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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

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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)** impermable surface area for swimming pool??? Land use correct? not sure sorry

3. Would you like to opt out of the fast track process?

☑ Yes ◯ No

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: Byron Smith & Marie Nathalie Botin

Property address/ location: 18 Blue Marlin Drive
Kerikeri
Postcode

8. Application site details

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

Name/s: Byron Smith & Marie Nathalie Botin

Site address/ location: 18 Blue Marlin Drive
Kerikeri
Postcode 0230

Legal description: Lot 4 DP192832 **Val Number:** 00213 - 03707

Certificate of title:

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

Site visit requirements:

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

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

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

Nothing

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.

impermable surface area for swimming pool to be assessed im assuming, otherwise I dont know sorry

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**

16. Billing Details:

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

Name/s: (please write in full)	Byron Smith
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)	Byron Smith	
Signature: (signature of bill payer)		Date 02/10/2026

17. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

18. Declaration

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

Name (please write in full)	Byron Smith	
Signature		ate 02/10/2026

See overleaf for a checklis

Land-Use Consent for

Byron Smith

18 Blue Marlin Drive, Kerikeri

Date: 29 October 2026

Attention: Nick Williamson & Swetha Maharaj (Team Leaders – Resource Consents)

Please find attached:

- an application for a Land-use Resource Consent to install a new swimming pool and construct associated patio and pool fencing in the ***Rural Residential Zone*** (RRZ) under the Proposed District Plan – Appeals Version (PDP-AV);
- an Assessment of Environmental Effects of the proposal on the environment.

This application is for a resource consent to install a swimming new pool, associated patio and pool fencing at 18 Blue Marlin Drive, Kerikeri. The site is zoned Rural Living Zone (RLZ) under the ODP and Rural Residential (RRZ) under the PDP-AV. On the 30th of June 2026, the Council's notified PDP-DV determined the site zoning to be RRZ. This decision is not subject to any appeal that would affect the activity status of the proposed activity in the RRZ. For this reason, this application is applied for on the basis that the RRZ is the operative zone at the site.

The proposed activity will see the building and structure coverage and impermeable surface coverage exceed the permitted thresholds for the RRZ. A Stormwater Management Report has been completed by Haigh Workman in support of the application, which is attached within **Appendix 2**. Overall, the proposal is a **Restricted Discretionary Activity** under the PDP-AV.

A building consent has been lodged and approved under EBC-2027-194/0, subject to a Form 4 being issued highlighting the requirement for resource consent. The Applicant did apply for resource consent under 2270124-RMALUC, which has been put on hold under Section 88 of the Act. This AEE is submitted in support of 2270124-RMALUC and will form part of the lodged application. It is requested that once the allocated Planner has completed an initial assessment of the proposal, the Form 4 Block is lifted such that building works and inspections can commence on site.

If you require further information, please do not hesitate to contact our office.

Regards,	Reviewed by:
Alex Billot	Rochelle Jacobs
Resource Planner	Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **Record of Title –** *LINZ*
2. **Stormwater Management Report –** *Haigh Workman*
3. **EBC-2027-194/0 Approved Form 4 –** *FNDC*
4. **Relevant PDP-AV Objectives and Policies –** *Northland Planning and Development 2020 Ltd*

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. The Applicant, Byron Smith, is seeking land use resource consent to install a 10m x 4.4m fibreglass swimming pool as well as associated patio and regulation pool fence, at his property at 18 Blue Marlin Drive, Kerikeri.

1.2. The property is developed with an existing dwelling and shed located to the south, with the remainder of the property being a mixture of gardens, lawn and shelterbelts. The site is accessed from the southeastern corner via a shared dog leg access. The swimming pool, patio and fencing are to be installed in the northern portion of the property, within an existing grassed area, as is shown within the Site Plan provided within the Haigh Workman Report (**Appendix 2**) and shown below for ease of reference.



Figure 1: Site Plan showing location of proposed activity in northern portion of the site.

1.3. The proposed activity when combined with the existing house, shed and driveway areas would comprise a building and structure area total of 530.9m^2 or 14.8% of the site. The total area of

impermeable surface is 1,080m^2 or 30.2% of the site area. These exceed the PDP-AV permitted standards for stormwater management and building and structure coverage on the site.

1.4. Surface runoff from the yard and driveway areas is already collected via cesspits which together with roof runoff are directed to the Council stormwater system on Blue Marlin Drive. To mitigate potential adverse effects of the varying impermeable surfaces, Haigh Workman Engineers have recommended that the house and shed roof runoff is directed to a 5,000L tank and fitted with a 35 mm outlet orifice at the base of the tank to achieve 1.3 L/s attenuation and therefore reducing post development runoff to 80% pre-development for the proposed impermeable surfaces. This will then be piped to the Council stormwater system on Blue Marlin Drive. The Haigh Workman Stormwater Management Report and drainage 'site plan' is attached in **Appendix 2.**

1.5. Earthworks are anticipated to be well within the permitted threshold of 300m^3 for the RRZ. The maximum cut height will be 1.6m at the deepest end of the pool, with the shallow end being 1.1m. Given the cut face will essentially be retained by the swimming pool which BC has been issued for, it is considered that the proposal does not trigger consent under the Earthworks chapter of the PDP-AV to establish the swimming pool and patio area.

1.6. The proposed activity has been assessed as a **Restricted Discretionary Activity** within the Rural Residential Zone under the PDP-AV in relation to matters of impermeable surfaces and building and structure coverage.

2. Description of the Site and Surrounding Environment

2.1. The application site is located at 18 Blue Marlin Drive, which is within the rural-residential outskirts of Kerikeri. The site is legally described as Lot 4 DP 192832. The site is of rectangle shape that contains an existing dwelling and shed located towards the southern side of the property. Vehicle access to the site is from Blue Marlin Drive via a dog leg ROW which is owned by the subject site, with access shared with adjoining Lot 5 DP 192832. The site is well established with mature garden planting and shelterbelt trees. The proposed pool location is densely planted along the boundaries with a hedgerow along the eastern, western and northern boundaries within the neighbouring properties that will completely screen the new swimming pool. As a rear site that is well screened with existing planting, the new swimming pool, patio and fencing will not be visible from any other adjoining landowner.



Figure 4: Proposed swimming pool location, looking northwest.



Figure 3: Proposed swimming pool location, looking southwest.



Figure 2: Existing ROW, looking towards Blue Marlin Drive.

2.2. The site benefits from FNDC reticulated potable wastewater, stormwater and water supply.

2.3. The site is not shown to be susceptible to natural hazards.

2.4. The site is not within an area of PNA but is shown to be within an area which is noted as having kiwi present.

2.5. There are no archaeological sites registered within the site on the FNDC Mapping system.

2.6. The immediately surrounding area to the north, south and east is predominantly rural residential, with lot sizes sitting around 3,000m^2 in area. Directly to the west is a larger industrial/productive site, which has also been rezoned as Rural Residential under the PDP-AV. This site is separated from the subject site by an access leg, which is densely lined with mature trees, as shown in *Figure 3* above and *Figure 5* below.



Figure 5: Aerial image of wider environment surrounding the subject site.

Title and Instruments

2.7. The subject site is held within Record of Title NA122B/164 which is dated 30th May 2000. The site is legally described as Lot 4 DP 192832 with an area of 3579m^2. There are no consent notices registered on the title. There are existing easements registered on the title which will remain unaffected by the proposal.

3. Reasons for Consent

District Plan(s) Status

3.1. The site is zoned Rural Residential (RRZ) under the PDP. The Appeals Version of the PDP-AV which includes references to any relevant appeals, has now been published. There are no appeals relating to the RRZ, other than a generic request to add new provisions. Council guidance about applying the Appeals Version of the PDP-DV provisions is that where these are not subject to appeal, they may be treated as operative. In respect of zoning matters and provisions that relate to this application, the ODP is no longer relevant and is not included in the assessment of this application.

Proposed District Plan (PDP)

3.2. The Council notified its decisions on the PDP on the 30 June 2026 (PDP-DV). A thirty-day appeal period has concluded. Where there are no appeals to proposed provisions, Council guidance states that those parts of the PDP-DV will be treated as operative. That is the case with this application.

3.3. The site is zoned RRZ under the PDP-AV. No overlays apply to the site.

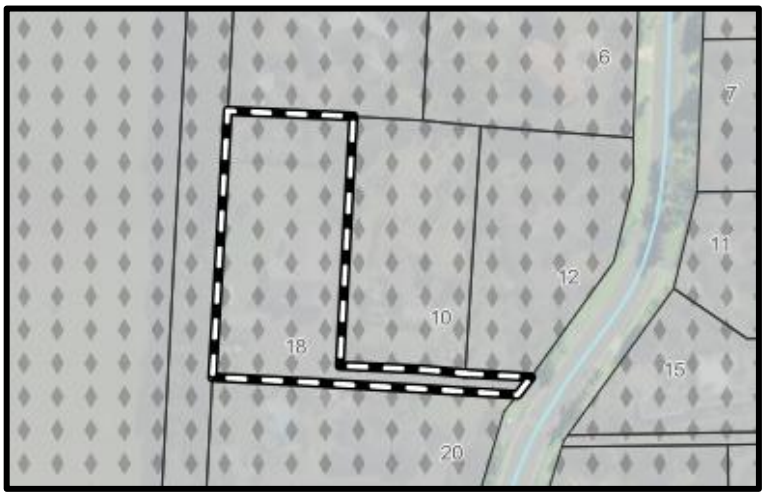


Figure 6: Site Zoning – Proposed District Plan Zone – Rural-Residential Zone

3.4. An assessment of the relevant PDP-AV rules is set out in **Table 1** below:

Table 1 – Assessment against the PDP-DV notified rules		
Plan Reference	**Rule**	**Compliance of Proposal**
Area Specific Matters – Zone **Rural Residential Zone**		
RRZ-R1	New Buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	**Restricted Discretionary** **PER-1** The proposed swimming pool, patio and pool fence are defined as structures given they are all made by people and fixed to land. The proposed activity has been assessed as a restricted discretionary activity for impermeable surface and building and structure coverage. **PER-2** The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: RRZ-S1 Maximum height; *Complies – the swimming pool is in-ground and the pool fence will comply with the regulation fencing requirements which will have a height of less than 8m.* RRZ-S2 Height in relation to boundary; *Complies.* RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);

		Complies - setback distance from the boundary is at least 3m. The fence is exempt from this standard as will be less than 2m in height. Clauses 1-4 of this standard are not applicable given that the proposed activity does not include a building. RRZ-S4 Building or structure coverage; *Consent required – the building and structure coverage amounts to 530.9m^2 or 14.8% of the total site area which exceeds the permitted threshold of 12.5%.* ***Restricted Discretionary*** RRZ-S5 Not applicable; RRZ-S6 Not applicable; and RRZ-S7 Not applicable **PER-3** *Not Applicable.*
RRZ-R2	Impermeable Surface Coverage Activity Status – Permitted where PER-1 is met.	**Restricted Discretionary** **PER-1** The impermeable surface coverage of any site is no more than 12.5% or 2,500m^2, whichever is lesser. *Comment – The proposal does not comply as the impermeable surface coverage is 1,080m^2 or 30.2% of the site area. Consent required.*
RRZ-R3 – RRZ-R25	Not applicable	
District Wide Matters – General		

Earthworks		
EW-R1	Earthworks	**PER-1** The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; *Complies – Earthworks are anticipated to be well within the permitted standard for the RRZ which is 300m^3.* EW-S2 Maximum depth; *Complies. The maximum cut depth for the swimming pool will be 1.6m at the deepest end, with the shallower end having a cut depth of 1.1m. Given that the cut will be infilled with a swimming pool which will have BC issued, the proposal is not considered to result in an infringement of this standard.* EW-S3 Accidental discovery protocol; *Complies.* EW-S4 Site reinstatement; *Complies.* EW-S5 Erosion and sediment control; *Complies.* EW-S6 Setbacks; *Complies. Earthworks will be setback 3m from boundaries. An exemption applies to the formation of infrastructure, which includes stormwater drainage.* EW-S7 Land stability;

		Complies. EW-S8 Nature of filling material; and *Complies.* EW-S9 Flood and coastal hazards *Complies.*

PDP Activity Status

3.5. The proposal is a **Restricted Discretionary Activity** under the PDP-AV in relation to the following rules and standards:

- RRZ-R1 (PER-2) New structures – in relation to RRZ-S4 Building or Structure Coverage
- RRZ-R2 Impermeable surface coverage

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

3.6. The site is not a registered HAIL site as mapped by FNDC nor are any activities known to have been or currently be undertaken on the site. There is no proposed change of use.

3.7. The NESCS does not apply to this proposal.

3.8. No other NES are considered applicable to the proposed activity.

4. Statutory Assessment under the Resource Management Act (RMA)

Section 104C of the RMA

4.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. In the case of this application, this section applies to the consent under the PDP-AV. When deciding an application, a consent authority may only consider those matters over which a discretion has been restricted in any relevant national standard or a Plan or Proposed Plan.

4.2. The proposal is restricted discretionary activity because of a breach to the PDP-AV impermeable surface rule RRZ-R2 and building and structure coverage standard RRZ-S4. The Council has reserved its discretion to the following matters:

Impermeable surface coverage

a. the extent to which landscaping or vegetation may reduce adverse effects of run off;

b. the effectiveness of the proposed method for controlling stormwater on site;

c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites;

d. whether water sensitive design methods and use of green spaces can be used;

e. any cumulative effects on total catchment impermeability;

f. natural hazard mitigation and site constraints; and

g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.

Building and Structure Coverage

a. the character and amenity values of the surrounding area;

b. any landscaping, planting and screening to mitigate any adverse effects;

c. the extent to which private open space can be provided for future uses;

d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and

e. natural hazard mitigation and site constraints.

Section 104(1) of the RMA

4.3. The relevant parts of Section 104(1) of the RMA state that when considering an application for resource consent –

"the consent authority must, subject to Part 2, and section 77M have regard to –

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring

positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

4.4. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This proposal will have positive effects that contribute to the Applicants wellbeing as well as enabling use of an existing residential site to further enhance the outdoor space. The PDP states that the *'role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement.'* The proposal will positively contribute to the Applicant's wellbeing enabling a functioning outdoor space which can be enjoyed by their family.

4.5. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'.* The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, stormwater can be managed utilising the existing drainage infrastructure within the site and addition of a 5,000L tank installed to capture runoff from the roof of the existing house and shed.

4.6. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below. The breach to the PDP-AV is a restricted discretionary activity about which an assessment and decision is limited to the matters over which the Council has reserved its discretion.

4.7. There are no national policy statements that are directly relevant to the assessment of this application.

4.8. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

Section 104(1)(a) - Assessment of Effects on the Environment

4.9. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the RMA, the matters over which the Council has discretion are discussed in the following paragraphs.

Stormwater Effects

4.10. The proposed activity involves installing a new swimming pool and patio area which will increase the amount of impermeable surfaces within the site. At the time of Building Consent for the dwelling and shed, gravel aggregate surfaces were unregulated as they were not included in the ODP definition of an impermeable surface. Since this time, the existing driveway and parking area have been sealed and hence are included as an impermeable surface. Therefore, as part of Haigh Workman's calculations, the areas which have changed as a result of the development were modelled, which included the proposed pool and patio as well as the sealed driveway and parking areas. Haigh Workman concluded that stormwater attenuation of 1.3L/s is required to limit the 10% AEP runoff to 80% pre-development for the proposed impermeable surfaces.

4.11. Surface runoff from the yard and driveway areas is already collected via cesspits which together with roof runoff are directed to the Council stormwater system on Blue Marlin Drive. To

mitigate potential adverse effects of the varying impermeable surfaces, Haigh Workman Engineers have recommended that the house and shed roof runoff is directed to a 5,000L tank and fitted with a 35 mm outlet orifice at the base of the tank to achieve 1.3 L/s attenuation and therefore reducing post development runoff to 80% pre-development for the proposed impermeable surfaces. This will then be piped to the Council stormwater system on Blue Marlin Drive. The Haigh Workman Stormwater Management Report and drainage 'site plan' is attached in **Appendix 2.**

4.12. The Council has limited its discretion over stormwater matters. Expert civil engineers Haigh Workman have commented on these in Section 4.6 of their report attached at **Appendix 2.** These are adopted as forming part of this assessment of effects on the environment.

4.13. The proposed design is an appropriate design response to the potential change in stormwater runoff characteristics at the site generated by the addition of proposed pool and patio as well as taking into consideration the sealed driveway and parking areas which were previously gravel. Potential adverse stormwater effects are assessed to be no more than minor.

Building and Structure Coverage Effects

4.14. Within the PDP-AV, the building and structure coverage rule is all encompassing, such that the pool and patio are included as part of the structure coverage. The proposed activity will see the structure coverage increase by 107.9m^2. Given the proposed pool will be inground and the patio will be at ground level, effects on character and amenity of the surrounding area are considered to be less than minor. The proposed activity will support the existing residential activity on the site. The site is already well landscaped and screened as shown in *Figures 2-4* earlier in this report, such that no additional landscaping is required to mitigate this propsoal. There is ample private open space within the site surrounding the proposed pool area. The proposed structures comply with the setback provisions for the zone and visual dominance is not antipicated given the design of the pool and patio. The site is not shown to be susceptible to natural hazards.

4.15. Potential adverse effects from the building and structure coverage within the site are assessed to be less than minor.

Section 104(1)(b) – Relevant provisions of any statutory planning document

4.16. In accordance with Section 104(1)(b) of the Act, the following documents require consideration to determine their relevance to this proposal.

National Environmental Standards and Regulations (section 104(1)(b)(i) & (2)

4.17. There are no National Environmental Standards that apply to the proposed activity.

National Policy Statements (section 104(1)(b)(iii)

4.18. There are currently 10 National Policy Statements in place. These are as follows:

- New Zealand Coastal Policy Statement
- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Electricity Networks
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for greenhouse gas emissions from industrial process heat
- National Policy Statement for Natural Hazards

4.19. There are no NPS that are directly relevant to this application.

Regional Policy Statement for Northland (2016 - updated 2018)

4.20. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.

4.21. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The site is located outside of any regionally mapped outstanding landscape, areas of high natural character and the coastal environment.

4.22. The proposed activity is small-scale, the effects of which can be managed within the land use framework of the PDP. The proposal would not affect the life supporting capacity of air, water, soil and ecosystems.

4.23. It is considered that in the context of the existing site zoning the proposed development will not be contrary to the objectives and policies of the RPSN.

Proposed Far North District Plan – Appeals Version (PDP-AV)

Rural Residential Zone

4.24. The application site is zoned 'Rural Residential' under the PDP. The Council has applied the RRZ to land around the periphery of Kerikeri where much of this change has occurred under the ODP RLZ. The RRZ is described as a spacious, peri-urban living environment located close to settlements that will provide a transition to the surrounding Rural Production and Rural Lifestyle zones.

4.25. The Blue Marlin Drive area is predominantly rural-residential. The PDP-DV RRZ overview statement anticipates that the zone will have peri-urban residential character and that the adjoining Kerikeri settlement will provide for day-to-day services.

4.26. Given the minor nature of the proposed activity as well as the fact that effects can be managed within the site boundaries, the proposed activity is considered to be consistent with the relevant objectives and policies of the PDP-AV. The proposed activity has been assessed as a Restricted Discretionary Activity such that it is considered to be anticipated by the plan.

4.27. Overall, it is considered that the development as proposed would not be contrary to the relevant PDP-AV objectives and policies.

5. Notification Assessment

5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications. There is no mandatory requirement to publicly notify this application under Section 95A. There are no more than minor adverse effects arising from this application that would warrant public notification. There are no affected groups to which the application should be limited notified.

5.2. There are no other landowners or persons that would be adversely affected by the proposed activity.

Section 95A – Public Notification Assessment

5.3. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

5.4. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

5.5. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

5.6. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

5.7. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority must disregard any effect on a person who has given written approval to the relevant application

5.8. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded.

5.9. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline.

5.10. An assessment of potential effects on the existing environment is set out in Section 4 above. Potential adverse effects are limited to the extent of impermeable surfaces and building and structure coverage. The effects are internal to the site and would not affect the wider public environment.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

5.11. When considering public notification, current caselaw has defined 'special circumstances' as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. There are no extraordinary or unique circumstances.

5.12. Potential adverse effects beyond the immediate site boundary are less than minor. Public notification of the application is not necessary, nor is it required.

Section 95B – Limited Notification Assessment

5.13. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

Step 1: Certain affected groups and affected persons must be notified

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

5.14. The proposed activity would not affect any protected customary rights groups or marine title groups. The site is not known to adjoin or be within a Statutory Acknowledgement Area.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land.

5.15. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.16. The proposal is not a boundary activity. The activity status is Restricted Discretionary under the PDP because of a breach to the RRZ impermeable surface rule and building and structure coverage.

5.17. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.18. The land use consent component is Restricted Discretionary Activity. The Council must disregard the effects of an activity on a person if the effects does not relate to a restricted matter. The application is supported by a Stormwater Management Report that has determined that runoff

generated from within the property can be appropriately managed and where there are not expected to be any adverse effects on adjoining landowners. Effects from building and structure coverage are assessed as less than minor given the nature of the proposal being an inground pool and surrounding patio.

5.19. Section 95(3) states that a person is not affected in relation to an application if the person has given written approval. The stormwater drainage system within the site will be reconfigured to ensure that existing downstream effects are mitigated.

5.20. On that basis, it is considered that there are no persons who are affected by the proposed activity.

5.21. For the reasons above, the Applicant requests that the application be processed on a non-notified basis.

6. Part 2 Matters

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal is considered to maintain the residential character while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and maintain the residential character of the site and surrounding environment in keeping with the intent of the RRZ.

6.3. Section 6 of the Act contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor near any rivers, lakes or wetlands. The sites does not contain any areas of indigenous vegetation. The site does not contain any areas of Outstanding Natural Features or Landscapes. The site is not known to contain any historic heritage nor be of significance to Māori. The activity is not considered to exacerbate natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

6.4. Section 7 identifies a number of "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not within a documented area of significance to Māori. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.

6.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

7.1. The Applicant is seeking to install a swimming pool, patio and associated pool fencing at 18 Blue Marlin Drive, Kerikeri.

7.2. The proposed activity results in an infringement of the permitted PDP-AV RRZ rules in relation to impermeable surface coverage and building and structure coverage. The proposal has been assessed as a Restricted Discretionary Activity under the PDP-AV. The proposed site wide drainage design and engineering assessment confirm that potential adverse effects on the downstream environment can be avoided. Effects from the increased structure coverage are considered to be less than minor.

7.3. The proposed activity would not be contrary to any applicable or current PDP objectives and policies. There are no adjacent landowners or members of the wider public that would be affected by the proposed activity. The Applicant requests that the application be processed on a non-notified basis.

8. Limitations

8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA122B/164**
Land Registration District	**North Auckland**
Date Issued	30 May 2000

Prior References
NA110A/700

Estate	Fee Simple
Area	3579 square metres more or less
Legal Description	Lot 4 Deposited Plan 192832
Registered Owners	

Byron Joshua Smith and Marie Nathalie Botin

Interests

Appurtenant hereto is a water supply right specified in Easement Certificate 608613.4

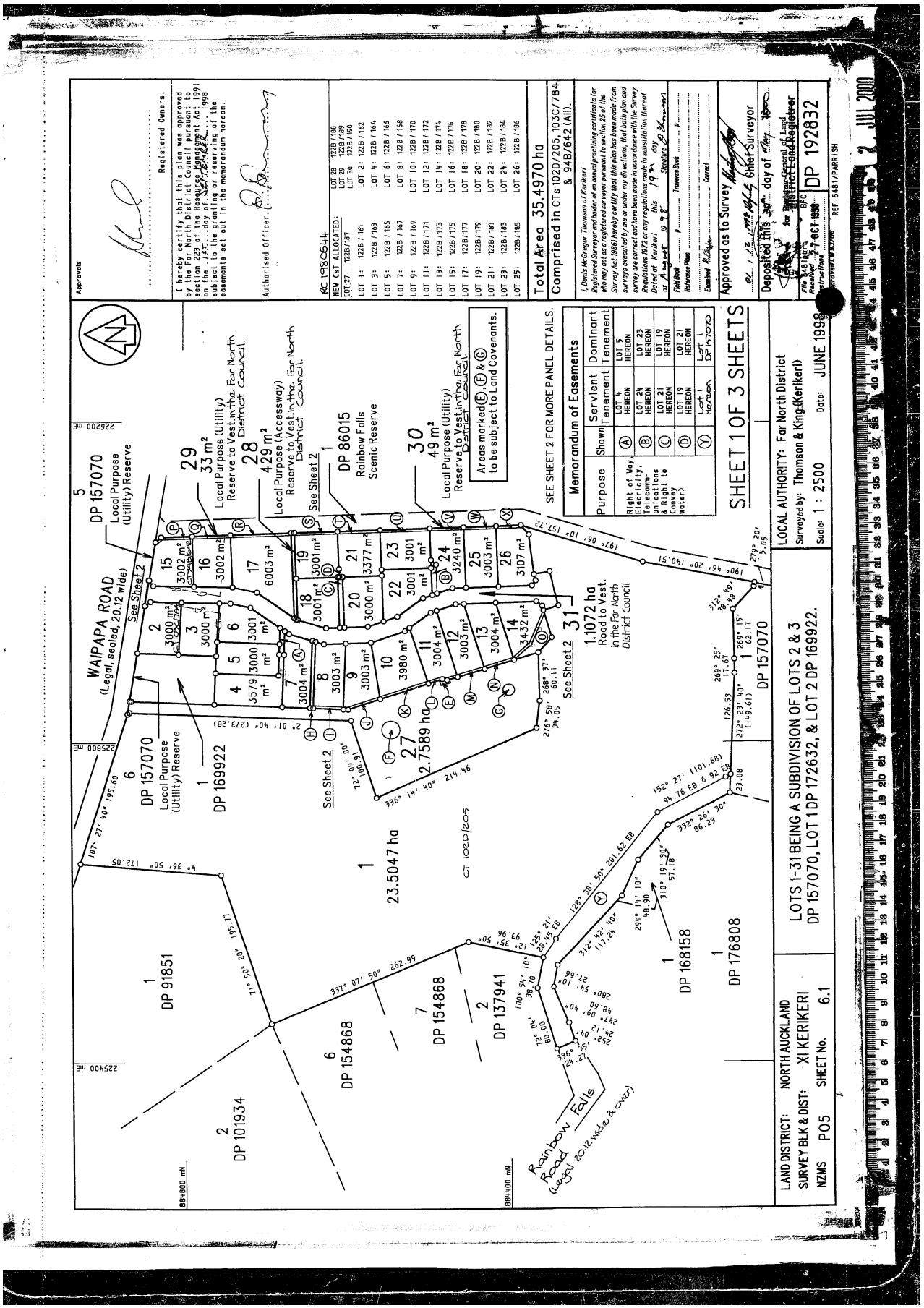
Subject to a right of way and a right to convey water and to a telecommunications right over part marked A on DP 192832 specified in Easement Certificate D509918.6 - 30.5.2000 at 9.00 am

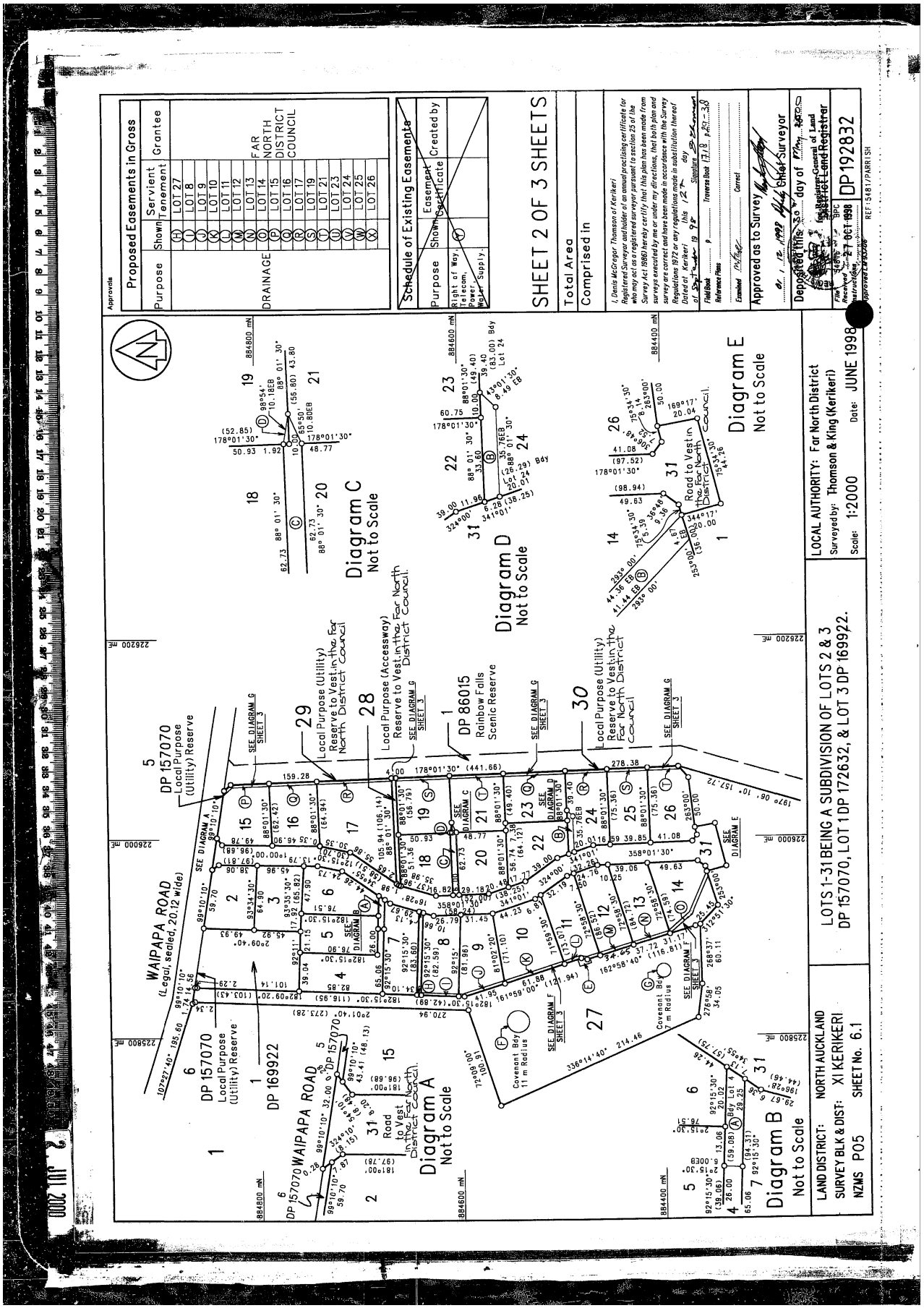
The easements specified in Easement Certificate D509918.6 are subject to Section 243 (a) Resource Management Act 1991

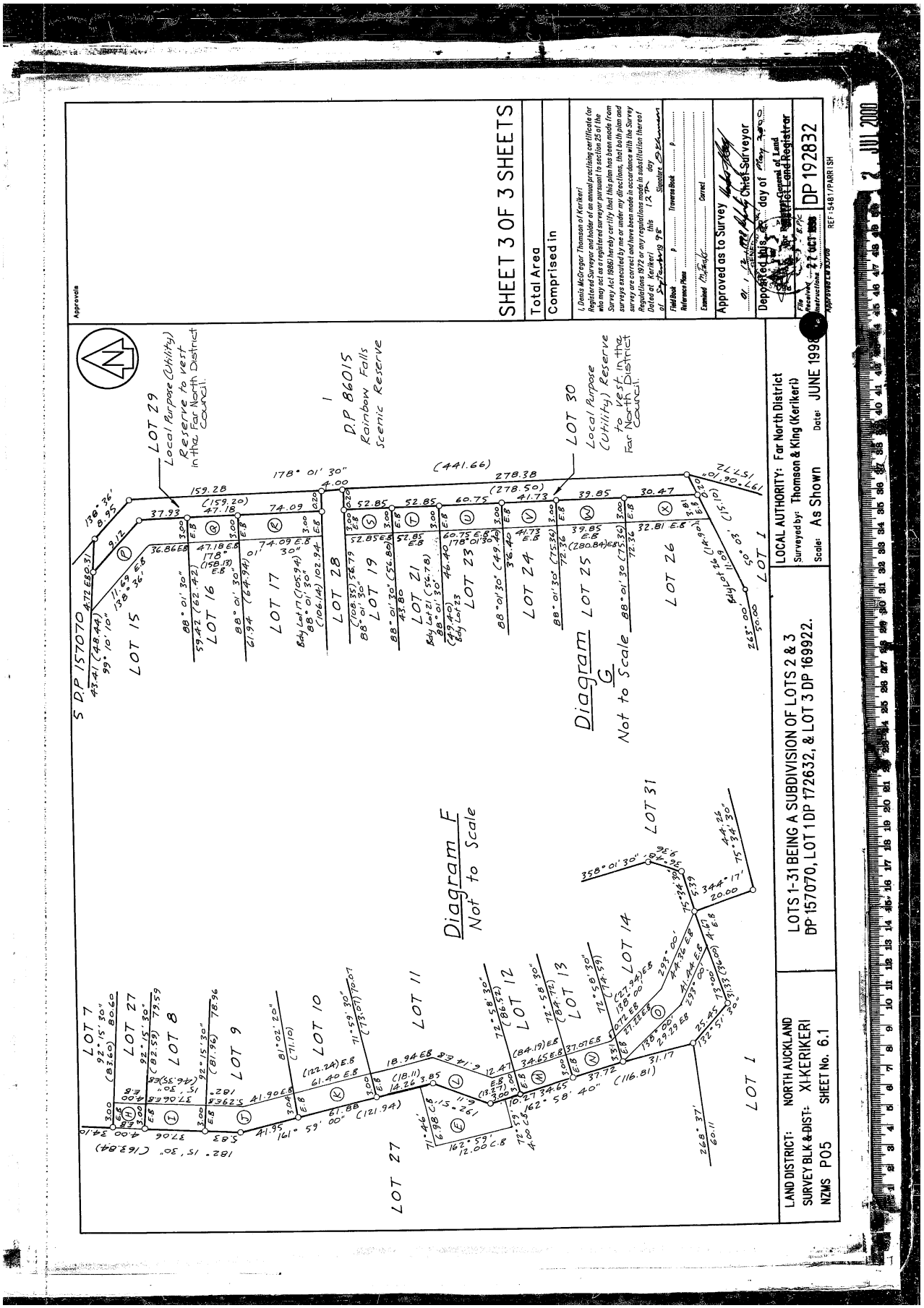
Land Covenant in Transfer 5522694.3 - 18.3.2003 at 9:00 am

Fencing Covenant in Transfer 5522694.3 - 18.3.2003 at 9:00 am

12906131.2 Mortgage to ASB Bank Limited - 1.2.2024 at 10:43 am


SHEET 1 OF 3 SHEETS
LOTS 1-31 BEING A SUBDIVISION OF LOTS 2 & 3
DP 157070, LOT 1 DP 172632, & LOT 2 DP 169922.
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI KERIKERI
NZMS P05 SHEET No. 6.1
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1 : 2500 Date: JUNE 1998
Approved as to Survey
Deposited this 2nd day of JUL 2000
DP 192832
Total Area 35.4970 ha
Comprised in CTs 102D/205, 103C/784 & 94B/642 (All).
Memorandum of Easements
Areas marked (E), (F) & (G) to be subject to Land Covenants.
SEE SHEET 2 FOR MORE PANEL DETAILS.
WAIPAPA ROAD (Legal, sealed, 20.12 wide)
Rainbow Falls Road (Legal 20.12 wide & over)
Local Purpose (Utility) Reserve
Local Purpose (Utility) Reserve to Vest in the Far North District Council.
Local Purpose (Accessway) Reserve to Vest in the Far North District Council.
Rainbow Falls Scenic Reserve
1.1072 ha Road to Vest in the Far North District Council
23.5047 ha
2.7589 ha
CT 102D/205


Approvals
Proposed Easements in Gross
Purpose | Shown | Servient Tenement | Grantee
DRAINAGE | (O) | LOT 13 | FAR NORTH DISTRICT COUNCIL
(P) | LOT 14
(Q) | LOT 15
(R) | LOT 16
(S) | LOT 17
(T) | LOT 19
(U) | LOT 21
(V) | LOT 23
(W) | LOT 24
(X) | LOT 25
(Y) | LOT 26
(H) | LOT 27
(J) | LOT 8
(K) | LOT 9
(L) | LOT 10
(M) | LOT 11
(N) | LOT 12
Schedule of Existing Easements
Purpose | Shown | Easement Certificate | Created by
Right of Way | (C)
Telecom, Power or Water Supply
SHEET 2 OF 3 SHEETS
Total Area
Comprised in
I, Denis McGregor Thomson of Kerikeri
Registered Surveyor and holder of an annual practising certificate for the year A.D. 1998 do hereby certify that I am a registered surveyor pursuant to section 25 of the Survey Act 1986 I hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof (as the case may be) and that this 13th day of September 19 98
Signature
Field Book p Traverse Book
Reference Plans
Examined Checked Correct
Approved as Survey
Chief Surveyor
Deposited this 30th day of May
Registrar-General of Land
Received 27 OCT 1998
Approved 14 DEC 1998
DP192832
Diagram A Not to Scale
Diagram B Not to Scale
Diagram C Not to Scale
Diagram D Not to Scale
Diagram E Not to Scale
WAIPAPA ROAD (Legal, sealed, 20.12 wide)
DP 157070 Local Purpose (Utility) Reserve
DP 169922
DP 86015 Rainbow Falls Scenic Reserve
Local Purpose (Utility) Reserve to Vest in the Far North District Council
Local Purpose (Accessway) Reserve to Vest in the Far North District Council
Road to Vest in the Far North District Council
Covenant Bdy 11 m Radius
Covenant Bdy 7 m Radius
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:2000 Date: JUNE 1998
LOTS 1-31 BEING A SUBDIVISION OF LOTS 2 & 3 DP 157070, LOT 1 DP 172632, & LOT 3 DP 169922.
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI KERIKERI
NZMS P05 SHEET No. 6.1
REF: 5481/PARK1SH


SHEET 3 OF 3 SHEETS
Total Area
Comprised in
Approvals
Approved as to Survey
Chief Surveyor
Deposited this day of
Land Registrar
DP 192832
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: As Shown
Date: JUNE 1998
LOTS 1-31 BEING A SUBDIVISION OF LOTS 2 & 3
DP 157070, LOT 1 DP 172632, & LOT 3 DP 169922.
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XI-KERIKERI
NZMS P05 SHEET No. 6.1
REF: 5481/PARRISH
Diagram G
Not to Scale
Diagram F
Not to Scale
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
S.D.P. 157070
D.P. 86015
Rainbow Falls Scenic Reserve
Local Purpose (Utility) Reserve to vest in the Far North District Council.
2 JUL 2000

Stormwater Management Report

18 Blue Marlin Drive, Kerikeri

(Lot 4 DP 192832)

Byron Smith

Haigh Workman reference: 26 062

Rev B

15 October 2026

Revision History

Revision Nº	Issued By	Description	Date
A	Lidija Plantev	First Issue	8 June 2026
B	Aaron Thorburn	Updated for FNDC Proposed District Plan	15 October 2026

Prepared By	Reviewed By	Approved By
Aaron Thorburn	**Tom Adcock**	**John Papesch**
Senior Environmental Advisor	Senior Civil Engineer	Senior Civil Engineer / Director
BAppSc (Environment), CEnvP	BEng (Civil), CMEngNZ	BE (Civil), CMEngNZ, CPEng

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Executive Summary

Haigh Workman Limited were commissioned by Byron Smith (the client) to undertake a stormwater management report for the construction of a new pool and patio at 18 Blue Marlin Drive, Kerikeri.

The property is legally described as Lot 4 Deposited Plan 192832 and has a total area of 3,579 m^2. The property is developed with an existing dwelling and shed located to the south. The remainder of the property comprises a mixture of gardens, lawn, shelter belt and shrubs.

The client intends to construct a new pool and patio in the northern portion of the property within an existing grassed area. The proposed development is shown on the stormwater plan appended.

The site is zoned *'Rural Living'* under the Far North District Council Operative District Plan and *'Rural Residential'* under the Proposed District Plan (Appeals Version).

Total impermeable surfaces following the proposed development are estimated as 1,080 m^2 or 30.2% of the property area. This exceeds the Proposed District Plan Permitted Activity threshold of 12.5% resulting in the activity being **Restricted Discretionary**.

The proposed development results in an increase in runoff of 1.3 litres per second over the existing consented impermeable surfaces. Stormwater attenuation has been designed to limit post development runoff to no more than pre-development for the 10% Annual Exceedance Probability, as per Far North District Council Engineering Standards 2023.

1 Introduction

Haigh Workman Limited (Haigh Workman) were commissioned by Byron Smith (the client) to undertake a stormwater management report for the proposed construction of a new swimming pool and patio at 18 Blue Marlin Drive, Kerikeri (the 'Site').

The property is legally described as Lot 4 DP 192832 and has a total area of 3,579 m^2. The property is bounded by residential lots in all directions and accessed via the shared driveway off Blue Marlin Drive. The property is developed with an existing dwelling, shed and turnaround / parking area in the southern portion of the property. The remainder of the property comprises a mixture of gardens, lawn, trees and shrubs.

1.1 Objective and Scope

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

1.2 Applicability

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

All distances and measurements of the proposed re-development have been provided to Haigh Workman by the client. If the design differs from the conceptual brief, the reliability of this report will need to be revisited.

2 Site Description

2.1 Site Identification

Site Address:	18 Blue Marlin Drive, Kerikeri
Legal Description:	Lot 4 DP 192832
Site Area:	3,579 m^2
Zone:	**Rural Living** (FNDC Operative District Plan) and **Rural Residential** (Proposed District Plan [Appeals Version])

The site is located in a residential setting within the Kerikeri township. The proposed development area is situated on near-level ground with a gradual slope of approximately 1% fall towards the east.

The Site Location Plan is shown below in Figure 1 and is provided in **Appendix A**.



Figure 1 – Site Location (Urban aerial image 2014-15 courtesy of LINZ)

2.2 Consented Development

The FNDC property file contains a site plan by Clinton Grant Architectural Design, dated June 2002 that shows a dwelling, shed, driveway, parking and turnaround area. Extracts of these building consents are provided in **Appendix B**.

2.3 Proposed Development

We understand the client intends to develop the site with the construction of a pool and patio to be located on a lawned area to the north of the existing dwelling.

The proposed development is shown on the stormwater plan by Haigh Workman at **Appendix A**.

3 Environmental Setting

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

3.1 Hydrology and Flooding

The site is not mapped by the FNDC or the NRC as being subject to flooding.

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

Table 1 – Surface Water Features & Flooding

	Presence / Location	Comments
Surface Water Features (Ponds, Lakes, etc.)	None in the vicinity	-
Watercourses (within 500m)	The Kerikeri River is located approx. 500 m to the southeast of the site	-
Flood Risk Status	None recorded on GIS databases	The site is not within a mapped NRC flood hazard zone
Flood Susceptibility	None recorded on GIS databases	The site is not within a mapped NRC flood susceptible land zone

3.2 Published Geology

The published geology shows the site is mapped as being underlain by Kerikeri Volcanic group, comprising basalt lava, volcanic plugs and minor tuff.

The soil onsite is mapped as Okaihau clay (OK) which is classified as '*excessively to well drained'.*

4 Stormwater Management

4.1 Regulatory Framework

4.1.1 FNDC Proposed District Plan (Appeals Version) Provisions

The site is within the *'Rural Residential'* zone. The relevant stormwater management / impermeable surface rule for impermeable surface coverage is RRZ-R2.

PER-1
The impermeable surface coverage of any site is no more than 12.5% or 2,500m^2, whichever is lesser.

The activity status is assessed as being **Restricted Discretionary**.

4.1.2 NRC Proposed Regional Plan

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

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

4.2 FNDC Engineering Standards 2023

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

Section 4.2.5. Discharge to Land:

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

a. Flooding levels shall not be increased due to the development,

b. New outlets to any low-lying areas shall be provided or existing outlets retained,

c. Dispersal of concentrated flow from the development shall be designed to occur at the shortest practicable distance and before a concentrated overland discharge to a neighbouring property occurs, and

d. An acceptable rate of dispersed discharge from stormwater runoff at the boundary is < 2 litres/sec/m (e.g. flow can be managed via dispersal swale or trench).

Section 4.3.2. Increases to Impervious Surface:

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

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

Section 4.1.3 Performance Standards:

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

h. Development shall not increase peak discharge rates to receiving environment. An increase may be acceptable for large events where it is demonstrated that there are no adverse effects (including potential, future, or cumulative effects), on the environment or downstream properties as a result of the increase.

i. The stormwater system shall provide the required amount of treatment through the use of low impact design and sustainable solutions (See Sections 4.3.20 Soakage Devices and 4.3.21 Stormwater Treatment and Detention Devices.

Section 4.1.6 Managing Effects of Land Use on Receiving Environments

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

Table 4.1 Minimum Design Summary

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

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

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

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

4.3 Impermeable Surfaces

Consented and post development impermeable surfaces are shown below in Tables 2 and 3.

Proposed impermeable surfaces have been provided by the client and the existing and consented have been assessed from the previous building consent plans and / or aerial imagery. Gravelly surfaces were considered permeable at the time the building consent was issued. The existing driveway and parking area have since been sealed.

Concept plan drawings are provided in **Appendix A**.

Table 2 – Consented Existing Impermeable Surfaces

	PREVIOUSLY CONSENTED IMPERMEABLE SURFACES (m^2) (BC 2003-691)
DWELLING (ROOF)	367
SHED (ROOF)	56
IMPERMEABLE SURFACES (TOTAL)	423
GRASS	2,606
DRIVEWAY - GRAVEL (PERMEABLE)	550
TOTAL:	3,579
	11.82%

Table 3 – Post-development Impermeable Surfaces

	POST-DEVELOPMENT IMPERMEABLE SURFACE (m^2)
DWELLING (ROOF)	367
SHED (ROOF)	56
DRIVEWAY - SEALED	550
PATIO	68.1
POOL	39.8
IMPERMEABLE SURFACES (TOTAL)	1,080.9
GRASS	2,498.1
TOTAL:	3,579
	30.20%

The Operative and Proposed District Plan definition for impermeable surfaces do not include water tanks up to 20m^2 area, slatted timber decks and pathways < 1m wide.

The proposed development will result in impermeable surfaces of 30.2% which exceeds the 'Rural Residential' zone Permitted Activity threshold of 12.5%, making the activity **Restricted Discretionary**.

When considering a **Restricted Discretionary** Activity application, Council will have regard to RRZ-R2 matters of discretion. See Section 4.6 below for assessment.

4.4 Current Stormwater Management

The site naturally drains towards the east. Surface runoff from the yarding and driveway areas is collected via cesspits which together with roof runoff, is piped to the Council stormwater system on Blue Marlin Drive.

The peak stormwater runoff for the pre and post development scenarios were modelled with HydroCAD using a SCS TR-20 Type 1A storm profile with rainfall from HIRDs V4 for the 10% AEP historical rainfall. Runoff coefficients (CN) have been taken from FNDC Engineering Standards 2023 Table 4.3 for Type C low permeability soils. Results are provided below in Tables 4 and 5.

Only those areas which change as a result of the proposed development were included in the HydroCad model. Also, we only apply the '80% of pre-development' rule to those surfaces whose runoff has increased. For this site, that is the grass area that will be occupied by the proposed pool and patio.

Table 4 – Post Development Run-off (historical rainfall using HydroCAD)

Component	Area (m^2)	Runoff Coefficient (CN)	I_{10} (24hr rainfall) (mm)	Q_{max} (L/s)
Proposed Pool and Patio	*107.9*	*98*	7.1	1.2
Sealed Driveway and Parking Area	*550*	*98*	7.1	6.1
Total	***657.9***			**7.3**

Table 5 – Pre Development (BC Consented) Run-off (historical rainfall using HydroCAD)

Component	Area (m^2)	Runoff Coefficient (CN)	I_{10} (24hr rainfall) (mm)	Q_{max} (L/s)
Metal Driveway and Parking area	550	89	7.1	5.4
Grass – 80% of pre-development	107.9	74	7.1	0.6
Total	**657.9**			**6.0**
Additional Runoff				**1.3**

Stormwater attenuation of 1.3 L/s is required to limit the 10% AEP runoff to 80% of pre-development for the proposed impermeable surfaces, as per FNDC Engineering Standards Section 4.1.6.

4.5 Proposed Stormwater System

Using one 5,000 L (1.6 m Ø) tank fitted with a 35 mm outlet orifice at the base of the tank achieves 1.3 L/s attenuation thus reducing post development run-off to 80% of pre-development for the proposed impermeable surfaces. The model works by directing house and shed roof to the 5,000 L attenuation tank.

The hydrograph displayed in Figure 2 shows pre-development and post-development runoff incorporating roof water attenuation tank. HydroCAD data is provided in **Appendix C**.

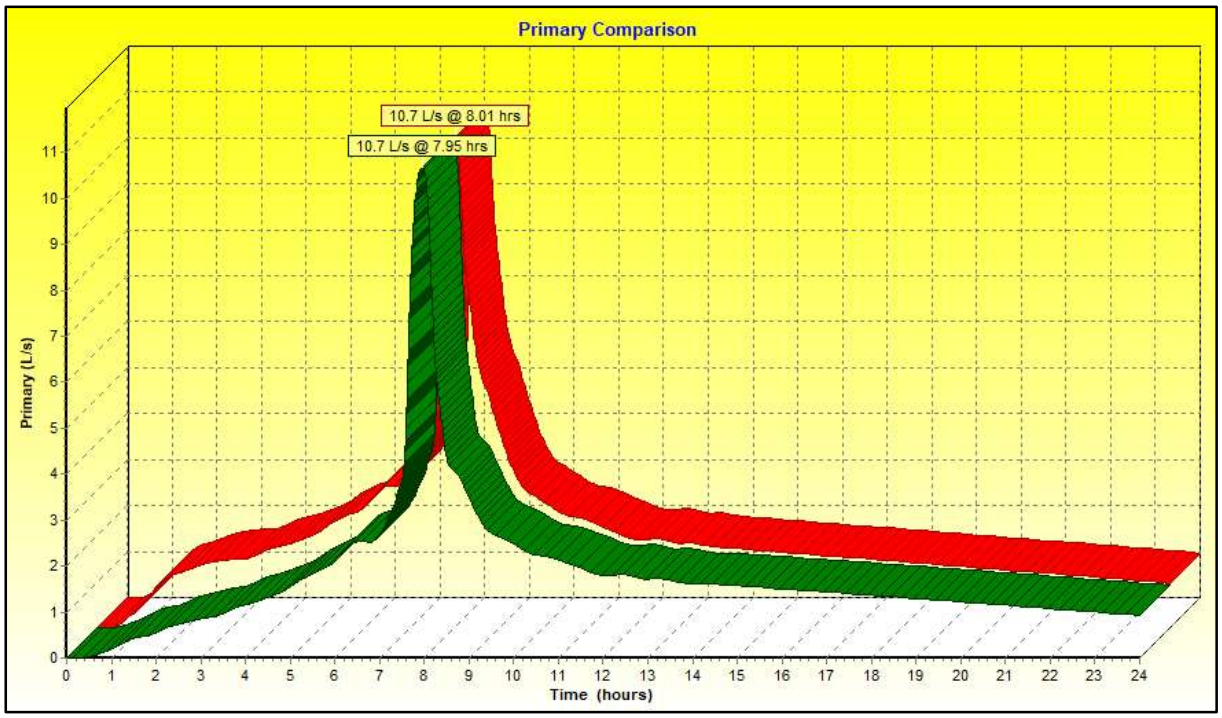


Figure 2 – Hydrograph comparing Pre-development and Attenuated Post-development

4.6 FNDC RRZ-R2 Matters of Discretion

The proposed stormwater management has been assessed against RRZ-R2 matters of discretion within the FNDC Proposed District Plan (Appeals Version) as follows:

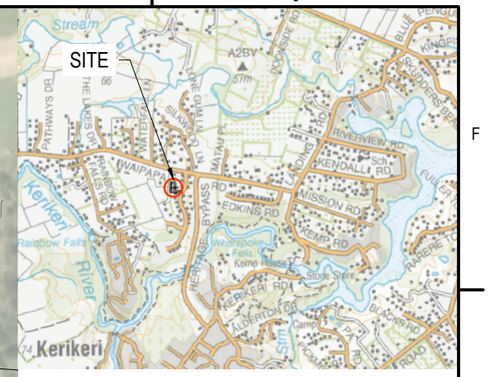
Table 6 – Rule RRZ-R2 Matters of Discretion *(FNDC Proposed District Plan [Appeals Version])*

Criterion	Assessment
(a) the extent to which landscaping or vegetation may reduce adverse effects of run off;	Collected concentrated runoff from the site is piped to the Council stormwater system with an attenuation tank limiting peak runoff to no more than previously consented levels. Undeveloped areas shall remain in grass and landscape planting, thus helping to reduce adverse effects of run off.
(b) the effectiveness of the proposed method for controlling stormwater on site;	Collected concentrated runoff from the site is piped to the Council stormwater system with an attenuation tank limiting peak runoff to no more than previously consented levels. These controls comply with FNDC Engineering Standards.
(c) the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites;	The location of the wastewater treatment and disposal area are known. The disposal field will continue to have adequate setback and reserve area remaining following development. Stormwater run-off will be discharged well away from the disposal field.
(d) whether water sensitive design methods and use of green spaces can be used;	Managing peak demand through the use of an attenuation tank is considered a method of water sensitive design.
(e) any cumulative effects on total catchment impermeability;	The proposed development is less than minor in relation to the total catchment impermeability. The site is well within the lower half of the Kerikeri River catchment, so site run off is not expected to increase peak flows in the river.
(f) natural hazard mitigation and site constraints; and	No natural hazards / site constraints apply.
(g) extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.	No constraints known.

Appendix A – Drawings

Drawing No.	Title
26 062 / SWP01	Stormwater Plan
26 062 / SWD01	Stormwater Detention Storage





Locality Plan (NTS)

GENERAL NOTES:

1. All features are taken from aerial image and building consent plans BC 2003-691
2. Urban Aerial image (2014-15) courtesy of LINZ.
3. 0.5m Lidar Contours (Courtesy of LINZ 2018-20, NZVD 2016)

SITE INFORMATION:

Legal Description: Lot 4 DP 192832
Area: 3,579m²
Zone: Rural Living (FNDC Operative District Plan)

LEGEND

- Property Boundaries
- Water Supply
- Wastewater Pipe
- Stormwater Pipe

	PREVIOUSLY CONSENTED IMPERMEABLE SURFACES (BC2003-691)	
	m2	
DWELLING (ROOF)	367	
SHED (ROOF)	56	
IMPERMEABLE SURFACES (TOTAL)	423	11.82%
GRASS	2606	
DRIVEWAY - GRAVEL (PERMEABLE)	550	
TOTAL:	3579	

Note: Gravel surfaces were considered permeable at the time of the building consent.

	POST-DEVELOPEMT IMPERMEABLE SURFACE	
	m2	
DWELLING (ROOF)	367	
SHED (ROOF)	56	
DRIVEWAY - SEALED	550	
PATIO	68.1	
POOL	39.8	
IMPERMEABLE SURFACES (TOTAL)	1080.9	30.20%
GRASS	2498.1	
TOTAL:	3579	

For Consent

Rev	Date	Description	By	Checked
A	08/06/2026	Issued for Consent	LP	TMA

DWG STORMWATER MANAGEMENT PLAN

A3 Scale 1: 500 (0 10 25)

Date 08/06/2026

Drawn LP | Checked TMA | Approved JP

File T:\CLIENTS\BYRON SMITH\26 062 - 18 BLUE MARLIN DRIVE, KERIKERI\ENGINEERING\03_DRAWINGS\26 062_C3D_SW PLAN.DWG

HAIGH WORKMAN LTD
Civil & Structural Engineers
6 Fairway Drive
Kerikeri, BOI
T: 09 407 8327
F: 09 407 8378
E: info@haighworkman.co.nz

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Project: STORMWATER MANAGEMENT
18 BLUE MARLIN DRIVE, KERIKERI

Client: BYRON SMITH

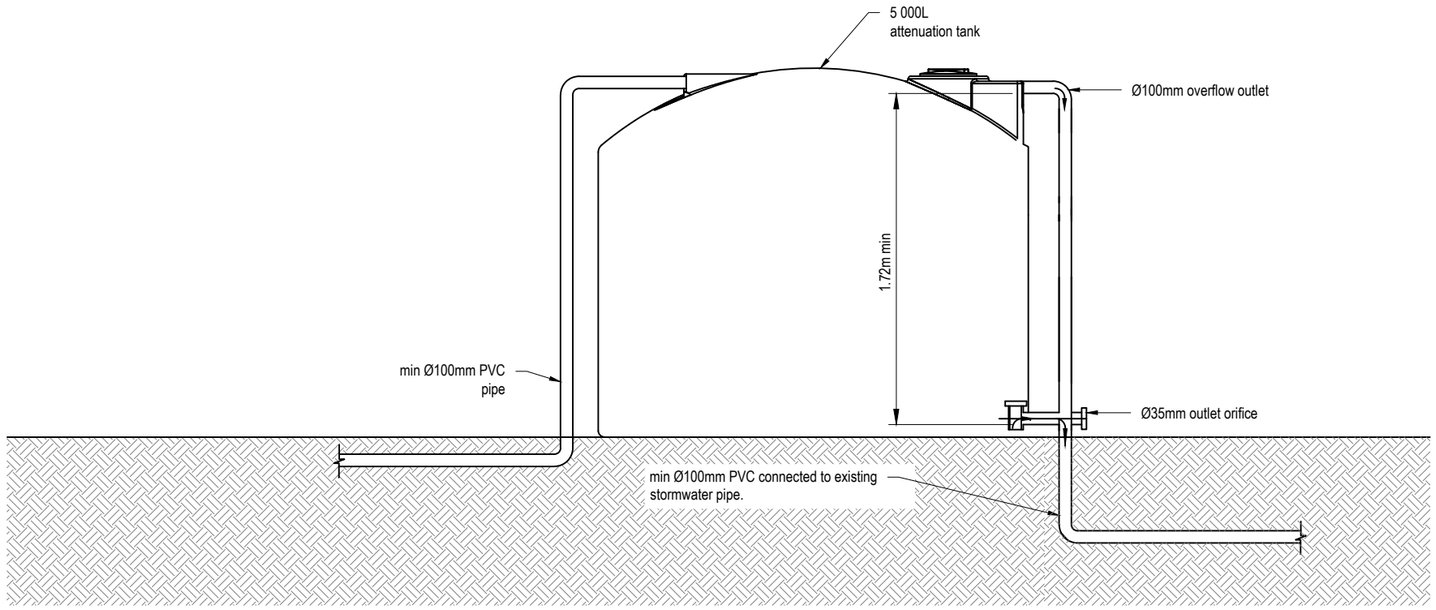
Project No. 26 062

RC no.

Stage 00

Dwg No. SWP01

Sheet No. 1 of 2



NOTE

- Maximun orifice pipe length is 150mm. Allow 75mm clearance from end of pipe to outside tank wall
- Fix orifice pipe to tee junction using reducer fittings

For Consent

Rev	Date	Description	By	Checked
A	08/06/2026	Issued for Consent	LP	TMA

DWG ATTENUATION TANK DETAIL

A3 SCALE NTS | Date 08/06/2026

Drawn LP | Checked TMA | Approved JP

File T:\CLIENTS\BYRON SMITH\26 062 - 18 BLUE MARLIN DRIVE, KERIKERI\ENGINEERING\03_DRAWINGS\26 062_ATTENUATION TANK DETAIL.DWG

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Project STORMWATER MANAGEMENT
18 BLUE MARLIN DRIVE, KERIKERI

Client BYRON SMITH

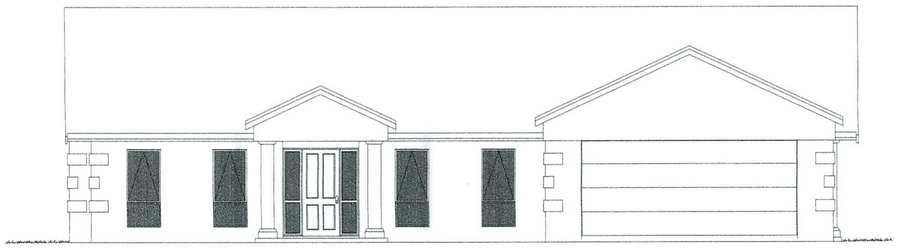
Project No. 26 062 | RC no.

Stage 00

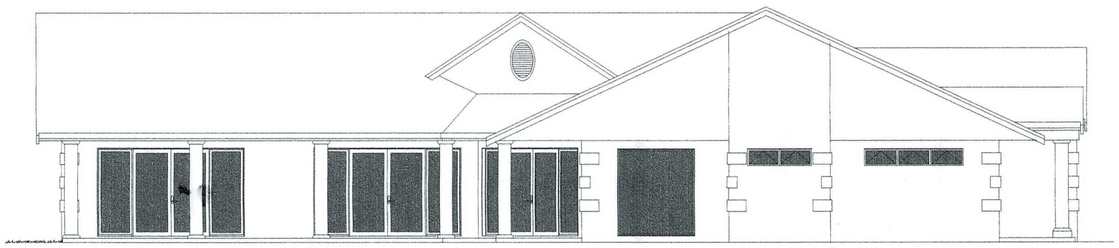
Dwg No. SWD01

Sheet No. 2 of 2

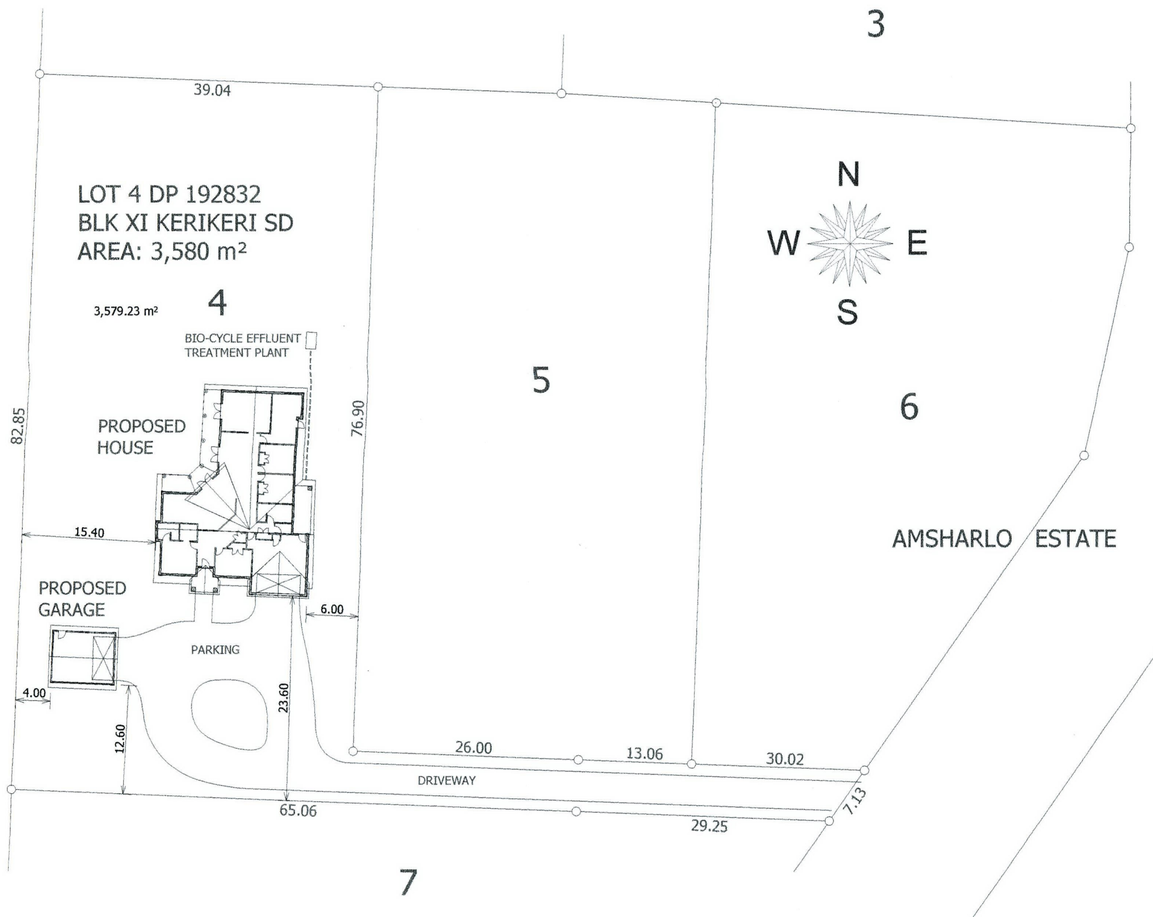
Appendix B – Building Consent Documentation



ELEVATION A SOUTH



ELEVATION B WEST



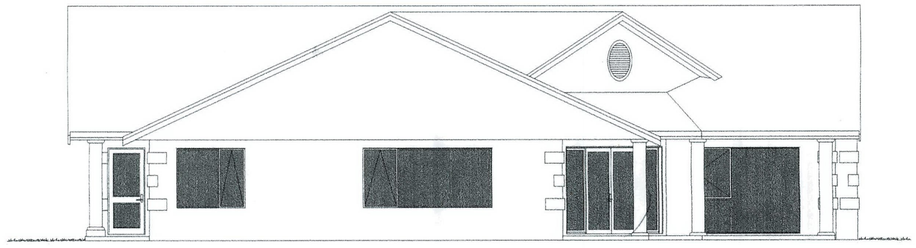
LOCATION PLAN: SCALE 1:500

Far North District Council
NOTIFIABLE INSPECTIONS
Plumbing & Drainage

...under slab P & D	✓	
...Plumbing in walls	✓	
Sewer & Stormwater drainage prior to back-filling trench	✓	
Septic tank effluent disposal Trench	✓	
Other		

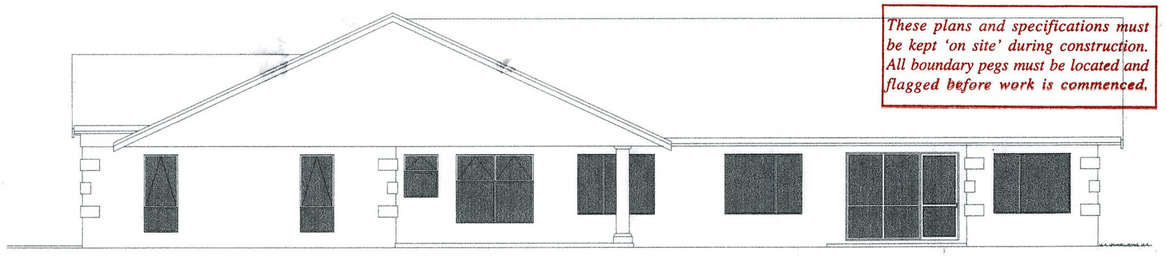
Far North District Council
NOTIFIABLE INSPECTIONS

Site Inspection	✓	
Footing/Foundation	✓	x2
Slab	✓	x2
Bond beam		
Sub-floor		
Framing	✓	
Exposed Ratter Strapping		
Pre-line	✓	
Sheet Bracing	✓	
Other (specify) FIRE	✓	
Final Inspection		



ELEVATION C NORTH

All stormwater from roof, driveways & watertank overflow to be disposed of to Council requirements



ELEVATION D EAST

These plans and specifications must be kept 'on site' during construction. All boundary pegs must be located and flagged before work is commenced.

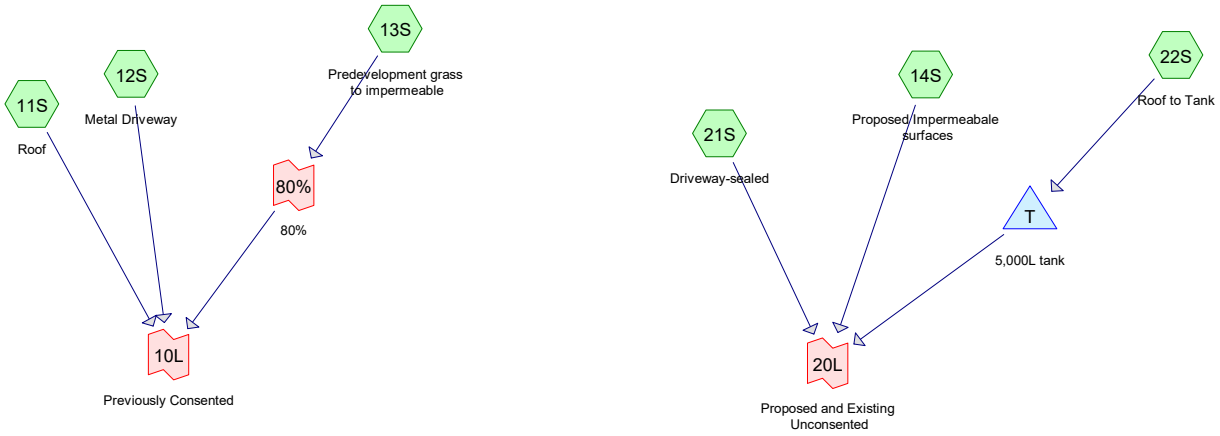
APPROVED PIM/BC 2003691
Date 20/6/02
Signed
FARNORTH DISTRICT COUNCIL

CLINTON GRANT
ARCHITECTURAL DESIGN
Opito Bay Road Kerikeri
Phone: (09)407 7573

PROPOSED NEW HOUSE FOR SHAWN AND SHARON ANDERSON, AMSHARLO ESTATE, WAIPAPA ROAD, KERIKERI

Date: 24th June 02
Scales: 1:100 1:500
Job Ref no: Anderson
Sheet no: One

Appendix C – HydroCAD Data



Subcat Reach Pond Link

Routing Diagram for 26 062_Tank 01 (Type 1A)-REV A
Prepared by Haigh Workman Limited, Printed 8/06/2026
HydroCAD® 10.20-5c s/n 13322 © 2023 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-meters)	CN	Description (subcatchment-numbers)
550.0	89	Gravel roads, HSG C (12S)
68.1	98	Patio (14S)
39.8	98	Pool (14S)
423.0	98	Roof to tank (11S)
423.0	98	Roofs (22S)
550.0	98	Sealed driveway (21S)
107.9	74	grass (eng standards (13S)
2,161.8	**95**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-meters)	Soil Group	Subcatchment Numbers
0.0	HSG A	
0.0	HSG B	
550.0	HSG C	12S
0.0	HSG D	
1,611.8	Other	11S, 13S, 14S, 21S, 22S
2,161.8		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-meters)	HSG-B (sq-meters)	HSG-C (sq-meters)	HSG-D (sq-meters)	Other (sq-meters)	Total (sq-meters)	Ground Cover	Subcatchment Numbers
0.0	0.0	550.0	0.0	0.0	550.0	Gravel roads	12S
0.0	0.0	0.0	0.0	68.1	68.1	Patio	14S
0.0	0.0	0.0	0.0	39.8	39.8	Pool	14S
0.0	0.0	0.0	0.0	423.0	423.0	Roof to tank	11S
0.0	0.0	0.0	0.0	423.0	423.0	Roofs	22S
0.0	0.0	0.0	0.0	550.0	550.0	Sealed driveway	21S
0.0	0.0	0.0	0.0	107.9	107.9	grass (eng standards	13S
0.0	**0.0**	**550.0**	**0.0**	**1,611.8**	**2,161.8**	**TOTAL AREA**	

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

Subcatchment 11S: Roof Runoff Area=423.0 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=4.7 L/s 69.1 m³

Subcatchment 12S: Metal Driveway Runoff Area=550.0 m² 0.00% Impervious Runoff Depth>137 mm
Tc=10.0 min CN=89 Runoff=5.4 L/s 75.3 m³

Subcatchment 13S: Predevelopment grass to impermeable Runoff Area=107.9 m² 0.00% Impervious Runoff Depth>95 mm
Tc=10.0 min CN=74 Runoff=0.7 L/s 10.3 m³

Subcatchment 14S: Proposed Impermeabale surfaces Runoff Area=107.9 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=1.2 L/s 17.6 m³

Subcatchment 21S: Driveway-sealed Runoff Area=550.0 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=6.1 L/s 89.9 m³

Subcatchment 22S: Roof to Tank Runoff Area=423.0 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=4.7 L/s 69.1 m³

Pond T: 5,000L tank Peak Elev=1.72 m Storage=3.5 m³ Inflow=4.7 L/s 69.1 m³
Outflow=3.6 L/s 69.1 m³

Link 10L: Previously Consented Inflow=10.7 L/s 152.7 m³
Primary=10.7 L/s 152.7 m³

Link 20L: Proposed and Existing Unconsented Inflow=10.7 L/s 176.6 m³
Primary=10.7 L/s 176.6 m³

Link 80%: 80% x 0.80 Inflow=0.7 L/s 10.3 m³
Primary=0.6 L/s 8.2 m³ Secondary=0.1 L/s 2.1 m³

Total Runoff Area = 2,161.8 m² Runoff Volume = 331.4 m³ Average Runoff Depth = 153 mm
30.43% Pervious = 657.9 m² 69.57% Impervious = 1,503.9 m²

Summary for Subcatchment 11S: Roof

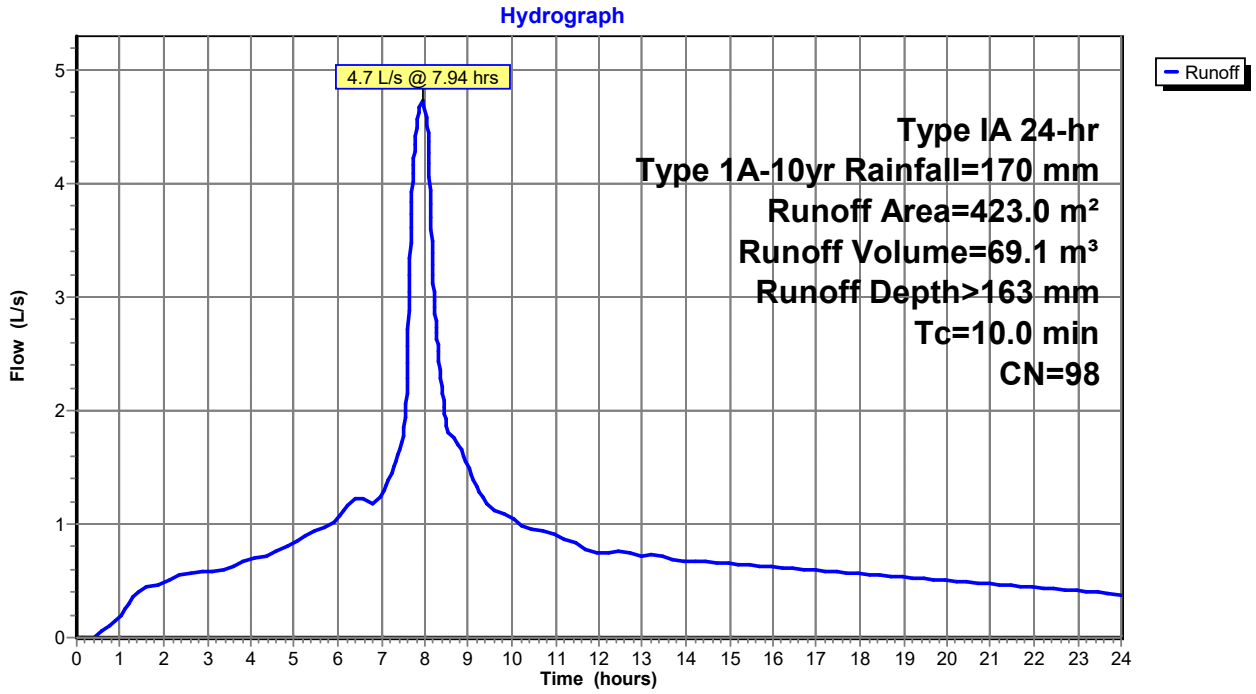
Runoff = 4.7 L/s @ 7.94 hrs, Volume= 69.1 m³, Depth> 163 mm
Routed to Link 10L : Previously Consented

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

	Area (m²)	CN	Description
*	367.0	98	Roof to tank
*	56.0	98	Roof to tank
	423.0	98	Weighted Average
	423.0		100.00% Impervious Area

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

Subcatchment 11S: Roof



Summary for Subcatchment 12S: Metal Driveway

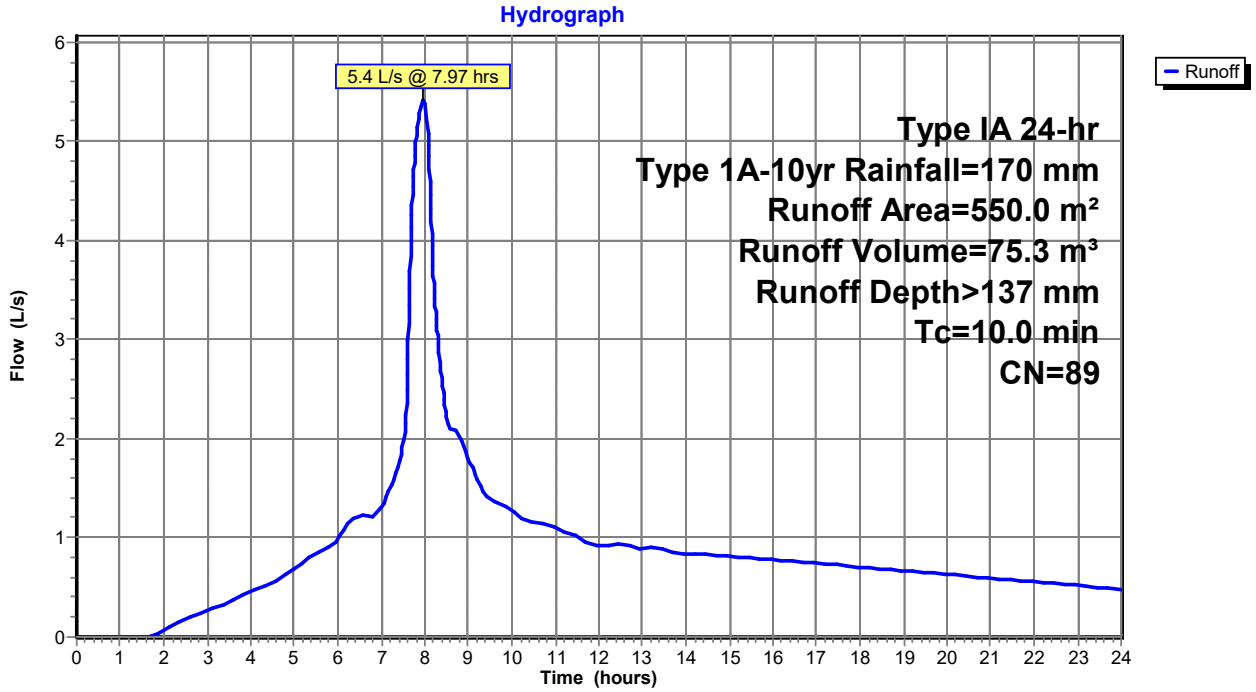
Runoff = 5.4 L/s @ 7.97 hrs, Volume= 75.3 m³, Depth> 137 mm
Routed to Link 10L : Previously Consented

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

Area (m²)	CN	Description
550.0	89	Gravel roads, HSG C
550.0		100.00% Pervious Area

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

Subcatchment 12S: Metal Driveway



Summary for Subcatchment 13S: Predevelopment grass to impermeable

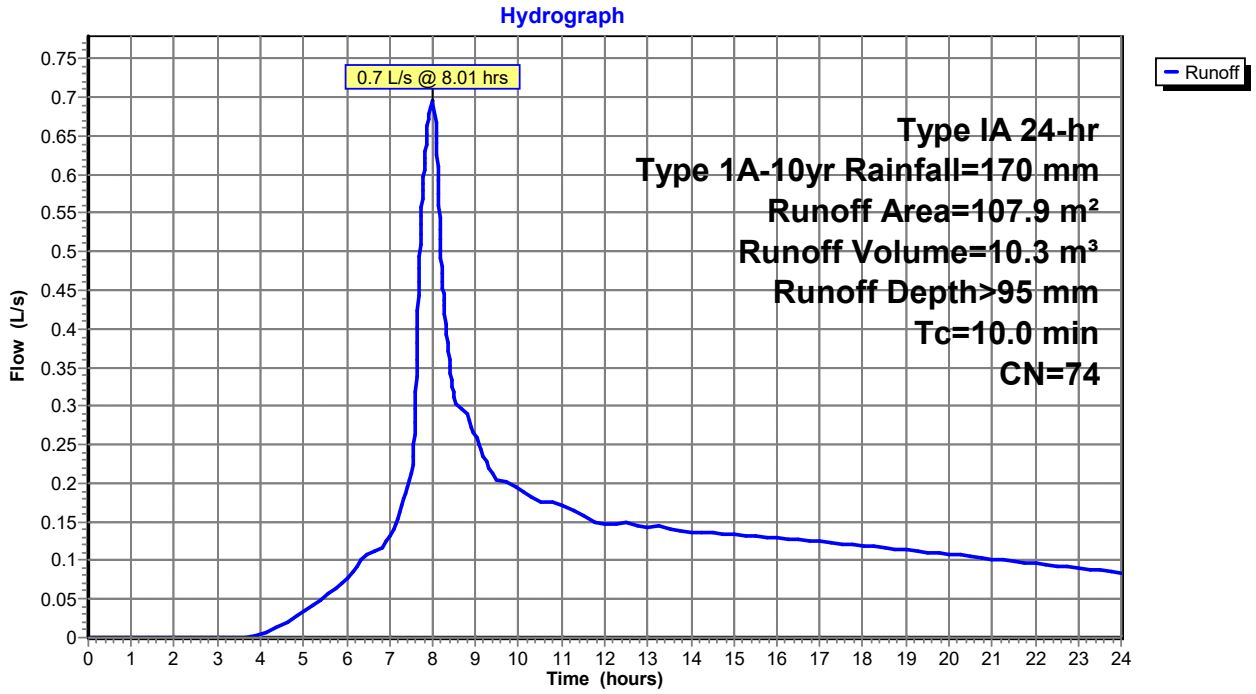
Runoff = 0.7 L/s @ 8.01 hrs, Volume= 10.3 m³, Depth> 95 mm
Routed to Link 80% : 80%

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

	Area (m²)	CN	Description
*	39.8	74	grass (eng standards
*	68.1	74	grass (eng standards
	107.9	74	Weighted Average
	107.9		100.00% Pervious Area

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

Subcatchment 13S: Predevelopment grass to impermeable



Summary for Subcatchment 14S: Proposed Impermeabale surfaces

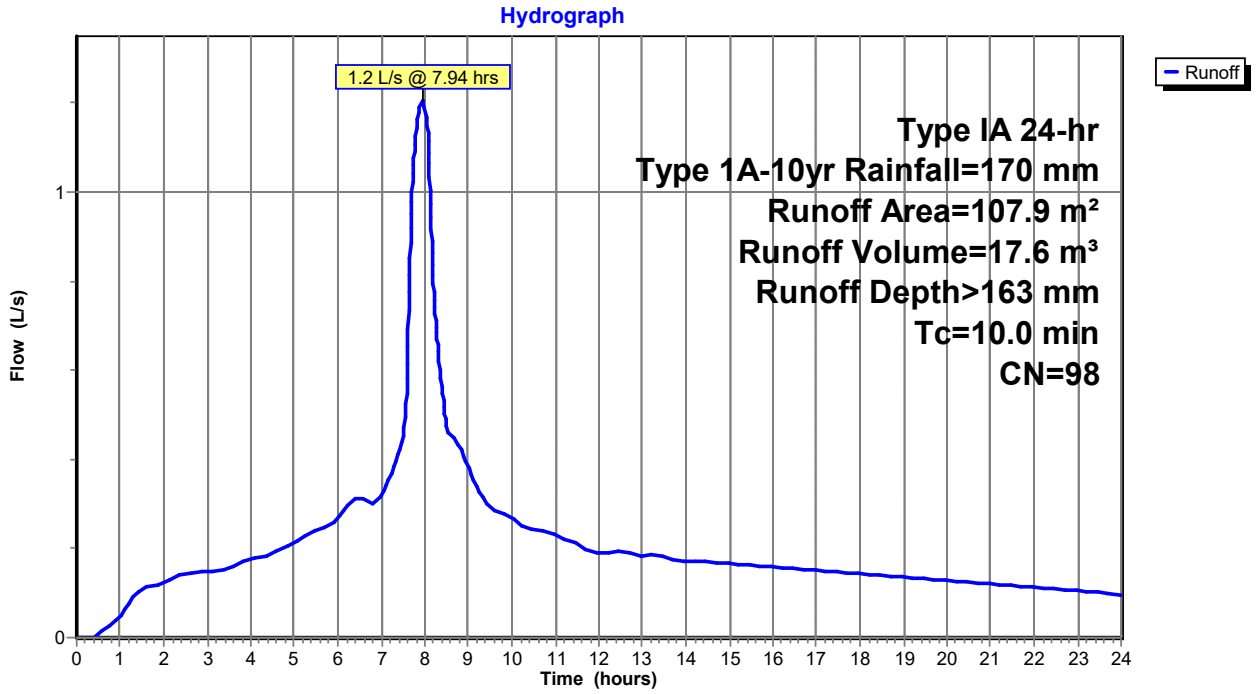
Runoff = 1.2 L/s @ 7.94 hrs, Volume= 17.6 m³, Depth> 163 mm
Routed to Link 20L : Proposed and Existing Unconsented

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

	Area (m²)	CN	Description
*	39.8	98	Pool
*	68.1	98	Patio
	107.9	98	Weighted Average
	107.9		100.00% Impervious Area

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

Subcatchment 14S: Proposed Impermeabale surfaces



Summary for Subcatchment 21S: Driveway-sealed

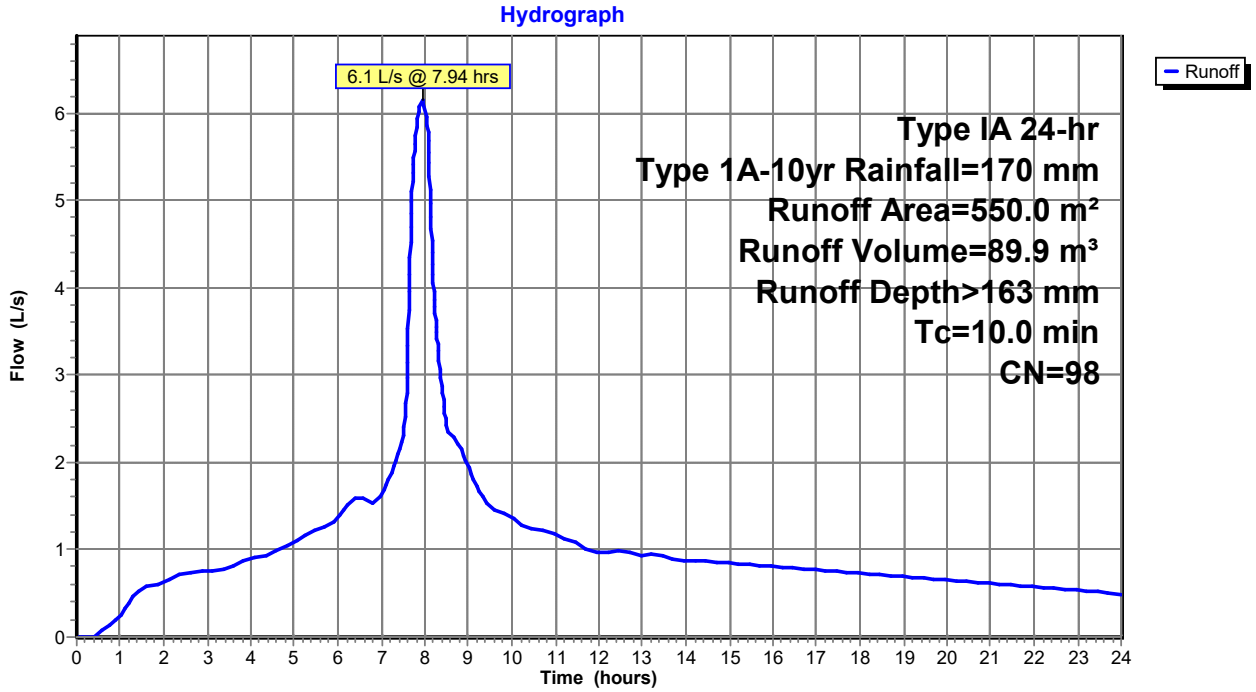
Runoff = 6.1 L/s @ 7.94 hrs, Volume= 89.9 m³, Depth> 163 mm
Routed to Link 20L : Proposed and Existing Unconsented

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

	Area (m²)	CN	Description
*	550.0	98	Sealed driveway
	550.0		100.00% Impervious Area

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

Subcatchment 21S: Driveway-sealed



Summary for Subcatchment 22S: Roof to Tank

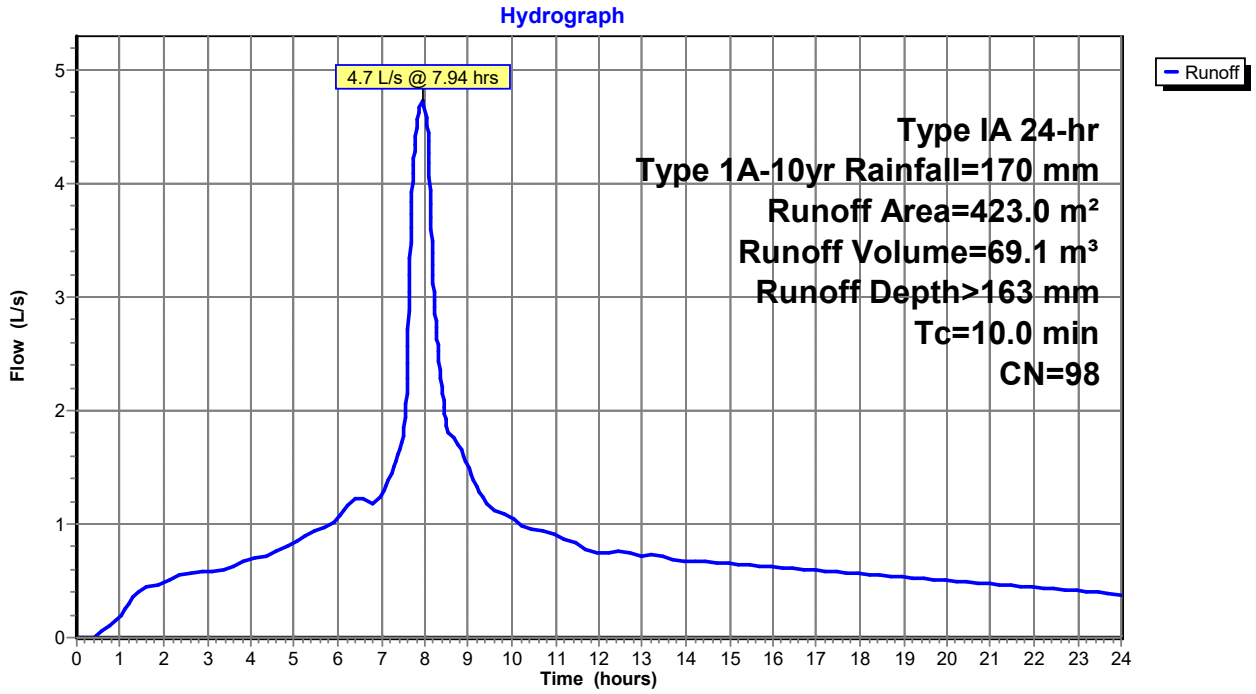
Runoff = 4.7 L/s @ 7.94 hrs, Volume= 69.1 m³, Depth> 163 mm
Routed to Pond T : 5,000L tank

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

	Area (m²)	CN	Description
*	367.0	98	Roofs
*	56.0	98	Roofs
	423.0	98	Weighted Average
	423.0		100.00% Impervious Area

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

Subcatchment 22S: Roof to Tank



Summary for Pond T: 5,000L tank

Inflow Area = 423.0 m²,100.00% Impervious, Inflow Depth > 163 mm for Type 1A-10yr event
Inflow = 4.7 L/s @ 7.94 hrs, Volume= 69.1 m³
Outflow = 3.6 L/s @ 8.15 hrs, Volume= 69.1 m³, Atten= 24%, Lag= 12.5 min
Primary = 3.6 L/s @ 8.15 hrs, Volume= 69.1 m³
Routed to Link 20L : Proposed and Existing Unconsented

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 1.72 m @ 8.15 hrs Surf.Area= 2.0 m² Storage= 3.5 m³

Plug-Flow detention time= 6.2 min calculated for 69.1 m³ (100% of inflow)
Center-of-Mass det. time= 5.3 min (656.5 - 651.1)

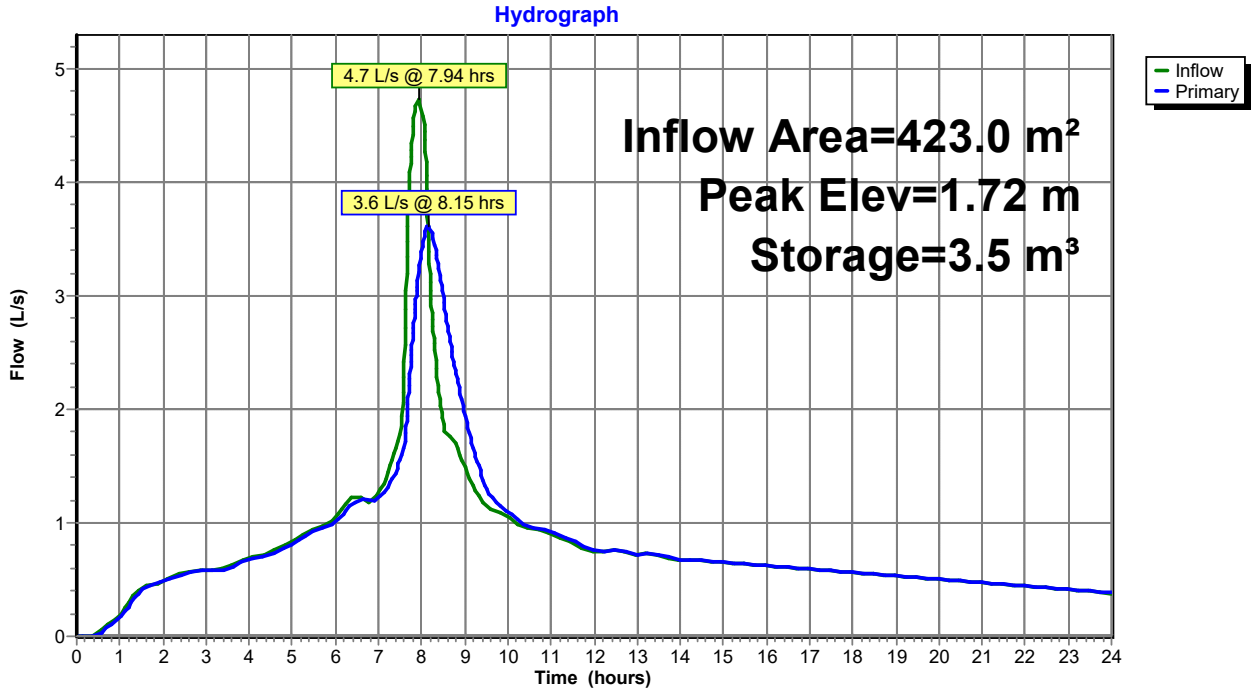
Volume	Invert	Avail.Storage	Storage Description
#1	0.00 m	5.4 m³	**1.60 mD x 2.69 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00 m	**35 mm Vert. dIA Orifice/Grate** C= 0.650 Limited to weir flow at low heads

Primary OutFlow Max=3.6 L/s @ 8.15 hrs HW=1.72 m (Free Discharge)
1=dIA Orifice/Grate (Orifice Controls 3.6 L/s @ 3.76 m/s)

Pond T: 5,000L tank

Hydrograph

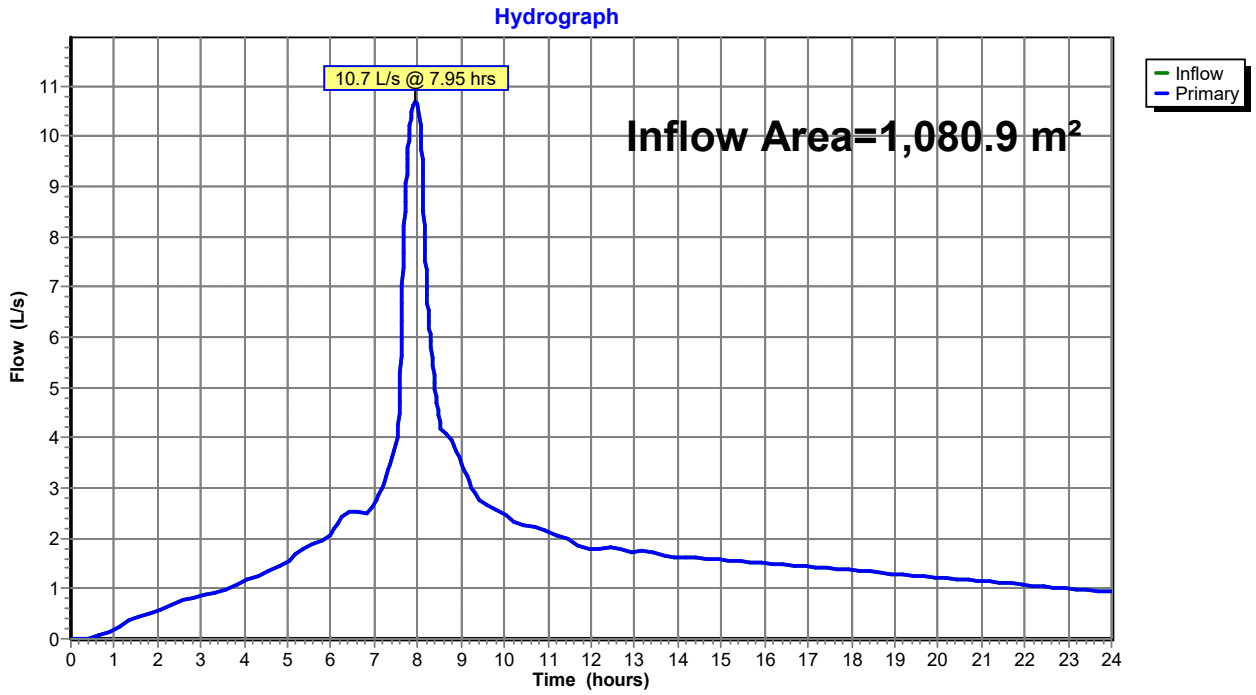


Summary for Link 10L: Previously Consented

Inflow Area = 1,080.9 m², 39.13% Impervious, Inflow Depth > 141 mm for Type 1A-10yr event
Inflow = 10.7 L/s @ 7.95 hrs, Volume= 152.7 m³
Primary = 10.7 L/s @ 7.95 hrs, Volume= 152.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 10L: Previously Consented

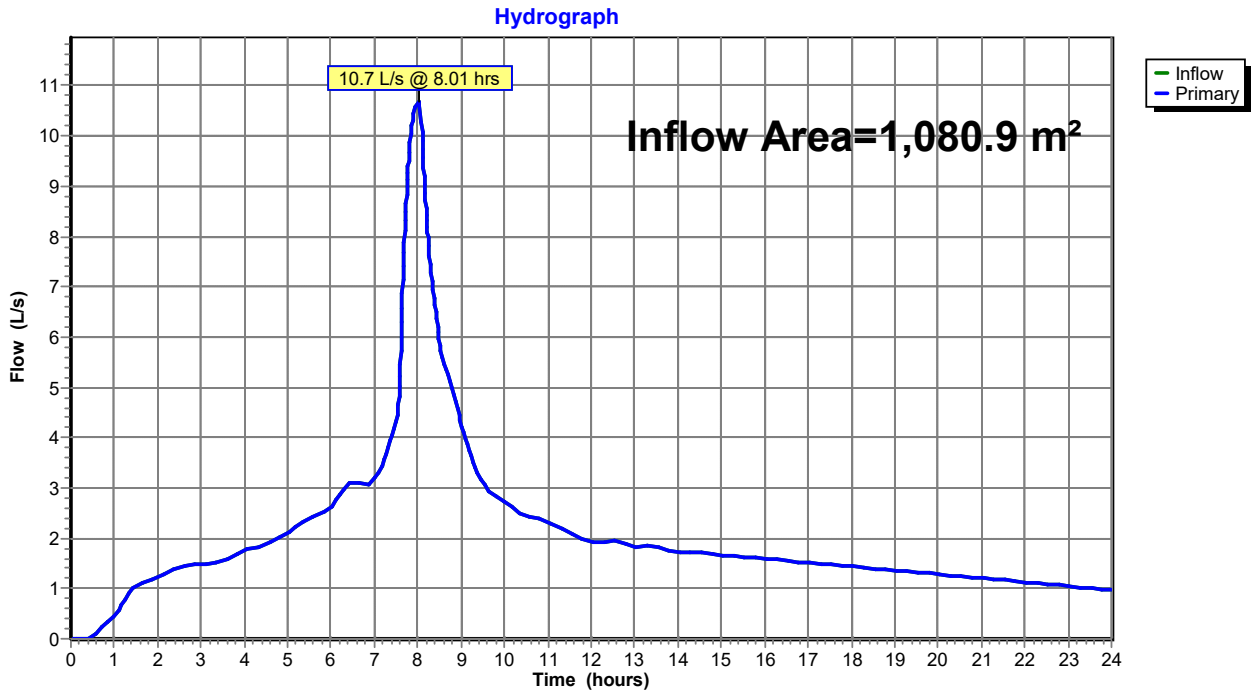


Summary for Link 20L: Proposed and Existing Unconsented

Inflow Area = 1,080.9 m²,100.00% Impervious, Inflow Depth > 163 mm for Type 1A-10yr event
Inflow = 10.7 L/s @ 8.01 hrs, Volume= 176.6 m³
Primary = 10.7 L/s @ 8.01 hrs, Volume= 176.6 m³, Atten= 0%, Lag= 0.0 min

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

Link 20L: Proposed and Existing Unconsented

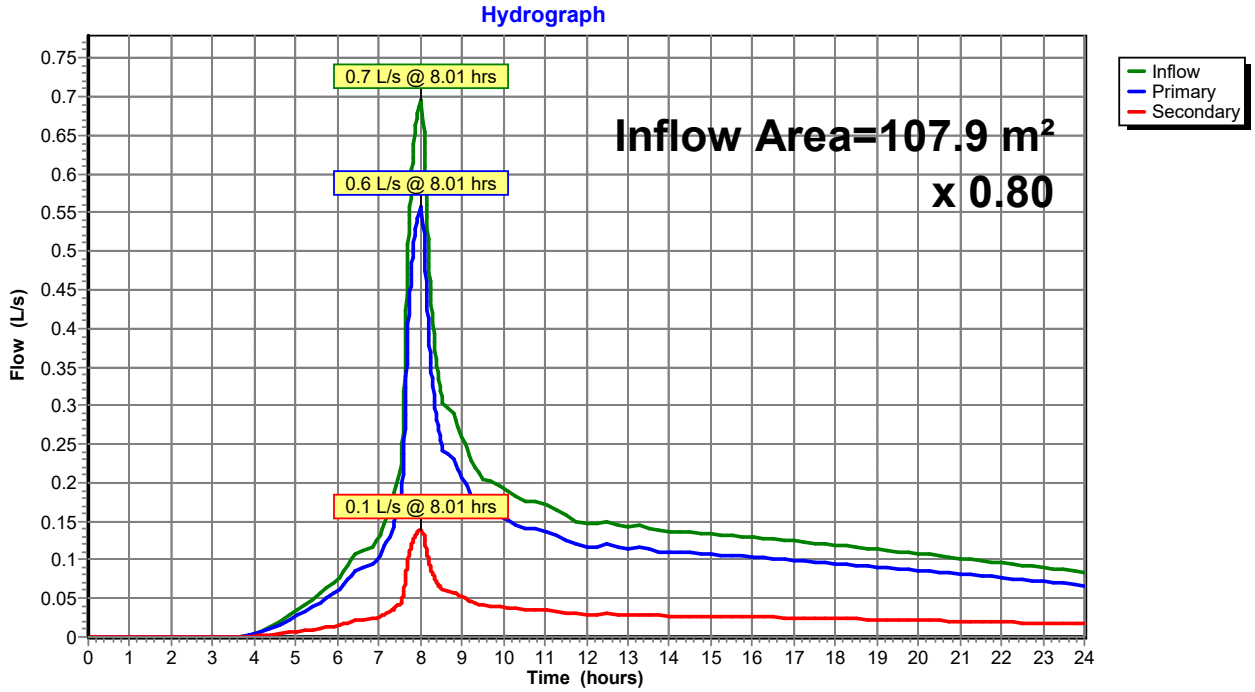


Summary for Link 80%: 80%

Inflow Area = 107.9 m², 0.00% Impervious, Inflow Depth > 95 mm for Type 1A-10yr event
Inflow = 0.7 L/s @ 8.01 hrs, Volume= 10.3 m³
Primary = 0.6 L/s @ 8.01 hrs, Volume= 8.2 m³, Atten= 20%, Lag= 0.0 min
Routed to Link 10L : Previously Consented
Secondary = 0.1 L/s @ 8.01 hrs, Volume= 2.1 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 80%: 80%



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

4 September 2026

Byron Joshua Smith
18 Blue Marlin Drive
Kerikeri 0230

Tēnā koe,

Building consent number:	EBC-2027-194/0
Property ID:	3336583
Address:	18 Blue Marlin Drive, Kerikeri 0295
Description:	install a 10m x 4.4m Fibreglass swimming pool as well as a regulation pool fence at the property

Requirement for Resource Consent

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

The site is zoned Rural Living under the Operative District Plan, the site is zoned Rural Residential under the Proposed District Plan – Appeals Version and Resource Consent is required for breach of the following:

Rule:	RRZ -R1 New buildings or structures and relocated buildings or extensions or alterations to an existing building or structures
Reason:	Building and structure coverage on site is 530.9m^2 which exceeds 12.5% of the site area.

Rule:	RRZ-R2 Impermeable Coverage
Reason:	The proposed development will result in impermeable surfaces of 30%.

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

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

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

Nāku iti nei, nā



Aroha Chase
PIM Officer (Acting)
Delivery and Operations

Emailed to: sunseekerpoolsnz@gmail.com

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2027-194/0

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER RESOURCE MANAGEMENT ACT 1991

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

- **Resource Consent – REQUIRED**

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

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

Signature:	 **PP:**
	Trent Blakeman
	Manager - Building Services –
Position:	Delivery and Operations
On behalf of:	Far North District Council (Building Consent Authority)
Date:	4 September 2026

Proposed District Plan – Appeals Version

Part 3 – Rural Residential Zone	
Objectives	
RRZ-O1	*The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity values of the zone*
RRZ-O2	*The predominant character and amenity values of the Rural Residential zone are maintained and enhanced, which includes:* *a. peri-urban scale residential activities;* *b. small-scale farming activities with limited buildings and structures;* *c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and* *d. a diverse range of rural residential environments reflecting the character and amenity values of the adjacent urban area*
RRZ-O3	*The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.*
RRZ-O4	*Land use and subdivision in the Rural Residential zone:* *a. maintains rural residential character and amenity values;* *b. supports a range of rural residential and small-scale farming activities; and* *c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface*
Policies	
RRZ-P1	*Enable activities that will not compromise the role, function and predominant character and amenity values of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:* *a. rural residential activities;* *b. small-scale farming activities;* *c. home business activities;* *d. visitor accommodation; and* *e. small-scale education facilities*
RRZ-P2	*Avoid activities that are incompatible with the role, function and predominant character and amenity values of the Rural Residential zone including:* *a. activities that are contrary to the density anticipated for the Rural Residential zone;*

	b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and *c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone*
RRZ-P3	*Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zones and Horticulture precinct*
RRZ-P4	*Encourage all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary::* *a. telecommunications:* *i. fibre where it is available;* *ii. copper where fibre is not available;* *iii. copper where the area is identified for future fibre deployment.* *b. local electricity distribution network.*
RRZ-P5	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone::* *a. consistency with the scale and character of the rural residential environment;* *b. location, scale and design of buildings or structures;* *c. at zone interfaces and the rail designation boundary:* *i. any setbacks, fencing, screening or landscaping required to address potential conflicts;* *ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;* *d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;* *e. the adequacy of roading infrastructure to service the proposed activity;* *f. managing natural hazards;* *g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and* *h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*