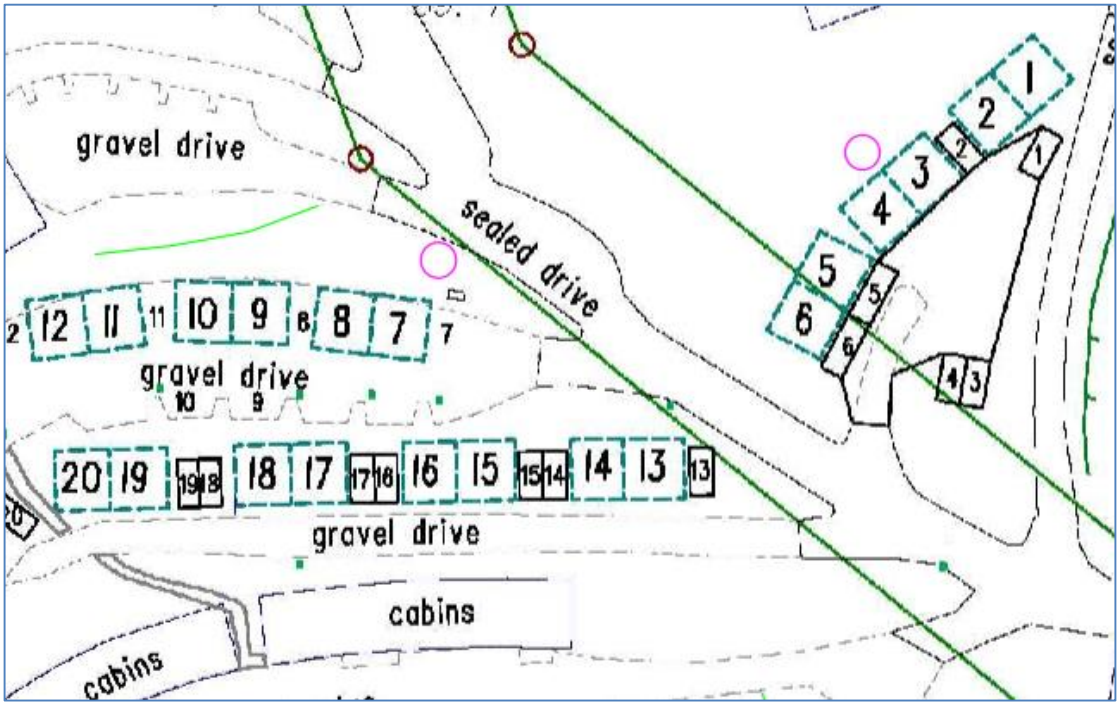


Figure 16: Proposed cabin development

It is proposed to build 20 new cabins at the Park. Each structure is a pair of cabins with a roof area of 78m². Cabins 1 – 6 overlay an existing grass area and additionally have a new gravel car parking area of 324m². Cabins 7 – 12 and associated parking overlay an existing area of gravel, which is deemed to be an existing impervious area and therefore requires no mitigation. Cabins 13 – 20 and 80m² of new parking spaces overlay an existing area of planting. While these individual areas could be treated separately it is proposed to take a holistic approach and mitigate roof runoff alone to simplify the construction requirements. This will be achieved by reticulating the 234m² roof runoff from cabins 1 – 6 to a dual retention (3.7m³) / detention tank (9.1m³) with the lower retention portion discharging to an infiltration trench, and detention portion discharging to the nearest open channel.

The parking area associated with cabins 1 – 6 and 7 – 12 totals 404m². Instead of mitigating this gravel area, the roof from cabins 7 – 12 (234m²) and roof of one of the existing cabin blocks (240m² to the south of proposed cabins 15 & 16) will be moderated instead. The combined roof area of cabins 7 – 12, 13 – 20 and the existing cabin is 786m², resulting in a combined retention (6.3m³) and detention volume (15.3m³). The siting of this tank and infiltration trench is not constrained and is provisionally located in the planting area to the north of proposed cabins 7 – 12, though could be situated at any suitable location downslope.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1. Stormwater Quantity Mitigation Efficacy

Long time series rainfall runoff simulations and hydraulic models demonstrate that hydrological changes caused through land development can be mitigated to and even below predevelopment levels, and in addition to peak discharge control can mitigate frequency effects and maintain the hydrological cycle through ground water recharge. However the TP108 based approach in use within the Far North District is only marginally effective. While device efficiency has not been reported in this study it is anticipated that the TP108 use of the nested Chicago in sizing the predevelopment baseline is a likely factor.

Utilising an approach based on the recent Auckland Council TR2013/035 with a total design mitigation rainfall depth of 27.5mm it is demonstrated that runoff changes brought about by land development can be fully mitigated without resorting to coverage area restrictions. While the 27.5mm depth for the subject site is lower than the source documents recommended 90th percentile devices sized for this depth over perform compared to the pre development case and a lower mitigation depth is likely appropriate with improved cost effectiveness.

5.2. Proposed Development Stormwater mitigation

Mitigation of stormwater runoff changes for proposed Lot 2, Lot 3 and new cabins within the park has utilised a range of approaches from combined, individual and substitution respectively. Of these substitution is the most cost effective to implement though relies of the availability of existing roof runoff to mitigate in exchange of new paved areas. The combined approach is expected to be more cost effective to construct and maintain than the individual lot.

The approach of offsetting one area by over mitigating in another has not been employed in the mitigation approaches for the proposed development, though has been shown to be effective in the efficacy study.

Through the study and implementation concept designs it has been shown that hydrological changes, including stormwater quantity mitigation, can be achieved without placing restrictions on the coverage area.

5.3. Wastewater Capacity

This study has identified that the existing wastewater pump station has sufficient capacity for the proposed development but is constrained by the 7 hour pumping window and an additional 1.6 hours would be needed for coincidence of the combined maximum occupancy and maximum wet weather loads. While the total capacity is greater than the requirements of the wastewater agreement a portion of the maximum load would exceed the service capacity and overflow to the emergency storage. The emergency storage is not pumped and these events

would need to be manually managed. In summary the existing system capacity is marginal to insufficient for the proposed development and a precautionary approach would be to increase this, or reduce the load.

The system capacity can be increased by either pumping a greater volume within the fixed period (add more pumps), pumping at the same rate for longer (increase the pumping time), or buffering the load (storage) and carrying any excess volume from one pumping window to the next. Buffering involves adding sufficient additional service capacity so that it is not exceeded before subsequent pumping windows have been able to recover from the peak. Increasing the pumping time either means extending the pumping window from the present 7 hours or adding additional windows at other low points during the day. The drawback of additional windows though is they will potentially be used when it is not necessary although there are likely control methods to manage this.

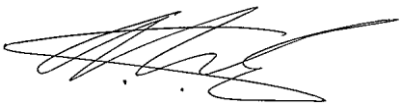
Of the capacity increase options the one that poses the least change from the prospective of the receiving treatment plant is buffering the load through additional service capacity as this would keep the daily pumping window and maximum daily volume unchanged from the present case. Through the development the maximum load increases by 7.9m³/day. Using the 26 month record plus the additional 7.9m³/day as a simulation scenario the 7 hour window at the currently pumping rate was able to clear the total daily volume every day. Taking a conservative approach and doubling the expected load increase to 15.5m³/day as a simulation scenario the 7 hour window at the currently pumping rate was unable to clear the total daily volume on just two days. This occurred on sequential days with a carryover volume of 2.7m³ on the first and 4.3m³ on the second. On the third day the pumping window recovered the carry over. The current service capacity of 55.3m³ is exceeded by the maximum occupancy and wet weather load of 66.4m³ by 11.1m³. The simulation suggests less additional capacity is likely required however that is a limited data set and the greater volume would accommodate extreme cases while leaving the emergency storage unutilised. Subject to agreement with Council and input from the pump station supplier it is proposed that increasing the service capacity by 11.1m³ or more is the most practical means to accommodate the development while minimising the downstream change.

6. LIMITATIONS

This report has been prepared for the benefit of Kerikeri Holiday Park & Motels as our client with respect to wastewater and stormwater assessments and for Far North District Council approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. Where opinions or judgments are to be relied on they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Cook Costello have performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.





Adrian Tonks
Engineer
BE (ESci), GIPENZ, WDC IQP 024

P J Cook
Chartered Professional Engineer
MACENZ, MIPENZ, MIOD, CPEng, IntPE (NZ)
BE (Hons), Dip Ag.

7. APPENDIX 1: INVESTIGATION OF STORMWATER QUANTITY MITIGATION EFFICACY

7.1. Introduction and Background

The purpose of this study is to investigate the efficacy of the stormwater quantity mitigation methods through long-time series rainfall runoff model runs.

The development of land results in a change to impervious coverage and results in higher stormwater discharge during weather events when compared to the pre-development case. This change can have a deleterious effect with an increase in downstream flooding, stream bank erosion, thermal and ecological changes, along with modification to the hydrological cycle.

Mitigation to offset these changes has been implemented in New Zealand since the 1990's initially through the then Auckland Regional Council Technical Publications 10 108 and 124. TP108 describes the stormwater runoff modelling method and is based on the United States Department of Agriculture Technical Release 55, June 1986, which describes the Soil Conservation Society's runoff curve numbers and unit hydrograph method. The unit hydrograph method is used to create a design storm shape (hyetograph). The design storm shape used in TP108 is the nested Chicago, which is the depth-duration-intensity for the event return period (exceedance probability) recursively nested for the 10 minute through to the 24 hour duration. The resulting design storm shape is a sharp centrally located peak.

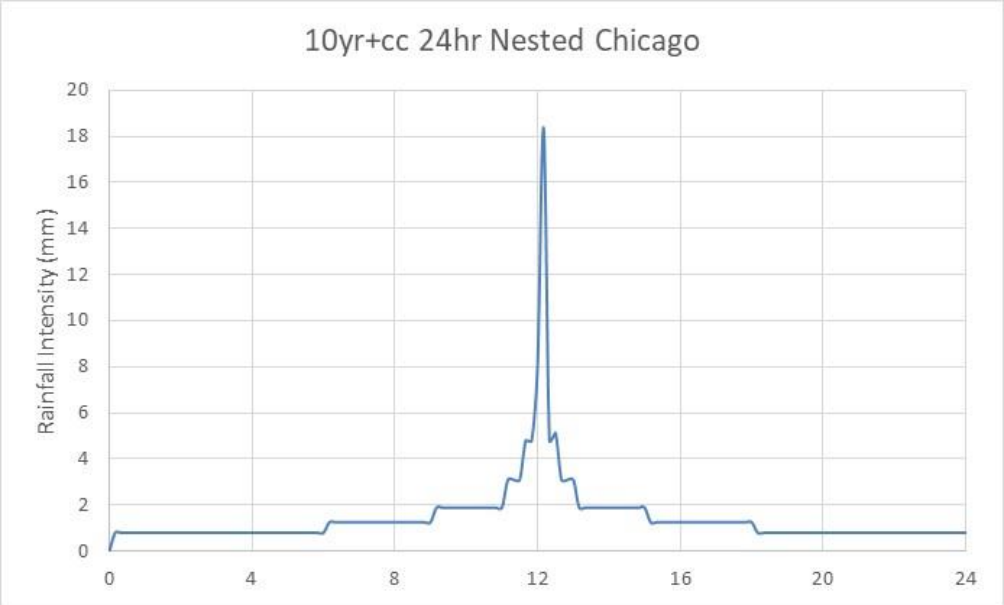


Figure 17: 10yr ARI plus climate change Nested Chicago hyetograph

Following the release of TP108 by Auckland Regional Council a number of District Councils throughout New Zealand, including the Far North (FNDC), Whangarei (WDC), and Kaipara (KDC) District Councils adopted this approach. The design event return periods, and since 2010 the storm shape at WDC, differs between Councils. Of primary interest to this study is the implementation of TP108 by the Far North District Council which requires the post development peak runoff for the 10yr ARI plus climate change design

event to be mitigated to the predevelopment level of that event. While there are a range of mitigation practices this generally involves attenuation and is achieved by passing the runoff through a restricted outlet to reduce the flow, with an inline tank providing transitory storage for the net difference between inflow and outflow. While unmitigated changes to stormwater runoff alters peak discharge, increases the frequency of flows associated with intermediate events, and reduces ground water recharge, the mitigation through attenuation is generally only used to target peak discharge.

In 2013 Auckland Council issued TR 2013/026 '*Auckland Unitary Plan stormwater management provisions: Technical basis of contaminant and volume management requirements*'. The approach set out in this document is a marked shift away from the involved modelling steps of numerically sensitive pre and post development peak discharge matching, and instead is the retention and detention of design rainfall depths. The retention portion is either infiltrated to ground by soakage or reused on site. The detention portion is similar to attenuation, though is focused on gradual release without the additional step of matching design event pre and attenuated peak discharge. This change in approach has a number of benefits. It is far simpler to calculate for both the designer and for compliance checks, and in addition to addressing peak discharge it also mitigates for frequency effects through volume control and provides for groundwater recharge. One aspect that TR 2013/026 does not accommodate is the offset approach where one area of the site is over attenuated (for instance roof runoff) while leaving runoff from another area unmitigated (for instance a paved surface).

The implementation of TR 2013/026 is through planning zones. Throughout the Auckland region, land is categorised as either requiring stormwater management or not, with the latter typically in areas that have been historically modified to a point that localised mitigation would have little benefit. The management area is subdivided into two zones, with zone 1 requiring retention of 10mm and detention of the residual for the 95th percentile rainfall event, and zone 2 requiring retentions of 8mm and detention of the residual for the 90th percentile rainfall event.

7.2. Study Design

The study utilises a long-time series pluviographic rainfall record and applies this to 1000m² catchments representing the predevelopment, unmitigated post development, and a range of post development mitigation options.

The 'rain rate' rainfall time-series has been sourced through the NIWA Cliflo portal for the Orchard Road, Kerikeri recorder. This is a data set is from present day back to 2002, though entries for mid 2009 – late 2010 are absent in the raw dataset. This sparse dataset has been converted to an equidistant set of 10 minute intervals. Using the NIWA high intensity rainfall data (HIRDS3) as a reference point, this series contained one or more instances with intensities greater than the 60, 40, and 100 year exceedance probabilities for the 10 minute, 2 hour, and 24 hour durations respectively.

The equidistant dataset has been used to determine a 90th and 95th percentile rainfall depths of 36mm and 52mm respectively, derived from the percentile of the maximum 24-hour depth for all 24 hour periods with >0.5mm rainfall. An alternate source of 90th percentile depths with national coverage is Appendix A in the NZTA Stormwater Treatment Standard for State Highway Infrastructure, 2010, prepared by NIWA, which indicates the 90th percentile depth is 27.5mm for the study site. This depth is derived from all days with 24-hour rainfall > 0mm. The subtle difference in definition is presumed to account for the different

depths and highlights the need for the 90th percentile term to be well defined. For this study the effects of both depths for mitigation sizing have been considered.

This equidistant dataset has also been used to identify individual weather events, where a rainfall depths in excess of 2mm in a 6 hour period is considered an event. Through a process of forward and hind casts individual events are isolated, with a gap of 6 – 12 hours with rainfall <2mm delineating two periods of rain as separate events. In total the series contains 832 individual events. This set has been further reduced to identify significant events that have one or more significant features of high 10 minute depth (> 3.5mm), high 2 hour depth (> 12.6mm), and high 24 hour depth (> 41mm). A rule of thumb relates the 1/3rd 2 year to the 90th percentile event which is how these respective depths were determined. While the objective was to isolate those events with significant feature greater the 90th percentile, from the dataset each feature threshold was more or less the 80th percentile and above. When these sets were combined 258 events with one or more significant features were identified.

Design requirements typically require consideration of climate change and this has been accommodated by scaling the equidistant dataset by 20% for use in the model runs. Two hydrological runoff models were utilised, the SCS Generalised and the Kinematic Wave. The SCS is the widely used runoff modelling method in New Zealand, though is empirically based. It assumes an initial abstraction of 5mm before runoff occurs from permeable surfaces though is applied only at the start of a simulation run. To apply this initial abstraction throughout the dataset the first 5mm of rainfall has been removed at the commencement of each event throughout the equidistant dataset. This adjustment is only applied to the predevelopment catchment, with the rainfall applied to the impervious catchments left unadjusted. The Kinematic Wave is a pseudo-physical model incorporating infiltration losses and capacity recovery through Horton's Exponent and runoff with Manning's roughness and catchment slope. Established and/or calibrated parameters for Kinematic Wave are not available and the default Mike Urban model parameter for medium permeability soils were used. The two methods produced a marked difference in the pre-development runoff with SCS producing greater runoff volume but lower peak discharges. Nevertheless the conclusion regarding the efficacy of mitigation solutions was generally consistent and in the absence of calibration and in the interests of brevity the Kinematic Wave is set aside from further discussion, though the results have been included in the section below for the readers' interest.

The study site has volcanic derived residual soils with a SCS hydrologic soil group of 'C' and is largely in grass cover giving a Curve Number of 74 for the predevelopment catchment and 98 for the post development impervious catchments. The FNDC mitigation scenario has been sized for the 10yr ARI plus climate change nested Chicago event with the predevelopment hydrologic soil group of 'B'. This difference in soil group for the sizing purposes is due to an error in TP108 which categorises volcanic derived soil as 'B' instead of 'C'. In the source TR55 document volcanic residual soils are listed as 'C'. TR55 also lists ranges of saturated hydraulic conductivity (K_{sat}) for the different soil classes and 'C' is consistent with field measurements at other site from this geologic group. Mitigating change for the higher permeability soil than is the case results in a more conservative device and it is likely this is how the standard has been applied in the district for this soil type, and has been repeated in this study for consistency. The TR2013/035 mitigation sizing is for the 8mm retention and two 90th percentile (19.5mm and 28mm, being 27.5 and 36 less the initial 8mm). The effect of offsetting 30% unmitigated area with the TR2013/035 for the 8mm and 90% (36mm) and 10mm and 95% (54mm) were also investigated. While the FNDC mitigation was sized with an orifice outlet, which produces a non-linear depth-discharge (QH) relationship, the

TR2013/035 were constant loss with a rate to achieve full drainage of the stored volume over 36 hours. The time to drain is not specified in TR2013/035 though it is inferred from the text to be one to two days.

7.3. Model Results

The model runs include several mitigation scenarios in addition to those described above, and includes the KDC and WDC sized devices. The remit for this study is the device efficacy rather than efficiency however it is of interest when interpreting the result to be aware that the WDC device is three time the volume of the FNDC, and the KDC device is between the two. Device efficiency will be analysed in a separate study. The mitigation methods are:

- Pre – the pre development case as described above with no mitigation
- Post Imp – the post development case as described above with no mitigation
- Post 90% – being 8mm retention and 26mm detention, as per TR2013/035 zone 2.
- Post NZTA 90% – being 8mm retention and 19.5mm detention, as per TR2013/035 but using the NZTA 90th percentile depth of 27.5mm.
- Post 90% wt Off – being 8mm retention and 28mm detention for 700m² with 300m² left unmitigated. This scenario is to investigate whether the offset approach can be used effectively with the TR2013/035 zone 2 mitigation applied to 70% of the site.
- Post 95% wt Off – being 10mm retention and 42mm detention for 700m² with 300m² left unmitigated. This scenario is to investigate whether the offset approach can be used effectively with the TR2013/035 zone 1 mitigation applied to 70% of the site.
- Post FNDC – sized for the nested Chicago hyetograph with 10yr ARI + cc post peak to pre.
- Post KDC – sized for the nested Chicago hyetograph with 5, 10 and 100yr ARI + cc post peak to pre.
- Post WDC – sized for the TR55 Type 1A hyetograph with peak runoff for the design event (5 and 100yr ARI) plus climate change to be moderated back to 80% of pre development peak runoff for the design event rainfall depth without climate change (i.e. different rainfall depths used between pre and post scenario).

The result box a whisker plots (min, lower quartile, mean, upper quartile, max) below are for the significant events extracted from the continuous time series. The events are isolated to the period of rainfall, i.e. the event, however by utilising the continuous time series result the antecedent conditions (i.e. the state of the device and ground conditions prior to the rain starting) are included. Three attributes are investigated, the peak discharge, the mean discharge, and the event discharge volume. With the three indicating the mitigation objectives of peak flow control, frequency effects, and hydrological cycle. Because the time of concentration for many of Northland catchments is less than 2 hours a fourth plot is included for the volume discharge up to two hours beyond the end of the weather event.

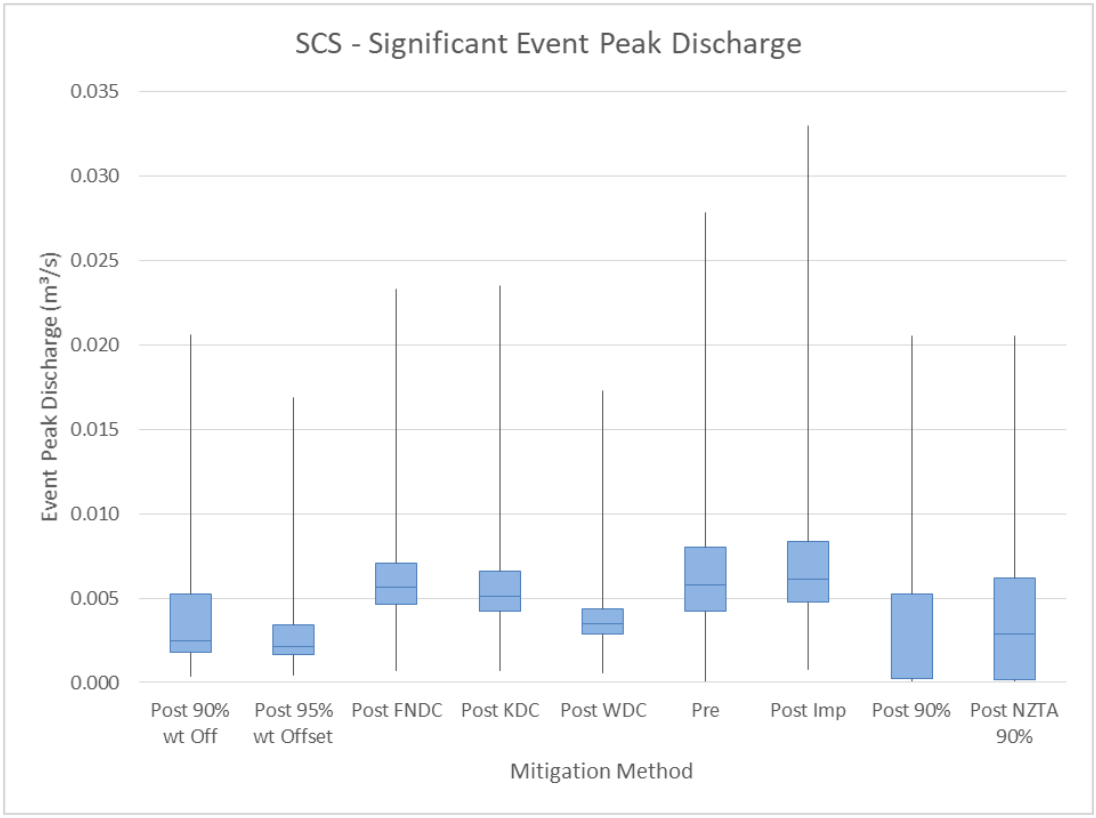


Figure 18: SCS – significant event peak discharge

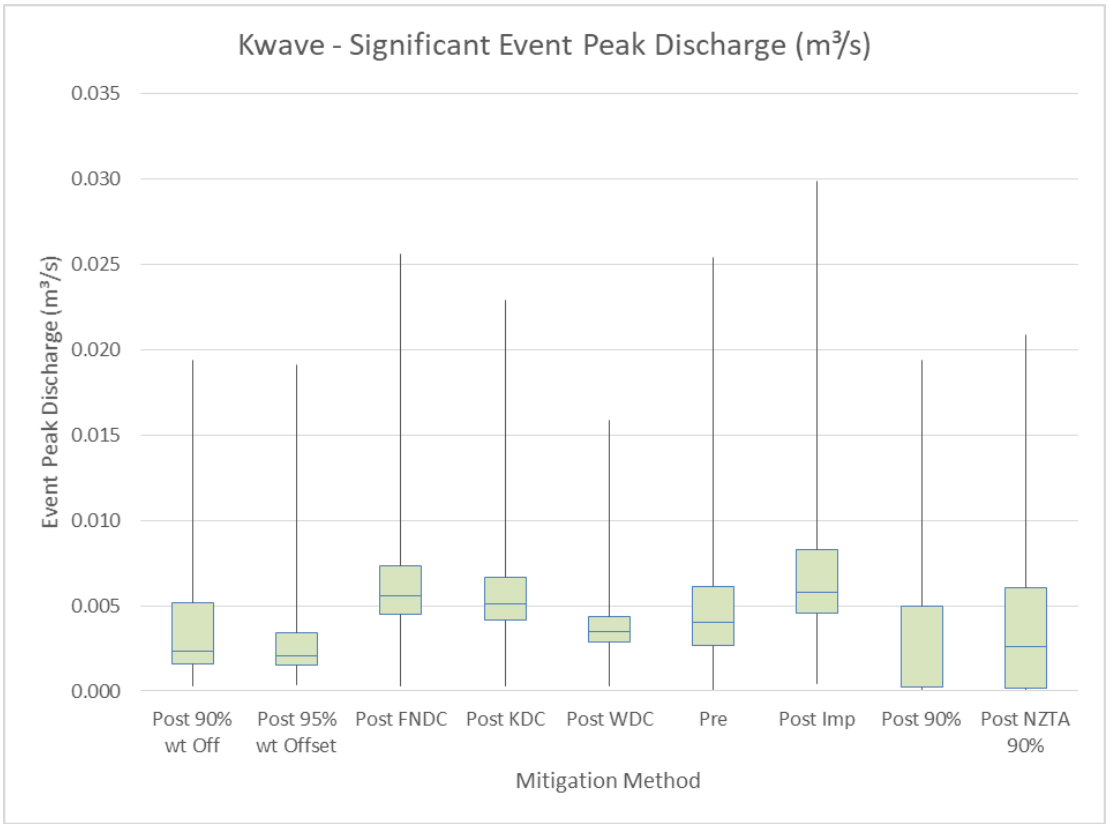


Figure 19: Kinematic Wave – significant event peak discharge

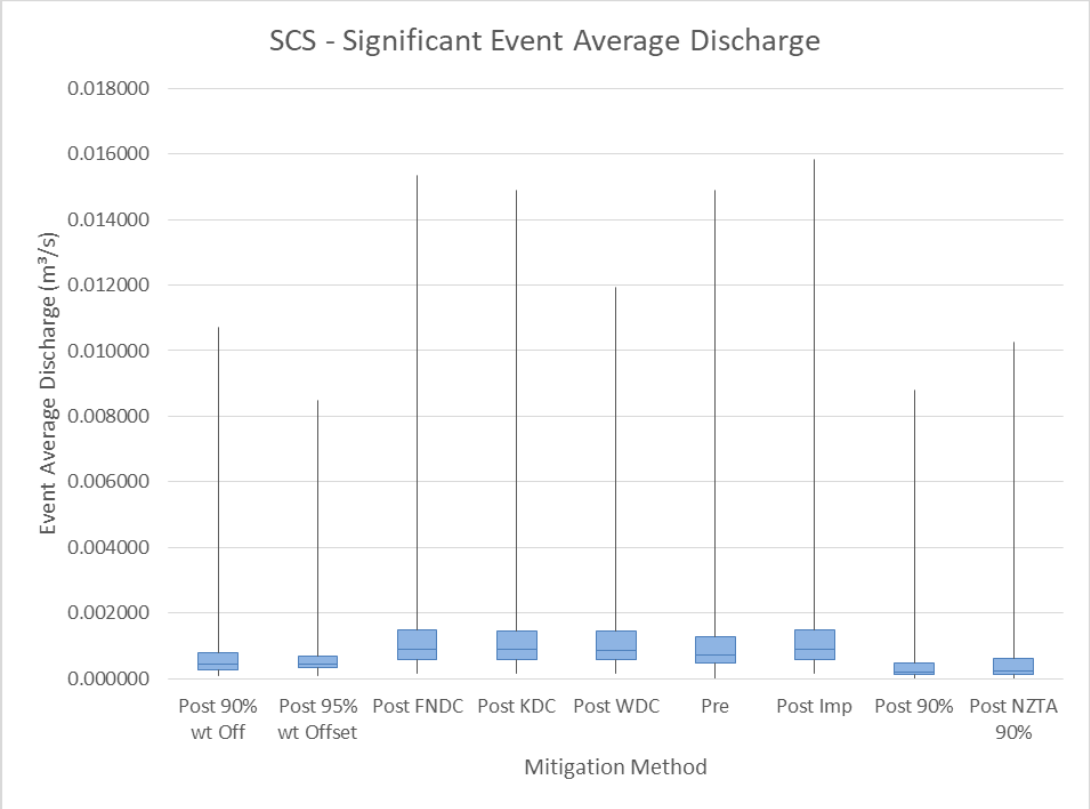


Figure 20: SCS – significant event average discharge

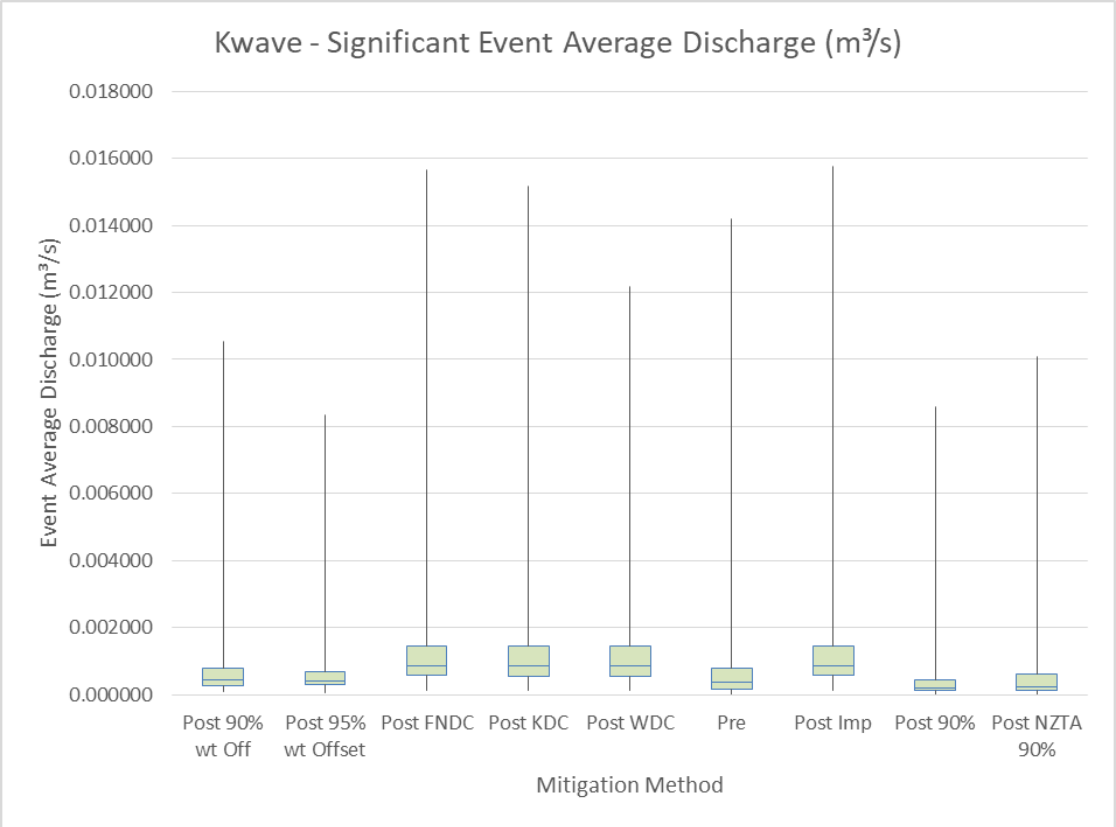


Figure 21: Kinematic wave – significant event average discharge

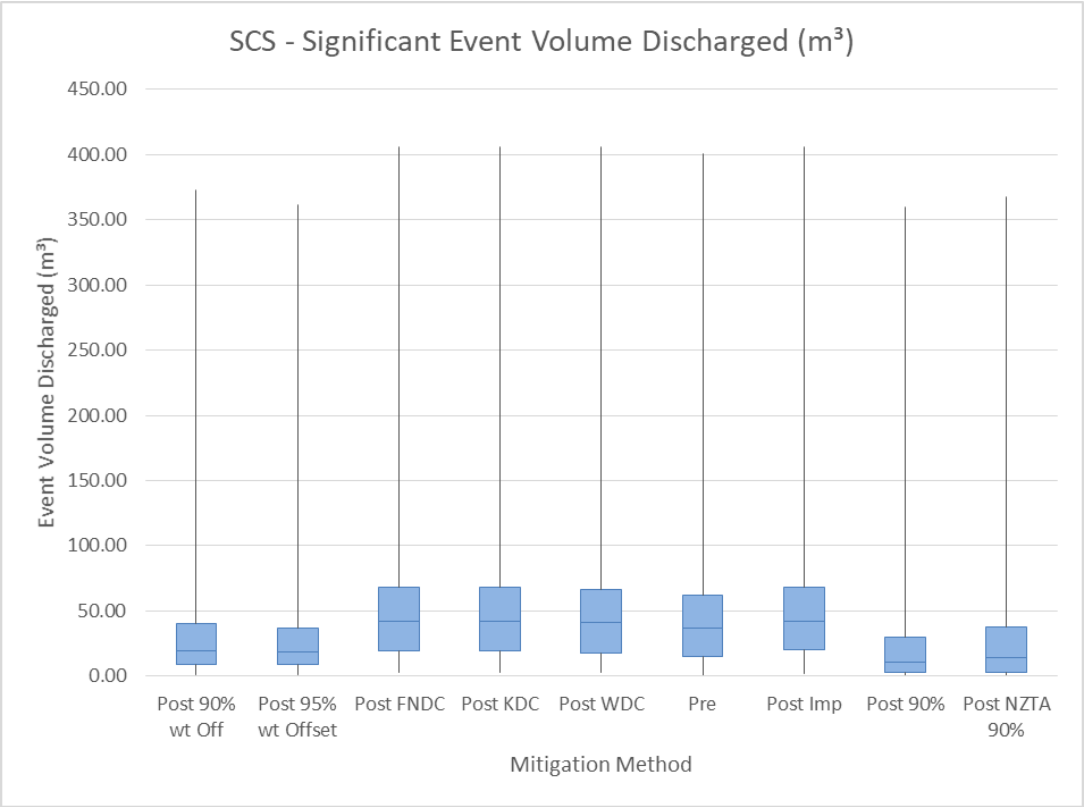


Figure 22: SCS – significant event volume discharge

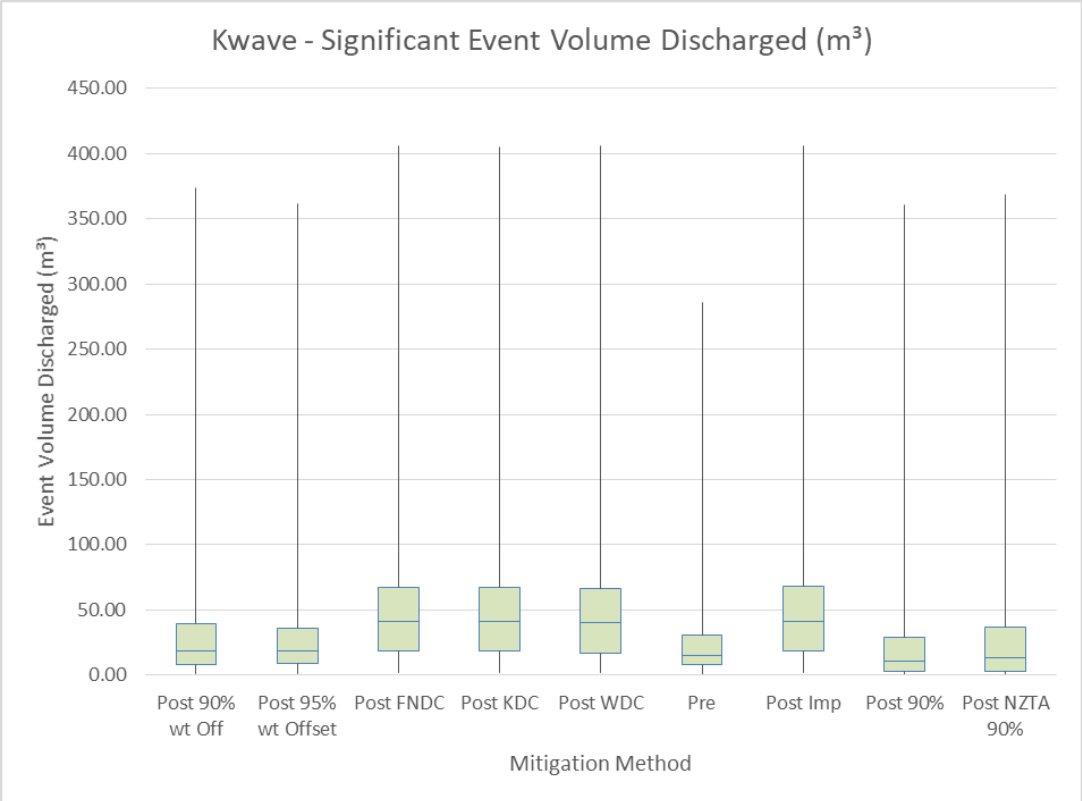


Figure 23: Kinematic Wave – significant event volume discharge

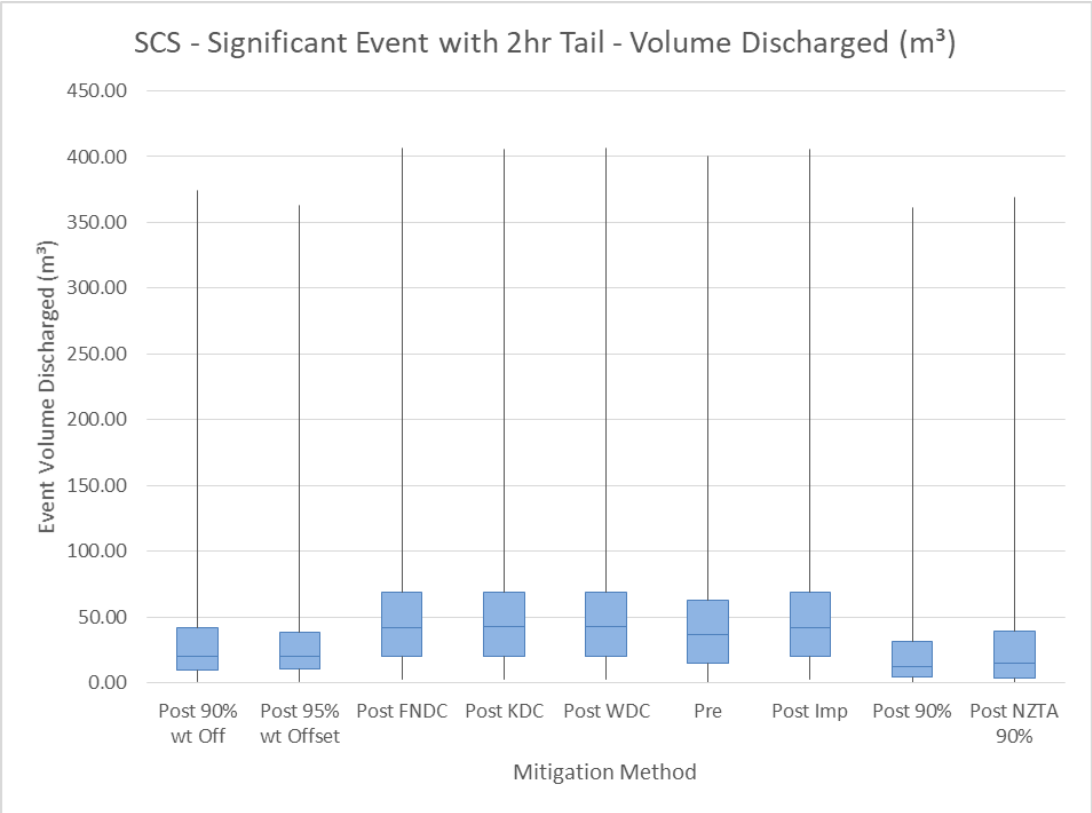


Figure 24: SCS – significant event with 2 hour tail - volume discharge

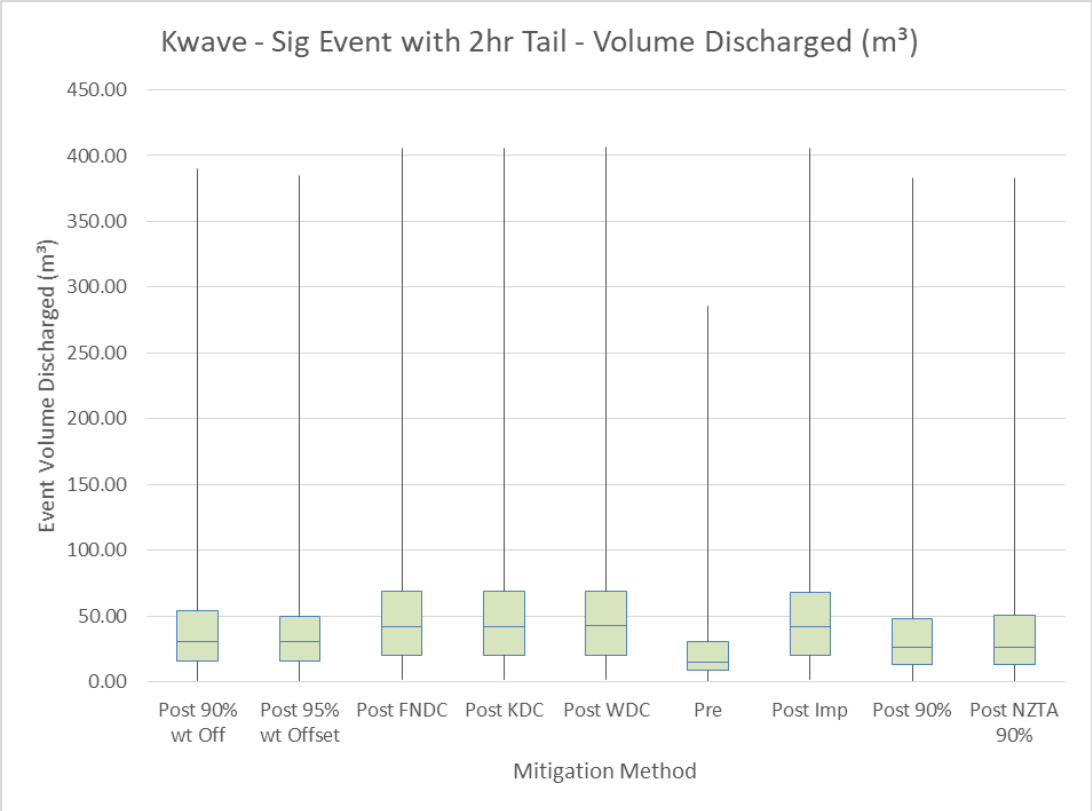


Figure 25: Kinematic wave – significant event with 2 hour tail - volume discharge

7.4. Discussion

Device efficiency has not been reported on in this study though in comparing efficacy an awareness of the device sizing is useful. Per 1000m² the FNDC is 10.3m³, KDC is 19.5m³, TR2013/035 is 27.5m³ (for the NZTA 27.5mm mitigation depth), and WDC is 31.2m³.

In terms of mitigating an events peak discharge all mitigation methods are able to match or better the pre development SCS runoff. This includes the TR2013/035 scenarios with 30% of the catchment area unmitigated offset by runoff from the remaining 70% of the site with both a 36 and 54mm mitigation depth outperforming the predevelopment case. The average event discharge however is marginally worse than the predevelopment average for the FNDC, KDC and WDC, with the latter being a surprising result as the frequency effect is incorporated in the WDC sizing calculation. All TR2013/035 methods perform well. The total volume discharge for the FNDC, KDC and WDC methods were also marginal.

While the Kinematic Wave results are uncalibrated and should be interpreted cautiously they do provide an alternate runoff scenario. Runoff generated from imperious areas, and the mitigation of this, is essentially the same as SCS. The primary difference is in the predevelopment runoff.

Under both runoff scenarios the TR2013/035 using the NZTA figure of 27.5mm performs well and is arguably oversized despite that depth being below the 24 hour 90th percentile.

8. APPENDIX 2: STORMWATER ASSESSMENT LETTER FOR S88 ITEM 2

13194
6 December 2016

Kerikeri Holiday Park & Motels
C/- BOI Planning
PO Box 795
Kerikeri 0245

Attention: Jeff Kemp
Re: Stormwater Assessment – proposed subdivision of Lot 3 DP 335706, 23 Aranga Road, Kerikeri

Dear Jeff,

Cook Costello has been requested to undertake a stormwater assessment of the proposed subdivision of Lot 3 DP 335706, with particular reference to the s88 item 2 of the Far North District Council letter dated 28th September 2016, reference 90578-PRECHK.

The proposal relates to the subdivision of the Kerikeri Holiday Park 5.164ha lot into three lots. The resulting lots are proposed Lot 1 of 4.0065ha containing the existing developed area of the park, and two new lots being proposed Lot 2 of 0.6627ha and proposed Lot 3 of 0.495ha. Proposed Lot 2 presently contains two sheds and two gravel hard stand areas. Proposed Lot 3 presently contains a dwelling and large covered barbeque area. As part of this assessment site walkovers were undertaken on the 15th and 30th of November 2016. The parent lot is accessed from the terminal end of Aranga Road at the parks south eastern boundary. The land falls at a moderate to steep grade north west to Puketotara River which forms the northern boundary. The parks developed areas are located on formed terraces. Stormwater reticulation is by a mixture of piped and open channels and is generally collected and conveyed across contour to discharge into the three main down slope channels. It is understood that the park was opened around 40 years ago.

Item 2 of the s88 letter raises two main points, firstly challenging the existing use right proposition made in the consent application due to the virtual intensification brought about by the reduced land area, and secondly requests commentary on how these new lots shall be serviced for stormwater.

Intensification and Runoff Changes

The parent lot is zoned Rural Living and is located at the edge of a Residential Zone. Rural Living District Plan stormwater rules relating to item 2 are permitted activities 8.7.5.1.5 and controlled activities 8.7.5.2.2. Both rules approach stormwater discharge limits by controlling the developed sites impervious area, being the lessor of 12.5% or 3000m² and the lessor of 20% or 3300m² respectively. The Residential Zone stormwater rules 7.6.5.1.6 and 7.6.5.2.1 similarly take a maximum impervious area approach of 50% and the lessor of 60% or 600m² respectively. No other stormwater runoff mitigation methods that typically are employed in land development are provided for in the Rural Living or Residential zones, and from a purely stormwater prospective this is a simple and restrictive approach to achieve the outcome objective. Interestingly elsewhere in District Plan Chapter 7 the Industrial and Commercial zone advice notes relating to stormwater do make reference to the *"…stormwater collection systems be designed in accordance with the onsite volume control practices as contained in Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual, Auckland Regional Council (2003)"*. As an aside

the performance measures of TP10 generally relate to discharge control practices although the hydrological approaches set out in this publication have recently been superseded by *Auckland Unitary Plan stormwater management provisions: Technical basis for contaminant and volume management requirements TR2013/035*, which takes a volume control approach.

The crux of the item 2 is while the impervious area within the proposed Lot 1 remains unchanged the base line has shifted because the underlying area is reduced and resulted in an increased percentage of impervious area. Setting aside proposed lots 2 and 3 for the time being, hydrologically there is no change in proposed lot 1 as there are no new impervious areas and the runoff from the footprint of proposed Lot 1 is unchanged by the boundary adjustment. In respect of the District Plan controlled activity rule 8.7.5.2.2. discretion consideration *(c) any cumulative effects on total catchment impermeability*, there are no cumulative effects from proposed Lot 1 and that area is therefore compliant.

Given the period in which the park was developed the existing use right position does have merit; however the counter argument that it relates to the existing parcel as a whole could also be made. While the proposed lots 2 & 3 contain an existing portion of impervious area further intensification would alter the stormwater discharge. A reasonable approach would be to apply the existing planning rules controlling stormwater discharge to these new parcels, as would be the default outcome from a new subdivision, particularly as these provisions are more restrictive that the surrounding residential zone that has been developed in recent time. However there are alternate means to mitigating the effects of intensification beyond capping developed area. A more conservative approach would be to take greater steps to mitigate changes in runoff, such as the discharge control methods discussed in TP10 and TP108 or the more recent the volume control methods described in TR2013/035, and could be implemented through a consent condition. It would be reasonable for the future impervious area to be mitigated, if required, to observe the existing use impervious area within the proposed lot with a reduction in the mitigated area.

A brief summary of TR2013/035 is it only applies to mapped sensitive receiving environments within the Auckland isthmus. The volume control aspect is in two parts comprising of detained and retained volumes. The detained volume is similar to the common attenuation approach however instead of sizing the outlet to match peak discharge instead the storage volume is sized for either the 90th or 95th percentile rainfall event, to be released to the receiving environment over an extended time period. The retained volume is a portion of the overall detained event that is disposed of onsite either through infiltration or reuse. The retained volume is either 8mm or 10mm. These rainfall depths are applied to the impervious area and the sizing is dependent on the sensitivity of the receiving environment. The 24 hour 90th percentile rainfall depth for Kerikeri is approximately 27.5mm.

Reticulated Service

The second part of item 2 relates to commentary on how the proposed lots will be serviced for stormwater. Runoff from both proposed lots concentrates to existing collection and reticulation elements at their proposed boundaries with Lot1.



Figure 1: Surrounding catchment and drainage

The upstream catchments of both proposed lots 2 & 3 are limited in area and improved areas are serviced by existing reticulation elements that discharge to neighbouring catchments. Rational Method hydrological calculations for these catchments are attached. The maximum probably development intensity has been assumed for sizing reticulation elements and it is assumed within the proposed lots have an impervious area of 50%. Runoff from the upstream catchment pervious areas are included but for the primary flow design event it is assumed that the upstream reticulated elements pick up the runoff of develop areas and those flows are excluded from the primary flow estimate. For both catchments the resulting Q10 primary event design flow is 114l/s.



Figure 2: Proposed Lot 2. Catchment drainage and reticulation outlet

On the south eastern side of the existing lot, proposed Lot 2 is a broad gully that concentrates stormwater runoff to an existing grated cesspit. The cesspit discharges to Ø300 piped reticulation that passes through a gravel turning area and lawn, discharging in turn back into the natural gully beyond these developed areas to the north. Presently the cesspit is almost completely blocked. To avoid further blockage from the surrounding trees and to provide greater depth to invert it would be appropriate to replace the cesspit with a manhole, and connect a new cesspit away from the vegetated area to pick up surface runoff. The downstream pipe would need to be checked and cleared if required. This structure is at the boundary with proposed Lot 1 and is an appropriate location for lot connection for the future development. Capacity checks of the existing Ø300 pipe indicate the size is appropriate subject to a minimum 0.5m headwater depth above the outlet soffit and inspection of the pipe condition once the debris is cleared. At the boundary of proposed Lot 1 is a cut building platform. This cut face and building is largely clear of the proposed Lot 2 overland flow path nevertheless future development will need to ensure runoff is diverted away from this area. This is largely achieved by the natural contour and could be further secured by a cut-off drain.



Figure 3: Proposed Lot 3. Drainage and reticulation outlet

On the south western side of the existing lot proposed Lot 3 presently drains to a low point on the eastern side of the barbeque area. Ponded water in this area drains via a Ø100 pipe through a landscaping bund discharging on the northern side of this into a swale drain. The swale drain runs across contour to the west to an open drain running downslope along the property boundary. The swale and open drain have sufficient capacity however the piped potion will require upgrade to a Ø300 with inlet and outlet structures having sufficient depth for the pipe and 0.5m headwater depth. Manholes with scruffy dome or grated screens at the inlet and outlet would allow both the ponded runoff to be collected and would enable the outlet to tie in with the existing swale. This arrangement would operate as a bubble up at the outlet.

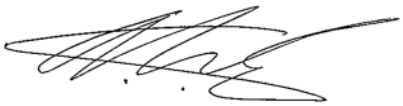
Summary

There is an existing use for unmitigated stormwater discharge from the existing parent lot. While planning rules are based on the impervious area in percentage terms reducing the parcel size hydrologically has no effect. While it is anticipated the holiday park impervious areas will largely remain as they are it is reasonable to expect further intensification at a future point in time within proposed lots 2 & 3. The existing zoning rules place restrictions on the new developed area and these are appropriate especially in light of the surrounding more intensive residential zoning. Nevertheless if it is deemed further control is required there is a broader range of options available than simply limiting coverage area in these new parcels.

The existing stormwater reticulation elements are generally sufficient and appropriately located to service future connections subject to minor upgrading and maintenance. While the land is largely free from scour issues water quality is of high importance in Northland and any upgrading works should also include provision of its ongoing protection and improvement.

If you have any further queries please do not hesitate to call.

Yours faithfully





Adrian Tonks
Engineer
BE (ESci), GIPENZ, WDC IQP 024

P J Cook
Chartered Professional Engineer
MACENZ, MIPENZ, MIOD, CPEng, IntPE (NZ)
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Auckland P 64 9 373 5357
Wellington P 64 4 472 7282
Christchurch P 64 3 365 5960
E ccl@coco.co.nz

Project	Job Number	Engineer
KERIKERI HOLIDAY PARK Q10 RUNOFF ESTIMATES FOR PROPOSED LOT RETICULATION ELEMENT SIZING	13194	AT
	Date 6/12/16	Page 1/1

Lot 2 = 0.66 ha

Lot 2 catchment = 0.9 ∴ 0.23 OFFSITE ASSUME 50% RETIC

ASSUME 50% LOT 2 IMP & 50% PERV + OFFSITE

LOT 2 = 0.33 IMP + (0.33 + 0.115) PERV
= 0.775 TOTAL

//

LOT 3 = 0.55 ha
LOT 3 CATCHMENT = 1.14 ha ∴ 0.59 ha OFFSITE ASSUME 50% RETIC

ASSUME 50% LOT 3 IMP & 50% PERV + OFFSITE PERV

LOT 3 = 0.275 IMP & (0.275 + 0.295) PERV
= 0.845 TOTAL

//

C MEDIUM SOARAGE SOIL IN GRASS = 0.3 + 0.05 SLOPE ADJUSTMENT
= 0.35

C IMPERVIOUS = 0.9

$$C_{LOT2} = \left(\frac{0.33 \times 0.9}{0.775}\right) + \left(\frac{0.445 \times 0.35}{0.775}\right) = 0.58$$

$$C_{LOT3} = \left(\frac{0.275 \times 0.9}{0.845}\right) + \left(\frac{0.57 \times 0.35}{0.845}\right) = 0.53$$

//

HIRDS 3 10YR 10MIN = 15.3 ∴ 160 = 91.8 mm

// Q5 LOT 2 = 0.58 × 91.8 × 0.775 / 360 = 114 l/s

Q5 LOT 3 = 0.53 × 91.8 × 0.845 / 360 = 114 l/s

//

LOT 2 CULVERT 40m @ 1.5%
LOT 3 CULVERT 17m @ 3%

Headwater Depth Calculation for a Round Pipe Culvert		
INPUT DATA		
Pipe Diameter (D):	305	mm
Pipe Length (L):	40	m
Pipe Slope:	7.50%	
Design Q (Qd):	0.11	c.m./s
Pipe and Entrance Type:	Double Click	on red to select
Pipe and Entrance Type:	**CMP with headwall or inlet structure**	
Manning's 'n':	0.013	
Tailwater Depth (TW):	0	m
OUTPUT SUMMARY		
Culvert is flowing:	**Part Full**	
Headwater Depth (Hw) is:	**0.50**	m
Culvert will operate under	**Inlet**	control
Normal Flow Depth (Dn) is:	**136**	mm
Flow velocity in culvert is:	**3.60**	m/s
Flow velocity at outlet is:	**3.60**	m/s

Figure 4: Proposed Lot 2 reticulation sizing

Headwater Depth Calculation for a Round Pipe Culvert		
INPUT DATA		
Pipe Diameter (D):	305	mm
Pipe Length (L):	17	m
Pipe Slope:	6.00%	
Design Q (Qd):	0.11	c.m./s
Pipe and Entrance Type:	Double Click	on red to select
Pipe and Entrance Type:	**CMP with headwall or inlet structure**	
Manning's 'n':	0.013	
Tailwater Depth (TW):	0	m
OUTPUT SUMMARY		
Culvert is flowing:	**Part Full**	
Headwater Depth (Hw) is:	**0.50**	m
Culvert will operate under	**Inlet**	control
Normal Flow Depth (Dn) is:	**145**	mm
Flow velocity in culvert is:	**3.32**	m/s
Flow velocity at outlet is:	**3.32**	m/s

Figure 5: Proposed Lot 3 reticulation sizing