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

Office Use Only
Application Number:

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

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

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

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

✔ **Yes** ◯ **No**

## 4. Consultation

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

| | |
|---|---|
| If yes, which groups have you consulted with? | Ngati Rehia |
| Who else have you consulted with? | Department of Conservation, Heritage NZ and neighbours |

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

## 5. Applicant Details

**Name/s:** Site Scope Limited

**Email:** [redacted]

**Phone number:**

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

## 6. Address for Correspondence

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

**Name/s:** Zenith Planning Consultants Limied

**Email:** [redacted]

**Phone number:**

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

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

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

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

**Name/s:** I & V Smith

**Property Address/ Location:** [redacted]

Postcode

## 8. Application Site Details

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

**Name/s:** I & V Smith

**Site Address/ Location:** [redacted]

**Legal Description:**

**Certificate of title:**

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

**Site visit requirements:**

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

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

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

## 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.

To construct a third dwelling on the application site

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

## 10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

*(more than one circle can be ticked):*

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

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

## 13. Assessment of Environmental Effects:

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

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

## 13. Draft Conditions:

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

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

## 14. Billing Details:

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

**Name/s:** (please write in full) Site Scope Limited

**Email:** [redacted]

**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) Matthew Abercrombie

**Signature:**
(signature of bill payer [redacted]

## 15. Important Information:

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

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

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

ZENITH
Planning Consultants Ltd

# Planning Report and Assessment of Effects

# Proposed Landuse Consent

# Site Scope Limited

**27 Mission Road, Kerikeri**

# PLANNING REPORT AND ASSESSMENT OF EFFECTS

## APPLICATION AND SITE DESCRIPTION

1.01 Zenith Planning Consultants have been engaged by the Site Scope Limited to prepare and lodge a landuse resource consent for a property at 27 Mission Road, Kerikeri. The application site is zoned Rural Living under the Far North Operative District Plan.

1.02 The property is 4046m$^2$ and has a legal description of Lot 1 DP 89014. The property contains an existing dwelling and a consented family flat located at the rear of the dwelling. The proposed dwelling under this application is to be positioned in the large front yard area. In effect this proposal is for a third dwelling on the site albeit that two of the dwellings are modest in size and scale. The existing onsite wastewater system for the existing dwelling and family flat is to be upgraded to include the servicing of the proposed residential unit. The Engineering report details the proposed upgrades including the location of the proposed system.

1.03 The property is slightly elevated above Mission Road with the property sloping up from the road. The property's orientation is towards the north. The site is surrounded by similar sized properties with varying degrees of development on the respective lots. The site is primarily in lawn with several trees and perimeter landscaping / screening on all boundaries. On the northern boundary there is a mixture of vegetation types enabling obscured views into the site from Mission Road. The proposal will not result in any additional access point with the current entry/ exist to be used as well as the strip concrete driveway within the site located along the eastern boundary.

*View of the road frontage from Mission Road. Obscured views into the site are possible.*

*Proposed dwelling location in front of existing dwelling with access branching off the internal driveway.*

*Location of the proposed dwelling – view towards the western boundary*

1.04 The general area around Mission Road contains a number of larger residential properties which are also flanked along the coastal boundary (within the upper Kerikeri Inlet), by smaller residential properties many of which are only approximately 1000m$^2$ to

1500m$^2$ in size. This pattern of development and allotment arrangement is as a result of the former BOI District Plan which provided for large lots (Residential 5) and standard residential (Residential 1) properties within this wider location. Whilst all these lots are not reticulated density of development within the 1000-1500m$^2$ has been allowed and this proposal is representative of allowed density.

1.05 The previous zoning results in the somewhat unusual circumstance where arguably the more sensitive properties located adjacent to the Coastal Marine Area are more intensively developed, while sites further from the coast are typically larger lots and less intensively developed. Current rules around the extent of impermeable surfaces and building coverage place significant constraint on the larger sites particularly when driveways and outdoor living space use large amounts of the permitted allowances.

*The existing access is the right hand driveway which branches of from the single entrance serving three properties.*

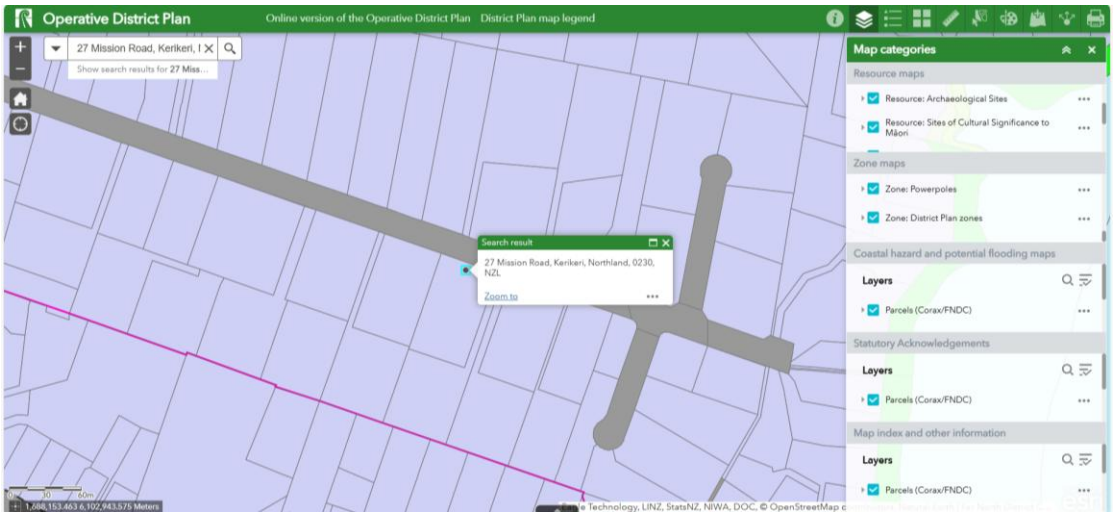
1.06 Over time and with development placed strategically within the larger residential lots, there has been landuse and subdivision applications approved which result in a density of development comparable to that proposed within this application. It would appear that although the former lots and residential intensity of around 1000m$^2$ per lot or dwelling are intensive for onsite servicing, it can be achieved, and the Engineering report concludes that this can be achieved on this site.

1.07 The existing pattern and density of development in terms of lot size is a material consideration for this area and for this reason is noted accordingly within later sections of this report. It is also important to consider the view into the site from the road and in this instance the proposed dwelling will be partially visible. The family flat located at the rear of the site is only visible to the neighbour at the rear of the property and this has existed for more than 20 years with no changes proposed other than to recognise this

residential unit as a separate unit and no longer a family flat. This change is to recognise the practical change which occurred not long after the buildings construction. The tenant in the family flat has resided for more than 20 years in this property.

1.08 The roadside vegetation assists in reducing the potential for any visual effects from the proposed dwelling and it is considered that this development is far less visual than other developments on Mission Road and other streets within the location which are much closer to the road or which lack any landscaping.

1.09 The site is zoned Rural Living as illustrated below within the operative district plan. There are no notations which apply to the site.




*The site is located within the Rural Living zone and outside the Kerikeri Visual Buffer which is south of the purple line.*

1.10 It is contended within this application that the proposed density of development is reflective of the lifestyle zoning afforded to the surrounding area and would be an appropriate use for the site. This is particularly relevant given compliance with the Building Coverage rule is achieved which indicates that the development is within expectations and could be comparable to a larger single dwelling with accessory buildings.

1.11 A degree of intensification for properties with some Council services and the means to provide the remaining requirements on site, is considered to be an effective and efficient use of land. Furthermore, this proposal does not contribute to unnecessary expansion of the residential area given the relative modest nature of the proposal and that there is no high density urban feel about the proposal with the site comparable to adjoining and nearby properties. The zoning infers that in the future the area would be fully serviced and ultimately become residential. This application while not subdividing the property is proposing development reflective of this forward looking approach whilst maintain many of the qualities which exist within a Rural Living environment.

1.12 Buildings do not ordinarily require resource consent within the Rural Living zone providing the development controls are satisfied however there are several rules which can be challenging to meet. In this instance there are several rules which are breached and these are noted in section 2 of this report.

1.13 There are no notations which are relevant to the site and which require additional consideration. The property is well outside the Kerikeri Visual Buffer which is related to properties within close proximity to the Stone Store Basin area.

**Proposed Plan**

1.14 Council is in the process of preparing a new district plan to replace the current operative plan. The process is reasonably lengthy but is progressing with the Proposed Far North District Plan first notified on 27th July 2022 when submissions were invited to be lodged. The Council has since produced a summary of submissions, closed the further submissions process, and has almost completed the hearings of submissions.

1.15 Under the Proposed District Plan, the site is zoned Rural Residential. The site is also located within the Kerikeri Heritage Area – Part B. Discussions on the impact of this overlay will be detailed later within the report. There are no additional notations or overlays which affect the site.


*Planning Maps for the application site from the Proposed District Plan noting the zoning as Rural Residential and that the site is located within the Kerikeri Heritage Area – Part B.*

## APPLICATION PROPOSAL

2.01 The application for landuse consent is to establish a modest, self-contained dwelling with two bedrooms and which breaches a number of rules within the Rural Living zone.

2.02 An assessment under the proposed plan has also been completed with a rule in the plan which has immediate legal effect applicable to the site and proposal.

## OPERATIVE DISTRICT PLAN ASSESSMENT

## RURAL LIVING ZONE RULES

| RULE | ASSESSMENT |
|---|---|
| 8.7.5.1.1 RESIDENTIAL INTENSITY<br>Residential development shall be limited to one unit per 4,000m² of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 1,000m² elsewhere on the property. Except that this rule shall not limit the use of an existing site or a site created pursuant to Rule 13.7.2.1 (Table 13.7.2.1), for a single residential unit for a single household, provided that all other standards for permitted activities are complied with. | The proposed dwelling is the third dwelling on the site which has a area of 4046m$^2$. The ratio of dwellings to land is therefore one dwelling per 1348.66m$^2$.<br><br>There is currently a main dwelling, a family flat, and the proposed dwelling.<br><br>The family flat is rented to a couple who have resided on the property for more than 20 years and have no ties to the main dwelling which is what a family flat is defined as having.<br><br>The family flat no longer meets the definition and cannot be considered a minor dwelling as this type of dwelling is not provided for within the zone.<br><br>In order to address this issue to be resolved, the family flat has been assessed as a dwelling in its own right.<br><br>There are no changes to the family flat proposed.<br><br>The proposed residential intensity breaches this rule. |
| 8.7.5.1.2 SCALE OF ACTIVITIES<br>The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 1 person per 1,000m² of net site area.. | Not applicable as only residential activities are proposed |
| 8.7.5.1.3 BUILDING HEIGHT<br>The maximum height of any building shall be 9m. | The proposed dwelling complies with this rule<br><br>Permitted |
| 8.7.5.1.4 SUNLIGHT<br>No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions). except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way | The proposed dwelling complies with this rule<br><br>Permitted |
| 8.7.5.1.5 STORMWATER MANAGEMENT<br>The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m², whichever is the lesser. | The stormwater calculations for all impermeable surfaces are detailed on the site plan and confirm that the overall impermeable percentage is 15.23% which exceeds this allowance<br><br>Not Permitted |
| 8.7.5.1.6 SETBACK FROM BOUNDARIES<br>(a) the minimum building setback from the boundary of any Rural Production Zone shall be 10m and from any boundary with the Minerals Zone the setback shall be 20m; | The proposed dwelling complies with this rule<br>Permitted |

| | |
|---|---|
| (b) the minimum building setback from boundaries, apart from a boundary with any Rural Production and Minerals Zones, shall be 3m, and<br>(c) a continuous shelter belt is to be established comprising species capable of growing to a height of 6m on any boundary which adjoins a Rural Production and Minerals Zone, provided that a break in this shelter belt is permitted where it is necessary in order to provide access to the site;<br>(d) except that no building shall be erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive. | |
| 8.7.5.1.7 SCREENING FOR NEIGHBOURS – NON-RESIDENTIAL ACTIVITIES<br>Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m | Not Applicable |
| 8.7.5.1.8 TRANSPORTATION<br>Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules | See below |
| 8.7.5.1.9 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES<br>(a) The maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and<br>(b) Hours of operation shall be limited to between the hours: 0700 - 2000 Monday to Friday 0800 - 2000 Saturday, Sunday and Public Holidays | Not Applicable |
| 8.7.5.1.10 KEEPING OF ANIMALS<br>(a) Any building, compound, or part of a site used for factory farming or a cattery, shall be located no closer than 50m from any site boundary, except for a boundary which adjoins the Residential, Coastal Residential or Russell Township Zones where the distance shall be a minimum of 600m.<br>(b) except that any building, compound or part of a site used for a boarding kennel shall be located no closer than 300 metres from any site boundary. | Not applicable |
| 8.7.5.1.11 NOISE<br>All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone or any site in the Coastal Residential, Residential or Russell Township Zones or at or within the notional boundary of any dwelling in any other rural or coastal zone:<br>0700 to 2200 hours: 55 dBA L10<br>2200 to 0700 hours 45 dBA L10 and<br>70 dBA Lmax | The residential activity will comply with the noise rules Permitted Activity |

| | |
|---|---|
| 8.7.5.1.12 HELICOPTER LANDING AREA<br>A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones. | Not Applicable |
| 8.7.5.1.13 BUILDING COVERAGE<br>Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 10% or 2400m2 , whichever is the lesser, of the gross site area. | The building coverage calculation includes all existing buildings and the modest dwelling proposed under this application.<br><br>The assessed coverage is 296m$^2$ which for this site is 7.31% and therefore permitted |
| 8.7.5.2.1 PAPAKAINGA HOUSING<br>Papakainga housing is a controlled activity in the Rural Living Zone provided that:<br>(a) it complies with all the standards for permitted activities in this zone and in Part 3 - District Wide Provisions, except for the standards for the residential intensity; and<br>(b) each residential unit has at least 3,000m² surrounding the unit for its exclusive use. | Not Applicable |
| 8.7.5.2.2 STORMWATER MANAGEMENT<br>The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m², whichever is the lesser. | The proposal complies with the 20% allowance with a total impermeable surfaces being 15.23%<br><br>Controlled Activity |
| 8.7.5.3.1 BUILDING HEIGHT<br>The maximum height of any building shall be 10m. | Not applicable as the proposal complies with the permitted height. |
| 8.7.5.3.2 SUNLIGHT<br>No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 3m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions) for a length not exceeding 25% of the relevant boundary. | Not applicable as the proposal complies with the permitted height and setbacks from boundary. |
| 8.7.5.3.3 TRANSPORTATION<br>Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules. | See Assessment below |
| 8.7.5.3.4 BUILDING COVERAGE<br>Any new building or alteration/addition to an existing building is a restricted discretionary activity if the total Building Coverage of a site does not exceed 15% or 4000m2, whichever is the lesser, of the gross site area. | Permitted as noted in earlier assessment |
| 8.7.5.4.1 RESIDENTIAL INTENSITY<br>Residential development shall be limited to one unit per 3,000m² of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m² for its exclusive use surrounding the unit plus a minimum of 1,000m² elsewhere on the property. | The proposal does not meet this rule and the application is Non-complying |
| 8.7.5.4.2 INTEGRATED DEVELOPMENT | This provision is not applicable for this site and proposal as the land is not Maori land |

## EXCAVATION AND FILLING – CHAPTER 12.3

| | |
|---|---|
| 12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, | Minimal earthworks are required to be undertaken for this proposal. The quantities will be well within the permitted allowances of 300m$^3$.<br><br>Permitted |

| | |
|---|---|
| RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES<br><br>Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that:<br>(a) it does not exceed 300m³ in any 12 month period per site; and<br>(b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m. | |
| 12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES<br>Filling in any zone shall meet the following standards:<br>(a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and<br>(b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and<br>(c) the fill material shall not comprise more than 5% vegetation (by volume) of any load. | Compliance with this rule can be achieved |

## TRAFFIC AND PARKING

| | |
|---|---|
| 15.1.6A.2.1 TRAFFIC INTENSITY<br>The Traffic Intensity threshold value for a site shall be determined for each zone by Table 15.1.6A.1 above. The Traffic Intensity Factor for a proposed activity (subject to the exemptions identified below) shall be determined by reference to Appendix 3A in Part 4.<br>This rule only applies when establishing a new activity or changing an activity on a site. However, when considering a new activity or changing an activity, the Traffic Intensity Factor for the existing uses (apart from those exempted above) on site need to be taken into account in order to address cumulative effects.<br>The plan allows for up to 20 traffic movements in the Rural Living Zone. | The new dwelling will contribute 10 traffic movements which combined with the existing dwelling and family flat exceeds the allowance provided for.<br><br>The existing dwelling and proposed dwelling contribute 10 traffic movements each for a collective total of 20 traffic movements. For the 1 bedroom family flat the lessor town unit has been used which provides for an additional 7 traffic movements equating to 27 traffic movements.<br><br>The proposal is a Restricted Discretionary activity |
| 15.1.6B.1.1 ON-SITE CAR PARKING SPACES<br>Where:<br>(i) an activity establishes; or<br>(ii) the nature of an activity changes; or<br>(iii) buildings are altered to increase the number of persons provided for on the site; the minimum number of on-site car parking spaces to be provided for the users of an activity shall be determined by reference to Appendix 3C, unless an activity complies with the exemptions below. | There is sufficient space on site to provide the required parking.<br><br>Permitted |

2.03 The breaches of the operative district plan are therefore as follows:

- Residential Intensity – Non-Complying
- Stormwater (Impermeable Surfaces) – Controlled
- Traffic Intensity – Restricted Discretionary

**The Landuse consent is therefore Non-Complying**

## PROPOSED DISTRICT PLAN

2.04 The majority of rules within the Proposed District Plan do not have legal effect until such time as Council publicly notifies its decisions on submissions. There are however certain rules that have been identified within the proposed plan which have immediate legal effect and that may therefore apply and need to be considered in assessing this application. Such rules may affect the activity status of the application and may be required to be addressed.

2.05 The rules within the following subject matters have rules with immediate legal effect and these include the following: hazardous substances, scheduled sites or areas of significance to Maori, significant natural areas, scheduled heritage resources – none of these apply as none of these aspects are applicable to the site. Additionally, historic heritage rules, and Notable Trees and earthworks are also not applicable.

2.06 However, the Heritage Area Overlays do apply with the site being located within the Kerikeri Heritage Area Overlay – Part B and these provisions having immediate legal effect. The following is the descriptor for the overlay including the matters which are relevant and should be considered in any evaluation of the site and future development.

***Part B:***
*Covers the archaeologically sensitive slopes surrounding Kororipo Pā and the Church Missonary Settlement (CMS). The north and east ridge line also provide the sight lines from Kororipo Pa. There still remains a legacy of early horticultural subdivision pattern which supports the identity of Kerikeri, predominantly located along the Kerikeri Inlet Road ridgeline.*

2.07 Consultation with interest persons/ agencies is required to be undertaken as part of the application process. The applicant has undertaken this consultative process in preparation of this application.

2.08 Therefore, the Heritage Overlay needs to be considered with rules having immediate legal effect under the Proposed District Plan. The application status being non-complying requires consideration of relevant objectives and policies from the Proposed District Plan.

## NES REGULATION

2.09 With the area having historical horticultural usage and the application site having private orchards in the past, it was necessary for the application to undertake a Preliminary Site Investigation.

2.10 The required PSI report was completed by NZ Environmental who are noted as a Suitably Qualified and Experienced Practitioner. The full report is provided within the attachments.

2.11 The report concluded within the PSI that the Regulation did not apply in this instance and that there was highly unlikely for there to be any risk to human health.

# ASSESSMENT OF EFFECTS

3.01 With the landuse consent being Non-Complying there are no restrictions on the matters to be considered in assessing the application. In this respect the relevant assessment criteria has been used in order to focus on the main matters of consideration.

3.02 It is necessary to consider the potential of Permitted Baseline and Existing Environment comments in considering the relevant matters to be assessed.

**PERMITTED BASELINE**

3.03 Pursuant to section 104(2) of the Act, when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline"). When considering an application for resource consent it is important to reference and place some reliance on Permitted Baseline arguments. This provides the expectation for development proposals within the zone and enables the consideration of the differences between what could be undertaken “as of right” and that which is proposed. When referencing and using “Permitted Baseline” such arguments should not be fanciful but based on realistic proposals and expectations.

3.04 In addition to Permitted Baseline considerations, Existing Use Right considerations could also apply especially where the proposed activity is similar in nature and previously lawfully established.

3.05 In this circumstance, the extent of built form existing and proposed is well below the maximum allowable with the extensive driveway, turning area and outdoor living space, resulting in impermeable surfaces which exceed the permitted allowance. In this regard the extent of buildings is consistent with permitted allowances.

3.06 It is noted that for many sites within this location, they were established under the former BOI Section of the Transitional District Plan. This plan included several different definitions which changes when the current Operative Plan became the district plan. One of the key changes which impacts on Rural Living sites was that metalled surfaces were not considered to be permeable. Development was completed with driveways typically excluded from impermeable surface calculations. When the Operative plan became the district plan the buildings and other impermeable surfaces were treated differently. The current Operative Plan requires a disproportionate number of consents for impermeable surfaces. The key consideration is that the total coverage is still well below the controlled threshold.

3.07 The residential intensity is effectively three dwellings on a 4046m$^2$. The ratio of dwellings is therefore one dwelling per 1348.66m$^2$ which while intensive is not dissimilar to lots and development relatively close to the application site and within the same zone. If the residential units were to be offered as travellers accommodation such as a self contained unit, the occupation limit for the proposed unit would be four people which could be eaily achieved. This permitted occupancy is greater than what is expected for residential use of the same building.

3.08 In this regard both the compliance with building coverage and ability to comply if the use of the building was for travellers accommodation rather than residential use means that the Permitted Baseline consideration is a useful comparison for this application.

3.09 It is also important to note that the controlled allowance for Stormwater (impermeable surfaces) with the controlled activity threshold up to 20%. The proposal comfortably meets the controlled activity allowance. It is not uncommon for the impermeable surface allowances to be exceeded even by a single residential unit.

3.10 It is further noted that the level of impermeable surfaces sought are not dissimilar to lots located close to the application site. This when combined with the proposed modest sized proposed dwelling and other dwellings on site does not detract from the key objective which is that the proposal maintains the low density of residential development typical of the zone and the surrounding area.

3.11 The existing environment is a key consideration in justifying the proposed residential intensity. The additional impermeable surfaces is greatly influenced by the driveway and tuning head which is disproportionate to the modest building existing and proposed.

**ASSESSMENT CRITERIA EVALUATION**

3.12 The following sections address specifically the rule breach matters which are wide in scope and allow most matters to be considered in evaluating the merits of the proposal. The source of the relevant criteria has either been the general assessment criteria detailed in Chapter 11 of the Plan or has sourced from within the individual rules.

3.13 The proposal breaches the residential intensity rule and is assessed as being a non-complying activity. The composition of residences includes a main dwelling 3-4 bedroom dwelling, a one bedroom flat, and the proposed two bedroom residential dwelling. For the purposes of this assessment the site is considered to have a total of three residential dwelling with the family flat no longer used in accordance with the provisions in which it was established.

**RESIDENTIAL INTENSITY (INCLUDING MINOR RESIDENTIAL UNITS) AND SCALE OF ACTIVITIES**

(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.

The proposed dwelling is a modest 70m$^2$ building measuring 8.6m by 7.5m with an additional deck and is around 4.7m in height at its highest point. The building has a relatively modest design and appearance and is rectangular shaped. The building will occupy part of the substantial green space between the main dwelling and Mission Road and which is currently in grass and includes some perimeter landscaping.

The building will be partially screened from Mission Road by existing roadside vegetation and from neighbouring properties by boundary landscaping. There could be potential for additional landscaping to be added as required to these

boundaries. Additional landscaping beyond that proposed is not considered to be a necessary requirement for the following reasons:

- There is sufficient mature landscaping which exists between the existing dwelling and the proposed dwelling.
- The applicant intends to provide a landscape screen along part of the driveway and a 1.8m solid fence for privacy where there is no existing landscaping.

The landscaping and proposed fence as illustrated on the site plan will also clearly demarcate the likely exclusive areas for each dwelling and offer further privacy for the onsite residences.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.

The dwelling is proposed to be located in the expansive area between the existing main dwelling and Mission Road. The deck and orientation of the proposed dwelling is to the north. This space to be used for the proposed dwelling does not appear to be used as the outdoor space for the main dwelling. The main dwelling is likely to use an existing courtyard and the deck on the northern side of the dwelling. The consented family flat which is an independent dwelling it its own right has limited space available to it due to its close proximity to the main dwelling although there is some space available to the west of the unit if required.

The separation distance between the proposed dwelling and main dwelling as well as existing and proposed landscaping/ fencing will prevent any domination between the respective units. The outdoor spaces are not adjacent to each other with respective living space within the dwellings not facing each other. Additional fencing or landscaping other than that which exists and that is proposed, could be provided.

The scale of the proposed building (modest in both scale and height) will ensure that there are no issues around visual dominance or loss of sunlight attributable to either residential unit.

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

The open space for the proposed dwelling will be primarily to the north of the proposed dwelling. As noted previously there could be additional landscaping provided beyond that which exists currently, or which is proposed. The open space is both useable and more than adequate for the proposed development.

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

The additional residential unit will generate a further 10 traffic movements according to the assessment tables within the district plan. This quantity is considered to be excessive for the unit itself but insignificant in the context of the immediate roading network. The existing driveway and entrance is more than adequate for the proposed use and demand and it is contended that there is no upgrade required to be undertaken.

A footpath passes the road frontage site of the site and would be used by local residents. The location is generally considered to be a low speed environment and it is contended that any increase in pedestrian traffic would be negligible.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

The existing entrance is illustrated in earlier photos and provides access to both the application site (27 Mission Road) and two rear properties (29 & 31 Mission Road). The respective driveways branch off once they reach the property boundary. The eastern branch serves 29 & 31 Mission Road and is located centrally within the respective access legs while the western branch is wholly within the application site. This internal access appears to be functioning well and the prospect of any conflict for the driveway users is limited. Vehicles can pass each other without any issues, and it is not considered that any upgrade is required.

The proposed dwelling will provide the required carpark and utilise the internal strip driveway as noted on the site plan. Reverse manoeuvring onto the internal driveway will be required but this is not considered to be an issue with this occurring fully within the application site.

There are no adverse effects resulting from the additional traffic.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

Mission Road is a collector road with connectivity to other streets within the immediate area. The additional modest amount of additional traffic will not impact in an adverse way on Mission Road or the receiving network.

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.

There is no commercial activity proposed with the site to be used for residential purposes with a proposed residential dwelling.

(h) Noise generation and the extent to which reduction measures are used.

The proposed activity is residential and not typically a noise generator. There is unlikely to be any conflict with other residents.

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.

The application includes an Engineer's report which details the required servicing requirements for the site.

Council provides a municipal water supply and there are no issues with a connection for the proposed dwelling. The required connection will be completed as part of the Building Consent process.

The site is required to provide for its own onsite wastewater treatment and disposal. The existing wastewater system is required to be replaced, and the details of the new location and proposed capacity (based on likely occupancy for all development on site) is noted within the report. The existing system will be removed and soil remedied accordingly.

Stormwater will be collected and disposed of to the existing stormwater network. Most of the additional impermeable surfaces is the existing driveway and turning head. This is already managed in an effective manner. The additional impermeable surfaces from the proposed dwelling will be collected and directed to the existing network. The proposed wastewater system area is to be avoided including any reserve area.

Additional requirements around stormwater could be conditioned if required but with only a minor increase in total impermeable surfaces this is not considered to be necessary.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

The stormwater from the site will be collected and then directed to the existing stormwater network. This water will be collected from the proposed dwelling only and then directed to the existing network. The existing stormwater arrangements for existing development appear to be functioning well for the site.

Conditions of consent could be imposed which require specific detail for this aspect at the building consent stage.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

There is sufficient space for some outdoor activities to occur within the site. There is also existing landscaping which is not proposed to be modified or changed by this proposal.

Any additional buildings to be established on site would trigger resource consent requirements with breaches of stormwater and heritage rules and could also trigger a breach of the building coverage rule. Currently the building coverage is compliant with the permitted standard.

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.

It is not considered that a relatively modest loss of existing open space will require any mitigation measures to be imposed.

(m) Any adverse effects on the life supporting capacity of soils.

The proposal will not result in adverse effects on the life supporting capacity of soils.

(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.

There is existing landscaping which partially screens the existing dwelling from the proposed dwelling. Additional fencing and landscaping as detailed on the site plan is to be provided. The orientation of each building is to the north. It is considered that adequate privacy is proposed.

(o) Visual effects of site layout on the natural character of the coastal environment.

The site is not located within the coastal environment.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

There is no indigenous vegetation or habitat located within the site.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

There are no natural hazards which exist on site or within the immediate area.

(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.

The site is not bordered by land zoned Rural Production.

(s) When establishing a minor residential unit

(i) the extent of the separation between it and the principal dwelling;

(ii) the degree to which the design is compatible with the principal dwelling;

(iii) the extent that services can be shared;

(iv) the extent that the floor plan is fit for purpose;

(v) the extent to which landscaping is utilised to mitigate adverse effects;

(vi) the design of the building in regard to how easily it may be removed from a site should circumstances change.

The proposal has not been assessed or lodged as a minor dwelling as this use is not provided for within the Rural Living zone.

(s) With respect to access to a State Highway (SH) that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connections to the local roading network and the provision of written approval from the NZ Transport Agency.

The property does not front onto the State Highway network.

**STORMWATER**

3.14 The proposed development exceeds the stormwater rule with coverage being 15.3%. This falls well below the maximum 20% and is considered to be a controlled activity for this consideration. The following assessment criteria considers all matters around impermeable surfaces and the management of stormwater.

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;

The proposal sees an increase of 113m$^2$ of impermeable surfaces for the proposed development. This modest amount is insignificant in the overall catchment. The building coverage for the site continues to comply with the relevant rule.

Stormwater collected from roofs will be directed to existing natural channels and the roadside drainage network.

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

The modest scale of the additional impermeable surfaces in itself is a means of reducing onsite impermeability. The scale of development is modest to ensure that the built form remains compliant with the permitted building coverage rule.

(c) any cumulative effects on total catchment impermeability;

There is not considered to be any cumulative effects resulting from the additional impermeable surfaces proposed under this application. The extent of impermeable surfaces proposed under this application falls within the controlled allowance and Council shall grant consent to such applications. Conditions which provide further mitigation could be imposed, as required, to further reduce impacts on the overall catchment, this could include a small holding tank or a soak holes or similar means of stormwater disposal. If these were to be used they would need to avoid the proposed onsite wastewater system.

(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;

There are no changes to the existing contours other than minor scraping of topsoil for the building site. The natural flow of the land will be unchanged with contours beyond the building platform remaining unchanged.

(e) the physical qualities of the soil type;

The proposal will have no effects on the physical qualities of the soil.

(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;

The reports provided confirm that the existing wastewater system is to be replaced and the location and design details have been provided. With a new system proposed and tailored to expected demand from the three residences, the effects will be less than minor.

Any concentrated or collected stormwater managed within the site will be diverted away from the wastewater system and the soakage fields to ensure the system functions in accordance with the design.

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

The proposed additional dwelling is meeting a demand for accommodation within the Kerikeri area. The extent of built form is modest and functional for the proposed residential use.

There are modest additional hard surfaces providing parking and manoeuvring space and a deck for outdoor living.

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

The property contour runs down toward Mission Road and there is landscaping which would capture any significant rainfall and related runoff.

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

It is contended that potential stormwater runoff from 113m$^2$ of impermeable surfaces is negligible and can be managed onsite. It will be necessary to control stormwater to existing roadside drains as required and to avoid the new onsite wastewater system.

The minor extension of impermeable surfaces can be further controlled if found to be necessary by a small holding tank or soak hole. This is not considered to be necessary in this instance but is an option should Council consider it a necessary requirement. Water from the building would be the easiest to capture in this instance.

## TRAFFIC INTENSITY

3.15 In assessing a breach of the Traffic Intensity provisions which has a restricted discretionary activity status, the matters to which Council is interested fall into the following considerations.

(a) the time of day when the extra vehicle movements will occur;

The proposed dwelling will operate similar to other dwellings although this does depend on who will rent the property and their daily traffic habits. Given that the dwelling is only a two bedroom building, the peaks would likely be at each end of the day. However, the volume of traffic is expected to be modest and will have no adverse impacts on the surrounding roads.

(b) the distance between the location where the vehicle movements take place and any adjacent properties;

The access to the site already exists and there are no dwellings within close proximity to this driveway. The shared entrance off Mission Road quickly splits into two driveways with the application site driveway hugging the eastern boundary of the application site. The access for 29 & 31 Mission Road is positioned in the

middle of the two access legs and has some vegetation between the respective driveways.

(c) the width and capability of any street to be able to cope safely with the extra vehicle movements;

Mission Road is a standard urban road with sufficient width for traffic moving in both directions. There are wide roadside berms and a footpath on the applicant's side of the road. Some properties use the grass berm for parking, but this is an informal use of the roadside berm. There are no concerns over Mission Road being able to absorb the additional traffic.

(d) the location of any footpaths and the volume of pedestrian traffic on them;

The Council footpath passes the site's road frontage and will not be impacted by the minor additional traffic generated by a two bedroom dwelling. There will be no impacts on pedestrian traffic.

(e) the sight distances associated with the vehicle access onto the street;

No changes are proposed to the existing access and entrance other than to link the internal driveway with the proposed parking spaces.

Visibility is generally good in both directions when exiting the site but there may need to be some trimming required to vegetation located towards the east of the entrance.

(f) the existing volume of traffic on the streets affected;

The existing volume of traffic on Mission Road will not be affected by the additional traffic generated by the proposed dwelling.

(g) any existing congestion or safety problems on the streets affected;

There are no known issues around traffic congestion or safety concerns on Mission Road.

(h) with respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur;

The proposed additional dwelling will not generate significant traffic volumes and there is no requirement considered necessary to mitigate less than minor effects on neighbour or the immediate environment.

(i) with respect to the effects on through traffic on arterial roads with more than 1000 vehicle movements per day, the extent to which Council's "Engineering Standards and Guidelines" (2004) are met;

Not applicable as this volume is not reached on Mission Road.

(j) effects of the activity where it is located within 500m of reserve land administered by the Department of Conservation upon the ability of the Department to manage and administer that land;

Around 340m from the site is an esplanade reserve which border the Kerikeri River and inlet. There are no impacts on the reserve from the proposed development.

(k) the provision of safe access for pedestrians moving within or exiting the site.

There are no safety issues for pedestrians within the application site.

3.16 There are no other matters which are considered to be relevant to the application in terms of potential effects under the Operative District Plan. Heritage consideration under the Proposed District Plan and addressed later within this report.

**ASSESSMENT OF EFFECTS CONCLUSION**

3.17 The landuse consent application is non-complying from a residential intensity due to the respective residential units being self contained and involving separate residential households. The respective residences are modest in size with a one bedroom unit, the proposed two bedroom unit and the existing main dwelling which is also modest in scale. This conclusion is reflective in that the building coverage is compliant with the rules for a permitted development which concludes that this proposal cannot be considered as over development of the site.

3.18 The plan allows for a variety of housing types and sizes to meet housing demand and community requirements. It is contended that by definition the three units are clearly residential units but in essence the effects are much less than usual residential units. This is due to the size of the units both existing and proposed and the occupancy levels. The plan does not provide for specific considerations for the variety of housing types treating a large 5 bedroom house the same as a modest 2 bedroom dwelling or even single bedroom units which do not meet the minor dwelling definition.

3.19 This disparity is subject to other rules but provides an insight as to the inconsistency of the residential rule from a scale perspective. The disparity is also relevant at the other end of the spectrum as well where extended families consisting of multiple families in the traditional sense are caught in the by the same blunt residential assessment tool. The effects of the proposed additional residential unit are considered to be less than minor.

3.20 The breach of the stormwater rule is largely due to the restrictions of the rule and the modest allowance provided for within the zone. This is a common breach for Rural Living zoned properties and it is also important to recognise that the proposed impermeable surfaces fall well within the controlled allowance for the zone. If the building and additional hard surfaces were a garage or shed, then the only that consideration would have been breached under the Operative District Plan.

3.21 It is further contended that there are no other mitigation measures required to be completed with landscaping considered to be unnecessary moving forward. If Council considers that this is required, then only minor plantings could be required to complement the landscaping which already exists.

3.22 The Engineering report and PSI provided conclude that the key matters are satisfied and the effects confirmed as being less than minor.

3.23 The application is considered to represent a positive development for the immediate area with no adverse effects created or effects which could be considered as minor or more than minor. The proposal provides an appropriate use of the land and offers an opportunity for a new residence to be constructed and which will assist the new landowner in providing for their families' well being.

## 4.0 OPERATIVE DISTRICT PLAN – OBJECTIVES AND POLICIES

4.01 The following assessment of objectives and policies focus on the Rural Living Zone have also been included.

4.02 With the application having Non-Complying components, the presumption is that the proposal may be contrary to objectives and policies which apply to the site. The following considerations will provide commentary and details as to how the proposal is generally consistent with key objectives and policies for the zone. The following Objectives and Policies are considered to be the most relevant to the application.

### RURAL LIVING ZONE

OBJECTIVES

8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.

8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.

POLICIES

8.7.4.1 That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for on-site effluent disposal.

8.7.4.4 That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.

8.7.4.5 That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.

8.7.4.7 That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.

8.7.4.9 That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

**COMMENTARY ON OBJECTIVES AND POLICIES**

4.03 As previously noted, the proposed residential intensity does not comply with the zone expectations and is non-complying. It is however contended that despite this intensity level, the relevant objectives and policies are not conflicted with. The assessment of effects provides the detailed assessment based on the relevant assessment criteria and it is concluded that effects are less than minor.

4.04 The zone states clearly that it promotes a wide variety of housing types to meet community requirements. Unfortunately, the residential intensity rule which attempts to meet this objective and policy does not deliver. The rule essentially treats a one bedroom dwelling the same as a 5 bedroom dwelling and does not offer the breadth of options which the community requires. Effects between the small and large residences are also very different.

4.05 This is very apparent when assessing a larger residential unit with say two smaller residential units. In this example they contain the same number of rooms and same number of occupants but with the only difference being an extra kitchen and laundry. The buildings could appear the same but on a site similar to the application site the large dwelling is permitted (one dwelling) while in this example (the two dwellings) are non-complying. The effects between the two are comparable and it is the inflexibility of the rule which determines the status.

4.06 The application will have three dwellings, and it is contended that with building coverage rules complied with that over development of the site is not able to be determined. Impermeable surface breaches are primarily due to the driveway, turning head and outdoor living space. Nevertheless at 15.3% impermeable surface coverage this is still within the controlled activity status and acceptable. Traffic from the three dwelling is not significant in the context of the catchment. There are no concerns considered to be relevant or requiring mitigation.

4.05 The detailed objectives and policies are not considered to be conflicted with, and the conclusions are reinforced by the key outcomes sought and delivered by the application. It is further contended that the overall Riverview area is only zoned Rural Living because the required infrastructure is not available such as reticulated wastewater and the provision for greater stormwater management from more intensive development. The area includes many urban features including a primary school, footpaths, and residential vehicle speed limits.

4.06 As a general observation, the area is considered to be residential in nature and that the level of proposed development is not inconsistent with this premise. It is further considered that with the proposed density is not inconsistent with nearby properties with the same zone and while this proposal is for three dwellings, it is the scale which is important. Past decisions for similar intensities from existing lots or development like that proposed are not flawed but with building coverage colpiant means that the scale of development is appropriate.

4.07 The effects of the proposal are mitigated and effects concluded as being less than minor.

4.08 The proposed development is considered to be generally consistent with the immediate area and beyond and also satisfies the intent of the plan.

4.09 The proposed development will create an opportunity for an additional dwelling to be established. The dwelling will provide much needed accommodation.

## PROPOSED FAR NORTH DISTRICT PLAN

4.10 The proposed district plan has provisions which have immediate legal effect. The development is however within the Kerikeri Heritage Overlay – Part B which directs applicants to consult with tangata whenua, Department of Conservation and Heritage New Zealand. The applicant has undertaken this consultation and with respect to possible conditions of consent it was agreed that the Accidental discovery Protocol apply for any onsite development.

4.11 With the site location it is contented that the description of the area of intended influence (and captured by the rule) are properties which fall within the Stone Store basin. The create of the hill as described in the rule explanation is to the south of the application site where the apex of the highest points are found. Consultation resulted in no concerns raised by the key agencies.

4.12 There are no other rules which apply but it is still necessary to consider the relevant Objectives and Policies due to the applications' non-complying activity status. The weighting generally afforded to the proposed district plan with this status is minor.

## OBJECTIVES AND POLICIES

4.13 The objectives and policies for the zone seek to achieve similar outcomes to the existing Rural Living zone.

4.14 The key aspect for this application is that the level of residential intensity remains at a low intensity level and does not detract from the intent of the zone. The Engineering reports address all the onsite requirements. The matters for consideration remain generally consistent with the Operative District Plan and there is several elements which are broadly similar to the Proposed District Plan.

### Heritage Considerations

4.15 The following objectives and policies are from the Proposed District Plan and have immediate legal effect. The key consideration is the comments from the key stakeholders to which the provisions direct applicant's to consult with.

**Objective**

HA- O1 The heritage values of Heritage Area Overlays, as derived from the sites, buildings, and objects of historic significance, archaeological sites and landform, are identified and protected.

**Policies**

HA- P1 To protect the unique heritage values of each Heritage Area overlay
a. identifying and protecting the heritage building, objects and sites, and archaeological sites within the Heritage area overlay;
b. maintaining the architectural and historical integrity of scheduled Heritage Resources;
c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the Heritage Resources;
d. providing for construction and alteration of buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and
e. providing for the demolition of non-heritage building or structures when they do not contribute to the cultural values, character and heritage values of the Heritage area overlay.

HA-P2 To maintain the integrity of the Kerikeri Heritage area overlay and protect the heritage values by retaining the visual dominance and connection of the Kerikeri Mission Station buildings and Kororipo Pa through:
a. the control of the scale, form, colour; and
b. location of alterations and development of buildings or structures.

HA-P3 To maintain visual connection to Kororipo Pa, the Stone Store and Kemp House by limiting built development and landscaping within Part B to protect viewshafts of Kororipo Pa.

4.16 The above objective and related policies are required to be considered where there is proposed development within the overlay area. In this regard it is important for feedback from the key stakeholders who will provide their insight into the appropriateness of the development. Detailed consideration of the above provisions is specifically required where there is a discrepancy or concern raised about the proposed development.

4.17 In this instance the applicant has consulted with tangata whenua, Department of Conservation and Heritage New Zealand. All of these key parties raised no concerns over the proposed residential development and as a result the development does not conflict with the above provisions.

4.18 An earlier observation is that the site is not located within the area of specific interest as described in the rule introduction (properties which overlook the Stone Store area and Kororipo Pa) and therefore there is a question as to if this notation should apply in this instance. The rule and notation applies and has been considered.

4.19 The proposal is considered to be generally consistent with the relevant objectives and policies for the Kerikeri Basin overlay area as detailed within the Proposed Far North District Plan.

## 5.0 REGIONAL POLICY STATEMENT CONSIDERATIONS

5.01 The development of land can be inconsistent with key objectives and policies of the Northland Regional Policy Statement. In this instance, however, there are no matters of relevance which need to be reviewed or considered.

## 6.0 PART 2 CONSIDERATIONS

6.01 The application does not conflict with any matter or consideration under Part 2 of the Act. The proposal provides for the social and economic well-being of the district by improving the environment and enabling appropriate development to be established all while resulting and ensuring the potential effects of the proposal are less than minor.

6.02 It is therefore contended that the proposed residential development is appropriate and consistent with the purpose of the Act.

## 7.0 NOTIFICATION ASSESSMENT S95A TO 95G OF THE ACT

7.01 Sections 95A to 95G require Council to follow specific steps in determining whether to notify an application. In considering the conclusions findings within this report are relied upon.

7.02 Public Notification section 95A

Step 1
Mandatory public notification in certain circumstances

(a) the applicant has requested that the application be publicly notified:
(b) public notification is required under section 95C:
(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

The applicant has not requested public notification and none of the remaining matters as described are applicable.

Step 2 Public Notification precluded in certain circumstances

The criteria for step 2 are as follows:

(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 public notification:
(b) the application is for a resource consent for 1 or more of the following, but no other, activities:
    (i) a controlled activity:
    (ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:
(iv) a prescribed activity (*see* section 360H(1)(a)(i)).

The proposed development is non-complying in terms of residential intensity and is not precluded from public notification.

Step 3 – Public Notification required in certain circumstances

The criteria for Step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The NES Regulation (contaminated land) is relevant with a PSI completed for the site given some historical use of the wider area for horticultural purposes with an old orchard formally on the site. The PSI concludes that there is no risk to human health from the change in use of the land.

The effects from the proposed additional dwelling (the third on site) on the wider environment are considered to be less than minor as concluded within earlier sections of this report. The residential intensity although below the discretionary threshold and assessed as non-complying is not inconsistent with densities on comparable lots within the wider Riverview area.

The types of residential units are also modest in scale - a 3/ 4 bedroom dwelling, a one bedroom unit and the proposed two bedroom unit. When combined the size is not dissimilar to a large dwelling. It is also particularly noteworthy that the building coverage complies with the permitted standards when this is often a problem for developments of these properties. The proposal offers additional housing to a community where there is a known shortage for accommodation and offers a modest but efficient dwelling for rental purposes.

The potential effects from an additional dwelling on the wider environment are concluded as being less than minor.

7.03 Affected Persons Assessment – Limited Notification Section 95B

If the application is not required to be publicly notified, a Council must follow the steps of section 95B to determine whether to limited notify the application.

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

(2) Determine whether there are any—
(a) affected protected customary rights groups; or
(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights or customary marine titles which apply to the application site.

Step 2: if not required by step 1, limited notification precluded in certain circumstances
The criteria for step 2 are as follows:

(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:

(b) the application is for a resource consent for either or both of the following, but no other, activities:

  (i) a controlled activity that requires consent under a district plan (other than a subdivision of land):

  (ii) a prescribed activity (*see* section 360H(1)(a)(ii)).

The application is not precluded from Limited Notification as neither of the exemptions as described above apply to the application.

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

(7) Determine whether, in accordance with section 95E, the following persons are affected persons:

  (a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and

  (b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

The proposal is not considered to result in adverse effects on the immediate neighbours who are screened from the development or will remain unaffected. The potential development of the site does not impinge on boundary related rules which would likely impact on the neighbours in a minor or more than minor way. The proposal is noted as being not dissimilar to other sites within the area. Despite not considering that neighbours were adversely affected by the proposal, the applicant secured several written approvals from neighbours to the east and west of the development. These owners at both 23A and 33 Mission Road are excluded from assessment of potential effects.

With the site being within the Kerikeri Heritage Overlay – Part B, there are rules which have immediate legal effect. The proposed plan directs an applicant within these overlay areas to consult with tangata whenua – Ngati Rehia and Heritage New Zealand. Consultation was undertaken by the applicant with these entities and no concerns were raised in this consultative process. The only requirement from both Iwi and Heritage New Zealand was to impose an Accidental Discovery Protocol which could be simply an Advice Note on the decision.

The matters or protection of the basin area from inappropriate development does not apply as the site is not visible to the Stone Store Basin or to Kororipo Pa.

Furthermore, there is no remnant horticultural use present on the site or immediately adjacent to the site. While these horticultural elements may have been present in the

past, there is no current evidence on site. There were no issues raised within the PSI completed for the site.

There are no other persons deemed to be potentially affected by the proposed development.

7.04 Notification Assessment Conclusion

Pursuant to sections 95A to 95G it is recommended that the Council determine that the application can be processed non-notified for the following reasons:

- In accordance with section 95A, public notification is not required, and in particular the adverse effects on the wider environment are considered to be less than minor;
- In accordance with section 95B, written approvals were not considered to be necessary but written approvals have been obtained from 23A and 33 Mission Road who are properties closest to the proposed development and who could see the dwelling through existing vegetation. The effects are concluded as being less than minor and therefore no other persons are considered to be affected by the applicaiton; and,
- In accordance with section 95A(9) and 95B(10), there are no special circumstances to require public or limited notification.

## 8. S104D (GATEWAY TEST) ASSESSMENT

8.01 Section 104D identifies particular restrictions for non-complying activities and also details the circumstances in which Council can approve an application notwithstanding its non-complying status. The provision has the following requirements:

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—
  (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii)applies) will be minor; or
  (b) the application is for an activity that will not be contrary to the objectives and policies of—
    (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
    (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
    (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

8.02 It is considered that the proposed development does not create adverse effects on the environment that are minor or more than minor. In considering effects the potential effects have been addressed and while no specific mitigation measures are offered there are several options available such as additional landscaping, should Council consider that the current levels are insufficient.

8.03 There are positive effects with an additional dwelling that are available for an area with known housing shortages. The additional residential unit would not detract from the

surrounding environment and is less intensive than some sites within close proximity to the application site.

8.04 It is further considered that the proposed landuse consent is not contrary to the Objectives and Policies of the Plan or those relevant higher order documents.

8.05 In reaching this conclusion, it is considered that the proposal meets both limbs of the test and therefore the thresholds of s104D of the Act, and that the Council can therefore grant the consent accordingly.

## 9 SUMMARY

9.01 The application site is zoned Rural Living and located within the Riverview area which is essentially a residential area within the wider Kerikeri urban area. The proposal is a non-complying development which establishes a third dwelling on the site. The scale of the residences is modest with the composition of dwellings on site being:

- a one bedroom dwelling (existing);
- a two bedroom dwelling (proposed under this application); and,
- 3/4 bedroom dwelling (existing).

The relatively restrictive stormwater (impermeable surfaces) rule is breached with 15.3% coverage but is well within the controlled activity threshold. Building coverage rules are complied with.

9.02 Traffic movements is the other breach under the Operative Plan with an assessed 30 traffic movements vs an allowance of 20 traffic movements. A Traffic Intensity breach is Restricted Discretionary within the zone.

9.03 The proposed plan has no zone rules which have immediate legal effect with the only rule of relevance being that related to the Kerikeri Heritage Overlay – Part B. The key agencies who are consulted for this provision over protection of the area of influence for the Stone Store and Kororipo Pa raise no concerns.

9.04 The potential effects from all matters to be considered are assessed as being less than minor. Although effects on neighbours were assessed as being less than minor there was some consultation with the closest neighbours to the proposed dwelling who provided their written approval. Written approvals were also received from Heritage NZ and Iwi.

9.05 In considering the character and amenity values of the area it is noted that the proposed development is modest in scale and while being non-complying from a residential intensity perspective, the intensity is comparable to existing development within the immediate and wider area. The effects are concluded as being less than minor effects.

9.06 Although the site is reticulated with potable water there is no reticulated wastewater. The Council's stormwater network is capable of absorbing the proposed development with the roadside drain assisting in this capacity. Onsite wastewater treatment and disposal can be readily achieved with the existing system to be replaced and a new system

proposed which accommodates and provides for the expected loading from the respective residences.

9.07 Additional landscaping is not proposed for the reasons as detailed previously however if this is considered by Council to be required, then it is recommended that this additional landscaping be added to the existing landscaping and complement the mitigation measures proposed.

9.08 Access is achieved directly off Mission Road with the existing access to be used. The access is more than adequate for the additional two bedroom dwelling and existing users. There are adequate sight distances in both directions although there may need to be some trimming of roadside vegetation in the eastern direction.

9.09 The effects of this additional dwelling have been assessed and concluded as being less than minor. The effects on the wider environment are considered to be less than minor with appropriate mitigation measures proposed.

9.10 The proposal is not contrary to relevant objectives and policies of the Far North District Plan, Far North Proposed District Plan or the Regional Policy Statement.

9.11 It is considered that the application can be approved under s104B and 104D of the Act as the two limbs of the “gateway tests” have been met.

9.12 With respect to conditions of consent the applicant would appreciate sighting a draft set of conditions for review and comment (if necessary).

Should you have any queries in respect to this application please contact me.

Yours faithfully

**Wayne Smith**
**Zenith Planning Consultants Ltd**
**Principal | Director**
BPlan | BSocSci | MNZPI
wayne@zenithplanning.co.nz
**mob:** +64 (0) 21 202 3898

# P7390 SMITH MINOR DWELLING - RESOURCE CONSENT PLANS

| SHEET LIST | | |
|---|---|---|
| SHEET NUMBER | SHEET NAME | CURRENT REVISION |
| AO-000 | COVER SHEET | A |
| AO-010 | SITE PLAN - EXISTING | A |
| AO-011 | SITE PLAN - PROPOSED | A |
| AO-012 | SITE PLAN - INFRASTRUCTUIURE | A |
| AO-100 | FLOOR PLAN (TYPICAL) | A |
| AO-200 | SITE ELEVATION | A |
| AO-201 | SITE ELEVATION | A |
| AO-203 | SITE ELEVATION | A |
| | | A |

| GENERAL BUILDING INFORMATION |
|---|
| ALL CONSTRUCTION SHALL COMPLY WITH THE NEW ZEALAND BUILDING CODE & NEW ZEALAND STANDARDS. DESIGNED IN ACCORDANCE OF NZS 3604:2011 |
| PARCEL ID: LOT 1 DP 89014 |
| APPELLATION: |
| LOCATION: 27 MISSION ROAD, KERIKERI 0230 |
| DESIGN LIMITATIONS<br>CLIMATE ZONE: 1<br>EARTHQUAKE ZONE: 1<br>CORROSION ZONE: D<br>LEE ZONE: NO<br>WIND ZONE: MEDIUM<br>SNOW ZONE: NO ALTITUDE LIMIT |

CLIENT: IAN SMITH

DATE: 23/06/2025

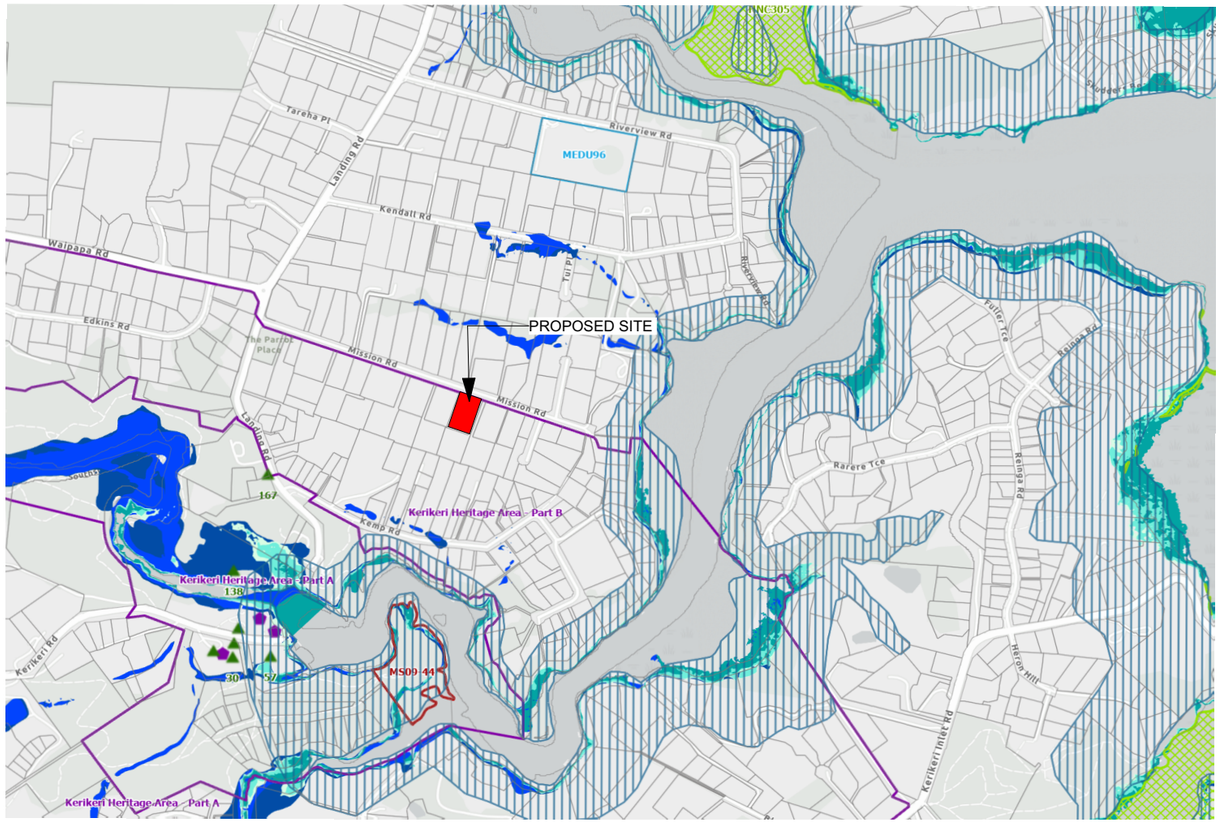
DRAWN: PRIYA

CHECKED: MATTHEW ABERCROMBIE

| DOCUMENT TRANSMITTAL | | |
|---|---|---|
| REV | DESCRIPTION | DATE |
| A | RESOURCE CONSENT | 23/06/2025 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


## 1 SITE PLAN - EXISTING

**Scale 1:500**




## 2 LOCATION PLAN

**Scale 1:500**

| COUNCIL PERMIT REQUIREMENT | |
|---|---|
| PLANNING ZONE | RURAL LIVING |
| BUILDING HEIGHT | MAX 9 |
| SUNLIGHT | 2M UP, 45° |
| BUILDING COVERAGE | 10% OR 2400m² |
| STORMWATER MANAGEMENT | 12.5% OR 3000m² |
| BOUNDARY SET-BACKS | 3m |
| DISTANCE TO BUSH | 20m |

| DOCUMENT TRANSMITTAL | | |
|---|---|---|
| REV | DESCRIPTION | DATE |
| A | RESOURCE CONSENT | 23/06/2025 |

40mm 30 20 10 0

SITE SCOPE
260 WAIMATE NORTH ROAD,
KERIKERI, 0293
projects@sitescope.co.nz
www.sitescope.co.nz

CLIENT: IAN SMITH

PROJECT: SMITH MINOR DWELLING

SHEET:

# SITE PLAN -EXISTING

| | | | |
|---|---|---|---|
| DATE: | 24/06/2025 | REV: | A |
| DRAWN: | PV | SCALE: | 1:500 |
| CHECKED: | MA | SHEET NO: | AO-010 |


STORMAWATER MANAGEMENT (12.5%) OR 3000m²

| | |
|---|---|
| EXTG HOUSE IMP.AREA | = 370.96 m² APPROX. |
| EXTG COTTAGE IMP.AREA | = 131.59 m² APPROX. |
| CONCRETE DRIVEWAY | = 365.08 m² APPROX. |
| TOTAL EXISTING IMP AREA | = 502.55 m² APPROX. |
| PROPOSED DWELLING IMP.AREA | = 69.7m² |
| PROPOSED CONCRETE DRIVEWAY | = 44.11m² |
| TOTAL PROPOSED IMP. AREA | =113.81m² |
| TOTAL | = 616.36m² = COMPLIES |
| | = 15.23 % |

BUILDING COVERAGE (10%) OR 2400m²

| | |
|---|---|
| EXTG BUILDING COVERAGE | = 210m² |
| PROP. BUILDING COVERAGE | = 86.05m² |
| TOTAL | = 296.05m² = COMPLIES |
| | = 7.31% |

**SITE AREA :** 4046 m²

NO EARTHWORK REQUIRED

DOCUMENT TRANSMITTAL

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | RESOURCE CONSENT | 23/06/2025 |


260 WAIMATE NORTH ROAD,
KERIKERI, 0293

projects@sitescope.co.nz
www.sitescope.co.nz


CLIENT: IAN SMITH

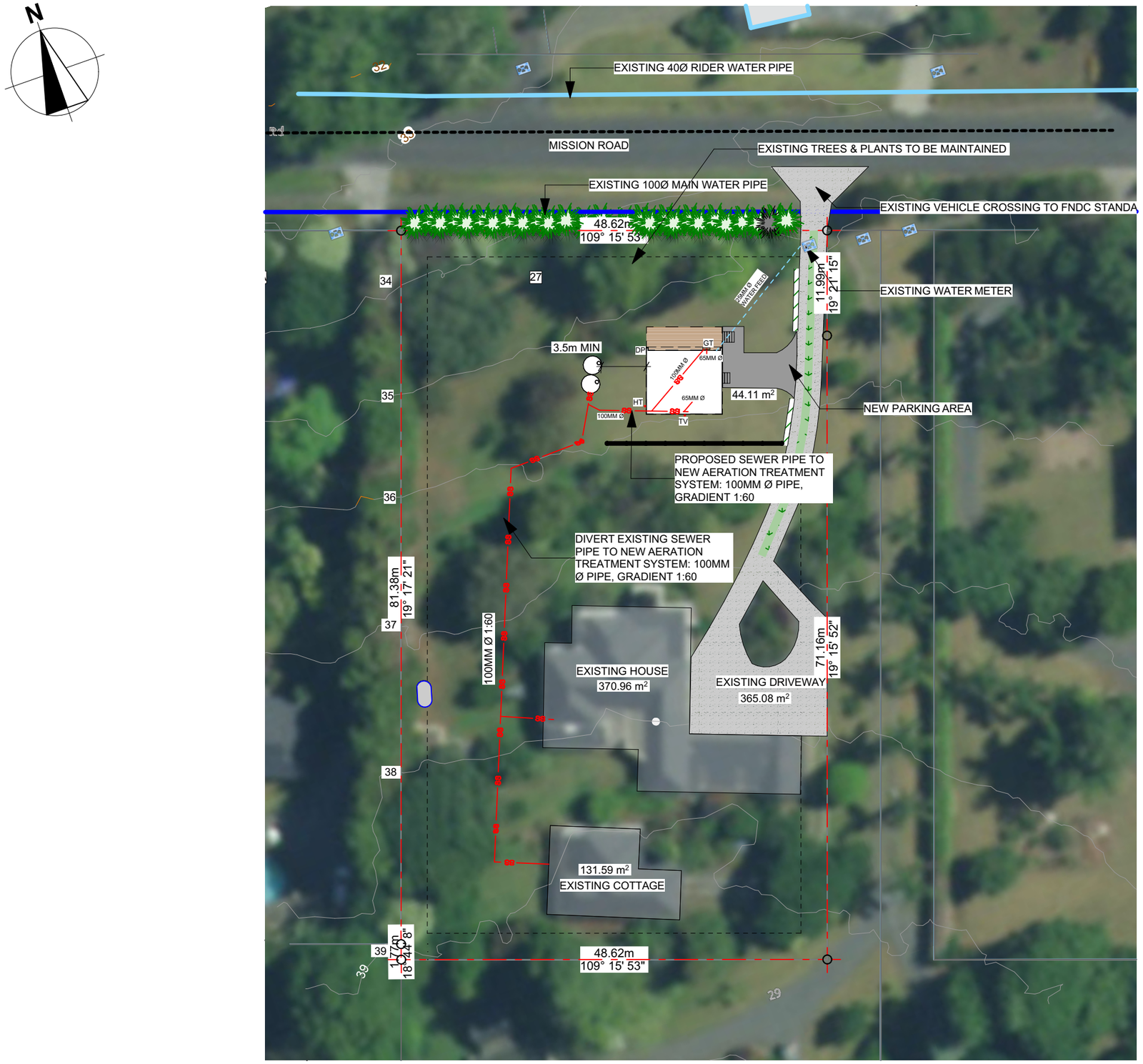
PROJECT: SMITH MINOR DWELLING

SHEET:

# SITE PLAN- PROPOSED

| | | | |
|---|---|---|---|
| DATE: | 24/06/2025 | REV: | A |
| DRAWN: | PV | SCALE: | 1:500 |
| CHECKED: | MA | SHEET NO: | AO-A011 |

0 10 20 30 40mm




**SITE AREA :** 4046 m²

**NOTES: INFRASTRUCTURE**

1.NEW SS TO BE INSTALLED AFTER FOUNDATION INSTALLATION & PRIOR TO BUILDING DELIVERY
2. ENSURE ALL GRADES ARE ACHIEVABLE BEFORE WORK COMMENCES
3. CONTRACTORS ARE RESPONSIBLE TO LOCATE ALL SERVICES PRIOR TO COMMENCING OF WORKS

SITE LEGEND

| | |
|---|---|
| | EXTG. COUNCIL 40Ø RIDER WATER LINE |
| | EXTG. COUNCIL 100Ø MAIN WATER LINE |
| | EXTG. COUNCIL WATER METER |
| SS | NEW 100Ø SEWER LINE |
| GT | GULLY TRAP |
| HT | HOSE TAP |
| DP | DOWNPIPE |
| TV | TERMINAL VENT |

DOCUMENT TRANSMITTAL

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | RESOURCE CONSENT | 23/06/2025 |

40mm 30 20 10 0

SITE SCOPE

260 WAIMATE NORTH ROAD,
KERIKERI, 0293

projects@sitescope.co.nz
www.sitescope.co.nz

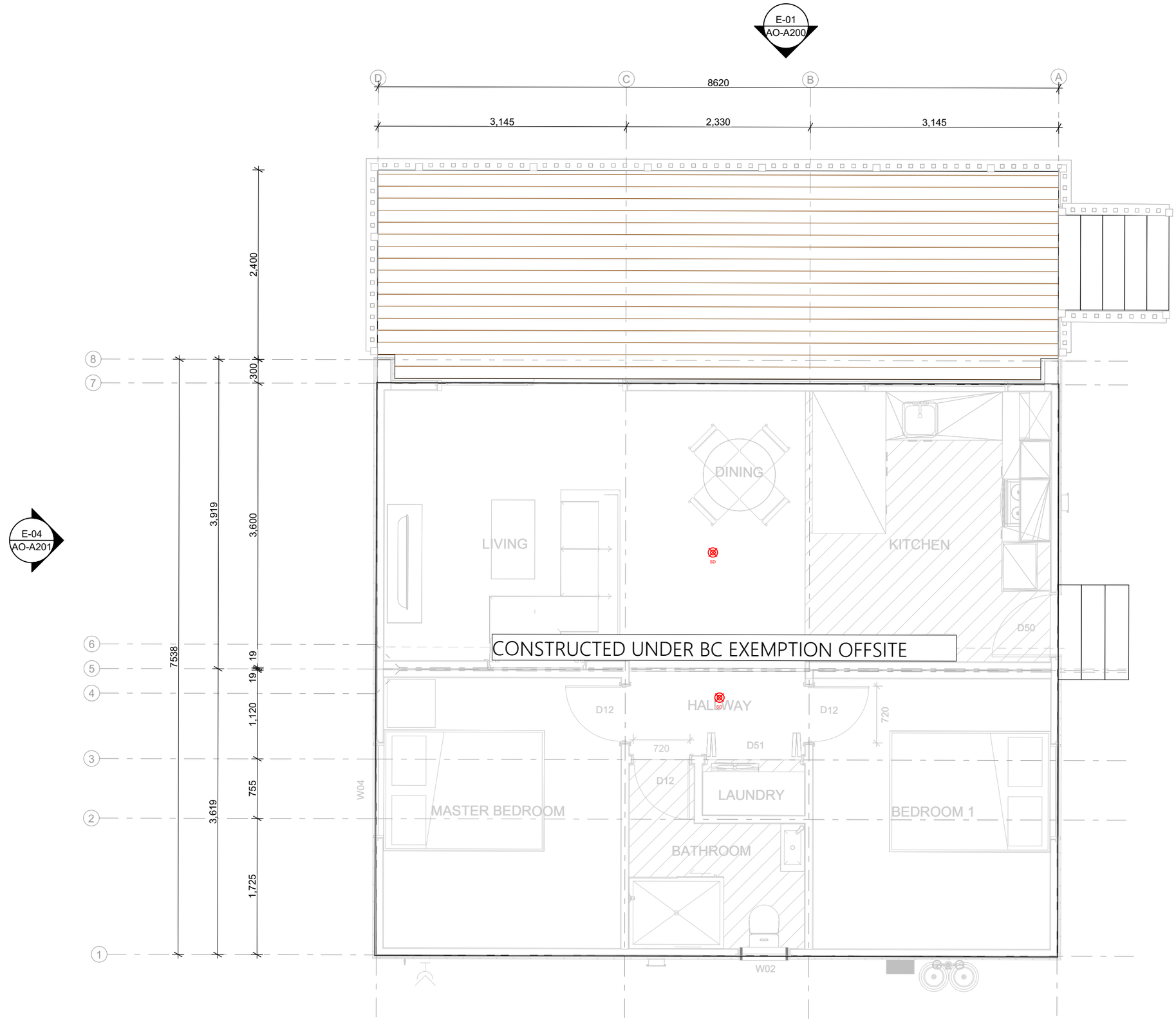
CLIENT: IAN SMITH

PROJECT: SMITH MINOR DWELLING

SHEET:

# SITE PLAN - INFRASTRUCTURE

| | | | |
|---|---|---|---|
| DATE: | 24/06/2025 | REV: | A |
| DRAWN: | PV | SCALE: | 1:500 |
| CHECKED: | MA | SHEET NO: | AO-A012 |




**NOTES:**
A TYPE 1 SMOKE ALARM OR MULTIPLE INTERCONNECTED SMOKE ALARM DEVICES, EACH CONTAINING A SMOKE DETECTOR AND AN ALARM SOUNDING FEATURE, SHALL BE INSTALLED IN ACCORDANCE WITH NZS4514:2021 WHERE APPROPRIATE AND TO COMPLY WITH ACCEPTABLE SOLUTION C/AS1 AND C/AS2.

DOCUMENT TRANSMITTAL

| REV | DESCRIPTION | DATE |
|---|---|---|
| A | RESOURCE CONSENT | 23/06/2025 |

40mm 30 20 10 0


SITE SCOPE

260 WAIMATE NORTH ROAD,
KERIKERI, 0293

projects@sitescope.co.nz
www.sitescope.co.nz


CLIENT: IAN SMITH

PROJECT: SMITH MINOR DWELLING

SHEET:

# FLOOR PLAN(TYPICAL)

| | | | |
|---|---|---|---|
| DATE: | 24/06/2025 | REV: | A |
| DRAWN: | PV | SCALE: | 1:50 |
| CHECKED: | MA | SHEET NO: | AO-A100 |

**CLADDING TYPE 2**
JAMIES HARDIE AXON GROOVED 133mm CLADDING ON TEKTON BUILDING WRAP, PINNED WITH C25 STAINLESS BRADS WITH 11FC ADHESIVE, ON CLD BATTENS FIXED W. 65mm x 2.8mm ROUNDRIVE RING SHANK HDG/S.STEEL NAILS,
COLOUR - RESENE SEA FOG

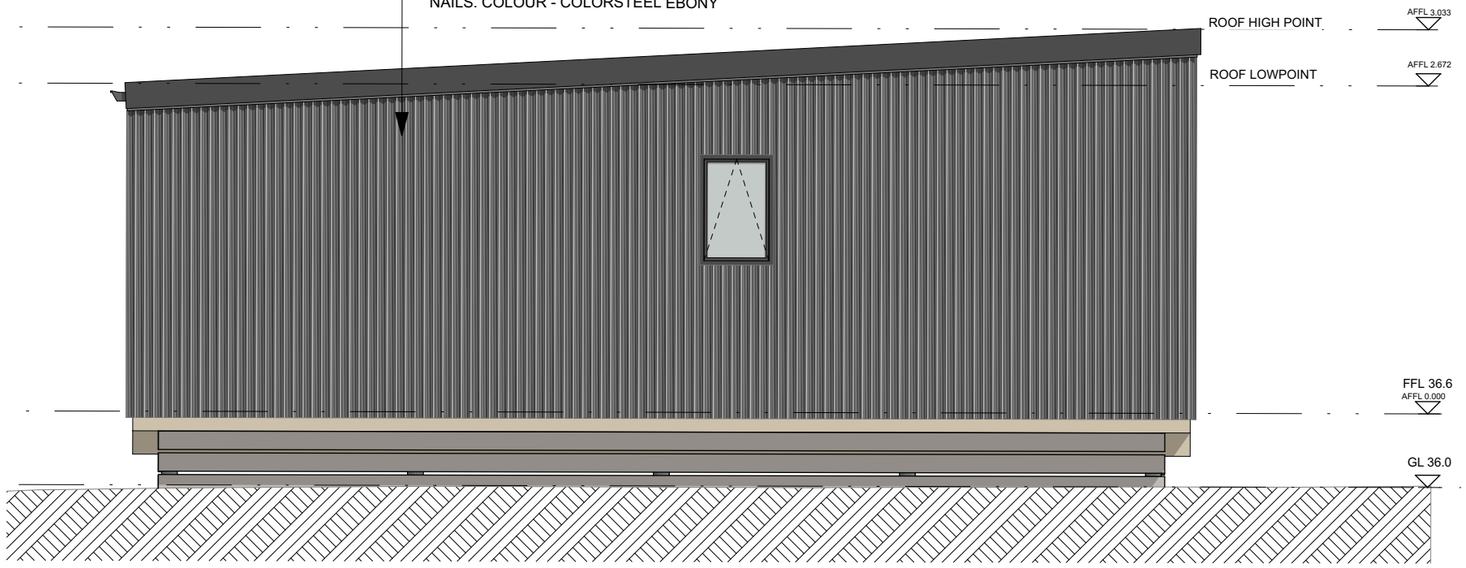
9M MAX HEIGHT (COMPLIES)
HIRB 2M UP, 45° (COMPLIES)


# E-01 NORTH ELEVATION

AO-A100 Scale 1:50

**CLADDING TYPE 1**
FREEMAN CLADDING CORROGATE COLORSTEEL MAXUM 0.44G or ARMOURSTEEL ULTRAZEN CORROGATE 0.44G ON 40 x 18 CAVIBAT CAVITY BATTENS FIXED WITH 75 x 3.15 PASLODE GALV D-HEAD NAILS. COLOUR - COLORSTEEL EBONY

9M MAX HEIGHT (COMPLIES)
HIRB 2M UP, 45° (COMPLIES)




# E-02 SOUTH ELEVATION

AO-A100 Scale 1:50

| DOCUMENT TRANSMITTAL | | |
|---|---|---|
| REV | DESCRIPTION | DATE |
| A | RESOURCE CONSENT | 23/06/2025 |

40mm 30 20 10 0


SITE SCOPE

260 WAIMATE NORTH ROAD,
KERIKERI, 0293

projects@sitescope.co.nz
www.sitescope.co.nz


CLIENT: IAN SMITH

PROJECT: SMITH MINOR DWELLING

SHEET: ELEVATIONS

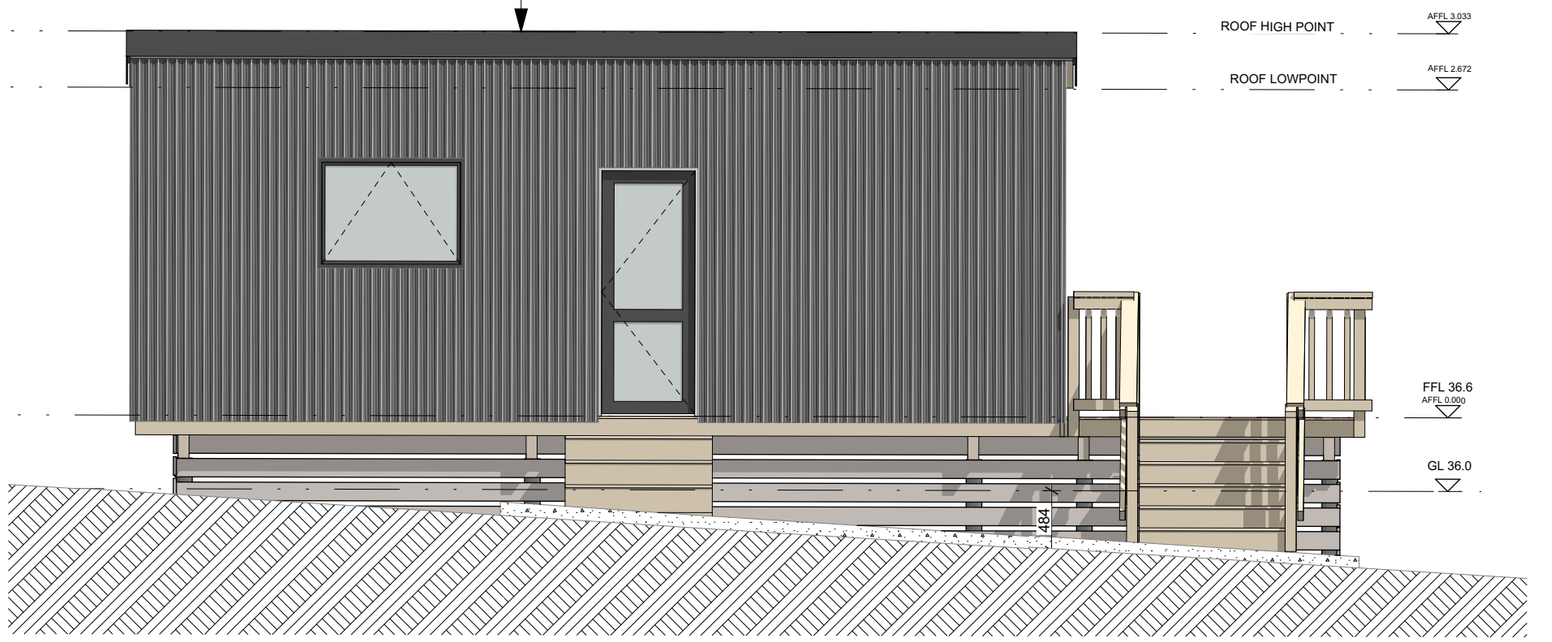
DATE: 24/06/2025
DRAWN: PV
CHECKED: MA

REV: A

SCALE: 1:50
SHEET NO: AO-A200

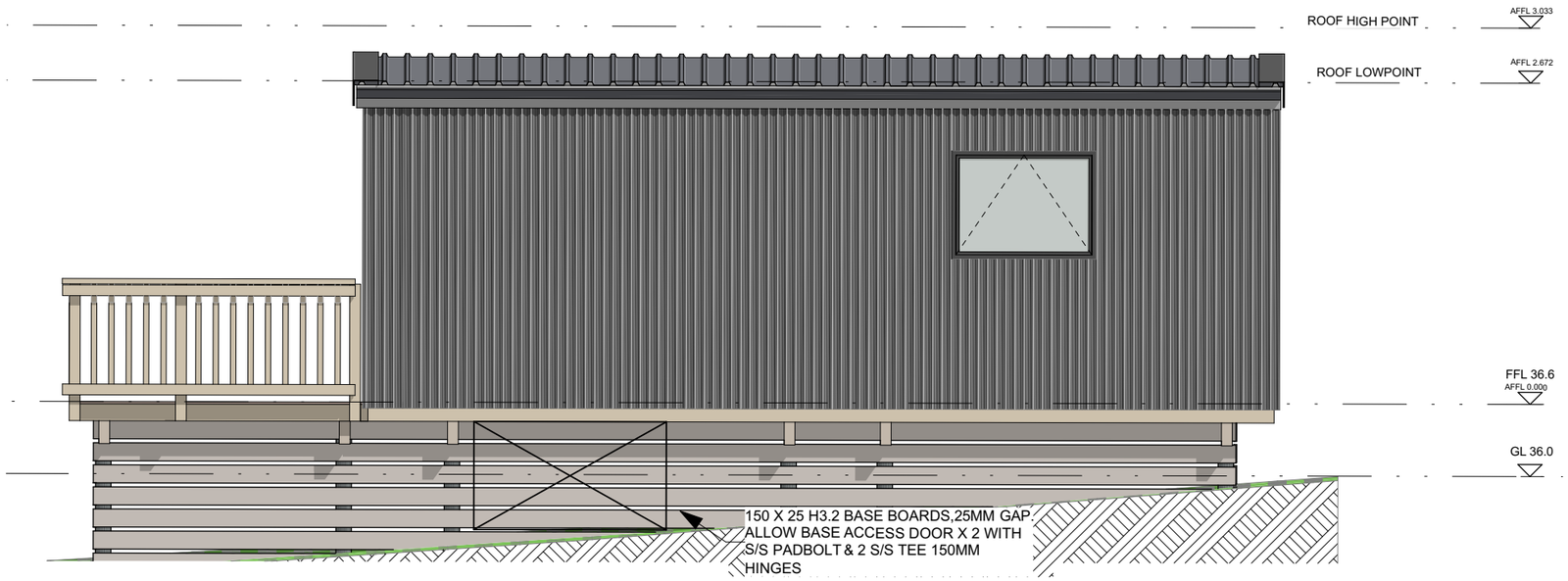
9M MAX HEIGHT (COMPLIES)
HIRB 2M UP, 45° (COMPLIES)

**ROOF CLADDING**
FREEMAN ROOFING COLORSTEEL MAXX .44 OR ARMOURSTEEL ULTRAZEN BIG 5 0.44G ON THERMAKRAFT COVERTEK 407 SELF-SUPPORTING FIRE RETARDANT ROOF UNDERLAY SUPPORTED ON SAFETY MESH
COLOUR: COLORSTEEL EBONY




## E-03 EAST ELEVATION
AO-A100 Scale 1:50

9M MAX HEIGHT (COMPLIES)
HIRB 2M UP, 45° (COMPLIES)




## E-04 WEST ELEVATION
AO-A100 Scale 1:50

| DOCUMENT TRANSMITTAL | | |
|---|---|---|
| REV | DESCRIPTION | DATE |
| A | RESOURCE CONSENT | 23/06/2025 |

40mm 30 20 10 0


260 WAIMATE NORTH ROAD,
KERIKERI, 0293

projects@sitescope.co.nz
www.sitescope.co.nz


CLIENT: IAN SMITH

PROJECT: SMITH MINOR DWELLING

SHEET:
ELEVATIONS

| | | | |
|---|---|---|---|
| DATE: | 24/06/2025 | REV: | A |
| DRAWN: | PV | SCALE: | 1:50 |
| CHECKED: | MA | SHEET NO: | AO-A201 |

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Search Copy**

R.W. Muir
Registrar-General
of Land

**Identifier** **NA43C/1111**

**Land Registration District** **North Auckland**

**Date Issued** 19 July 1979

**Prior References**
NA1B/997

---

**Estate** Fee Simple

**Area** 4046 square metres more or less

**Legal Description** Lot 1 Deposited Plan 89014

**Registered Owners**

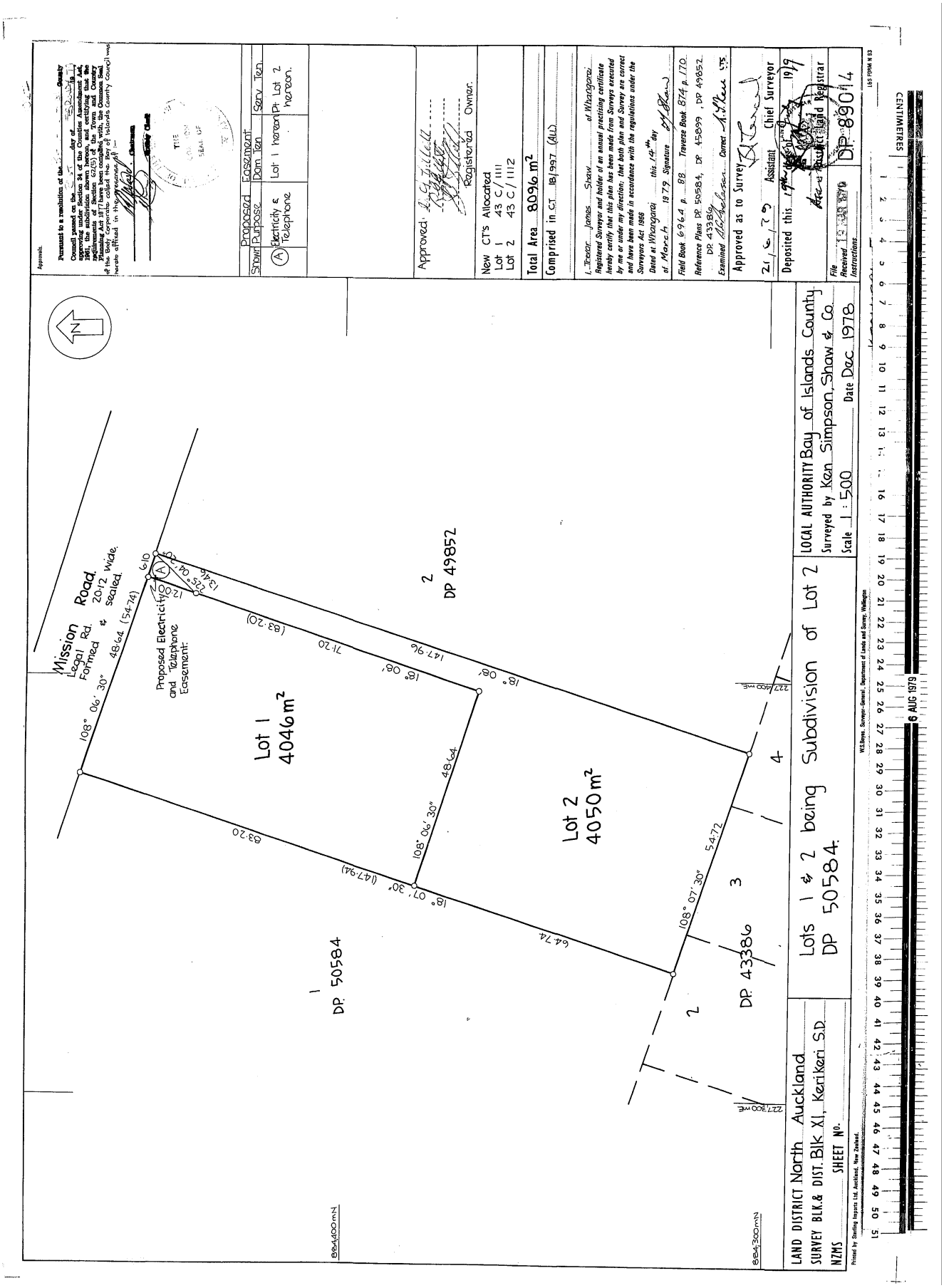
Ian Roger Smith, Vicki Anne Smith and CLM Trustees Limited

---

**Interests**

Fencing Agreement in Transfer 310184

Appurtenant hereto is an electricity and telephone right specified in Easement Certificate 749281.3


Approvals.
Pursuant to a resolution of the County
Council passed on the day of
approving under Section 24 of the Counties Amendment Act,
1961, the subdivision shown hereon, and certifying that the
provisions of Section 293 of the Counties Amendment
Act 1961 (There has been compliance with, the Common Seal
of the Body corporate called the County Council was
hereto affixed in the presence of:-
Chairman
Clerk
Proposed Easement
Shown Purpose Dom Ten Serv Ten
A Electricity & telephone Lot 1 hereon Pt Lot 2 hereon.
Approved
Registered Owner.
New CT's Allocated
Lot 1 43 C/1111
Lot 2 43 C/1112
Total Area 8096 m²
Comprised in CT 18/997 (AU)
I, Trevor James Shaw of Whangarei
Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from Surveys executed
by me or under my direction; that both plan and Survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1956
Dated at Whangarei this 14th day
of March 1979 Signature
Field Book 696.4 p. 88 Traverse Book 874 p. 170
Reference Plans DP 50584, DP 45899, DP 49852
DP 43386
Examined
Correct
Approved as to Survey
21/6/79 Assistant Chief Surveyor
Deposited this 19th day of June 1979
District Land Registrar
File
Received 15 JUN 1979
Instructions
DP 89014
LOCAL AUTHORITY Bay of Islands County
Surveyed by Ken Simpson, Shaw & Co
Scale 1:500 Date Dec 1978
LAND DISTRICT North Auckland
SURVEY BLK & DIST. Blk XI, Kerikeri S.D.
NZMS SHEET No.
Lots 1 & 2 being Subdivision of Lot 2
DP 50584.
Mission Road.
Legal Rd.
Formed & sealed.
20.12 Wide.
Proposed Electricity and Telephone Easement.
Lot 1
4046 m²
Lot 2
4050 m²
2
DP 49852
1
DP 50584
DP 43386
108° 06' 30"
48.64
(54.74)
63.20
(83.20)
71.20
147.96
18° 08'
(147.94)
18° 07' 30"
64.74
108° 07' 30"
54.72
12.00
134° 04' 30"
6.10
227.400 mE
227.300 mE
8644.400 mN
8644.300 mN
W.S.Shaw, Surveyor-General, Department of Lands and Survey, Wellington
Printed by Sterling Reports Ltd. Auckland, New Zealand.
AUG 1979
CENTIMETRES

Prepared for Client: I Smith

# Preliminary Site Investigation 27 Mission Road, Kerikeri

Report NZEM2025_J152.PSI_27_Mission_Rd.Final

NZ Environmental Management

## TABLE OF CONTENTS

### SECTIONS

## LIST OF FIGURES



## LIST OF TABLES

## DOCUMENT CONTROL

| NZEM Quality System: Issued Details | |
|---|---|
| Document Reference | NZEM2025_J152.PSI_27_Mission_Rd |
| Report Revision | |
| Report Status | Final |
| Prepared by | H Windsor (BSc, CEnvP) |
| Reviewed by | Astrid Dijkgraaf (Dr), R. Bell (B.Sc, LLB) |
| Approved by | H Windsor (BSc, CEnvP) |
| Date Issued | 23 June 2025 |

# 1. Executive Summary

The site is located at 27 Mission Road, Kerikeri and has the legal description: Lot 1 DP 89014.

The property has a history of residential living since prior to 1951.

A site visit was undertaken and historic records reviewed, including aerial photographs and the property files, to understand the history of the site.

The results of the PSI indicate it is *highly unlikely* that an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, or has been, undertaken on the site (regulation 6(3)(c)). As such the NESCS does not apply.

# 2. Introduction

## 2.1 Investigation Objectives

NZ Environmental Management Ltd (NZEM) was engaged by Site Scope on behalf of the landowner to undertake a Preliminary Site Investigation (PSI) on Lot 1 DP 89014 located at 27 Mission Road, Kerikeri. The PSI was undertaken in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011 (NESCS). The investigation serves to inform a building consent for a minor dwelling, by assessing whether there is any risk to human health if the build is carried out.

Specifically, the investigation aims to:

- Determine whether the land is a 'piece of land' subject to the NESCS regulations by determining site history and use, and if the NESCS applies.

## 2.2 Investigation Scope

To achieve the objectives, the scope of this investigation comprised the following:

- Review of historical records: Examination of available aerial photographs, published histories and property records to identify potential HAIL activities.
- Regulatory database review: Checking the Northland Regional Council (NRC) Selected Land Use Register (SLR), Far North District Council (FNDC) Property Files, and/or other publicly available sources for records of possible historical contamination, soil conditions, and hydrogeological conditions.
- Site inspection: Conducting a site walkover to observe current site conditions.

# 3. Site Description and Environmental Setting

## 3.1 Site Identification

The property is legally described as Lot 1 DP 89014, with the identifier NA43C/1111, and is located at 27 Mission Road, Kerikeri with approximate co-ordinates of: -35.213143° latitude and 173.967187° longitude.

The 4,046m$^2$ property is located on the south side of Mission Road in the Riverview area of Kerikeri and is listed by the Far North District Council as having rural living zoning.

Aerial photographs are included in Appendix B.

Certificate of Title is given in Appendix F.

## 3.2 Site Layout and Current Site Use

Lot 1 DP 89014 is a rectangular lot, gently sloping toward the northern Mission Road, boundary. The site is currently in residential use.

A plan showing the contemporary site layout is given in Appendix A, Figure 11-2.

## 3.3 Proposed Site Use

It is proposed to erect a 60m$^2$ minor dwelling in the north-east corner of the Lot (Appendix A, Figure 11-1).

## 3.4 Site Inspection

A site inspection (walkover) was carried out by Heather Windsor on 11 June 2025. Weather conditions at the time of inspection were sunny and dry following overnight rain. Photographs were taken and shown provided in Appendix C.

## 3.5 Site condition and Surrounding Environment

The property is a well-maintained residential site with mown lawns and established landscaping with mature ornamental planting (Appendix C). A driveway accessing properties to the south of the site runs down the eastern boundary. The northern (Mission Road) boundary is planted in agapanthus and shrubs with a number of tall specimen trees like totara. The western boundary is planted in a variety of tree species including shelterbelt species and Pōhutukawa (Figure 11-8, Figure 11-9). Mature tree planting defines the south boundary. The proposed site of the minor dwelling is on an area of lawn and trees (Figure 11-7, Figure 11-8). The main well-maintained existing residence and a granny flat are located toward the south of the lot (Figure 11-7). A three-car garage is connected to the main residence (Figure 11-6).

No ground staining or odour was noted during the site visit.

The surrounding land use is residential on all boundaries.

## 3.6 Geology and Hydrology

**Table 3-1: Site geology and hydrology.**

| Parameter | Description | Source |
|---|---|---|
| Soil Type | Orthic oxidic soil, Kerikeri Friable Clay | *soils-maps.landcareresearch.co.nz , nrcgis.maps* |
| Parent rock | Kerikeri Volcanic Group, basalt | *data.gns.cri.nz/geology* |
| Contour | Gently sloping to north | |
| Drinking water | Town supply | *https://www.fndc.govt.nz/Our-services/Far-North-Maps* |
| Aquifer | Kerikeri | *https://localmaps.nrc.govt.nz/* |
| Catchment | Bay of Islands | *https://localmaps.nrc.govt.nz/* |
| Closest water body | Kerikeri River/Pickmere Channel | *https://localmaps.nrc.govt.nz/* |
| Groundwater wells | Two groundwater wells are located within 500m. Loc.201166 was drilled to 6.8m in 1970 and Loc.201171 (no date) was drilled to 14m. Static water level at time of drilling was not recorded for either well. | *https://localmaps.nrc.govt.nz/* |
| Flood Risk | Not impacted by 1:100 flood event | *https://localmaps.nrc.govt.nz/* |

# 4. Historical Site Use

## 4.1 Summary of site history

The history of the land was obtained by reviewing publicly available local histories, council property files, aerial photographs, and title information.

Information regarding the title information is summarised in Appendix F, Table 11-4. Aerial photographs are provided in Appendix B.

The rohe map on Te Puni Kokiri shows the location of the property as being within the Ngāpuhi rohe.

The European history of the Riverview area of Kerikeri, including Mission Road is well known. In 1859 a survey (Appendix D, Figure 11-11) was carried out which divided up the Kemp family land into 17 blocks *"making as far as possible a fair allotment to each family member, with some arable land and some forest".* The area of Mission Road was subsequently owned and lived on by James Kemp senior (Pickmere, 1994).

The earliest aerial photograph of the area identified, taken in 1951 shows a mix of land-use in the Riverview area including orcharding and native scrub vegetation. At that time the location of Lot 1 DP 89014 was the site of a residential house surrounded by pasture (Appendix B, Figure 11-3).

The location of the house and garage have remained unchanged in aerial photographs through the years, although the house has been renovated a number of times including the addition of two more garages which joined the existing house and garage together (Table 11-3). A photograph taken of the house and garage during the site visit (Figure 11-6) supports the idea that the house is likely the same one seen in the 1951 aerial photograph (no building consent was located in the property file for the original house build).

The 1972 aerial photograph shows some trees on the site, which were identified during a 1978 survey plan as fruit trees (Appendix D, Figure 11-12). The site visit identified fruit trees consistent with a home orchard in the same locations as indicated by the aerials, species included stone fruit, feijoa and citrus (Appendix C, Figure 11-9, Figure 11-10). There was no indication that commercial orcharding had occurred on the site at any period.

A summary of land use is provided in Appendix D, Table 11-2.

The Site is not listed on the NRC selected land use register and no incidents were lodged against the Site in the property files (Appendix E, Figure 11-13).

# 5. Risk Assessment

## 5.1 Activity status pursuant to regulation 6 (3)

Considering current and historic information, it was assessed as highly unlikely that an activity described in the HAIL has been undertaken on Lot 1 DP 89014.

## 5.2 Likelihood of contamination pursuant to regulation 6(3)

It is highly unlikely that contamination associated with a HAIL activity is present on Lot 1 DP 89014.

## 5.3 Assumptions and limitations of the data

Information about past land use management was limited to information obtained from historic records, aerial photographs, and property files.

# 6. Conclusion

This PSI was undertaken to determine if the NESCS applies to Lot 1 DP 89014.

The information collated in this PSI indicates the following results:

- The Site had a history of residential land use.
- The Site is not listed on the NRC Selected Land Use Register.
- It is highly unlikely that an activity or industry described in the HAIL has been undertaken on Lot 1 DP 89014.
- It is highly unlikely that contamination associated with a HAIL activity is present on Lot 1 DP 89014.
- It is highly unlikely that there will be a risk to human health if the activity is undertaken on this Site.
- The NESCS does not apply[1].

[1] Contaminated land management guidelines No 1: Reporting on contaminated sites in New Zealand, Appendix A1

# 7. Report limitations

The report was based on evidence gathered during a site walkover, by studying historic record, property files and aerial photographs. Soil sampling was not carried out.

NZ Environmental Management Ltd will not be held liable for any future discovery of isolated hot spots or discharge unknown at the time of sampling, such as buried drums of chemicals.

# 8. SQEP certification of report

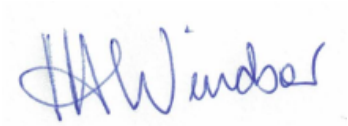
**PRELIMINARY SITE INVESTIGATION CERTIFYING STATEMENT**

I Heather Windsor of NZ Environmental Management Ltd certify that:

This preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:

- done by a suitably qualified and experienced practitioner, and
- reported on in accordance with the current edition of Contaminated Land Management Guidelines No 1 – Reporting on contaminated sites in New Zealand, and
- the report is certified by a suitably qualified and experienced practitioner.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and have certified this report is appended to the preliminary site investigation report.

Signed and dated:  23 June 2025

# 9. Bibliography and references

Far North District Council Maps. https://www.fndc.govt.nz/Our-Services/Online-maps/Far-North-Maps

GNS Science Te Pū Ao, New Zealand Geology Web Map. https://data.gns.cri.nz/geology/

Land Resource Information Portal (LRIS). https://lris.scinfo.org.nz/

Manaaki Whenua Landcare Research. New Zealand Soil Classification. https://soils-maps.landcareresearch.co.nz/

Ministry for the Environment, 2011. Hazardous Activities and Industries List (HAIL). 2011. Ministry for the Environment, Wellington.

Ministry for the Environment, 2021. Contaminated Land Management Guidelines No. 5. Site Investigation and Analysis of Soils (Revised 2021). Wellington. Ministry for the Environment,

Ministry for the Environment. April 2012. Users' Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. Wellington: Ministry for the Environment.

Ministry for the Environment. April 2011. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Wellington: Ministry for the Environment.

Ministry for the Environment, 2021. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated Sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment.

Ministry for the Environment, 2011. Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health. Wellington: Ministry for the Environment.

Ministry for the Environment, 2011. Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand (Revised 2011). Module 4 Tier 1 soil acceptance criteria. Wellington: Ministry for the Environment.

Northland Regional Council Local Maps. https://localmaps.nrc.govt.nz/LocalMapsGallery/

Northland Regional Council, Managing Northland Soils factsheet viewer. https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=fd6bac88893049e1beae97c3467408a9

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to protect Human Health) Regulations 2011. Order In Council, 2011. Wellington.

Pickmere Nancy, 1994. Kerikeri Heritage of Dreams. Northland Historical Publication Society Inc.

# 10. Glossary

**Area of Interest** An area or target within the piece of land identified as having hazardous substances on or in it at elevated levels or above background. Reported concentrations are below the soil contaminant standards for the applicable land use scenario with in-situ soils unlikely to pose a risk to human health. May require further investigation, management, or remediation for more conservative land use scenarios (largely applicable to soil removal offsite).

**Area of Investigation** Location within a piece of land upon which there is a proposed change in land use.

**COI** Contaminants of Interest

**CSM** Conceptual Site Model

**DSI** Detailed Site Investigation

**FNDC** Far North District Council

**HAIL** Hazardous Activities and Industries List

**mg/kg** Milligrams per kilogram

**NES** National Environmental Standard

**NESCS** The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

**NZMS** New Zealand Map Series

**NRC** Northland Regional Council

**OCP** Organochlorine Pesticides

**Piece of Land** The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken (see regulation 5(7)).

**PSI** Preliminary Site Investigation

**RAP** Remediation Action Plan

**SVR** Site Validation Report

**UCL** Upper Confidence Limit

# 11. Appendices

## 11.1 Appendix A: Figures


**Figure 11-1 Site Plan showing location of proposed minor dwelling**

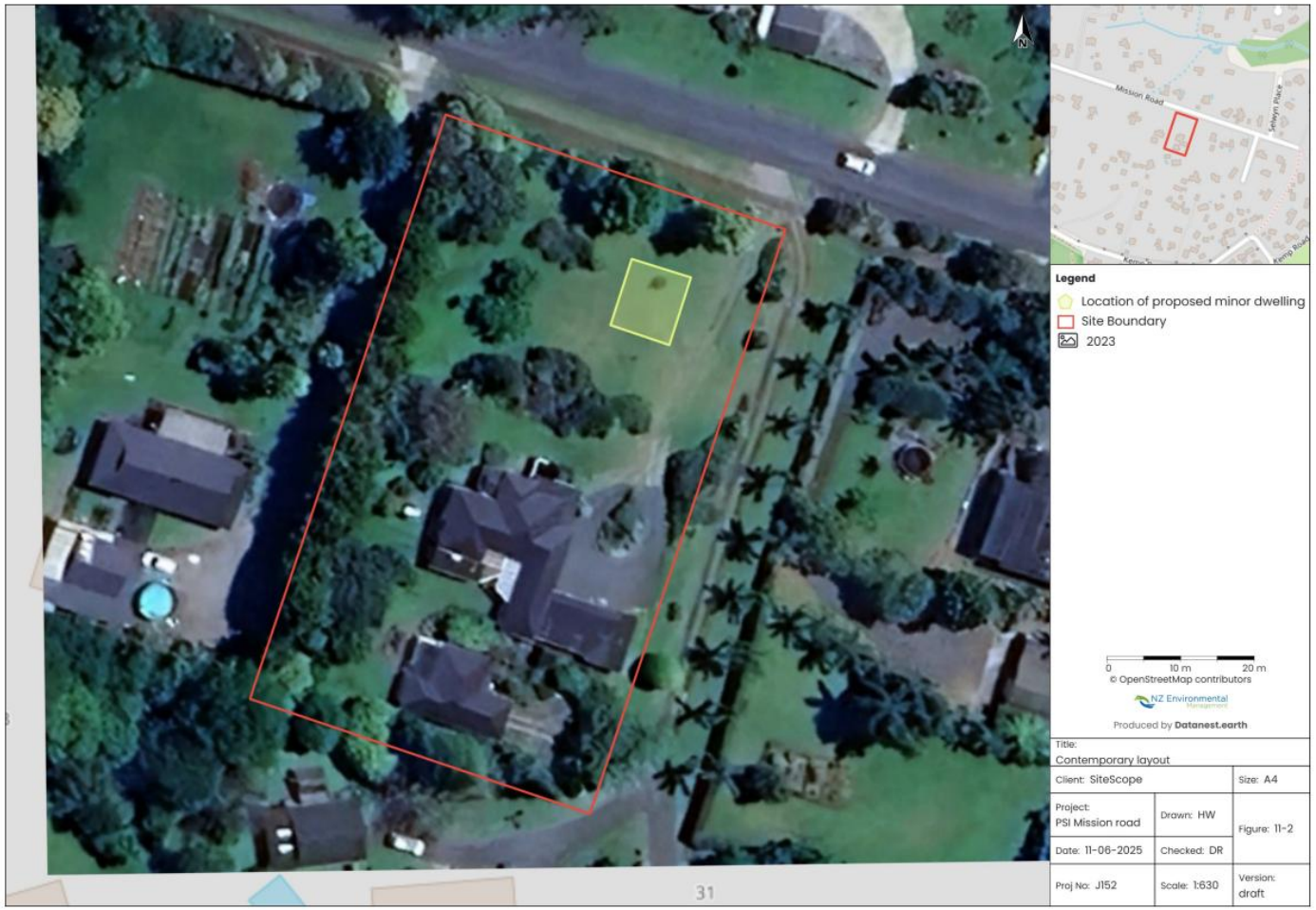



**Figure 11-2 Contemporary site layout showing location of proposed minor dwelling**

## 11.2 Appendix B: Aerial photographs and documentation

**Table 11-1 Summary of Aerial photos reviewed**

| Year of photograph | Landuse on Area of Investigation | Potential HAIL category |
|---|---|---|
| 1951 | Residence and garage. Lawn/ drive in location of proposed minor dwelling. | NA |
| 1972 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 1979 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 1981 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 2003 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 2009 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 2016 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 2019 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 2022 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |
| 2023 | Residence and garage. Lawn in location of proposed minor dwelling. | NA |


**Figure 11-3 Residential land use 1951**


**Figure 11-4 Residential land use 1972**


**Figure 11-5 Residential land use 1979**

## 11.3 Appendix C: Contemporary site photographs

| Figure 11-6 | Date: 11 June 2025 |
|---|---|

**Photo:** Looking south toward existing residence and garages. Left-most garage has wooden door and block footing consistent with older build.

| Figure 11-7 | Date 11 June 2025 |
|---|---|

**Photo:** Looking from road across location of proposed minor dwelling toward existing residence which has been on site since at least 1951.

| Figure 11-8 | Date 11 June 2025 |
|---|---|
| **Photo:** Location of proposed minor dwelling (~in location of central tree) |  |

| Figure 11-9 | Date 11 June 2025 |
|---|---|
| **Photo:** Some of mature fruit trees (stone-fruit) on the property which can be seen in aerial photos taken pre-1980. |  |

| Figure 11-10 | Date 11 June 2025 |
|---|---|

**Photo:** Feijoa, and citrus and other trees located in area north-west of the existing residence where trees can be seen in aerial photos taken pre-1980.

## 11.4 Appendix D: Supporting tables and documents

**Table 11-2 Land use summary**

| Date range | Land use | Potential HAIL category |
|---|---|---|
| **Pre-1859** – Church or Māori land | Pastoral / fallow / traditional food growing | NA |
| **1859 – ~ 1950** | Pastoral or fallow/possibly residential | NA |
| **~1950 - present** | Residential | NA |
| | | |

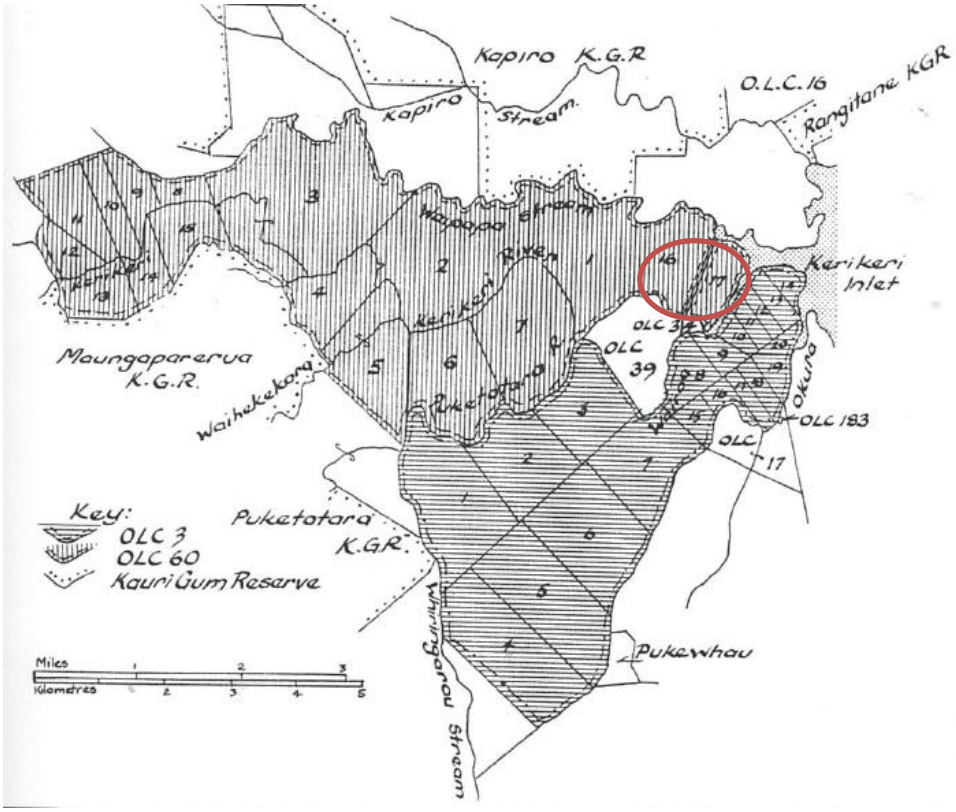



**Figure 11-11 1859 Subdivision plan of Kemp family land, approximate location of site indicted**

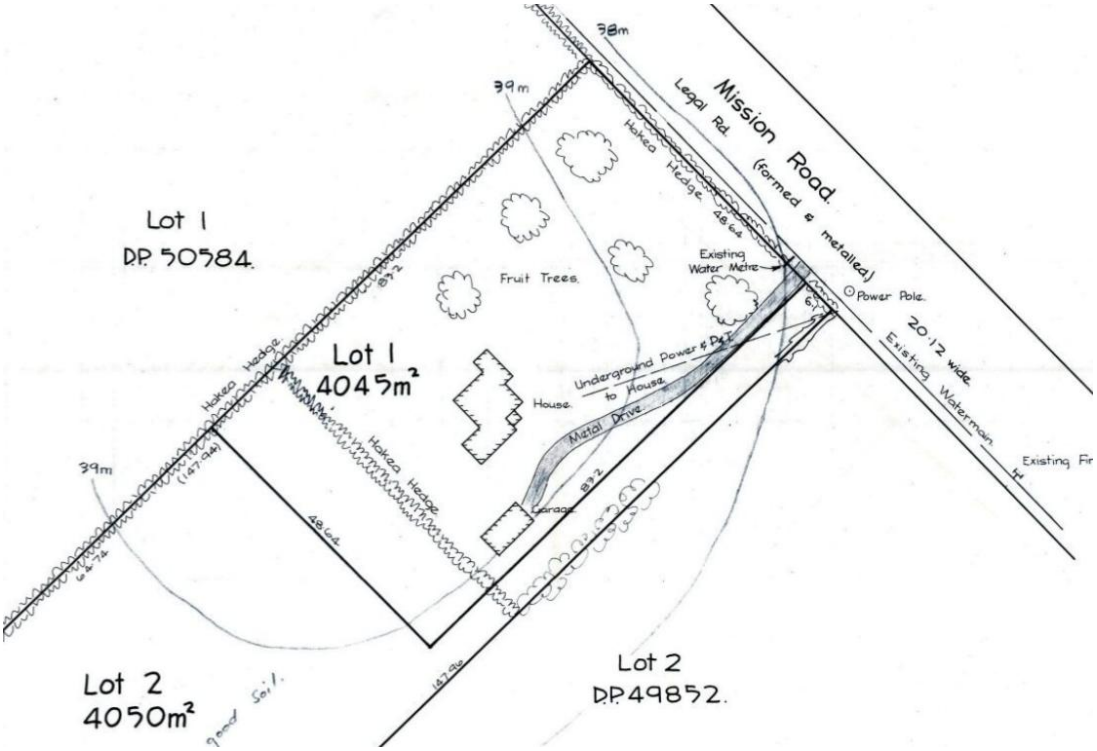



**Figure 11-12 1978 Subdivision detail**

## 11.5 Appendix E: Selected land use register and NRC property file

Hi Heather,

There are no incidents logged against this property.

**Ngā mihi**

**Alida Spencer**
Environmental Monitoring Officer – Waste Management
**Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau**

**M** 027 210 7395

**P** 0800 002 004 » **W** www.nrc.govt.nz

**Figure 11-13 NRC property file review**

**Table 11-3 Summary of FNDC file**

| Building/Resource Consent Number | Date | Activity | Applicable to Area of Investigation Y/N | Applicable HAIL category |
|---|---|---|---|---|
| CCC-1997-1579/1 | Jan-2024 | House renovation | No | NA |
| BP8012453 | Jan-1990 | House extension including extra garaging | No | NA |
| BC-19977-1579/0 | Jan-2024 | House renovation | No | NA |
| BP1065329 | Jul-1992 | Granny flat | No | NA |
| 83300-TCPSUB | Jul-1961 | Subdivision | No | NA |
| 791144-TCPBIC | Sep-1979 | Subdivision | No | NA |
| 791027-TCPBIC | Dec-1978 | Subdivision | No | NA |
| 791223-TCPBIC | Sep-1975 | Subdivision to east of site | No | NA |
| 83311-TCPSUB | Feb-1962 | Subdivision - large lot. Existing house and garage present | No | NA |
| 79805-TCPBIC | Sep-1975 | Subdivision to east of site | No | NA |

## 11.6 Appendix F: Property title

**Table 11-4 Title history**

| Certificate of Title | From | Registered Owners | Occupation | Area |
|---|---|---|---|---|
| NA43C-1111 | ? | Ian Roger Smith, Vicki Smith and CLM Trustees Ltd | | 4046m$^2$ |
| | 15/03/2017 | Richard Burlace Cauty | | |
| | 18/02/1985 | Richard Burlace Cauty and Karen Avelda Cauty | Builder and wife | |
| | 19/07/1979 | James Burlace Cauty | Farmer | |
| NA1B/997 | 2/08/1977 | Dorothy Amanda Gillett and Graeme Benson Gillett | Farmers (executors) | 8093m$^2$ |
| | 31/01/1975 | John Reade Gillett | retired | |
| | 11/04/1963 | James Burlace Cauty | | |
| NA1993/25 | 11/04/1963 | Francis Charles Kerrick and Hilda Kerrick | | ~16,200m$^2$ |
| | 15/12/1961 | Louis Harry Farrant | Farmer | |
| NA1544/66 | 15/12/1961 | Louis Harry Farrant | | ~24,281m$^2$ |
| | 22/11/1961 | Graham Bruce Keightley | | |
| | 17/03/1958 | Alice Ruth Johansen | | |
| NA715/110 | 26/04/1950 | Alice Ruth Johansen | | 66,191m$^2$ |
| | 26/05/1948 | William Frederick Billings | Orchardist | |
| | 16/06/1939 | Winifred Gladys Skelley | | |

# RECORD OF TITLE
# UNDER LAND TRANSFER ACT 2017
# FREEHOLD

**Search Copy**

R.W. Muir
Registrar-General
of Land

**Identifier** **NA43C/1111**
**Land Registration District** **North Auckland**
**Date Issued** 19 July 1979

**Prior References**
NA1B/997

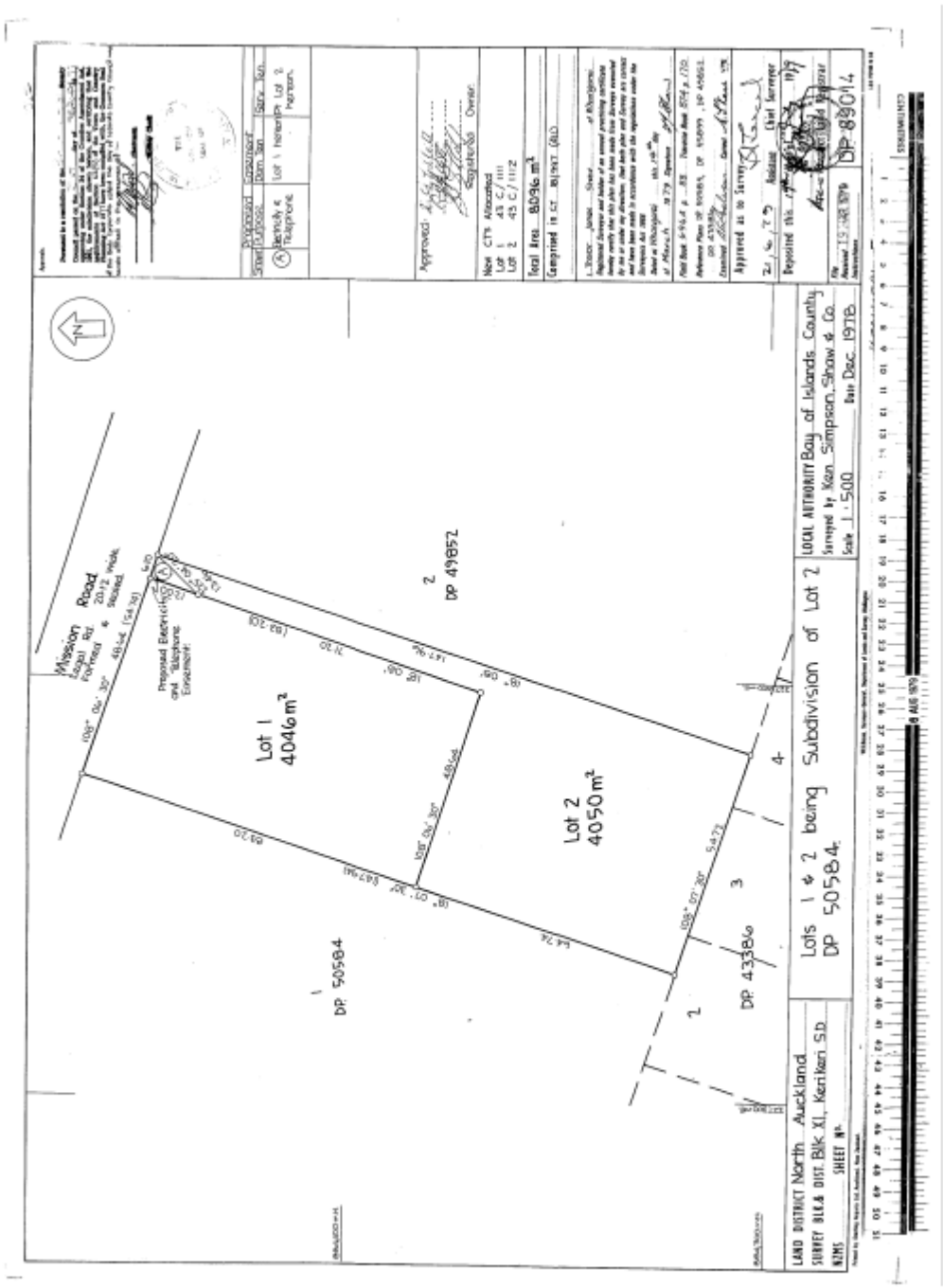
**Estate** Fee Simple
**Area** 4046 square metres more or less
**Legal Description** Lot 1 Deposited Plan 89014
**Registered Owners**
Ian Roger Smith, Vicki Anne Smith and CLM Trustees Limited

**Interests**
Fencing Agreement in Transfer 310184
Appurtenant hereto is an electricity and telephone right specified in Easement Certificate 749281.3

*Transaction ID 5913727*
*Client Reference*

*Search Copy Dated 11/06/25 8:34 am, Page 1 of 2*
*Register Only*

**Identifier** **NA43C/1111**




*Transaction ID 5913727*
*Client Reference*

*Search Copy Dated 11/06/25 8:34 am, Page 2 of 2*
*Register Only*

## 11.7 Appendix G: Statement of qualification as a SQEP

As per the NESCS User Guide Suitably Qualified and Experienced Practitioner requirements Heather Windsor holds a Bachelor of Science degree. She has over 10 years experience investigating and reporting on contaminated land and is a Certified Environmental Practioner (CEnvP).

## 11.8 Appendix H: Checklist

| Contents | Required | Required if relied on* |
|---|---|---|
| **Introduction** | ✓ | |
| - Investigation objectives | ✓ | |
| - Site Identification | ✓ | |
| - Proposed site use | | ✓ |
| | | |
| **Site Description** | ✓ | |
| - Environmental setting | | ✓ |
| - Site layout | ✓ | |
| - Current site uses | ✓ | |
| - Surrounding land uses | ✓ | |
| - Site inspection | | ✓ |
| **Historical Site use** | ✓ | |
| - Summary of site history | ✓ | |
| review of exisiting investigation reports | | |
| review of council records | | ✓ |
| review of aerial photographs | | ✓ |
| review of other historical information | | ✓ |
| - Preliminary sampling if carried out | | |
| **Risk Assessment** | ✓ | |
| - Evaluate the probability that pursuant to regulation 6 (3) : | ✓ | |
| *- an activity or industry described in the HAIL is, or is not, being undertaken on the piece of land, or* | | |
| *- an activity or industry described in the HAIL has,or has not, been undertaken on the piece of land, or* | | |
| *- the likelihood of an activity or industry described in the HAIL being undertaken,or having been undertaken, on the piece of land* | | |
| - Evaluate the probability that pursuant to regulation 6(3): | ✓ | |
| *- the likelihood that the soil is contaminated as a result of activity or industry occurring* | | |
| - Description of the limitations of the data collected and the assumptions and uncertainties inherent in the data and models used | ✓ | |
| **Conclusions** | ✓ | |
| **Recommendations if relevant to report purpose** | | |
| **Report Limitations** | ✓ | |
| **SQEP Certificate of Report** | ✓ | |
| **References** | ✓ | |

# Site Assessment Report NZS3604 Section 3

**Project**

| | |
|---|---|
| Date: | 18th June 2025 |
| Clients Name: | Ian Smith |
| Site Address: | 27 Mission Road, Kerikeri |
| Legal Description: | Lot 1 DP 89014 |
| Project: | Site Assessment Report NZS 3604:2011 |

**Scope**

O'Brien Design Consulting were engaged by Ian Smith to undertake an NZS 3604:2011 Site Assessment Report for the purposes of acquiring Building Consent for the foundations and drainage for a 65m², light frame building. This report investigates whether ground conditions meet the criteria of 'good ground', as outlined in NZS 3604:2011, Section 3.

**NZS 3604:2011 Site Requirements Summary**

| | |
|---|---|
| Exposure Zone: | C |
| Wind Zone: | High |
| Earthquake Zone: | 1 |
| Ground Bearing: | 'Good ground' ultimate bearing capacity of not less than 300kPa as required by NZS 3604, 3.1.2(a). |
| Foundations: | Pile foundations are proposed at 900mm depth. |

**Site Description**

Lot 1 DP 89014 is a 4,046m², established residential property located at 27 Mission Road, Kerikeri. An existing 3-bedroom dwelling and 1 bedroom dwelling are located to the south of the lot. The owner proposes to construct a 1-bedroom sleepout to the northeast of the property.

The proposed building platform for the sleepout consists of a flat to slightly sloping area on well-maintained, grassed lawn. Refer to Photograph 1 showing the proposed area for development.

During the site visit on 11th June 2025 the weather had been wet for a prolonged period. No evidence of instability, erosion, or water-related issues (such as ponding or soil creep) was observed, indicating stable surface conditions.

**Geology Bore Hole & Scala Penetrometer Test**

Northland Regional Maps describes the soils as well drained Kerikeri friable clay (KE).

A 50mm diameter, hand augured borehole to a depth of 1200mm was undertaken on the building platform. A 200mm layer of topsoil was present. Subsoils consisted of slightly moist, brownish orange, friable silty clay to a depth of 1200mm. Soils in the area of the proposed building are described as firm. Refer to the Borehole Log 1 showing soil strata.

The Scala penetrometer test method was used to establish that the soil supporting the foundations may be assumed to have an ultimate bearing capacity of not less than 300kPa as required by NZS 3604:2011, 3.1.2(a). 3 Scala penetrometer tests were taken for the 65m² building platform. Blows were recorded every 100mm.

All Scala Penetrometer logs showed an average of 5 blows or greater from 800mm depth. Refusal occurred in SC1 at 800mm deep and SC2 at 1300mm deep suggesting boulders at that depth.

Testing for expansiveness in the soils was not undertaken.

**Conclusion**

Scala results show the bearing of the soils to be in line with the definition of ‘good ground’ as per NZS 3604:2011 at a depth of 900mm. Concrete foundations are to be 0.9m depth minimum, this is below the expansivity layer in the soils.

Should the owner decide to use screw piles then a separate test should be completed as per the manufacturer’s instructions.

## Site Photographs

Photograph 1: View over the proposed building platform, showing flat to slightly sloping topography.

Photograph 2: 1.2m Deep bore showing soil layers.  200mm of topsoil followed by friable, silty clay.

## Bore & Scala Logs

O'BRIEN DESIGN CONSULTING

### BOREHOLE LOG 1

| | | | |
|---|---|---|---|
| **Client** | Ian Smith | **Job No.** | 3024 |
| **Project** | Proposed sleepout | **Date Drilled** | 11/06/2025 |
| **Site Address** | 27 Mission Road, Kerikeri | **Drilled By** | M O'Brien |
| **Legal Description** | Lot 1 DP 89014 | **Drill Method** | 50mm hand auger |

| Depth mm | GWL | Soil Map Reference | Graphic Log | Field Description | Soil Category |
|---|---|---|---|---|---|
| 100 | Ground water not intercepted | Kerikeri friable clay (KE) | | Slightly moist brown topsoil | 4 |
| 200 | | | | | |
| 300 | | | | Slightly moist brownish orange friable silty CLAY | 4 |
| 400 | | | | | |
| 500 | | | | | |
| 600 | | | | | |
| 700 | | | | | |
| 800 | | | | | |
| 900 | | | | | |
| 1000 | | | | | |
| 1100 | | | | | |
| 1200 | | | | | |
| 1300 | | | | EOB | |
| 1400 | | | | | |
| 1500 | | | | | |
| 1600 | | | | | |
| 1700 | | | | | |
| 1800 | | | | | |
| 1900 | | | | | |
| 2000 | | | | | |
| 2100 | | | | | |

**Graphic Log Legend**

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is to be read in conjunction with the Site Assessment which follows the guidelines in NZS 3604:2011, Section 3.

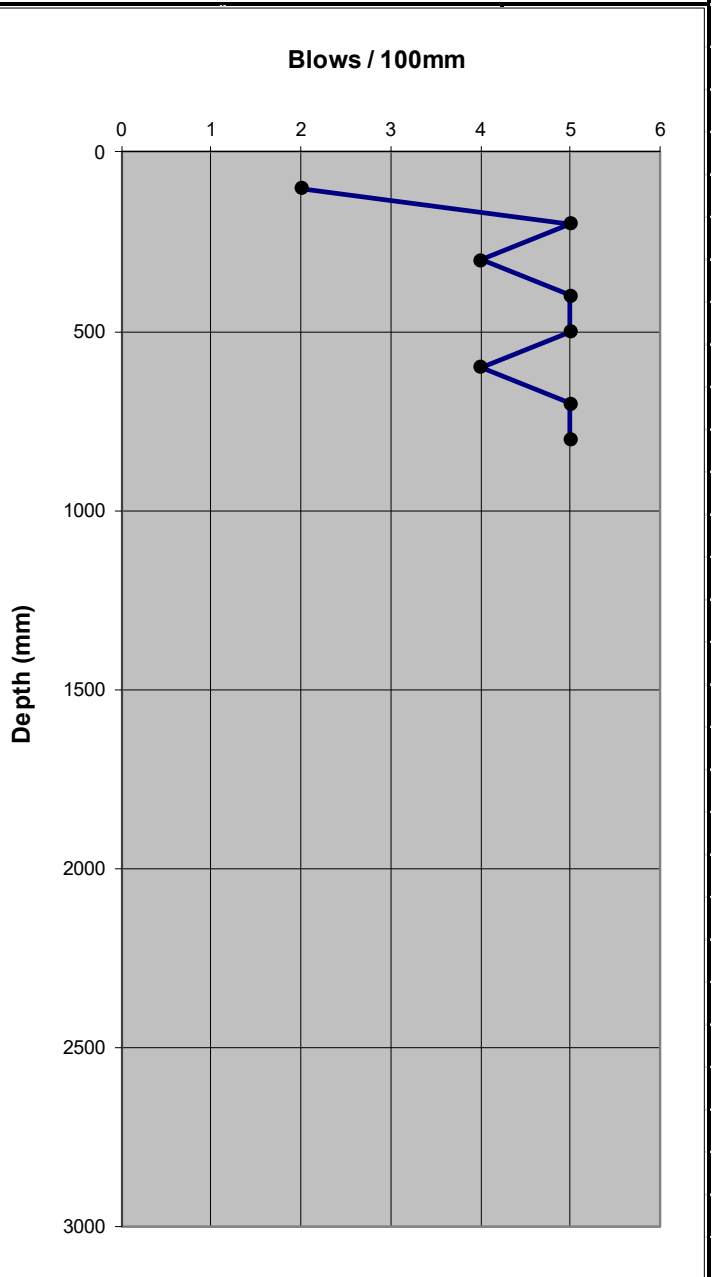
O'BRIEN DESIGN CONSULTING

# SCALA PENETROMETER LOG 1

| | | | |
|---|---|---|---|
| **Client** | Ian Smith | **Job No.** | 3024 |
| **Project** | Proposed sleepout | **Date Drilled** | 11/06/2025 |
| **Site Address** | 27 Mission Road, Kerikeri | **Drilled By** | M O'Brien |
| **Legal Description** | Lot 1 DP 89014 | **Drill Method** | Scala penetrometer |

| Depth mm | Blows / 100mm | 3604 requires |
|---|---|---|
| 0 | 0 | 5 Blows / 100mm average to the depth of twice the width of the footing |
| 100 | 2 | |
| 200 | 5 | |
| 300 | 4 | |
| 400 | 5 | |
| 500 | 5 | |
| 600 | 4 | |
| 700 | 5 | |
| 800 | 5 | |
| 900 | | |
| 1000 | | |
| 1100 | | |
| 1200 | | |
| 1300 | | |
| 1400 | | |
| 1500 | | |
| 1600 | | |
| 1700 | | |
| 1800 | | |
| 1900 | | |
| 2000 | | |
| 2100 | | |
| 2200 | | |
| 2300 | | |
| 2400 | | |
| 2500 | | |
| 2600 | | |
| 2700 | | |
| 2800 | | |
| 2900 | | |

**Graph**

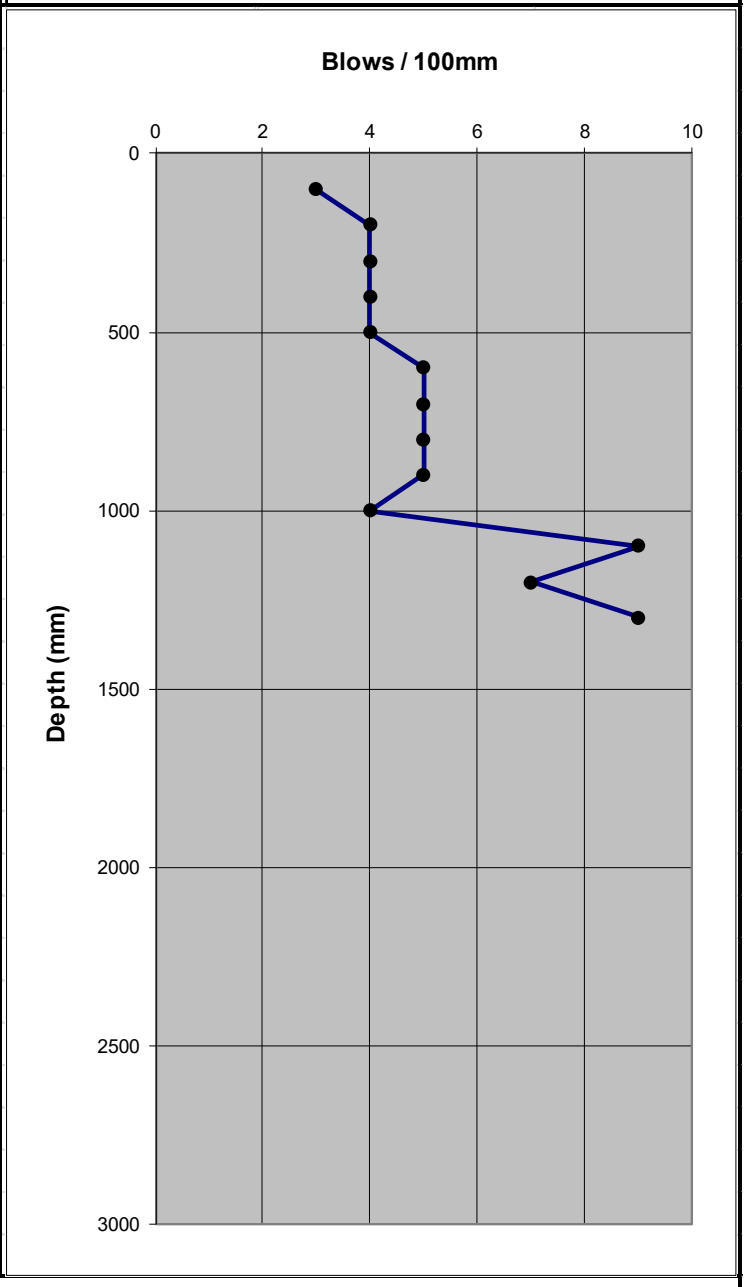



It is to be noted, this is not a Geotechnical Report for engineered foundations. The data is to be read in conjunction with the Site Assessment Report which follows the guidelines stated in NZS 3604:2011, Section 3. Should there at any time be suspicion the ground or conditions are not to the acceptable standard set out in NZS 3604:2011, a suitably qualified Engineer should be engaged. The subsurface data described above has been determined at this specific scala test location. Such data will not identify any variations in soil bearing away from this location.

# SCALA PENETROMETER LOG 2

| | | | |
|---|---|---|---|
| **Client** | Ian Smith | **Job No.** | 3024 |
| **Project** | Proposed sleepout | **Date Drilled** | 11/06/2025 |
| **Site Address** | 27 Mission Road, Kerikeri | **Drilled By** | M O'Brien |
| **Legal Description** | Lot 1 DP 89014 | **Drill Method** | Scala penetrometer |

| Depth mm | Blows / 100mm | 3604 requires | Graph |
|---|---|---|---|
| 0 | 0 | 5 Blows / 100mm average to the depth of twice the width of the footing | |
| 100 | 3 | | |
| 200 | 4 | | |
| 300 | 4 | | |
| 400 | 4 | | |
| 500 | 4 | | |
| 600 | 5 | | |
| 700 | 5 | | |
| 800 | 5 | | |
| 900 | 5 | 3 Blows / 100mm average | |
| 1000 | 4 | | |
| 1100 | 9 | | |
| 1200 | 7 | | |
| 1300 | 9 | | |
| 1400 | | | |
| 1500 | | | |
| 1600 | | | |
| 1700 | | | |
| 1800 | | | |
| 1900 | | | |
| 2000 | | | |
| 2100 | | | |
| 2200 | | | |
| 2300 | | | |
| 2400 | | | |
| 2500 | | | |
| 2600 | | | |
| 2700 | | | |
| 2800 | | | |
| 2900 | | | |



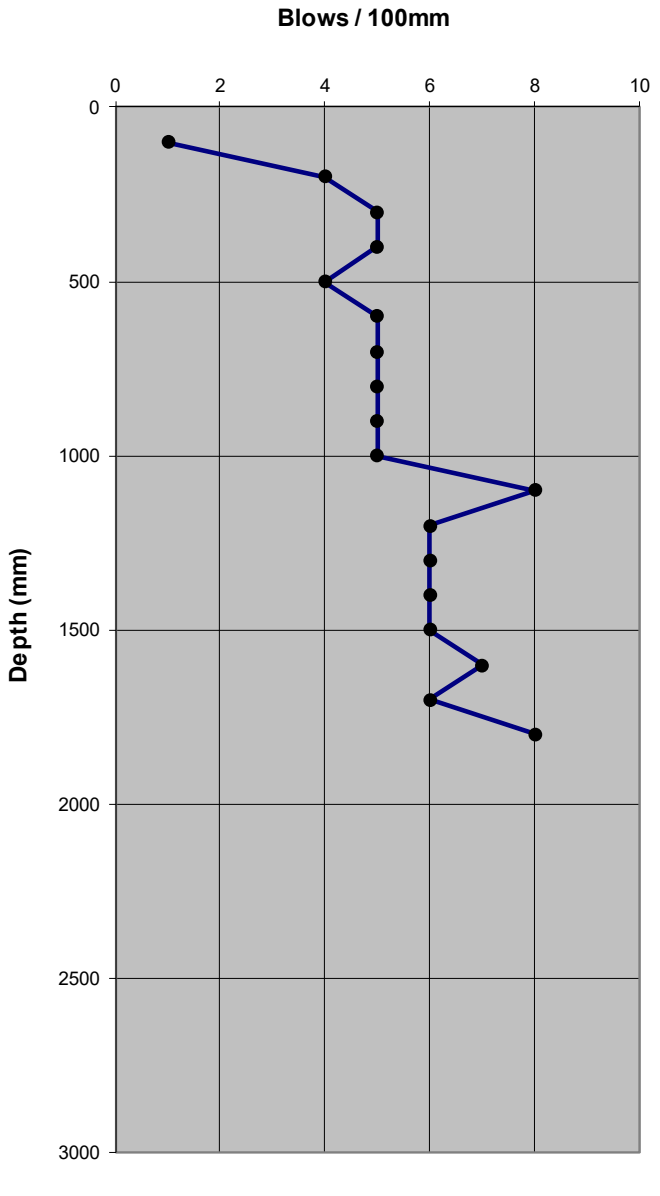

It is to be noted, this is not a Geotechnical Report for engineered foundations. The data is to be read in conjunction with the Site Assessment Report which follows the guidelines stated in NZS 3604:2011, Section 3. Should there at any time be suspicion the ground or conditions are not to the acceptable standard set out in NZS 3604:2011, a suitably qualified Engineer should be engaged. The subsurface data described above has been determined at this specific scala test location. Such data will not identify any variations in soil bearing away from this location.

# SCALA PENETROMETER LOG 3

| | | | |
|---|---|---|---|
| **Client** | Ian Smith | **Job No.** | 3024 |
| **Project** | Proposed sleepout | **Date Drilled** | 11/06/2025 |
| **Site Address** | 27 Mission Road, Kerikeri | **Drilled By** | M O'Brien |
| **Legal Description** | Lot 1 DP 89014 | **Drill Method** | Scala penetrometer |

| Depth mm | Blows / 100mm | 3604 requires |
|---|---|---|
| 0 | 0 | 5 Blows / 100mm average to the depth of twice the width of the footing |
| 100 | 1 | |
| 200 | 4 | |
| 300 | 5 | |
| 400 | 5 | |
| 500 | 4 | |
| 600 | 5 | |
| 700 | 5 | |
| 800 | 5 | |
| 900 | 5 | 3 Blows / 100mm average |
| 1000 | 5 | |
| 1100 | 8 | |
| 1200 | 6 | |
| 1300 | 6 | |
| 1400 | 6 | |
| 1500 | 6 | |
| 1600 | 7 | |
| 1700 | 6 | |
| 1800 | 8 | |
| 1900 | | |
| 2000 | | |
| 2100 | | |
| 2200 | | |
| 2300 | | |
| 2400 | | |
| 2500 | | |
| 2600 | | |
| 2700 | | |
| 2800 | | |
| 2900 | | |

**Graph**




It is to be noted, this is not a Geotechnical Report for engineered foundations. The data is to be read in conjunction with the Site Assessment Report which follows the guidelines stated in NZS 3604:2011, Section 3. Should there at any time be suspicion the ground or conditions are not to the acceptable standard set out in NZS 3604:2011, a suitably qualified Engineer should be engaged. The subsurface data described above has been determined at this specific scala test location. Such data will not identify any variations in soil bearing away from this location.

# Limitations

This short report is a site assessment which follows the guidelines stated in NZS 3604:2011 Section 3. This is not a Geotechnical Report for engineered foundations. Should there at any time be suspicion the ground or conditions are not to the acceptable standard set out in NZS 3604:2011, a suitably qualified Engineer should be engaged.

If trees or boulders are removed from under the proposed building platform and soils are disturbed as a result an Engineer should be engaged to inspect the ground prior to the installation of foundations.

The subsurface conditions are detailed on the Borehole Log and Scala Penetrometer logs attached. The observations noted in the investigations have been extrapolated between the various test locations to infer probable site conditions. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual ground conditions may vary over the site. These inferences in no way guarantee the validity of these findings due to the inherent variability of natural soil deposits. Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report.

It is essential that O'Brien Design Consulting Ltd. be contacted if there is any variation in the subsoil conditions from those described in this report as it may affect the design parameters recommended.

Our responsibility for this report is limited to the client named in this report. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd.

O'Brien Design Consulting Ltd. reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party.

If there are any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

# Onsite Wastewater Report (TP58)

Ian Smith
27 Mission Road
Kerikeri
Far North District
Lot 1 DP 89014

Written by: Nicola O'Brien
Reviewed by: Martin O'Brien

Rev: A
Date: 24th June 2025
Job No: 3024

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

## Contents

# Onsite Wastewater Disposal Design
# Assessment of Environmental Effects

## Executive Summary

Lot 1 DP 89014 is a 4,046m², established residential property located at 27 Mission Road, Kerikeri. An existing 3-bedroom dwelling and 1 bedroom dwelling are located onsite. The owner proposes to construct a 2-bedroom sleepout to the northeast of the property. A septic tank and soakage currently service the existing buildings. The septic tank is to be decommissioned and the soakage field abandon. A secondary treatment system with surface laid and buried dripper lines is to be installed.

## Recommendations:

- The existing septic tank is to be decommissioned, and the soakage field abandoned.
- Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code.
- The proposed wastewater disposal field shall consist of approximately 440m of surface laid and buried dripper line spaced at 1m. 440m² area in total.
- Surface laid lines are to be laid on even ground through existing gardens. 100mm of mulch is to be laid over the lines.
- Subsurface dripper line shall be buried 150–200mm below the surface within the topsoil layer. Anti-root intrusion, robust subsurface dripper line such as Netafim, Techline AS XR, or similar must be used. Buried dripper line is to be grass only as tree and shrub roots can damage buried line.
- The wastewater field and reserve are to be setback a minimum 5m from any existing or future intermittent stormwater flow path downslope of the field. This includes a 5m minimum setback from existing drains along Mission Road and a neighbours right of way.
- There is adequate area to support a 50% reserve wastewater disposal field.
- The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

# 1.0 Introduction

## 1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). Based on site characteristics including groundwater and surface water setbacks and soil type an onsite wastewater treatment system and land application method are recommended. A wastewater design is provided based on aforementioned documents and site characteristics.

## 1.2 Proposal

A secondary treatment system with surface laid dripper lines will service an existing 3-bedroom dwelling, an existing 1-bedroom dwelling and a proposed 2-bedroom sleepout.

## 1.3 Site Visit

The site investigation was undertaken on 11th June 2025 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was taken to acquire soil samples for examination and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 8.

## 1.4 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Certificate of Title and Consent Notices. No Consent Notices are listed on the Title.

# 2.0 Site Description & Evaluation

## 2.1 Site Description

Lot 1 DP 89014 is located at 27 Mission Road, Kerikeri and is zoned Rural Living in the Far North District Plan. Lot 1 is a 4,046m², rectangular shaped, established residential property with an existing 3-bedroom dwelling and 1-bedroom dwelling located to the south. The remainder of the property is grassed lawn, gardens and fruit trees. The property slopes slightly to the north. A footpath and grass verge then Mission Road run along the northern boundary whilst similar residential properties are located to the south, west and east. Refer to the Northland Regional Council Map, Section 2.2, showing Lot 1 DP 89014 and the surrounding area.

The proposed wastewater disposal fields are to be located to the north of the existing dwellings in established gardens and grassed lawn. This area slopes slightly to the north. Refer to Photograph 1 and the Site Plan, Section 8 showing the location of the wastewater fields.

The wastewater disposal fields, and reserve are to be setback a minimum 5m from any existing or future intermittent stormwater flow path downslope of the field as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. A 5m setback is required from the drain along Mission Road and the drain along the right of way at 33 Mission Road.

No surface water bodies were noted in the near vicinity of the proposed wastewater disposal field (30m radius) meeting the 15m separation distance required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and the more conservative 30m separation distance outlined in the Far North District Plan, Section 12.7.6.1.4(b) from certain water bodies (river, lake, wetland or boundary of the coastal marine area).

According to Northland Regional Council Hazard maps the property is not identified as being in a flood area.

A 1.5m setback from boundaries and buildings is required as per TP58, (2004), Table 5.2. A 3m setback of the system is recommended. Refer to TP58, (2004), Table 5.2, The Regional Plan for Northland, (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.2, 12.7.6.1.4(b) for all wastewater setback requirements. The Site Plan, Section 8 shows the location of the proposed fields and reserve along with setback requirements specific to the site.

Photograph 1: Showing the approximate location of the proposed wastewater disposal field amongst established garden and grassed lawn on slightly sloping topography.

## 2.2 Northland Regional Council Property Map

### 2.3 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 4 soils.

Groundwater was not intercepted during the 1200mm borehole taken during Winter, 11th June 2025.

No freshwater bores were noted on NRC Water Resources map in the near vicinity of the proposed wastewater disposal field meeting the 20m setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9. The property owner is not aware of any freshwater bores within 20m of the proposed field.

### 2.4 Soil Profile

NRC Managing Northland Soils Map describes the soils as well drained Kerikeri friable clay (KE).

The borehole showed soils, in the area of the wastewater disposal field, to be category 4, friable, silty clay loam with moderate draining characteristics. Refer to Photograph 2 and the Borehole Log, Section 7 showing soil layers.

Photograph 2: Borehole showing 200mm of category 4, slightly moist, brown topsoil followed by category 4, slightly moist, brownish orange, friable, silty clay loam.

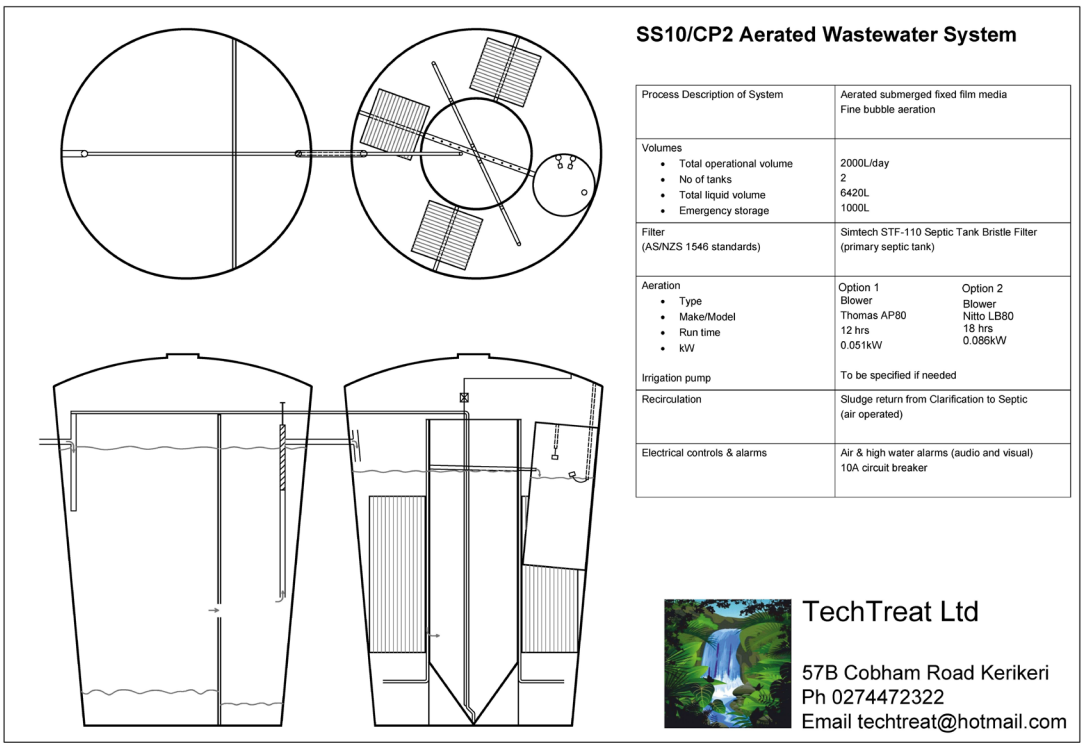
## 3.0 On-site Effluent Disposal

### 3.1 System Requirements

The existing septic tank is to be decommissioned, and the soakage field abandoned. Refer to Section 9.1, Guidelines for Decommissioning a Septic Tank.

Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

Proposed system: Tech Treat SS10/ CP2 Wastewater Treatment System.



**SS10/CP2 Aerated Wastewater System**

| | | |
|---|---|---|
| Process Description of System | Aerated submerged fixed film media<br>Fine bubble aeration | |
| Volumes<br>• Total operational volume<br>• No of tanks<br>• Total liquid volume<br>• Emergency storage | 2000L/day<br>2<br>6420L<br>1000L | |
| Filter<br>(AS/NZS 1546 standards) | Simtech STF-110 Septic Tank Bristle Filter<br>(primary septic tank) | |
| Aeration<br>• Type<br>• Make/Model<br>• Run time<br>• kW<br><br>Irrigation pump | Option 1<br>Blower<br>Thomas AP80<br>12 hrs<br>0.051kW<br><br>To be specified if needed | Option 2<br>Blower<br>Nitto LB80<br>18 hrs<br>0.086kW |
| Recirculation | Sludge return from Clarification to Septic<br>(air operated) | |
| Electrical controls & alarms | Air & high water alarms (audio and visual)<br>10A circuit breaker | |

TechTreat Ltd

57B Cobham Road Kerikeri
Ph 0274472322
Email techtreat@hotmail.com

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

The system is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system. Installation and maintenance notes can be found at the back of this report, Section 8, 9 and 10.

## 3.2 Proposed Effluent Disposal Field

Wastewater calculations as follows:

Potential occupancy of the buildings x litres per person per day / loading rate = area of wastewater disposal field

The existing 3-bedroom dwelling has an occupancy of 5
The existing 1-bedroom dwelling has an occupancy of 2
The proposed 2-bedroom sleepout has an occupancy of 4
Occupancy taken from TP58 (2004), Table 6.1, p.51.

11 x 180 litres / 4.5 = 440m²

180 litres of wastewater produced per person per day with town water supply is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 4.5 is assigned due to category 4 soils as per TP58 (2004), Table 9.2, p.150.

The proposed effluent fields shall consist of approximately 440m length of surface laid and buried dripper line spaced at 1m. 440m² area total.

Surface laid lines are to be installed on even ground through existing gardens. Any gaps are to be planted with water loving plants. Refer to the attached NRC suggested planting schedule for suitable plants, Section 10.3. Your local garden centre can provide you with additional suitable plants. Plants should be spaced so that when they are mature there are no gaps between the plants. Dripper line should be covered by at least 100mm layer of mulch or leaf litter.

Subsurface dripper line shall be buried 150–200mm below the surface within the topsoil layer. Anti-root intrusion, robust subsurface dripper line such as Netafim, Techline AS XR, or similar must be used. Buried line is to be grass only

as tree and shrub roots can damage buried line. Refer to the attached Site Plan, Section 8, showing the location of the proposed fields and setback requirements.

The slope is flat to slight therefore rules regarding slopes greater than 10 degrees or 25 degrees (Regional Plan for Northland (2019), Section C.6.1.3, notes 4 and 6) do not apply.

The wastewater disposal field should not be driven on or built over. These activities can result in damage to and failure of the effluent field.

Installation and maintenance notes can be found at the back of this report, Section 9 and 10, as a guide to the upkeep of the system and field.

### 3.3 Reserve Area

A 50% reserve wastewater disposal area is specified, greater than the minimum 30% required by the Regional Plan for Northland, 2019, C.6.1.3, 9b. The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve area must be protected from any development that would prevent its use in the future.

### 3.4 Stormwater Management

The property benefits from a connection to the town main water supply. Stormwater from the roof of all buildings is to be directed well away from the proposed wastewater disposal fields.

Excess stormwater, following heavy rain events, will follow the topography and flow to the north over grassed lawn and established gardens.

A cut off drain is not required due to slight topography and minimal upslope catchment.

## 4.0 Council Requirements for new Building Consents

### 4.1 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code. This is a requirement by the Far North District Council for all new Building Consents. Interconnected smoke alarms as per NZS 4514:2021 are required as per NZ Building Code - Smoke Alarm Requirements | Cavius NZ, NZ-Building-Code.pdf (cavius.co.nz). Refer to Section 11 and the Cavius website for further details.

### 4.2 Earthworks

The proposed works will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control. Pdf (aucklanddesignmanula.co.nz).

### 4.3 Hazardous Activities and Industries List (HAIL)

A Preliminary Site Investigation report is not available for Lot 1 DP 89014.

## 5.0 Summary

A secondary treatment system with dripper line is proposed to service 3 buildings. A 50% reserve area is available. Setback distances including surface water, intermittent stormwater flow paths and groundwater have been achieved.

## 6.0 TP58 3rd Edition, Appendix E

### PART A: Owners Details

1. **Applicant Details:**

| | |
|---|---|
| Applicant Name: | Ian Smith |
| Company Name: | |
| Property Owner Name: | Ian Smith |
| Nature of Applicant | Owner |

**2. Consultant / Site Evaluator Details:**

| | | |
|---|---|---|
| Consultant/Agent Name | O'Brien Design Consulting Ltd | |
| Site Evaluator Name | Martin O'Brien | |
| Postal Address | O'Brien Design Consulting Ltd | |
| | 153B Kerikeri Inlet Road | |
| | Kerikeri | |
| Contact Details | Phone | 09 407 5208 |
| | Mobile | 027 444 6115 |
| Name of Contact Person | Martin O'Brien | |
| E-mail Address | martin@obrienconsulting.co.nz | |
| Website | www.obriendesignconsulting.co.nz | |

**3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?**

| |
|---|
| No |
| |
| |
| |

**4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?**

| |
|---|
| None |
| |
| |
| |
| |

## PART B: Property Details

### 1. Property for which this application relates:

| | | | |
|---|---|---|---|
| Physical Address of Property | 27 Mission Road | | |
| | Kerikeri | | |
| Territorial Local Authority | Far North District Council | | |
| Regional Council | Northland Regional Council | | |
| Legal Status of Activity | Permitted: √ | Controlled: | Discretionary: |
| Relevant Regional Rule(s) (Note 1) | | | |
| | | | |
| Total Property Area ($m^2$) | 4,046$m^2$ | | |

### 2. Legal description of land (as shown on Certificate of Title)

| | | | | | |
|---|---|---|---|---|---|
| Lot No. | Lot 1 | DP No. | DP 89014 | CT No. | NA43C/1111 |
| Other: | | | | | |

Please ensure copy of Certificate of Title is attached

## PART C: Site Assessment - Surface Evaluation

**Has a relevant property history study been conducted?**

| | | | | |
|---|---|---|---|---|
| Please Tick | No | √ | Yes | |

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

| |
|---|
| |
| |
| |
| |
| |
| |

**1. Has a Slope Stability Assessment been carried out on the property?**

| | | | | |
|---|---|---|---|---|
| Please tick | No | √ | Yes | |

If No, state why?

| | |
|---|---|
| The slope in the area of the proposed wastewater disposal field is slight at <3° and showed no signs of slippage or instability. | |
| If Yes, please give details of report (and if possible, please attach report): fill out if you said yes | |
| Author: | |
| Company/Agency: | |
| Date of Report: | |
| Brief Description of Report Findings: - | |
| | |
| | |
| | |

**2. Site Characteristics:**

| |
|---|
| Provide descriptive details below: |
| **Performance of Adjacent Systems:** |
| The existing soakage field was wet and showed signs of failing. |
| |
| **Estimated Rainfall and Seasonal Variation:** |
| Information available from **N.I.W.A MET RESEARCH** |
| *Northland = 112.6mm average per month during 1981-2010* |
| **Vegetation / Tree Cover:** |
| Established gardens and grassed lawn. |
| |
| **Slope Shape: (Please provide diagrams)** |
| Divergent. |
| |
| **Slope Angle:** |
| <3° |
| |
| **Surface Water Drainage Characteristics:** |
| Refer to Section 2.1 and 3.4. |
| |
| |
| **Flooding Potential: YES/NO** |
| No mapped flooding shown on NRC Maps. |
| |
| |
| **Surface Water Separation:** |
| Refer to Section 2.1 and the Site Plan, Section 8. |
| |
| |

**3. Site Geology**

| |
|---|
| Well drained Kerikeri friable clay (KE) |
| |

**4. What Aspect(s) does the proposed disposal system face?**

| | | | |
|---|---|---|---|
| North | | West | |
| Northwest | | Southwest | |
| Northeast | √ | Southeast | |
| East | | South | |

**5. Site clearances**

| Separation Distance from | Treatment Plant Separation Distance (m) | Disposal Field Separation Distance (m) |
|---|---|---|
| Boundaries | *1.5m minimum* | *1.5m minimum* |
| Surface water | *15m minimum* | *15m minimum* |
| Stormwater flow path e.g. drain | *5m minimum* | *5m minimum* |
| Groundwater | - | *0.9m minimum* |
| Stands of trees/shrubs | *Outside tree canopy* | *Outside or within tree canopy* |
| Wells & potable water bores | *20m minimum* | *20m minimum* |
| Lakes, rivers, wetland & the coastline | *30m minimum* | *30m minimum* |
| Buildings | *3m minimum* | *1.5m minimum* |
| Flood area | *Ensure sealed unit no setback* | *Outside the 100yr ARI flood event* |
| Other: | | |

## PART D: Site Assessment - Subsoil Investigation

**1. Please identify the soil profile determination method:**

| | | | | |
|---|---|---|---|---|
| Borehole | Hand Augured | 1200mm | No of Boreholes | 1 |
| Other: | USDA feel method to determine soil texture and soil structure. | | | |
| | | | | |

Soil Report attached?

| | | | | |
|---|---|---|---|---|
| Please Tick | Yes | √ | No | |

**2. Was fill material intercepted during the subsoil investigation?**

| | | | | |
|---|---|---|---|---|
| Please Tick | Yes | | No | √ |

If yes, please specify the effect of the fill on wastewater disposal

| |
|---|
| |
| |

**3. Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)**

| | | | | |
|---|---|---|---|---|
| Not required | | | | |
| Test Report Attached? | Yes | | No | √ |

**4. Are surface water interception/diversion drains required?**

| | | | | |
|---|---|---|---|---|
| Please tick | Yes | | No | √ |
| A cut off drain is not required due to minimal upslope catchment and slight topography. | | | | |

**4a. Are subsurface drains required?**

| | | | | |
|---|---|---|---|---|
| Please tick | Yes | | No | √ |

**5. Please state the depth of the seasonal water table:**

| | |
|---|---|
| Winter | >1200mm |
| Spring | >1200mm |
| Summer | >1200mm |
| Autumn | >1200mm |

| | | | |
|---|---|---|---|
| Measured | √ | Estimated | |
| Measured | | Estimated | √ |
| Measured | | Estimated | √ |
| Measured | | Estimated | √ |

**6. Are there any potential storm water <u>short circuit paths</u>?**

| | | | | |
|---|---|---|---|---|
| Please Tick | Yes | | No | √ |
| | | | | |
| | | | | |
| | | | | |

**7. Based on results of subsoil investigation above, please indicate the disposal field soil category**

| Is Topsoil Present? | Yes | If so, Topsoil Depth? | 200mm |
|---|---|---|---|
| **Soil Category** | **Description** | **Drainage** | **Tick One** |
| 1 | Gravel, coarse sand | Rapid draining | |
| 2 | Coarse to medium sand | Free draining | |
| 3 | Medium-fine & loamy sand | Good drainage | |
| 4 | Sandy loam, loam & silt loam | Moderate drainage | √ |
| 5 | Sandy clay-loam, clay loam & silty clay-loam | Moderate to slow drainage | |
| 6 | Sandy clay, non-swelling clay & silty clay | Slow draining | |
| 7 | Swelling clay, grey clay, hardpan | Poorly or non-draining | |

Reasons for placing in stated category

| |
|---|
| The borehole log showed 200mm of topsoil followed by friable, silty clay loam to a depth of 1200mm. Soils are |
| described as moderately draining, category 4, silty clay loam. |
| |
| |
| |

## PART E: Discharge Details

**1. Water supply source for the property:**

| | |
|---|---|
| Rainwater (roof collection) | |
| Bore/well | |
| Public supply | √ |

**2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)**

| | | |
|---|---|---|
| Number of Bedrooms | 3 | (Existing dwelling) |
| Number of Bedrooms | 1 | (Existing dwelling) |
| Number of Bedrooms | 2 | (Proposed sleepout) |
| Design Occupancy | 11 | (Potential number of people) |
| Per capita Wastewater Production | 180 | (Litres per person per day) |
| Other - specify | | |
| | | |
| Total Daily Wastewater Production | 1980 | (Litres per day) |

**3. Do any special conditions apply regarding water saving devices?**

| | | | | | |
|---|---|---|---|---|---|
| a) Full Water Conservation Devices? | Yes | | No | √ | (Please tick) |
| b) Water Recycling - what %? | 0% | | | | (Please tick) |

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

| |
|---|
| |
| |
| |
| |

**4. Is Daily Wastewater Discharge Volume more than 2000 litres:**

| | | | | |
|---|---|---|---|---|
| Please tick | Yes | | No | √ |

*Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required*

**PART G: Secondary and Tertiary Treatment**

**1. Please indicate the type of additional treatment, if any, proposed to be installed in the system:**

| | | | |
|---|---|---|---|
| Secondary Treatment | | | |
| Home aeration plant | √ | Refer to Section 3.1 | |
| Tertiary Treatment | | | |
| Ultraviolet disinfection | | | |
| Other | | Specify | |

## PART H: Land Disposal Method

**1. Please indicate the proposed loading method:**

| | |
|---|---|
| Gravity | |
| Dosing Siphon | |
| Pump | √ |

**2. High water level alarm to be installed in pump chambers**

| | | | | |
|---|---|---|---|---|
| Please tick | Yes | √ | No | |
| If not to be installed, explain why: | | | | |

**3. If a pump is being used, please provide the following information:**

| | | |
|---|---|---|
| Total Design Head | 32 | (m) |
| Pump Chamber Volume | 150 | (Litres) |
| Emergency Storage Volume | 1000 | (Litres) |

**4. Please identify the type(s) of land disposal method proposed for this site:**

| | | |
|---|---|---|
| Surface Dripper Irrigation | √ | |
| Sub-surface Dripper Irrigation | √ | |
| Mound with Dripper Irrigation | | As Per Attached Plan |

**5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:**

| | | | |
|---|---|---|---|
| Loading Rate | 4.5 | | (Litres/m²/day) |
| Disposal Area | Design (m²) | 440 | For driplines spaced at 1m |
| | Reserve (m²) | 220 | For driplines spaced at 1m |

**Explanation** *(Refer TP58 Sections 9 and 10)*

| |
|---|
| Loading rate for category 4 soils inline with but more conservative than TP58 (2004), Table 9.2, p.150. |
| |

**6. What is the available reserve wastewater disposal area**
*(Refer TP58 Table 5.3)*

| | | |
|---|---|---|
| Reserve Disposal Area (m²) | 220 | For dripper lines spaced at 1m |
| Percentage of Disposal Area (%) | 100% | |

**7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:**

**Description and Dimensions of Disposal Field:**

| | | | | | |
|---|---|---|---|---|---|
| Refer to Proposed Wastewater Disposal Field, Section 3.2 and the Site Plan, Section 8. | | | | | |
| | | | | | |
| Plan Attached? | Yes | √ | No | | (Please tick) |

## PART I: Maintenance & Management

*(Refer TP58 Section 12.2)*

**1. Has a maintenance agreement been made with the treatment and disposal system suppliers?**

| | | | | |
|---|---|---|---|---|
| Please tick | Yes | | No | √ |

| |
|---|
| The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration |
| treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District |
| Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly. |
| ***Client to enter into agreement with chosen system supplier as per FNDC bylaw*** |

## PART J: Assessment of Environmental Effects

**1. Is an assessment of environmental effects (AEE) included with application?**
*(Refer to TP58 Section 5. Ensure all issues concerning potential effects addressed)*

| | | | | |
|---|---|---|---|---|
| Please tick | Yes | √ | No | |

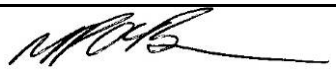
## PART K: Is Your Application Complete?

**1. In order to provide a complete application have you remembered to:**

| | |
|---|---|
| Fully Complete this Assessment Form | √ |
| Include a *Location Plan* and *Site Plan* (with Scale Bars) | √ |
| Attach an Assessment of Environmental Effects (AEE) | √ |

**2. Declaration**

**I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.**

| | | |
|---|---|---|
| Name: Martin O'Brien | Signature |  |
| Position: Director | Date | 24th June 2025 |

**Note:**

**Any alteration to the site plan or design after approval will result in noncompliance.**

**Building consent must be approved before work commences.**

## 7.0 Borehole Log

O'BRIEN DESIGN CONSULTING

### BOREHOLE LOG 1

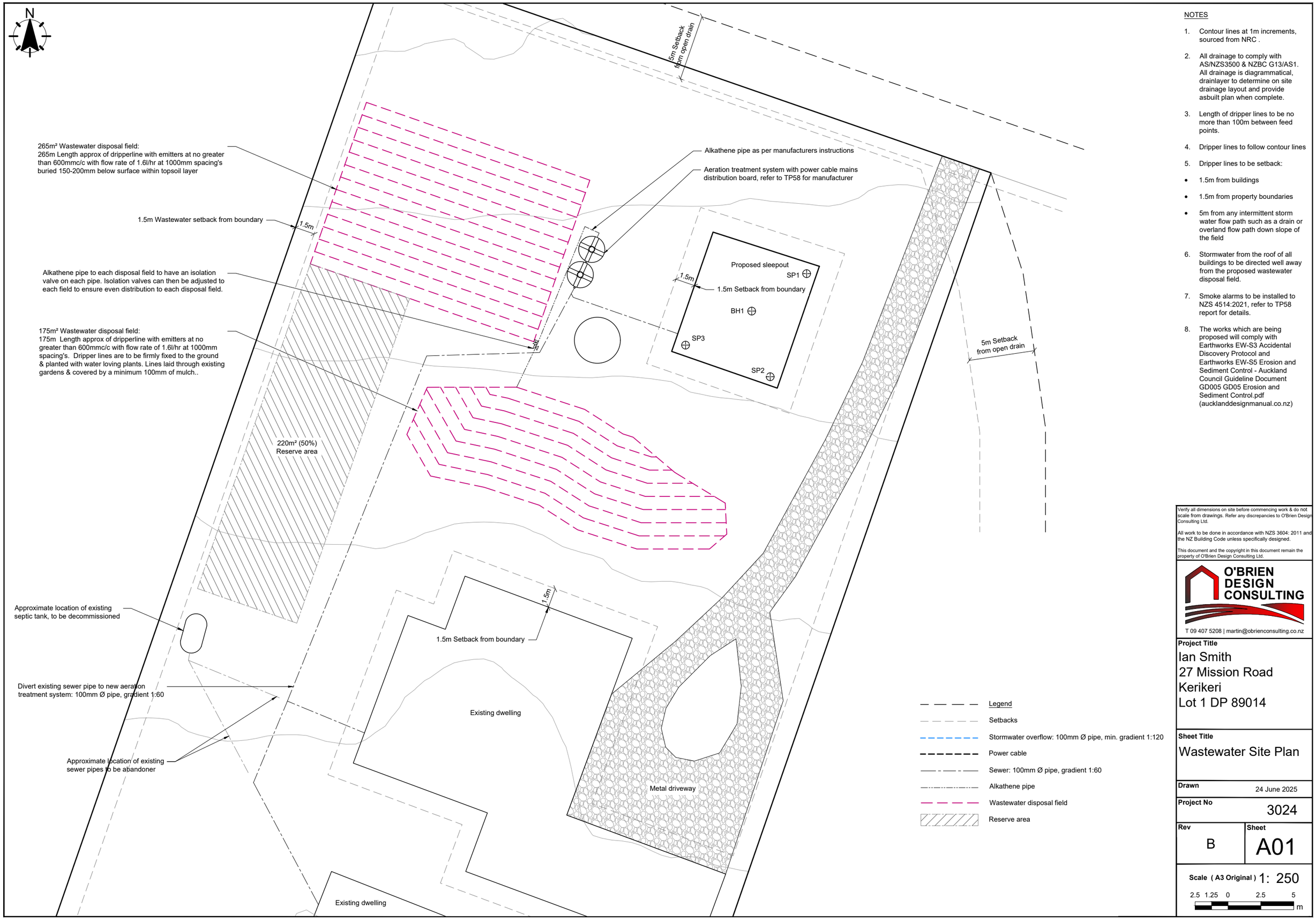
| | | | |
|---|---|---|---|
| **Client** | Ian Smith | **Job No.** | 3024 |
| **Project** | Installation of onsite wastewater | **Date Drilled** | 11/06/2025 |
| **Site Address** | 27 Mission Road, Kerikeri | **Drilled By** | M O'Brien |
| **Legal Description** | Lot 1 DP 89014 | **Drill Method** | 50mm hand auger |

| Depth mm | GWL | Soil Map Reference | Graphic Log | Field Description | Soil Category |
|---|---|---|---|---|---|
| 100 | Ground water not intercepted | Kerikeri friable clay (KE) | | Slightly moist brown topsoil | 4 |
| 200 | | | | | |
| 300 | | | | Slightly moist brownish orange friable silty CLAY | 4 |
| 400 | | | | | |
| 500 | | | | | |
| 600 | | | | | |
| 700 | | | | | |
| 800 | | | | | |
| 900 | | | | | |
| 1000 | | | | | |
| 1100 | | | | | |
| 1200 | | | | | |
| 1300 | | | | EOB | |
| 1400 | | | | | |
| 1500 | | | | | |
| 1600 | | | | | |
| 1700 | | | | | |
| 1800 | | | | | |
| 1900 | | | | | |
| 2000 | | | | | |
| 2100 | | | | | |

**Graphic Log Legend**

Fill | Topsoil | Gravel | Sand | Clay | Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.




NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:
   - 1.5m from buildings
   - 1.5m from property boundaries
   - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
6. Stormwater from the roof of all buildings to be directed well away from the proposed wastewater disposal field.
7. Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**
Ian Smith
27 Mission Road
Kerikeri
Lot 1 DP 89014

**Sheet Title**
Wastewater Site Plan

**Drawn** 24 June 2025

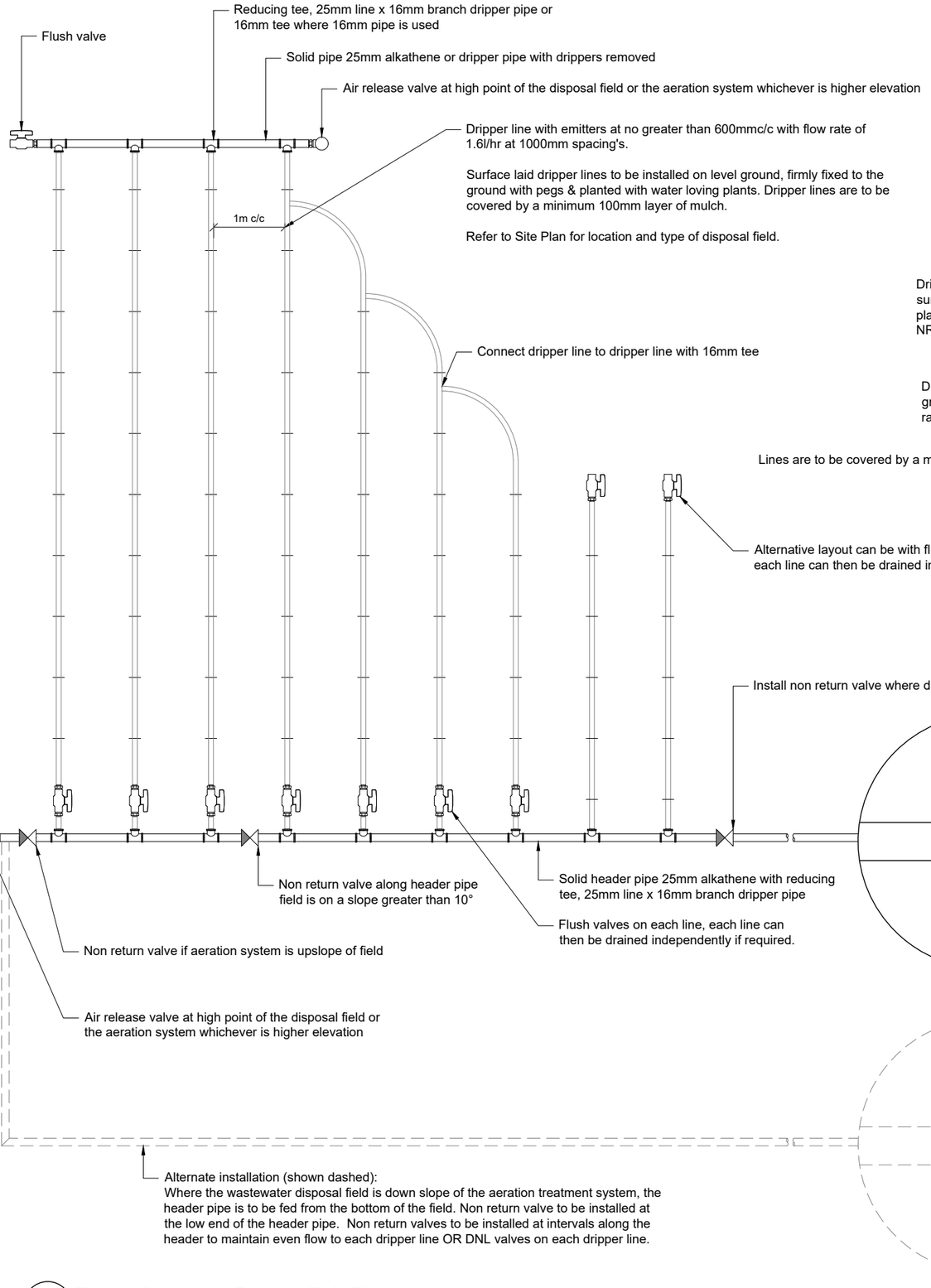
**Project No** 3024

**Rev** B

**Sheet** A01

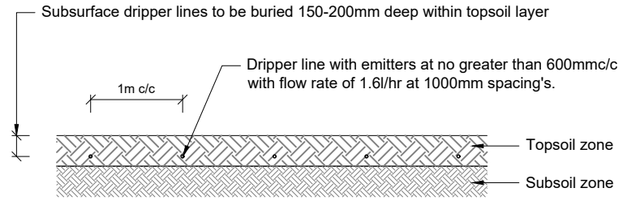
**Scale ( A3 Original )** 1: 250

2.5 1.25 0 2.5 5 m

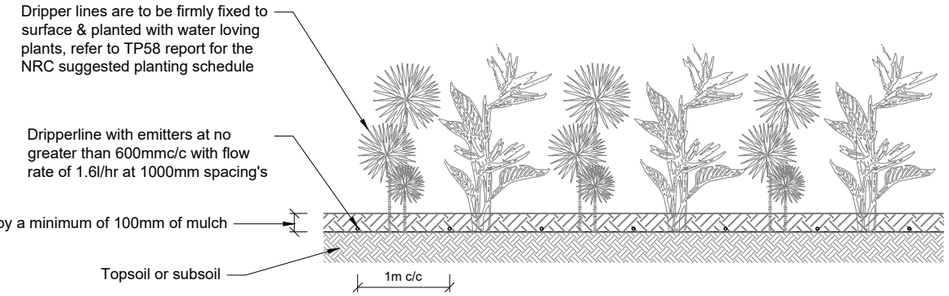



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20




W02 Typical Subsurface Dripper Line Detail
SCALE = 1:20




W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sedimen Control.pdf (aucklanddesignmanual.co.nz)



O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**
Ian Smith
27 Mission Road
Kerikeri
Lot 1 DP 89014

**Sheet Title**
Wastewater Details

**Drawn** 24 June 2025

**Project No** 3024

**Rev** B

**Sheet** A02

**Scale ( A3 Original )** 1: 20

0.2 0.1 0 0.2 0.4 m

# 9.0 On Site Wastewater Installation Guide for the Installer

## 9.1 Guidelines on Decommissioning a Septic Tank

Far North District Council

**GUIDELINES FOR THE DECOMMISSIONING, REUSE, REMOVAL AND RELOCATION OF SEPTIC TANKS, COLLECTION WELLS AND AERATED WASTEWATER TREATMENT SYSTEMS.**

The guidelines provide information on the decommissioning and reuse of septic tanks, collection wells and aerated wastewater treatment systems (AWTS).

THE REUSE OF SEPTIC TANKS, COLLECTION WELLS AND AWTS IS MAINLY FOR THE STORAGE OF WATER THAT IS TO BE USED FOR THE WATERING OF GARDENS AND LAWNS.

UNDER NO CIRCUMSTANCES ARE SEPTIC TANKS, COLLECTION WELLS AND AWTS TO BE REUSED AS VESSELS FOR HOLDING WATER FOR DOMESTIC (WASHING & DRINKING) PURPOSES.

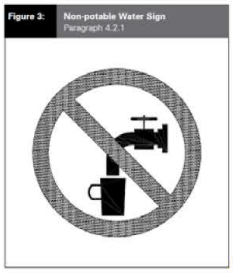
Where it is possible to reuse a septic tank, several precautions need to be observed to ensure there is no danger to public health or the environment.
The reuse or removal of a septic tank, collection well or AWTS shall only be carried out if another approved method of effluent disposal is available, such as the sewer being connected to the premises concerned.
No development consent is required to convert an existing septic tank, collection well or AWTS for the collection and reuse of roof water – **Note ONLY for garden purposes**
To ensure that the existing septic tank, collection well or AWTS does not pose a risk to public health or the environment, one of the following methods should be followed.

1. DECOMMISSIONING OF SEPTIC TANKS AND COLLECTION WELLS
   THE TANKS AND WELLS ARE REMAINING ON SITE & NOT TO BE REUSED
   1.1. The contents of the septic tank/collection well are to be removed by pump out tanker.
   1.2. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
   1.3. The tank is to be disinfected, one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
   1.4. Several holes should be punched into the bottom of the tank. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal

**Note: these steps are there to ensure that the tank remains in a safe condition – unable to hold water, grow bacteria harmful to health, and prevent the tank from rising due to hydraulic pressure, collapse and other hazards.**

2. AWTS: REMAINING ON SITE AND NOT TO BE REUSED
   2.1. The contents of the AWTS are to be removed by pump out tanker. The liquid contents of the AWTS are not to be irrigated using the land application system.
   2.2. The sides, lid, baffles, components and square junctions of the AWTS should be hosed down as the tanker is removing the contents.
   2.3. The pumps, blowers and internal components of the AWTS may be either collapsed into the AWTS or selectively removed by the owner/occupier, or AWTS manufacturer or service agent. The owner/occupier, manufacturer or service agent must remove such parts in a manner that will not contaminate the environment or compromise the occupational health and safety of themselves or others.
   2.4. The AWTS and remaining components are to be disinfected; one method being the spreading hydrated lime over all exposed surfaces. NOTE: under no circumstances should people climb into and access the tank for this purpose.
   2.5. It is highly recommended The lid and walls should be demolished to around 300mm or more below ground surface, collapsed into the tank and then filled with clean soil/gravel/road metal
   2.6. All irrigation lines and spray heads, sprinklers, drippers and the like are to be flushed with potable water for 5 minutes. The irrigation lines should not be connected to any drinking water supplies. These items should ideally be removed after cleaning.
3. SEPTIC TANK, COLLECTION WELL OR AWTS: REUSED ON SITE AS A ROOFWATER STORAGE TANK FOR WATERING THE GARDEN (IRRIGATION) OR FIRE FIGHTING

3.1. The reuse of septic tanks shall only be carried out where the tank and lid are structurally sound. The responsibility for determining this lies with the property owner. Tanks that are damaged and are not structurally sound should be decommissioned according to Section 1 of these Guidelines.
3.2. For reuse on site as an irrigation tank, the contents of the tank are to be removed by pump out tanker.
3.3. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the tanker is removing the contents.
3.4. It is recommended that the tank is mosquito proofed.
3.5. The tank should be filled with clean water and disinfected to a minimum level of 5mg/L of free residual chlorine with a half hour contact time. The chlorine should be allowed to dissipate naturally and not be neutralised. NOTE: After chlorination no reuse should take place for a minimum of seven (7) days as the water may affect plants and vegetation.
3.6. The inlet(s) may be connected to the roof water system (3.9), but the outlet(s) must be sealed or connected to an overflow (3.10). Pumps and other accessories may then be installed and connected to an irrigation system.
3.7. The tank is to be labelled as containing water unfit for human consumption (eg WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol. Reference G12
3.8. Non-standard water fittings or irrigation fittings are to be used and no cross connection is to be possible with any potable (drinking) supply.
3.9. ONLY Roof water pipes are to be connected to the tanks.
3.10. An overflow pipe is to be installed to the tank. This should be connected to an appropriate outfall.
3.11. For the first two (2) months after conversion of the system, it is recommended that the free chlorine levels of the water be tested and maintained at a level above 1.5 and below 5mg/L.
3.12. **Property owners should note that septic tanks may be prone to lifting out of the ground due to ground water pressure if they are left empty.** To prevent this, residents should contact a plumber or tank manufacturer for further advice about the specific requirements applicable to their individual system.
3.13. If a pump is to be installed, it is recommended a pump supplier be consulted to ensure that it is designed to meet the required flow and hydraulic requirements specific to the site.
3.14. All electrical work associated with the installation of pumps must be done only by a licensed electrician and a safety cut-off switch installed.
3.15. Fixed sub-surface irrigation systems are preferred to aboveground spray systems.
3.16. Where permanent taps are fitted, signs must be installed to advise that water is not suitable for drinking purposes (e.g. WARNING - WATER FOR IRRIGATION PURPOSES ONLY - NOT FOR DRINKING) together with the appropriate non-potable water symbol.




3.17. New Zealand Building Code G12, section 4
3.18. The roof water reuse system must not cause any drainage nuisance to adjoining properties or the natural surroundings

**Note in order to adhere to this it is recommended you engage a professional to ensure that these conditions are met.**

**All items stated in this guideline are aimed at ensuring that the in ground tanks present little danger or future hazard to both property owners and the environment.**

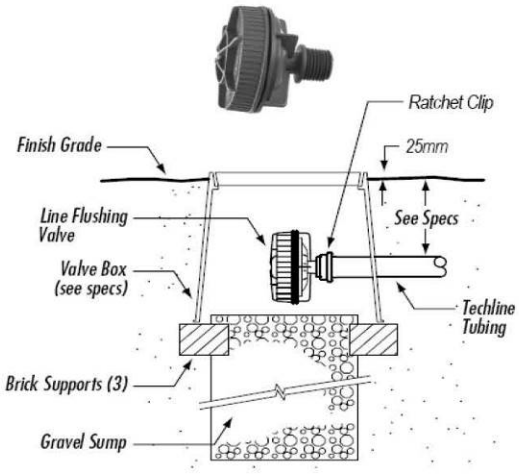
Disclaimer: This information was believed to be correct at the date of its publication This information is for general information purposes only and should not be relied upon tor legal advice.

## 9.2 Installation Documents

# TECHLINE AS™ DESIGN GUIDE

**LINE FLUSHING VALVES:**
Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump *(valve box)*.
- The dumping of water *(additional flow)* allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

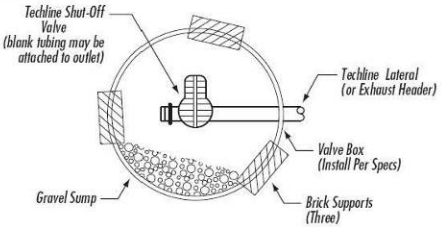



**AUTOMATIC LINE FLUSHING VALVE:**

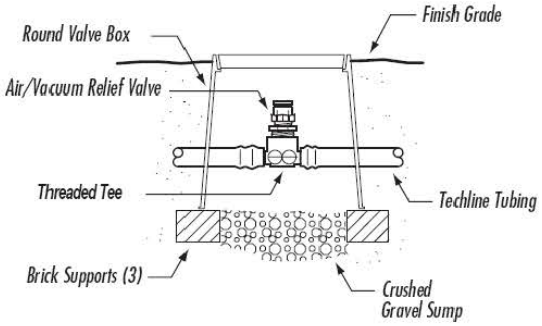
- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

**MANUAL FLUSHING VALVE:**

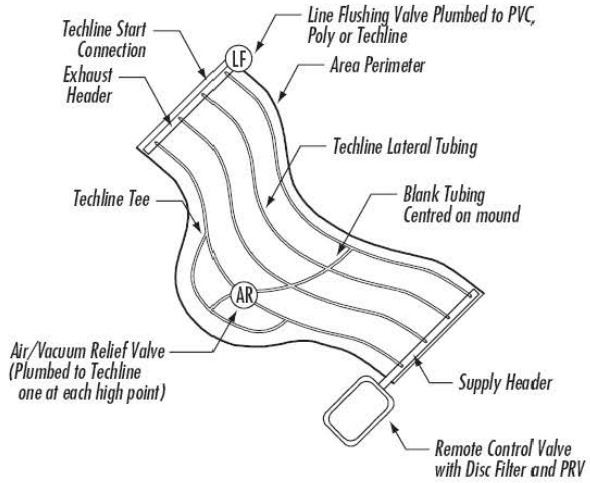
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



**AIR/VACUUM RELIEF VALVES:**
Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.




- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



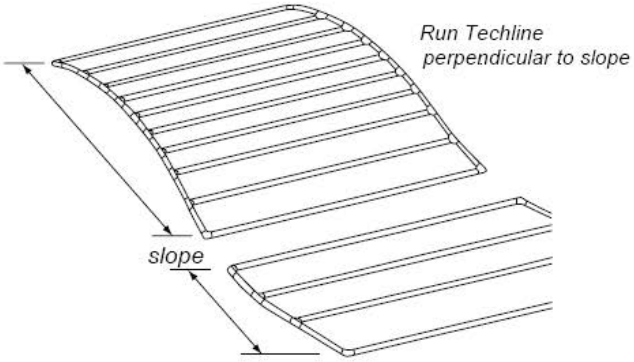

- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.


**Note:** Larger Air Release valves are available for large projects.

**SLOPES AND MOUNDS**:
Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip systems shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to *(across)* slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.




- Install Dripperline Non Leakage *(DNL)* device which will hold back water inside the dripperline laterals and manifolds.

**NOTE**: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

# 10.0 On Site Wastewater Maintenance for the Owner

## 10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater.

The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

**Components of your system**

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

**Do:**

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

**Don't:**

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

**Signs of trouble**

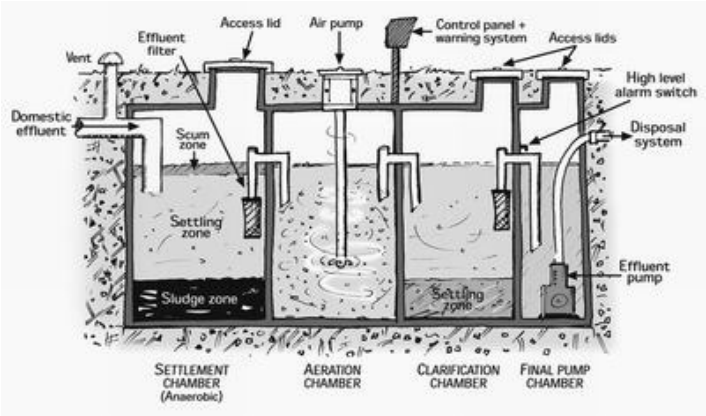
The system is not working correctly if:

- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying
- The grass is unusually dark green over the land application area.

## 10.2 Northland Regional Council Public Information

**Aerated Wastewater Treatment Systems**

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply. In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Different brands will differ in design.




The three main processes that take place in an AWTS are:

**Settlement and anaerobic treatment**

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

**Aerated treatment**

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

**Final settlement (clarification)**

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table or surface water that needs protection or where there are poorly draining soils.

**Effluent disposal**

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing which helps prevent them becoming clogged. There should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on level ground and planted with water loving plants. Lines are to be covered with 100mm minimum of mulch.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over.

**Surface water cut-off drains**

If your disposal system is located on a slope a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

## 10.3 Recommended Plants

Water loving, native plants are recommended by the NRC for the disposal field.

**Native shrubs, trees and ground covers**

Kiokio (fern)
*Blechnum novaezelandiae*

Putaputaweta
*Carpodetus serratus*

Sand coprosma (ground cover)
*Coprosma acerosa*

Mingimingi
*C. propinqua*

Taupata
*C.repens*

Cabbage tree (fast)
*Cordyline australis*

Karaka (large tree)
*Corynocarpus laevigatus*

Tree fuchsia
*Fuchsia excorticata*

Koromiko, hebe
*Hebe stricta*

Houhere, lacebark (fast)
*Hoheria populnea*

Pukatea (large tree)
*Laurelia novae-zelandiae*

Manuka
*Leptospermum scoparium*

Kawakawa
*Macropiper excelsum*

**Grass-like plants**

Oioi, jointed rush
*Apodasmia similis*

Rengarenga, rock lily
*Arthropodium cirratum*

Rautahi, tussock sedge
*Carex geminata*

Purei, pukio, tussock sedge
*Carex secta*

Toetoe *
*Cotaderia fulvida*

Umbrella sedge
*Cyperus ustulatus*

Turutu, NZ blueberry
*Dianella nigra*

Pepepe, toetoe tuhara
*Machaerina sinclarii*

Harakeke, flax (fast)
*Phormium tenax*

* Do not use invasive exotic pampas grasses

## 11.0 NZ Building Code, Smoke Alarm Requirements

From November 2023 the Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) will be amended to make interconnected smoke alarms the minimum fire safety system for new built homes and substantial renovations, citing NZS 4514:2021 – *Interconnected smoke alarms for Houses.* The standard allows for wirelessly or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains powered alarms. The changes will have a 12-month transition period ending in November 2024.

Below are the key points of the changes to the acceptable solutions. Details can be found in the Standards New Zealand – NZS 4514:2021 interconnected smoke alarms for houses document, chrome extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cavius.co.nz/wp-content/uploads/2023/07/NZ-Building-Code.pdf.

KEY POINTS:

- Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
- All smoke alarms must meet compliance standards such as BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.
- Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
- Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
- In a multi-level household, there shall be at least one smoke alarm on each level.
- All smoke alarms must have a hush and test button.
- Smoke alarms shall be located on or near the ceiling.
- Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.
- The information above is designed as a guide only. There is more information contained in the NZS 4514:2021 interconnected smoke alarms for houses standard.

## 12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

8. O'Brien Design Consulting check the area surrounding the proposed wastewater field as far as practical and use NRC and FNDC maps to investigate the property and surrounding area. For example, we investigate the area surrounding the proposed field during the site visit, use NRC Water Resources map for any known freshwater bore as well as ask the owner for local knowledge of bores. We do not have the authority to go onto other people's property. O'Brien Design Consulting do not accept responsibility for a site constraint such as a bore or surface water that is not visible from the property investigated (at the time of the site visit) or shown on maps.

9. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

10. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

11. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

12. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

13. Any questions arising from the above or during construction, please call O'Brien Design Consulting Ltd.

## 13.0 Producer Statement

**DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)**

ISSUED BY: Martin O'Brien……(approved qualified design professional)

TO: Ian Smith……(owner)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 27 Mission Road, Kerikeri, Lot 1 DP 89014

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

……(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567……(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri
Phone Number: 09 407 5208, 027 407 5208
Date: 24th June 2025

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

**Stuart Bracey** <SBracey@heritage.org.nz> Wed, Jul 16, 10:06 AM

to me

Hi Wayne,
I confirm HNZPT has reviewed your proposal for the construction of a secondary unit at 27 Mission Road, Kerierki.

Based on the minor nature of the proposed works, within a highly urbanisation environment, HNZPT has no specific concerns with your proposal. We advise that the attached Accidental Discovery Protocol be made available to the landowner and builder to assist if any archaeological feature is uncovered during the works.

Thank you for contacting HNZPT to enable our review.

Regards,
Stuart Bracey

**Stuart Bracey I Kaiwhakamāhere I Heritage Planner I Northern Region I** Heritage New Zealand Pouhere Taonga **I** L10 SAP Tower 151 Queen Street Auckland CBD **I** Private Box 105 291 Auckland City 1143 **I** mobile 027 684 0833 **I** visit www.heritage.org.nz and learn more about NZ's heritage places.

*Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future*



---

**From:** Wayne Smith <wayne@zenithplanning.co.nz>
**Sent:** Friday, 11 July 2025 11:27 am
**To:** Stuart Bracey <SBracey@heritage.org.nz>
**Subject:** Fwd: Proposed Resource Consent application for 27 mission Road, Kerikeri

6th August 2025

Resource Consents Team
Far North District Council
Private Bag 752
Kaikohe 0440

Attention Team Leader Resource Consents

**RESOURCE CONSENT APPLICATION (LANDUSE) TO CONSTRUCT A NEW DWELLING AT 27 MISSION ROAD, KERIKERI.**

Zenith Planning Consultants have been engaged by Site Scope Limited to prepare a new resource consent application required for an additional dwelling at 27 Mission Road, Kerikeri.

I have attached the following information in support of the application:

- Completed Application Form
- Planning Report and Assessment of Effects
- Building plans and site plan
- Current Certificate of Title
- Consultation and Written Approvals
- Engineering reports
- Preliminary Site Investigation

The applicant has paid the application fee online using the reference Site Scope 27 Mission Road.

Should you have any queries in respect to this application please contact me.

Yours faithfully

**Wayne Smith**
**Zenith Planning Consultants Ltd**
**Principal | Director**
BPlan | BSocSci | MNZPI
wayne@zenithplanning.co.nz
**mob:** +64 (0) 21 202 3898