

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource 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: Total volume = <input type="text" value=""/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | ☐ Subdivision |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Existing Use Certificate (s.139A) |
| ☐ Certificate of Compliance (s.139) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Extension of time (s.125) | |

☐ Other (please specify)

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with iwi/hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Daniel & Anya Williams

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

Email:

Phone number:

Postal address:

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

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

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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:

Daniel Christiaan Williams & Anya Stacey Williams

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☐ No

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

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

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

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

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Andrew Ritchie

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Andrew Ritchie

Signature:

(signature of bill payer)

Date 20/8/26

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Natalie Watson

Signature

Date 25-Aug-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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

Daniel & Anya Williams

Proposed Impermeable Surfaces & Earthworks for Pool Area

2 Tareha Place, Kerikeri

Williams & King, Kerikeri¹

25 August 2026

1. Overview

Daniel and Anya Williams are seeking land use consent for earthworks and impermeable surface coverage required to complete a swimming pool with surrounding paved area and a small building to protect the pump and filter equipment.

The subject site is a developed rural residential property legally described as Lot 15 DP 540557 and held in the Record of Title 906368.

Under the Far North Proposed District Plan – Appeals Version, the site is zoned Rural Residential. The relevant impermeable surface coverage rule has not been appealed. The proposal involves earthworks to excavate the pool and prepare the paved area, with a cut depth exceeding 1.5m. As building consent has not yet been issued for the retaining works, land use consent is required. As the relevant Far North Proposed District Plan – Appeals Version earthworks rule is subject to appeal, the equivalent Operative District Plan rule has also been assessed.

This assessment is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment. The application is accompanied by a Stormwater Mitigation Report prepared by Wilton Joubert Consulting Engineers, which provides the details of proposed attenuation of stormwater for impermeable areas exceeding the permitted activity threshold (500m²), as required by a consent notice condition.

¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitiaki
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

2. Description of Proposal

2.1 Proposed Swimming Pool, Paving

The purpose of the proposal is to develop the outdoor area of an existing rural residential site to create a swimming pool, with paved surrounds, pool safety fencing and a 9m² pergola / shed structure to house the pool pump and filter area.

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

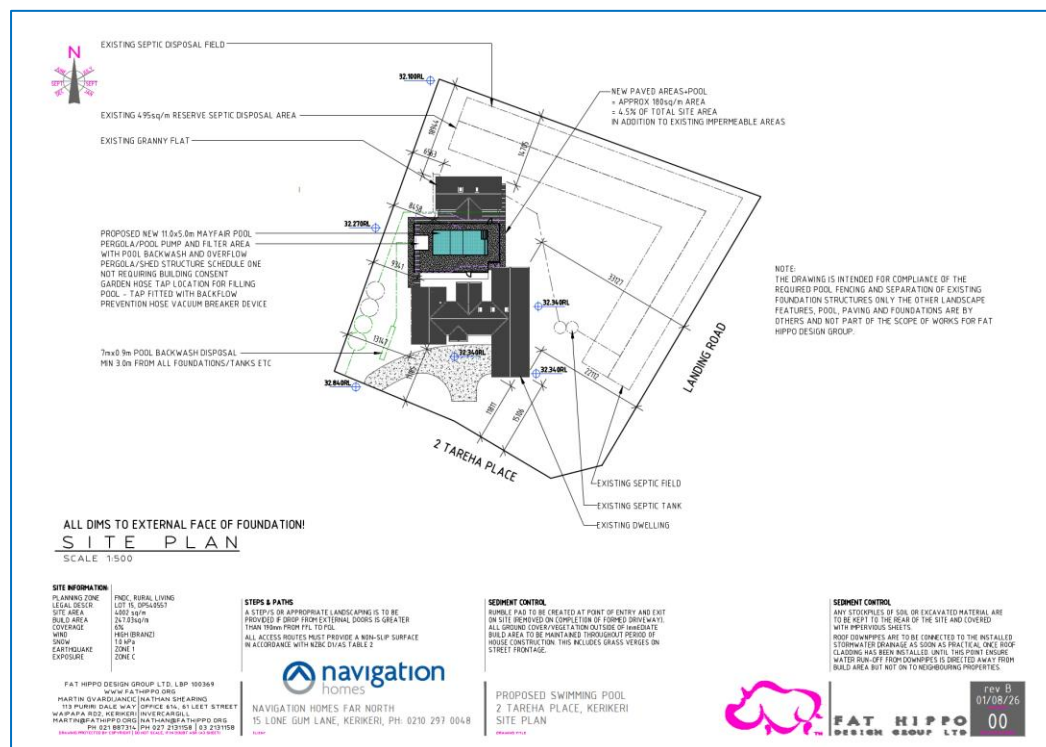


Figure 1: Site Plan (Source: Fat Hippo Design Group)

2.2 Impermeable Surfaces and Stormwater Management

Condition (i) of Consent notice 11600632.5 on the subject Record of Title (906368), applied via RC 2180246, states that:

"In conjunction with the construction of any building requiring consent and associated impermeable surfaces on an allotment exceeding 500m² total impermeable surface coverage, the lot owner shall submit for approval of Council a stormwater management mitigation report. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than 500m² allowance for impermeable surface flow from the site for rainfall events up to a 1% AEP plus allowance for climate change. The report shall be prepared by a suitably qualified and experienced practitioner and be submitted in conjunction with the Building Consent application."

In addition, RC 2180246 – Decision B – Land use – Stormwater Management, grants consent for up to 500m² impermeable surface coverage on the application site. This approval has a ten year consent period, and therefore expires on 6 July 2028. This extent of impermeable surface coverage has already been used on the site, so additional impermeable surface coverage required a new land use consent.

The proposal will add approximately 180m² of impermeable surfaces to the site, comprising proposed pool area. This amounts to 19% of the gross site area of Lot 15 DP 540557. The proposed extent of impermeable surface coverage exceeds the 12.5% permitted activity allowance.

A Stormwater Mitigation Report Prepared by Wilton Joubert Limited, dated 13th August 2026 is attached in **Appendix 2**, to satisfy the above consent notice requirement in addition to reporting on the Operative District Plan criteria.

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

- Existing rainwater tanks collect roof runoff from the existing roof areas. The upper section of the water tanks is to act as a detention volume to achieve stormwater neutrality for the cumulative extent of existing and proposed impermeable areas in excess of the permitted activity threshold.
- The tank overflow should be fitted with a flow-attenuating outlet, comprising a 70mm diameter orifice located more than 390mm below the overflow outlet to provide 7.2m³ of storage.
- A 100mm diameter overflow outlet should be located at the top of the tank and discharge via sealed pipes to the existing outlet to the roadside drain along the northern side of Tareha Place, with a minimum 3% grade; otherwise, a larger 150mm diameter pipe should be installed at a minimum 1% grade.
- Pool overflows and runoff from the paved area around the pool must not be directed to the stormwater management system due to potential chemical content.

The pool backwash is intended to be treated and disposed of in a soakage trench, with sizing based on the maximum backwash volume discharged at one time. An indicative location, shape and size for a trench to provide approximately 1.32m³ of storage based on a 38% aggregate void ratio is shown on the Site Plan. The indicative location is located at least 3m away from any structure and remains clear of the wastewater disposal areas.

2.3 Earthworks

Earthworks are required to excavate for the pool, and to remove top soil from the paved area surrounding the pool. This will amount to approximately 98m³, with excavated soil intended to remain for landscaping use. The deepest excavation will be at the deeper end of the swimming pool, which is to be 2m deep.

All earthworks will be completed in accordance with the Erosion and Sediment Control Guide for Land Disturbance Activities in the Auckland Region 2016, Guideline Document 2016/005, with erosion and sediment control measures to be monitored by the Head Contractor and additional checks prior to and following heavy or persistent rainfall.

Roof downpipes are already connected to the installed water tank collection system, so water runoff from these areas is already directed away from the earthworks area.

The excavated surface will quickly be covered by the pool and paving, and any landscaping completed with the excess material will be planted as soon as possible, and within six months. The surrounding grass cover will be retained.

The Site Plan indicates that stockpiles of excavated material or soil should be kept to the rear of the site and covered with impervious sheets.

Further standard construction management techniques will be implemented to avoid, remedy and mitigate adverse environmental effects. These will also be implemented and monitored by the Head Contractor responsible for overseeing the earthworks, and include the following principles.

- All noise generating activities during the period of site works for this project will be managed on site as far as is reasonably practicable to meet New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise. In addition, all persons undertaking day to day management of construction activities on the site will wherever possible adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with Section 16 of the Resource Management Act 1991.
- Construction traffic must prevent sediment from being tracked onto adjacent public roads.
- Dust mitigation measures will be utilised on-site to avoid dust being generated and carried beyond the site, including covering topsoil mounds if temporary stockpiles remain beyond a short period or are causing a dust nuisance.
- A copy of the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (ADP) shall be made available to all contractors working on site.

3. Application Site Details and Description

3.1 Location

The subject site is located at 2 Tareha Place in Kerikeri, at the intersection of Tareha Place and Landing Road. Refer to the maps in **Figures 2 and 3**.



Figure 2: Location Map (Source: QuickMap)



Figure 3: Cadastral Map (Source: QuickMap)

3.2 Legal Details

Legal details of the application site are listed below. The Record of Title is attached in **Appendix 6**.

RECORD OF TITLE	APPELLATION	TITLE AREA
906368	Lot 15 DP 540557	4002m ² more or less

The Record of Title records the following relevant interests:

- Gazette Notice declaring that part of Landing Road, Kerikeri shown on County Plan 870 shall be a limited access road
- 11600632.5 Consent Notice pursuant to Section 221 RMA 1991
 - (i) In conjunction with the construction of any building requiring consent and associated impermeable surfaces on an allotment exceeding 500m² total impermeable surface coverage, the lot owner shall submit for approval of Council a stormwater management mitigation report. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than 500m² allowance for impermeable surface flow from the site for rainfall events up to a 1% AEP plus allowance for climate change. The report shall be prepared by a suitably qualified and experienced practitioner and be submitted in conjunction with the Building Consent application.
 - (ii) The road side drainage detention and attenuation in the vested road located in Lot 17, provides an allowance for likely impermeable surface coverage on the allotment to a maximum of 500m². Stormwater from roofs, other impermeable surfaces (driveways, paving, etc.) and tank overflows shall be directed to the road side drainage detention system up to the 500m² permitted allowance.
 - (iii) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval in conjunction with the Building Consent application. An onsite wastewater system Report prepared by a Chartered Professional Engineer or an council approved Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area and reference the on-site wastewater treatment and disposal assessment, produced by Ormiston Associates Ltd, dated June 2017, ref 3980 and submitted with Resource Consent 2180246 .
 - (iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply and stormwater mitigation measures, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- Land Covenant in Covenant Instrument 11600632.11
- Fencing Covenant in Transfer 12099109.1

3.3 Site Conditions

The subject site is a developed rural residential site with a near level contour, containing an existing dwelling, a minor dwelling nearing completion, with the remainder of the site in lawn with landscaping and partial boundary fencing. The pool area will be placed between the two existing buildings.

The existing on-site wastewater disposal area is located along the north-eastern corner of the site. Four water tanks are located along the western boundary.

4. District Plan Assessment

4.1 Far North Proposed District Plan – Appeals Version

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

4.1.1 Area-Specific Matters - Rural Residential Zone

Rule	Discussion	Compliance
RRZ-R1 New buildings or structures ...	PER-1 is met as the development is part of the existing residential unit. PER-2 is met as outlined below.	Complies
RRZ-R2 Impermeable Surface Coverage	More than 12.5% impermeable surface coverage is proposed.	Does not comply – restricted discretionary activity
RRZ-R3 Residential Activity	No additional residential units are proposed.	Complies
RRZ-S1 Maximum Height	The pool fence and pergola / shed do not exceed 8m above ground level.	Complies
RRZ-S2 Height in Relation to Boundary	The pool fence and pergola / shed are contained within a building platform defined by the specified recession planes.	Complies
RRZ-S3 Setback	3m building / structure setbacks are achieved from all boundaries.	Complies
RRZ-S4 Building or structure coverage.	Less than 12.5% building coverage proposed (9m ² additional pergola / shed structure for pool pump and filter).	Complies

4.1.2 District-Wide Matters – General District-Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks	EW-S1: Earthworks volumes will not exceed 300m ³ EW-S2: Cut depth for pool excavation will not exceed 3m with engineer designed retaining wall – building consent has been applied for but not yet issued – resource consent sought. EW-S3: Accidental discovery protocol will be followed. EW-S4: Site reinstatement is proposed within 6 months EW-S5: Control of earthworks in accordance with this rule will be completed. EW-S6: Site earthworks will not be within the specified setbacks. EW-S7: Stability will be maintained at or beyond the boundary. EW-S8: Not applicable. EW-S9: Not applicable	Cut depth does not comply as building consent not yet issued – restricted discretionary activity.

4.1.3 Summary of Activity Status under Proposed Far North District Plan

The application is a restricted discretionary activity under the Far North Proposed District Plan – Appeals Version.

4.2 Far North Operative District Plan

There are no appeals against the zoning of the subject site under the Far North Proposed District Plan – Appeals Version, or to the Rural Residential Zone standards. The only relevant provision of the Far North Proposed District Plan – Appeals Version that has been appealed is Standard EW-S1 Maximum earthworks thresholds. The proposal is therefore assessed against the relevant rule of the Operative District Plan as follows.

4.2.1 District Wide Provisions – Natural and Physical Resources

Rule	Discussion	Compliance
12.3.6.1.1 PERMITTED ACTIVITIES		
12.3.6.1.3 Excavation and/or filling ... in the Rural Living ... Zones	The volume of the proposed earthworks will not exceed the permitted standard. The excavated cut depth will exceed 1.5m for the pool and will be retained by an engineer-designed retaining structure, as addressed in the building consent application, which has not yet been issued.	Discretionary activity – Rule 12.3.6.3.

4.2.2 Summary of Activity Status

The proposal is a discretionary activity under the relevant rules of the Far North Operative District Plan.

5. Assessment of Environmental Effects

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

5.1. The extent to which landscaping or vegetation may reduce adverse effects of run off

Existing lawn areas and landscaping outside of the proposed works area will be retained. Future additional plantings may be completed by the owners; however, these are not considered necessary to reduce stormwater effects as part of this application.

5.2. The effectiveness of the proposed method for controlling stormwater on site

The additional stormwater runoff from the additional impermeable surface coverage is to be managed using attenuation within the existing water tanks on the site.

The stormwater mitigation design is based on the requirements of the consent notice condition, which was imposed at subdivision stage, and represents a low impact design principle used for this development. The proposed stormwater management system will ensure that the total stormwater discharged from the site is no greater than the 500m² allowance for impermeable surface flow from the site for rainfall events up to a 1% AEP, adjusted for climate change.

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

Existing stormwater management systems (guttering and collection in rainwater tanks, with outlet to an existing roadside drain), which will be used to provide attenuation for the additional impermeable area, do not interfere with the existing onsite wastewater disposal area. This avoids the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.

Pool overflows, including runoff from the paved area around the pool must not be directed to any part of the stormwater management system due to potential chemical content. The pool backwash is intended to be treated and disposed of in a soakage trench, to be located at least 3m away from any structure and clear of the wastewater disposal areas. This method of disposal will avoid adverse effects outside the immediate soakage area.

5.4. Whether water sensitive design methods and use of green spaces can be used

The proposal collects and discharges stormwater via sealed pipes to avoid saturating the surrounding soils and reducing the ability of natural ground to absorb water in normal conditions. Lawn and garden areas will be retained around the perimeter of the developed area.

5.5. Any cumulative effects on total catchment impermeability

Impermeable surface coverage will increase by 180m². Cumulative effects arising from additional impermeability are to be offset through the attenuation volume that is proposed.

5.6. Natural hazard mitigation and site constraints

The subject site is not subject to natural hazards. The attenuation of stormwater as proposed will ensure that the proposed impermeable surfaces do not contribute to downstream flooding.

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

The site does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. The standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

There are no nearby waterbodies that will be adversely affected.

In summary, provided that the recommendations within the Stormwater Mitigation Report are followed, the effects of stormwater runoff resulting from the proposal are expected to have less than minor adverse effects on the receiving environment, with flows attenuated to a level consistent with the consent notice requirement for the 1% AEP storm event, adjusted for climate change.

5.8. Earthworks

The excavation required for the pool will be retained by an engineer-designed retaining structure, for which building consent has been applied but not yet issued. The pool is 2m deep at its deepest end. The disturbed area will be located between the two existing buildings on the site and will comprise the minimum volume required to prepare the pool and remove topsoil for its surrounding paved area.

The exposed pool area will be promptly fitted with the in-ground substructure and fibreglass shell, and the surrounding area will be paved. Surplus excavated material is intended to be retained on the site for garden bunds, which will be revegetated as soon as possible and within six months.

Temporary effects of exposed soil can therefore be remedied.

The site is not affected by natural hazards including flooding. Existing stormwater management is in place, with roofwater being collected in water tanks, so that concentrated stormwater is unlikely to flow over the exposed area, and adverse water quality effects can be avoided.

The pool build is likely to take approximately 4 – 6 weeks and can be completed when fine weather is forecast.

The swimming pool excavation will be located between the two existing buildings on the site and will not generate any long term adverse visual amenity impact, or any temporary visual effect that is more than minor. The site is not in the coastal environment or in a natural character or landscape overlay.

6. Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the following Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Regional Policy Statement for Northland
- Far North Proposed District Plan – Appeals Version
- Far North Operative District Plan
- Proposed Regional Plan for Northland

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The proposal has been considered in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The subject site is not recorded on Northland Regional Council's Selected Landuse Register.²

Decision B of RC 2180246-RMACOM granted consent to undertake soil disturbance as part of the bulk earthworks for the underlying subdivision. Condition 5 of this consent required that *“upon completion of the works the consent holder shall submit to Council's Resource Consents Engineer or designate a Site Validation Report (SVR) prepared by a Suitably Qualified and Experienced Practitioner (SQEP). The SVR report prepared shall provide confirmation that on Lots 1 – 15 where soil has been deposited that the results for the 12 priority contaminants are in accordance with the Residential/Lifestyle Block 25% produce Soil Contaminant Scenario. Testing shall be undertaken in accordance with the guidelines set out within Contaminated Land Management Guideline No. 5.”*

As the site has an approved rural residential use, the only new activity requiring consideration in terms of the regulations is the proposed soil disturbance. As a permitted activity, Regulation 8(3) allows the following:

Disturbing soil

(3) *Disturbing the soil of the piece of land is a permitted activity while the following requirements are met:*

(a) *controls to minimise the exposure of humans to mobilised contaminants must—*

(i) *be in place when the activity begins:*

² Northland Regional Council. Retrieved 12 April 2023 from <https://localmaps.nrc.govt.nz/localmapviewer/?map=65b660a9454142d88f0c77b258a05f21>

- (ii) be effective while the activity is done:*
- (iii) be effective until the soil is reinstated to an erosion-resistant state:*
- (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:*
- (c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:*
- (d) soil must not be taken away in the course of the activity, except that,—*
 - (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:*
 - (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:*
- (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:*
- (f) the duration of the activity must be no longer than 2 months:*
- (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.*

The proposed volume of soil disturbance amounts to 98m³ over the total site area of 4,002m², comprising the pool excavation and removal of topsoil for the paved area surrounding the pool. Regulation 8(3)(c) allows 25m³ per 500m², which equates to 200m³ on the subject site.

The Ministry for the Environment User's Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health clarifies that the permitted 25m³ per 500m² is allowed per year.

The volume of soil disturbance will be less than this permitted activity allowance, and therefore, provided that the remaining conditions specified in (a), (b), (d), (e), (f), and (g) are met, the application is considered to be a permitted activity.

6.2 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

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

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. The proposal supports the development of an outdoor area for an existing rural residential site, in accordance with its intended purpose, with suitable infrastructure, and avoidance of effects on landscape or natural character values, historic or cultural heritage values, significant ecological areas or species, or transport corridors achieved.

6.3 Far North Proposed District Plan – Appeals Version

The proposed activity is a restricted discretionary activity and the matters over which discretion is restricted to are adequately covered in the Stormwater Mitigation Report and in Section 5 of this report.

6.4 Far North Operative District Plan

The proposed activity is a discretionary activity due to the pool excavation exceeding 1.5m and building consent not yet being issued for its retaining. Relevant Soil and Mineral objectives and policies are addressed below.

SOILS & MINERALS

12.3.3 OBJECTIVES

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.4 POLICIES

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

The proposed earthworks are small in scale and extent, and will occur for a short duration solely for the purpose of preparing a residential pool. Adverse effects of earthworks on water quality and amenity values can be avoided, remedied and mitigated. The earthworks location does not adversely affect any significant ecological, landscape, cultural, spiritual or heritage resources, and has an adequate setback from any water bodies. The site is not subject to any natural hazards.

The site is an existing rural residential site within an existing neighbourhood of this nature. As such, the life supporting capacity of soils is maintained to a suitable extent. Topsoil will be retained on the site and re-spread to support soil conservation, along with erosion control to prevent the loss of soil from the site.

In summary, it is considered that the proposal is in accordance with the relevant objectives and policies of the Operative District Plan.

6.5 Regional Plan for Northland

Following mitigation as required by the existing consent notice condition, stormwater will be discharged to the Council's consented reticulated system in accordance with Rule C.6.4.2.

The permitted activity threshold for earthworks (5,000m²) is not exceeded.

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

6.6 Part 2 of the Resource Management Act 1991

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

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

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

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

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

7. Consultation & Notification Assessment

7.1 Public Notification Assessment

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

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is assessed that the adverse effects associated with the proposed activity will be avoided, remedied and mitigated so that they are not more than minor. The application can therefore proceed without being publicly notified.

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

7.2 Limited Notification Assessment

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

Step 2: Limited notification is not precluded.

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect.

The anticipated adverse effects of the proposed development are expected to be less than minor, and will not result in adverse effects that are minor or greater on any person, for the following reasons:

- The proposal is for the development of an outdoor pool area and associated paving and pump / filter storage as part of an existing rural residential land use activity.
- The proposal does not include infringement of any boundary rules.
- The recommended stormwater mitigation measures detailed in the Stormwater Mitigation Report will be implemented to ensure that the stormwater runoff from new impermeable surface areas will be attenuated, using existing on-site water tanks.

- Following attenuation, all stormwater discharge will be to the existing roadside drain to avoid adverse effects on any neighbouring or downstream property and ensuring that effects from stormwater runoff will be less than minor.
- Pool backwash is to be treated and disposed of within a soakage trench, to avoid adverse effects on adjoining properties.

Accordingly, it is considered that no person will be an affected person in terms of Section 95E.

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

7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. Conclusion

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

- The actual and potential adverse effects of the proposal can be avoided and mitigated so as to be less than minor.
- The proposal is consistent with the relevant objectives and policies of the Operative District Plan.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

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

For these reasons, it is requested that this application be considered on a non-notified basis and that Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.



Signed
Natalie Watson,
Resource Planner

Date: 25 August 2026
WILLIAMS & KING
Kerikeri

9. Appendices

- Appendix 1:** Fat Hippo Design Group Ltd Architectural Plans
Appendix 2: Wilton Joubert Limited Stormwater Mitigation Report
Appendix 3: Record of Title



EXISTING SEPTIC DISPOSAL FIELD

EXISTING 495sq/m RESERVE SEPTIC DISPOSAL AREA

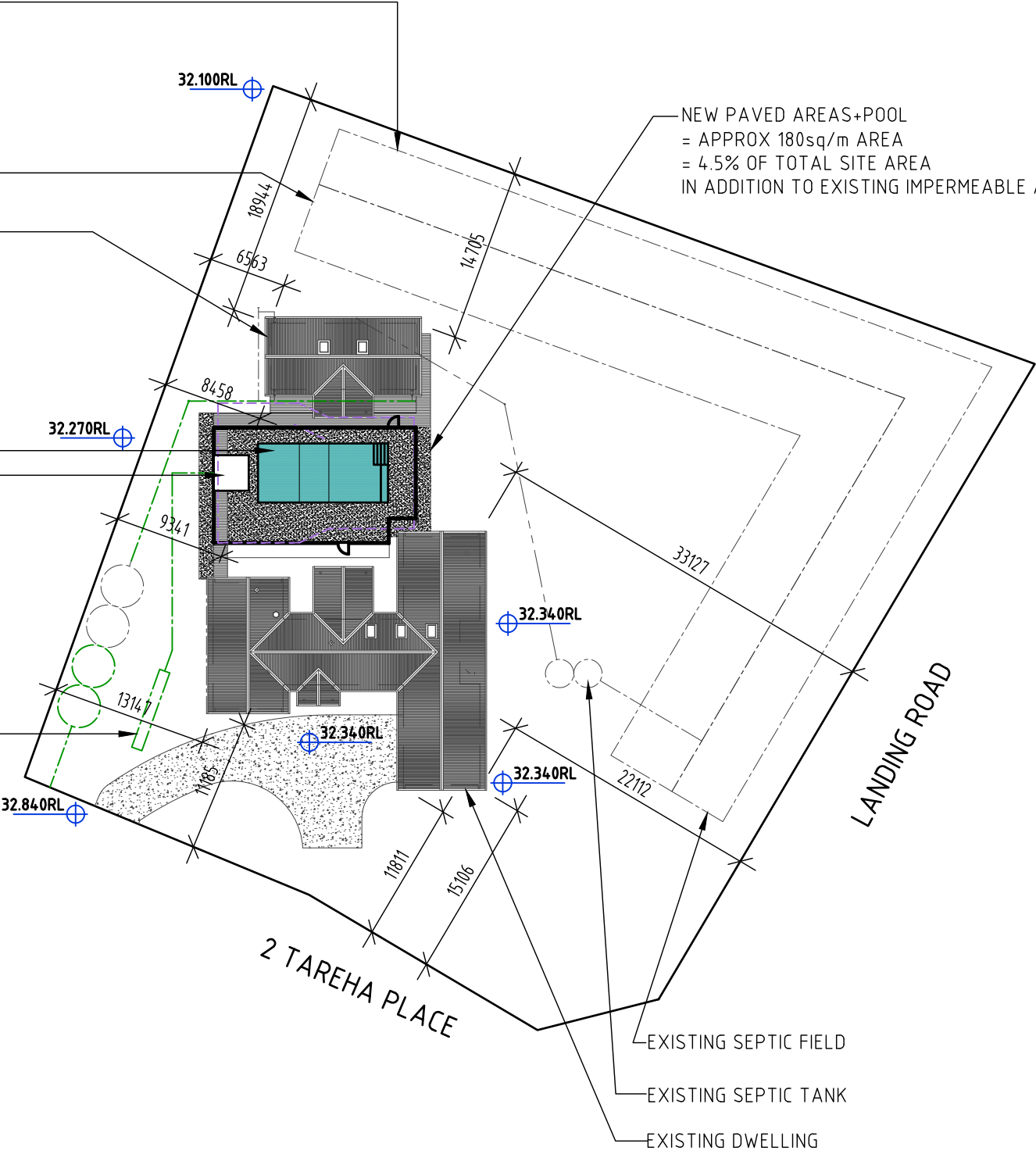
EXISTING GRANNY FLAT

PROPOSED NEW 11.0x5.0m MAYFAIR POOL
PERGOLA/POOL PUMP AND FILTER AREA
WITH POOL BACKWASH AND OVERFLOW
PERGOLA/SHED STRUCTURE SCHEDULE ONE
NOT REQUIRING BUILDING CONSENT
GARDEN HOSE TAP LOCATION FOR FILLING
POOL - TAP FITTED WITH BACKFLOW
PREVENTION HOSE VACUUM BREAKER DEVICE

7m x 0.9m POOL BACKWASH DISPOSAL
MIN 3.0m FROM ALL FOUNDATIONS/TANKS ETC

NEW PAVED AREAS+POOL
= APPROX 180sq/m AREA
= 4.5% OF TOTAL SITE AREA
IN ADDITION TO EXISTING IMPERMEABLE AREAS

NOTE:
THE DRAWING IS INTENDED FOR COMPLIANCE OF THE
REQUIRED POOL FENCING AND SEPARATION OF EXISTING
FOUNDATION STRUCTURES ONLY THE OTHER LANDSCAPE
FEATURES, POOL, PAVING AND FOUNDATIONS ARE BY
OTHERS AND NOT PART OF THE SCOPE OF WORKS FOR FAT
HIPPO DESIGN GROUP.



ALL DIMS TO EXTERNAL FACE OF FOUNDATION!

S I T E P L A N

SCALE 1:500

SITE INFORMATION:

PLANNING ZONE FNDC, RURAL LIVING
LEGAL DESCR. LOT 15, DP540557
SITE AREA 4002 sq/m
BUILD AREA 247.03sq/m
COVERAGE 6%
WIND HIGH (BRANZ)
SNOW 1.0 kPa
EARTHQUAKE ZONE 1
EXPOSURE ZONE C

STEPS & PATHS

A STEP/S OR APPROPRIATE LANDSCAPING IS TO BE
PROVIDED IF DROP FROM EXTERNAL DOORS IS GREATER
THAN 190mm FROM FFL TO FGL.
ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE
IN ACCORDANCE WITH NZBC D1/AS TABLE 2

SEDIMENT CONTROL

RUMBLE PAD TO BE CREATED AT POINT OF ENTRY AND EXIT
ON SITE (REMOVED ON COMPLETION OF FORMED DRIVEWAY).
ALL GROUND COVER/VEGETATION OUTSIDE OF IMMEDIATE
BUILD AREA TO BE MAINTAINED THROUGHOUT PERIOD OF
HOUSE CONSTRUCTION. THIS INCLUDES GRASS VERGES ON
STREET FRONTAGE.

SEDIMENT CONTROL

ANY STOCKPILES OF SOIL OR EXCAVATED MATERIAL ARE
TO BE KEPT TO THE REAR OF THE SITE AND COVERED
WITH IMPERVIOUS SHEETS.
ROOF DOWNPIPES ARE TO BE CONNECTED TO THE INSTALLED
STORMWATER DRAINAGE AS SOON AS PRACTICAL ONCE ROOF
CLADDING HAS BEEN INSTALLED. UNTIL THIS POINT ENSURE
WATER RUN-OFF FROM DOWNPIPES IS DIRECTED AWAY FROM
BUILD AREA BUT NOT ON TO NEIGHBOURING PROPERTIES.

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NAVIGATION HOMES FAR NORTH
15 LONE GUM LANE, KERIKERI, PH: 0210 297 0048
CLIENT

PROPOSED SWIMMING POOL
2 TAREHA PLACE, KERIKERI
SITE PLAN

DRAWING TITLE



FAT HIPPO
DESIGN GROUP LTD

rev B
01/08/26
REVISION
00
DRAWING NUMBER

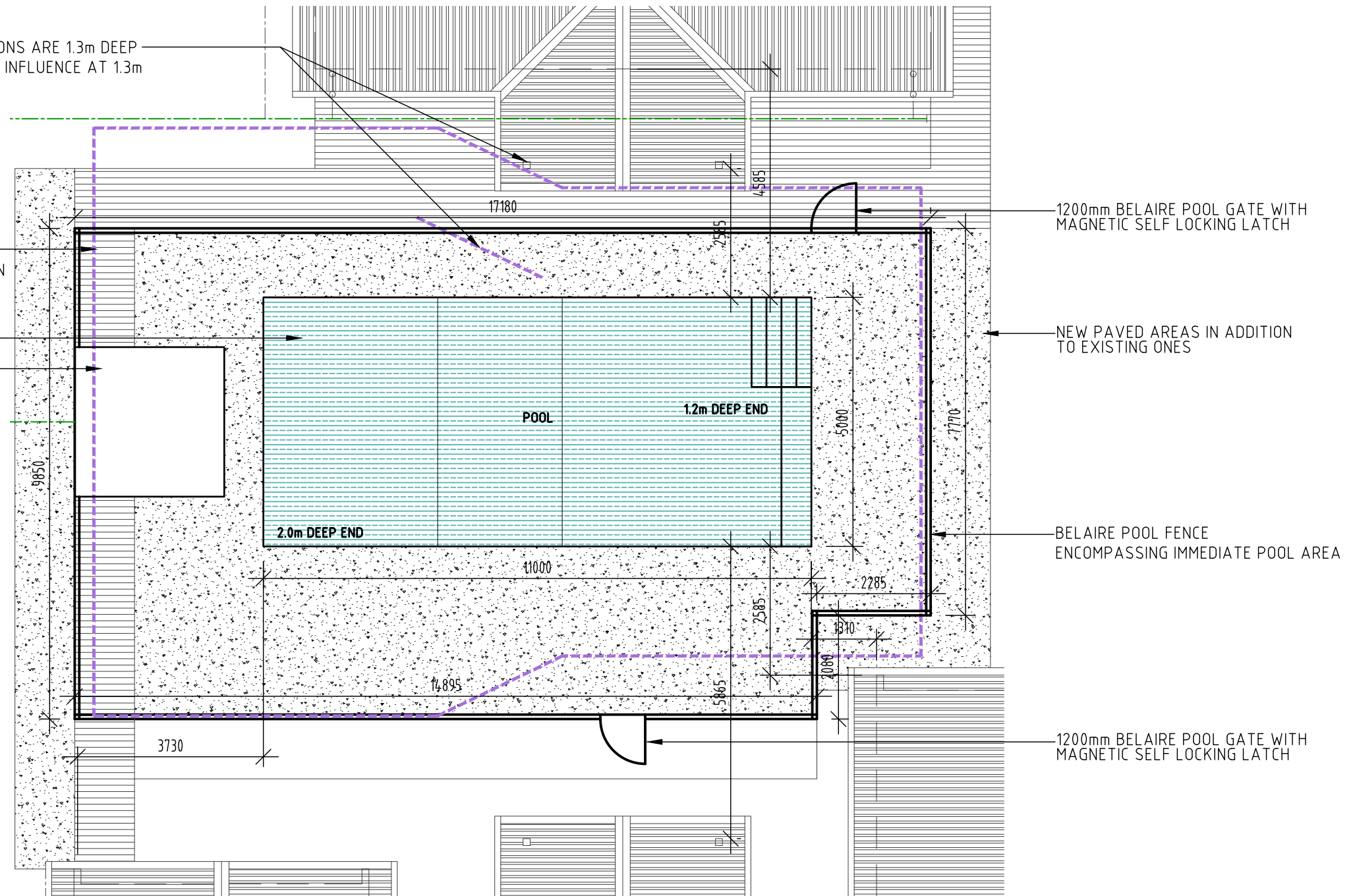


POST FOUNDATIONS ARE 1.3m DEEP
OUTSIDE LINE OF INFLUENCE AT 1.3m

PINK DASHED LINE DENOTES 1V: 1.5H ANGLE
OF INFLUENCE FROM BOTTOM OF POOL EXCAVATION
ENSURE ALL ADJOINING FOUNDATIONS ARE
OUTSIDE LINE

PROPOSED NEW 11.0x5.0m MAYFAIR POOL

PERGOLA/POOL PUMP AND FILTER AREA
WITH POOL BACKWASH AND OVERFLOW
PERGOLA/SHED STRUCTURE SCHEDULE ONE
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GARDEN HOSE TAP LOCATION FOR FILLING
POOL - TAP FITTED WITH BACKFLOW
PREVENTION HOSE VACUUM BREAKER DEVICE



ALL DIMS TO EXTERNAL FACE OF FOUNDATION!

SITE PLAN

SCALE 1:500

SITE INFORMATION:

PLANNING ZONE	FNDC, RURAL LIVING
LEGAL DESCR.	LOT 15, DP540557
SITE AREA	4002 sq/m
BUILD AREA	247.03sq/m
COVERAGE	6%
WIND	HIGH (BRANZ)
SNOW	1.0 kPa
EARTHQUAKE	ZONE 1
EXPOSURE	ZONE C

STEPS & PATHS

A STEP/S OR APPROPRIATE LANDSCAPING IS TO BE
PROVIDED IF DROP FROM EXTERNAL DOORS IS GREATER
THAN 190mm FROM FFL TO FGL.

ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE
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NAVIGATION HOMES FAR NORTH
15 LONE GUM LANE, KERIKERI, PH: 0210 297 0048

CLIENT

PROPOSED SWIMMING POOL
2 TAREHA PLACE, KERIKERI
POOL AREA

DRAWING TITLE



FAT HIPPO
DESIGN GROUP LTD

rev B
01/08/26

REVISION

01

DRAWING NUMBER

SITE 2 Tareha Place, Kerikeri
LEGAL DESCRIPTION Lot 15 DP 540557
PROJECT Proposed Pool Area
CLIENT Navigation Homes Ltd
REFERENCE NO. 146993
DOCUMENT Stormwater Mitigation Report
STATUS/REVISION No. 02
DATE OF ISSUE 13th August 2026

Report Prepared For	Email
Navigation Homes Ltd	andrew@navigationhomes.co.nz

Authored by	G.Brant (BE(Hons) Civil)	Civil Engineer	Gustavo@wjl.co.nz	
Reviewed by	J. Mitchell	Engineering Technician	Justin@wjl.co.nz	
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 15 DP 540557
Site Area:	4,002m ²
Development Type:	Proposed Pool Area
Development Proposals Supplied:	Plan Set by Fat Hippo Design Group Ltd (dated: 01.08.2026)
Associated Documents:	WJL Geotechnical Report Ref. 108273 WJL Wastewater Report Ref. 108274 WJL Geotechnical Memorandum. 146991 WJL Wastewater Report. 146992
District Plan Zone:	Rural Living
Permitted Activity Coverage:	<u>12.5% (500m²)</u>
Post-Development Impermeable Areas	
Impermeable Coverage:	Existing Impermeable Area 500m ²
	Proposed Pool Area 180m ²
	Total impermeable area = 680m ² or 19% Total increase in impermeable area = 180m ²
Activity Status:	<u>Controlled Activity</u>
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the existing dual-purpose rainwater tanks.
	Existing Tanks – 2 x 25,000 litre Rainwater Tanks (or approved equivalent)
	Dimensions – 3600mmØ x 2600mm high (or greater)
	1% AEP Control Orifice – 70mmØ orifice; <u>located >390mm below the overflow outlet</u>
	Overflow – 100mmØ at the top of the tank
Point of Discharge:	To existing roadside drain along the northern side of Tareha Place.

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, to produce an on-site stormwater management assessment at the above site.

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

- Plan Set by Fat Hippo Design Group Ltd (dated: 01.08.2026)

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

3. SITE DESCRIPTION

The proposed development will be constructed within the following property, which is located off the northern side of Tareha Road, accessed ~45m northwest of the Tareha Road and Landing Road intersection.

The surface area of the subject site is 4,002m² and is currently accessed via an existing concrete driveway near the southwestern boundary corner that provides access to the existing dwelling and granny flat. The lot's remaining ground cover consists predominantly of grass with trees / shrubs concentrated around the property's boundaries.

The Far North District Council (FNDC) online GIS Water Services Map indicates that a public water main runs parallel to the lot's eastern boundary, though it is understood that the site's potable water supply is supplied via rainwater tanks. The property is not serviced by public stormwater or wastewater services.



Figure 1: Aerial snip from FNDC Water Services Map showing site boundaries (cyan) and public potable water (blue)

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a pool area on-site as depicted in the plan set by Fat Hippo Design Group Ltd (dated: 01.08.2026).

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 4,002m² and the below areas *extracted from the supplied plans*:

Existing Impermeable Area	=	500m ²
Proposed Pool Area	=	180m ²

The total amount of impermeable area on-site, post-development, equates to 680m² or 17% of the site area. The total increase in impermeable area on-site, post-development, equates to 180m². 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 12.5% and does not comply with Permitted Activity Rule (8.7.5.1.5). Therefore, the proposal is considered a **Controlled Activity**. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 8.7.5.2.2 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 RC 2180246:

- (i) In conjunction with the construction of any building requiring consent and associated impermeable surfaces on an allotment exceeding 500m² total impermeable surface coverage, the lot owner shall submit for approval of Council a stormwater management mitigation report. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than 500m² allowance for impermeable surface flow from the site for rainfall events up to a 1% AEP plus allowance for climate change. The report shall be prepared by a suitably qualified and experienced practitioner and be submitted in conjunction with the Building Consent application.
- (ii) The road side drainage detention and attenuation in the vested road located in Lot 17, provides an allowance for likely impermeable surface coverage on the allotment to a maximum of 500m². Stormwater from roofs, other impermeable surfaces (driveways, paving, etc.) and tank overflows shall be directed to the road side drainage detention system up to the 500m² permitted allowance.

Figure 2: Snip from consent conditions pertaining to RC 2180246

In accordance with the above consent conditions, Flood Control attenuation (1% AEP storm event) will be provided for the proposed impermeable areas in excess of the permitted activity threshold (500m²).

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable areas are considered to have less than minor effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

The Type IA storm profile was utilised for Flood Control calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 1% AEP rainfall value of 294mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

6. STORMWATER MITIGATION ASSESSMENT

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

Potable Water Supply

It is recommended that the existing rainwater tanks are utilised to provide the existing dwelling and granny flat with a potable water supply. A proprietary guttering system is required to collect roof runoff from the existing roof areas and direct runoff to the 2 x 25,000L existing rainwater tanks. 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 existing roof areas. Provision should be made by the homeowner for top-up of the tank via water tankers in periods of low rainfall.

The upper section of the potable water tanks is to act as a detention volume to achieve stormwater neutrality for the existing / proposed impermeable areas in excess of the permitted activity threshold.

Potable Tanks Detention Volume

As per the attached design calculations, the existing tanks' overflow should be fitted with a flow attenuating outlet as specified below:

Existing Tank	2 x 25,000L litre Rainwater Tanks (or approved equivalent)
Tank Dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet Orifice (1% AEP Control)	70mm diameter orifice; located <u>>390mm below the overflow outlet</u> - 355mm water elevation - 7.2m³ storage
Overflow Outlet	100mm diameter; located at the top of the tank

Discharge from the existing potable water / detention tanks must be transported via sealed pipes to the existing outlet to the roadside drain along the northern side of Tareha Place. Refer to the appended Site Plan (146993-C200), Tank Detail (146993-C201) and calculation set for clarification.

The existing outlet line discharging to the roadside drain must maintain a minimum 3% grade downstream of the connection between the tank outlet and any driveway drainage lines. Where the existing drainage line is found to have a grade of less than 3%, the line must be replaced with a new 100mmØ pipe installed at a minimum 3% grade. Where a 3% grade cannot be achieved, the line must be replaced with a 150mmØ pipe installed at a minimum 1% grade. If this is not achievable, WJL must be contacted for review of the design.

Stormwater Mitigation – Pool Overflows

To prevent contamination of runoff, pool overflows, including runoff from the paved around the pool must not be directed to any part of the stormwater management system. Pool overflows are to be managed by a separate system designed by a suitably qualified professional.

7. STORMWATER RUNOFF SUMMARY

Permitted Activity Threshold Peak Flows – 1% AEP Storm Event + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Permitted Activity Threshold Permeable Areas (87.5%)	3,502 m ²	74	62.61ℓ/s
Permitted Activity Threshold Impermeable Areas (12.5% / 500m ²)	500 m ²	98	

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

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Post-Development Existing Impermeable Roof Areas via Potable Water / Detention Tanks	410.5 m ²	98	59.74ℓ/s
Post-Development Existing Impermeable Areas to be 'Over-Mitigated'	89.5 m ²	98	

Post-Development Proposed Paved Pool Area / Pool to be 'Over-Mitigated'	180 m ²	98	
Remaining Greenfields Areas	3,322 m ²	74	

Given the design parameters, stormwater runoff resulting from the existing / proposed impermeable areas on-site will be attenuated back to the permitted activity threshold for the 1% AEP storm events, adjusted for climate change.

8. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with permitted Activity Rule (8.7.5.1.5), it is therefore regarded as a Controlled Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (i) of FNDCDP Section 8.7.5.2.2.

In respect of matters (a) through (i), 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 180m ² . In accordance with the site's consent conditions, through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted flows for the 1% AEP storm events, adjusted for climate change.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	The proposal incorporates Low Impact Design principles by minimising new impermeable surfaces, retaining existing pervious areas, and utilising dual-purpose rainwater tanks for both water reuse and stormwater detention. These measures reduce runoff volumes and attenuate peak flows to levels consistent with the permitted activity threshold, representing an appropriate LID response for the site.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 180m 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 existing impermeable areas is to be collected and directed to stormwater management devices and then to an existing outlet to a grassed roadside drain. This should not worsen the ability of natural ground to absorb water in normal conditions. Pool overflows, including runoff from the paved around the pool must not be directed to any part of the stormwater management system. Pool overflows are to be managed by a separate system designed by a suitably qualified professional
<i>(e) the physical qualities of the soil type;</i>	Kerikeri Volcanic Group – moderate drainage
<i>(f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	Runoff resulting from the existing impermeable areas is to be collected and directed to stormwater management devices and then to an existing outlet to a grassed roadside drain, mitigating the potential for contamination of surrounding soils and harm to the life

	supporting capacity of soils. pool overflows, including runoff from the paved around the pool must not be directed to any part of the stormwater management system. Pool overflows are to be managed by a separate system designed by a suitably qualified professional. The site is large enough for the disposal of wastewater – refer to Wastewater Report (WJL Ref. 146992)
<i>(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The existing driveway is necessary to provide access to the existing structures and is not considered excessive. The proposed pool area is not considered excessive.
<i>(h) 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>i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i>	In accordance with consent conditions, through tank attenuation runoff resulting from the existing / proposed development is to be attenuated back to permitted 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 (146993-C200 & 146993-C201).

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. OPERATION & MAINTENANCE

The owner shall be responsible for the ongoing inspection and maintenance of the stormwater mitigation system to ensure it continues to operate as intended. This shall include periodic inspection and cleaning of roof gutters, leaf guards, first-flush devices, rainwater tanks, flow-control orifices, catchpits and silt traps to prevent blockage, sediment build-up, or erosion. The attenuation orifice shall be checked regularly to confirm it remains unobstructed, particularly following heavy rainfall events. Any damaged or eroded components shall be repaired promptly to maintain system performance and prevent adverse downstream effects.

11. 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 not included in this assessment.

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.

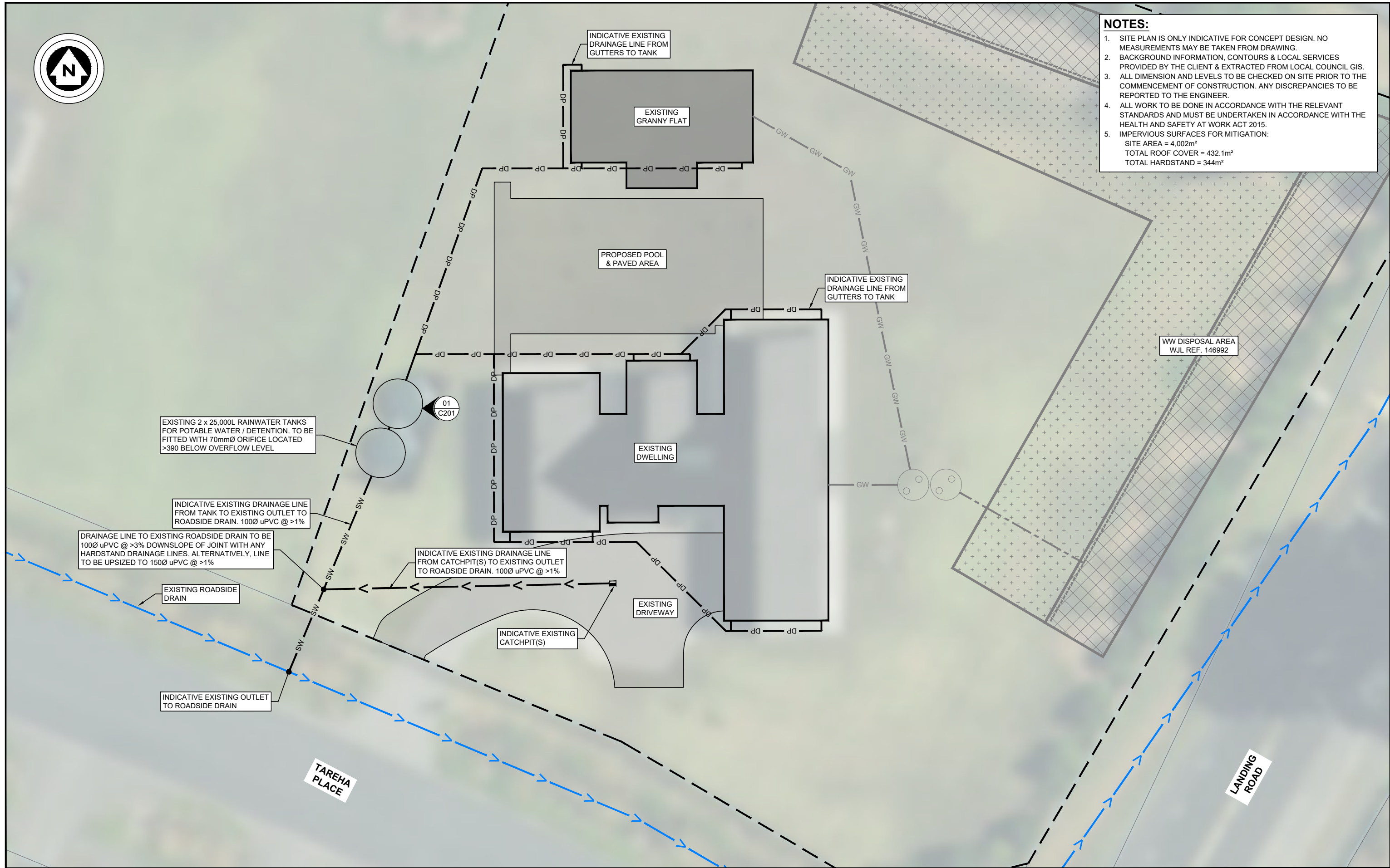
Wilton Joubert Ltd.



Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Tank Detail – C201 (1 sheet)
- Calculation Set



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 = 4,002m²
TOTAL ROOF COVER = 432.1m²
TOTAL HARDSTAND = 344m²

LANDING
ROAD



DESIGNED BY:	GMB
DRAWN BY:	GMB
CHECKED BY:	BGS
SURVEYED BY:	OTHER

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

STORMWATER MITIGATION REPORT

**LOT 15 DP 540557
2 TAREHA PLACE
KERIKERI
NORTHLAND**

ORIGINAL DRAWING SIZE:		OFFICE:	
A3		OREWA	
DRAWING SCALE:		CO-ORDINATE SYSTEM:	
1:250		NOT COORDINATED	
DRAWING NUMBER:		ISSUE:	
146993-C200		02	
COPYRIGHT - WILTON JOUBERT LIMITED			

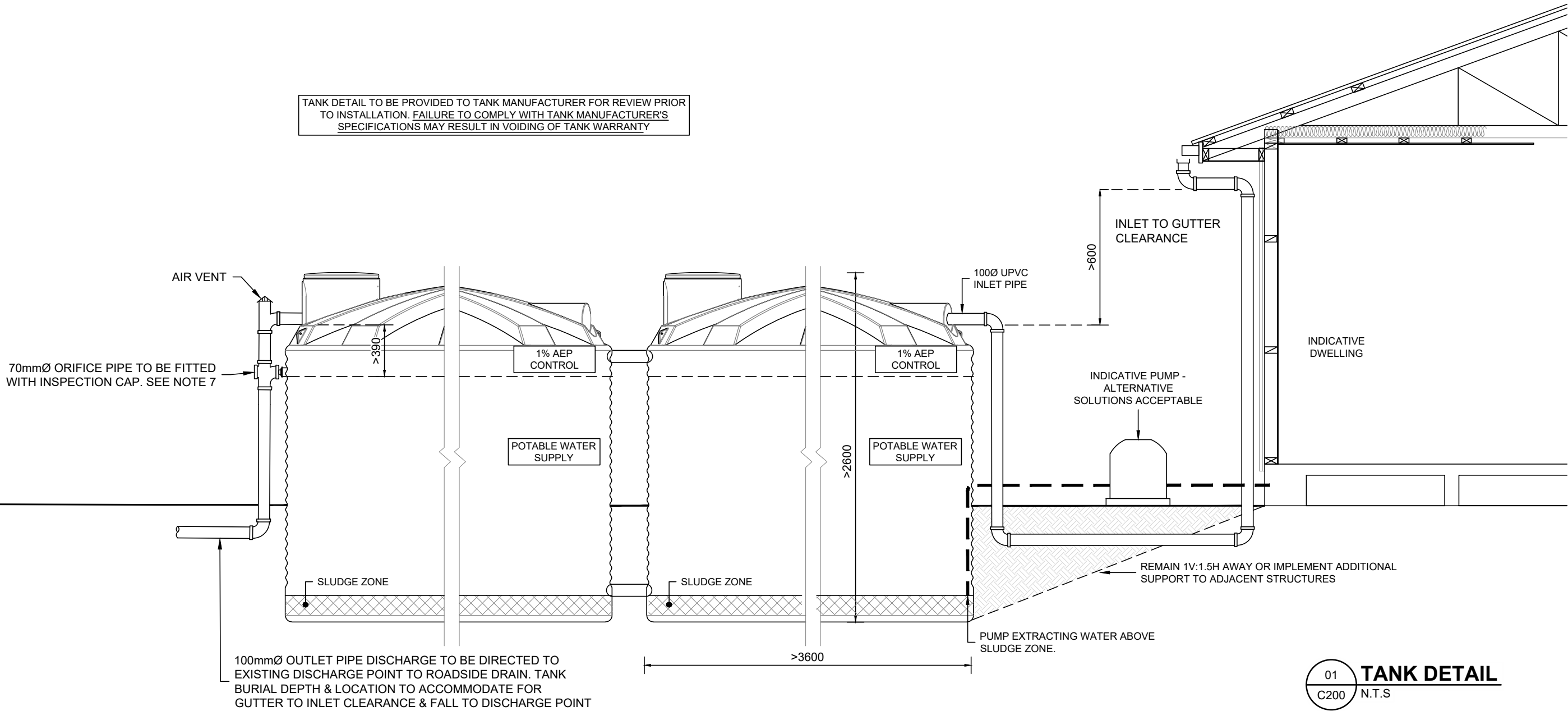
NOTES:

- 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 2 x 25,000 LITRE PLASTIC WATER TANKS OR APPROVED EQUIVALENT.

PLASTIC TANKS NOTES:

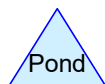
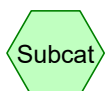
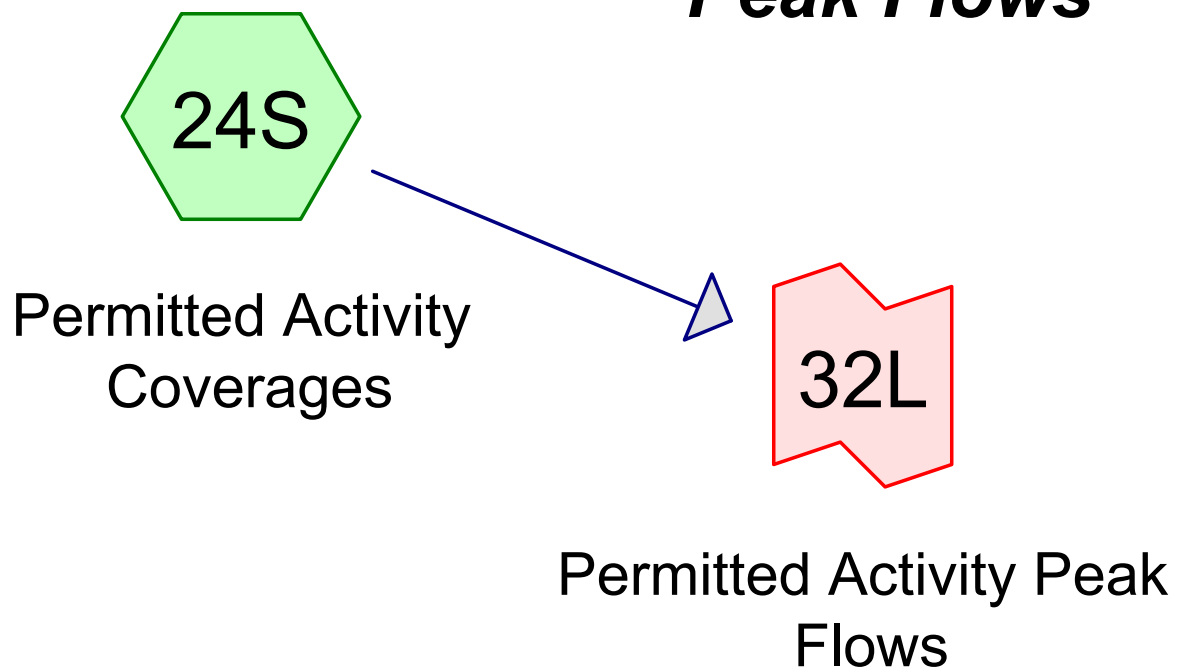
- 7. ALL OUTLETS / PENETRATIONS UNDER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.
- 8. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE THREADED CONNECTIONS ONLY.

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



01 TANK DETAIL
C200 N.T.S

Permitted Threshold Peak Flows



Routing Diagram for 146993-02

Prepared by Wilton Joubert Limited, Printed 13/08/2026
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

146993-02

Type IA 24-hr 1% AEP + 20% CCF Rainfall=294 mm

Prepared by Wilton Joubert Limited

Printed 13/08/2026

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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: Permitted

Runoff Area=4,002.0 m² 12.49% Impervious Runoff Depth>218 mm

Tc=10.0 min CN=77 Runoff=62.61 L/s 874.4 m³

Link 32L: Permitted Activity Peak Flows

Inflow=62.61 L/s 874.4 m³

Primary=62.61 L/s 874.4 m³

Summary for Subcatchment 24S: Permitted Activity Coverages

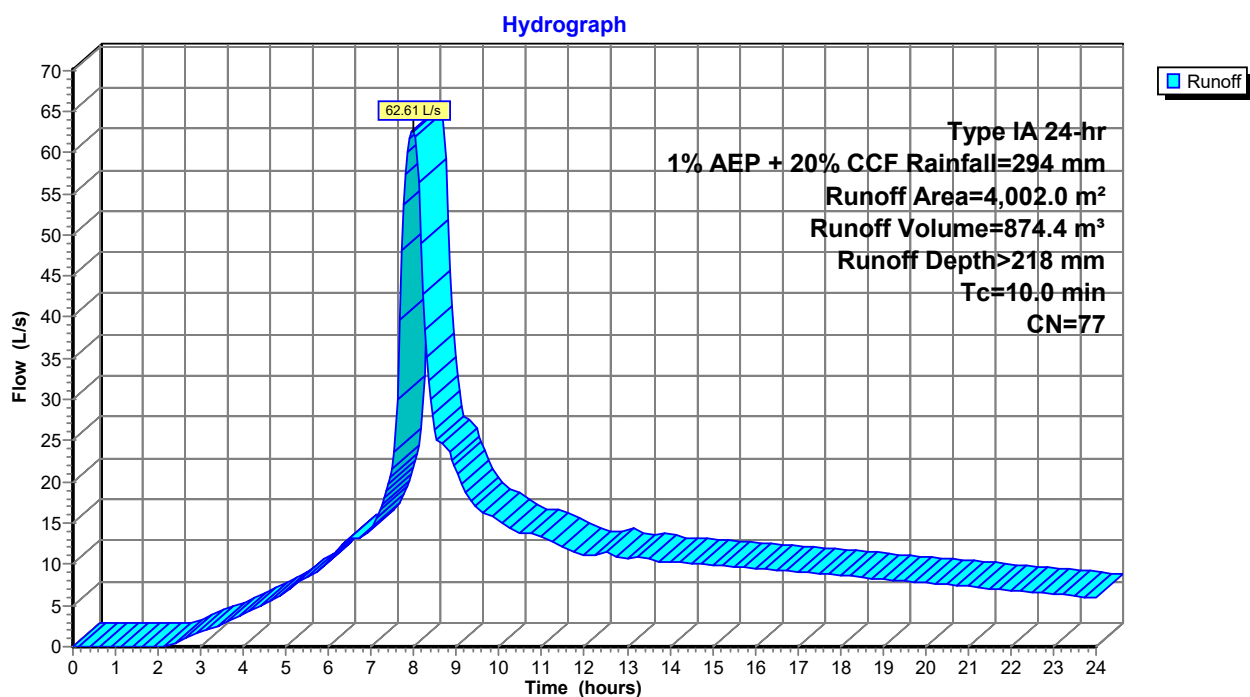
Runoff = 62.61 L/s @ 7.97 hrs, Volume= 874.4 m³, Depth> 218 mm

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=294 mm

	Area (m ²)	CN	Description
*	3,502.0	74	87.5% of site area
*	500.0	98	12.5% of site area
	4,002.0	77	Weighted Average
	3,502.0		87.51% Pervious Area
	500.0		12.49% Impervious Area

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

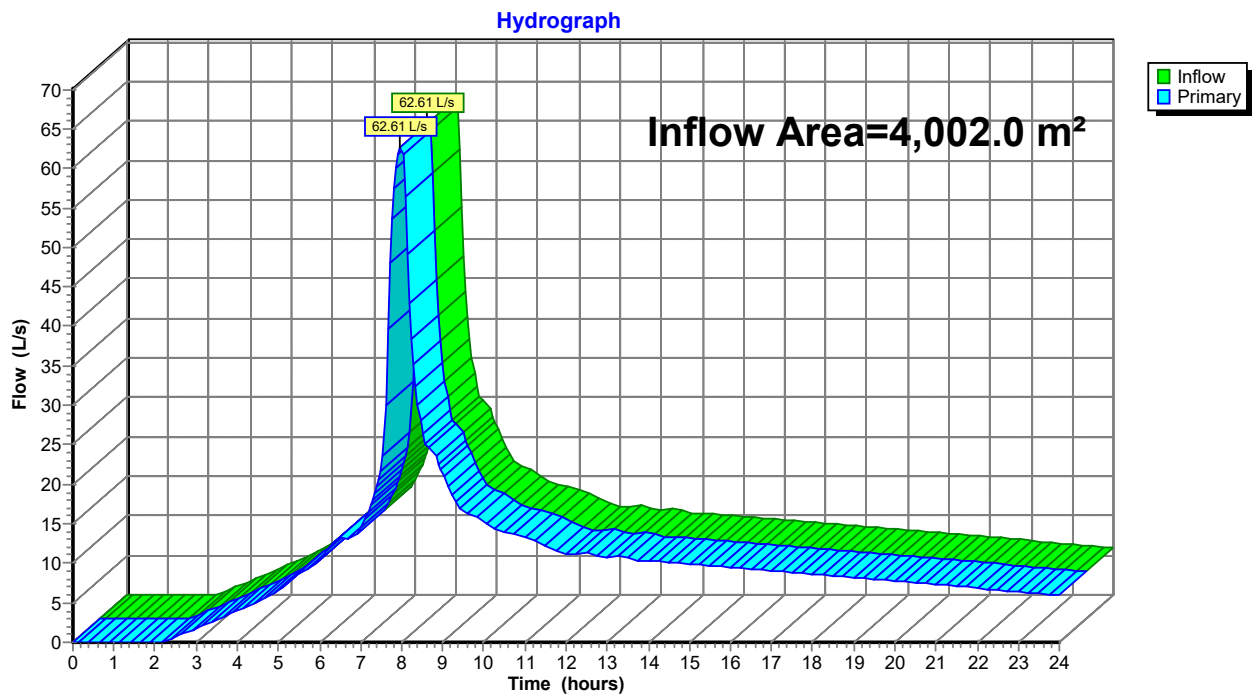
Subcatchment 24S: Permitted Activity Coverages

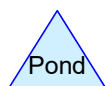
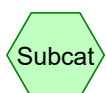
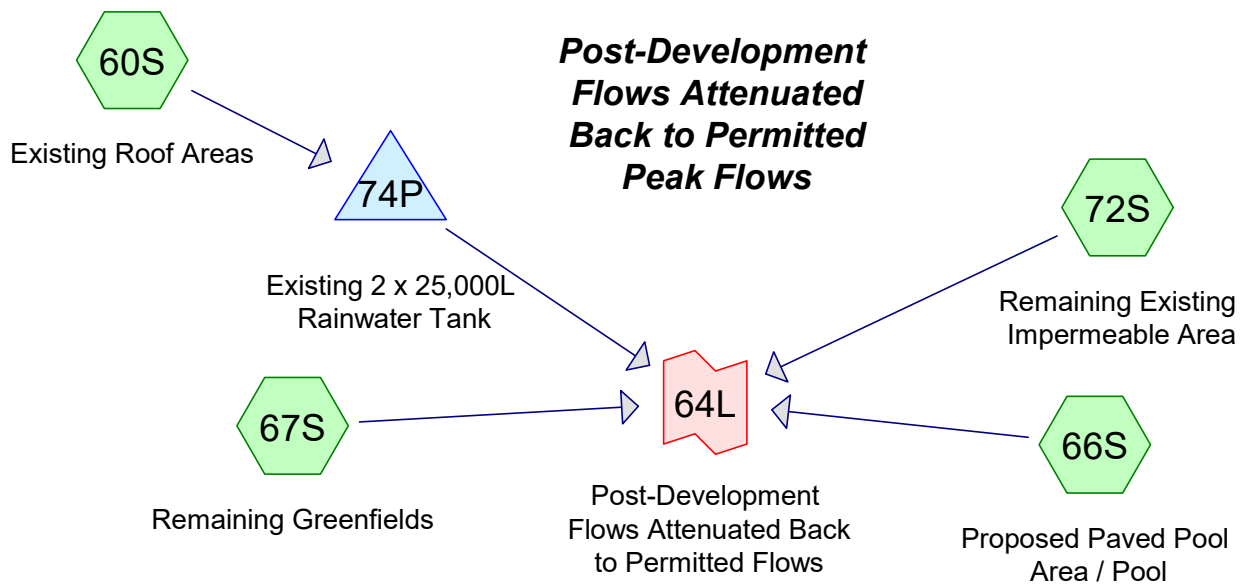


Summary for Link 32L: Permitted Activity Peak Flows

Inflow Area = 4,002.0 m², 12.49% Impervious, Inflow Depth > 218 mm for 1% AEP + 20% CCF event
Inflow = 62.61 L/s @ 7.97 hrs, Volume= 874.4 m³
Primary = 62.61 L/s @ 7.97 hrs, Volume= 874.4 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Permitted Activity Peak Flows



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 60S: Existing Roof Runoff Area=410.5 m² 100.00% Impervious Runoff Depth>287 mm
Tc=10.0 min CN=98 Runoff=7.96 L/s 117.9 m³

Subcatchment 66S: Proposed Runoff Area=180.0 m² 100.00% Impervious Runoff Depth>287 mm
Tc=10.0 min CN=98 Runoff=3.49 L/s 51.7 m³

Subcatchment 67S: Remaining Runoff Area=3,322.0 m² 0.00% Impervious Runoff Depth>208 mm
Tc=10.0 min CN=74 Runoff=49.22 L/s 691.1 m³

Subcatchment 72S: Remaining Runoff Area=89.5 m² 100.00% Impervious Runoff Depth>287 mm
Tc=10.0 min CN=98 Runoff=1.73 L/s 25.7 m³

Pond 74P: Existing 2 x 25,000L Peak Elev=0.355 m Storage=7.2 m³ Inflow=7.96 L/s 117.9 m³
Outflow=5.78 L/s 117.2 m³

Link 64L: Post-Development Flows Attenuated Back to Permitted Flows Inflow=59.74 L/s 885.7 m³
Primary=59.74 L/s 885.7 m³

Summary for Subcatchment 60S: Existing Roof Areas

Runoff = 7.96 L/s @ 7.94 hrs, Volume= 117.9 m³, Depth> 287 mm

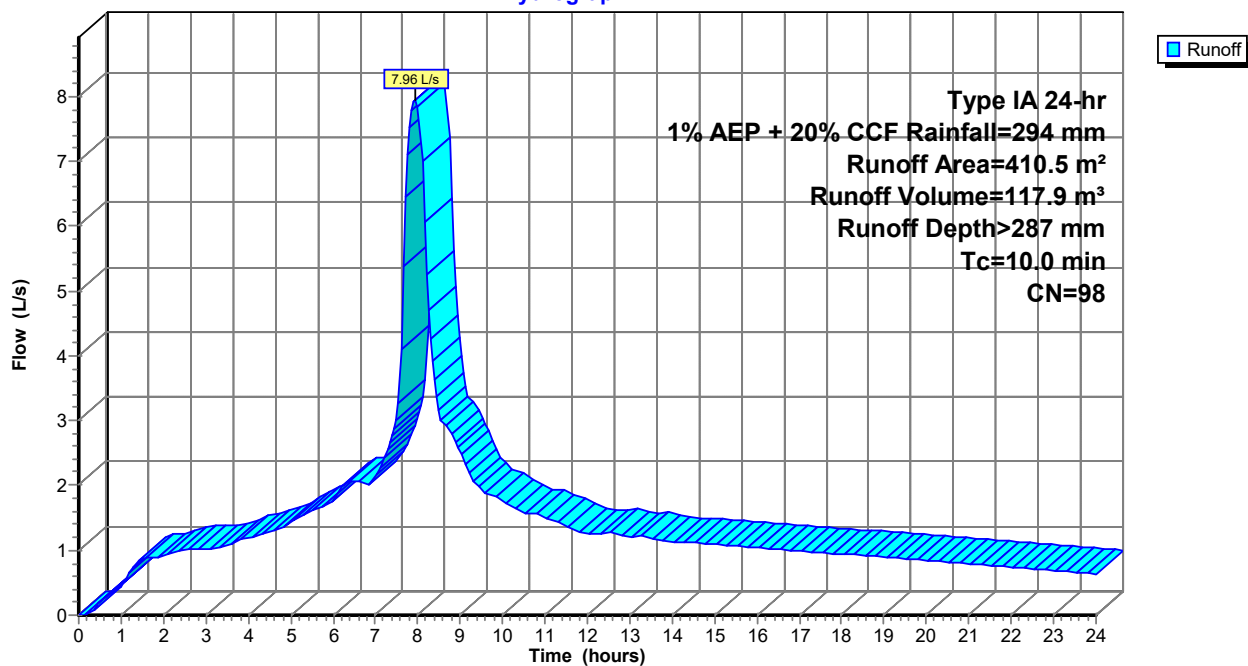
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=294 mm

Area (m ²)	CN	Description
410.5	98	Roofs, HSG C
410.5		100.00% Impervious Area

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

Subcatchment 60S: Existing Roof Areas

Hydrograph



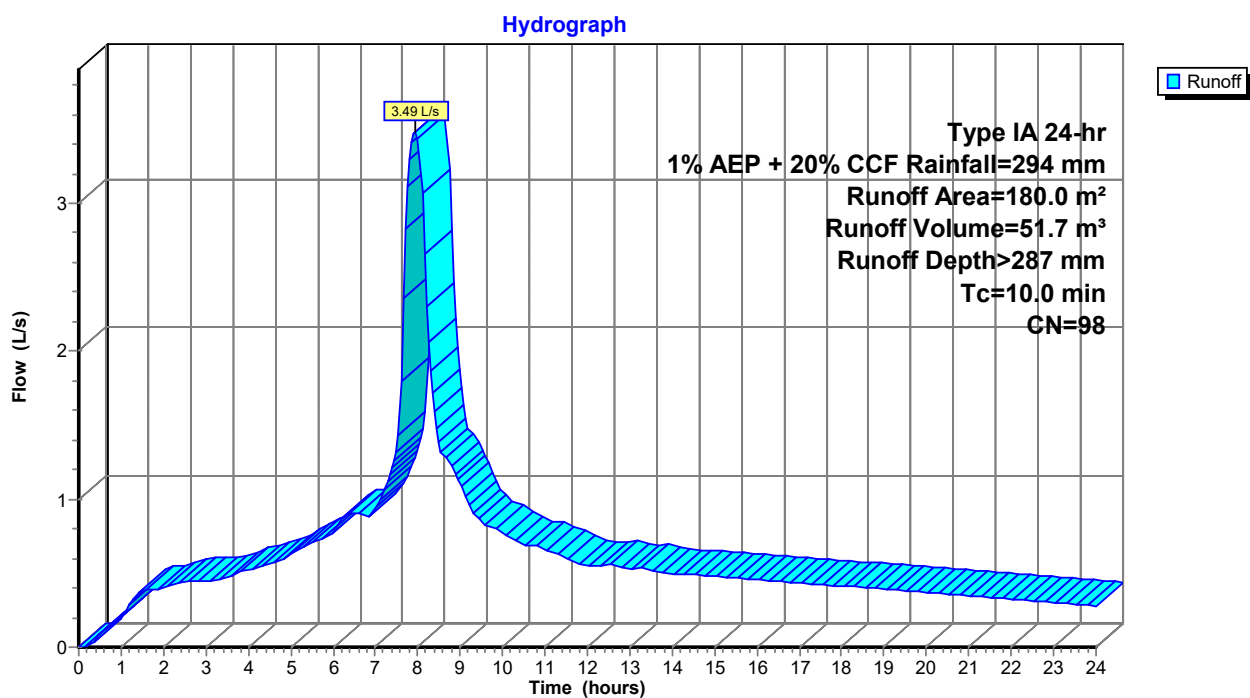
Summary for Subcatchment 66S: Proposed Paved Pool Area / Pool

Runoff = 3.49 L/s @ 7.94 hrs, Volume= 51.7 m³, Depth> 287 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=294 mm

Area (m ²)	CN	Description
180.0	98	Roofs, HSG C
180.0		100.00% Impervious Area

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

Subcatchment 66S: Proposed Paved Pool Area / Pool

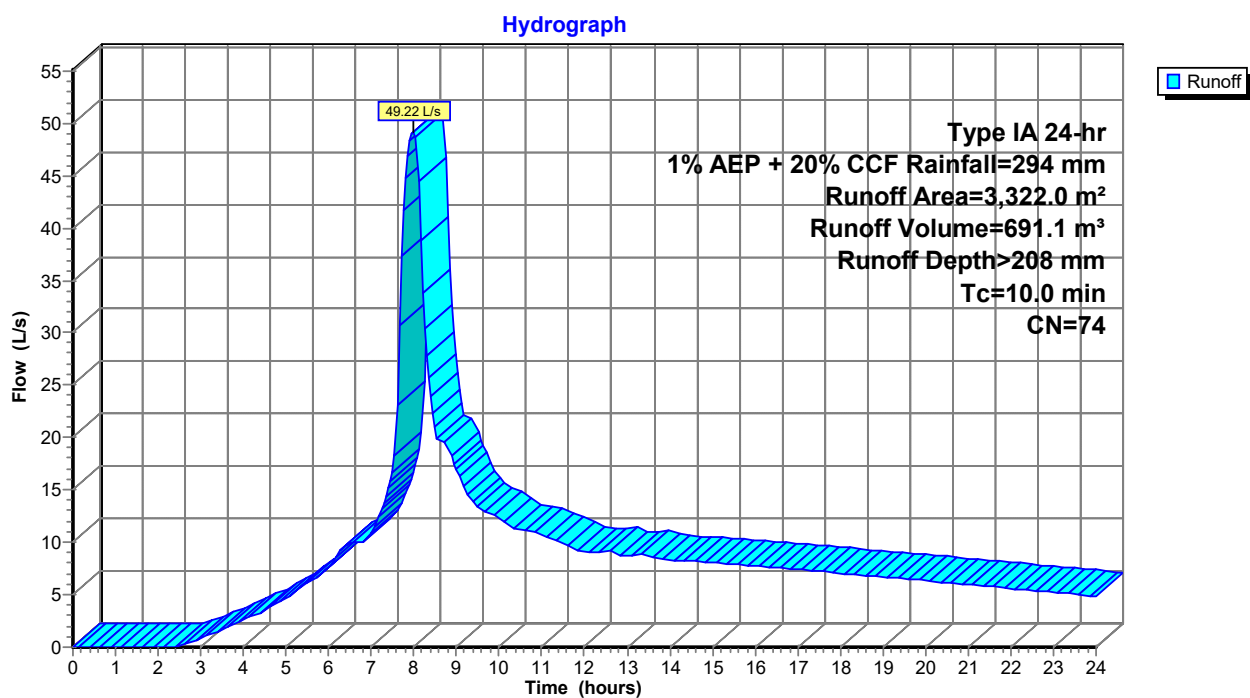
Summary for Subcatchment 67S: Remaining Greenfields

Runoff = 49.22 L/s @ 7.98 hrs, Volume= 691.1 m³, Depth> 208 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=294 mm

Area (m ²)	CN	Description
3,322.0	74	>75% Grass cover, Good, HSG C
3,322.0		100.00% Pervious Area

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

Subcatchment 67S: Remaining Greenfields

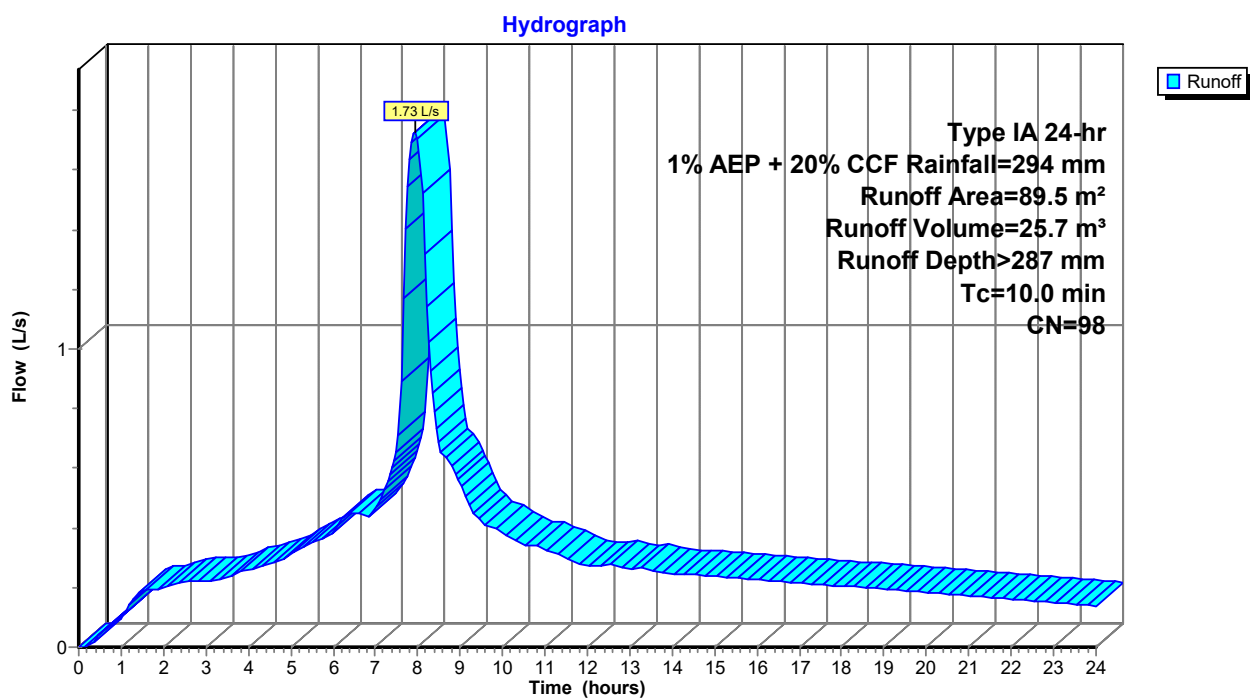
Summary for Subcatchment 72S: Remaining Existing Impermeable Area

Runoff = 1.73 L/s @ 7.94 hrs, Volume= 25.7 m³, Depth> 287 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=294 mm

Area (m ²)	CN	Description
89.5	98	Roofs, HSG C
89.5		100.00% Impervious Area

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

Subcatchment 72S: Remaining Existing Impermeable Area

Summary for Pond 74P: Existing 2 x 25,000L Rainwater Tank

Inflow Area = 410.5 m², 100.00% Impervious, Inflow Depth > 287 mm for 1% AEP + 20% CCF event
 Inflow = 7.96 L/s @ 7.94 hrs, Volume= 117.9 m³
 Outflow = 5.78 L/s @ 8.17 hrs, Volume= 117.2 m³, Atten= 27%, Lag= 13.8 min
 Primary = 5.78 L/s @ 8.17 hrs, Volume= 117.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.355 m @ 8.17 hrs Surf.Area= 20.4 m² Storage= 7.2 m³

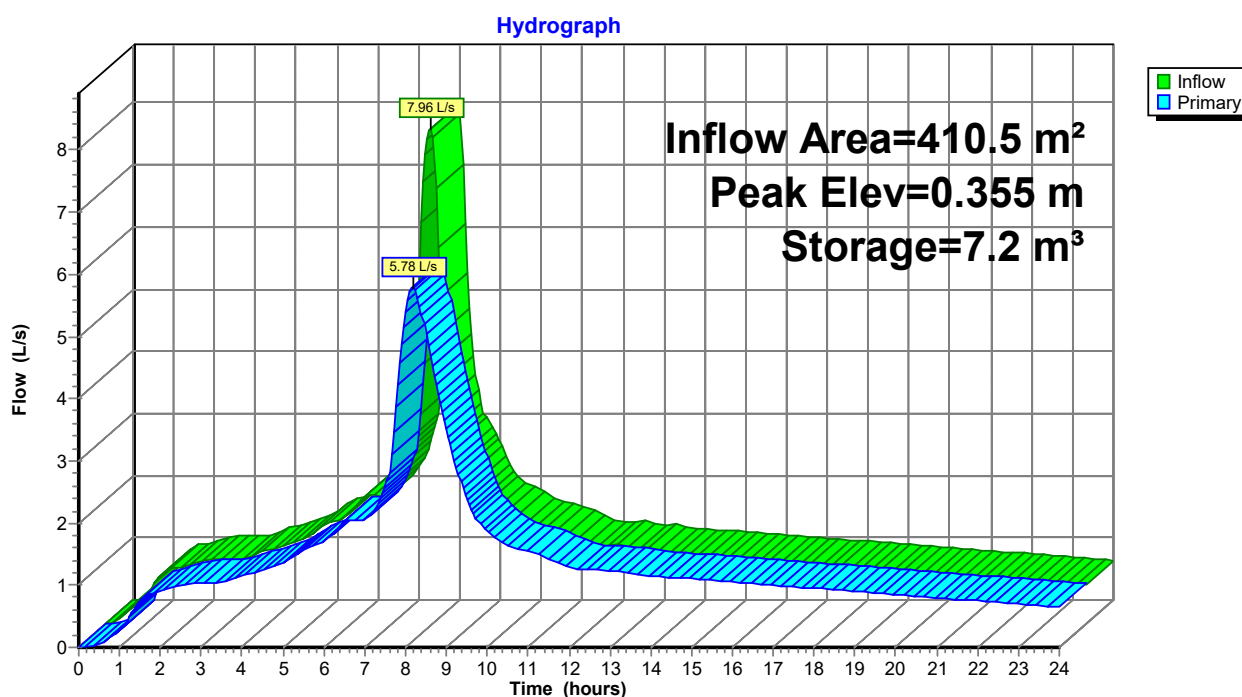
Plug-Flow detention time= 14.9 min calculated for 117.0 m³ (99% of inflow)
 Center-of-Mass det. time= 10.3 min (654.7 - 644.4)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	70 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=5.78 L/s @ 8.17 hrs HW=0.354 m (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 5.78 L/s @ 1.50 m/s)

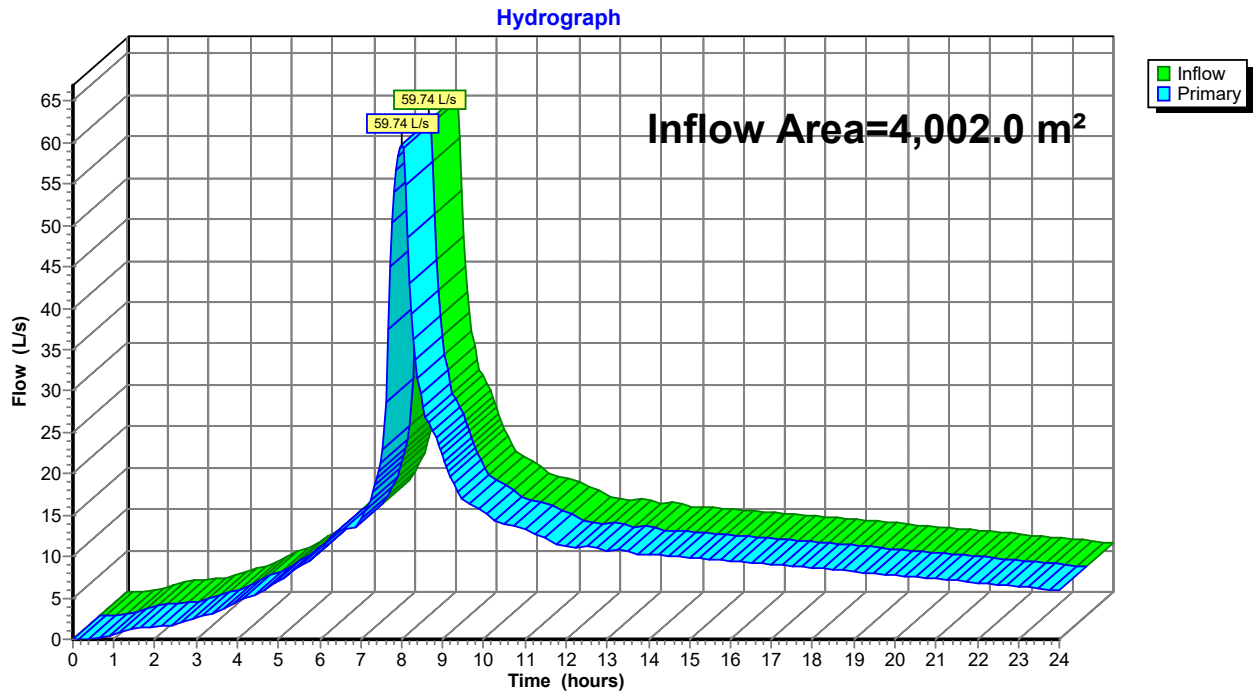
Pond 74P: Existing 2 x 25,000L Rainwater Tank

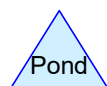
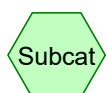
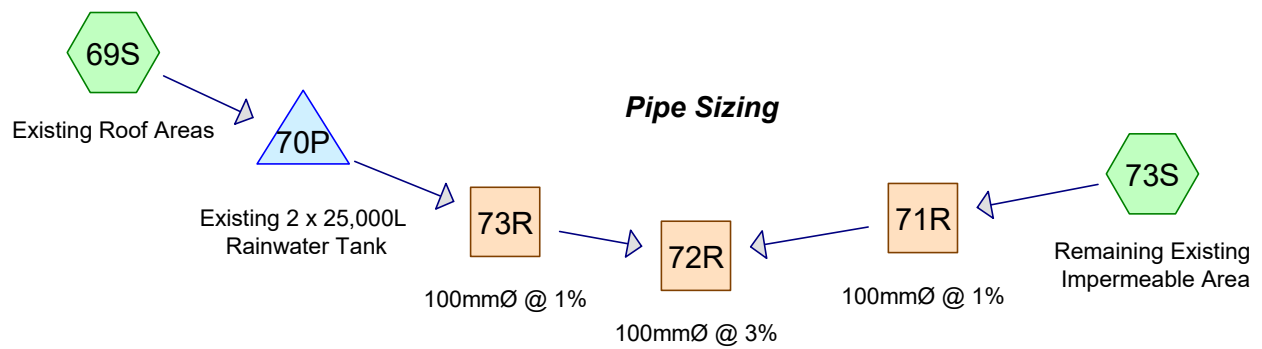


Summary for Link 64L: Post-Development Flows Attenuated Back to Permitted Flows

Inflow Area = 4,002.0 m², 16.99% Impervious, Inflow Depth > 221 mm for 1% AEP + 20% CCF event
Inflow = 59.74 L/s @ 7.99 hrs, Volume= 885.7 m³
Primary = 59.74 L/s @ 7.99 hrs, Volume= 885.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 64L: Post-Development Flows Attenuated Back to Permitted Flows



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 69S: Existing Roof Runoff Area=410.5 m² 100.00% Impervious Runoff Depth>287 mm
Tc=10.0 min CN=98 Runoff=7.96 L/s 117.9 m³

Subcatchment 73S: Remaining Runoff Area=89.5 m² 100.00% Impervious Runoff Depth>287 mm
Tc=10.0 min CN=98 Runoff=1.73 L/s 25.7 m³

Reach 71R: 100mmØ @ 1% Avg. Flow Depth=0.04 m Max Vel=0.67 m/s Inflow=1.73 L/s 25.7 m³
100 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=1.73 L/s 25.7 m³

Reach 72R: 100mmØ @ 3% Avg. Flow Depth=0.06 m Max Vel=1.45 m/s Inflow=7.26 L/s 142.9 m³
100 mm Round Pipe n=0.011 L=10.00 m S=0.0300 m/m Capacity=10.57 L/s Outflow=7.26 L/s 142.9 m³

Reach 73R: 100mmØ @ 1% Avg. Flow Depth=0.08 m Max Vel=0.88 m/s Inflow=5.78 L/s 117.2 m³
100 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=5.78 L/s 117.2 m³

Pond 70P: Existing 2 x 25,000L Peak Elev=0.355 m Storage=7.2 m³ Inflow=7.96 L/s 117.9 m³
Outflow=5.78 L/s 117.2 m³

Summary for Subcatchment 69S: Existing Roof Areas

Runoff = 7.96 L/s @ 7.94 hrs, Volume= 117.9 m³, Depth> 287 mm

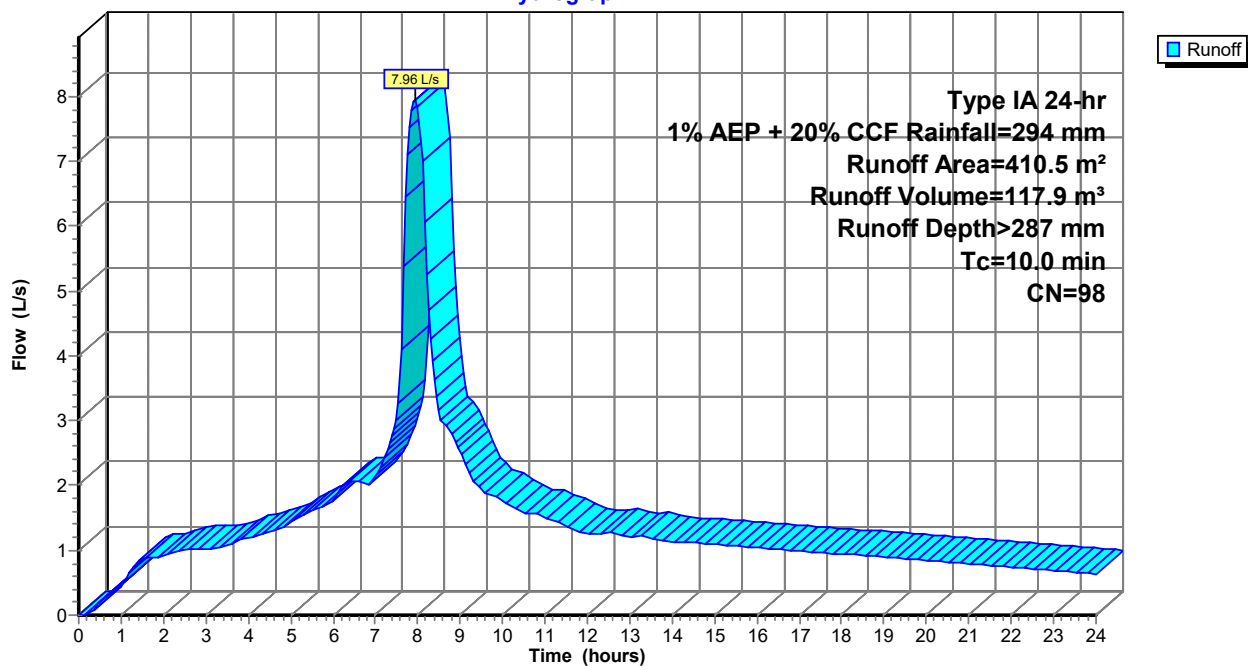
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=294 mm

Area (m ²)	CN	Description
410.5	98	Roofs, HSG C
410.5		100.00% Impervious Area

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

Subcatchment 69S: Existing Roof Areas

Hydrograph



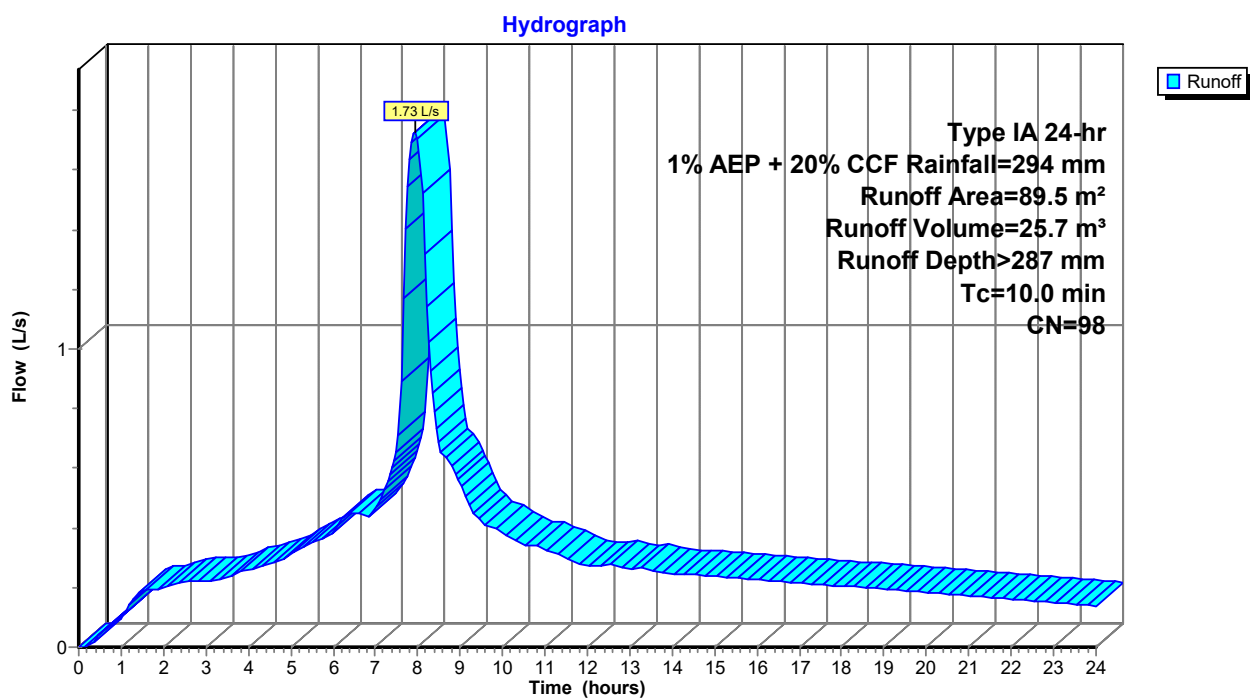
Summary for Subcatchment 73S: Remaining Existing Impermeable Area

Runoff = 1.73 L/s @ 7.94 hrs, Volume= 25.7 m³, Depth> 287 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=294 mm

Area (m ²)	CN	Description
89.5	98	Roofs, HSG C
89.5		100.00% Impervious Area

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

Subcatchment 73S: Remaining Existing Impermeable Area

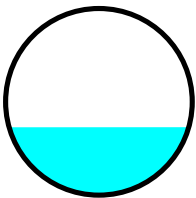
Summary for Reach 71R: 100mmØ @ 1%

Inflow Area = 89.5 m², 100.00% Impervious, Inflow Depth > 287 mm for 1% AEP + 20% CCF event
 Inflow = 1.73 L/s @ 7.94 hrs, Volume= 25.7 m³
 Outflow = 1.73 L/s @ 7.94 hrs, Volume= 25.7 m³, Atten= 0%, Lag= 0.2 min

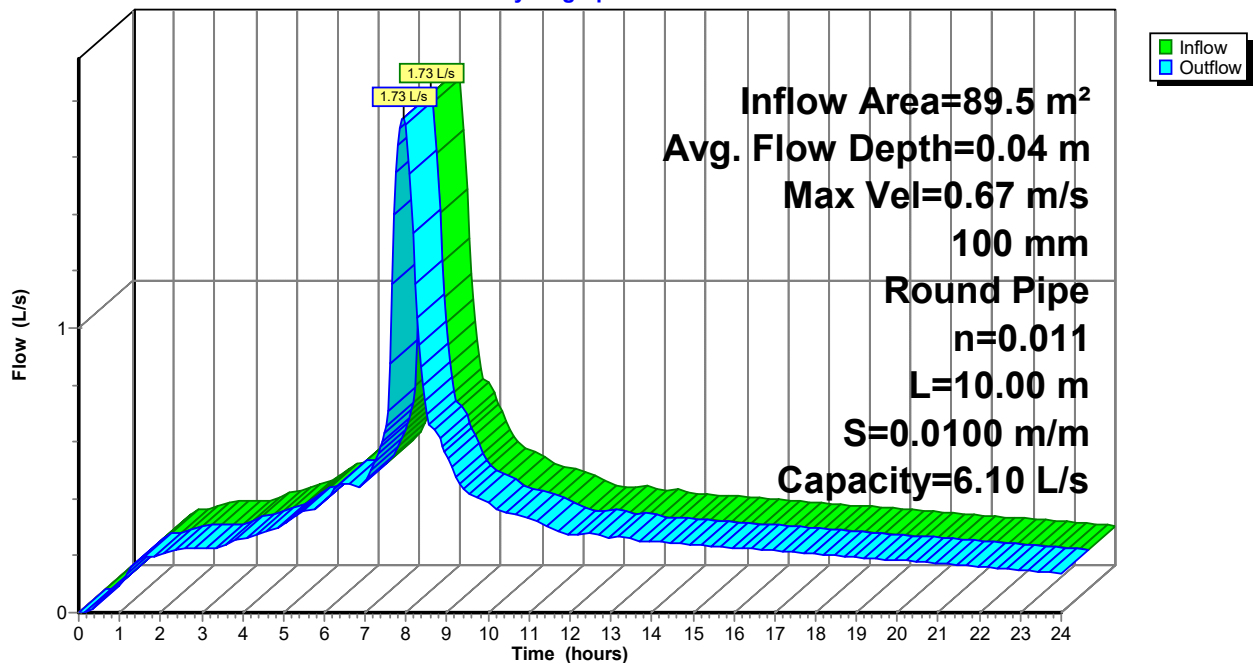
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.67 m/s, Min. Travel Time= 0.2 min
 Avg. Velocity = 0.39 m/s, Avg. Travel Time= 0.4 min

Peak Storage= 0.0 m³ @ 7.94 hrs
 Average Depth at Peak Storage= 0.04 m
 Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe
 n= 0.011 PVC, smooth interior
 Length= 10.00 m Slope= 0.0100 m/m
 Inlet Invert= -1.000 m, Outlet Invert= -1.100 m

**Reach 71R: 100mmØ @ 1%**

Hydrograph



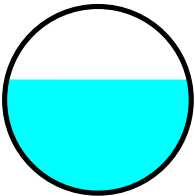
Summary for Reach 72R: 100mmØ @ 3%

Inflow Area = 500.0 m², 100.00% Impervious, Inflow Depth > 286 mm for 1% AEP + 20% CCF event
 Inflow = 7.26 L/s @ 8.08 hrs, Volume= 142.9 m³
 Outflow = 7.26 L/s @ 8.08 hrs, Volume= 142.9 m³, Atten= 0%, Lag= 0.1 min

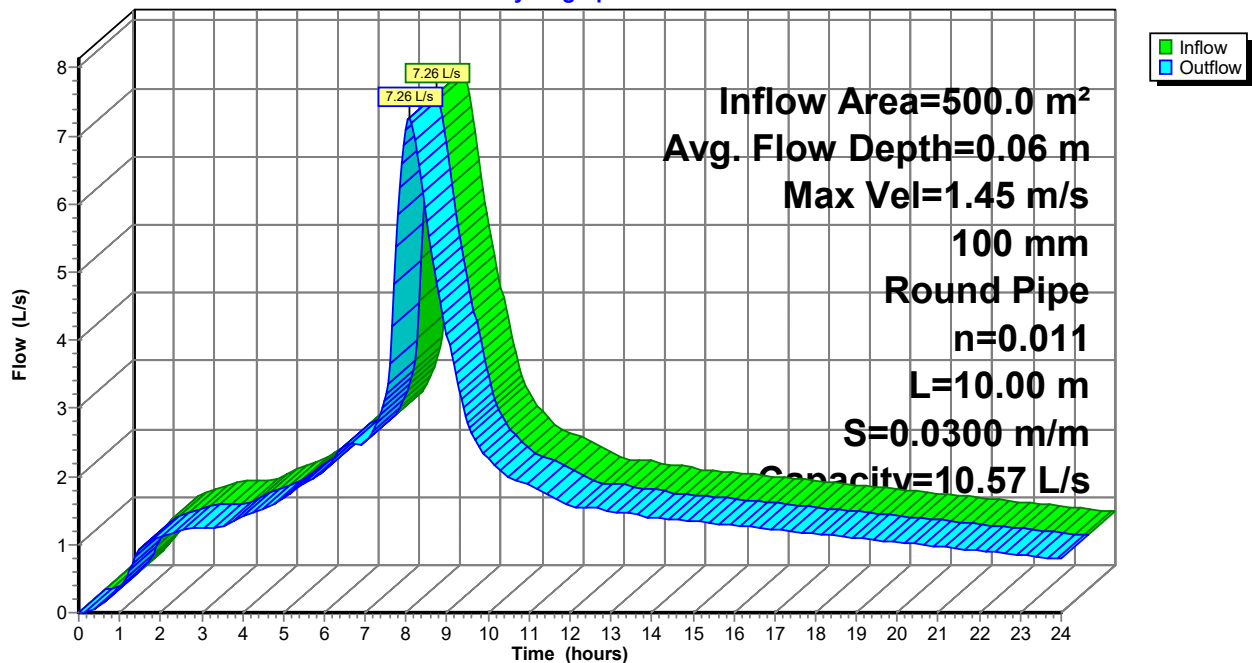
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.45 m/s, Min. Travel Time= 0.1 min
 Avg. Velocity = 0.95 m/s, Avg. Travel Time= 0.2 min

Peak Storage= 0.1 m³ @ 8.08 hrs
 Average Depth at Peak Storage= 0.06 m
 Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 10.57 L/s

100 mm Round Pipe
 n= 0.011 PVC, smooth interior
 Length= 10.00 m Slope= 0.0300 m/m
 Inlet Invert= -1.100 m, Outlet Invert= -1.400 m

**Reach 72R: 100mmØ @ 3%**

Hydrograph



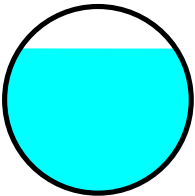
Summary for Reach 73R: 100mmØ @ 1%

Inflow Area = 410.5 m², 100.00% Impervious, Inflow Depth > 286 mm for 1% AEP + 20% CCF event
 Inflow = 5.78 L/s @ 8.17 hrs, Volume= 117.2 m³
 Outflow = 5.78 L/s @ 8.17 hrs, Volume= 117.2 m³, Atten= 0%, Lag= 0.2 min

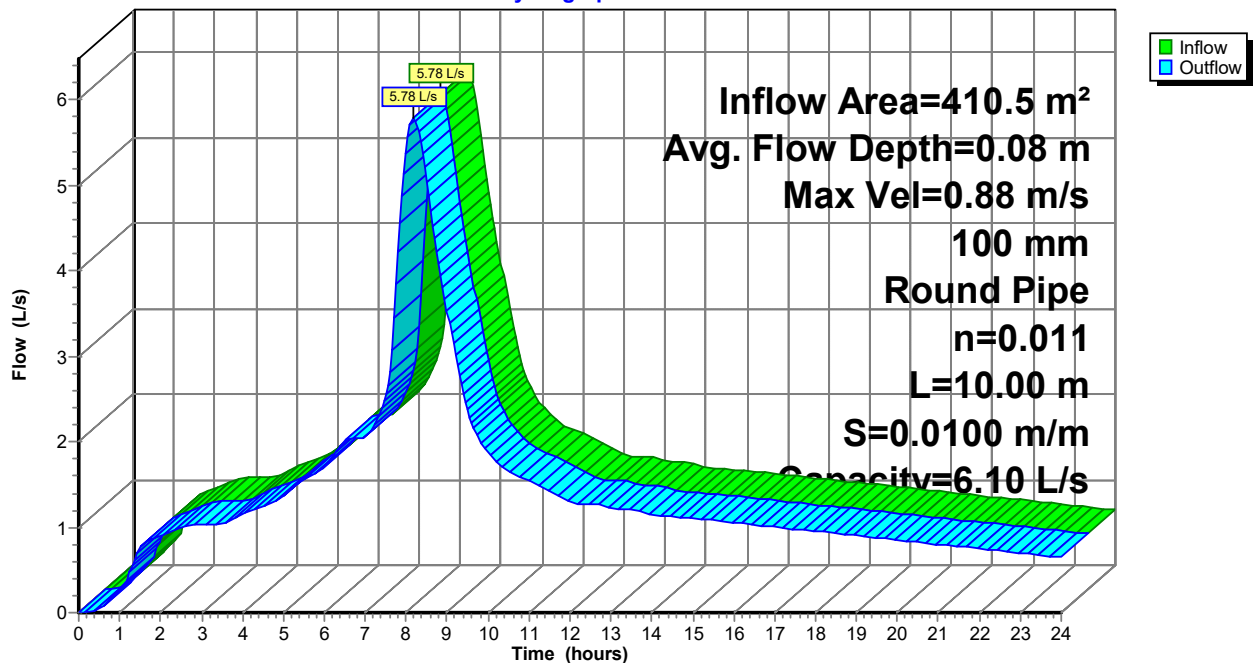
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.88 m/s, Min. Travel Time= 0.2 min
 Avg. Velocity = 0.60 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.1 m³ @ 8.17 hrs
 Average Depth at Peak Storage= 0.08 m
 Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe
 n= 0.011 PVC, smooth interior
 Length= 10.00 m Slope= 0.0100 m/m
 Inlet Invert= -1.000 m, Outlet Invert= -1.100 m

**Reach 73R: 100mmØ @ 1%**

Hydrograph



Summary for Pond 70P: Existing 2 x 25,000L Rainwater Tank

Inflow Area = 410.5 m², 100.00% Impervious, Inflow Depth > 287 mm for 1% AEP + 20% CCF event
 Inflow = 7.96 L/s @ 7.94 hrs, Volume= 117.9 m³
 Outflow = 5.78 L/s @ 8.17 hrs, Volume= 117.2 m³, Atten= 27%, Lag= 13.8 min
 Primary = 5.78 L/s @ 8.17 hrs, Volume= 117.2 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.355 m @ 8.17 hrs Surf.Area= 20.4 m² Storage= 7.2 m³

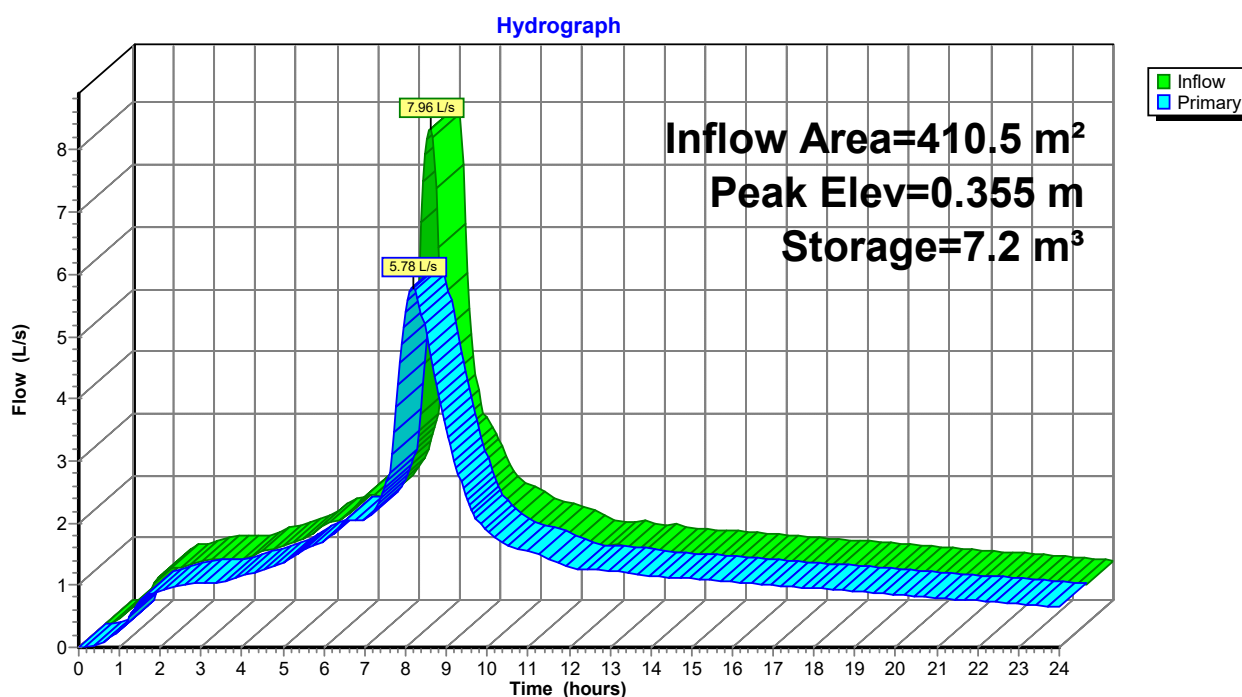
Plug-Flow detention time= 14.9 min calculated for 117.0 m³ (99% of inflow)
 Center-of-Mass det. time= 10.3 min (654.7 - 644.4)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	70 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=5.78 L/s @ 8.17 hrs HW=0.354 m (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 5.78 L/s @ 1.50 m/s)

Pond 70P: Existing 2 x 25,000L Rainwater Tank





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

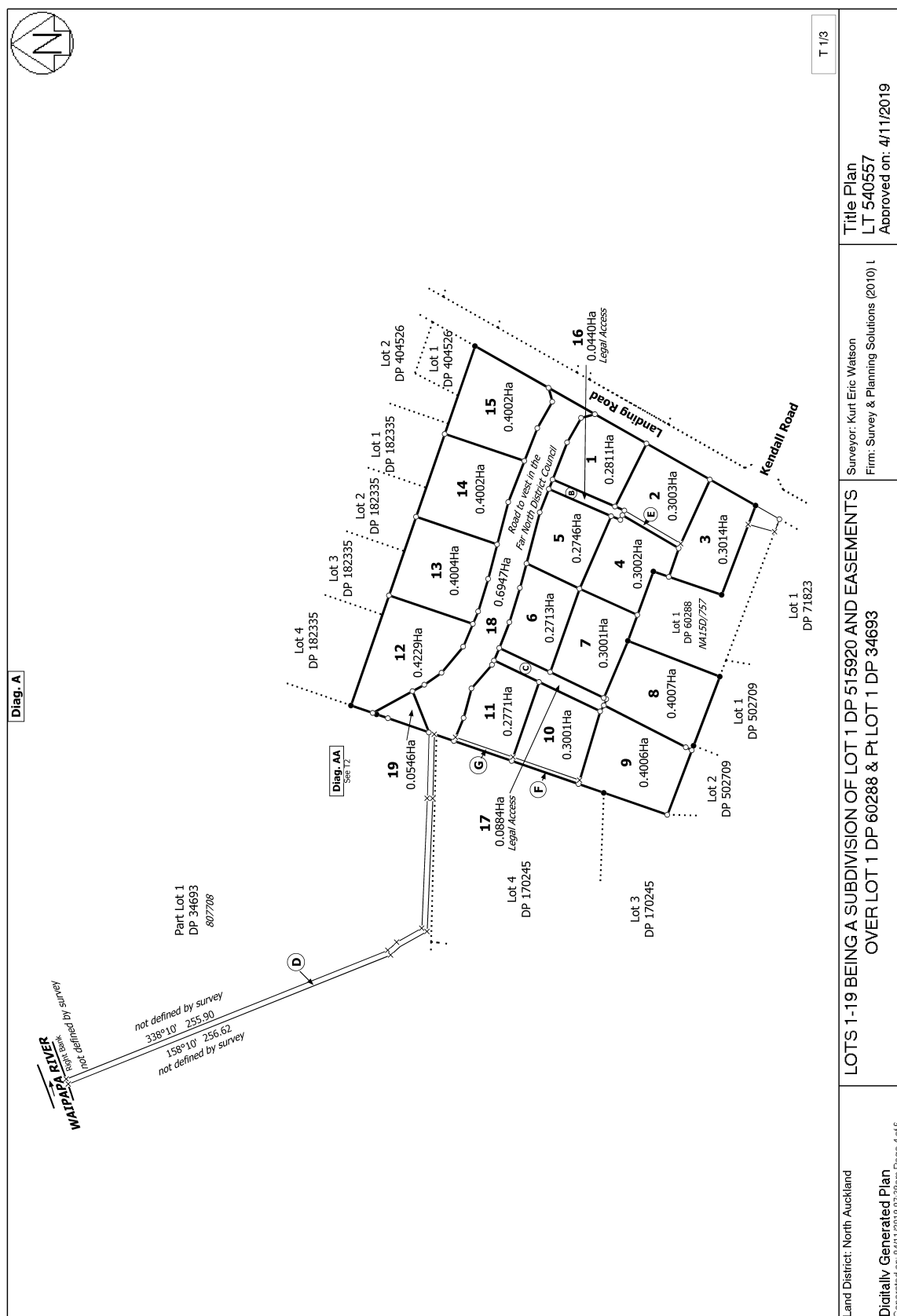
Identifier **906368**
Land Registration District **North Auckland**
Date Issued 08 January 2020

Prior References
803342

Estate Fee Simple
Area 4002 square metres more or less
Legal Description Lot 15 Deposited Plan 540557
Registered Owners
Daniel Christiaan Williams and Anya Stacey Williams

Interests

439308.1 Gazette Notice declaring that part of Landing Road, Kerikeri shown on County Plan 870 shall be a limited access road - 15.10.1976 at 1:55 pm
11600632.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.1.2020 at 2:59 pm
Land Covenant in Covenant Instrument 11600632.11 - 8.1.2020 at 2:59 pm
Fencing Covenant in Transfer 12099109.1 - 29.4.2021 at 1:02 pm
13311349.2 Mortgage to ANZ Bank New Zealand Limited - 6.6.2025 at 1:09 pm



View Instrument Details



Instrument No	11600632.5
Status	Registered
Date & Time Lodged	08 January 2020 14:59
Lodged By	Kenealy, Karyn Leanne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
906354	North Auckland
906355	North Auckland
906356	North Auckland
906357	North Auckland
906358	North Auckland
906359	North Auckland
906360	North Auckland
906361	North Auckland
906362	North Auckland
906363	North Auckland
906364	North Auckland
906365	North Auckland
906366	North Auckland
906367	North Auckland
906368	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Karyn Leanne Kenealy as Territorial Authority Representative on 08/01/2020 12:43 PM

*** End of Report ***



Far North
District Council

Ponsonby 731, Remond Ave

Whangarei 0143, New Zealand

Telephone: 0907 929 020

Facsimile: 0907 921 1000

Telex: 091 461 2111

E-mail: info@fncc.govt.nz

Website: www.fncc.govt.nz

To Kōwhiriā a Tāi Tōkerau Ki Te Raki

Whangarei
0907 929 020 & 0907 921 1000

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2180246

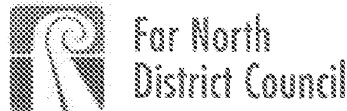
Being the Subdivision of Lot 1 DP 438884
North Auckland Registry

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.

Lots 1 to 15 DP 540557

- (i) In conjunction with the construction of any building requiring consent and associated impermeable surfaces on an allotment exceeding 500m² total impermeable surface coverage, the lot owner shall submit for approval of Council a stormwater management mitigation report. The system shall be designed as such that the total stormwater discharged from the site, after development, is no greater than 500m² allowance for impermeable surface flow from the site for rainfall events up to a 1% AEP plus allowance for climate change. The report shall be prepared by a suitably qualified and experienced practitioner and be submitted in conjunction with the Building Consent application.
- (ii) The road side drainage detention and attenuation in the vested road located in Lot 17, provides an allowance for likely impermeable surface coverage on the allotment to a maximum of 500m². Stormwater from roofs, other impermeable surfaces (driveways, paving, etc.) and tank overflows shall be directed to the road side drainage detention system up to the 500m² permitted allowance.
- (iii) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval in conjunction with the Building Consent application. An onsite wastewater system Report prepared by a Chartered Professional Engineer or an council approved Report Writer. The report shall identify a suitable method of wastewater treatment for





P.O. Box 751, Kaitiaki
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Te Kaitiaki o Te Kaitiaki Ki Te Kaiti

Te Kaitiaki o Te Kaitiaki Ki Te Kaiti

the proposed development along with an identified effluent disposal area plus a reserve disposal area and reference the on-site wastewater treatment and disposal assessment, produced by Ormiston Associates Ltd, dated June 2017, ref 3980 and submitted with Resource Consent 2180246 .

- (iv) In conjunction with the construction of any dwelling, and in addition to a potable water supply and stormwater mitigation measures, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lots 1,2,3 & 15 DP540557

- (v) The landscaping specified in condition 4(o) of RC2180246 is to be maintained in perpetuity. Plants requiring removal due to damage, disease or other cause shall be replaced with a similar specimen before the end of the next following planting season (1st May to 30th September).

Lots 1,2 & 15 DP540557

- (vi) Vehicle crossings that gain access onto Landing Road are not permitted from lots 1, 2 and 15. Access to these lots is to be obtained via vested road as described in RC2180246. Vehicle Crossing's can only be permitted for lots 1,2 and 15 if written approval to construct is obtained from Councils Roading Engineer or their designate.

Lot 3 DP 540557

- (vii) Lot 3 is only permitted to have one vehicle crossing from Landing road, this is via R.O.W A and the associated existing vehicle crossing. An additional crossing to lot 3 can only be permitted if written approval to construct is obtained from Councils Roading Engineer or their designate.





Far North
District Council

Phone: 09 438 7555, Resource
09 438 7555, 09 438 7555
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SIGNED:

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER - RESOURCE MANAGEMENT

DATED at KERIKERI this 19th day of December 2019

