

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

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Mike Keen

Email:

Phone number:

Work

Home

Postal address:

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

59a Cobham Road, Kerikeri

Postcode

0230

6. Address for Correspondence

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

Name/s:

Nicola O'Brien

Email:

Phone number:

Work

Home

Postal address:

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

153B Kerikeri Inlet Road, Kerikeri

Postcode 0230

** 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:

Conway & Johanna Lewis

**Property Address/
Location:**

166 Kerikeri Inlet Road, Kerikeri

Postcode

0230

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

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)

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.

☐ Yes ☐ No

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

(more than one circle can be ticked):

- ☐ **Building Consent**
- ☐ **Regional Council Consent (ref # if known)**
- ☐ **National Environmental Standard consent**
- ☐ **Other (please specify)**

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 | ☐ Disturbing, removing or sampling soil |
| ☐ Changing the use of a piece of land | ☐ 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)	Dream Builders Bay of Islands Ltd	
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)	59a Cobham Road, Kerikeri	
	Postcode	0293

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)	Mike Keen	
Signature: (signature of bill payer)		Date 09.10.25

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Mike Keen

Signature:

[Redacted Signature]

Date 09.10.25

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

Checklist (please tick if information is provided)

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

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

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Building Coverage & Stormwater Management

Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

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

Rev: A
Date: 15th October 2025
Job No: 4244

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

Form 9

Application for Resource Consent under Sections 127 Resource Management Act 1991

To Far North District Council

1. *Dream Builders, from 166 Kerikeri Inlet Road, Kerikeri, Lot 2 DP 619894, apply for Resource Consent due to the following rule breaches in a Rural Living Zone:*

- Application for Building Coverage as a Restricted Discretionary Activity due to building coverage being a total of 13.3% (245.1m²) of the total lot area. Resulting in 60.6m² over the 10% (184.5m²) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

The activity is Restricted Discretionary because it does not comply with Permitted Activities rule 8.7.5.1.13, building coverage is not listed in Controlled Activities (8.7.5.2) and total building coverage does not exceed 15% (or 4,000m²) allowed for a Restricted Discretionary activity as per rule 8.7.5.3.4.

- Application for Stormwater Management as a Discretionary Activity due to impermeable surfaces being a total of 29.8% (550.3m²) of the total lot area exceeding the 12.5% permitted as per 8.7.5.1.5.

The total proposed impermeable area exceeds 20% of the site area and does not comply with Permitted Activity rule (8.7.5.1.5) or Controlled Activity rule (8.7.5.2.2). Stormwater Management is not listed as a Restricted Discretionary Activity. Discretionary Activity rule 8.7.5.4 (c) states a Discretionary activity “does not comply with one or more of the other standards for permitted controlled or restricted discretionary activities in this zone as set out under Rules 8.7.5.1, 8.7.5.2 and 8.7.5.3. Therefore, the activity is Discretionary.

The applicant opts out of the fast-track consent process as the breaches are Restricted Discretionary and Discretionary.

2. *The activity to which the application relates (the proposed activity) is as follows:*

A new 4-bedroom dwelling with a roof area of 315.2m² is to be constructed on a 1,845m² section at 166 Kerikeri Inlet Road, Kerikeri, Lot 2 DP 619894. An existing 147.7m² metal right of way runs parallel to the northeast boundary. An 87.4m² concrete driveway is proposed. The total amount of impermeable area on the site, post development, equates to 550.3m² or 29.8% of the site.

Consent Notice 13403619.2 (a) states “In conjunction with the construction of any building, the owner of the Lot shall submit to Council a report and design, prepared by a Suitably Qualified and Experienced Person, in accordance with Councils Engineering Standards 2023. The report must provide details of stormwater attenuation to 80% of predevelopment flows for the 10% AEP rain event, including allowance for climate change. Where the total impermeable surface area on the Lot exceeds 20% of the lot area, only the portion of impermeable surfaces that exceeds this 20% threshold must be attenuated to achieve 80% pr pre-development flows for the 1% AEP event, including allowance for climate change”. The Certificate of Title and Consent Notices are attached as Appendix I.

Building coverage is a total of 13.3% (245.1m² floor area) of the total lot area. Resulting in 60.6m² over the 10% (184.5m²) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

This report addresses relevant criteria in the existing and proposed Far North District Plan and Resource Management Act (1991).

3. *The location of the proposed activity:*

Lot 2 DP 619894 is located at 166 Kerikeri Inlet Road, Kerikeri. The property is zoned Rural Living in the operative Far North District Plan and will be rezoned Rural Residential in the Far North Proposed District Plan. Refer to the Site Location Plan, Appendix II, Sheet A01a, showing the location of Lot 2 DP 619894 and the surrounding area.

4. The owner listed is the only owner/occupier of the site to which this application relates.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents are required for the proposal to which this application relates.
7. Attached is an assessment of the proposed activity's effect on the environment that:
 - a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
- 10-13 Not applicable.
14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Executive Summary

Lot 2 DP 619894 is a 1,845m², rectangular shaped, residential section located at 166 Kerikeri Inlet Road, Kerikeri. The property is zoned Rural Living in the operative Far North District Plan and will be zoned Rural Residential in the Far North Proposed District Plan.

A new 4-bedroom dwelling with a floor area of 245.1m² is proposed on the 1,845m² section. Application for Building Coverage as a Restricted Discretionary Activity is due to building coverage being a total of 13.3% (245.1m²) of the total lot area. Resulting in 60.6m² over the 10% (184.5m²) permitted allowance outlined in the Far North District Plan, Section 8.7.5.1.13.

In the Far North Proposed District Plan the property will be Rural Residential where 12.5% building coverage is permitted. Resulting in 14.5m² over the 12.5% (230.6m²) permitted.

A 245.1m², or larger sized dwelling is common for modern dwellings along Kerikeri Inlet Road and the general Kerikeri area. The building coverage breach occurs as the section size is 1,845m². The single storey, modern, architecturally designed dwelling is in keeping with Kerikeri Inlet Road and the general Kerikeri area. Existing and proposed plantings along the northwest and part of the southwest boundary are likely to screen the dwelling from Kerikeri Inlet Road. Existing Pittosporum hedges along the southwest and northeast boundaries currently provide a reasonable level of privacy for inhabitants of buildings on adjoining sites, partially obscuring the proposed development from view. Existing planting on adjacent Lot 1 DP 619894 provides partial screening.

The Certificate of Title and Consent Notices for the property are attached as Appendix I.

Consent Notice 13403619.2 (a) states "In conjunction with the construction of any building, the owner of the Lot shall submit to Council a report and design, prepared by a Suitably Qualified and Experienced Person, in accordance with Councils Engineering Standards 2023. The report must provide details of stormwater attenuation to 80% of predevelopment flows for the 10% AEP rain event, including allowance for climate change. Where the total impermeable surface area on the Lot exceeds 20% of the lot area, only the portion of impermeable surfaces that exceeds this 20% threshold must be attenuated to achieve 80% pre-development flows for the 1% AEP event, including allowance for climate change".

Application for Stormwater Management as a Discretionary Activity is due to impermeable surfaces being a total of 29.8% (550.3m²) of the total lot area.

The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers, 9th October 2025 outlines stormwater management. 3 x 25,000 litre stormwater tanks will provide potable water and attenuate stormwater runoff from the roof area. Discharge from the water tanks is to be transported via sealed pipes to the open drain along Kerikeri Inlet Road. It is recommended that discharge is via a minimum 1000mm long x 300mm deep riprap apron outlet with minimum 150mm aggregate. The proposed concrete driveway is to shed run off to a catch pit directing water to a 9m long x 1m wide x 1m deep soakage pit.

There is available area on the property for required infrastructure such as onsite wastewater, water tanks, and stormwater management along with lawn and garden areas for recreational residential use.

With mitigation, effects of building coverage and stormwater are considered to have less than minor impact on the receiving environment.

1.1 Scope

O'Brien Design Consulting were engaged by Dream Builders to prepare an Assessment of Environmental Effects Report to accompany an application to for Resource Consent addressing the requirements of Section 88.2 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

Relevant District Plan and proposed District Plan objectives and policies have been assessed. District Plan Criterion for building coverage are addressed in this report. The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers, 9th October 2025 addresses criterion for stormwater management and is attached as Appendix III.

1.2 Description of Activities

Building Coverage:

Proposed dwelling: 245.1m²

Total permitted = 10% of gross site area = 184.5m²

Total proposed = 245.1m² = 13.3%

A new 4-bedroom dwelling with a floor area of 245.1m² is proposed on the 1,845m² section. Application for Building Coverage as a Restricted Discretionary Activity is due to building coverage being a total of 13.3% (245.1m²) of the total lot area. Resulting in 60.6m² over the 10% (184.5m²) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

The activity is Restricted Discretionary because it does not comply with Permitted Activities rule 8.7.5.1.13, building coverage is not listed in Controlled Activities (8.7.5.2) and total building coverage does not exceed 15% (or 4,000m²) as per a Restricted Discretionary activity (8.7.5.3.4).

Stormwater Management:

Impermeable Surfaces

Existing metal right of way:	147.7m ²
Proposed concrete driveway:	87.4m ²
Proposed dwelling (roof area):	<u>315.2m²</u>
Total:	550.3m ²

Application for Stormwater Management as a Discretionary activity is due to impermeable surfaces being a total of 29.8% (550.3m²) of the total lot area.

The total proposed impermeable area exceeds 20% of the site area and does not comply with Permitted Activity rule (8.7.5.1.5) or Controlled Activity rule (8.7.5.2.2). Stormwater Management is not listed as a Restricted Discretionary Activity. Discretionary Activity rule 8.7.5.4 (c) states a Discretionary activity "does not comply with one or more of the other standards for permitted

controlled or restricted discretionary activities in this zone as set out under Rules 8.7.5.1, 8.7.5.2 and 8.7.5.3. Therefore, the activity is Discretionary.

A Stormwater Mitigation Report has been written by Wilton Joubert Consulting Engineers, 9th October 2025 and is attached as Appendix III.

2.0 Site Description

Lot 2 DP 619894 is a 1,845m², rectangular shaped, flat residential section located at 166 Kerikeri Inlet Road, Kerikeri. The section has been recently subdivided from Lot 3 DP 354175, creating 2 separate lots. A metal right of way (marked Easement A) on the Certificate of Title Diagram provides access to the dwelling on Lot 1. Easement B provides a right to drain and convey water from Lot 1 and 2. Refer to the Certificate of Title Diagram, Appendix I and the Site Location Plan, Sheet A01a, Appendix II.

Existing plantings of mixed garden species, including Magnolia trees, run parallel to the northwest and part of the southwest boundaries. This area is to be utilised for the proposed wastewater disposal field. Further planting in gaps will be required so that wastewater is absorbed. The Site Plan, Sheet A01b, Appendix II shows the location of the proposed wastewater field. Following planting of the wastewater field the proposed dwelling will be partially to fully screened from Kerikeri Inlet Road. Redwood trees along the boundary of Lot 3 DP 317064 block visibility of the property from properties to the northwest. Photograph 1 shows existing plants on the property and Redwood trees to the northwest.

A ~1.7m high Pittosporum hedge runs along the remainder of the southwest boundary as shown in Photograph 2. Fruit trees are also located to the southwest of the property. The hedge at its current height partially obscures the proposed development from view from neighbouring southwest properties.

A grapevine, just starting to bud at the time of the site visit, runs along part of the northeast boundary. The remainder of the boundary is planted with Pittosporum hedge at an approximate height of 1.9m. The vegetation provides a reasonable level of privacy for inhabitants of Lot 4 DP 354175 to the northeast. Refer to Photograph 3.

Photograph 4 shows the view to the southeast towards adjacent Lot 1 DP 619894. The existing plantings including palms provides partial screening between the 2 properties.

Policy 8.7.4.10 of the operative Far North District Plan states *“that provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites”*. The existing planting currently on the site provides a reasonable level of privacy. The Landscape Plan, Sheet A01d, Appendix II shows existing plantings along with proposed planting for the wastewater disposal field along the northwest and part of the southwest boundary.

Council Maps do not show potential flooding over the property. However, a bund has been constructed along the right of way for possible flooding (as stated by original owner of the property).

A grass verge then a roadside drain and Kerikeri Inlet Road run parallel to the northwest boundary. The drain will be utilised for the discharge of stormwater.



Photograph 1: View to the northwest towards Kerikeri Inlet Road showing existing plantings including Magnolia trees along the northwest and part of the southwest boundary. This area will be planted further as it is to become the wastewater field. Following planting the proposed dwelling will be partially to fully obscured from Kerikeri Inlet Road. Redwood trees obscure the visibility from neighbouring northwest properties.



Photograph 2: Showing the view to the southwest. The existing plantings and Pittosporum hedge partially screen the proposed dwelling from view from properties to the southwest.



Photograph 3: View to the northeast showing the existing Pittosporum hedge providing a reasonable level of privacy for inhabitants of the neighbouring northeast property. Redwood trees obscure visibility from properties further to the northeast.



Photograph 4: Shows the view to the southeast towards adjacent Lot 1 DP 619894. The existing plantings including palms provides partial screening between the 2 properties.

3.0 Far North District Plan Review

3.1 Operative Far North District Plan

Application for Building Coverage as a Restricted Discretionary Activity due to building coverage being a total of 13.3% (245.1m²) of the total lot area. Resulting in 60.6m² over the 10% (184.5m²) permitted allowance outlined in the operative Far North District Plan, Section 8.7.5.1.13.

Application for Stormwater Management as a Discretionary Activity due to impermeable surfaces being a total of 29.8% (550.3m²) of the total lot area exceeding the 12.5% permitted as per 8.7.5.1.5.

3.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules comply:

8.7.5.1.1 Residential Intensity: Complies.

8.7.5.1.2 Scale of Activities: Complies

8.7.5.1.3 Building Height: The maximum height of any building shall be 9m. Proposed height is ~5.2m. Complies

8.7.5.1.4 Sunlight: Complies

8.7.5.1.6 Setback from Boundaries: 3m minimum. Complies.

8.7.5.1.7 Screening for Neighbours – Non-Residential Activities. Complies.

8.7.5.1.8 Transportation. Complies.

8.7.5.1.9 Hours of Operation – Non-Residential Activities. Complies.

8.7.5.1.10 Keeping of Animals. Complies.

8.7.5.1.11 Noise. Complies.

8.7.5.1.12 Helicopter Landing Area. Complies.

12.3.6.1: Earthworks:

Driveway cut: 10m³

Main cut: 20m³

Total cut: 30m³

Fill: 30m³

Cut/fill: 60m³

Total permitted = 300m³. Complies.

3.3 Operative Far North District Plan Objectives & Policies

3.3.1 Rural Living Zone, Section 8.7, Operative Far North District Plan

The following has been taken from the Operative Far North District Plan, Section 8.7, p. 1 and 2.

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.

The development of a single residential dwelling is compatible with residential development along Kerikeri Inlet Road and the general Kerikeri area.

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.

The development is in keeping with low density development and is not considered intense development that would result in adverse effects on the rural and natural environment. A single dwelling is proposed. Low impact design principles are utilised to reduce run off volumes and to protect receiving environments from the adverse effects of stormwater discharge.

8.7.3.3 To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.

Not applicable.

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.

The development is in keeping with surrounding residential properties.

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.

Subdivision has created a semi urban character.

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 onsite effluent disposal.

The 1,845m² property has sufficient land available for onsite wastewater which includes an aeration treatment system with 270m² of surface laid dripper lines. A 50% reserve area is available. Stormwater will be managed onsite. Refer to Sheet A01b, Appendix II showing the onsite wastewater and stormwater design including the location of the aeration treatment system and dripper lines, 3 water tanks, catch pit, soakage pit and stormwater discharge to the roadside drain.

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.

The style of housing is in keeping with residential dwellings along Kerikeri Inlet Road and Kerikeri township.

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.

Not applicable the development is residential.

8.7.4.6 That home-based employment opportunities be allowed in the Rural Living Zone.

Not applicable.

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.

The dwelling complies with permitted building height and the sunlight rule.

8.7.4.8 That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.

A single residential dwelling is proposed. Building coverage exceeds permitted but is compatible with existing development in the area.

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.

The development is a single residential unit in keeping with modern dwellings in the Kerikeri area.

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

Section 2 and Photographs 1-4 describe how existing plantings on Lot 2 DP 619894 and existing Redwood trees on neighbouring properties currently provide a reasonable level of privacy for inhabitants of buildings on adjoining sites. The Landscape Plan, Sheet A01d, Appendix II shows existing and proposed plantings. The dwelling is architecturally designed and aesthetically appealing as shown on Sheet A03, Elevations, Architectural Plans, Appendix II.

8.7.4.11 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

Not applicable as not on a site with frontage to Kerikeri Road.

8.7.4.12 That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised.

Not applicable. A secondary treatment system with dripper line will service the dwelling.

3.3.2 Proposed Far North District Plan Objectives & Policies

In the proposed District Plan the property will become Rural Residential. The Rural Residential Zone has been applied to areas that were formerly zoned Rural Living and are contiguous with an urban area.

The Rural Residential Zone

OBJECTIVES

RRZ-01 The Rural Residential zone is used predominantly for rural residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone.

The proposed development is considered a residential activity which complies with the character and amenity of the zone, surrounding properties and the local area.

RRZ-02 The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:

a. Peri-urban scale residential activities.

The property is peri-urban scale residential. The development is in keeping with neighboring properties and the local area.

b. Small scale farming activities with limited buildings and structures.

Not applicable. No farming activities proposed.

c. Smaller lot sizes than anticipated in the Rural Production or Rural Lifestyles zones:

The lot is 1,845m² in size and is appropriate for residential development.

d. A diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.

Residential development proposed in keeping with the character and amenity of adjacent sites and the local area.

RRZ-03 The Rural Residential zone helps meet the demand for growth around urban centers while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.

The 1,845m² property is suitable for residential use.

RRZ-04 Land use and subdivision in the Rural Residential zone:

a. Maintains rural residential character and amenity values.

The residential land use maintains the existing character and amenity values of the surrounding area.

b. Supports a range of rural residential and small-scale farming activities.

Residential use with no farming activities.

c. Is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

Not applicable.

POLICIES

RRZ-P1

Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential Zone, while ensuring their design, scale and intensity is appropriate, including:

a. rural residential activities;

The design, scale and intensity are appropriate for the neighbourhood and surrounding area. The development does not compromise the role, function, or character of the Rural Residential Zone. The dwelling is modern and stylish enhancing amenity and adding financial value to the surrounding area.

b. small-scale farming activities; Not applicable.

c. home business activities; Not applicable.

d. visitor accommodation; Not applicable.

e. small-scale education facilities; Not applicable.

RRZ-P2

Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:

a. activities that are contrary to the density anticipated for the Rural Residential Zone;

Not applicable. A single dwelling is proposed.

b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities;

Not applicable as primary production activities not proposed.

c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone.

Not applicable as commercial or industrial activities not proposed.

RRZ-P3

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

Reverse sensitivity effects from sensitive and other non-productive activities on primary production activities not anticipated. Due to horticultural activities taking place in the vicinity, any dwelling to be constructed on the Lot that will utilise rainwater as a potable supply will require a suitable water filtration system to be installed. Double jumbo water filters from the water tanks are proposed.

RRZ-P4

Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- a. telecommunications;**
- b. fibre where it is available;**
- c. copper where fibre is not available;**
- d. copper where the area is identified for future fibre deployment.**
- e. local electricity distribution network.**

Not applicable. Subdivision has occurred.

RRZ-P5

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

- a. consistency with the scale and character of the rural residential environment;**

The scale and character of the development is consistent with the local area.

- b. location, scale and design of buildings or structures;**

The Site Plan, Sheet A01b, Appendix II shows the location of the dwelling on the 1,845m² lot. A single storey dwelling with a floor area of 245.1m² is proposed. The dwelling is architecturally designed with 2 gables and will be aesthetically pleasing. The exterior is to be clad with Nuline BGC weatherboard with a corrugate roof. Elevations, Sheet A03, Appendix II shows the proposed exterior of the dwelling. Refer to Architectural Plans, Appendix II.

- c. at zone interfaces:**

- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;**
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;**

Stormwater and wastewater are to be managed so that adverse effects on adjoining sites do not occur. Existing plantings provide a reasonable level of privacy to adjacent properties, surrounding sites and Kerikeri Inlet Road.

- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;**

The property has the capacity for onsite wastewater including an aeration treatment system, wastewater disposal field and 50% reserve. Detention tanks will mitigate stormwater from the roof area whilst a catch pit and soakage pit will manage stormwater from hardstand surfaces.

- e. the adequacy of roading infrastructure to service the proposed activity;**

The roading infrastructure is adequate to service the single dwelling.

- f. managing natural hazards;**

No natural hazards known. Northland Regional Council Hazard Maps and Far North Atlas Maps do not show potential flooding or erosion prone land. Rainfall intensity as a result of climate change is considered for stormwater calculations.

- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;**

Not identified within a heritage or cultural area. No effect on natural features, landscapes or indigenous biodiversity.

h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Not identified as having a historical, spiritual or cultural associated by Tangata whenua.

RULES

RRZ-R2 Impermeable Surface Coverage

Under the new plan the permitted impermeable surface coverage is the same as the current plan, 12.5% of the lot area. The activity would be Restricted Discretionary in the proposed plan vs Discretionary in the existing.

The Stormwater Mitigation Report written by Wilton Joubert Consulting Engineers attached as Appendix III outlines mitigation measures and includes a District Plan Assessment in Section 8, p. 8 and 9. With mitigation stormwater effects are considered to have less than minor impact on the receiving environment.

STANDARDS

RRZ-S5 Building Structure or Coverage

Under the new plan the permitted building coverage of the site is no more than 12.5%, greater than the 10% permitted in the existing plan.

Where the standard is not met, matters of discretion are restricted to:

- a. the character and amenity of the surrounding area;***
- b. any landscaping, planting and screening to mitigate any adverse effects;***
- c. the extent to which private open space can be provided for future uses;***
- d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and***
- e. natural hazard mitigation and site constraints.***

a-e above are addressed in Section 5 of this report. The assessment criteria of the current plan are similar to the above an exception being the inclusion of e. natural hazard mitigation and site constraints in the proposed plan. No natural hazards are identified. Increased rainfall intensity as a result of climate change is considered for stormwater calculations.

4.0 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Residential.

Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS-R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HAR14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	The site is not within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HHR10) Schedule 2 has immediate legal effect</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NTR9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable. The site does not contain any notable trees.
<i>Sites and Areas of Significance to Māori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</i>	Not applicable. Not identified as a site or area significant to Māori.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance, or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</i>	Not applicable. The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASWR4)</i>	Not applicable. The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</i>	Earthworks addressed in Section 5.2
<i>Signs</i>	<i>The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</i>	Not applicable. No signs are proposed as part of this application.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan.

Therefore, no further assessment of these rules will be undertaken.

5.0 Assessment of Environmental Effects

5.1 Building Coverage – *Far North District Plan Assessment Criteria Section 8.7.5.3.4*

In considering whether or not to grant consent or impose conditions, the Council shall also have regard to the following assessment matters:

In assessing an application under this provision, the Council will restrict the exercise of its discretion to:

(a) *The ability to provide adequate landscaping for all activities associated with the site;*

Existing plantings of mixed garden species, including Magnolia trees, run parallel to the northwest and part of the southwest boundaries. This area is to be utilised for the proposed wastewater disposal field. Further planting in gaps will be required so that wastewater is absorbed. The Site Plan, Sheet A01b, Appendix II shows the location of the proposed wastewater field. Following planting of the wastewater field the proposed dwelling will be partially to fully screened from Kerikeri Inlet Road. Redwood trees along the boundary of Lot 3 DP 317064 block visibility of the property from properties to the northwest. Photograph 1 shows existing plants on the property and Redwood trees to the northwest.

A 1.7m high Pittosporum hedge runs along the remainder of the southwest boundary as shown in Photograph 2. Fruit trees are also located to the southwest of the property. The hedge at its current height partially obscures the proposed development from view from neighbouring southwest properties.

A grapevine just starting to bud at the time of the site visit runs along part of the northeast boundary. The remainder of the boundary is planted with Pittosporum hedge at an approximate height of 1.9m. The vegetation provides a reasonable level of privacy for inhabitants of Lot 4 DP 354175 to the northeast. Refer to Photograph 3.

Photograph 4 shows the view to the southeast towards adjacent Lot 1 DP 619894. The existing plantings including palms provides partial screening between the 2 properties.

Policy 8.7.4.10 of the operative Far North District Plan states *“that provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites”*. The existing plantings currently on the site provide a reasonable level of privacy.

The Landscape Plan, Sheet A01d, Appendix II shows existing plantings along with proposed planting for the wastewater disposal field along the northwest and part of the southwest boundary.

(b) *The extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment;*

The proposed single dwelling is consistent with the character and scale of existing buildings in the surrounding environment. For example, modern dwellings of a similar size are located on the subdivision along Houltts Way. The dwelling to the southeast is modern and aesthetically pleasing. A relocated dwelling is located on Lot 4 DP 354175.

(c) *The scale and bulk of the building in relation to the site;*

The scale and bulk of the proposed dwelling on the 1,845m² property is typical of modern development in Kerikeri. The property will have available area for required infrastructure such as onsite wastewater and outdoor recreational activities. The Site Plan, A01a and b show the scale of the building in relation to the site. Number 4 and 6 Pa Road, Kerikeri and 151 Kerikeri Inlet Road are established residential dwellings on smaller properties located nearby.

(d) *The extent to which private open space can be provided for future uses;*

Lawn and gardens provide space for residential use.

(e) *The extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment;*

A single dwelling only is proposed.

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

The proposed dwelling is located in the most suitable area as it is outside of easements and setback from the road and roadside drain. The 1.845m² property is flat. The dwelling meets setback requirements from boundaries and complies with building height and sunlight rules. The aesthetically pleasing, modern design is in keeping with the local area.

(g) *The extent to which landscaping and other visual mitigation measures may reduce adverse effects;*

Refer to (a) above. The proposed dwelling is architecturally designed likely to increase property values along Kerikeri Inlet Road. The development is in keeping with the surrounding area.

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

Non-compliance is expected to have a minimal effect on the privacy, outlook, and enjoyment of private open spaces on adjacent sites. Existing plantings provide a certain degree of screening. The property is located in a residential area.

5.2 Stormwater Management – *Far North District Plan Assessment Criteria Section 8.7.5.2.2*

The assessment criteria for stormwater management are addressed in Section 8, p. 8 and 9 of the Stormwater Mitigation Report by Wilton Joubert, 9th October 2025 attached as Appendix III.

“In accordance with the design parameters, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas onsite over the permitted 20% threshold will be attenuated back to 80% of development flows for the 1% AEP storm event, adjusted for climate change”.

Mitigation includes 3 x stormwater tanks and a soak pit with a storage volume of 3.42m³ with recommended dimensions of 9.0m long x 1.0m wide x 1.0m deep as outlined in the Executive Summary, p.2.

6.0 Notification Assessment, Section 95, RMA 1991

6.1 Section 95A-G, RMA 1991

Section 95A-G, Public Notification and Limited Notification of Applications, of the Resource Management Act (1991) were reviewed against the breach discussed.

95A Public Notification of Consent Applications

- (1) *A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.*

Step 1: Mandatory public notification in certain circumstances

- (2) *Determine whether the application meets any of the criteria set out in subsection (3) and,—*
(a) if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 2.

- (3) *The criteria for step 1 are as follows:*

- (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 nor is it required under section 95C. The application is not made jointly with an application to exchange recreation reserve land. Step 1 does not apply.

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

- (4) *Determine whether the application meets either of the criteria set out in subsection (5) and,—*
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.

- (5) *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) [Repealed]
(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.
(iv) [Repealed]

- (6) *[Repealed]*

Step 2 does not apply to the activity.

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

- (7) Determine whether the application meets either of the criteria set out in subsection (8) and,-
- (a) if the answer is yes, publicly notify the application; and
 - (b) if the answer is no, go to step 4.
- (8) 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 application does not require public notification. The activity will have a less than minor effect on the surrounding environment.

Step 4: Public notification in special circumstances

- (9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,-
- (a) if the answer is yes, publicly notify the application; and
 - (b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

No special circumstances exist in this application which justify public notification.

From the assessment above it is considered that the application does not require public notification.

95B Limited notification of consent applications

- (1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

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 groups or affected customary marine title groups.

- (3) Determine—
- (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
 - (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

Not applicable to this application.

- (4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

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

(5) Determine whether the application meets either of the criteria set out in subsection (6) and, —

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

No, go to step 3.

(6) 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 controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

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

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The activity is not a boundary activity. Section 6.2 provides information determining that neighbours and the public are unlikely to be affected by the activity.

Step 4: further notification in special circumstances

(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and, -

(a) if the answer is yes, notify those persons; and

(b) if the answer is no, do not notify anyone else.

No special circumstances exist in relation to the application that warrant notification of other persons.

95C-E – Are not applicable as the activity has been assessed as being less than minor effect to neighbouring properties.

95F and G are not applicable as there are no affected customary rights groups involved or is it a customary marine title group.

It is considered that the application does not require public notification.

6.2 Neighboring Properties

The design of the dwelling as shown on Architectural Plans, Sheet A03 is modern and aesthetically pleasing assisting in increasing the value of houses in the neighbourhood. The development is located in a residential area where new development has occurred. The design is in keeping with new housing in the local and wider Kerikeri area.

Existing hedges and plantings create a reasonable level of privacy between Lot 2 DP 619894 and adjacent sites.

Once implemented and maintained stormwater mitigation outlined in the report by Wilton Joubert will ensure that neighbouring properties are not affected by stormwater runoff from Lot 2.

7.0 Resource Management Act Section 104 Assessment

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to:

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

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. Section 4, 5 and 6.2 discuss actual and potential effects. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity;

Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Mitigation measures are proposed and have been discussed.

(b) any relevant provisions of:

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

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

The Regional Plan has been reviewed and there are no documents that are relevant to the proposal.

Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.

8.2 Part 2 of the Resource Management Act

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.**

The application will have less than minor effect on the items in Part 2 of the Resource Management Act.

8.0 Schedule 4

Information required in assessment of environmental effects.

- (1) An assessment of the activity's effects on the environment must include the following information:*
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

Refer to Section 4, 5 and 6.2 which discuss the activity, potential effects, and mitigation methods. The activity will not result in any significant adverse effects on the environment.

- (b) an assessment of the actual or potential effect on the environment of the activity:*

Section 4, 5 and 6.2 discuss potential effects. The potential effects with mitigation are expected to be less than minor.

- (c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:*

There are no hazardous installations proposed.

- (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:**

No contaminants are proposed.

- (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:*

Mitigation measures are discussed in this report. Refer to Section 5 for mitigation measures and recommendations.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Refer to Section 6.1, Notification Assessment, Section 95, RMA 1991 and Section 6.2 Neighbouring Properties. Consultation and response not applicable.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is required for this activity.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The activity will not have a more than minor effect on protected customary rights groups.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4 and 5 for the assessment against the operative and proposed Far North District Plan and the Far North District Plan Assessment Criterion.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Refer to Section 6.0 Notification Assessment, Section 95, RMA 1991.

Matters that must be addressed by assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

(b) any physical effect on the locality, including any landscape and visual effects:

(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4.0 - 7.0 which address the items required as per Schedule 4, Section 7.

9.0 Conclusion

At the completion of the project a single dwelling with a building coverage of 245.1m² will be located on the 1,845m² property. The development will be modern, stylish, well maintained and visually appealing. Although building coverage exceeds permitted the size of the dwelling is similar to modern dwellings along Kerikeri Inlet Road and the surrounding area and is not considered excessive. The residential development is in keeping with the local area and compatible with existing and proposed zoning. There is available area on the property for required infrastructure such as onsite wastewater, water tanks, and stormwater management along with lawn and garden areas for recreational residential use. The existing and proposed plantings including Pittosporum hedge along 2 boundaries and the planting of a 270m² wastewater field provide adequate privacy and screening of the proposed dwelling from neighbouring properties and Kerikeri Inlet Road. Potential visual effects of building coverage above permitted are expected to be less than minor.

Stormwater will be managed so that the conditions of Consent Notice 13403619.2 (ii) are achieved. 3 x 25,000 litre stormwater tanks will provide potable water and attenuate stormwater runoff from the roof area. Discharge from the water tanks is to be transported via sealed pipes to the open drain along Kerikeri Inlet Road. It is recommended that discharge is via a minimum 1000mm long x 300mm deep riprap apron outlet with minimum 150mm aggregate. The proposed concrete driveway is to shed run off to a catch pit directing water to a 9m long x 1m wide x 1m deep soakage pit. With mitigation implemented and maintained stormwater effects are expected to have a less than minor effect on the receiving environment.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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



R. W. Muir
Registrar-General
of Land

Identifier **1248681**
Land Registration District **North Auckland**
Date Issued 19 September 2025

Prior References
221337

Estate Fee Simple
Area **1845** square metres more or less
Legal Description **Lot 2 Deposited Plan 619894**

Registered Owners

Conway Gosling Lewis and Johanna Lewis as to a 1/2 share
Johanna Lewis and Conway Gosling Lewis as to a 1/2 share

Interests

Appurtenant hereto is a right of way, right to transmit electricity, a right to transmit telecommunications and computer media, a right to convey water and a right to drain water created by Easement Instrument 6191292.5 - 22.10.2004 at 9:00 am

The easements created by Easement Instrument 6191292.5 are subject to Section 243 (a) Resource Management Act 1991 6525667.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.8.2005 at 9:00 am

Land Covenant in Easement Instrument 8555386.2 - 11.2.2011 at 11:23 am

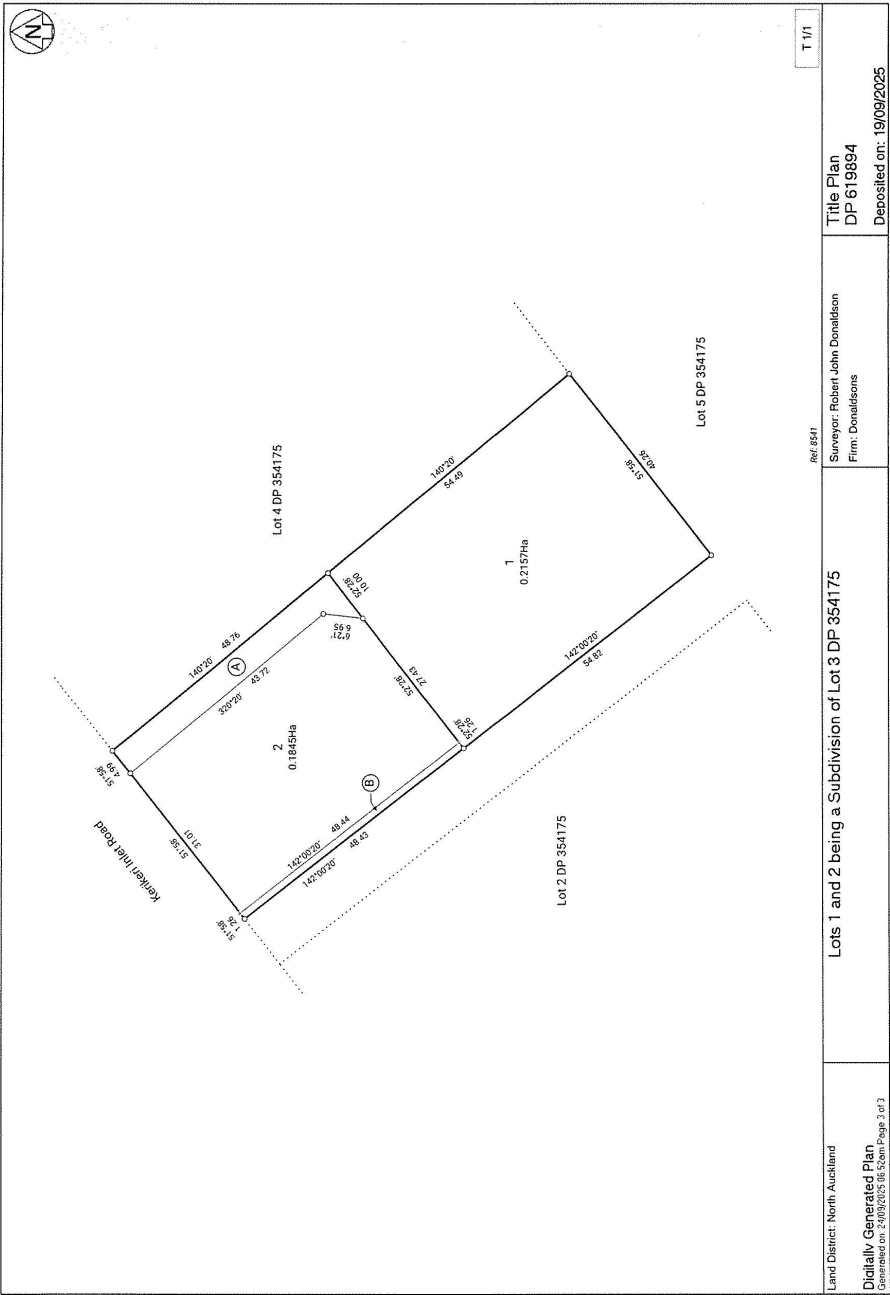
9457539.3 Mortgage to ASB Bank Limited - 2.8.2013 at 2:03 pm

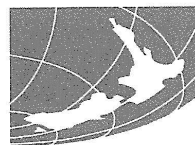
13403619.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.9.2025 at 3:16 pm

Subject to a right of way and a right to convey electricity and telecommunications over part marked **A**, right to drain water and a right to convey water over part marked **B** all on DP 619894 created by Easement Instrument 13403619.3 - 19.9.2025 at 3:16 pm

The easements created by Easement Instrument 13403619.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked **A** on DP 619894 in favour of Chorus New Zealand Limited created by Easement Instrument 13403619.4 - 19.9.2025 at 3:16 pm





View Instrument Details

Instrument No	13403619.2
Status	Registered
Lodged By	Smith, Louise Annette
Date & Time Lodged	19 Sep 2025 15:16
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1248680	North Auckland
1248681	North Auckland

Annexure Schedule	Contains 2 Pages
--------------------------	------------------

Signature

Signed by Louise Annette Smith as Territorial Authority Representative on 16/09/2025 12:02 PM

*** End of Report ***



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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING CER-2250357-CER224/A

Being the Subdivision of LOT 3 DP 354175
North Auckland Registry

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

SCHEDULE

Lots 1 and 2 DP 619894

- i. Lot 1 and 2 are identified as being within a kiwi present zone. All dogs should be under effective control at all times. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

Lot 2 DP 619894

- ii. In conjunction with the construction of any building, the owner of the Lot shall submit to Council a report and design, prepared by a Suitably Qualified and Experienced Person, in accordance with Council's Engineering Standards 2023. The report must provide details of stormwater attenuation to 80% of pre-development flows for the 10% AEP rain event, including allowance for climate change. Where the total impermeable surface area on the Lot exceeds 20% of the lot area, only the portion of impermeable surfaces that exceeds this 20% threshold must be attenuated to achieve 80% of pre-development flows for the 1% AEP event, including allowance for climate change.
- iii. The existing overland flow paths are to be maintained by the property owner. No modification of the existing ground profile, plantings, fencing or structures of any kind will be permitted within the overland flow path unless a specific design has been done by a Suitably Qualified and Experienced Person and is approved in writing by Council.



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- iv. In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system, the applicant shall submit with the Building Consent application an Onsite Wastewater Report prepared by a Suitably Qualified and Experienced Person in accordance with AS/NZS 1547:2012 or TP58. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus an appropriately sized reserve disposal area in accordance with the Northland Regional Council Regional Plan for Northland requirements.

Note: The Kerikeri Drainage Ltd report submitted with the subdivision application recommends secondary level treatment with pressure compensating dripper irrigation.

- v. Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.
- vi. Due to horticultural activities taking place in the vicinity, any dwelling to be constructed on the Lot that will utilise rainwater as a potable water supply will require a suitable water filtration system to be installed.
- vii. In conjunction with the construction of any building requiring building consent, a geotechnical report prepared by a Suitably Qualified and Experienced Person shall be provided.

A handwritten signature in black ink, appearing to read 'Nicola Cowley'.

SIGNED:

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

DATED at **KERIKERI** this 9th day of September 2025



View Instrument Details

Instrument No	13403619.3
Status	Registered
Lodged By	Smith, Louise Annette
Date & Time Lodged	19 Sep 2025 15:16
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1248680	North Auckland
1248681	North Auckland

Annexure Schedule	Contains 1 Pages
--------------------------	------------------

Grantor Certifications

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

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

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

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

I certify that the Mortgagee under Mortgage 9457539.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Louise Annette Smith as Grantor Representative on 19/09/2025 03:11 PM

Grantee Certifications

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

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

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

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

Signature

Signed by Louise Annette Smith as Grantee Representative on 19/09/2025 03:11 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Sections 109 Land Transfer Act 2017

**Grantor**

Conway Gosling LEWIS and Johanna LEWIS as to one half share and
Conway Gosling LEWIS and Johanna LEWIS as to one half share

Grantee

Conway Gosling LEWIS and Johanna LEWIS as to one half share and
Conway Gosling LEWIS and Johanna LEWIS as to one half share

Grant of Easement or Profit à prendre

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

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way Right to Convey Electricity and Telecommunications	A DP 619894	Lot 2 1248681	Lot 1 1248680
Right to Drain Water Right to Convey Water	B DP 619894	Lot 2 1248681	Lot 1 1248680

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

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

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

The implied rights and powers are hereby ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~{Memorandum number _____, registered under section 209 of the Land Transfer Act 2017}~~

~~{the provisions set out in Annexure Schedule _____}~~



View Instrument Details

Instrument No	13403619.4
Status	Registered
Lodged By	Smith, Louise Annette
Date & Time Lodged	19 Sep 2025 15:16
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1248681	North Auckland

Annexure Schedule	Contains 4 Pages
--------------------------	------------------

Grantor Certifications

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

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

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

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

I certify that the Mortgagee under Mortgage 9457539.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Louise Annette Smith as Grantor Representative on 19/09/2025 03:14 PM

Grantee Certifications

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

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

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

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

Signature

Signed by Louise Annette Smith as Grantee Representative on 19/09/2025 03:14 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*
Section 109, Land Transfer Act 2017

Grantor*Surname(s) must be underlined.*

Conway Gosling LEWIS and Johanna LEWIS as to 1/2 share and Conway Gosling LEWIS and Johanna LEWIS as to 1/2 share

Grantee*Surname(s) must be underlined.*

CHORUS NEW ZEALAND LIMITED

Grant of Easement or *Profit à prendre*

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

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

Purpose of Easement, or <i>profit</i>	Shown (Plan Reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey telecommunications	Area A on DP 619894	Lot 2, DP 619894 (RT 1248681)	Chorus New Zealand Limited (in gross)

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

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

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

The implied rights and powers are ~~varied/negated/added to~~ or **substituted** by:

Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.

the provisions set out in the Annexure Schedule.

Annexure Schedule

Insert type of instrument

Easement

Dated

Page

2

of

4

Pages

Continue in additional Annexure Schedule, if required.

Continuation of "Easement rights and powers":

- 1 The rights and powers in this easement are in addition to those rights and powers contained in Schedule 5 of the Land Transfer Regulations 2018 ("the Fifth Schedule") and where the terms of this easement are in conflict with either the Fifth Schedule or any of the statutory rights and authorities which the Grantee may have in respect of the Burdened Land, the terms of this easement shall prevail.

2 Grant of Easement

- 2.1 In addition to the above rights and powers the Grantor grants to the Grantee as an easement in gross the following rights and powers at all times and in any quantity:

- (a) to lay, install (including construct), locate, upgrade, add to, inspect, maintain, replace, repair, renew, enlarge, alter, retain, remove any Lines and Works on, in, over and under the Easement Land (and for the avoidance of doubt, the Grantor's consent shall be deemed for the purposes of clause 10(1)(b) of Schedule 5 of the Land Transfer Regulations 2018 by virtue of this easement);
- (b) subject to clauses 4.1 and 4.2, to enter with all necessary equipment and remain upon the Burdened Land for the purposes of laying, installing (including constructing), locating, upgrading, adding to, inspecting, maintaining, replacing, repairing, renewing, enlarging, altering, retaining or removing Lines or Works and make any access ways, cuttings, fillings, grades, batters and to re-open the same and generally to do and perform such acts or things upon the Burdened Land as may be necessary or desirable (or incidental thereto) to enable the Grantee to receive, enjoy and give effect to the full free use and enjoyment of the rights and powers granted under this easement; and
- (c) to use and operate Lines and Works (such use and operation may include the granting of such use to third party telecommunications service providers) for the purpose of conveying telecommunications without interruption or impediment,

provided however that nothing shall compel the Grantee to exercise the above rights at any time or in a particular way.

3 Grantee's Covenants

- 3.1 The Grantee shall be responsible for:

- (a) the installation of and maintenance of the Lines and Works located on the Easement Land; and
- (b) using its best endeavors to prevent the Lines and Works located on the Easement Land becoming a danger to any user or occupier of the Burdened Land.

- 3.2 The Grantee will, in exercising the rights granted to the Grantee under this easement cause as little damage as reasonably possible to the Burdened Land and to any building or building improvement (including, without limitation, any interior fitout) located on the Burdened Land.

- 3.3 The Grantee will at the Grantee's own cost repair and make good any damage to the Burdened Land (including without limitation any damage to any building(s), fences or other improvements) caused by the Grantee in exercising the Grantee's rights and powers under this

Annexure Schedule**Insert type of instrument**

Easement

Dated

Page

3

of

4

Pages

Continue in additional Annexure Schedule, if required.

easement as reasonably close as possible to the original condition of the Burdened Land prior to such damage and to the reasonable satisfaction of the Grantor.

4 Access

- 4.1 The Grantee may, at any time (but subject to clause 4.2) from time to time enter the Burdened Land (including, for the avoidance of doubt, any areas of Common Property on the Burdened Land) using such routes as prescribed by the Grantor (acting reasonably) and with or without its employees, contractors and agents and with or without vehicles, machinery and implements of any kind for purposes associated with the creation and exercise of its rights and powers under this easement. If relevant, the Grantor shall invoke its rights pursuant to section 80 of the Unit Titles Act 2010 (or procure that such rights are invoked) as may be necessary to allow the Grantee access to its Lines and Works as agent of the body corporate.
- 4.2 In exercising the rights granted to the Grantee under this easement, the Grantee shall use reasonable efforts to give the Grantor prior notice that the Grantee intends to enter upon the Burdened Land (except in the case of an Emergency, when notice will not be required) and for the avoidance of doubt, clause 12(2) of Schedule 5 the Land Transfer Regulations 2018 does not apply. Without limitation to the preceding provisions, the Grantor shall not at any time restrict or impede access to the Easement Land (including by way of subdivision of the Land) by the Grantee and, upon request by Grantee, will provide the Grantee with all necessary keys and / or access cards required from time to time to gain access to the Burdened Land and the Easement Land.

5 Grantor's Covenants

- 5.1 The Grantor will not without the written permission of the Grantee (not to be unreasonably withheld or delayed):
- (a) grow or permit to be grown any natural or cultivated vegetation (including trees and shrubs) on or in the near vicinity, or encroaching on the Easement Land. The Grantee may at all times at the Grantor's cost remove any natural or cultivated vegetation or improvement on the Easement Land which may interfere with the rights granted by this easement; or
 - (b) erect or permit to be erected any improvement (including but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or
 - (c) do anything on the Easement Land that may damage or endanger the Grantee's Lines or Works; or
 - (d) do any act which will interfere with the rights granted by this easement and will not at any time do permit or suffer any act whereby the full and free use and enjoyment by the Grantee of the rights and privileges granted by this are interfered with.

6 Removal

- 6.1 The Lines and Works are and shall remain the sole property of the Grantee and the Grantee shall not be required to remove the Lines and/or Works at any time. No person shall have any interest in such Lines and Works by reason only of having an interest or estate in the Burdened Land.

Annexure Schedule

Insert type of instrument

Easement

Dated

Page

4

of

4

Pages

Continue in additional Annexure Schedule, if required.

- 6.2 No power is implied for the Grantor to determine this easement for any breach of covenant or for any other cause whatsoever. The parties intend this easement to subsist forever or until it is duly surrendered or extinguished at the election of the Grantee.

7 Further Assurances

- 7.1 Each party shall make all applications, including executing and delivering any documents, and doing all acts and things, as may reasonably be required by the other party to obtain the full benefit of this easement according to its true intent.

8 Telecommunications Act 2001 and End User Terms

- 8.1 Notwithstanding anything to the contrary in this easement, the terms contained in this easement shall be without prejudice to, and do not reduce or limit, the rights and powers of the Grantee under the Telecommunications Act 2001 or any other document or arrangement conferring rights or powers on the Grantee in relation to Lines and Works at the Burdened Land, and the Grantee may, in its discretion, rely on or exercise any of its rights and powers, whether in addition to or instead of the rights and powers granted by this easement.

9 Definitions and interpretation

- 9.1 In this easement:

- (a) **"Common Property"** has the same meaning ascribed to that term under the Unit Titles Act 2010.
- (b) **"Easement Land"** means that part of the Burdened Land identified in Schedule A in this easement as Easement Land and those other parts of the Burdened Land (including buildings) on which the Grantee has installed and located its Lines and Works.
- (c) **"Emergency"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply of telecommunications.
- (d) **"Grantee"** means Chorus New Zealand Limited and includes all its subsidiaries (within the meaning of Section 5 of the Companies Act 1993) and its successors, assigns, personal representatives, employees, contractors, agents, licensees and invitees.
- (e) **"Grantor"** includes the successors in title, assigns, tenants, transferees and personal representatives of the Grantor.
- (f) **"Line"** and **"Works"** shall have the meanings ascribed to those terms under the Telecommunications Act 2001.

Proposed Dwelling

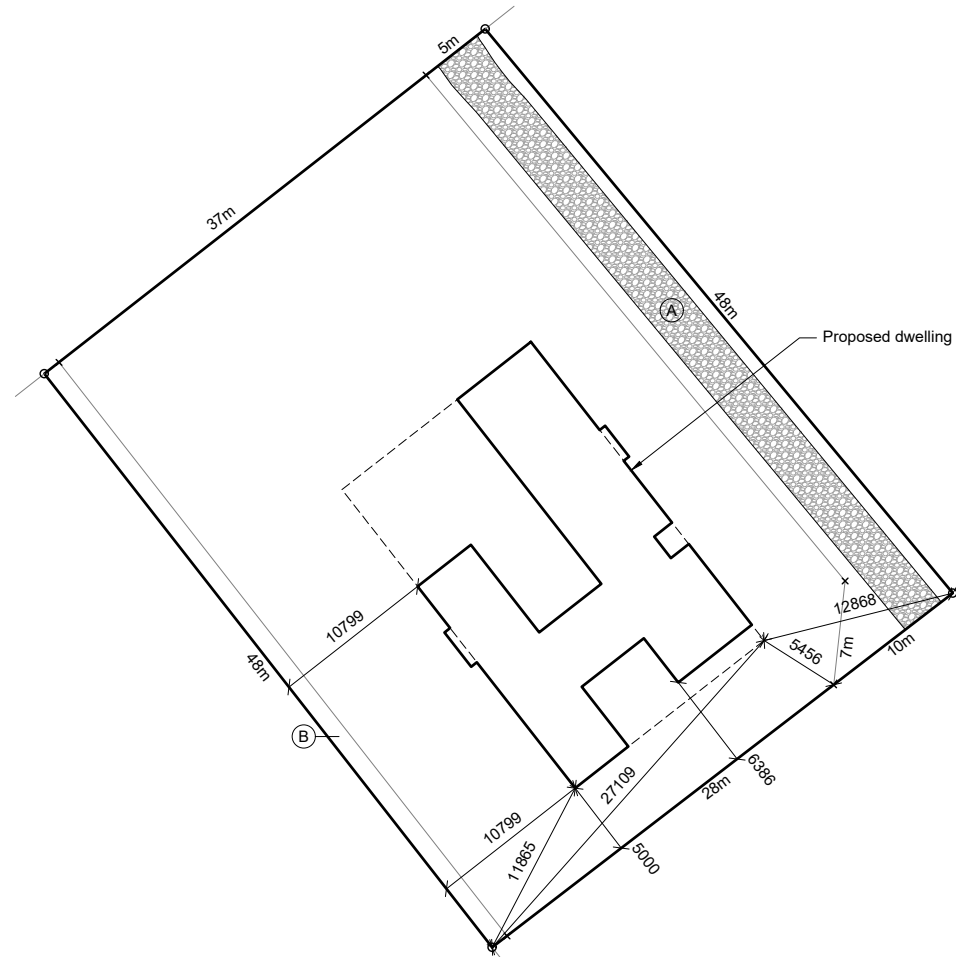
Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

Construction Drawings
Date: 10 October 2025
Job Number: 4224
Drawn by:



Designer Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	H
A01b	Site Plan	H
A01c	Wastewater Details	H
A02	Floor Plan	H
A03	Elevations	H
A04	Drainage Plan	H
A05	Foundation Plan	H
A06	Roof Plan	H
A07	Framing & Lintel Plan	H
A08	Bracing Plan	H
A09	Section A	H
A10	Section B	H
A11	Threshold Details	H
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A14	Cladding Details	H
A15	Roof Details	H
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Revisions		
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Engineer Sheet Index		
Sheet No.	Sheet Title	Rev
S0.1	Cover Page	-
S0.2	Typical Steel Detailing	-
S0.3	Typical Pipe Penetration Details	-
S1.1	Raftfloor Plan	-
S2.1	Raftfloor Details	-
Revisions		
-	-	-



Site Location



August 7, 2025

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

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

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Project Title
Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

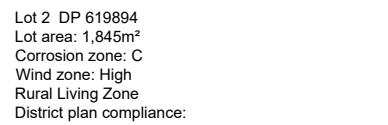
Sheet Title
Site Location Plan

Drawn 10 October 2025

Project No 4244

Rev	Sheet
H	A01a

Scale (A3 Original) 1: 500
5 2.5 0 5 10
m



Sunlight rule: Complies

(Impermeable surfaces):	
Right of way:	147.7m ²
Proposed concrete driveway:	87.4m ²
Proposed dwelling:	<u>315.2m²</u>
Total proposed:	550.3m ²

Setbacks to boundaries: 3m min. Complies

Building Coverage:

Total permitted = 10% of gross site area = 184.5m²
Total Proposed = 245.1m² = 13.3% RC Required

Driveway cut:	10m ³
Main cut:	20m ³
Total cut:	30m ³
Fill:	30m ³
Cut/Fill:	60m ³

Power & tele connection

Datum: +0.550

5m

48m

147.7m² Existing right of way

54.0m

53.8m

10m

7m

94.7m² Proposed concrete driveway (87.4m² Impermeable surface)

53.6m

1:3 Batter

Proposed dwelling

FFL: +0.455

135m² (50%) Reserve area

BH1

53.8m

53.6m

53.4m

28m

Stormwater: 100mm Ø pipe, min. gradient 1:120 to a water tanks

Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT

Power cable to pump & water supply pipe to house

3 x 25,000ltr Stormwater tanks

Double jumbo water filters on water tanks

Aeration treatment system with power cable mains distribution board, refer to TP58 for manufacturer. 3m Minimum setback from boundary.

Alkathene pipe as per manufacturers instructions

Stormwater overflow: 100mm Ø pipe, min. gradient 1:120

1.5m Wastewater setback from boundary

270m² Wastewater disposal field: 270m Length approx of dripperline with emitters at no greater than 600mm/c with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to the ground & planted with water loving plants. 50mm of mulch, bark or leaf litter to cover dripperlines.

5m Wastewater setback from open drain

5m

1.5m

48m

3m

1.5m Setback from building

-0.020

-0.120

-0.240

0.000

+0.240

+0.100

Cut: 0.000

Cut: 0.000

Fill

Edge of seal

open drain

Kerikeri Inlet Road, Kerikeri

230.6m² required

184.5m² required

Proposed soakpit with recommended dimensions of 9.0m long x 1.0m wide x 1.0m deep with minimum 300mm topsoil cover

Drainage line from catchpit(s) to soakpit. 100Ø uPVC @ >1%

Catch pit

54.0m

54.2m

37m

54.0m

	Open drain
	Setbacks
	Stormwater: 100mm Ø pipe, min. gradient 1:120
	Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
	Power cable
	Sewer: 100mm Ø pipe, gradient 1:60
	Alkathene pipe
	Wastewater disposal field
	Reserve area
	Power & tele connection

1. All heights shown are existing ground heights.
2. Contour lines at 200mm increments, sourced from Donaldsons Survey .
3. 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.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. 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
7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
8. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
9. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



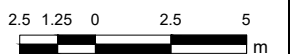
**O'BRIEN
DESIGN
CONSULTING**

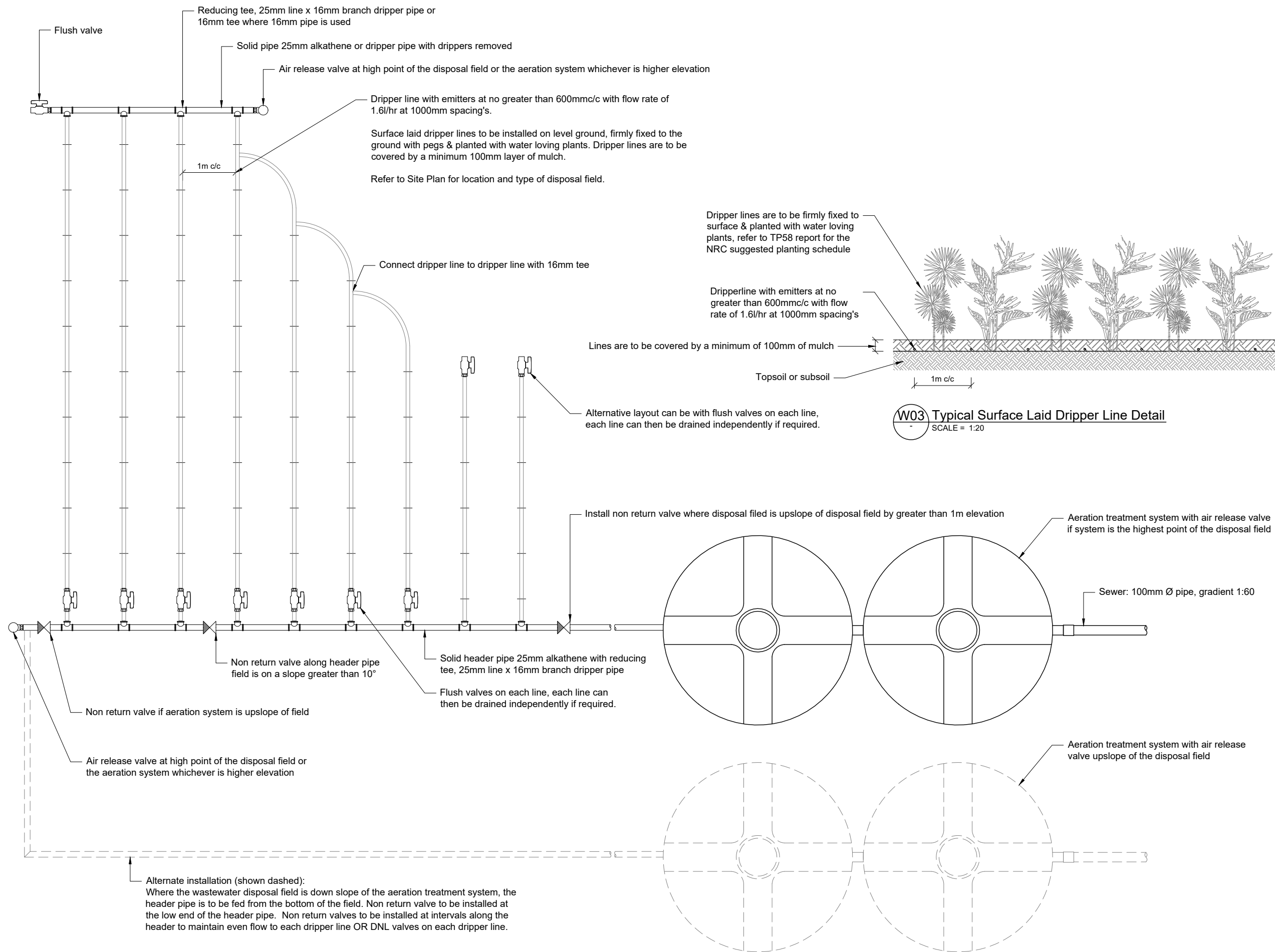
Project Title
Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

Project No	4244
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Rev	Sheet
H	A01b

Scale (A3 Original) 1: 250





NOTES

- All drainage is diagrammatical, do not scale from drawing.
- Length of dripper lines to be no more than 100m between feed points.
- Dripper lines to follow contour lines.
- Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
- 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.
- 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)

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

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

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Project Title

Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

Sheet Title

Wastewater Details

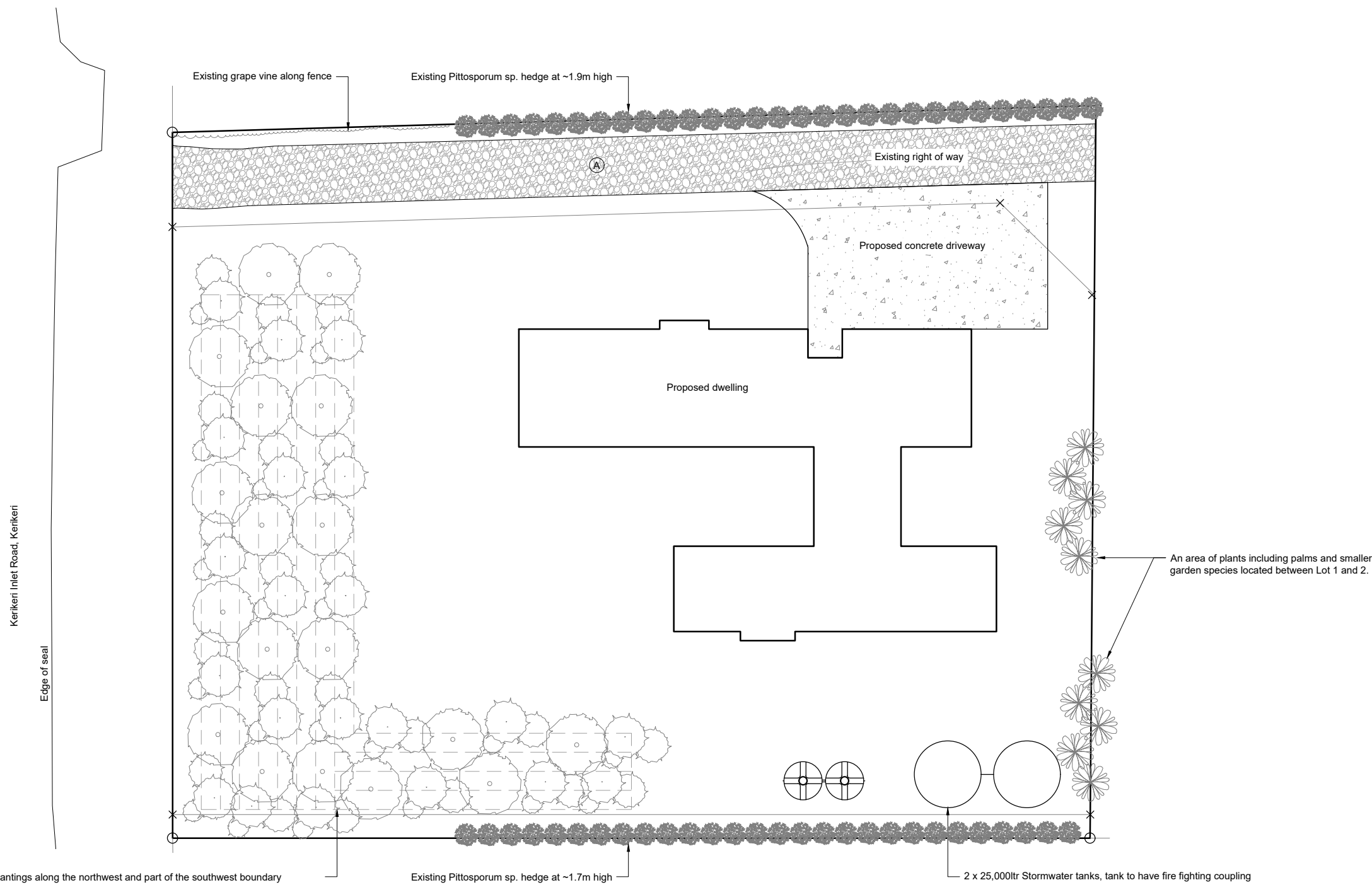
Drawn 10 October 2025

Project No 4244

Rev	Sheet
H	A01c

Scale (A3 Original) 1: 20





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

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Project Title
Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

Sheet Title
Landscape Plan

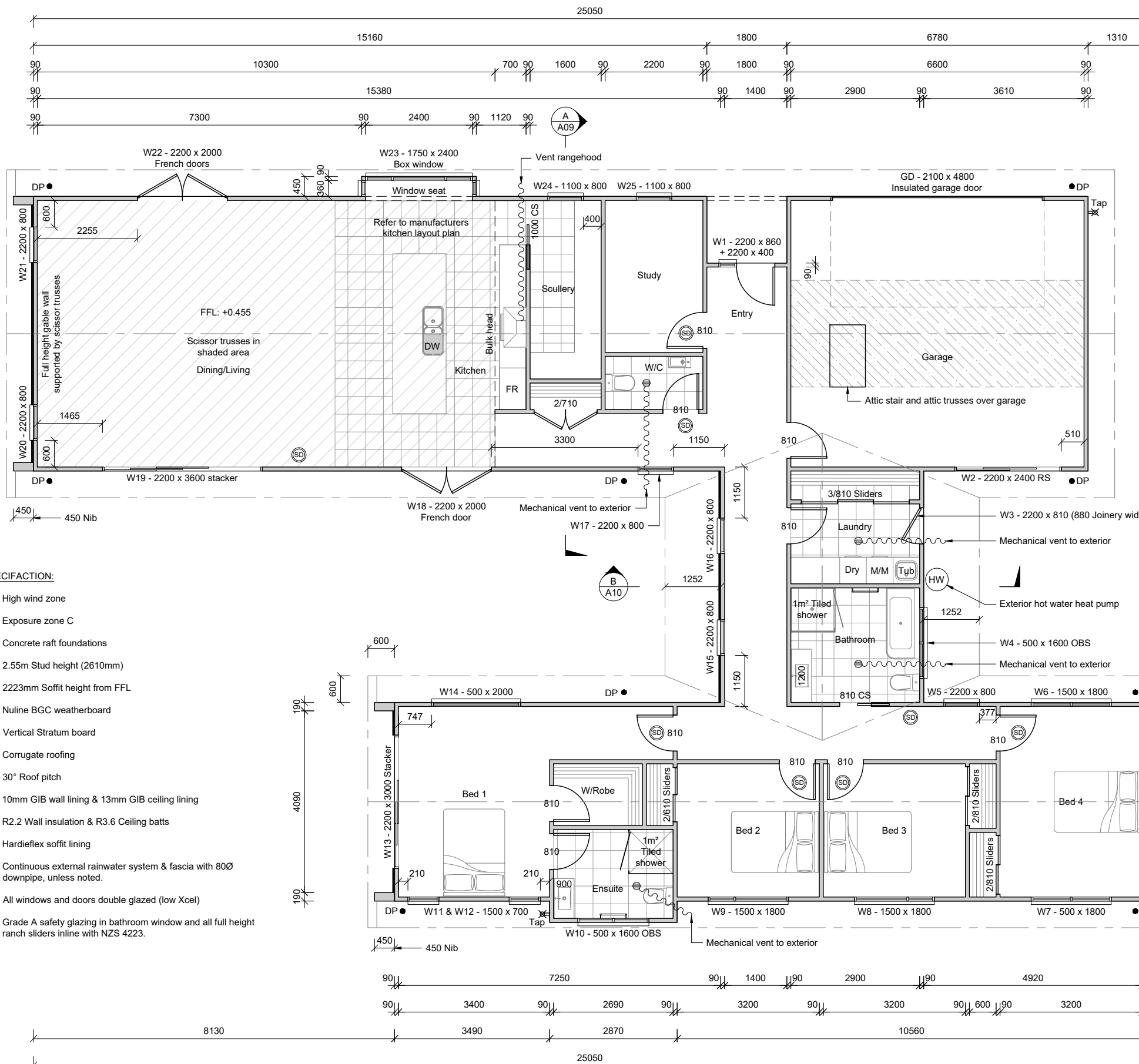
Drawn 10 October 2025

Project No 4244

Rev	Sheet
H	A01d

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



SPECIFICATION:

- High wind zone
- Exposure zone C
- Concrete raft foundations
- 2.55m Stud height (2610mm)
- 2223mm Soffit height from FFL
- Nuline BGC weatherboard
- Vertical Stratum board
- Corrugate roofing
- 30° Roof pitch
- 10mm GIB wall lining & 13mm GIB ceiling lining
- R2.2 Wall insulation & R3.6 Ceiling batts
- Hardieflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless noted.
- All windows and doors double glazed (low Xcel)
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

LEGEND

- Smoke Detector
- Roof Line
- Timber framing with Nuline cladding
- Timber framing with vertical Stratum board cladding
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- 180L Mains pressure hot water cylinder

BUILDING AREA:

Floor Area: 245.1m²
Roof Area: 315.2m²

NOTE:

- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Section for lintel dimensions, stud spacing & external door offsets.
- Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
- Refer to attached sheet for cladding & roofing notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
- Grade A safety glazing in shower screens inline with NZS 4223
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.
- Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.

FIXINGS:

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

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

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

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Project Title

Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

Sheet Title

Floor Plan

Drawn 10 October 2025

Project No 4244

Rev H Sheet A02

Scale (A3 Original) 1: 100



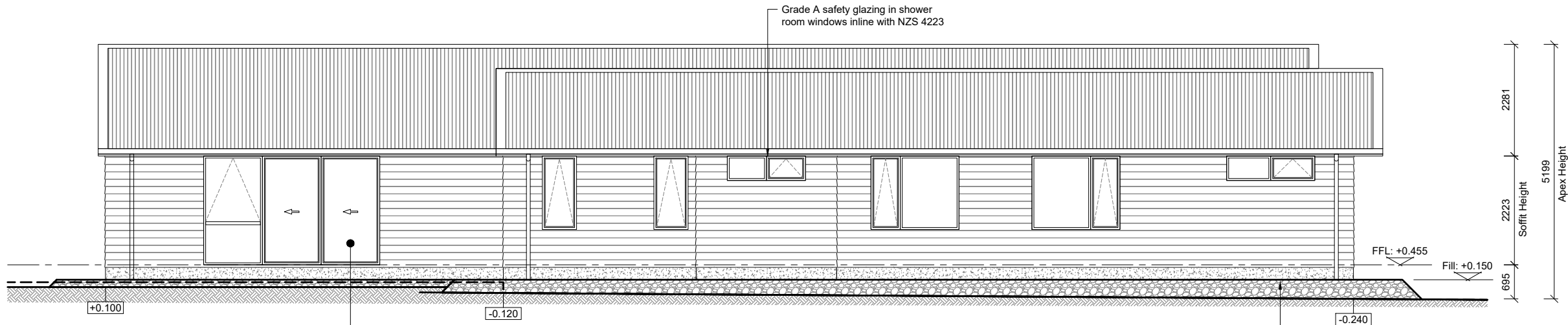
H1 SPECIFICATION:

- Foundation: Rib Raft R1.5
- Walls: Pink batts R2.2
- Double glazing low E Xcel R0.37
- Ceiling: Pink batts R3.6

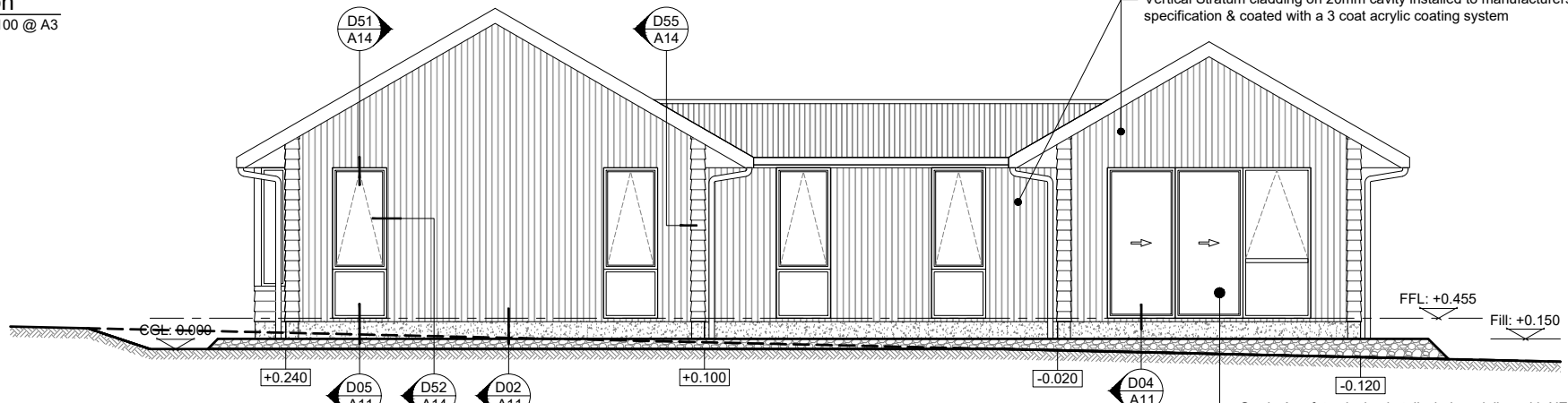
H1 Note:

Garage area not included in thermal envelope, insulate internal walls between garage & dwelling.

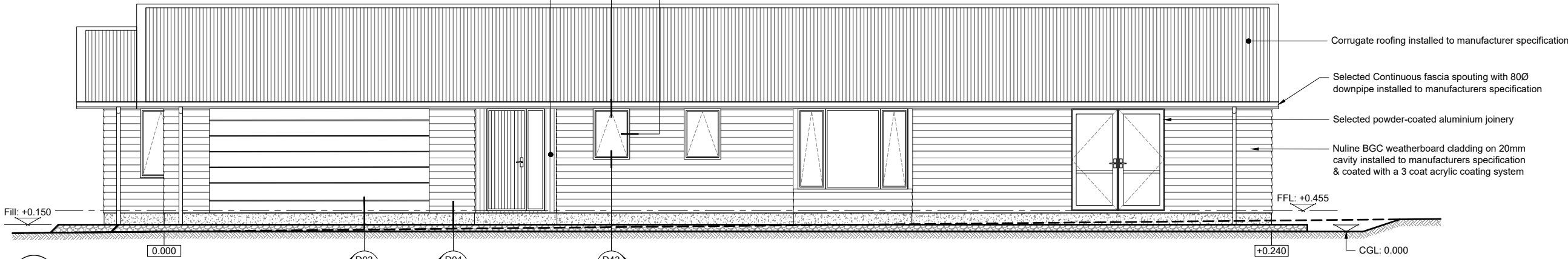
H1 calculations included in BC information.



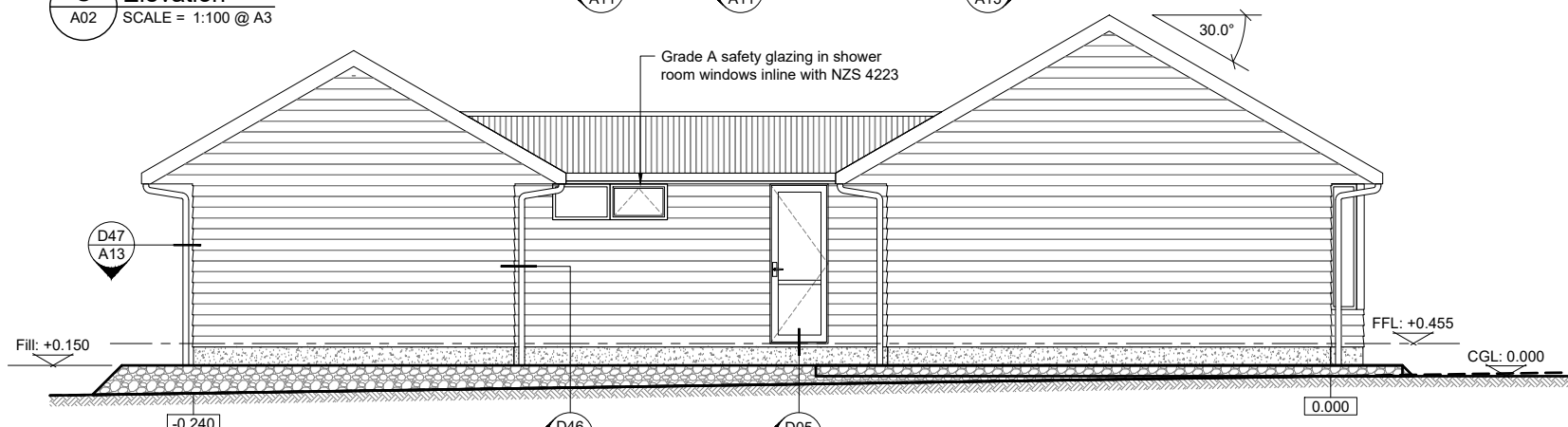
A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3



C Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

- NOTE:**
1. All heights shown are existing ground heights.
 2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
 3. All windows and doors double glazed other than the garage joinery.
 4. Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

FIXINGS:

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

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

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

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O'BRIEN DESIGN CONSULTING

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Project Title

Dream Builders
166 Kerikeri Inlet Road
Kerikeri
Lot 2 DP 619894

Sheet Title

Elevations

Drawn 10 October 2025

Project No 4244

Rev H **Sheet** A03

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

SPECIFICATIONS						
Cladding Type	Nuline weatherboard & Stratum					
Stud Height	2610					
Roofing Type	Corrugate					
Roof Pitch	30° & 15					
Joinery	Aluminum					
Wind Zone	High					
Earth Quake Zone	1					
RISK MATRIX						
Risk Factor	L	M	H	VH	Score	
A. Wind Zone	0	0	1	2	1	
B. Number of Storeys	0	1	2	4	0	
C. Roof / Wall Intersection	0	1	3	5	0	
D. Eave Width	0	1	2	5	5	
E. Envelope Complexity	0	1	3	6	1	
F. Deck Design	0	2	4	6	0	
	Total				7	

SITE 166 Kerikeri Inlet Road, Kerikeri

LEGAL DESCRIPTION Proposed Lot 2 (Lot 2 of subdivision of Lot 3 DP 354175)

PROJECT Proposed Dwelling

CLIENT Dream Builders Bay of Islands Ltd

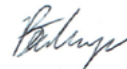
REFERENCE NO. 142256

DOCUMENT Stormwater Mitigation Report

STATUS/REVISION No. 03

DATE OF ISSUE 9th October 2025

Report Prepared For	Email
Dream Builders Bay of Islands Ltd	invoices@dreambuildersbayofislands.co.nz

Authored by	G.Brant (BE(Hons) Civil)	Civil Engineer	Gustavo@wjl.co.nz	
Revised & Approved by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot 2 DP TBC		
Site Area:	1,845m ²		
Development Type:	Proposed Dwelling		
Development Proposals Supplied:	Plan Set provided by O’Brien Design Consulting Ltd (Ref No: 4224, dated: 22.08.2025)		
District Plan Zone:	Rural Living		
Permitted Activity Coverage:	<u>12.5%</u>		
Controlled Activity Coverage:	<u>20%</u>		
Impermeable Coverage:	Post-Development Impermeable Areas		
	Roof Area	315.2m ²	
	Total Hardstand Area	235.1m ²	
	Total impermeable area = 550.3m ² or 29.8% of the site area		
	Total impermeable area increase = 402.6m ²		
Activity Status:	<u>Restricted Discretionary Activity</u>		
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the proposed dual-purpose rainwater tanks.		
	Proposed Tank – 3 x 25,000 litre Rainwater Tanks (or approved equivalent)		
	Dimensions – 3600mmØ x 2600mm high (or greater)		
	10% AEP Control Orifice – 25mmØ orifice; <u>located >740mm below the overflow outlet</u>		
	1% AEP Control Orifice – 65mmØ orifice; <u>located 590mm above the 10% AEP Control Orifice</u>		
Driveway Mitigation:	Overflow – 100mmØ at the top of the tank		
	Runoff from potable water / detention tanks to be directed to existing open drain via minimum 1000mm long x 300mm wide x 300mm deep riprap apron outlet with minimum 150mm aggregate.		
	It is recommended to shape the proposed concrete driveway to shed runoff to a catchpit(s), which is required to drain directly to the proposed soakpit via sealed pipes.		
Driveway Mitigation:	The soakpit must be lined with geotextile filter cloth and backfilled with clean 40-65mm drainage rocks to allow for a 0.38 void ratio. A minimum topsoil cover of 300mm in the non-trafficable lawn area is recommended.		
	The soakpit is required to have a storage volume of 3.42m³ (accounting for void ratio $e = 0.38$), with recommended dimensions of 9.0m long x 1.0m wide x 1.0m deep.		

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, **Dream Builders Bay of Islands Ltd**, to produce an on-site stormwater management assessment at the above site for the proposed dwelling.

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

- Plan Set provided by O'Brien Design Consulting Ltd, including site plan, floor plan and elevations (Ref No: 4224, dated: 08.10.2025)

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

3. SITE DESCRIPTION

The 1,845m² subject property is proposed Lot 2 of the approved subdivision of Lot 3 DP 354175 and is located off the eastern side of Kerikeri Inlet Road. Access to the lot is via an existing Right of Way (ROW) directly off Kerikeri Inlet Road.

Topographically speaking, the property is near level. Besides the existing ROW, the ground cover within the property consists predominantly of pasture.

The Far North District Council (FNDC) GIS Water Services Map indicates that the property is not serviced by public stormwater, wastewater or potable water reticulation. However, there is an open drain along the eastern side of Kerikeri Inlet road.



Figure 1: Aerial snip from FNDC Maps showing indicative site boundaries (red)

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a residential dwelling and concrete driveway on-site, as depicted in the plan set provided by O'Brien Design Consulting Ltd (Ref No: 4224, dated: 08.10.2025).

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 1,845m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Roof Area	0 m ²	315.2 m ²	315.2 m ²
Total Hardstand	147.7 m ²	235.1 m ²	87.4 m ²
Existing ROW	147.7 m ²	147.7 m ²	
Proposed Concrete Driveway	0 m ²	87.4 m ²	
Pervious	1,697.3 m ²	1,294.7 m ²	-402.6 m ²

The total amount of impermeable area on site, post-development, equates to 550.3m² or 29.8% of the site area. The total increase in impermeable area, post-development, equates to 402.6m². Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

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

8.7.5.1.5 – **Permitted Activities – Stormwater Management** - 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.

8.7.5.2.2 – **Controlled Activities – Stormwater Management** - 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 total proposed impermeable area exceeds 20% of the site area and does not comply with Permitted Activity Rule (8.7.5.1.5) nor Controlled Activity Rule (8.7.5.2.2). Therefore, the proposal is considered a Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 11.3 are required. A District Plan Assessment has been included in Section 8 of this report.

Design Requirements

The site is under the jurisdiction of the Far North District Council. The design has been completed in accordance with the recommendations and requirements contained within the Far North District Council Engineering Standards, the Far North District Council District Plan, Clause E1 of the New Zealand Building Code and the following consent conditions pertaining to 2250357-RMACOM:

- a. In conjunction with the construction of any building, the owner of the Lot shall submit to Council a report and design, prepared by a Suitably Qualified and Experienced Person, in accordance with Council's Engineering Standards 2023. The report must provide details of stormwater attenuation to 80% of pre-development flows for the 10% AEP rain event, including allowance for climate change. Where the total impermeable surface area on the Lot exceeds 20% of the lot area, only the portion of impermeable surfaces that exceeds this 20% threshold must be attenuated to achieve 80% of pre-development flows for the 1% AEP event, including allowance for climate change. [Lot 2]

Figure 2: Snip of consent conditions pertaining to 2250357-RMACOM

In accordance with the above conditions, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas on-site over the permitted 20% threshold will be attenuated back to 80% of pre-development flows for the 1% AEP storm event, adjusted for climate change. The Type IA storm profile was utilised for stormwater attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 10% AEP rainfall value of 206mm with a 24-hour duration and a 1% AEP rainfall value of 314mm utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

In addition to the above, it is recommended to manage stormwater runoff generated by the proposed concrete driveway via soakage. The stormwater soakage design has been completed in accordance with Council literature. The soakpit has been sized to accommodate runoff resulting from a 20% AEP storm event of a 60-minute duration. Rainfall data was obtained from HIRDS, with a climate change factor of 20% added.

A soakage test was conducted by WJL at the subject site in October 2025, with the corresponding Percolation Test Graph Sheet used in soakpit sizing calculations appended to this report. A soakage rate of 79.15mm/hr has been calculated using soakage calculations adopted from E1 Building Code. Refer to the appended calculation set for clarification.

Applying a reduction factor of 0.25 per the FNDC Engineering Standards to the tested soakage rate gives a factored design soakage rate of 19.8mm/hr.

6. STORMWATER MITIGATION ASSESSMENT

To meet the requirements outlined in Section 5, the following must be provided:

Potable Water Supply

It is recommended that rainwater tanks are utilised to provide the proposed dwelling with a potable water supply. The tank type is at the discretion of the client. A proprietary guttering system is required to collect roof runoff from the proposed dwelling. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed roof area. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall.

All potable tanks must be constructed level and fitted with balancing pipes at the top and near the base of each tank to connect all potable water tanks to each other. Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tanks.

The upper section of the potable water tanks is to act as a detention volume to achieve stormwater neutrality for the proposed impermeable areas. One of the tanks is to be fitted with a 100mmØ overflow outlet with a flow attenuation outlet as specified below.

Potable Tanks Detention Volume

As per the attached design calculations, the design elements of the detention volume are as follows:

Proposed Tank	3 x 25,000 litre Rainwater Tanks (or approved equivalent)
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet Orifice (10% AEP Control)	25mm diameter orifice ; located <u>>740mm below the overflow outlet</u> - 584mm water elevation - 17.8m³ storage
Outlet Orifice (1% AEP Control)	65mm diameter orifice ; located <u>590mm above the 10% AEP Orifice</u> - 737mm water elevation - 22.5m³ storage
Overflow Outlet	100mm diameter ; located at the top of the tank

It is recommended that discharge from the potable water / detention tanks and driveway catchpit(s) be directed via sealed pipes to an outlet near the lot's northwestern corner, for the conveyance of runoff to the existing open drain along the eastern side of Kerikeri Inlet Road. It is recommended that discharge is via a minimum 1000mm long x 300mm wide x 300mm deep riprap apron outlet with minimum 150mm aggregate. The tanks must be installed in accordance with the tank suppliers' details and specifications. Levels are to be confirmed by the contractor on-site prior to construction. Adequate fall (minimum 1% grade) from the tank's outlet to the discharge point is required. If this is not achievable, WJL must be contacted for review of the design. Refer to the appended Site Plan (142256-C200), Tank Detail (142256-C201), Riprap Outlet Detail (142256-C202) and calculation set for clarification.

Permission should be sought from Council for any works outside the property boundary.

Stormwater Mitigation – Hardstand

It is recommended to shape the proposed concrete driveway to shed runoff to a catchpit(s), which is required to drain directly to the proposed soakpit via sealed pipes. Refer to the appended Site Plan (142256-C200).

It is recommended to install a soakpit in the lawn area to the east of the proposed dwelling as shown in the appended Site Plan (142256-C200). The soakpit must be lined with geotextile filter cloth and backfilled with clean 40-65mm drainage rocks to allow for a 0.38 void ratio. A minimum topsoil cover of 300mm in the non-trafficable lawn area is recommended.

The soakpit is required to have a storage volume of **3.42m³** (accounting for void ratio $e = 0.38$), with recommended dimensions of 9.0m long x 1.0m wide x 1.0m deep. The soakpit must be constructed as per the appended Site Plan (142256-C200) and Soakpit Detail (142256-C203). See the appended calculations.

Stormwater catchpits and drainage piping should be in accordance with E1 Surface Water of the NZBC. The catchpit(s) must have a suitable sump to serve as a pre-treatment device prior to discharging to the dispersal device.

The proposed soakpit has been designed as a disposal point for the proposed concrete driveway only and has not been included in the attenuation calculations.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Pre-Development Scenario to 80% – 10% AEP Storm Event + CCF

Surface	Area	Runoff CN	10% AEP Peak Flow Rate (80%)
Greenfield Areas	550.3 m ²	74	3.87ℓ/s

Post-Development Scenario – 10% AEP Storm Event + CCF

Surface	Area	Runoff CN	10% AEP Peak Flow Rate
Post-Development Proposed Dwelling Roof Area via Detention Tank Fitted with 25mmØ Orifice Located >740mm Below Overflow	315.2 m ²	98	3.84ℓ/s
Over-Mitigated Existing Metal Driveway	147.7 m ²	89	
Over-Mitigated Proposed Concrete Driveway	87.4 m ²	74	

Permitted (20% Impermeable Area) Pre-Development Scenario to 80% – 1% AEP Storm Event + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate (80%)
Greenfield Areas	182.3 m ²	74	8.76ℓ/s
Permitted Impermeable Area (20% of site area per Consent Condition)	368 m ²	98	

Post-Development Scenario – 1% AEP Storm Event + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Post-Development Proposed Dwelling Roof Area via Detention Tank Fitted with 22mmØ Orifice Located >740mm Below Overflow & 65mmØ Orifice Located 590mm above Primary Orifice	315.2 m ²	98	8.28ℓ/s
Over-Mitigated Existing Metal Driveway	147.7 m ²	89	
Over-Mitigated Proposed Concrete Driveway	87.4 m ²	74	

In accordance with the design parameters, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas on-site over the permitted 20% threshold will be attenuated back to 80% of pre-development flows for the 1% AEP storm event, adjusted for climate change.

8. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 8.7.5.1.5, nor Controlled Activity Rule 8.7.5.2.2, it is therefore regarded as a Discretionary Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 11.3.

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

<i>(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;</i>	Impermeable surfaces resulting from the development increase site impermeability by 402.6m ² . In accordance with the design parameters, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas on-site over the permitted 20% threshold will be attenuated back to 80% of pre-development flows for the 1% AEP storm event, adjusted for climate change.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	In accordance with the design parameters, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas on-site over the permitted 20% threshold will be attenuated back to 80% of pre-development flows for the 1% AEP storm event, adjusted for climate change.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 402.6m ² .
<i>(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;</i>	Runoff resulting from the proposed impermeable areas is to be collected and directed to the existing open drain via sealed pipes. Grassed open drain will aid to mitigate the effects of runoff via infiltration and evapotranspiration.
<i>(e) the physical qualities of the soil type;</i>	Kerikeri Volcanic Group – moderate drainage
<i>(f) any adverse effects on the life supporting capacity of soils;</i>	Runoff resulting from the proposed impermeable areas is to be collected and directed to the existing open drain via sealed pipes. Grassed open drain will aid to mitigate the effects of runoff via infiltration and evapotranspiration, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	Runoff resulting from the proposed impermeable areas is to be collected and directed to the existing open drain via sealed pipes. Grassed open drain will aid to mitigate the effects of runoff via infiltration and evapotranspiration, mitigating the potential for contamination of surrounding soils.

<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The proposed driveway is necessary to provide access to the proposed dwelling and is not considered excessive.
<i>(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i>	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
<i>(j) any recognised standards promulgated by industry groups;</i>	Not applicable.
<i>k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i>	In accordance with the design parameters, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas on-site over the permitted 20% threshold will be attenuated back to 80% of pre-development flows for the 1% AEP storm event, adjusted for climate change.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	In accordance with the design parameters, stormwater runoff resulting from the impermeable areas on-site will be attenuated back to 80% of the pre-development flows for the 10% AEP storm event, adjusted for climate change. Additionally, stormwater runoff resulting from the impermeable areas on-site over the permitted 20% threshold will be attenuated back to 80% of pre-development flows for the 1% AEP storm event, adjusted for climate change.

9. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (142256-C200, 142256-C201, 142256-C202 & 142256-C203).

Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system.

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

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

10. LIMITATIONS

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

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

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

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

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

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

Wilton Joubert Ltd.

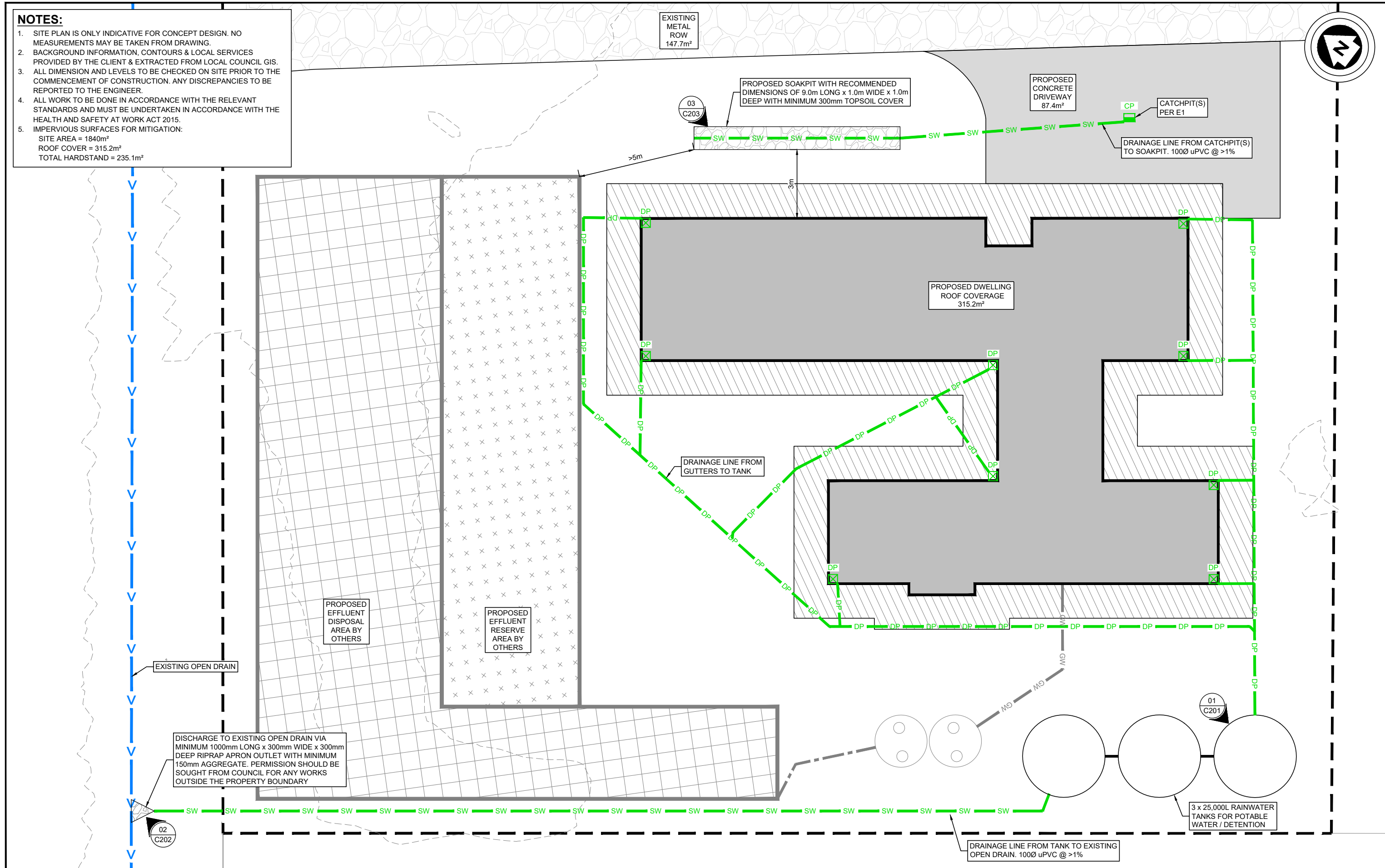
REPORT ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Tank Detail – C201 (1 sheet)
- Riprap Outlet Detail – C202 (1 sheet)
- Soakpit Detail -C203 (1 sheet)
- Calculation Set

NOTES:

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

SITE AREA = 1840m²
ROOF COVER = 315.2m²
TOTAL HARDSTAND = 235.1m²



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Christchurch: 021 824 063 Waiwaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION				
No.	DATE	BY	DESCRIPTION	
01	AUG '25	GMB	STORMWATER MITIGATION REPORT	
02	OCT '25	BGS	STORMWATER MITIGATION REPORT REV02	
03	OCT '25	GMB	STORMWATER MITIGATION REPORT REV03	

DESIGNED BY:	GMB
DRAWN BY:	GMB
CHECKED BY:	BGS
SURVEYED BY:	N/A

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

SITE PLAN

PROJECT DESCRIPTION:

STORMWATER MITIGATION REPORT

PROJECT TITLE:

LOT 2 DP TBC
166 KERIKERI INLET ROAD
KERIKERI
NORTHLAND

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:150	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
142256-C200	03
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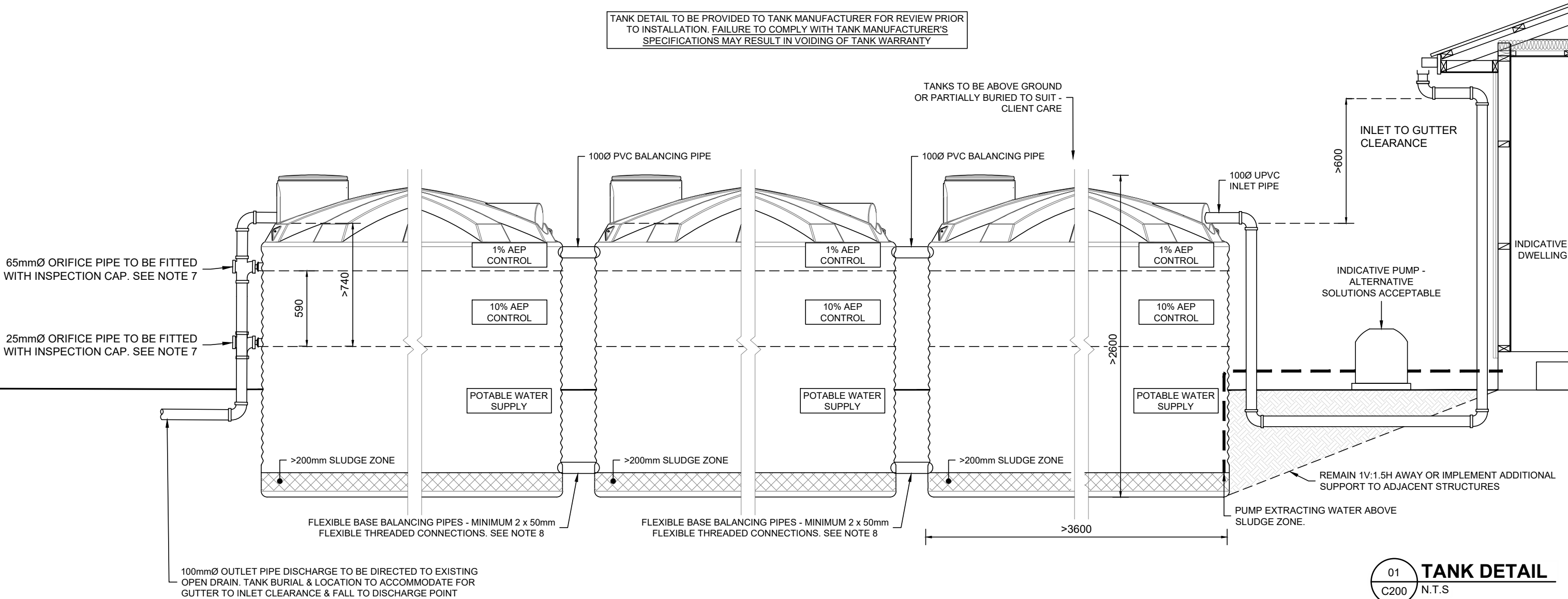
NOTES:

- 1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
- 2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
- 4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
- 5. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
- 6. ASSUMED USE OF A 3 x 25,000 LITRE PLASTIC WATER TANKS OR SIMILARLY APPROVED.

PLASTIC TANKS NOTES:

- 7. ALL OUTLETS / PENETRATIONS UNDER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.
- 8. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE THREADED CONNECTIONS ONLY.

TANK DETAIL TO BE PROVIDED TO TANK MANUFACTURER FOR REVIEW PRIOR TO INSTALLATION. FAILURE TO COMPLY WITH TANK MANUFACTURER'S SPECIFICATIONS MAY RESULT IN VOIDING OF TANK WARRANTY





WILTON JOUBERT
Consulting Engineers

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

ISSUE / REVISION				
No.	DATE	BY	DESCRIPTION	
01	AUG '25	GMB	STORMWATER MITIGATION REPORT	
02	OCT '25	BGS	STORMWATER MITIGATION REPORT REV02	
03	OCT '25	GMB	STORMWATER MITIGATION REPORT REV 03	

DESIGNED BY:	GMB
DRAWN BY:	GMB
CHECKED BY:	BGS
SURVEYED BY:	N/A

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

TANK DETAIL

PROJECT DESCRIPTION:

STORMWATER MITIGATION REPORT

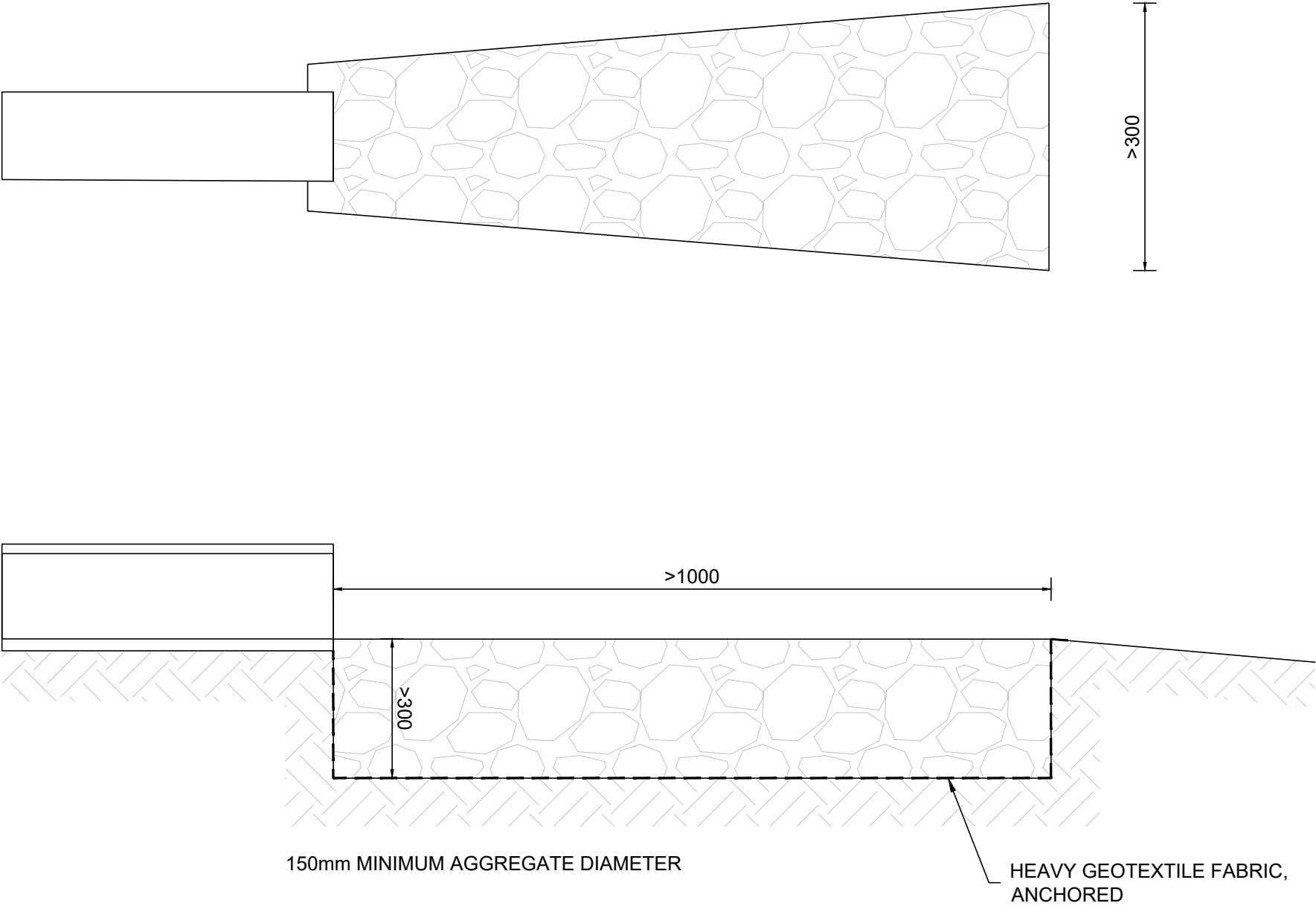
PROJECT TITLE:

**LOT 2 DP TBC
166 KERIKERI INLET ROAD
KERIKERI
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
142256-C201	03
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NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY. LABELLED DIMENSIONS IN MM.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.



02

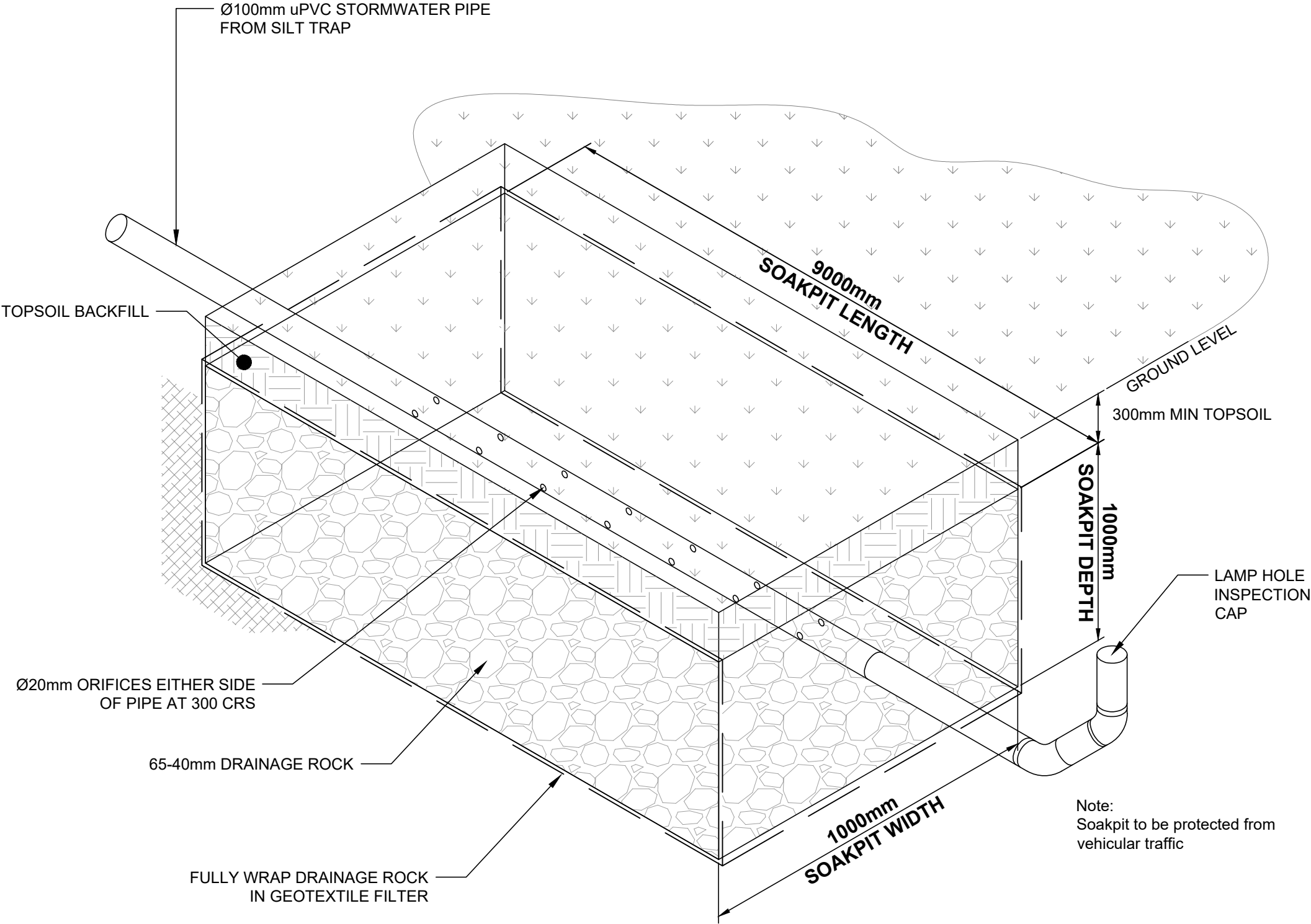
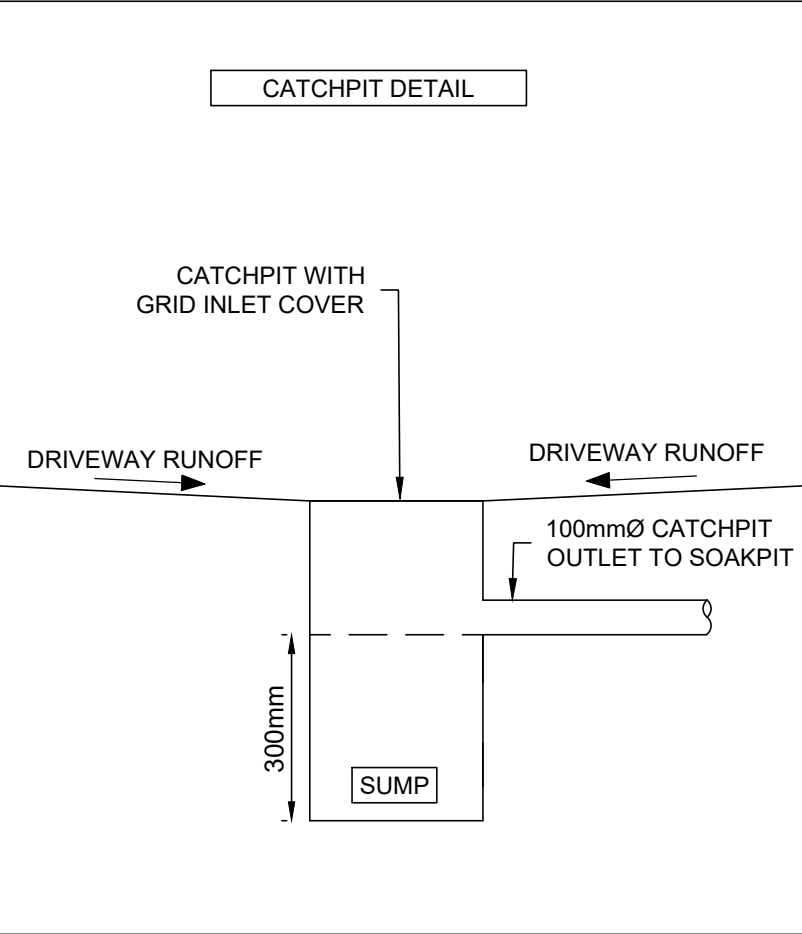
C200

RIPRAP OUTLET DETAIL

N.T.S

NOTES:

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



03

C200

SOAK PIT DETAIL

NTS



WILTON JOUBERT

Consulting Engineers

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Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	OCT '25	GMB	STORMWATER MITIGATION REPORT REV03

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
N/A

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

SOAKPIT DETAIL

PROJECT DESCRIPTION:

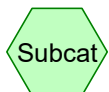
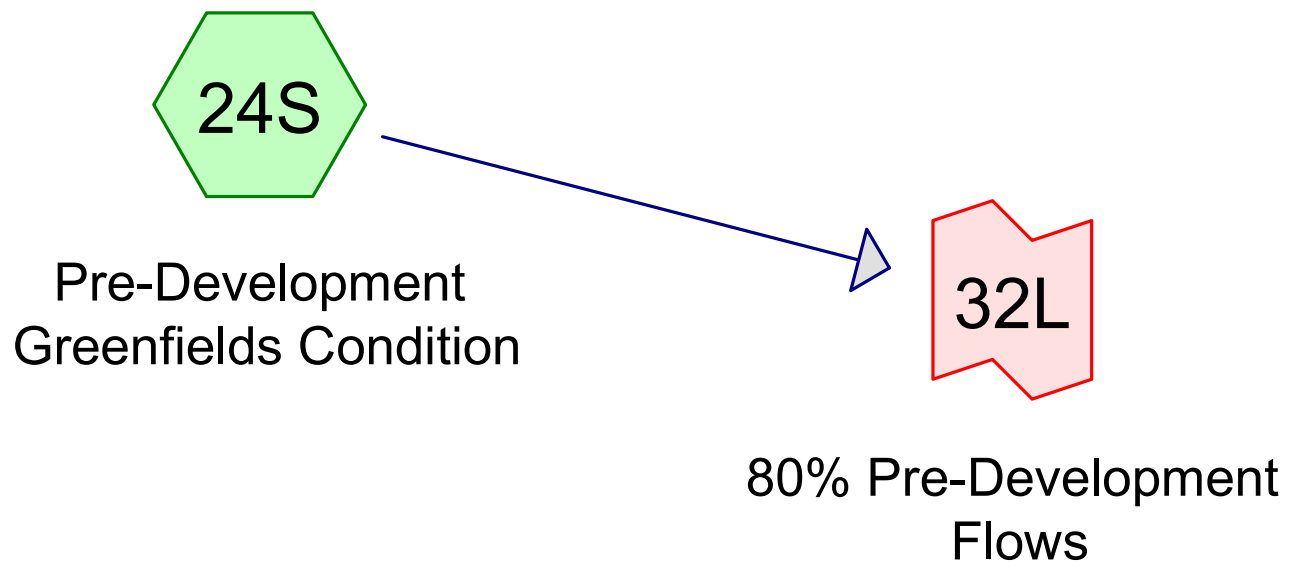
STORMWATER MITIGATION REPORT

PROJECT TITLE:

LOT 2 DP TBC
166 KERIKERI INLET ROAD
KERIKERI
NORTHLAND

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 142256-C203	ISSUE: 01
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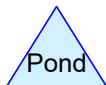
Pre-Development



Subcat



Reach



Pond



Link

Routing Diagram for 142256

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142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 24S: Pre-Development

Runoff Area=550.3 m² 0.00% Impervious Runoff Depth>127 mm

Tc=10.0 min CN=74 Runoff=4.84 L/s 70.0 m³

Link 32L: 80% Pre-Development Flows

x 0.80 Inflow=4.84 L/s 70.0 m³

Primary=3.87 L/s 56.0 m³ Secondary=0.97 L/s 14.0 m³

142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

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Page 3

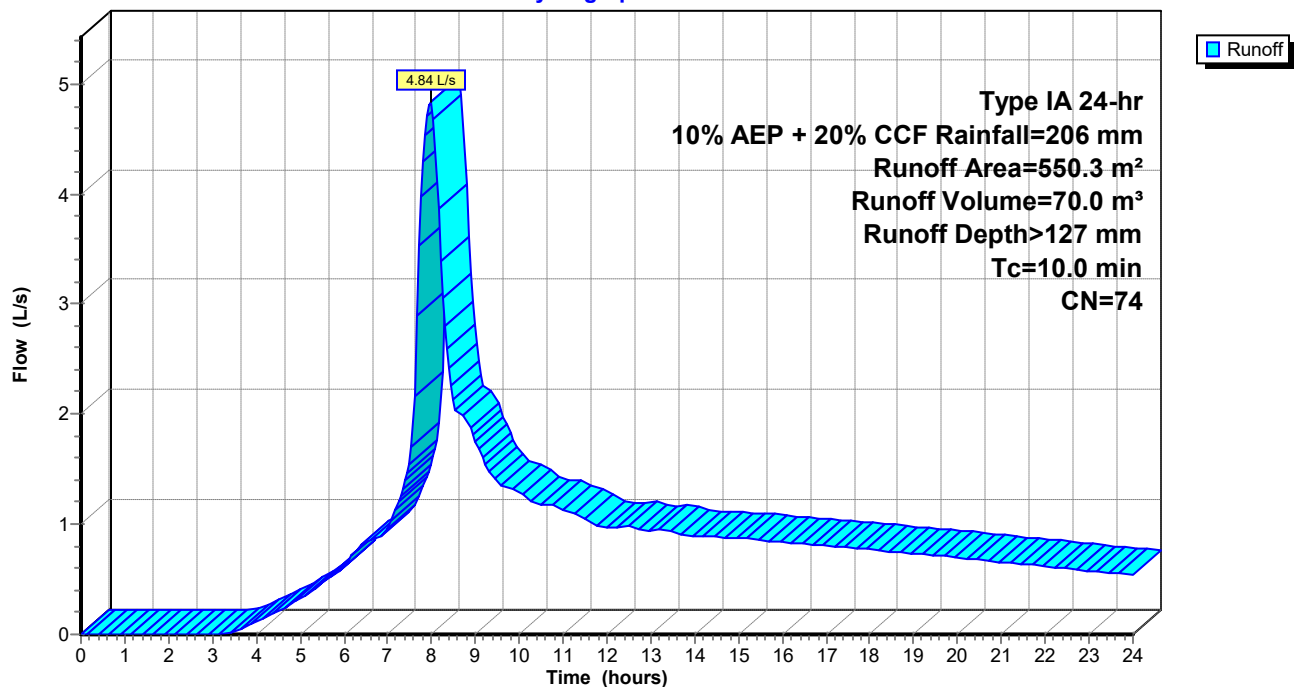
Summary for Subcatchment 24S: Pre-Development Greenfields ConditionRunoff = 4.84 L/s @ 7.99 hrs, Volume= 70.0 m³, Depth> 127 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

Area (m ²)	CN	Description
550.3	74	>75% Grass cover, Good, HSG C
550.3		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 24S: Pre-Development Greenfields Condition

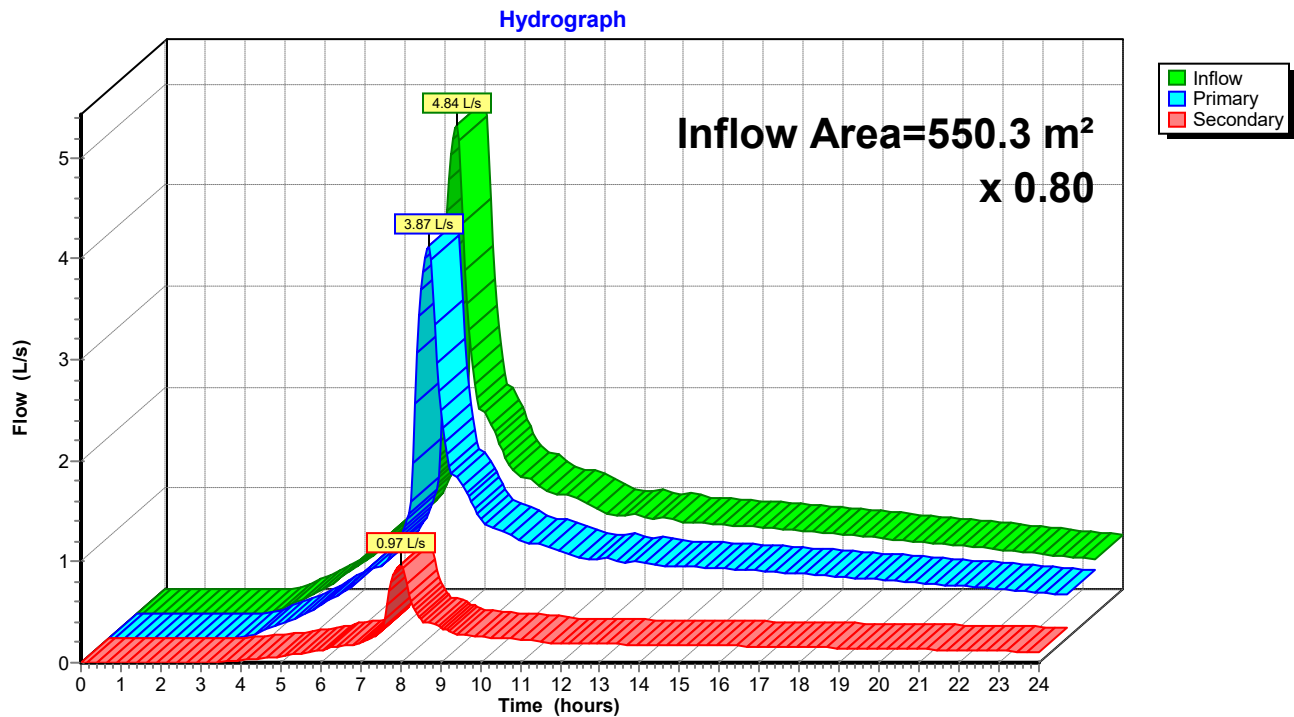
Hydrograph



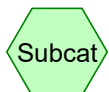
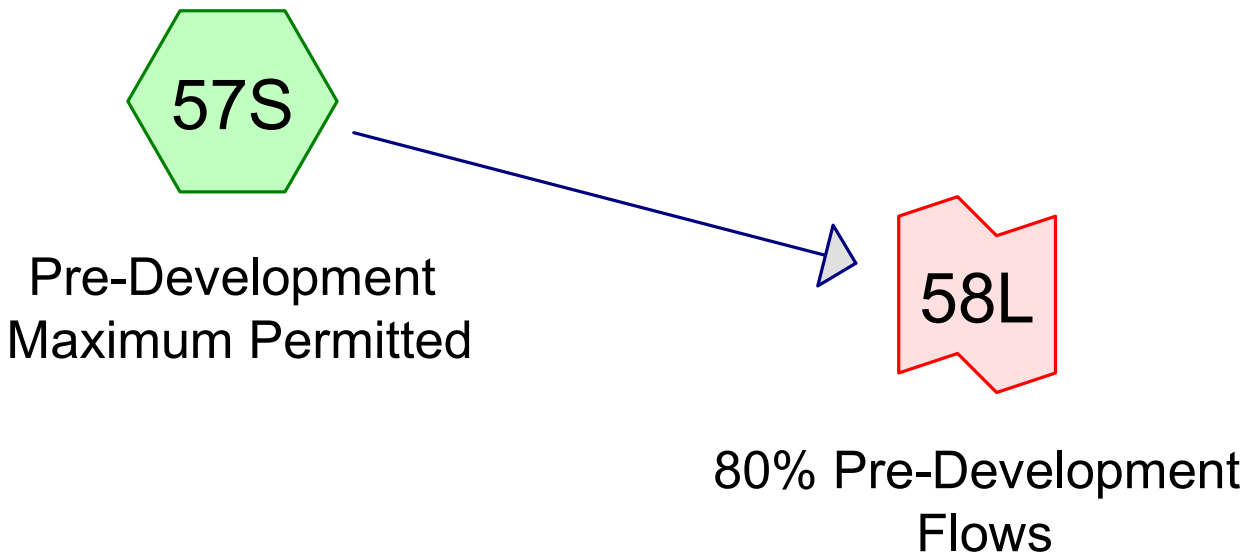
Summary for Link 32L: 80% Pre-Development Flows

Inflow Area = 550.3 m², 0.00% Impervious, Inflow Depth > 127 mm for 10% AEP + 20% CCF event
Inflow = 4.84 L/s @ 7.99 hrs, Volume= 70.0 m³
Primary = 3.87 L/s @ 7.99 hrs, Volume= 56.0 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.97 L/s @ 7.99 hrs, Volume= 14.0 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 32L: 80% Pre-Development Flows

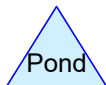
***Pre-Development
(Maximum Permitted)***



Subcat



Reach



Pond



Link

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 57S: Pre-Development Runoff Area=550.3 m² 67.05% Impervious Runoff Depth>282 mm
Tc=10.0 min CN=90 Runoff=10.95 L/s 155.0 m³

Link 58L: 80% Pre-Development Flows x 0.80 Inflow=10.95 L/s 155.0 m³
Primary=8.76 L/s 124.0 m³ Secondary=2.19 L/s 31.0 m³

Summary for Subcatchment 57S: Pre-Development Maximum Permitted

Runoff = 10.95 L/s @ 7.95 hrs, Volume= 155.0 m³, Depth> 282 mm

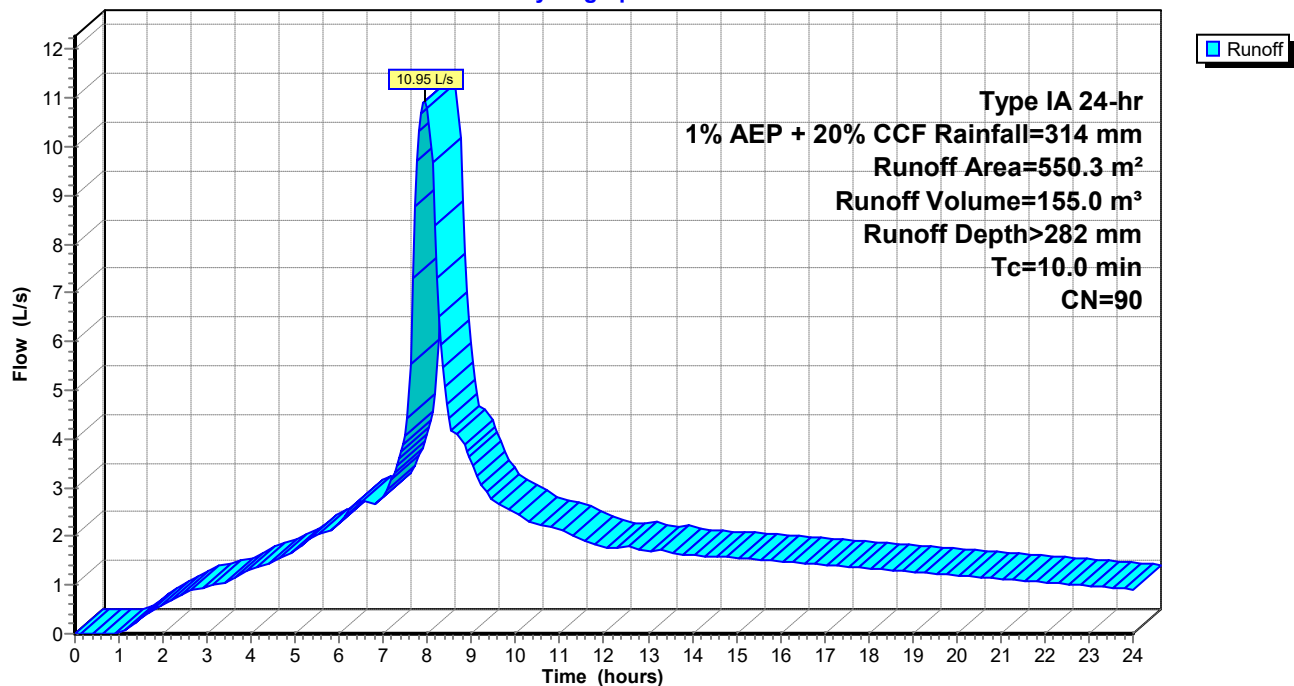
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Area (m ²)	CN	Description
181.3	74	>75% Grass cover, Good, HSG C
369.0	98	Roofs, HSG C
550.3	90	Weighted Average
181.3		32.95% Pervious Area
369.0		67.05% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 57S: Pre-Development Maximum Permitted

Hydrograph



142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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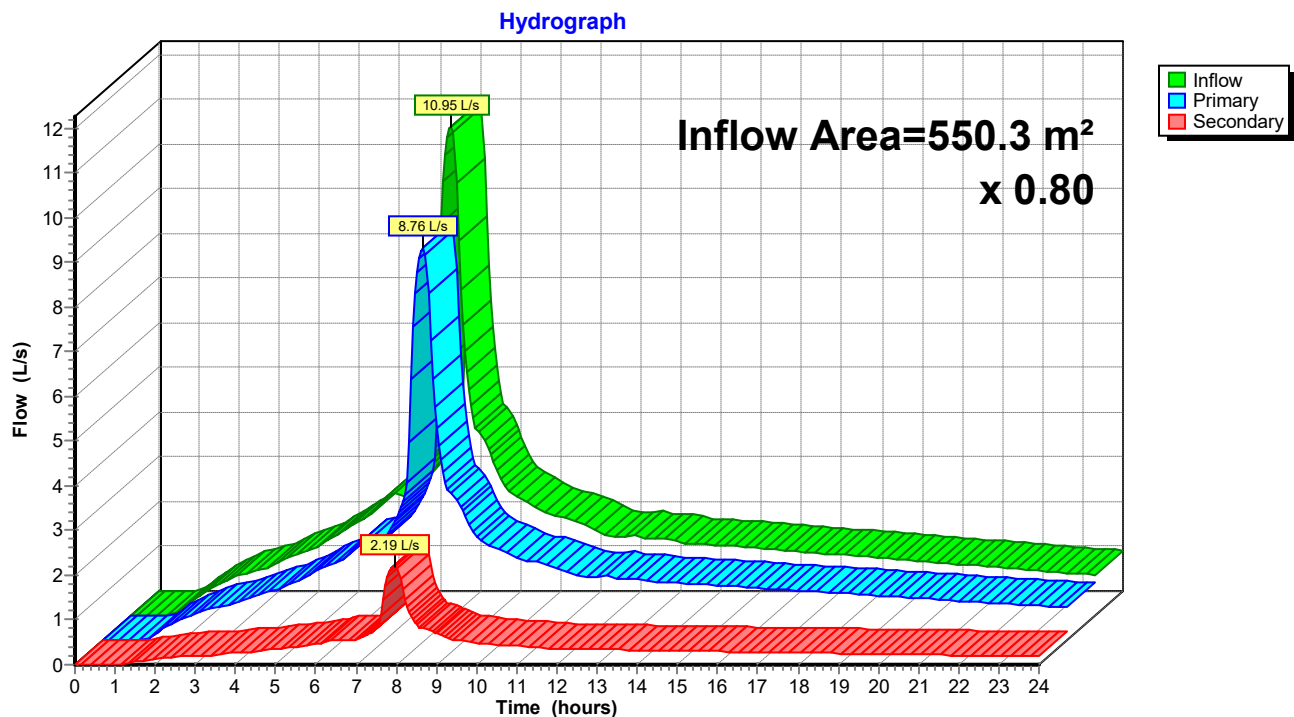
Page 4

Summary for Link 58L: 80% Pre-Development Flows

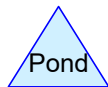
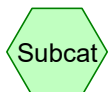
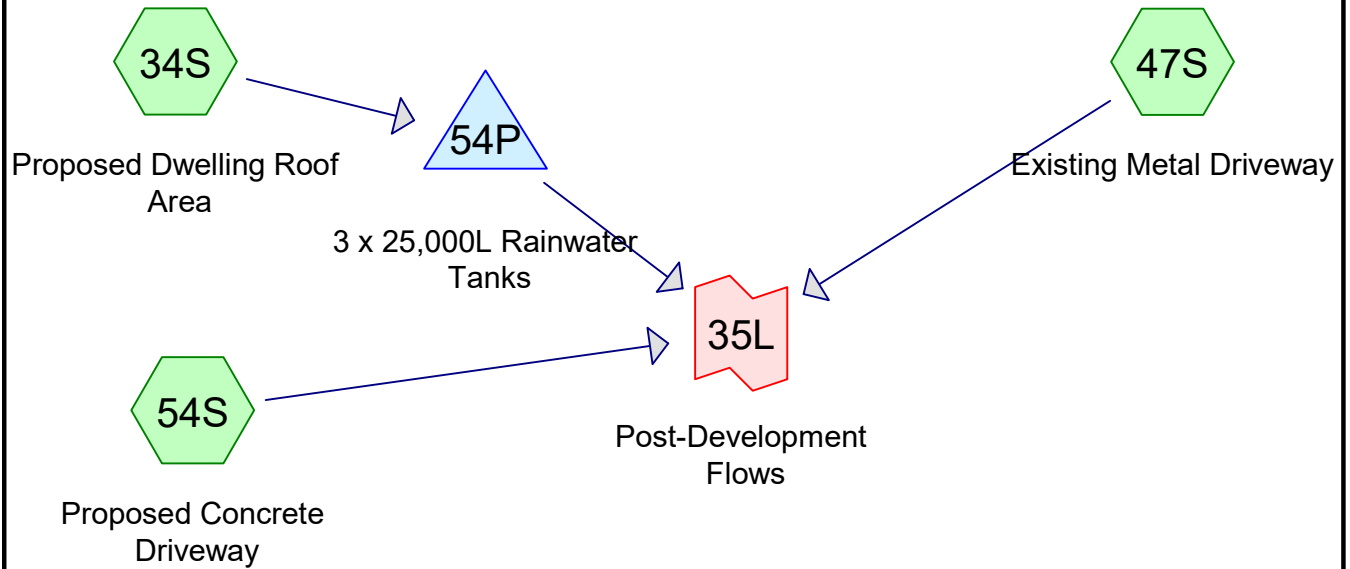
Inflow Area = 550.3 m², 67.05% Impervious, Inflow Depth > 282 mm for 1% AEP + 20% CCF event
Inflow = 10.95 L/s @ 7.95 hrs, Volume= 155.0 m³
Primary = 8.76 L/s @ 7.95 hrs, Volume= 124.0 m³, Atten= 20%, Lag= 0.0 min
Secondary = 2.19 L/s @ 7.95 hrs, Volume= 31.0 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 58L: 80% Pre-Development Flows



Post-Development



Routing Diagram for 142256

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Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 34S: Proposed Dwelling Runoff Area=315.2 m² 100.00% Impervious Runoff Depth>307 mm
Tc=10.0 min CN=98 Runoff=6.53 L/s 96.8 m³

Subcatchment 47S: Existing Metal Runoff Area=147.7 m² 0.00% Impervious Runoff Depth>278 mm
Tc=10.0 min CN=89 Runoff=2.92 L/s 41.1 m³

Subcatchment 54S: Proposed Concrete Runoff Area=87.4 m² 100.00% Impervious Runoff Depth>307 mm
Tc=10.0 min CN=98 Runoff=1.81 L/s 26.8 m³

Pond 54P: 3 x 25,000L Rainwater Tanks Peak Elev=0.737 m Storage=22.5 m³ Inflow=6.53 L/s 96.8 m³
Outflow=4.08 L/s 85.3 m³

Link 35L: Post-Development Flows Inflow=8.28 L/s 153.3 m³
Primary=8.28 L/s 153.3 m³

142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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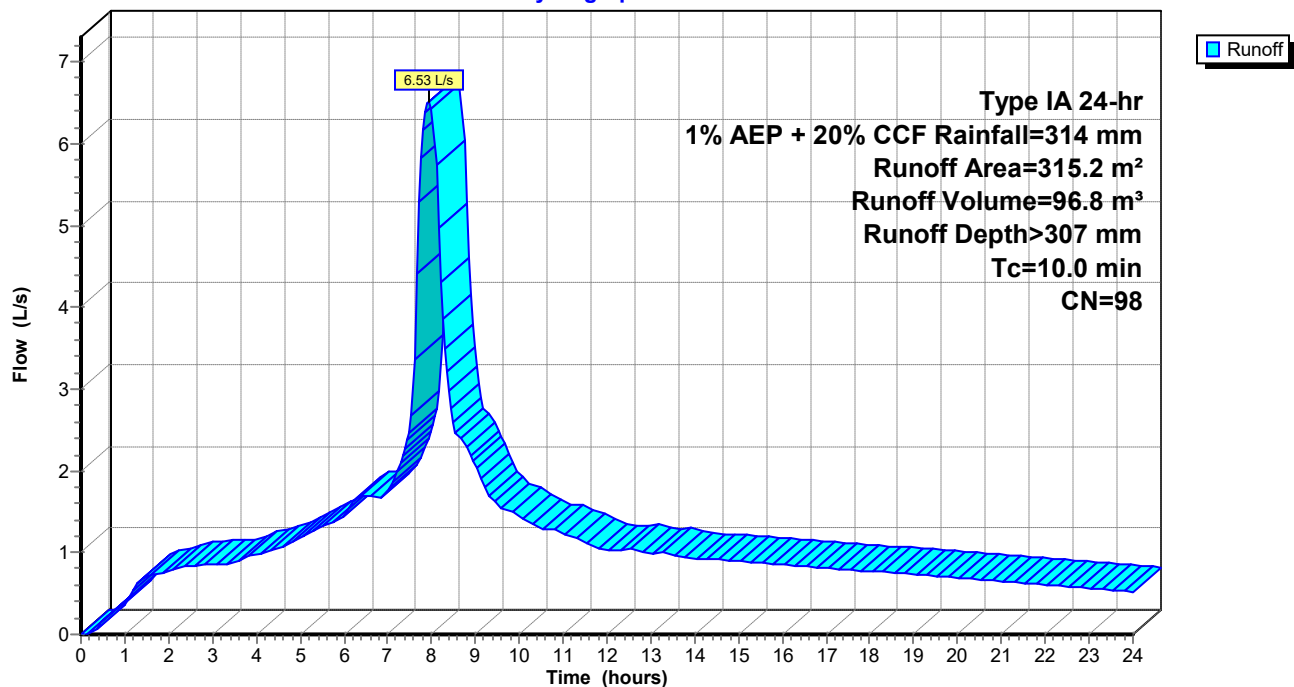
Summary for Subcatchment 34S: Proposed Dwelling Roof AreaRunoff = 6.53 L/s @ 7.94 hrs, Volume= 96.8 m³, Depth> 307 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Area (m ²)	CN	Description
315.2	98	Roofs, HSG C
315.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 34S: Proposed Dwelling Roof Area

Hydrograph



142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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Page 4

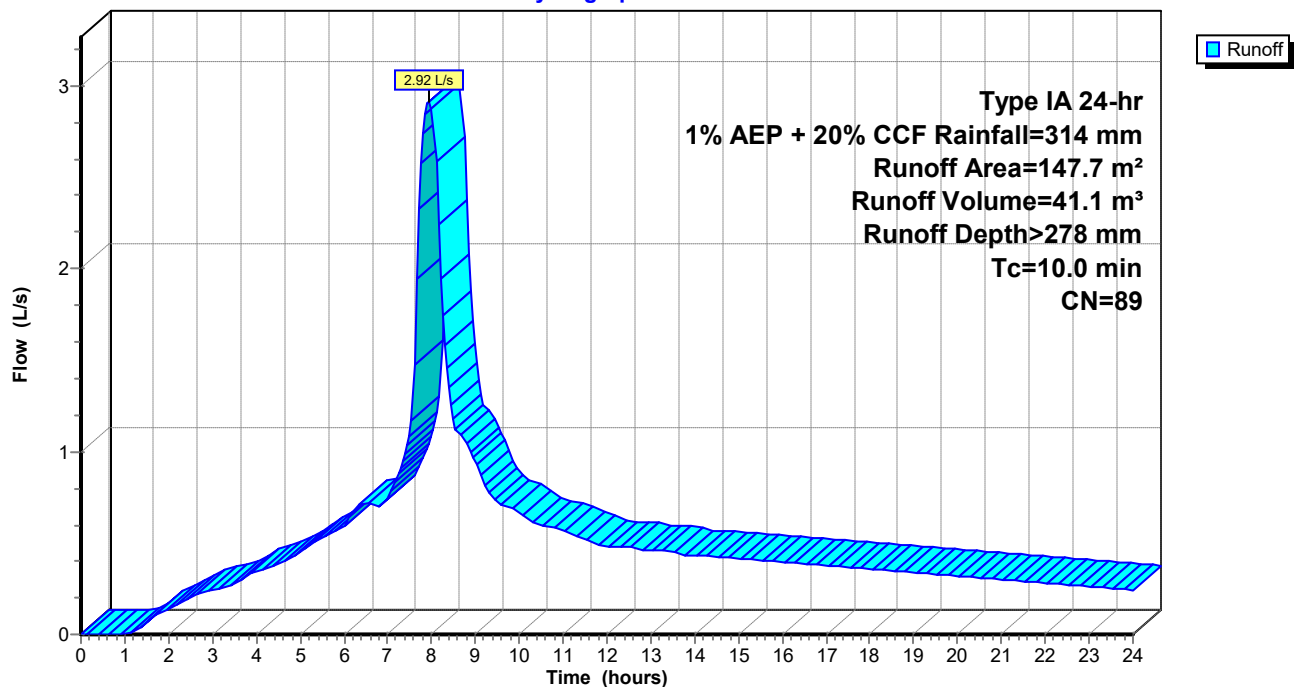
Summary for Subcatchment 47S: Existing Metal DrivewayRunoff = 2.92 L/s @ 7.95 hrs, Volume= 41.1 m³, Depth> 278 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Area (m ²)	CN	Description
147.7	89	Gravel roads, HSG C
147.7		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 47S: Existing Metal Driveway

Hydrograph



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Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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Page 5

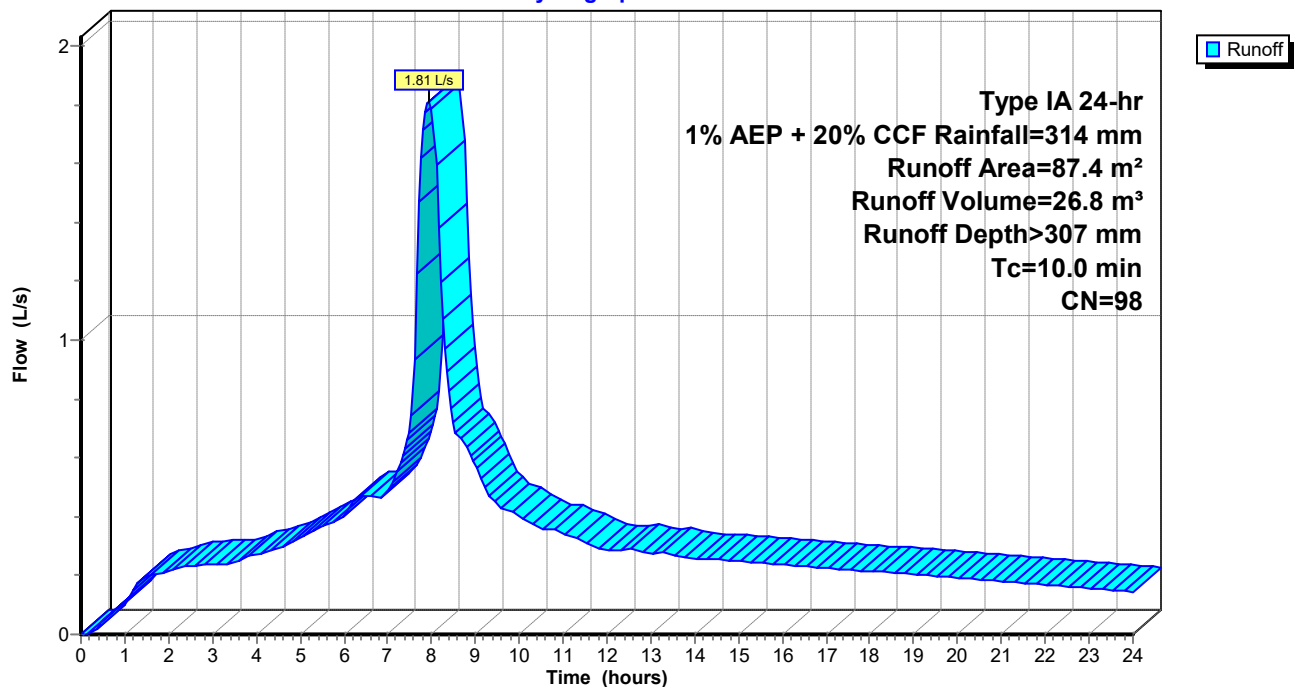
Summary for Subcatchment 54S: Proposed Concrete DrivewayRunoff = 1.81 L/s @ 7.94 hrs, Volume= 26.8 m³, Depth> 307 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Area (m ²)	CN	Description
87.4	98	Roofs, HSG C
87.4		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 54S: Proposed Concrete Driveway

Hydrograph



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Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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Page 6

Summary for Pond 54P: 3 x 25,000L Rainwater Tanks

Inflow Area = 315.2 m², 100.00% Impervious, Inflow Depth > 307 mm for 1% AEP + 20% CCF event
 Inflow = 6.53 L/s @ 7.94 hrs, Volume= 96.8 m³
 Outflow = 4.08 L/s @ 8.23 hrs, Volume= 85.3 m³, Atten= 37%, Lag= 17.3 min
 Primary = 4.08 L/s @ 8.23 hrs, Volume= 85.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 0.737 m @ 8.23 hrs Surf.Area= 30.5 m² Storage= 22.5 m³Plug-Flow detention time= 202.3 min calculated for 85.1 m³ (88% of inflow)

Center-of-Mass det. time= 116.7 min (760.5 - 643.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	25 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.590 m	65 mm Vert. Orifice/Grate C= 0.600

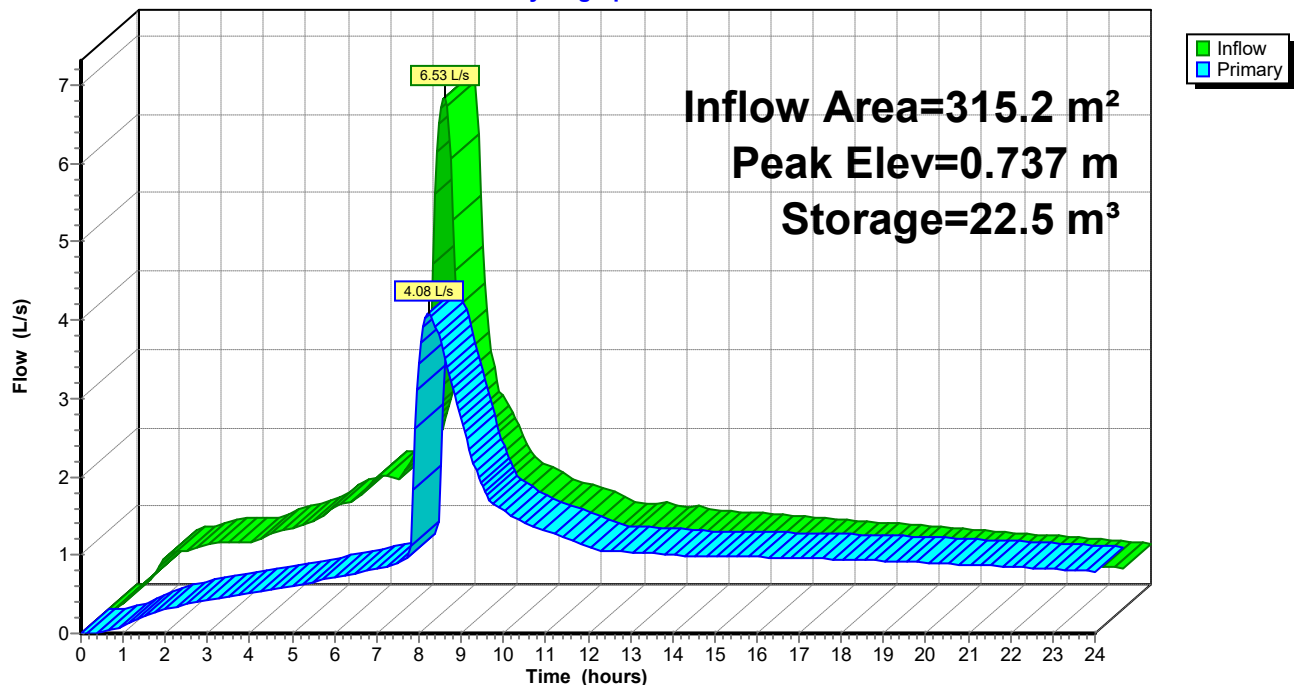
Primary OutFlow Max=4.08 L/s @ 8.23 hrs HW=0.736 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 1.11 L/s @ 2.26 m/s)

2=Orifice/Grate (Orifice Controls 2.97 L/s @ 0.90 m/s)

Pond 54P: 3 x 25,000L Rainwater Tanks

Hydrograph



142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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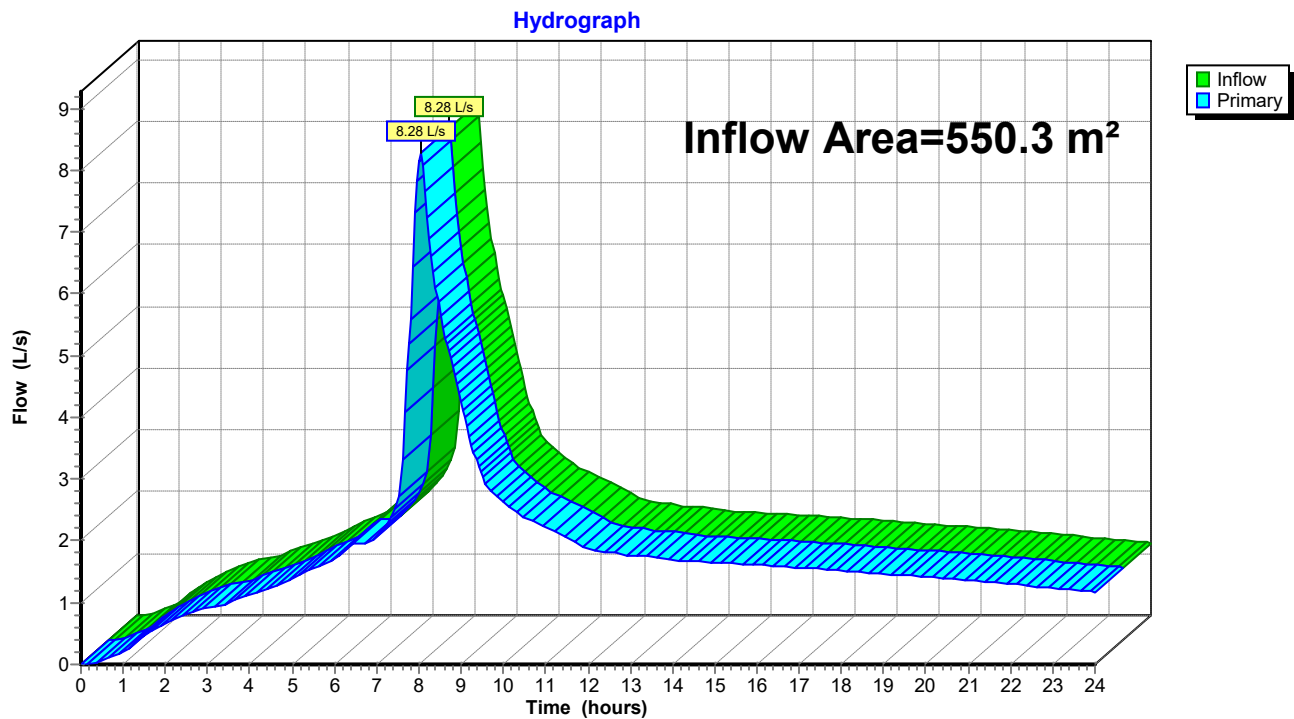
Page 7

Summary for Link 35L: Post-Development Flows

Inflow Area = 550.3 m², 73.16% Impervious, Inflow Depth > 279 mm for 1% AEP + 20% CCF event
Inflow = 8.28 L/s @ 8.05 hrs, Volume= 153.3 m³
Primary = 8.28 L/s @ 8.05 hrs, Volume= 153.3 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows



142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

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Page 8

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 34S: Proposed Dwelling Runoff Area=315.2 m² 100.00% Impervious Runoff Depth>199 mm
Tc=10.0 min CN=98 Runoff=4.27 L/s 62.9 m³

Subcatchment 47S: Existing Metal Runoff Area=147.7 m² 0.00% Impervious Runoff Depth>172 mm
Tc=10.0 min CN=89 Runoff=1.82 L/s 25.4 m³

Subcatchment 54S: Proposed Concrete Runoff Area=87.4 m² 100.00% Impervious Runoff Depth>199 mm
Tc=10.0 min CN=98 Runoff=1.18 L/s 17.4 m³

Pond 54P: 3 x 25,000L Rainwater Tanks Peak Elev=0.584 m Storage=17.8 m³ Inflow=4.27 L/s 62.9 m³
Outflow=0.99 L/s 57.1 m³

Link 35L: Post-Development Flows Inflow=3.84 L/s 99.9 m³
Primary=3.84 L/s 99.9 m³

142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

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Page 9

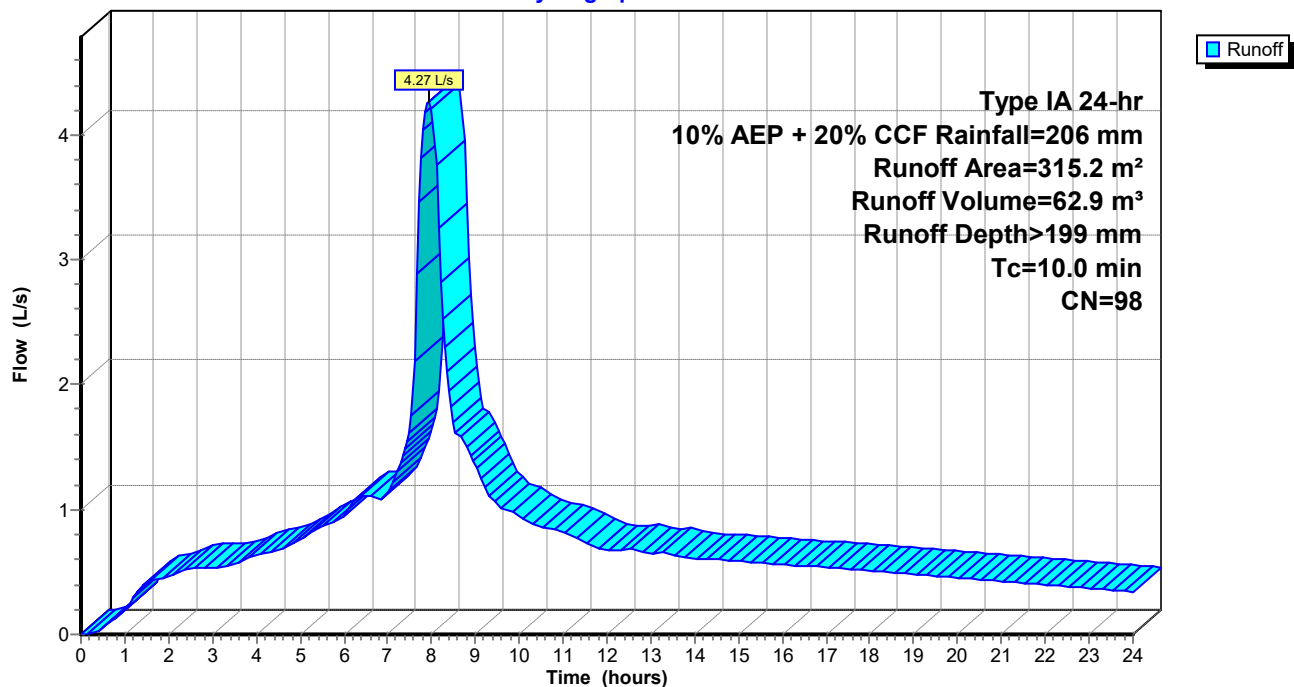
Summary for Subcatchment 34S: Proposed Dwelling Roof AreaRunoff = 4.27 L/s @ 7.94 hrs, Volume= 62.9 m³, Depth> 199 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

Area (m ²)	CN	Description
315.2	98	Roofs, HSG C
315.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 34S: Proposed Dwelling Roof Area

Hydrograph



142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

Prepared by Wilton Joubert Limited

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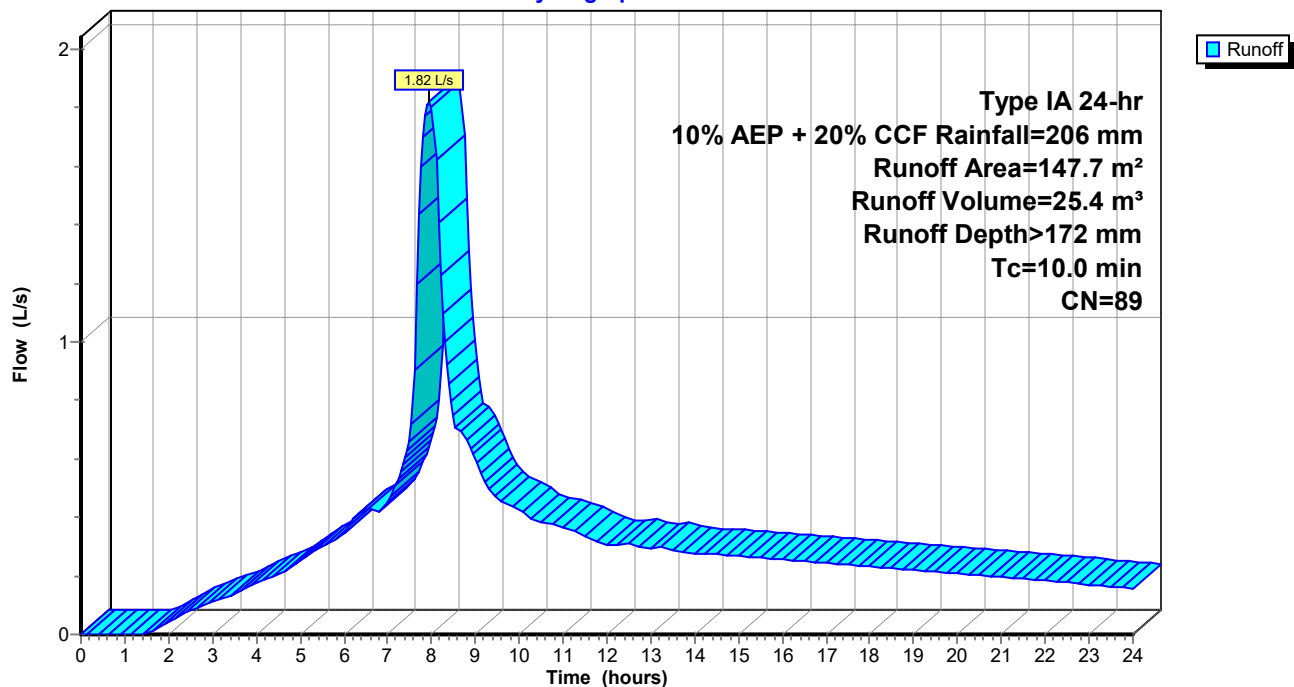
Summary for Subcatchment 47S: Existing Metal DrivewayRunoff = 1.82 L/s @ 7.96 hrs, Volume= 25.4 m³, Depth> 172 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

Area (m ²)	CN	Description
147.7	89	Gravel roads, HSG C
147.7		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 47S: Existing Metal Driveway

Hydrograph



142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

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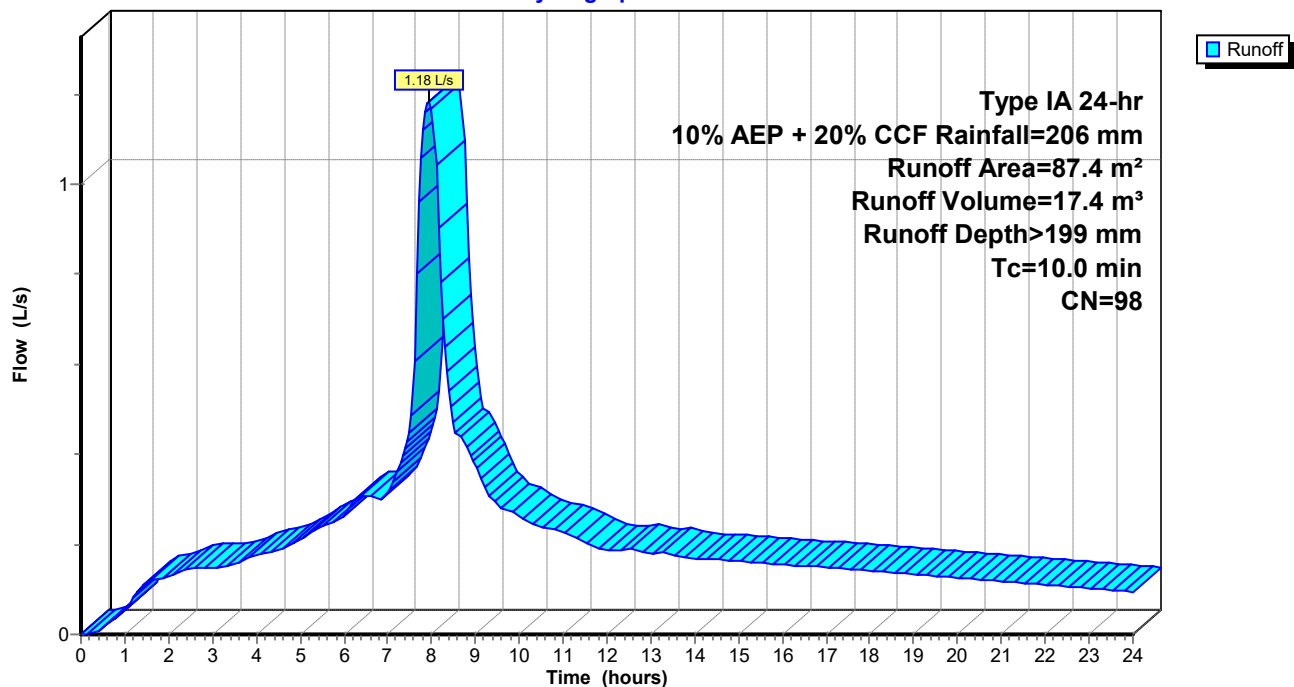
Summary for Subcatchment 54S: Proposed Concrete DrivewayRunoff = 1.18 L/s @ 7.94 hrs, Volume= 17.4 m³, Depth> 199 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

Area (m ²)	CN	Description
87.4	98	Roofs, HSG C
87.4		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 54S: Proposed Concrete Driveway

Hydrograph



142256

Type IA 24-hr 10% AEP + 20% CCF Rainfall=206 mm

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Summary for Pond 54P: 3 x 25,000L Rainwater Tanks

Inflow Area = 315.2 m², 100.00% Impervious, Inflow Depth > 199 mm for 10% AEP + 20% CCF event
 Inflow = 4.27 L/s @ 7.94 hrs, Volume= 62.9 m³
 Outflow = 0.99 L/s @ 9.84 hrs, Volume= 57.1 m³, Atten= 77%, Lag= 113.8 min
 Primary = 0.99 L/s @ 9.84 hrs, Volume= 57.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 0.584 m @ 9.84 hrs Surf.Area= 30.5 m² Storage= 17.8 m³Plug-Flow detention time= 226.8 min calculated for 57.1 m³ (91% of inflow)

Center-of-Mass det. time= 159.4 min (808.0 - 648.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	25 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.590 m	65 mm Vert. Orifice/Grate C= 0.600

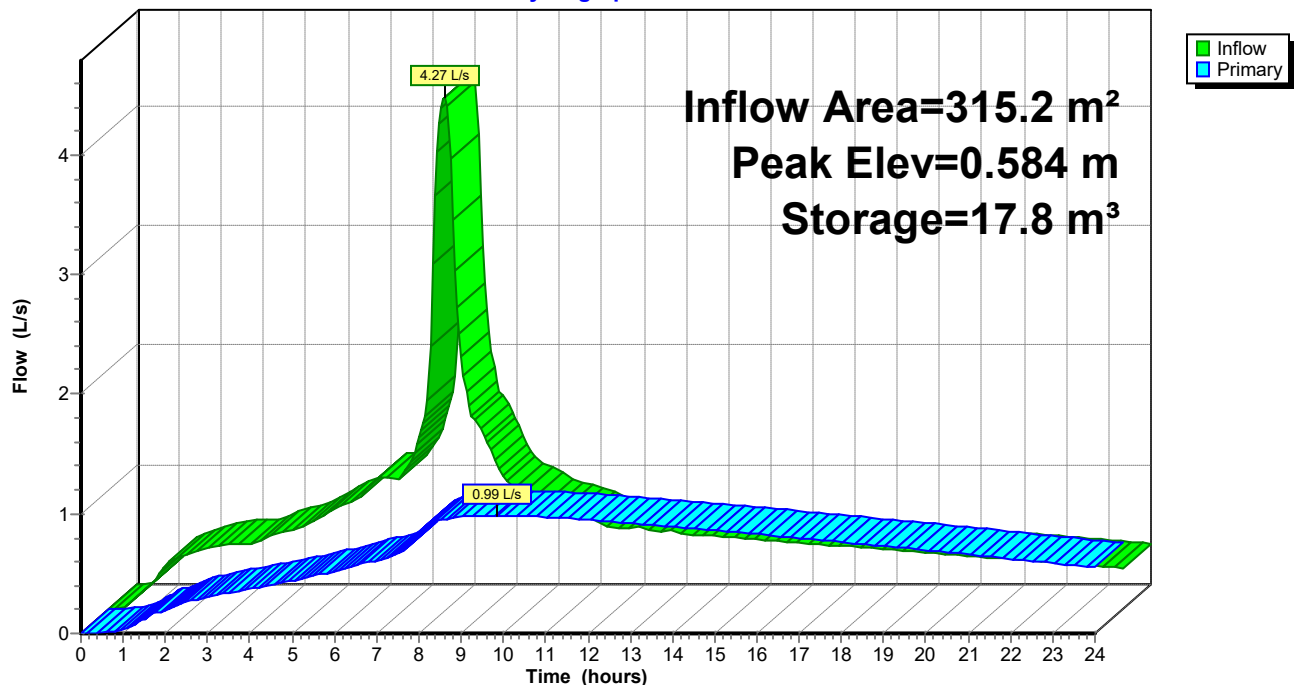
Primary OutFlow Max=0.99 L/s @ 9.84 hrs HW=0.584 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.99 L/s @ 2.01 m/s)

2=Orifice/Grate (Controls 0.00 L/s)

Pond 54P: 3 x 25,000L Rainwater Tanks

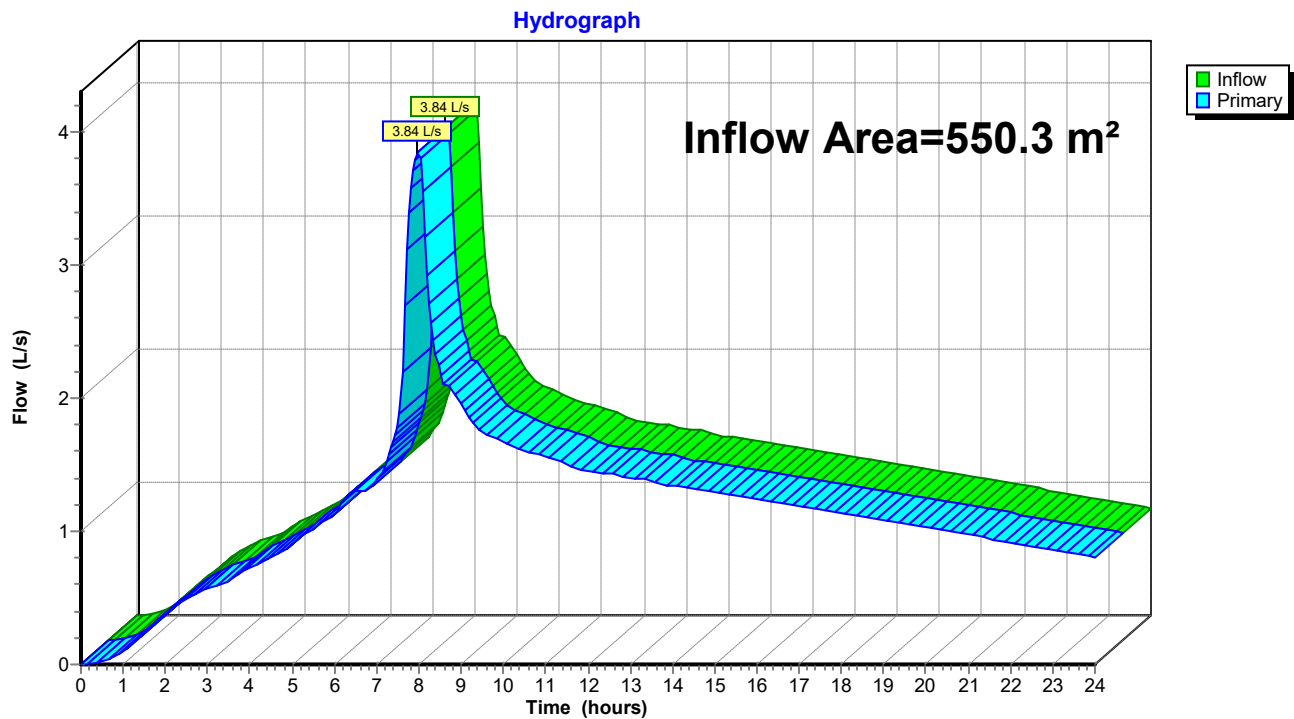
Hydrograph



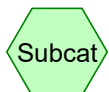
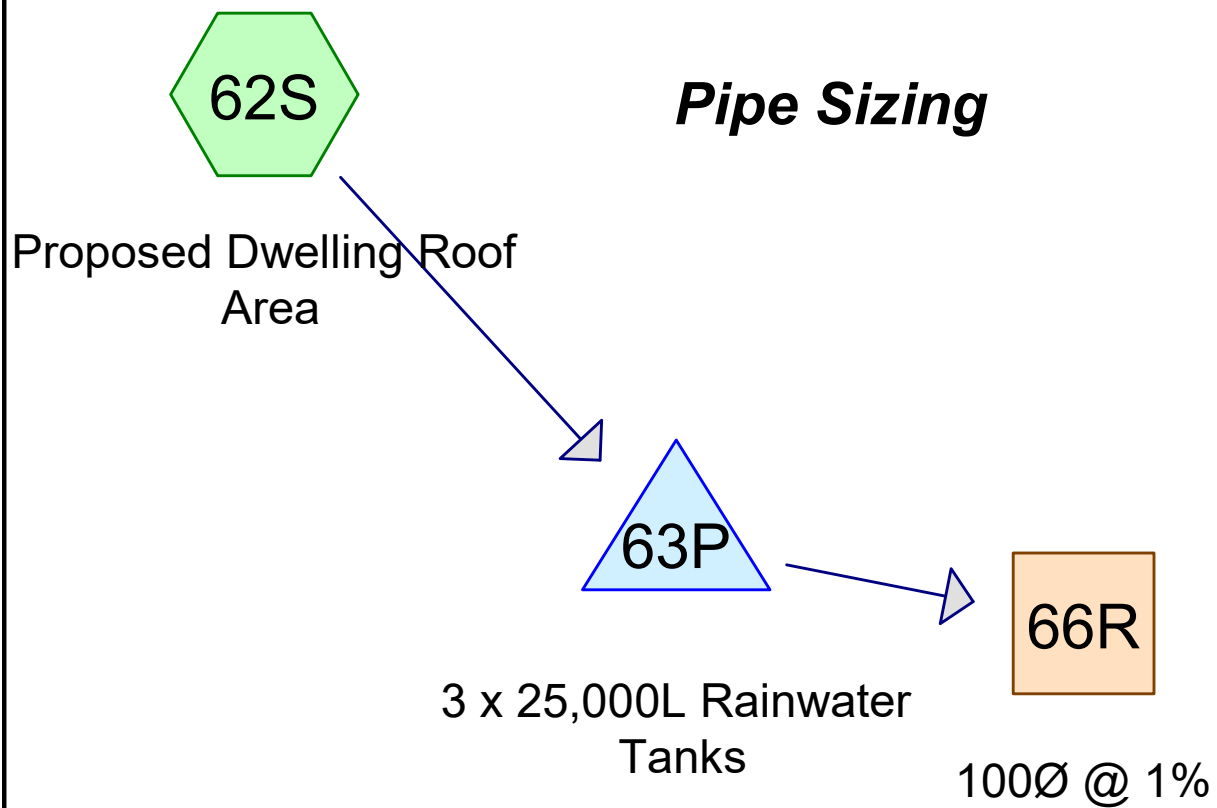
Summary for Link 35L: Post-Development Flows

Inflow Area = 550.3 m², 73.16% Impervious, Inflow Depth > 182 mm for 10% AEP + 20% CCF event
Inflow = 3.84 L/s @ 7.98 hrs, Volume= 99.9 m³
Primary = 3.84 L/s @ 7.98 hrs, Volume= 99.9 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows

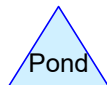
Pipe Sizing



Subcat



Reach



Pond



Link

Routing Diagram for 142256

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142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Prepared by Wilton Joubert Limited

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 62S: Proposed Dwelling Runoff Area=315.2 m² 100.00% Impervious Runoff Depth>307 mm
Tc=10.0 min CN=98 Runoff=6.53 L/s 96.8 m³

Reach 66R: 100Ø @ 1% Avg. Flow Depth=0.07 m Max Vel=0.73 m/s Inflow=4.08 L/s 85.3 m³
100 mm Round Pipe n=0.013 L=10.00 m S=0.0100 m/m Capacity=5.17 L/s Outflow=4.08 L/s 85.3 m³

Pond 63P: 3 x 25,000L Rainwater Tanks Peak Elev=0.737 m Storage=22.5 m³ Inflow=6.53 L/s 96.8 m³
Outflow=4.08 L/s 85.3 m³

142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Prepared by Wilton Joubert Limited

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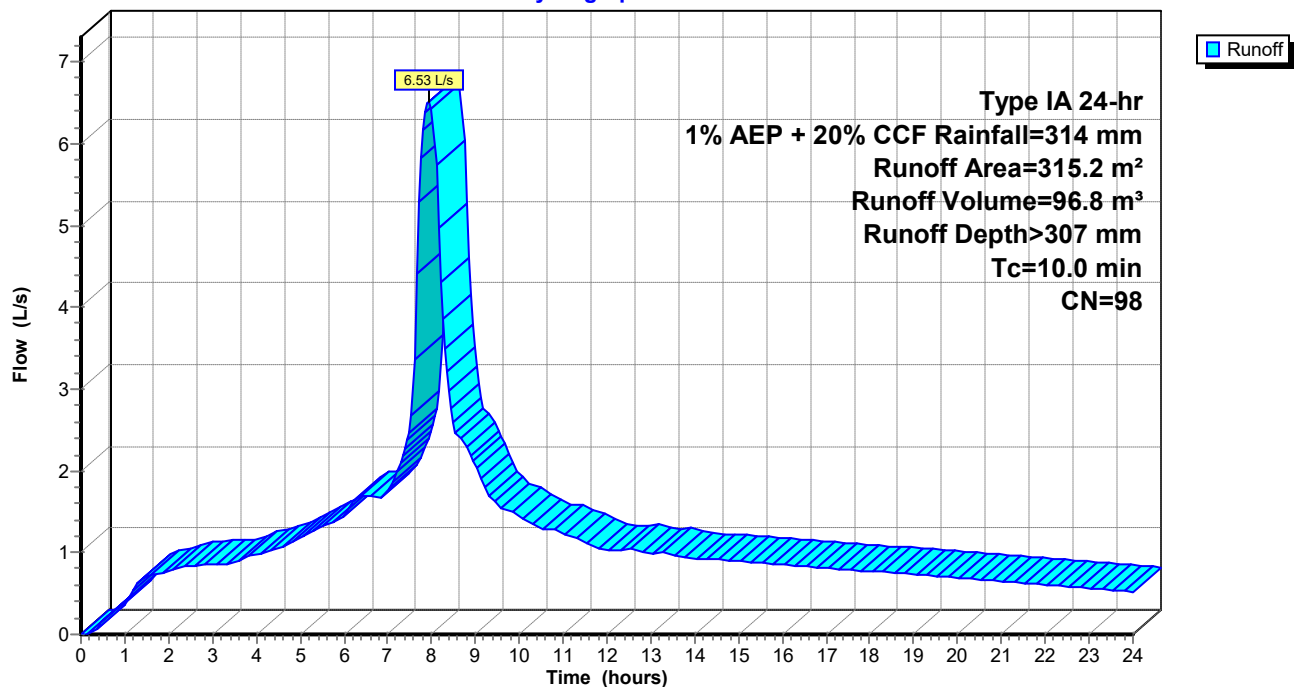
Summary for Subcatchment 62S: Proposed Dwelling Roof AreaRunoff = 6.53 L/s @ 7.94 hrs, Volume= 96.8 m³, Depth> 307 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

Area (m ²)	CN	Description
315.2	98	Roofs, HSG C
315.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 62S: Proposed Dwelling Roof Area

Hydrograph



142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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Summary for Reach 66R: 100Ø @ 1%

Inflow Area = 315.2 m², 100.00% Impervious, Inflow Depth > 271 mm for 1% AEP + 20% CCF event
Inflow = 4.08 L/s @ 8.23 hrs, Volume= 85.3 m³
Outflow = 4.08 L/s @ 8.23 hrs, Volume= 85.3 m³, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.73 m/s, Min. Travel Time= 0.2 min

Avg. Velocity= 0.49 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.1 m³ @ 8.23 hrs

Average Depth at Peak Storage= 0.07 m

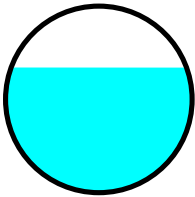
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 5.17 L/s

100 mm Round Pipe

n= 0.013 Concrete pipe, straight & clean

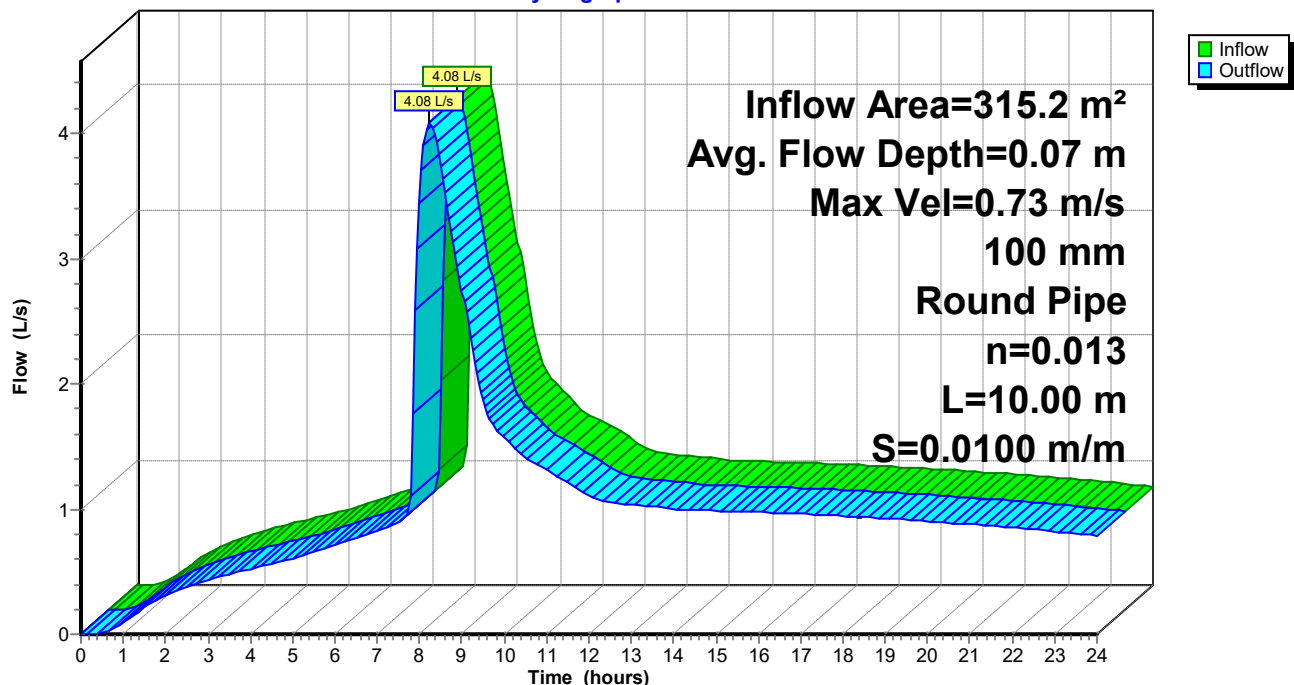
Length= 10.00 m Slope= 0.0100 m/m

Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 66R: 100Ø @ 1%

Hydrograph



142256

Type IA 24-hr 1% AEP + 20% CCF Rainfall=314 mm

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Summary for Pond 63P: 3 x 25,000L Rainwater Tanks

Inflow Area = 315.2 m², 100.00% Impervious, Inflow Depth > 307 mm for 1% AEP + 20% CCF event
 Inflow = 6.53 L/s @ 7.94 hrs, Volume= 96.8 m³
 Outflow = 4.08 L/s @ 8.23 hrs, Volume= 85.3 m³, Atten= 37%, Lag= 17.3 min
 Primary = 4.08 L/s @ 8.23 hrs, Volume= 85.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 0.737 m @ 8.23 hrs Surf.Area= 30.5 m² Storage= 22.5 m³Plug-Flow detention time= 202.3 min calculated for 85.1 m³ (88% of inflow)

Center-of-Mass det. time= 116.7 min (760.5 - 643.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	79.4 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 3

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	25 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.590 m	65 mm Vert. Orifice/Grate C= 0.600

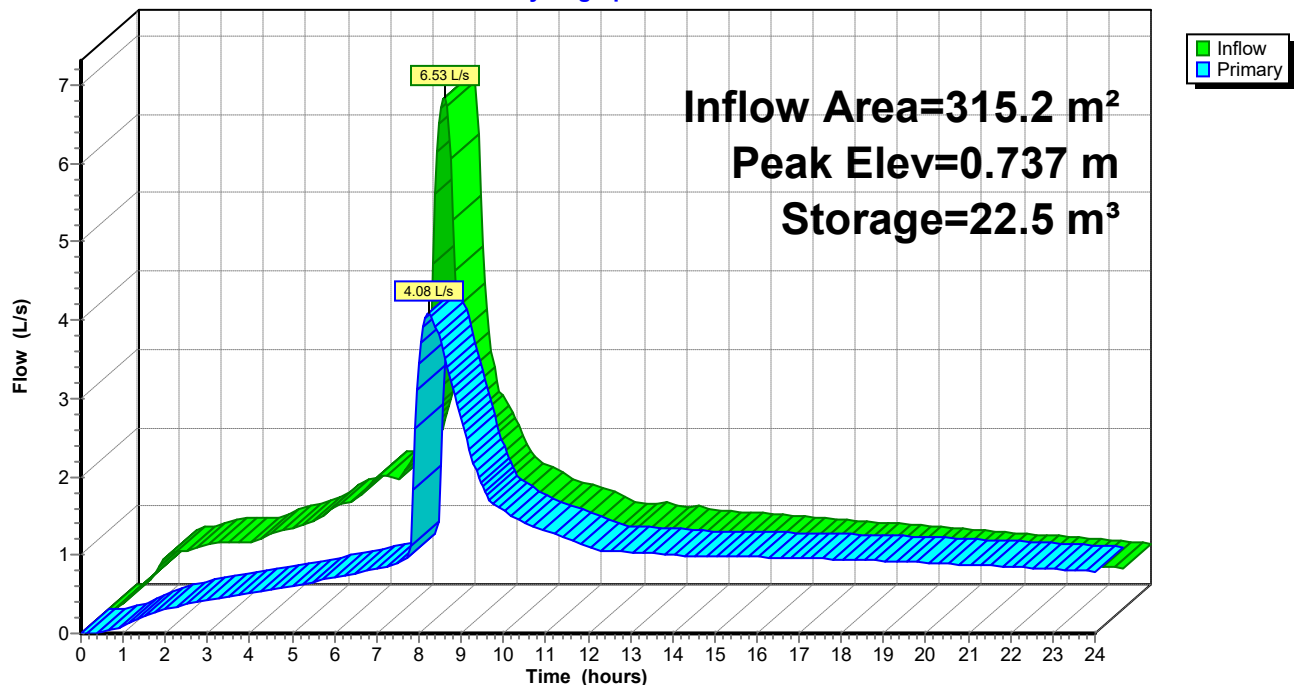
Primary OutFlow Max=4.08 L/s @ 8.23 hrs HW=0.736 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 1.11 L/s @ 2.26 m/s)

2=Orifice/Grate (Orifice Controls 2.97 L/s @ 0.90 m/s)

Pond 63P: 3 x 25,000L Rainwater Tanks

Hydrograph



ADDRESS

Lot 2 DP TBC
166 Kerikeri Inlet Road, Kerikeri

REFERENCE

Outlet protection design as per TP10
*In accordance with section 13.4

JOB NO.: 142256

DATE: 09.10.2025

DESIGNER: GMB

CHECKER: BGS

Discharge velocity

	4.08	l/s	calculated flow rate from outlet (Q)	(peak runoff flow for 1% AEP + CCF)
	0.1	m	size of outlet (D _o)	
	0.0079	m ²	outlet area = $\pi r^2 \times (x/2)^2$	
	2	%	maximum grade on pipe	
	0.013		pipe material mannings (n)	
Dv	0.838	m/s	discharge velocity from pipe outlet	

Equivalent Aggregate Diameter (d_s)

Where: $d_s = 0.25 \times D_o \times F_o$

	0.1	m	Outlet diameter (m)	
	0.82	m	Froude number = $V/(g \times d_p)^{0.5}$	
	0.105	m	depth of flow in pipe	
	0.838	m/s	velocity of flow in pipe	
D _s	0.150	m	required aggregate diameter (TR2013/018 Section 4.4.3.1)	

Thickness of Aggregate Layer

Where: $D_a = 2d_s$

D _a	0.300	m	depth of aggregate at base of rip-rap	
----------------	-------	---	---------------------------------------	--

Width of Mouth of Rip-Rap (W_a)

Where: $W_a = 3D_o$

W _a	0.300	m	as per above	
----------------	-------	---	--------------	--

Rip-Rap Outfall Length (L_a)

Where: $D_o (8 + 17 \times \log F_o)$

L _a	0.658	m		
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Table 1. Assessed field data.

Time (min)	Water Level (mm)		
	Measured	Normalised	Difference
0	0	0	0
5	45	-45	45
10	80	-80	35
15	120	-120	40
20	145	-145	25

Table 2. Extrapolation points from fitted data.

Time (min)	Projected Water Level (mm)	
	Normalised	Difference
25	-156	
27	-162	6
30	-170	8
32	-174	5
35	-181	6
40	-190	10
45	-199	9
50	-207	8
60	-220	13

Equations and Calculations

Please enter the values from the logarithmic trend line equation

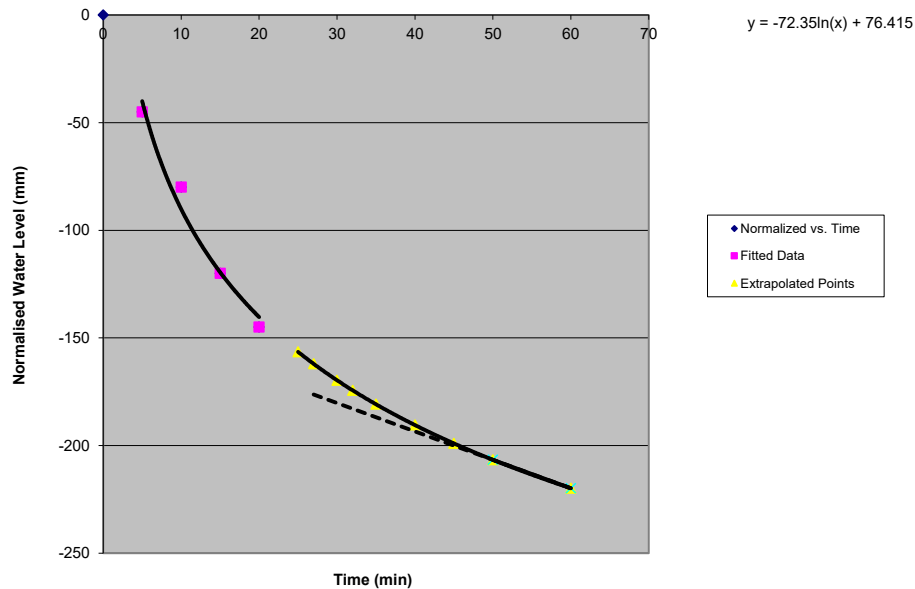
y = Ln(x)

The linear equation at the lowest tangent to the curve is:

y = x

Points from linear fit equation

27	-176.281
30	-180.238
32	-182.876
35	-186.833
40	-193.429
45	-200.024
50	-206.62
60	-219.811



This data indicates a permeation rate of : **79.15 mm/hour**
 1899.50 mm/day

Stormwater Soakage Assessment Per E1/VM1
Job No: 142256
166 Kerikeri Inlet Road - Rock Filled Soakpit

Driveway Soakpit Calculations

87.4	Area draining to Soakpit, A
0.9	Runoff Coefficient, C
44.4	Rainfall Intensity, I
1	Width of Soakpit
9	Length of Soakpit
9	Basal area of Soakpit, Asp
1	Depth of Soakpit
19.8	Soakage Rate, Sr mm/hr (s)
3.49	Runoff, Rc =10CIA
0.18	Soakage volume, Vsoak =Asp*Sr/1000
3.31	Storage Volume, Vstor=Rc - Vsoak
8.72	Pit Size required for rock filled= Vstor/0.38
9.00	Pit Size Calculated
ok	Pit size check

Results

Soakpit Dimensions

Width	1 m
Length	9 m
Depth	1 m
Volume	9.00 m ³
Storage Vol.	3.42 m ³