

Land Use Resource Consent

Rick Shrubshall

3 The Lakes Drive, Kerikeri

3 August 2026

Attention: Liz Searle and Jo Graham – Team Leader(s) Resource Consents

The Applicant is seeking land use resource consent to construct a dwelling with attached minor residential unit on a vacant site at 3 The Lakes Drive, Kerikeri.

The site is within the Rural Living zone under the Operative District Plan (ODP) and is zoned as Rural Residential under the Proposed District Plan – Decisions Version (PDP-DV). Consent is triggered under ODP Rules 8.7.5.1.1 Residential Intensity and 8.7.5.1.5 Stormwater Management under the ODP. The activity has been assessed as a **Non-Complying Activity** under the ODP.

Under the PDP the proposal results in an infringement of the permitted rules for impermeable surfaces and building and structure coverage as well as in relation to the minor residential unit. The proposal has been assessed as a **Non-Complying Activity** under the PDP-DV.

A Stormwater Report has been prepared in support of the application which is contained within **Appendix 8**. The Plan Set has been prepared by Arcline Architecture and is attached within **Appendix 7**.

Building Consent has been applied for under EBC-2026-1117/0

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

Regards,

Alex Billot



Resource Planner

Reviewed by:

Rochelle Jacobs



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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- 1. Far North District Council Application Form**
- 2. Record of Title – LINZ**
- 3. Consent Notice 8327490.5 – LINZ**
- 4. Consent Notice 12100861.3 – LINZ**
- 5. Consent Notice 12267853.2 – LINZ**
- 6. RC2300446 Stormwater Report - FNDC**
- 7. Site and Building Plans – Arcline Architecture**
- 8. Stormwater Mitigation Report – Wilton Joubert**
- 9. Objectives and Policies – NPD- Ltd**

Assessment of Environment Effects Report

1. Description of the Proposed Activity

Land Use

- 1.1. The Applicant is seeking land use resource consent to construct a new dwelling with attached minor residential unit (MRU) at a vacant site located at 3 The Lakes Drive, Kerikeri. The principal residential unit (PRU) is proposed to be contained within the left/west wing of the building, with three bedrooms which adjoin an open plan living/dining/kitchen area and separate bathroom. A separate study then adjoins an internal garage. Within the right/east wing is the MRU, with two bedrooms, which adjoin a bathroom and open plan living/dining kitchen. The two-car garage joins the two wings, (as can be seen within the Plan Set attached within **Appendix 7** and shown below for clarity). The proposed floor area of the PRU and garage is approximately 214m² with the MRU having a proposed floor area of 66.69m².

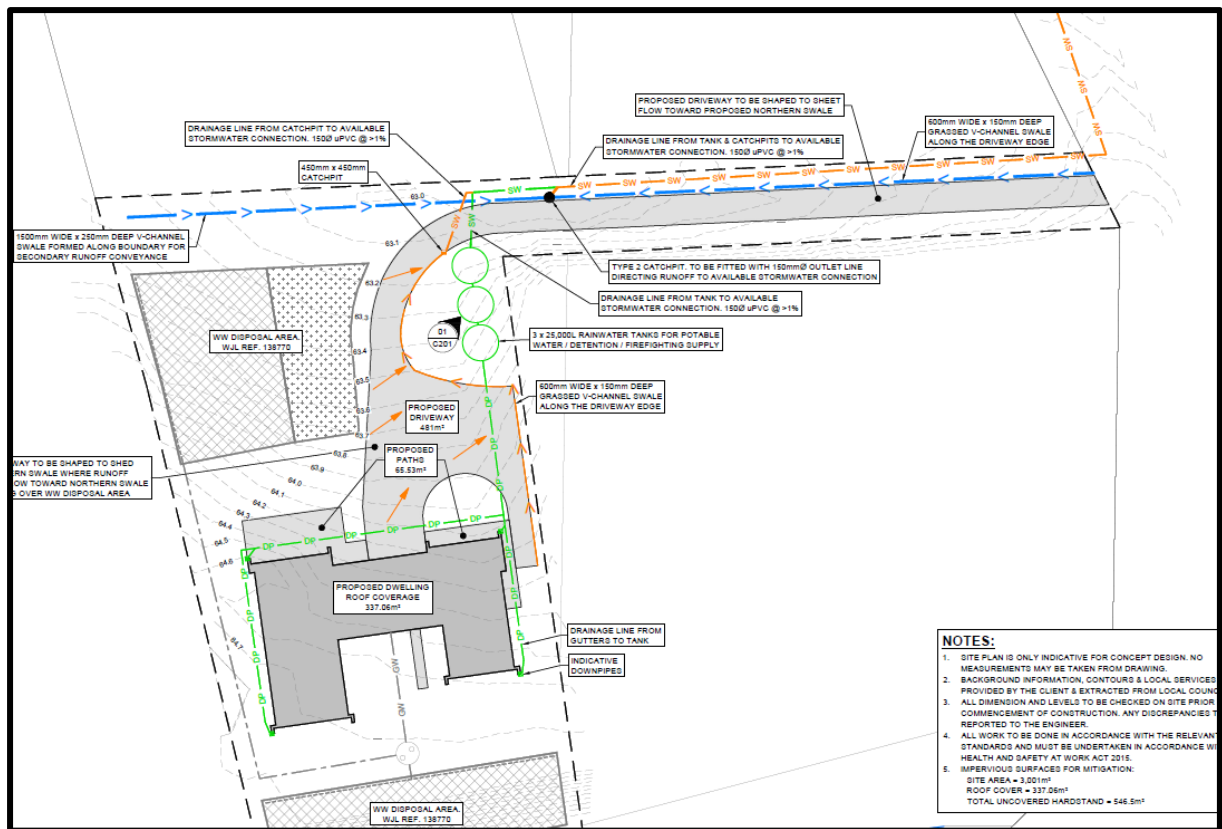


Figure 1: Site Plan.

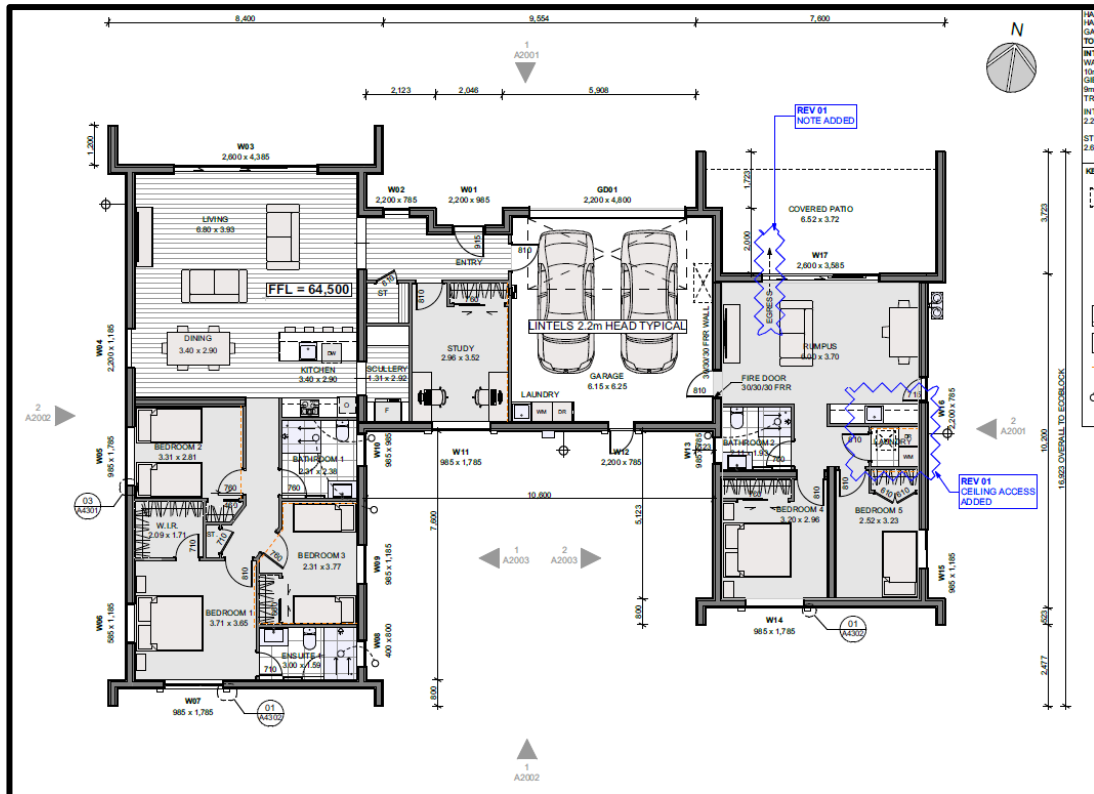


Figure 2: Proposed floor plan.

- 1.2. Access to the site is directly from The Lakes Drive, via an existing constructed crossing place. A panhandle access then provides access to the site, although the internal driveway is yet to be formed.
- 1.3. The site is not in an area which benefits from reticulated wastewater or water supply and hence, wastewater is to be managed on site as well as water supply being via 3x 25,000L water tanks.
- 1.4. The site is of relatively flat topography and hence minimal earthworks are required to undertake the construction of the dwelling and formation of the driveway. The Plan set indicates that the anticipated cut across the site will amount to 297m³ with no fill proposed. Cut/fill heights will be within the permitted 1.5m max height. An Earthworks Permit is required which has been applied for as part of the BC.
- 1.5. The proposal results in an infringement of the relevant impermeable surface coverage rules within the ODP and PDP-DV for the underlying zones. Wilton Joubert (WJ) have completed a Stormwater Mitigation Report (SMR) which is attached within **Appendix 8**. Stormwater is recommended to be attenuated on site, with roof runoff being directed to the water tanks on site and a detention volume being provided for within the water tanks. Overflow from the

- 1.7. Within the PDP-DV, the permitted allowance for building coverage has increased (from 10% of the total site area to 12.5%), however, the definition of building is more inclusive than the ODP resulting in the patio areas and roof area needing to be included as part of the calculations. As a result, the proposal results in an infringement of the permitted rules for building coverage under the PDP-DV.
- 1.8. The proposal has been assessed as a **Non-Complying Activity** under the ODP and PDP-DV.
- 1.9. As the application is lodged after the 30th June 2026, the PDP-DV rules have legal effect and must be assessed in full. The plan is currently open to Appeals which timeframe concludes on the 12th August 2026. In terms of weighting, the PDP-DV has high weight, however, as the applicable rules could still be subject to appeal, the ODP continues to have the highest weight. The activity status of the Operative and Proposed Plans must still be assessed separately rather than bundled.

2. Description of the Site and Surrounding Environment

- 2.1. The application site is located at 3 The Lakes Drive, Kerikeri. The site is legally described as Lot 2 DP 567644. A copy of the record of title is attached in **Appendix 2**.
- 2.2. The site is 3001m² and is located east of Waipapa and northwest of Kerikeri. The site is bounded by privately owned allotments on the northern, western and eastern boundaries of the site and bounded by Waipapa Road along the southern boundary. A small portion of the panhandle access adjoins The Lakes Drive.



Figure 4: Aerial image of the site and surrounding environment.

- 2.3. The site is vacant and is of relatively flat topography. Adjoining lots to the east, west and north are developed with residential dwellings. A grassed bund is located along the southern boundary where the site adjoins Waipapa Road reserve, providing a form of separation.



Figure 6: Looking south over the site, where bund is located and then on to Waipapa Road.



Figure 5: Looking north over subject site.



Figure 8: Panhandle access to site taken from existing crossing place at The Lakes Drive.

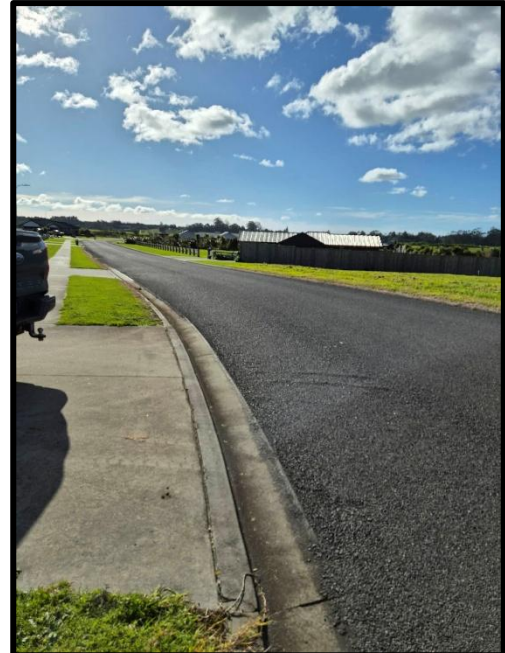


Figure 7: Existing crossing to the subject site, looking north along The Lakes Drive.

- 2.4. The dwelling is proposed to be located at least 4 metres from the eastern and western boundaries and over 17 metres from the southern boundary which adjoins Waipapa Road. The proposed building is located over 35 metres from the northern boundary. Living areas are proposed to be orientated north such that the dwelling itself will screen outdoor areas from traffic on Waipapa Road.

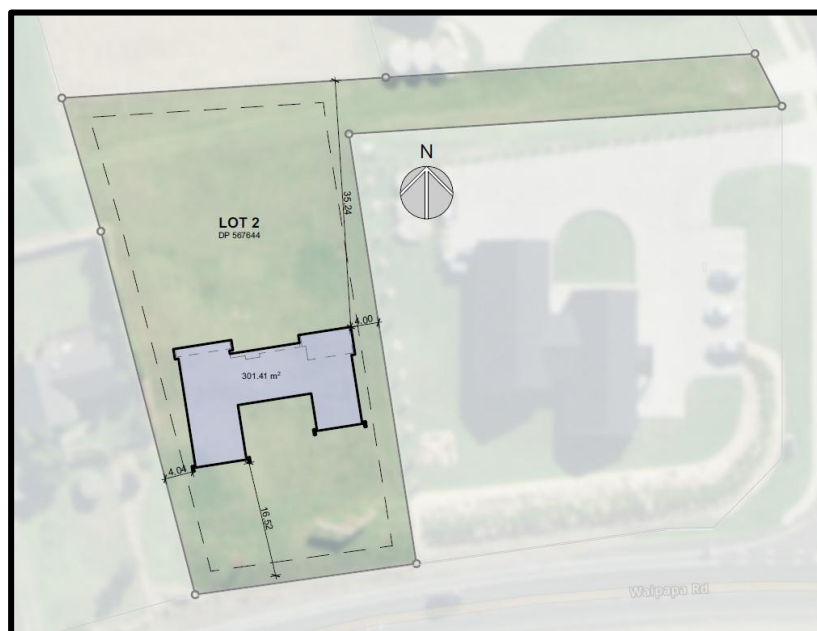


Figure 9: Site Plan showing setback distances.

- 2.5. The site is located within an area where kiwi are noted as being present. The site is not shown to be within any areas of PNA, Outstanding Landscape or High Natural Character.
- 2.6. There are no archaeological sites noted within the site or adjoining allotments under the FNDC Maps or NZAA database.
- 2.7. The site is not shown to be susceptible to river flood hazards. There are areas susceptible to river flood hazards within the surrounding environment, however these areas do not encroach into the subject site. The site is located within the 'safe zone' for tsunami.



Figure 10: NRC Hazard Maps showing areas of flood susceptibility outside of the site boundaries.

- 2.8. Soils within the site are classified as LUC 3s2, which are classified as highly versatile under the RPSN. The National Policy Statement for Highly Productive Land (NPS-HPL) Clause 3.5(7) identifies land when the NPS-HPL must apply. Given that the land is currently zoned as Rural Living under the ODP and proposed to be rezoned as Rural Residential under the PDP-DV, it is considered that consideration of the NPS-HPL is not required. As such, no further assessment of the proposal against the NPS-HPL will be made.
- 2.9. The site is not located within or adjoining a statutory acknowledgement area.
- 2.10. The site has not been identified as a HAIL site within the FNDC database and there are no known previous or current HAIL activities which have occurred on the site.
- 2.11. The site is subject to the FNDC Development Contributions policy.

Title

- 2.12. The site is held within Record of Title 1018089 which is dated 22 October 2021. The site has a legal area of 3001m² and is legally described as Lot 2 DP 567644. There are three consent notice documents registered on the title. There are also two existing land covenants registered on the title as well as an appurtenant easement.

Consent Notice 8327490.5

- 2.13. This consent notice document is contained within **Appendix 3**. This consent notice document was registered in 2009 and was registered as part of an earlier subdivision. At the time this consent notice document was registered, the subject site was not yet created and was held within parent Lot 1 DP 408584.
- 2.14. There are two conditions held within this document which require a formed double width crossing to be provided before any development proceeded as well as wastewater treatment being subject to a TP58 which is to be submitted with Building Consent Applications. The crossing is complete and a TP58 has accompanied the BC Application.

Consent Notice 12100861.3

- 2.15. This consent notice document is contained within **Appendix 4**. This consent notice document was registered in July 2021 and was registered as part of an earlier subdivision. At this time this consent notice document was registered, the subject site was not yet created and was held within parent Lot 11 DP 544271.
- 2.16. Conditions ii – vi are applicable to Lot 11 DP 544271 which are detailed below:
- Condition (ii) requires that sufficient firefighting supply is provided at the time of construction of a dwelling. This has been provided for.
 - Condition (iii) requires foundations to be designed by a CPEng, which has accompanied the BC Application.
 - Condition (iv) requires that a Stormwater Management Report is provided, which accompanies this application. Reference is made to a Stormwater Report prepared as part of RC2190163, which created Lot 11 DP544271. This requires stormwater to be

directed to the stormwater channels within The Lakes Drive, which has been recommended within the SMR attached within this application.

- Condition (v) requires a landscaping/planting plan to be provided at the time of BC application. This detail is currently being worked on.
- Condition (vi) requires the formation of individual lot driveways at time of development, which is shown on the site plan.

2.17. The proposal is assessed as compliant with this consent notice document.

Consent Notice 12267853.2

2.18. This consent notice was registered in September 2021 just prior to the site being created. The consent notice conditions within this document are detailed below.

- Condition (i) & (ii) relate to foundations and wastewater with reports required at time of BC.
- Condition (iii) requires a Stormwater Management Report at the time of development, which has been provided. Reference is made to a Stormwater Report prepared as part of RC2300446 which created the subject site. This requires stormwater to be directed to the stormwater channels within The Lakes Drive, which has been recommended within the SMR attached within this application.
- Condition (iv) requires a landscaping/planting plan done as part of BC.
- Condition (v) requires sufficient fire fighting water supply.

2.19. The proposal is assessed as compliant with this consent notice document.

3. Reasons for Consent

NES Detached Minor Residential Units

3.1. The NES-DMRU came into force on the 15th December 2025 to establish a consistent, nationwide framework that allows homeowners to build detached minor residential units that have an area of up to 70 square meters without needing resource consent, providing that they meet certain requirements and permitted activity standards.

- 3.2. The following assessment covers the relevant sections of the NES to confirm whether resource consent is triggered for the activity. It is noted that so long as an activity meets the design criteria in Section 5 and can comply with the standards in section 6 that if resource consent is required for a matter in Section 7 that a full assessment under the District Plan is not warranted. Only the matters / rules identified in Section 7 can be assessed.¹
- 3.3. It is noted that the minor residential unit is attached to the main dwelling on the site (as they are within the same building) and as such, would not be compliant under this NES given it refers to detached dwellings. Nonetheless, it is considered appropriate to assess the parameters that the MRU does meet under this NES to show that if it was detached, a MRU could be a Permitted Activity within the site, providing the Permitted Baseline for the site.

Section 5 – Permitted Activity Rule

- 3.4. There will be one DMRU on the site.
- 3.5. The site is located within the Rural Living zone of the Operative District Plan (ODP) and the Rural Residential Zone of the Proposed District Plan – Decisions Version (PDP-DV). The Rural Residential Zone is not a listed zone within the National Planning Standards nor the NES-DMRU and as such assessment of the flat under the NES-DMRU is only applicable for the ODP zoning.

Section 6 – Permitted activity: Standards

- 3.6. Floor Area - The floor area does not exceed 70m². The Plan Set indicates a 66.69m² floor area for the MRU.
- 3.7. Building Coverage - The building coverage standard for the Rural Living Zone in the Operative District Plan is 12.5%. The proposal complies with this (9.8%).
- 3.8. Setback from principal residential unit - The DMRU is attached to the principal residential unit and therefore cannot meet the setback distance of at least 2m. **Does not meet 6(c).**

¹ National Environmental Standards for Detached Minor Residential Units (NES-DMRU) – Frequently Asked Questions [Pg 9]

- 3.9. Setback from boundary - Under the ODP the site is zoned as Rural Living (RLZ), which is considered to be a 'Rural' zone. 6(d)(ii) requires a setback no less than 10 metres from the front boundary and 5 metres from the side and rear boundaries. Regulation 9(2) of the NES-DMRU states that '*a district plan rule or standard that applies to a DMRU may be more lenient than a standard referred to in regulation 6.*' The RLZ allows for a permitted setback distance of 3m from all boundaries. The proposal complies with this.

Section 7 – District Plan Rules and standards

- 3.10. The following matters in a District Plan are applicable to a DMRU. These are as follows:

- a. Subdivision of land – **Not applicable**
- b. Matters of National Importance – **Not applicable**. The site is not impacted by any resource overlays or other matters noted in section 6 of the RMA
- c. The use of the DMRU other than for residential activities - **Not applicable**. The DMRU will only be used for Residential Purposes.
- d. Papakainga - **Not applicable**. The activity is not for Papakainga.
- e. Earthworks – **Consideration needed**. The development will be subject to earthworks activities. A full assessment of these rules will form part of the wider application.

- 3.11. The following matters must also be complied with:

- a. Rules and Standards that apply to the principal residential unit – **Consideration needed**. **An assessment of the principal unit will form part of the wider application.**
- b. Manage effects relating to Health and Safety - The development area is not within any areas identified as being susceptible to natural hazards. It is not within proximity to regionally or nationally significant infrastructure, it is not within proximity to an airport, it is not within proximity to contaminated land nor any industrial, primary production or intensive indoor primary production activities which could have reverse sensitivity effects.
- c. Site Specific Infrastructure Requirements – **Consideration Needed**. The proposal will include on-site water supply, onsite wastewater disposal and stormwater management.

- 3.12. The proposal cannot satisfy Sections 5 & 6 of the NES, given that the proposal does not meet the setback requirements from the principal residential unit.

Section 8 – Regional Plan Rules

- 3.13. A DMRU must comply with all relevant regional council rules. In this case relevant rules are wastewater disposal.
- 3.14. The wastewater disposal system has been designed to meet all the regional council requirements.
- 3.15. The DMRU development area sits outside of the Riparian Management zone, and sits outside of mapped hazard areas where more restrictive standards are imposed. The proposal has been assessed as a permitted activity insofar as the Regional Plan for Northland.

Conclusion

- 3.16. Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect.
- 3.17. As mentioned above, the NES-DMRU applies only to the ODP, with the assessment under the PDP-DV not considering the legislation given the Rural Residential Zone is not a listed zone within the National Planning Standards nor the NES-DMRU.
- 3.18. In this instance, the permitted baseline is directly relevant to this application in terms of the MRU. The proposed MRU itself would otherwise be a Permitted activity under the NES-DMRU if it were not for the required minimum 2 metre setback distance from the principal residential unit (PRU). The floor area, design, building coverage and setback distances are met within the NES-DMRU, it is only due to the fact that the MRU is attached to the PRU, that the proposal is non-compliant with the NES-DMRU.
- 3.19. Accordingly, in terms of the MRU, the effects assessment below focuses on the environmental effects arising from having the MRU attached to the PRU.

Operative District Plan (ODP)

- 3.1. The site is zoned 'Rural Living' (RLZ) under the Operative Far North District Plan (ODP). There are no other resource layers that apply to the site.

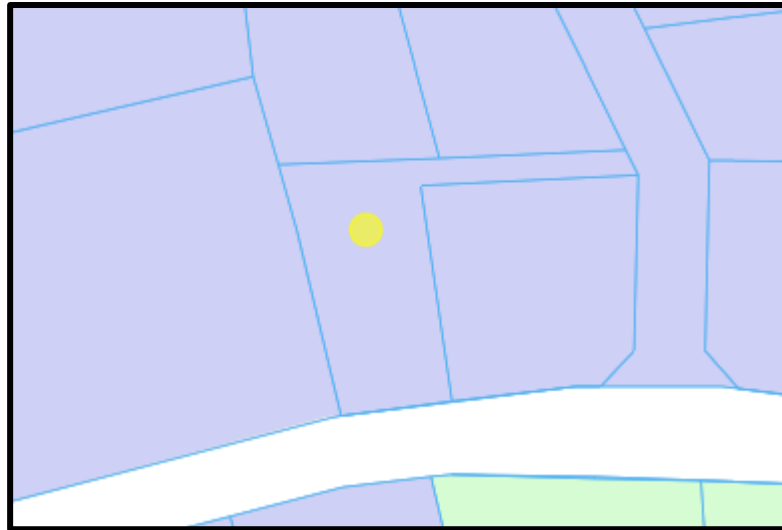


Figure 11: ODP Rural Living zoning applied to the site.

- 3.2. The proposed activity is assessed against the following RLZ rules set out in [Table 1](#) below and the District-wide rules in [Table 2](#).

Table 1 - Assessment of the Permitted Section 8.7.5.1 Rural Living Zone		
Plan Reference	Rule	Performance of Proposal
8.7.5.1.1	Residential Intensity	Non-Complying The proposed floor plan includes the main dwelling within the left/west wing of the building, with the right/east wing containing a two-bedroom minor residential unit. The internal garage separates the two. There is no pathway for a minor residential unit under the ODP and as such, an assessment of residential intensity is required. The site has an area of 3001m² and therefore cannot meet the permitted threshold for residential intensity of one unit per 4000m² nor the discretionary threshold of one unit per 3000m². As such, the proposal requires consent as a Non-Complying Activity.
8.7.5.1.2	Scale of Activities	Permitted.

		A home business is proposed to operate out of the MRU. This will accommodate the owners of the site.
8.7.5.1.3	Building Height	Permitted. The maximum height of the building is well within the permitted height of 8m.
8.7.5.1.4	Sunlight	Permitted. The proposed building complies with the sunlight recession plane building setback requirements.
8.7.5.1.5	Stormwater Management	Discretionary The permitted impermeable surface coverage for the Rural Living zone is 3000m² or 12.5% of the site area. The proposed impermeable surface coverage is estimated to be (as per the calculations within the WJ SMR) 883.59m² or 29.4% of the total site area. An additional 10m² is also required to be added for the third water tank on site which brings the total to 893.59m² or 29.7% of the total site area. This infringes the permitted and controlled thresholds for the zone. Consent is therefore required.
8.7.5.1.6	Setback from Boundaries	Permitted. The permitted setback distance from any site other than a Rural Production and/or Minerals zoned site, is 3 metres. The proposal complies with this. The site does not adjoin the Rural Production or Minerals zone.
8.7.5.1.7	Screening for Neighbours Non-Residential Activities	Not Applicable.
8.7.5.1.8	Transportation	Permitted. <u>Traffic</u> The proposal will result in one residential dwelling and a MRU. The first residential dwelling on a site is

		exempt and the MRU has an anticipated TIF of less than 10. <u>Parking</u> Parking is provided within the internal garage. <u>Access</u> Access is provided from The Lakes Drive.
8.7.5.1.9	Hours of Operation Non-Residential Activities	Not applicable.
8.7.5.1.10	Keeping of Animals	Not applicable.
8.7.5.1.11	Noise	Permitted.
8.7.5.1.12	Helicopter Landing Area	Not applicable.
8.7.5.1.13	Building Coverage	Permitted. The permitted building coverage is 10% of the site area or 2400m², whichever is the lesser. The proposed building coverage (floor area of the dwelling) is proposed to be 293.43m² which amounts to 9.8% of the site area, and as such falls within the permitted threshold.

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN DISTRICT-WIDE RULES:

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	Not applicable The site is not within any mapped outstanding landscape or natural feature.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The activity does not result in any indigenous vegetation clearance.
12.3	SOILS AND MINERALS	Permitted. Excavations have been anticipated to be within the permitted amount for the zone as detailed earlier in this

		report, with 297m ³ of cut anticipated. Cut/fill heights will be less than 1.5m.
12.4	NATURAL HAZARDS	Permitted. The cabin is not located within 20m of an area of bush or scrubland and the site is not identified as being within a coastal hazard area.
12.5	HERITAGE	Permitted There are no registered archaeological sites that would be affected by the proposed development.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable

Operative District Plan Activity Status

- 3.3. Overall, the proposed activity is a '**Non-Complying**' activity under the ODP. This relates to the residential intensity and stormwater management aspect of the activity.

Proposed District Plan

- 3.4. Council have released their decision to adopt the majority of the Hearing Panel's recommendations, including those which relate to this application. Under section 86B(1) all PDP – Decision Version (PDP-DV) rules now have legal effect. After the notification of decisions there is a 30-working day period for submitters to appeal.
- 3.5. An assessment of the relevant rules and standards which have current legal effect has been undertaken below. All applications for resource consent that are being processed on the date the decisions are released require a full assessment of the standards, rules, objectives and policies of the Decisions Version of the PDP to enable the continued processing of the application.

- 3.6. Under the PDP-DV mapping system, the site is zoned 'Rural Residential.' The site is not subject to any overlays.



Figure 12: PDP-DV Zoning Maps.

- 3.7. An assessment against PDP rules that have immediate legal effect is set out in **Table 3** below.

Table 3 – Assessment against the PDP-DV notified rules		
Plan Reference	Rule	Compliance of Proposal
Area Specific Matters – Zone		
Rural Residential Zone		
RRZ-R1	New Buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	Restricted Discretionary PER-1 The new building or structure and relocated building or extension or alteration to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity. <i>Comment: Complies – The dwelling and MRU will be utilised for private use by the Applicant and is considered to accommodate a permitted activity.</i>

		PER-2 The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: RRZ-S1 Maximum height; <i>Complies – the proposed height is well within 8m.</i> RRZ-S2 Height in relation to boundary; <i>Complies.</i> RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); <i>Complies – setback distances are in excess of 3m. The site is not located along Kerikeri Road. The site is not within 20m of an unsealed road and is not within 30m of a commercial forest. The site is not within 20m of a boundary with the RP zone or Horticulture precinct. Water tanks are exempt from this standard.</i> RRZ-S4 Building or structure coverage; Consent Required. <i>The permitted threshold is 12.5% of the total site area which amounts to 375m². Under the PDP-DV the roof area, patio/path areas and water tanks are required to be included as part of the calculation for building and structure coverage. The total building and structure coverage therefore amounts to:</i> - <i>Roof area – 337.06m²</i> - <i>Patio/path areas – 74.24m²</i> - <i>Water tanks (x3) – 30m²</i>
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		<i>Total – 441.3m² or 14.7%</i> <i>As such, consent is required.</i> RRZ-S5 Sensitive activities setback from boundaries of the Mineral Extraction Zone; RRZ-S6 Sensitive activities setback from intensive indoor and outdoor primary production activities; and RRZ-S7 Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity). <i>RRZ-S5 relates to setback from Mineral Extraction zone – this is not applicable to the subject site.</i> <i>RRZ-S6 relates to setback from intensive indoor and outdoor primary production activities – this is not applicable to the subject site.</i> <i>RRZ-S7 – not applicable as relates to setback from buildings used to house, milk or feed stock.</i> PER-3 <i>Not Applicable.</i>
RRZ-R2	Impermeable Surface Coverage Activity Status – Permitted where PER-1 is met.	Restricted Discretionary PER-1 The impermeable surface coverage of any site is no more than 12.5% or 2,500m², whichever is lesser.

		<i>Comment – The proposal does not comply as the impermeable surface coverage is 29.7% of the total site area. Consent required.</i>
RRZ-R3	Residential Activity Activity status – Permitted where PER-1 is met.	PER-1 The site area per residential unit is at least 4,000m². PER-1 does not apply to: i. a single residential unit located on a site less than 4,000m² or ii. A detached minor residential unit established in accordance with rule RRZ-R12. <i>Comment – The site area is 3001m². A MRU is proposed as part of this application which will be attached to the principal residential unit.</i> <i>Consent will be sought under RRZ-R12, such that this rule is not considered applicable.</i>
RRZ-R4	Visitor Accommodation	Rule is not applicable as no visitor accommodation is proposed.
RRZ-R5	Home Business	Complies PER-1 The proposal will involve the owners business operating from the MRU. This is a building company who will base their main office at the residence. PER-2 Only the owners and occupiers of the dwelling and engaged in the home business. PER-3

		The business does not involve manufacturing, altering, repairing, dismantling or processing of any material. PER-4 The business will operate within the hours of operation detailed within the rule.
RRZ-R6	Educational Facility	Not Applicable as no educational facility is proposed.
RRZ-R7	Farming	Not Applicable as farming is not proposed.
RRZ-R8	Conservation Activity	Not applicable as a conservation activity is not proposed.
RRZ-R9	Rural produce retail	Not applicable as rural produce retail is not proposed.
RRZ-R10	Artificial crop protection structures and crop support structures.	Not applicable.
RRZ-R11	Vegetation within airport protection surface area	Not applicable.
RRZ-R12	Minor Residential Unit	Non Complying. CON-1 The number of minor residential units on a site does not exceed one. <i>Proposal Complies.</i> CON-2 The site area per minor residential unit is at least 4,000m². Does not comply – site area is 3001m². CON-3 The minor residential unit shares vehicle access with the principal residential unit;

		<i>Proposal complies.</i> CON-4 The separation distance between the minor residential unit and the principal residential unit does not exceed 15m. <i>Proposal complies as the separation distance does not exceed 15m (is attached to the PRU).</i> CON-5 The minor residential unit: 1. does not exceed a GFA of 65m²; and 2. with an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage and laundry facilities. Does not comply – the GFA is 66.69m². The proposal does not comply with CON-2 and CON-5, as such, the proposal is assessed as a Non-Complying Activity.
RRZ-R13 – RRZ-R25	Not applicable as these activities are not proposed.	
District Wide Matters – General		
Earthworks		
EW-R1	Earthworks	PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; <i>Complies – The permitted volume in the RRZ is 300m³ over 2500m². The proposal will comply with this. Exemptions apply to earthworks for</i>

		<i>septic tanks and associated drainage fields and earthworks for driveways and accessways.</i> EW-S2 Maximum depth; <i>Complies.</i> EW-S3 Accidental discovery protocol; <i>Complies.</i> EW-S4 Site reinstatement; <i>Complies.</i> EW-S5 Erosion and sediment control; <i>Complies.</i> EW-S6 Setbacks; <i>Complies. Earthworks will be setback in excess of 3m of boundaries. An exemption applies to the formation of an approved driveway or crossing, which is considered to apply to the subject driveway as approval will form part of this RC.</i> EW-S7 Land stability; <i>Complies.</i> EW-S8 Nature of filling material; and <i>Complies.</i> EW-S9 Flood and coastal hazards <i>Complies.</i>
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Proposed District Plan Activity Status

- 3.8. Overall, the proposed activity is a **‘Non-Complying’** activity under the PDP-DV. This relates to the impermeable surface coverage and building and structure coverage aspects of the activity as well as the inclusion of a MRU.

National Environmental Standards

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

- 3.9. The site is not identified as containing a registered HAIL site within the FNDC database nor are any activities known to have been or currently be undertaken on the site.
- 3.10. As such, it is considered that the site is not a HAIL site and has no known history of HAIL activity. The proposal is considered Permitted in terms of this NES.

National Environmental Standards for Freshwater Management 2020

- 3.11. There are no freshwater wetlands or other stream bodies affected by the proposal. The proposal is considered Permitted in terms of this NES.

4. Statutory Assessment

Section 104B of the Resource Management Act 1991

- 4.1. Section 104B of the RMA relates to applications for discretionary or non-complying activities. A consent authority may grant or refuse consent and impose conditions under section 108.

Section 104D of the Resource Management Act (RMA)

- 4.2. Section 104D includes restrictions that relate to non-complying activities. A consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either-

(a) The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) The application is for an activity that will not be contrary to the objectives and policies of-

(i) The relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

(2) To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity

- 4.3. The land use proposal is a non-complying activity under both the ODP and PDP-DV due to the proposed design of having the MRU within the same roof area of the PRU. The proposed building design appears similar in size and appearance to those in the immediately surrounding area, enabling the building to appear as one residential unit as perceived from the surrounding environment. The proposed shape and location of the building is consistent with the character and amenity of The Lakes Road environment.
- 4.4. An assessment of effects on the environment is set out below in paragraphs 4.23 - 4.42. It is concluded that any potential adverse effects will be no more than minor. Potential adverse effects on character and amenity will be less than minor and consistent with what is an established peri-urban, rural-residential environment adjacent to the settlements of Kerikeri and Waipapa. Potential adverse effects on adjacent landowners would be less than minor, given the permitted setback and sunlight thresholds are met as well as the appearance being consistent with that of a single dwelling. This includes any potential precedent effect as the proposal is consistent with the residential development that has already established along The Lakes Drive.
- 4.5. Regarding District Plan objectives and policies, these are commented on below. The relevant plans that apply to this application include the ODP and PDP-DV, with greater weight being applied to the PDP-DV given that the PDP has progressed through submissions, hearings and

Council Decisions. However, as the relevant provisions are still subject to potential change through the appeals process, they are not considered determinative and the ODP continues to carry considerable weight as the ODP. There are no applicable regional plan rules.

- 4.6. The ODP RLZ is described as an area of transition between town and country. The RLZ that surrounds the township of Kerikeri has varying lot sizes that reflect a land use pattern that was established under the current and past Operative District Plan zoning. The Lakes Road is within a more intensely developed part of the RLZ where site sizes vary between 2900m² – 4300m². Many allotments have now been developed with residential dwellings which are of similar shape and size to the proposed, most of which do not include detached structures.
- 4.7. The role of the PDP-DV RRZ has been stated to *‘provide the opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement.’* This zone has been said to *‘generally been applied to areas that were formerly zoned Rural Living and are contiguous with an urban area’*. This encapsulates the site and surrounding environment located on the fringe of the Kerikeri township. Provisions around building height, setback and site coverage and other matters are proposed to help maintain the character and amenity of the RRZ.
- 4.8. There are no operative nor any proposed land use objectives, policies or rules that would suggest that the proposed development would be contrary to the relevant provisions. The proposed development would enable additional rural-residential activity, which is consistent with the ODP and PDP-DV zone objectives.
- 4.9. Overall, it is concluded that both parts of the Section 104D ‘gateway test’ can be met.

RMA Section 104

- 4.10. The application proposal is subject to the matters set out in Section 104.
- 4.11. Section 104(1) of the RMA states that when considering an application for resource consent –
- “the consent authority must, subject to Part 2, and section 77M have regard to –*
- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring*
- positive effects on the environment that will or may result from allowing the activity;*
- and*

- (b) *any relevant provisions of –*
- i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

- 4.12. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This landuse proposal will have positive effects that contribute to housing supply in Kerikeri in a location that the Council has identified for further intensification. The proposal will positively contribute to the Applicant’s wellbeing enabling them to reside on the land as well as provide additional accommodation.
- 4.13. Section 104(1)(ab) requires that the consent authority consider *‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’*. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, potential adverse effects can be managed within the proposed lot boundaries and are assessed to be no more than minor. The intensity of proposal is consistent with the established character of the surrounding residential environment.
- 4.14. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out in paragraphs 4.43 - 4.59. It is concluded that the proposal would not be contrary to the objectives and policies of the relevant plans or the higher order regional policy statement for Northland or national policy statements.
- 4.15. Section 104(1)(c) states that consideration must be given to *‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’*.

There are no other matters relevant to this application, including precedent effects discussed in paragraph 4.19 - 4.21 below

Permitted Baseline

- 4.16. In terms of the Permitted Baseline for the site, which was detailed earlier in this assessment, it is considered that the permitted baseline is directly relevant to this application in terms of the MRU. The proposed MRU itself would otherwise be a Permitted activity under the NES-DMRU if it were not for the required minimum 2 metre setback distance from the principal residential unit (PRU). The floor area, design, building coverage and setback distances are met within the NES-DMRU, it is only due to the fact that the MRU is attached to the PRU, that the proposal is non-compliant with the NES-DMRU.
- 4.17. As can be seen within the development along The Lakes Drive, the majority of the developed allotments do not contain detached buildings, rather there is predominantly one larger building per site. This sets the character of the allotments along The Lakes Drive and reassures the assessor that although there is no permitted pathway for an attached MRU, having the MRU attached to the PRU is consistent with other built development in the area. As detailed earlier in this assessment, having the MRU detached would enable a permitted activity under the NES-DMRU, however it is considered that this would result in potential adverse effects larger than those created by having the MRU attached to the PRU.



Figure 13: Aerial image showing lack of detached buildings within lots along The Lakes Drive.

- 4.18. Accordingly, in terms of the MRU, the effects assessment below focuses on the environmental effects arising from having the MRU attached to the PRU.

Precedent Effects

- 4.19. A precedent effect is an effect that a decision on a non-complying application may have on decisions about similar future applications. It is not an effect on the environment to be decided under Section 104(1)(a) of the RMA. A decision on a non-complying activity must be carefully considered in terms of its potential to ‘open the floodgate’ to other similar applications that could undermine the integrity of a district plan, or other relevant planning document. Whilst the potential for precedent is a decision-making consideration, each application must be considered on its merits, including any unique location and environment circumstances.
- 4.20. The proposed activity requires land use consent under the ODP RLZ and PDP-DV RRZ that is non-complying because of the MRU being attached to the PRU. The application seeks to efficiently utilise vacant land on the rural-residential outskirts of Kerikeri resulting in built development consistent with the established development pattern along The Lakes Drive. Whilst not to the extent proposed, the application is consistent with the PDP-DV policy that would meet the demand for growth outside of urban centres whilst maintaining the character and amenity values of this location in accordance with the proposed RRZ.
- 4.21. Given the extent to which The Lakes Drive has already been developed and the fact that the proposed design will result in a building consistent in appearance and shape as other built development in the area, it is considered that any precedent would be limited in its effect on future applications.

Assessment of Effects on the Environment

- 4.22. Having reviewed the relevant ODP and PDP-DV provisions and the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act. The primary activity to be assessed for appropriateness is having the MRU attached to the PRU which results in a Non-Complying Activity within the ODP RLZ and PDP-DV RRZ. Potential adverse effects arising from stormwater runoff and building coverage can be mitigated to a less than minor extent within the design parameters recommended within the report and the accompanying SMR.

Character and amenity

4.23. The Lakes Drive is located in between the settlements of Waipapa and Kerikeri, falling within the main stretch of road which connects these two areas. The wider surrounding environment consists of a mix of land use activities, ranging from residential allotments to commercial and retail trading outlets as well as some areas of productive farmland and orchard activity. The wide variety of land use activities within the surrounding environment reflects the transition zone of the area, connecting two settlements and providing a connective hub between the two to support the surrounding activities. The site and surrounding environment are zoned as RLZ under the ODP, which has been rezoned to RRZ within the PDP-DV. The PDP-DV RRZ zoning will see a shift where the predominant character is directed to be residential given day to day services are easily accessible within adjoining settlements. Community activities, stand-alone retail, business and industrial activities are not easily enabled under the PDP-DV RRZ given these activities can reduce the character and amenity values anticipated by the zone. Unlike the ODP RLZ which enables a range of development.

4.24. At a more localized level, The Lakes Drive is a relatively new subdivision, with most lots being created in 2021. This has resulted in the lots being newly developed with residential dwellings, with some lots currently still vacant. Dwellings within allotments along The Lakes Drive are relatively large, appearing as 3 plus bedroom homes, with attached garages. There is a lack of detached buildings within the surrounding allotments, and most built development is contained to one area of each site, with the remainder being open space assumingly for outdoor areas and to cater for onsite servicing, such as onsite wastewater disposal.



Figure 14: Aerial image of the immediate environment surrounding the site showing existing built development, consistent with the proposed development.

- 4.25. In terms of assessment of the proposal against the existing character and amenity of the surrounding environment, it is considered that the proposal is consistent with the existing character and amenity, given it will result in a dwelling on the site, which is limited to one built structure, with a larger open area to provide for open space and onsite servicing. Given that the MRU will be contained within the same roof area of the PRU, in terms of visual appearance, this is consistent with the appearance of one dwelling on the site, similar to other allotments in the area. It is therefore considered that the visual effects are similar to that of one single residential dwelling, which is not out of character with the surrounding development, nor does it create discernible differences between built structures along The Lakes Drive.
- 4.26. The proposal infringes the permitted threshold for building coverage and this has resulted given that the PDP-DV rules are much more encompassing than the previous ODP rules. The built form proposed within the site is considered to be consistent with the character and amenity of the surrounding area.
- 4.27. The proposal will not alter the peri-urban scale of residential activities within the surrounding environment (RRZ-O2), and will aid in helping the demand for growth in areas surrounding urban centres (RRZ-O3), given a MRU can be provided on the site which does not adversely affect character and amenity values (RRZ-O4 & RRZ-P1).
- 4.28. Overall, it is considered that the proposal will not adversely affect the character and amenity of the surrounding environment. It is considered that the proposal results in effects similar to that of a single residential dwelling and given the appearance of the proposal is consistent with that in the surrounding environment, no adverse effects are created. If the MRU were to be detached from the PRU, this could result in potential adverse effects on character, given there is a lack of detached structures in this recently developed area. It is considered that the proposed design results in a superior outcome compared to if the MRU were detached from the PRU.

Outlook and privacy

- 4.29. Setback and sunlight requirements are met within both the ODP and PDP-DV underlying zones. The proposed PRU and MRU will be orientated north, towards the open area of the site, with the setback from the northern boundary being in excess of 35 metres.

- 4.30. Landscaping/planting is required as part of the BC application with amenity plantings required to help mitigate the visual impact of the built development as viewed from Waipapa Road and adjacent properties. This planting is considered sufficient to ensure visual effects are mitigated to a less than minor degree whilst enabling additional privacy from adjoining allotments. The existing bund along the southern boundary provides adequate screening from Waipapa Road.
- 4.31. Privacy between the PRU and MRU will be provided by the design of the building, with the outdoor area for the MRU being slightly stepped back from the outdoor area of the PRU (see *Figure 15* below). The roofline has been extended over the patio areas for the PRU and MRU, with walls providing a physical separation between the two, as shown in *Figure 16* below. This will provide privacy between the two units as well as privacy from adjacent allotments.

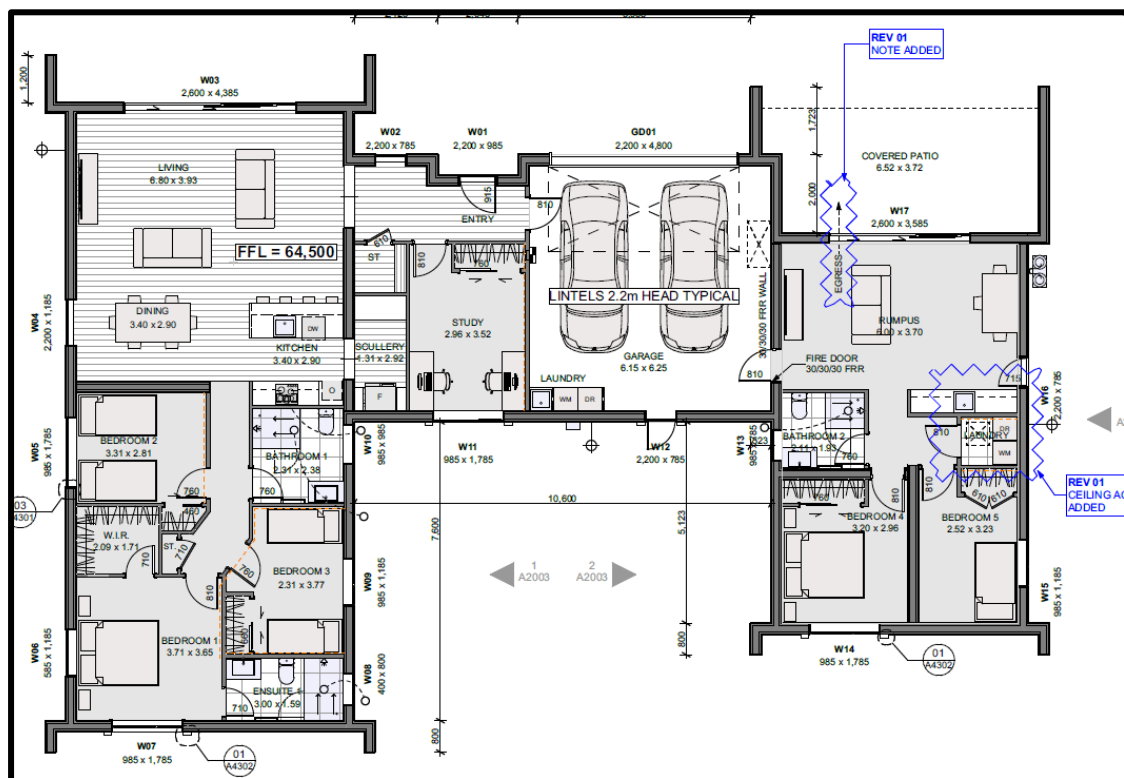


Figure 16: Proposed design showing MRU being slightly stepped back from PRU.

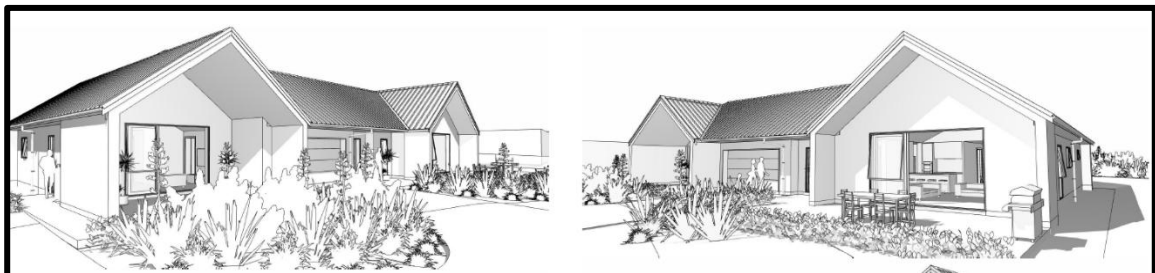


Figure 15: Concept view of northern side of dwelling showing privacy walls between the two units and adjacent sites.

- 4.32. It is considered that the design of the structure has been thoughtfully created to ensure privacy is enabled between not only the PRU and MRU (which will be used for the home business) but also adjacent allotments. The required landscaping will also provide additional privacy screening and mitigate visual effects.

Servicing requirements

- 4.33. The site is not benefited by reticulated wastewater or water supply. Water supply will be provided for via water tanks on site, with three tanks being provided for potable supply as well as providing detention volume for stormwater. This is consistent with other development in the area.
- 4.34. Onsite wastewater will be provided for as detailed within the Plan Set and SMR. The open area to the north of the site will be utilised as a disposal area, as well as the area to the south of the site.
- 4.35. The proposal does result in infringements of the relevant impermeable surface coverage rules within the ODP and PDP-DV underlying zones. The total impermeable surface coverage has been calculated to be 893.59m² or 29.7% of the site area.
- 4.36. Wilton Joubert have completed an assessment of the assessment criteria contained within Section 11.3 of the ODP. We accept and adopt the findings within this assessment and direct the Planner to the WJ SMR for further detail. A summary of the findings within the WJ SMR has been provided earlier in this report. As detailed within the WJ SMR, it was determined that so long as the recommendations within the SMR 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 proposal falling within the Permitted Activity coverage threshold.'*

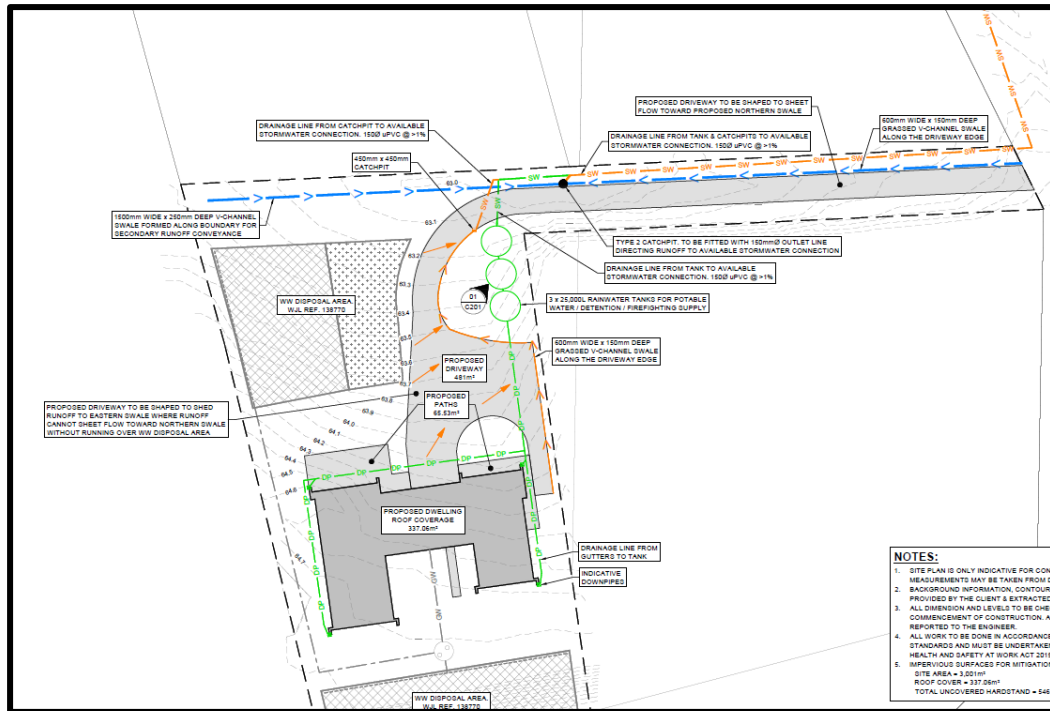


Figure 17: Wilton Joubert Site Plan.

- 4.37. It is therefore considered that the site has sufficient area to accommodate the proposed on-site wastewater disposal system and the stormwater management measures as well as onsite water supply.

Reverse sensitivity effects

- 4.38. No reverse sensitivity effects are anticipated given the proposal will result in residential built development on the site in the form of one structure containing a PRU and MRU. The proposed building will be consistent in appearance and form as other built development in the area. The building will appear similar to one residential dwelling and although it will contain an attached MRU, the floor area of the whole building is consistent with other built development in the area.
- 4.39. Given the proposal will result in residential development which is considered to have been the intended purpose for the lot and is reflected within adjoining allotments, no reverse sensitivity effects are anticipated. The bund along the southern boundary will remain to provide a visual and noise barrier from Waipapa Road and the building has been set back in excess of 17 metres from this boundary. The site does not adjoin any other zones apart from the RRZ.

Natural hazards

4.40. The site is not shown to be susceptible to natural hazards within District and Regional Mapping systems. Wilton Joubert have accounted for the required weather events within their calculations as well as accounted for climate change. The proposal is not considered to exacerbate natural hazards nor increase the risk to life, property or the environment.

Summary

4.41. Overall, it is considered that any potential adverse effects from the proposed development and the on-going use for rural-residential activity will be no more than minor. Effects arising from the proposed building coverage are negligible and there will be no appreciable change to views experienced by neighbours or from Waipapa Road, given the proposal will result in residential development similar to other allotments along this portion of road. Stormwater can be managed to pre-development and permitted standards to the extent that potential adverse effects are less than minor.

4.42. In terms of having the MRU within the same roof area as the PRU, this is considered to result in a superior outcome compared to if the MRU was detached and enabled as a Permitted Activity under the NES-DMRU and ODP. The proposal as is will appear as one residential unit and be consistent with other built development in the area, where detached structures are lacking. The design effectively and efficiently utilises space and has thoughtfully created privacy between not only the PRU and MRU but also adjacent sites. The required landscaping will add additional privacy whilst enhancing character and amenity of the site. It is considered that effects of the MRU as proposed will be less than if the MRU were to be detached.

Relevant Statutory Provisions

4.43. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Relevant statutory documents include:

- Regional Policy Statement for Northland
- Far North District Plan
- Proposed Far North District Plan – Decisions Version

Regional Policy Statement for Northland (2016 - updated 2018)

- 4.44. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.
- 4.45. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The site is located outside of any regionally mapped outstanding landscape and areas of high natural character. The site is not located within the coastal environment.
- 4.46. The proposal is not considered to create any effects on the character of the locality as detailed within this assessment. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered the proposal is compatible with the intent of the RPS.
- 4.47. It is considered that in the context of the existing site zoning the proposed development will not be contrary to the objectives and policies of the RPSN.

Operative Far North District Plan

- 4.48. The site is within the Rural Environment, which applies to most of the rural land in the Far North District. Relevant objectives and policies are detailed within **Appendix 9**. The RLZ is a counterpart of the Rural Production zone, where rural-residential scale living is enabled. The RLZ applies to land around the periphery of urban Kerikeri where previous land zonings enabled the creation of a variety of smaller un-serviced lots (Policy 8.7.4.2). It is a transition zone between town and country that has a 'lifestyle' rather than a 'production' focus.
- 4.49. The broader Rural Environment objectives and policies are high level and seek to prioritise the sustainable management of natural and physical rural resources (Objective 8.3.1). The ODP acknowledges the dynamic nature of the Rural Environment that is constantly changing and the need to promote and maintain the productive intent of the Rural Production Zone along with protecting areas of productive soil and significant indigenous vegetation and fauna habitat (Objective 8.3.2, 8.3.4 and 8.3.7). The RLZ has a role in reducing potential adverse effects of rural activity on residential areas (and vice versa) by creating a land buffer between production land and the urban environment.

- 4.50. Compatibility of development is a priority in the RLZ (Objective 8.7.3.1 and Policy 8.7.4.1). The Lakes Road is a residential street where there is little or no 'rural' activity that could be adversely affected by more sensitive residential activity. Compatibility issues relate to variations in residential activity including intensity and scale and are intended to enable development commensurate with a single residential unit (Policy 8.7.4.8). Lot sizes are intended to be large enough to comfortably accommodate a dwelling and on-site services as the RLZ is a largely un-serviced land environment (Policy 8.7.4.3). Providing these standards can be met, there are no limits on the types of housing or forms of accommodation in the zone. This recognises the diverse needs of the community (Policy 8.7.4.4).
- 4.51. The proposal is considered to be consistent with Objectives 8.7.3.1 and 8.7.3.2 given that the site will be developed with a building which is compatible with other lots in the surrounding environment. The proposed design is considered to be of low density and not impact the rural or natural environment.
- 4.52. The site and surrounding environment is considered to be within an area which has been developed as semi-urban consistent with the Rural Living zone intention (Policy 8.7.4.2). The site has ample area for outdoor space and onsite wastewater disposal as required by Policy 8.7.4.3. With the exception of operating a home business which will operate within the confines of a permitted activity, no non-residential activities have been proposed (Policy 8.7.4.5 and 8.7.4.6). The proposal complies with the permitted rules for sunlight (Policy 8.7.4.7). Given the mitigation measures proposed which are included within the SMR as well as the landscaping/planting to mitigate visual effects, it is considered that the proposal is consistent with what would be expected of a single residential unit (Policy 8.7.4.8). Privacy can be adequately provided on the site (Policy 8.7.4.10).
- 4.53. The proposal is considered to create less than minor adverse effects on the surrounding environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area. A SMR has been completed in support of the application which detailed measures to attenuate stormwater onsite and ensure downstream effects were less than minor.
- 4.54. Overall, it is considered that the proposal is consistent with the objectives and policies of the ODP.

Proposed Far North District Plan – Decisions Version

- 4.55. As discussed in the sections above, the site is located within the Rural Residential zone under the PDP-DV mapping system. The relevant objectives and policies are contained within **Appendix 9**.
- 4.56. The RRZ has been applied to land around the periphery of Kerikeri. The RRZ replaces the ODP RLZ. The RRZ is described as a spacious, peri-urban living environment located close to settlements that will provide a transition to the surrounding Rural Production and Rural Lifestyle zones.
- 4.57. The Lakes Road area can be characterised as predominately residential. Lots in the surrounding environment have been recently created to accommodate residential activity. The PDP-DV RRZ overview statement predicts that the zone will remain predominantly residential in character as the adjoining Kerikeri settlement will provide for most required services. The proposal is considered to fulfil the anticipated outcome for the zone whilst maintaining the character and amenity of the surrounding environment (RRZ-O1 and RRZ-O2). The proposal will meet the demand for growth around the Kerikeri Urban Centre (RRZ-O3) and not detract from the rural residential character of the RRZ and maintaining the character and amenity values of the existing The Lakes Road environment (RRZ-O4). The proposal does not interface with any rural activity that could result in reverse sensitivity effects (RRZ-P3). The proposal has taken into account the scale and character of the rural residential environment and has provided a design consistent with other development in the area (RRZ-P5(a) & (b)). On site infrastructure has been provided for (RRZ-P5(d)) and natural hazards are not anticipated to be exacerbated (RRZ-P5(f)). The site is not known to hold any historic heritage or cultural values nor contain any areas of natural character, landscapes or indigenous biodiversity (RRZ-P5(g) & (h)).
- 4.58. Overall, it is considered that the development as proposed would not be contrary to the relevant PDP-DV objectives and policies.

Summary

- 4.59. Overall, it is considered that the development as proposed would not be contrary to the relevant ODP and PDP-DV objectives and policies that are to be considered when assessing the merits of a non-complying activity. It is considered that this part of the 'gateway test' is met.

Plan Weighting Summary

- 4.60. As required by Section 104(1)(b) of the RMA, a decision on this application must consider the extent to which a proposal is consistent with the relevant provisions of the ODP and the PDP.
- 4.61. As detailed earlier in this application, Council have now released their decision to adopt the majority of the Hearings Panel Recommendations, including those which relate to this application. Under section 86B(1) all PDP-DV rules now have legal effect. After the notification of decisions there is a 30-working day period for submitters to appeal.
- 4.62. Now that the PDP has advanced beyond a Council Decision, greater weighting is applied to the PDP-DV, however until the Appeals period has been settled and the ODP rules fall away, substantial weighting still applies to the ODP.

5. Notification Assessment

- 5.1. In accordance with Section 95, a consent authority must decide whether to give public or limited notification of an application for resource consent. Section 95A-95G sets out the public and limited notification criteria for deciding whether to notify a resource consent application.

Section 95A – Public Notification Assessment

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

Step 1: Mandatory public notification in certain circumstances

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

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

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

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

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

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

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

- 5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.
- 5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

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

- 5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. Assessment of effects matters as they potentially impact adjacent landowners and occupiers is discussed below.



Figure 18: Adjacent sites.

Owner Name	Legal Description and Title	Address
John Rodney Mason	Lot 3 DP 408584 431238	192 Waipapa Road, Kerikeri
Aimee and Colin Nicoll	Lot 3 DP 544271 921484	9 The Lakes Drive, Kerikeri
Sarah and John Day	Lot 2 DP 544271 921483	7 The Lakes Drive, Kerikeri
John Rodney Mason	Lot 1 DP 544271 921482	5 The Lakes Drive, Kerikeri
Okokiwi Downs Limited	Lot 1 DP 567644 1018088	1 The Lakes Drive, Kerikeri

5.8. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. The permitted baseline was discussed in depth within Sections 4.16 - 4.18 of this application.

5.9. An assessment of potential effects on the existing environment is set out in Section 4 above. Potential adverse effects above the permitted threshold are limited to the effects of the MRU being attached to the PRU and the extent of impermeable surfaces and building coverage arising from the proposed development. The nature and scale of these land use effects is such that they would not have more than minor adverse effects on the wider public environment. Potential adverse effects can be mitigated to the extent that there is no discernible change compared to that of a single residential unit which meets the permitted thresholds. All other effects are within the permitted standards of the ODP and PDP-DV and higher order documents.

Step 4: Public notification in special circumstances

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

5.10. When considering public notification, current caselaw has defined 'special circumstances' as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The ODP RLZ has a broad objective purpose that the

zone is used *'predominantly for rural residential activities and small-scale farming activities that are compatible with the rural character and amenity of the zone'*. A residential development proposal at the scale proposed is consistent with that purpose and is not an exceptional, abnormal or unusual proposal in the zone. The PDP RRZ has a similar purpose. There are no extraordinary or unique circumstances.

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

Section 95B – Limited Notification Assessment

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

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

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

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

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
------------	--

S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land.
------------	--

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

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

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

- 5.15. The land use component does not involve a boundary activity. The proposed activity is a non-complying activity given that the MRU will be attached to the PRU on a site less than 4000m².
- 5.16. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.
------------	--

- 5.17. The land use consent component is a Non-complying Activity. It is not a Controlled or Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard. The application is supported by a Stormwater Mitigation Report that has determined that the site can be sustainably developed as proposed.
- 5.18. For the purpose of determining if a person is affected by a proposed activity, Section 95(3) states that a person is not affected in relation to an application if the person has given written approval.
- 5.19. The adjacent sites and landowners have been set out in the table in Section 5.7 above. They include the shared boundary sites. As previously discussed, the proposed development of the site with a dwelling which will also include a MRU would have little effect on adjacent land. The proposed dwelling complies with the permitted setback and sunlight provisions for the underlying zones within the ODP and PDP-DV. Measures have been incorporated into the design to provide additional privacy not only between the PRU and MRU but also adjoining sites. Landscaping is a required consent notice condition which forms part of the BC application which will mitigate visual effects of the proposed development on adjoining sites as well as enhancing the character and amenity of the surrounding environment. Additional setback has been provided from Waipapa Road. Stormwater from the proposed development will be attenuated such that effects beyond the boundary are not anticipated.
- 5.20. In terms of the MRU being attached to the PRU, it is considered that if the design were to change to have the MRU detached, effects would increase potentially being more than minor, resulting in a more adverse outcome compared to what is proposed. The design as proposed will appear indiscernible from a single residential dwelling, such that it is consistent with built development in the surrounding environment, with effects assessed as less than minor.
- 5.21. As such, effects on adjoining property owners are considered to be less than minor. On that basis, it is considered that there are no persons who are affected by the proposed activity.

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

6. Part 2 Assessment

- 6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal is considered to maintain the residential character while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and maintain the residential character of the site and surrounding environment in keeping with the intent of the RLZ and RRZ.
- 6.3. Section 6 of the Act contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor near any rivers, lakes or wetlands. The sites does not contain any areas of indigenous vegetation. The site does not contain any areas of Outstanding Natural Features or Landscapes. The site is not known to contain any historic heritage nor be of significance to Māori. The activity is not considered to exacerbate natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 6.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not within a documented area of significance to Māori. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.

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

7. Conclusion

- 7.1. The Applicant is seeking land use resource consent to establish a dwelling on their site at 3 The Lakes Drive, Kerikeri, which will also contain an attached MRU. The Lakes Drive is a relatively recent subdivision in an established rural-residential area on the outskirts of urban Kerikeri. The area is not reticulated with Council wastewater infrastructure and relies on on-site services. Water supply is also onsite with roadside stormwater drainage available.
- 7.2. The site is within the ODP RLZ and PDP-DV RRZ. The proposal has been assessed as consistent with the ODP and PDP-DV objectives and policies.
- 7.3. The proposed activity is non-complying given the proposal will result in an attached MRU on a site less than 4000m² in area. However, given the existing suburban residential character that includes single dwellings of similar size, with very little detached structures, the development as proposed is considered consistent with the character and amenity of the existing streetscape. Appropriately designed on-site servicing can be provided with stormwater runoff being managed back to pre-development levels and will have no adverse effects on downstream land or the road environment.
- 7.4. For the reasons outlined above, potential adverse effects on adjoining landowners will be less than minor. The Section 104D gateway test in respect of potential adverse effects and the relevant Plan objectives and policies is met.
- 7.5. The Applicant requests that the application is processed on a non-notified basis.

8. Limitations

- 8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

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

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

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

☒ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Richard & Anna Shrubshall

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:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

7. Details of property owner/s and occupier/s

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

Name/s:

Hibiscus Independent Trustees 2021 Limited, Anna Shrubshall, Richard Shrubshall

Property address/
location:

~~2 The Lakes Drive~~ 3 The Lakes Drive

Kerikeri

0230

Postcode

8. Application site details

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

Name/s:

Richard and Anna Shrubshall

Site address/
location:

~~3 The Lakes Drive, Kerikeri~~ 3 The Lakes Drive, Kerikeri

0230

Postcode

Legal description:

Lot 2 DP 567644

Val Number:

00213-27918

Certificate of title:

1018089

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.

~~Please contact applicant prior to site visit~~

Please contact Applicant prior to site 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.

Land use consent to construct a dwelling on the site with attached minor residential unit. Proposal has been assessed as a Non-compulsory activity within the Rural Living Zone under the Operative District Plan and within the Rural Residential zone under the Proposed District Plan - Decisions Version

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

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☒ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

14. 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.

15. 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)

Richard & Anna Shrubshall

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.

15. Billing details continued...

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)

Richard & Anna Shrubshall

Signature:

(signature of bill payer)

Date 31/7/26

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Richard & Anna Shrubshall

Signature

Date 31/7/26

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1018089**
Land Registration District **North Auckland**
Date Issued 22 October 2021

Prior References
921492

Estate Fee Simple
Area 3001 square metres more or less
Legal Description Lot 2 Deposited Plan 567644

Registered Owners

Richard Alastair Shrubshall, Anna Diane Shrubshall and Hibiscus Independent Trustees 2012 Limited

Interests

Appurtenant to part formerly Lot 6 DP 27219 is a right to drain water easement created by Easement Instrument 6658342.19 - 22.11.2005 at 9:00 am

The easements created by Easement Instrument 6658342.19 are subject to Section 243 (a) Resource Management Act 1991

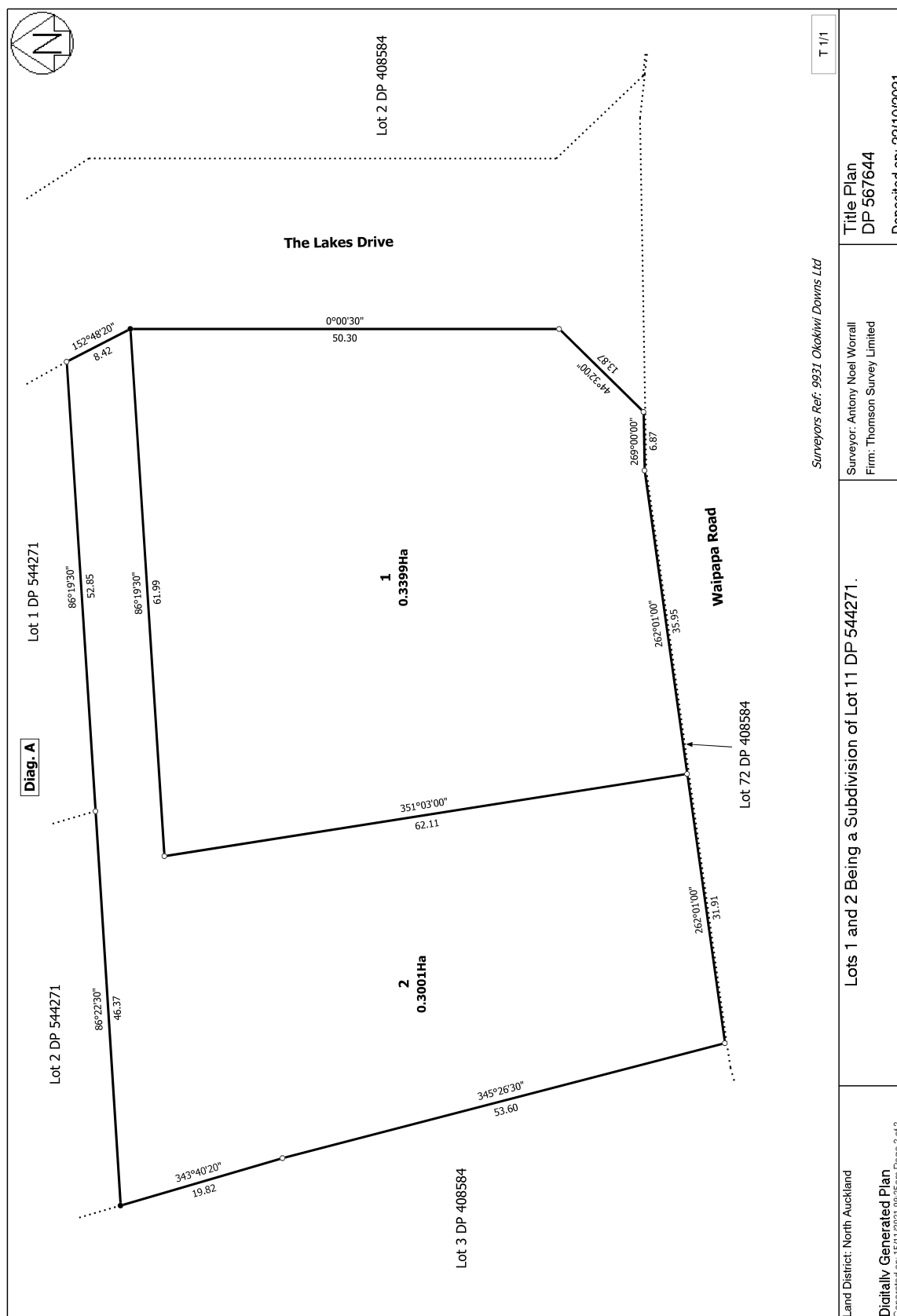
8327490.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.12.2009 at 3:57 pm

12100861.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.7.2021 at 11:53 am

Land Covenant in Covenant Instrument 12100861.4 - 22.7.2021 at 11:53 am

12267853.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.10.2021 at 10:16 am

Land Covenant in Covenant Instrument 12267853.3 - 22.10.2021 at 10:16 am



View Instrument Details



Instrument No	8327490.5
Status	Registered
Date & Time Lodged	09 December 2009 15:57
Lodged By	Waller, Sophia Louise
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
431236	North Auckland
431237	North Auckland
431239	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Sophia Louise Waller as Territorial Authority Representative on 09/12/2009 02:56 PM

*** End of Report ***



Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2090021

the Subdivision of Lot 2 DP 326884 Lots 5 & 6 DP 27219 Sec 51 BLK XI Kerikeri SD
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 under each condition below.

SCHEDULE

Lots 1,2 & 4 DP 408584

- i. Before any development is carried out, provide a formed double width sealed entrance to right of way easement "A" complying with the Council's Engineering Standard FNDC/S/6C and in addition provide a formed and metalled access on right of way "A" to 5 metres finished carriageway width for a minimum distance of 30 metres from the road frontage boundary."
- ii. Wastewater Treatment will be subject to an Appendix E (TP58) report submitted in conjunction with any Building Consent Application

SIGNED:

A handwritten signature in black ink, appearing to read "M A McDonald", written over a horizontal line.

Mr M A McDonald

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER

DATED at Kerikeri this 25th day of May 2009.

View Instrument Details



Instrument No	12100861.3
Status	Registered
Date & Time Lodged	22 July 2021 11:53
Lodged By	Robb, Leah Rehutai
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



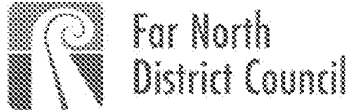
Affected Records of Title	Land District
921482	North Auckland
921483	North Auckland
921484	North Auckland
921485	North Auckland
921486	North Auckland
921487	North Auckland
921488	North Auckland
921489	North Auckland
921490	North Auckland
921491	North Auckland
921492	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 16/08/2021 02:34 PM

*** End of Report ***



Phone 09 432 8800
Mobile 0274 880000
Fax 09 432 8800
Email info@fncc.govt.nz
Website www.fncc.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The top plan shows what
will be the new layout*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2190673-VAR/A

Being the Subdivision of Lot 1 DP 408584
North Auckland Registry

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

SCHEDULE

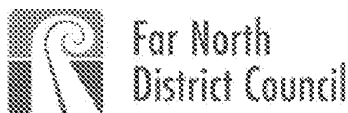
Lots 3-7 DP 544271

- i. Without the prior approval of the Council, no building shall be erected, nor any earthworks be carried out which may pose an obstruction of the overland flow path located along the western boundary and as shown on the as-built drawings (attached).

Lots 1-11 DP 544271

- ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- iii. Any building erected on the lot shall have foundations specifically designed by a Chartered Professional Engineer. The details of design shall be submitted in conjunction with the Building Consent application.
- iv. Any development requiring building consent on the lot shall be accompanied by a Stormwater Management report prepared by a





Phone 09 437 8999
 09 437 8999
 09 437 8999
 09 437 8999
 09 437 8999
 09 437 8999
 09 437 8999

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The app plan shows what
 work to the work and more*

suitably qualified practitioner in accordance with the 'Stormwater Management and Attenuation Report' provided in Condition 3(a) of RC2190163.

- v. At time of building consent, the consent holder shall provide a landscape/ planting plan for the approval of Councils' Duly Delegated Officer. The purpose of the landscape/ planting plan is to provide amenity plantings to help mitigate the visual impact of the built development as viewed from the street and adjacent properties. Species used and location of plantings should not increase fire risk to the residential dwelling.

All approved plantings shall be implemented to the satisfaction of Councils Resource Consents Monitoring Officer or Duly Delegated Officer no later than the end of the planting season (May to September) immediately following enclosure of the building.

All approved planting shall be maintained on a continuing basis. In the event of plants failing, they shall be replaced no later than the end of the planting season (May to September) immediately following failure.

- vi. Formation of individual driveways is not a condition of the subdivision consent. The formation of individual lot driveways will be the responsibility of the lot owner prior to, or at the time of development on the lots.

SIGNED:  Mr Patrick John Killalea - Authorised Officer
 By the FAR NORTH DISTRICT COUNCIL
 Under delegated authority:
 PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 16th day of July 2021



View Instrument Details



Instrument No	12267853.2
Status	Registered
Date & Time Lodged	22 October 2021 10:16
Lodged By	Thompson, Emma Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



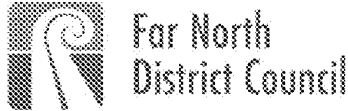
Affected Records of Title	Land District
1018088	North Auckland
1018089	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 21/10/2021 04:11 PM

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



Phone 09 432 8800
Relayline 0800 800 800
Facsimile 09 432 8800
Phone 09 432 8800
Fax 09 432 8800
Email info@fn.govt.nz
Website www.fn.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The top plan shows what
will be the work and cost*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2300446

Being the Subdivision of Lot 11 DP 544271
North Auckland Registry

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

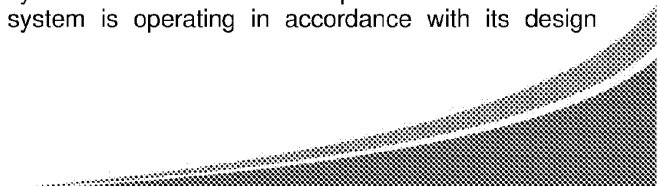
SCHEDULE

Lots 1 & 2 DP 567644

- (i) The location and foundations of any building shall be designed and certified by a suitably experienced Chartered Professional Engineer or where appropriate instead comply with NZS3604:2011, prior to issue of any building consent.
- (ii) At the time of lodging a building consent of any habitable dwelling, provide a TP58 Report prepared by a Chartered Professional Engineer or a FNDC approved TP58 Report Writer. The report shall confirm that all of the wastewater treatment and disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan and Proposed Regional Plan for Northland Permitted Activity Standards. Design should follow any of the recommendations identified in the RS Eng Ltd Subdivision Suitability Report, dated 28 May 2019 and the addendum letter File Number 16607, dated 29 March 2021.

The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance. This maintenance contract shall be in place at all times which includes inspections and maintenance of both the wastewater treatment and disposal systems.

Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.





Far North
District Council

Phone (09) 438 8000
Relayline (0800 438 8000)
Facsimile (09) 438 8001
Phone (09) 438 8000
Fax (09) 438 8001
Email info@fncc.govt.nz
Website www.fncc.govt.nz

Te Kaitiaki o Te Kaitiaki o Te Kaitiaki

*The top plan shows what
will be the look and feel*

- The area identified as a reserve disposal area for the disposal of treated effluent shall remain free of built development and available for its designated purpose.
- (iii) Any development on the lot resulting in impermeable surfaces greater than 50m² in area shall be accompanied by a Stormwater Management report prepared by a suitably qualified engineer in accordance with the 'Stormwater Management and Attenuation Report' provided in Condition 3(a) of RC230046.
 - (iv) At the time of building consent, the consent holder shall provide a landscape/planting plan for the approval of Council's Duly Delegated Officer. The purpose of the landscape/planting plan is to provide amenity plantings to help mitigate the visual impact of the built development as viewed from the street and adjacent properties. Species used and location of plantings should not increase fire risk to the residential dwelling.
 - (v) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

SIGNED:

PJ Killalea

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **Kerikeri** this 29th day of September 2021



File: 16607
6 September 2021
Issue: 1

SUITABILITY REPORT FOR SUBDIVISION OF LOT 11 DP 544271 190 Waipapa Road, Kerikeri

1.0 Introduction

RS Eng has been engaged by Okokiwi Downs Ltd, to assess the further subdivision of Lot 11 DP 544271 at 190 Waipapa Road, Kerikeri, creating one new allotment. Refer to the attached scheme plan. RS Eng previously reported on the underlying 11-lot subdivision, in the report entitled; *"Subdivision Suitability Report, 190 Waipapa Road, Kerikeri, Issue 2"* dated 11 September 2019. This report is to demonstrate the suitability of proposed Lots 1 and 2, and summarise the recommendations for residential development.

The following subdivision report, stormwater report and RFI response have been reported on by this consultancy and include relevant recommendations for the proposed 2 lots, a suitability report for building consent application has also been completed for proposed Lot 1;

- RS Eng Ltd – *"Subdivision Suitability Report 190 Waipapa Road, Kerikeri Issue 2"* – 11 September 2019.
- RS Eng Ltd – *"Stormwater Attenuation Disposal 190 Waipapa Road, Kerikeri"* – 25 March 2021.
- RS Eng Ltd – *"Letter RC2190673 190 Waipapa Road, Kerikeri, Proposed 2-Lot Subdivision"* – 29 March 2021.
- RS Eng Ltd – *"Suitability Report 190 Waipapa Road, Kerikeri"* – 28 July 2021.

Investigations consisting of Cone Penetrometer testing and hand augered boreholes have been completed across the proposed lots for the previous reporting noted above. Recommendations for suitable development of residential construction at the proposed lots are included in the above reports and should be reviewed together with this letter. A summary of the recommendations for suitable site development for proposed Lots 1 and 2 has been included in the following sections.

2.0 Summary

2.1 Residential Development

- The soils encountered on-site are assessed as being moderately over consolidated. RS Eng recommend any development have a maximum uniformly distributed load of 5kPa.
- No new fills shall be placed above existing ground level on any lot without further geotechnical investigation and assessment.
- Cuts are limited to a maximum 0.4m without further geotechnical investigation and assessment.
- Foundations shall be specifically designed by a Chartered Professional Engineer to account for assessed expansive soils as per AS2870 and the underlying weak alluvial soils identified.

2.2 Stormwater and Disposal

- Stormwater attenuation is required for newly formed impervious areas created at the building consent stage.
- Stormwater runoff from the proposed lots should be collected where possible and piped to the kerb of the newly created road for the subdivision, which will discharge into the vested drainage network, or alternatively if not feasible via a dispersal type structure.

2.3 On-site Wastewater Disposal

- Ample space is available on proposed Lots 1 and 2 for disposal. A design for a specific building development on proposed Lot 1 is included in the suitability report dated 27 July 2021 noted in Section 1.0.
- Refer to the attached site plan which shows that using a daily loading rate of 3.0mm/day for secondary treated effluent to pressure compensating drip irrigation line, a field of 360m² is available with a reserve area of 119m². The effluent disposal areas shown on the attached plan are in compliance with the criteria of the Proposed Regional Plan and Technical Publication 58.

3.0 Conclusion

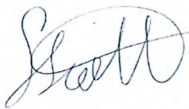
It is the conclusion of RS Eng Ltd that in relation to the material covered by this report and reports listed above, the proposed lots are suitable for development provided the recommendations and limitations of this report are complied with.

A site/project specific geotechnical assessment will be required at building consent stage. Specific investigations and foundation design for specific buildings at the building consent stage will be required by a suitably experienced Chartered Professional Engineer.

4.0 Limitations

This letter has been prepared solely for the benefit of our client and the Far North District Council. The purpose is to determine the suitability of the proposed subdivision, in relation to the material covered by the documents in this report. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Prepared by:



Sarah Scott
Engineering Technician

Reviewed by:



Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

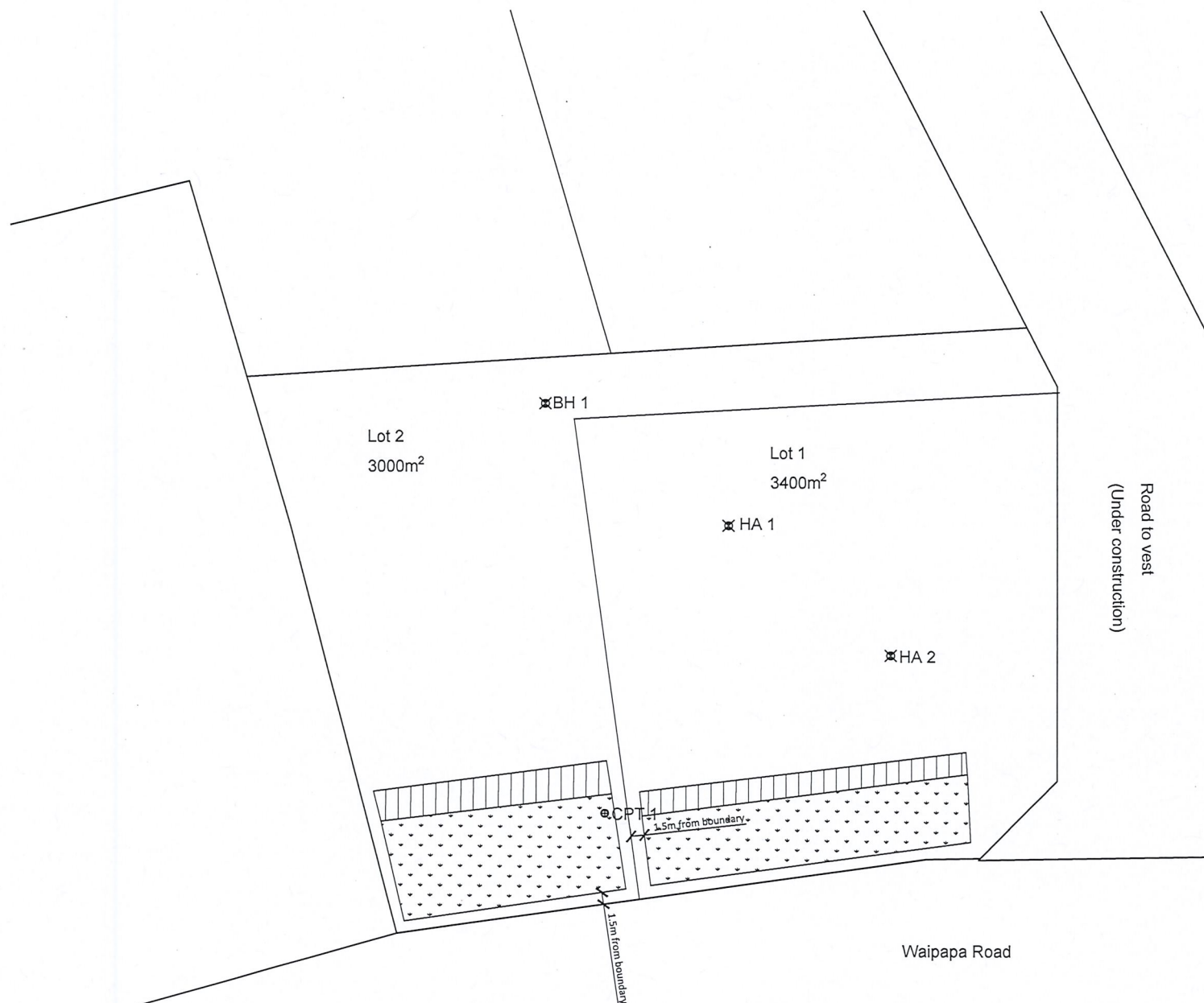


NOTES:

- Do not scale off drawings.
- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

KEY

-  Suitable Wastewater Disposal Area
-  Hand Auger Location
-  Cone Penetrometer Location



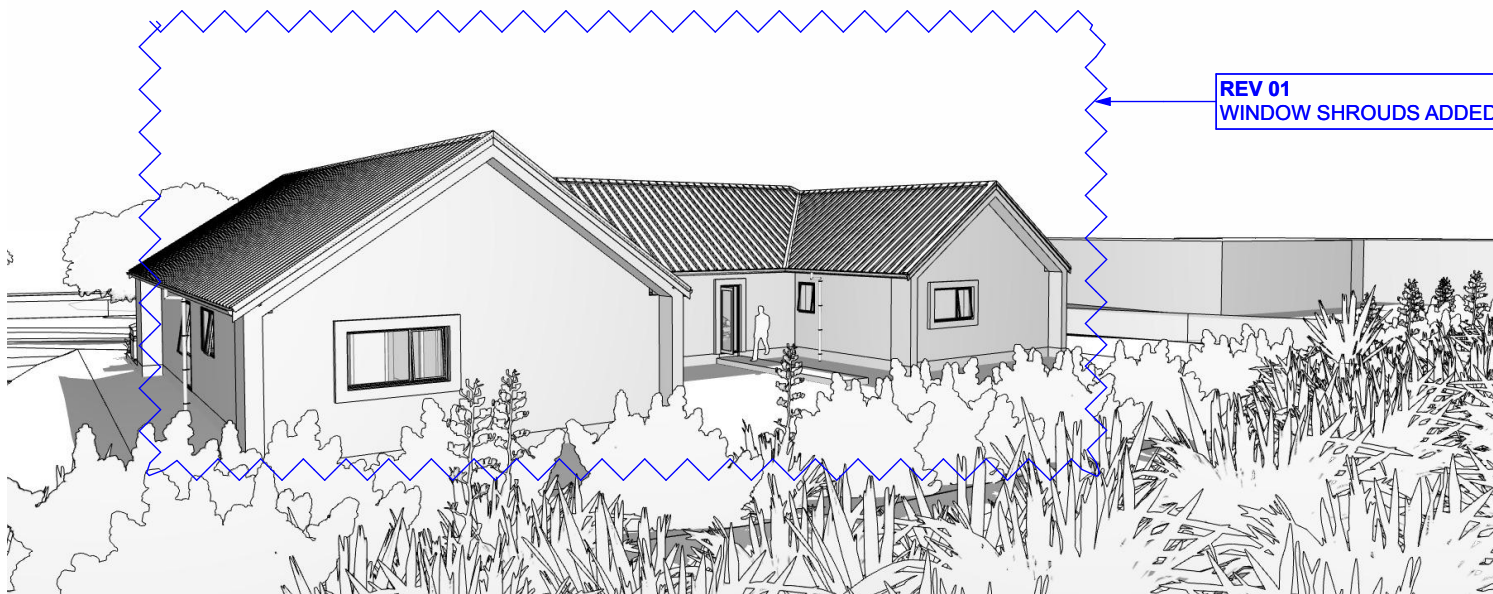
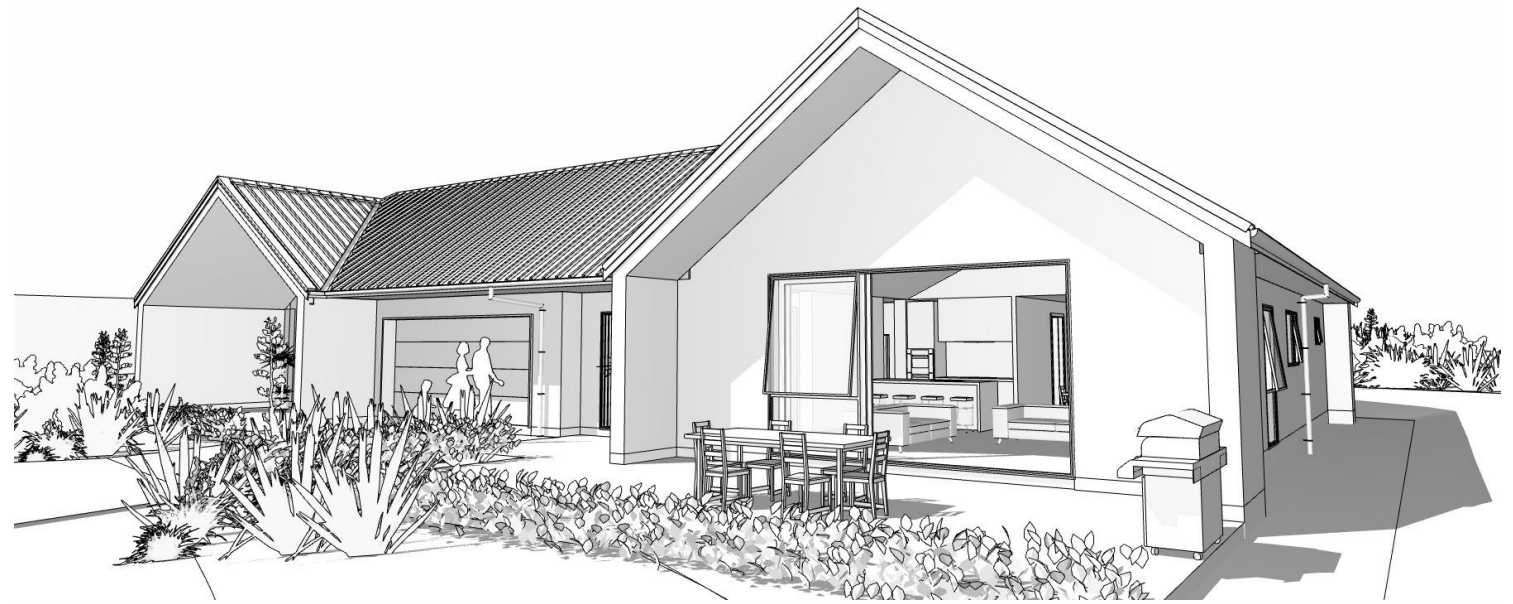
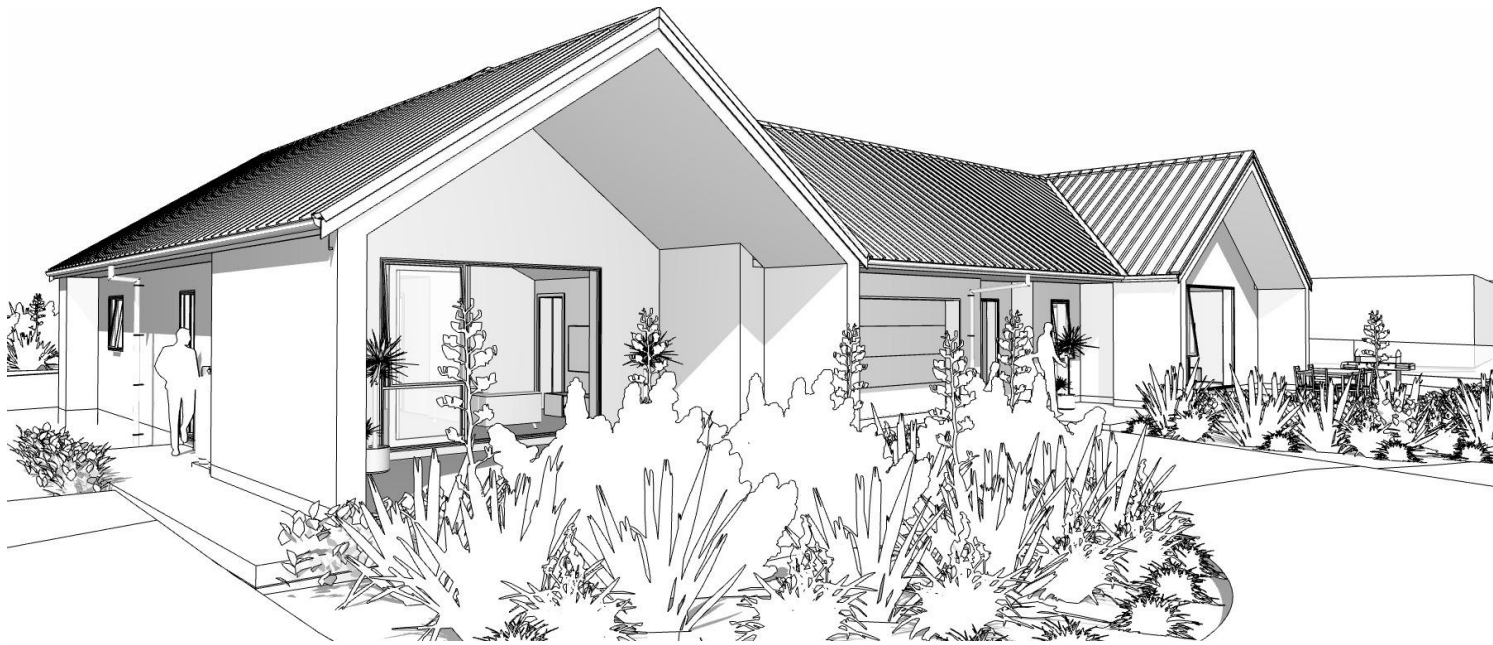
		RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	
Title Plan Proposed Subdivision of Lot 11 DP 544271			
Client Okokiwi Downs			
Location 190 Waipapa Road, Kerikeri			
30-08-21 A Original Issue			
Date	Rev	Notes	
Scale	1:500	Original	A3
Drawn by	SS	Approved by	ST
File	16607	Rev	Sheet
			1

NEW RESIDENTIAL DWELLING FOR
RICK & ANNA SHRUBSHALL & HIBISCUS INDEPENDENT TRUSTEES 2012 LTD.

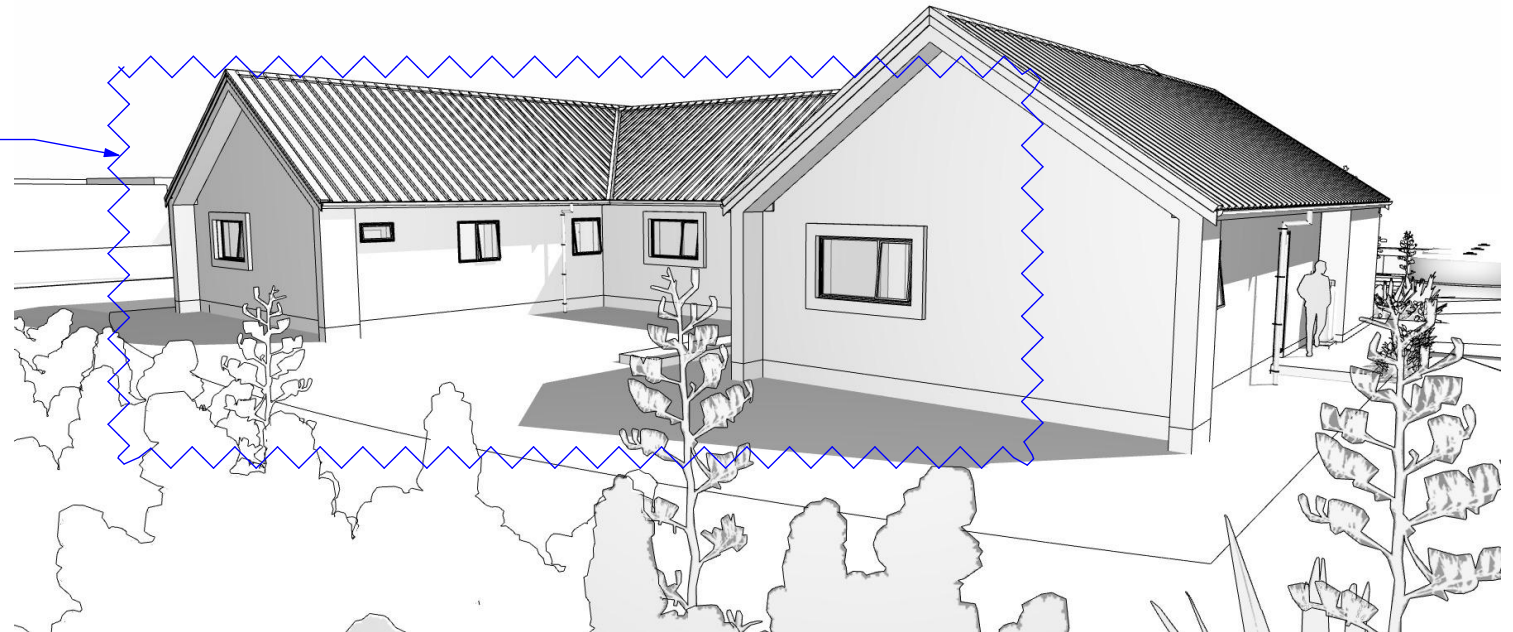


LOT 2 DP 567644
3 THE LAKES DRIVE KERIKERI
NORTHLAND 0230

SHEET INDEX FWD	
A0001	Cover Page
A0002	Presentation
A1001	Overall Site Plan
A1002	Site Plan
A1003	Proposed Impermeable Areas
A1101	Site Services Plan
A1102	Waste Water Plan
A1103	Topo Plan
A1401	Foundation Plan
A1501	Floor Plan
A1511	Wall Framing Plan
A1512	Block Layout Plan
A1513	Block Wall Layout 3D Views
A1514	Structural Steel Plan
A1515	Steel Sections
A1601	Roof Plan
A1611	Roof Framing Plan
A1612	3D Roof Layout
A1701	Reflected Ceiling Plan
A1901	Bracing Plan
A1911	Plumbing Plan
A1912	Electrical Plan
A2001	Elevations
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A2003	Elevations
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A2503	Section C-C
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A2505	Section N-N
A2506	Section O-O
A2601	Gable Wall Sections
A2602	Gable Wall Sections
A4101	Details Sections
A4102	Details Sections
A4103	Details Sections
A4301	Details Claddings Ecoblock Typical
A4302	Details Claddings Ecoblock Typical
A4401	Details Roof
A4402	Purlin Fixing Details
A4403	Concealed Purlin Cleats
A4404	Mitek Outrigger Details
A4405	Mitek Outrigger Details
A4701	Top Plate Fixing Details
A4702	Bottom Plate Details
A4703	Lintel Fixing Details
A4704	Jack Stud To Top Plate Details
A4705	Gib Bracing Details
A4706	Fire Door Details
A4707	Fire Door Details
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A4802	Gib Wet Area Details
A4803	Villaboard Wet Area Details
A4804	Villaboard Wet Area Details
A4805	Tiled Shower Details
A4806	Califont Details
A4807	Drainage Details
A5001	Door & Window Schedule
A5002	Door & Window Schedule
A9101	Perspective



REV 01
WINDOW SHROUDS ADDED



Arcline
Architecture

(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz



Presentation

RICK & ANNA SHRUBSHALL HIBISCUS
INDEPENDENT TRUSTEES 2012 LTD.

3 THE LAKES DRIVE, KERIKERI
NORTHLAND 0230

Rev No. Revision
REV 01 BC RFI
REV 00 BC APPLICATION

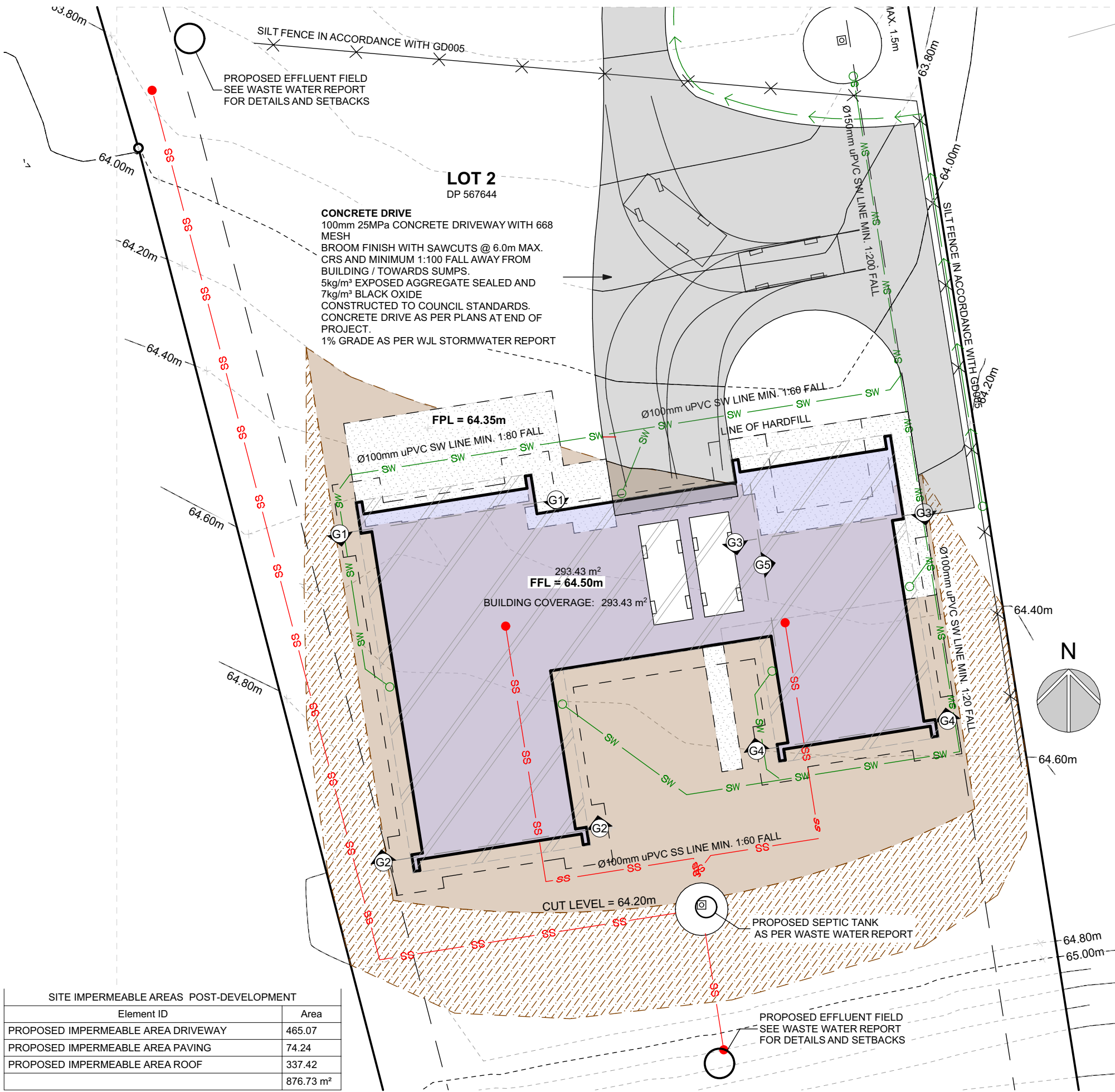
Date
15-07-26
29-06-26

Scale @ A3: NTS
Drawn By N.S.
Issued: 29/07/2026
3:43 pm

Sheet No:
A0002
REV 01
BC RFI



SITE PLAN NOTES:	
SITE DESCRIPTION	
LOT NUMBER:	LOT 2
DP NUMBER:	DP 567644
ADDRESS:	3 THE LAKES DRIVE KERIKERI NORTHLAND 0230
SITE AREA:	3,000m²
SITE ENVIRONMENT	
CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE C
LEE ZONE	NO
WIND ZONE	HIGH
WIND REGION	A
RAINFALL RANGE	100mm/hr
SNOW ZONE	NO
DISTRICT PLAN COMPLIANCE	
PLANNING ZONE	RURAL LIVING
PLANNING OVERLAY	N/A
BUILDING COVERAGE	
SITE AREA	3,000m²
MAX. FLOOR AREA PERMITTED:	LESSER OF 10% OR 2,400m²
PROPOSED	293.43m² (9.8%) COMPLIES
BUILDING HEIGHT	
MAX. HEIGHT PERMITTED	9.0m
PROPOSED HEIGHT	6.2m COMPLIES
HIRB	2m / 45° COMPLIES
SETBACK TO BOUNDARIES	
3.0m ALL BOUNDARIES	
20.0m BUSH SETBACK	COMPLIES
SETBACK TO BUSH	
GREATER THAN 20m?	YES
LRV	
30% MAX. LRV	TBC
CONSENT NOTICES	
FIRE FIGHTING WATER SUPPLY	
FOUNDATIONS ENGINEER DESIGNED	
TP10 / TP58 NEEDED	
LANDSCAPING PLAN REQUIRED	COMPLIES
COVENANTS	
NO PRE BUILT TRANSPORTABLES	
MIN. 180m² HABITABLE DWELLING SIZE	
NO SECOND HAND CLADDING	
NO ROOFING / FLAT FIBROLITE / SECOND HAND FENCE MATERIALS	COMPLIES
WATER SUPPLY:	
UN-RETICULATED SITE - WATER SUPPLY MUST BE POTABLE AND COMPLY WITH NZBC G12, BY WAY OF WATER TREATMENT OR FILTRATION OR OTHER SYSTEM, AND MAINTAINED AS REQUIRED BY THE MANUFACTURER	
FIRE FIGHTING:	
UN-RETICULATED URBAN / RURAL SITUATION: NEW AS PER WJL STORMWATER REPORT	
STORMWATER MANAGEMENT	
SITE AREA	3,000m²
TOTAL AREA PERMITTED	LESSER OF 12.5% OR 3,000m²
PROPOSED ROOF AREA	
TOTAL PROPOSED	876.73m² 29.3%



GENERAL NOTES

- VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REFER TO FIGURED DIMENSIONS. REFER ANY DISCREPANCIES TO ARCLINE ARCHITECTURE LTD.
- DO NOT CHANGE ANY DETAILS OR ADJUST PLANS WITHOUT PRIOR CONSENT FROM ARCLINE ARCHITECTURE LTD.
- THIS DOCUMENT AND THE COPY RIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF ARCLINE ARCHITECTURE LTD. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY OTHER MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF ARCLINE ARCHITECTURE LTD.
- BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
- LIABILITY WILL NOT BE ACCEPTED BY ARCLINE ARCHITECTURE LTD FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL.
- ALL STANDARDS REFERENCED IN THESE PLANS ARE TO THE CURRENT / LATEST VERSION.

SANITARY PLUMBING & DRAINAGE NOTES:

REFER TO AND CONDUCT ALL WORKS AS PER WILTON JOUBERT SITE SUITABILITY REPORT / WASTEWATER REPORT AND STORMWATER REPORT.

1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.

MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS:

1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS. Ø65-1:40 FALL
- Ø100-1:60 FALL

SURFACE WATER DRAINAGE NOTES:

- ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH NZBC E2/AS1
- SW DRAINAGE CHANGES OF DIRECTION (IN PLAN) AS PER FIG. 4 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (90° OR LESS PERMITTED) TEE JUNCTIONS
- AS PER FIG. 5 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (60° OR LESS PERMITTED).
- STORMWATER PIPES

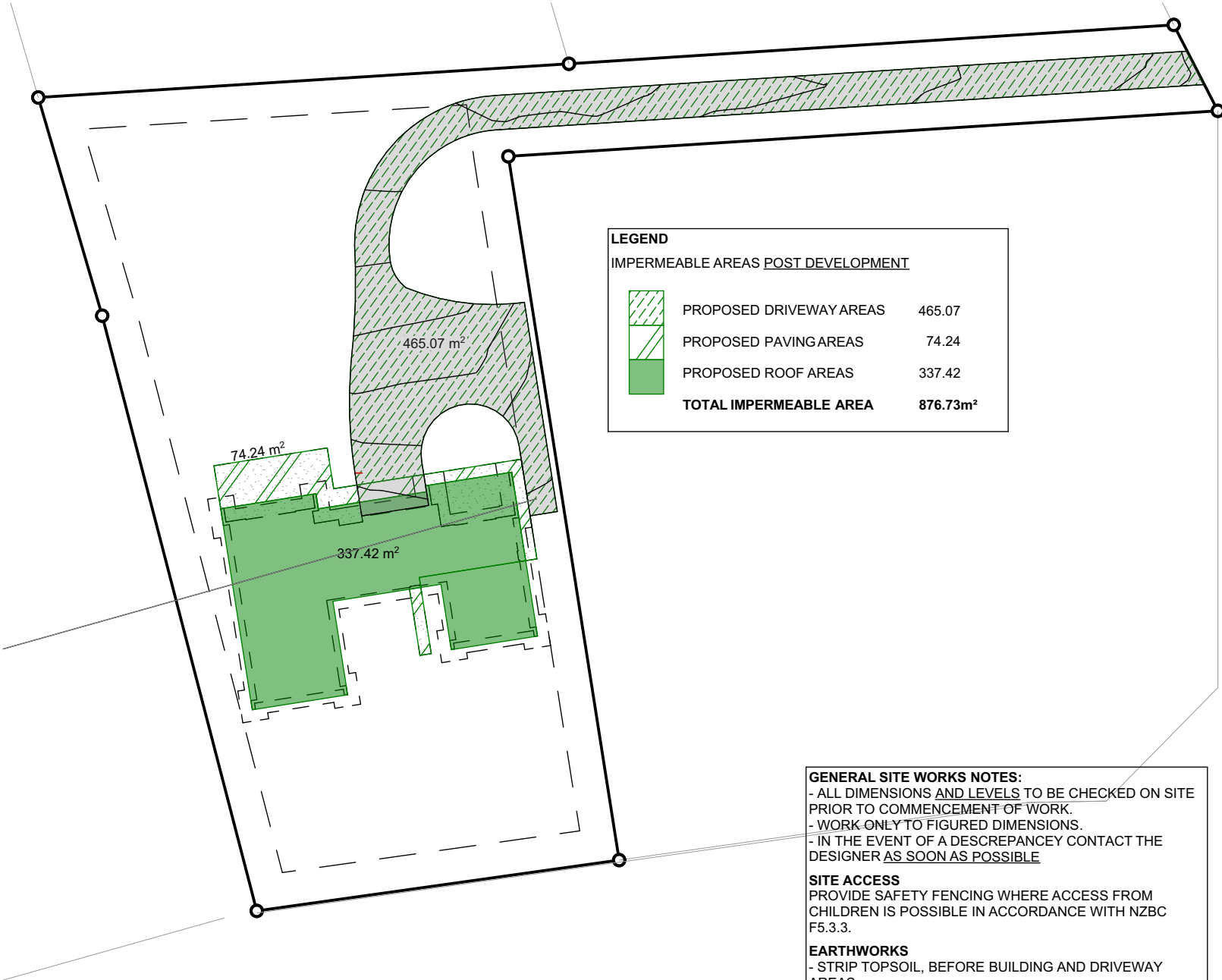
STORMWATER PIPES

- ALL STORMWATER DRAINAGE PIPE DIAMETERS AND GRADIENTS TO BE IN ACCORDANCE WITH FIG 3 E2/AS1 ALL PIPES MIN. Ø100 TYPICAL.
- ALL PIPES UNDER DRIVEWAYS TO BE SN8 GRADE TRAFFICABLE PIPE

SITE PLAN NOTES:	
SITE DESCRIPTION	
LOT NUMBER:	LOT 2
DP NUMBER:	DP 567644
ADDRESS:	3 THE LAKES DRIVE KERIKERI NORTHLAND 0230 3,000m²
SITE AREA:	
SITE ENVIRONMENT	
CLIMATE ZONE	1
EARTHQUAKE ZONE	ZONE 1
EXPOSURE ZONE	ZONE C
LEE ZONE	NO
WIND ZONE	HIGH
WIND REGION	A
RAINFALL RANGE	100mm/hr
SNOW ZONE	NO
DISTRICT PLAN COMPLIANCE	
PLANNING ZONE	RURAL LIVING
PLANNING OVERLAY	N/A
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COVENANTS	
NO PRE BUILT TRANSPORTABLES	
MIN. 180m² HABITABLE DWELLING SIZE	
NO SECOND HAND CLADDING	
NO ROOFING / FLAT FIBROLITE / SECOND HAND FENCE MATERIALS	COMPLIES
WATER SUPPLY:	
UN-RETICULATED SITE - WATER SUPPLY MUST BE POTABLE AND COMPLY WITH NZBC G12, BY WAY OF WATER TREATMENT OR FILTRATION OR OTHER SYSTEM, AND MAINTAINED AS REQUIRED BY THE MANUFACTURER	
FIRE FIGHTING:	
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NEW AS PER WJL STORMWATER REPORT	
STORMWATER MANAGEMENT	
SITE AREA	3,000m²
TOTAL AREA PERMITTED	LESSER OF 12.5% OR 3,000m²
PROPOSED ROOF AREA	
TOTAL PROPOSED	876.73m² 29.3%

SITE IMPERMEABLE AREAS POST-DEVELOPMENT	
Element ID	Area
PROPOSED IMPERMEABLE AREA DRIVEWAY	465.07
PROPOSED IMPERMEABLE AREA PAVING	74.24
PROPOSED IMPERMEABLE AREA ROOF	337.42
	876.73 m²

SITE IMPERMEABLE AREAS POST-DEVELOPMENT	
Element ID	Area
PROPOSED IMPERMEABLE AREA DRIVEWAY	465.07
PROPOSED IMPERMEABLE AREA PAVING	74.24
PROPOSED IMPERMEABLE AREA ROOF	337.42
	876.73 m²



LEGEND		
IMPERMEABLE AREAS POST DEVELOPMENT		
	PROPOSED DRIVEWAY AREAS	465.07
	PROPOSED PAVING AREAS	74.24
	PROPOSED ROOF AREAS	337.42
	TOTAL IMPERMEABLE AREA	876.73m²

GENERAL SITE WORKS NOTES:
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS.
- IN THE EVENT OF A DESCREPANCEY CONTACT THE DESIGNER AS SOON AS POSSIBLE

SITE ACCESS
PROVIDE SAFETY FENCING WHERE ACCESS FROM CHILDREN IS POSSIBLE IN ACCORDANCE WITH NZBC F5.3.3.

EARTHWORKS
- STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS
- ALL CUBIC METERS ARE ESTIMATES. CONTRACTOR TO CONFIRM ON SITE.
- DESIGNER TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE.
- THE REMOVAL OF TOPSOIL AND/OR ANY SOFT SOILS IS NOT INCLUDED IN CALCULATIONS.
- ALL EARTHWORKS TO COMPLY WITH ACCIDENTAL DISCOVERY PROTOCOL AS PER EARTHWORKS STANDARDS EW-S3 AND EW-S5
- EARTHWORKS TO COMPLY WITH AUCKLAND COUNCIL GUIDANCE DOCUMENT GD005 FOR EROSION.

SILT FENCE
INSTALL TEMPORARY SILT CONTROL FENCE TO DC STANDARDS.

DRIVEWAY:
100mm 25MPa CONCRETE DRIVEWAY WITH 668 MESH BROOM FINISH WITH SAWCUTS @ 6.0m MAX. CRS AND MINIMUM 1:100 FALL AWAY FROM BUILDING / TOWARDS SUMPS.
5kg/m³ EXPOSED AGGREGATE SEALED AND 7kg/m³ BLACK OXIDE
CONSTRUCTED TO COUNCIL STANDARDS.
CONCRETE DRIVE AS PER PLANS AT END OF PROJECT.
MIN. 1:100 FALL AWAY FROM BUILDING / TOWARDS SUMPS.
CONSTRUCTED TO COUNCIL STANDARDS AS PER WJL PLANS.

PATIOS
MIN. 1:100 FALL AWAY FROM BUILDING

EARTHWORKS (IF OVER 100m² EXPOSED)
EROSION / SEDIMENT CONTROLS REQUIRED AS BELOW:
- SINGLE ACCESS CONSTRUCTED.
- STORMWATER INLET PORTECTION VIA SILT FENCE OR OTHER BARRIER.
- MATERIAL STOCKPILES ARE PLACED UPSLOPE OF THE SILT FENCE / OTHER BARRIER.
- MATERIAL STOCKPILES TO BE COVERED WHEN NOT IN USE.
- TERMPORARY OR PERMANENT DOWNPIPES ARE CONNECTED TO THE STORMWATER SYSTEM.
- SURFACE WATER IS DIVERTED AWAY FROM, OR PREVENTED FROM RUNNING OVER BARE SOIL.
- SEDIMENT-LADEN WATER FROM THE WORKS AREA IS TREATED ON THE SITE.

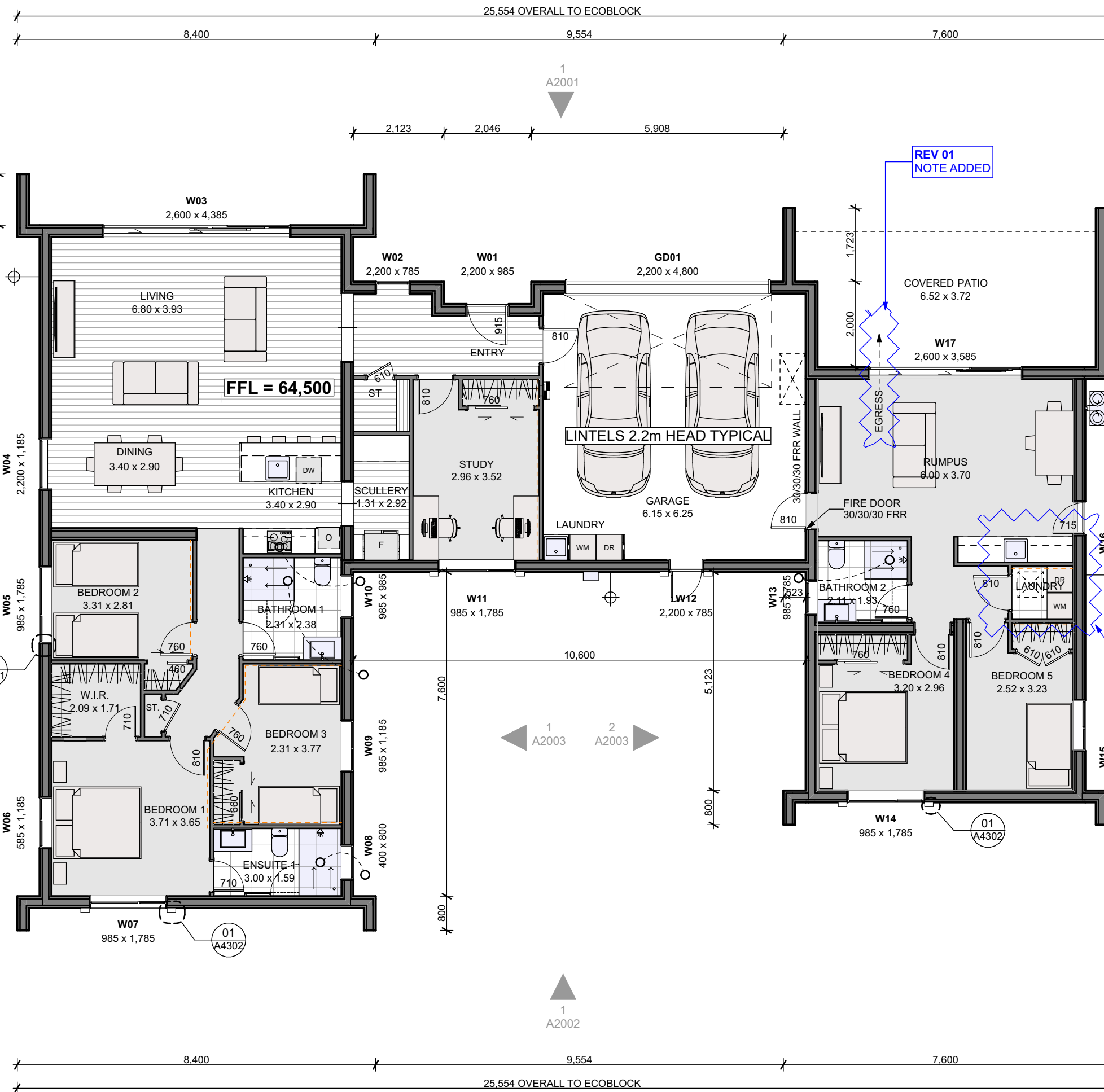
EARTHWORKS:
VOLUME PERMITTED MAX. 300m³
CUT 297m³
FILL -
GROSS CUT/FILL (EST): 297m³
COMPLIES

AREA PERMITTED MAX. 1.5m CUT / FILL
HEIGHT
MAX. 3.0m TOTAL HEIGHT 0.6m
CUT SURFACE AREA m² 824m
FILL SURFACE AREA m² -
COMPLIES

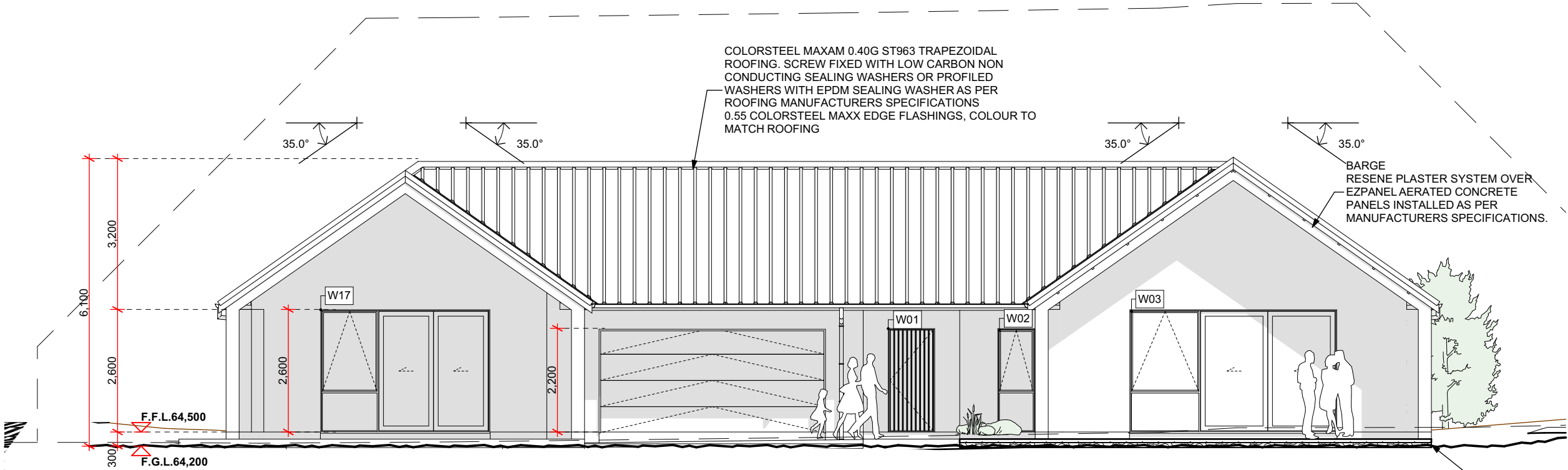
EARTHWORKS PERMIT REQUIRED

GENERAL NOTES - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REFER TO FIGURED DIMENSIONS. REFER ANY DISCREPANCIES TO ARCLINE ARCHITECTURE LTD. - DO NOT CHANGE ANY DETAILS OR ADJUST PLANS WITHOUT PRIOR CONSENT FROM ARCLINE ARCHITECTURE LTD. - THIS DOCUMENT AND THE COPY RIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF ARCLINE ARCHITECTURE LTD. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY OTHER MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF ARCLINE ARCHITECTURE LTD. - BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT. - LIABILITY WILL NOT BE ACCEPTED BY ARCLINE ARCHITECTURE LTD FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL. - ALL STANDARDS REFERENCED IN THESE PLANS ARE TO THE CURRENT / LATEST VERSION.		SITE PLAN NOTES: SITE DESCRIPTION LOT NUMBER: LOT 2 DP NUMBER: DP 567644 ADDRESS: 3 THE LAKES DRIVE KERIKERI NORTHLAND 0230 3,000m² SITE AREA: 3,000m² SITE ENVIRONMENT CLIMATE ZONE 1 EARTHQUAKE ZONE ZONE 1 EXPOSURE ZONE ZONE C LEE ZONE NO WIND ZONE HIGH WIND REGION A RAINFALL RANGE 100mm/hr SNOW ZONE NO	
SANITARY PLUMBING & DRAINAGE NOTES: REFER TO AND CONDUCT ALL WORKS AS PER WILTON JOUBERT SITE SUITABILITY REPORT / WASTEWATER REPORT AND STORMWATER REPORT. 1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION NZ STANDARD - AS/NZS 3500 PART 2.2 2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1. MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS: 1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS. Ø65-1:40 FALL Ø100-1:60 FALL		DISTRICT PLAN COMPLIANCE PLANNING ZONE RURAL LIVING PLANNING OVERLAY N/A BUILDING COVERAGE SITE AREA 3,000m² <u>MAX. FLOOR AREA PERMITTED: LESSER OF 10% OR 2,400m²</u> PROPOSED 293.43m² (9.8%) COMPLIES BUILDING HEIGHT <u>MAX. HEIGHT PERMITTED 9.0m</u> PROPOSED HEIGHT 6.2m COMPLIES HIRB 2m / 45° COMPLIES SETBACK TO BOUNDARIES 3.0m ALL BOUNDARIES 20.0m BUSH SETBACK COMPLIES SETBACK TO BUSH GREATER THAN 20m? YES LRV 30% MAX. LRV TBC	
SURFACE WATER DRAINAGE NOTES: - ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH NZBC E2/AS1 - SW DRAINAGE CHANGES OF DIRECTION (IN PLAN) AS PER FIG. 4 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (90° OR LESS PERMITTED) TEE JUNCTIONS - AS PER FIG. 5 NZBC E1/AS1 RECOMMENDED 45° ANGLE CHANGE OR LESS (60° OR LESS PERMITTED). - STORMWATER PIPES STORMWATER PIPES - ALL STORMWATER DRAINAGE PIPE DIAMETERS AND GRADIENTS TO BE IN ACCORDANCE WITH FIG 3 E2/AS1 ALL PIPES MIN. Ø100 TYPICAL. - ALL PIPES UNDER DRIVEWAYS TO BE SN8 GRADE TRAFFICABLE PIPE		CONSENT NOTICES FIREFIGHTING WATER SUPPLY FOUNDATIONS ENGINEER DESIGNED TP10 / TP58 NEEDED LANDSCAPING PLAN REQUIRED COMPLIES COVENANTS NO PRE BUILT TRANSPORTABLES MIN. 180m² HABITABLE DWELLING SIZE NO SECOND HAND CLADDING NO ROOFING / FLAT FIBROLITE / SECOND HAND FENCE MATERIALS COMPLIES WATER SUPPLY: UN-RETICULATED SITE - WATER SUPPLY MUST BE POTABLE AND COMPLY WITH NZBC G12, BY WAY OF WATER TREATMENT OR FILTRATION OR OTHER SYSTEM, AND MAINTAINED AS REQUIRED BY THE MANUFACTURER FIRE FIGHTING: UN-RETICULATED URBAN / RURAL SITUATION: NEW AS PER WJL STORMWATER REPORT STORMWATER MANAGEMENT SITE AREA 3,000m² <u>TOTAL AREA PERMITTED LESSER OF 12.5% OR 3,000m²</u> PROPOSED ROOF AREA TOTAL PROPOSED 876.73m² 29.3%	

SITE IMPERMEABLE AREAS POST-DEVELOPMENT	
Element ID	Area
PROPOSED IMPERMEABLE AREA DRIVEWAY	465.07
PROPOSED IMPERMEABLE AREA PAVING	74.24
PROPOSED IMPERMEABLE AREA ROOF	337.42
	876.73 m²



FLOOR AREAS	
HABITABLE FLOOR AREA (MAIN):	146.68 m ²
HABITABLE FLOOR AREA (MINOR):	66.69 m ²
GARAGE (NON HABITABLE) AREA:	42.55 m ²
TOTAL FLOOR AREA:	255.92 m²
INTERIOR LININGS / TRIMS	
WALL LININGS	
10mm GIB.	
GIB AQUALINE TO WET AREAS.	
9mm VILLABOARD TO TILED WALLS	
TRIBOARD IN GARAGE. 10mm GIB IN GARAGE.	
INTERNAL DOORS	
2.2m TYPICAL INTERNAL DOOR HEIGHT.	
STUD HEIGHT	
2.600m TYPICAL	
KEY:	
	CEILING HATCH
	WARDROBE
	ST. STORAGE CUPBOARD
	LIN LINEN CUPBOARD
	SMART POWER METER / DISTRIBUTION BOARD
	FLOORING: SELECTED TILE
	FLOORING: SELECTED OVERLAY
	INSULATION TO INTERNAL WALLS
	MECHANICAL VENT DUCTED TO EXTERIOR
	EXTERIOR WATER TAP



1
A1501

North Elevation

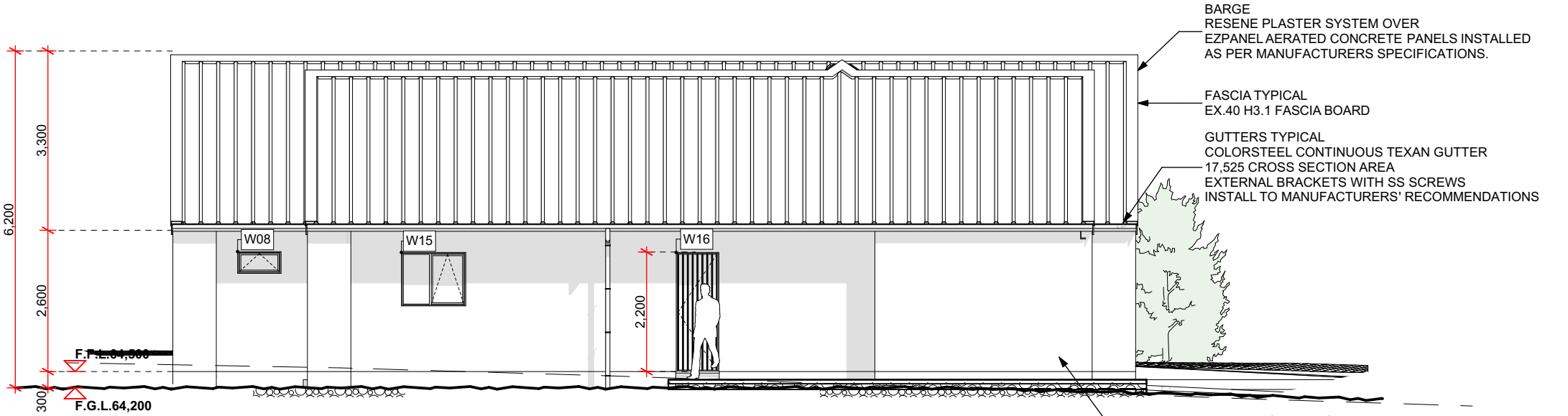
1:100

- ELEVATION NOTES**
- ROOFS**
- COLORSTEEL MAXAM 0.40G ST963 TRAPEZOIDAL ROOFING. SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS OR PROFILED WASHERS WITH EPDM SEALING WASHER AS PER ROOFING MANUFACTURERS SPECIFICATIONS
- 0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING
- 80Ø COLOURED UPVC DOWNPIPES
- INSTALL TO MANUFACTURERS' RECOMMENDATIONS
- EX.40 H3.1 FASCIA BOARD
- SAWN 20mm TIMBER BRAD FIXED & GLUED OVER 9mm H3.2 PLY SOFFIT LINING
- SAWN 20mm TIMBER BRAD FIXED & GLUED OVER 9mm H3.2 PLY SOFFIT LINING
- WALLS**
- RESENE PLASTER SYSTEM OVER
- ECOBLOCK 280mm INSULATED CONCRETE FORM WALLS
- RESENE PLASTER SYSTEM OVER
- EZPANEL AERATED CONCRETE PANELS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- GLAZING / JOINERY**
- DOUBLE GLAZED LOW-E R0.37 GLAZING IN ALUMINIUM JOINERY.
- 2,200 WINDOW HEAD HEIGHT TYPICAL

RAFT SLAB AS PER ENGINEERS DESIGN AND DETAILS

OVER 0.25mm POLYTHENE MOISTURE BARRIER (TAPE ALL CUTS AND PENETRATIONS AND LAP 225mm AT ALL SEAMS)

OVER 100mm MIN COMPACTED GAP 40 OR OTHER ACCEPTABLE HARDFILL.

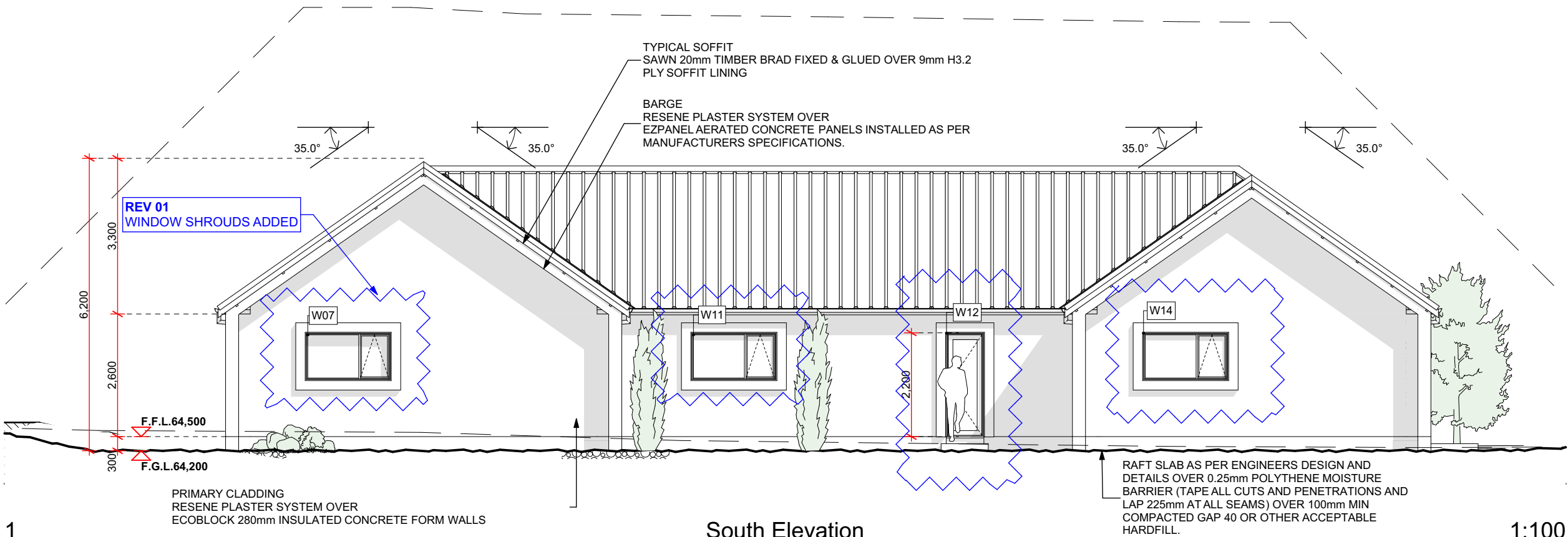


2
A1501

East Elevation

1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		8



1
A1501

South Elevation

1:100

ELEVATION NOTES

ROOFS

COLORSTEEL MAXAM 0.40G ST963 TRAPEZOIDAL ROOFING. SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS OR PROFILED WASHERS WITH EPDM SEALING WASHER AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING

80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

EX.40 H3.1 FASCIA BOARD

SAWN 20mm TIMBER BRAD FIXED & GLUED OVER 9mm H3.2 PLY SOFFIT LINING

SAWN 20mm TIMBER BRAD FIXED & GLUED OVER 9mm H3.2 PLY SOFFIT LINING

WALLS

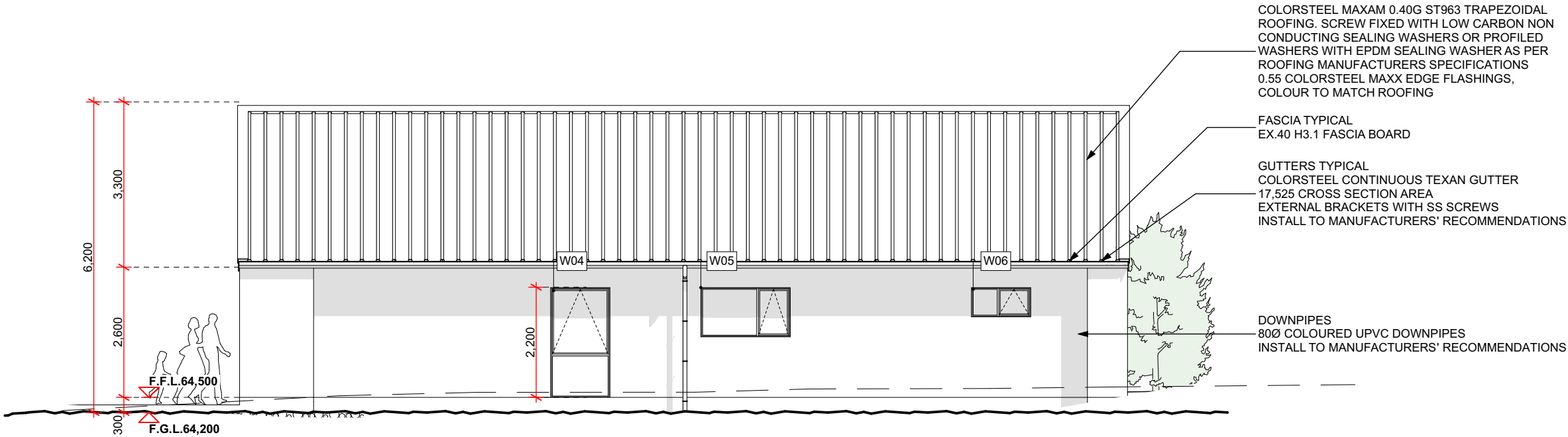
RESENE PLASTER SYSTEM OVER
ECOBLOCK 280mm INSULATED CONCRETE FORM WALLS

RESENE PLASTER SYSTEM OVER
EZPANEL AERATED CONCRETE PANELS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

GLAZING / JOINERY

DOUBLE GLAZED LOW-E R0.37 GLAZING IN ALUMINIUM JOINERY.

2,200 WINDOW HEAD HEIGHT TYPICAL



2
A1501

West Elevation

1:100

COLORSTEEL MAXAM 0.40G ST963 TRAPEZOIDAL ROOFING. SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS OR PROFILED WASHERS WITH EPDM SEALING WASHER AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING

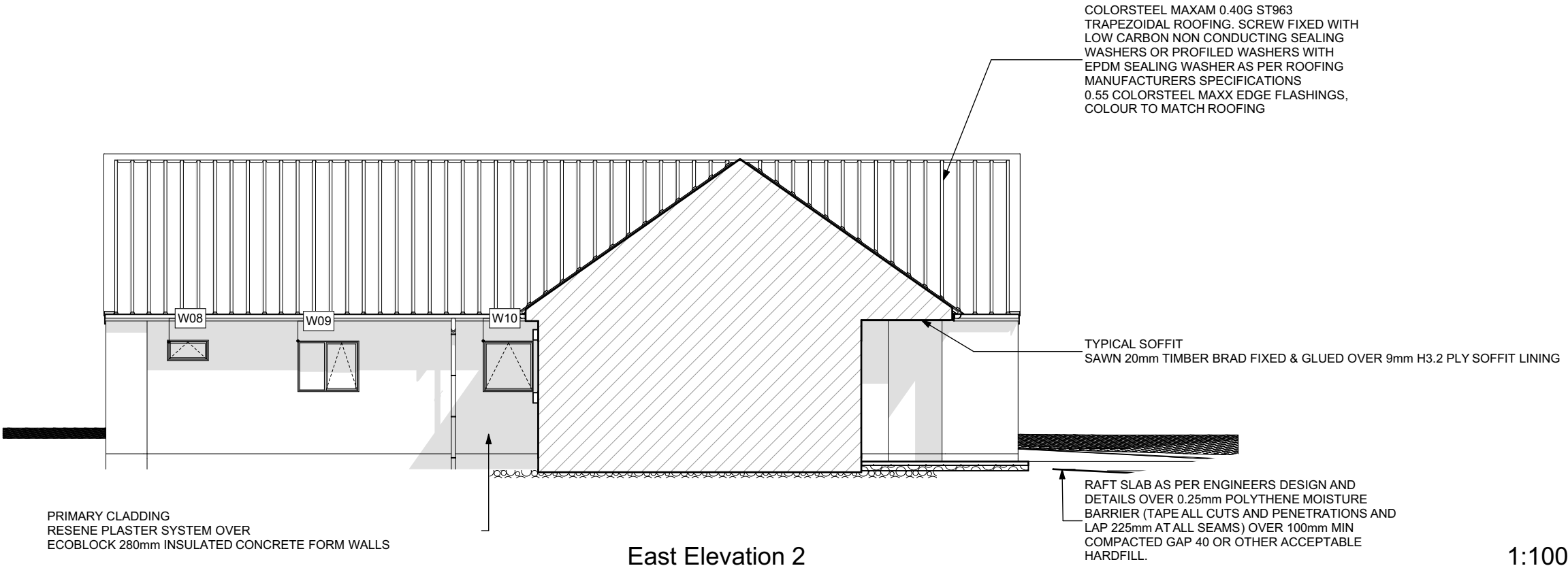
FASCIA TYPICAL
EX.40 H3.1 FASCIA BOARD

GUTTERS TYPICAL
COLORSTEEL CONTINUOUS TEXAN GUTTER
17,525 CROSS SECTION AREA
EXTERNAL BRACKETS WITH SS SCREWS
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

DOWNPIPES
80Ø COLOURED UPVC DOWNPIPES
INSTALL TO MANUFACTURERS' RECOMMENDATIONS

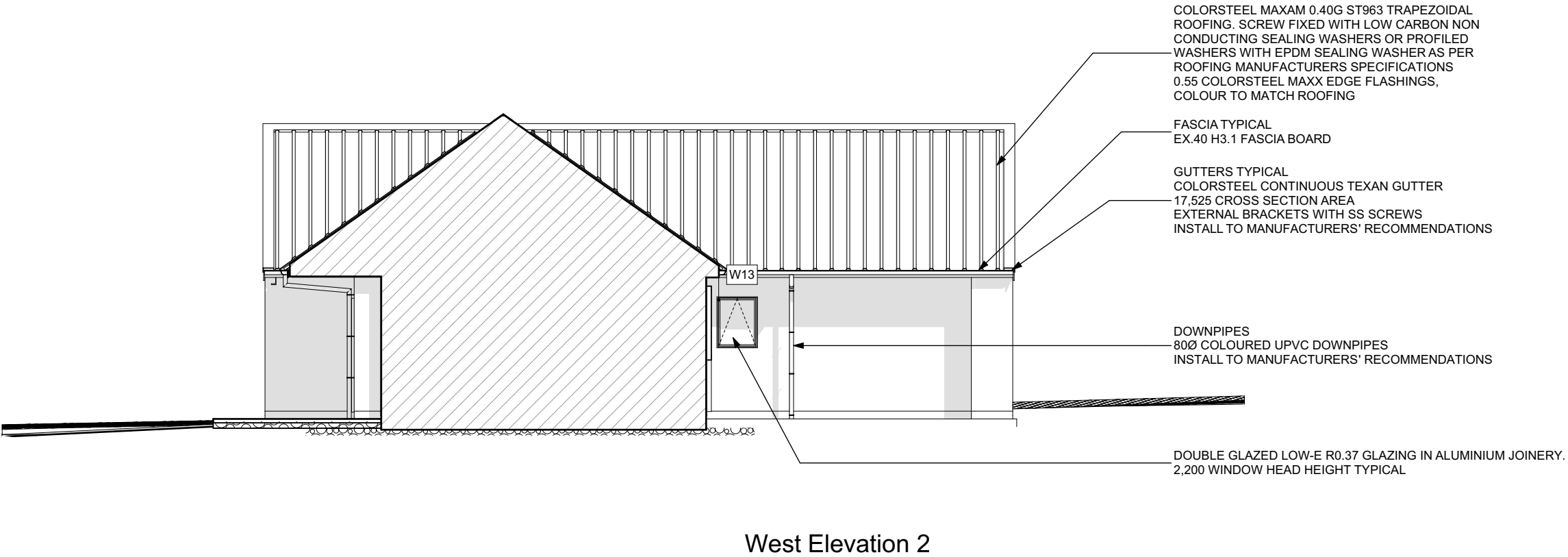
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		8

1
A1501



- ELEVATION NOTES**
- ROOFS**
COLORSTEEL MAXAM 0.40G ST963 TRAPEZOIDAL ROOFING. SCREW FIXED WITH LOW CARBON NON CONDUCTING SEALING WASHERS OR PROFILED WASHERS WITH EPDM SEALING WASHER AS PER ROOFING MANUFACTURERS SPECIFICATIONS
0.55 COLORSTEEL MAXX EDGE FLASHINGS, COLOUR TO MATCH ROOFING
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RESENE PLASTER SYSTEM OVER
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- GLAZING / JOINERY**
DOUBLE GLAZED LOW-E R0.37 GLAZING IN ALUMINIUM JOINERY.
- 2,200 WINDOW HEAD HEIGHT TYPICAL

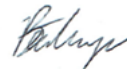
2
A1501



BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		8

SITE 3 The Lakes Drive, Kerikeri
LEGAL DESCRIPTION Lot 2 DP 567644
PROJECT Proposed Residential Dwelling
CLIENT Richard Shrubshall
REFERENCE NO. 138769
DOCUMENT Stormwater Mitigation Report
STATUS/REVISION No. 04
DATE OF ISSUE 23rd June 2026

Report Prepared For	Email
Richard Shrubshall	richard@buildingandbeyond.co.nz

Authored by	G.Brant (BE(Hons) Civil)	Civil Engineer	Gustavo@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 2 DP 567644	
Site Area:	3,001m ²	
Development Type:	Proposed Dwelling	
Development Proposals Supplied:	Plan Set by Arcline Architecture Ltd (dated: 07.11.2025)	
District Plan Zone:	Rural Living	
Permitted Activity Coverage:	<u>12.5%</u>	
Impermeable Coverage:	Post-Development Impermeable Areas	
	Proposed Roof Area	337.06m ²
	Proposed Uncovered Hardstand	546.53m ²
	Total impermeable area = 883.59m ² or 29.4% of the site area	
Activity Status:	<u>Discretionary Activity</u>	
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the proposed dual-purpose rainwater tanks.	
	Proposed Tank – 3 x 25,000 litre Rainwater Tanks (or similar)	
	Dimensions – 3600mmØ x 2600mm high (or greater)	
	50% AEP Control Orifice – 26mmØ orifice; <u>located >500mm below the overflow outlet</u>	
	20% AEP & 1% AEP Control Orifice – 70mmØ orifice; <u>located 340mm above the 50% AEP Control Orifice</u>	
Hardstand Mitigation:	Overflow – 100mmØ at the top of the tank	
	It is recommended to shape the proposed concrete driveway to shed runoff to a grassed v-channel swale (should be formed to a minimum 1% grade where achievable and minimum 0.5% grade where topography is flat) running parallel with the lot's northern boundary. The proposed northern swale is to have a Type 2 catchpit located at a low point. The catchpit is to be fitted with a 150mmØ outlet pipe discharging to the existing public stormwater line on the western side of the Lakes Drive.	
Point of Discharge:	The proposed concrete driveway and concrete path areas should not be shaped to shed runoff toward the proposed wastewater disposal areas. As such, where required, the proposed concrete areas are to be shape to shed runoff to a minimum 600mm wide x 150mm deep grassed v-channel swale along the eastern side of the proposed driveway. The proposed eastern swale is to have a 450mm x 450mm catchpit located at a low point. The catchpit is to be fitted with a 150mmØ outlet pipe discharging to the existing public stormwater line on the western side of the Lakes Drive. The final connection size and location are subject to Council approval.	
	To existing public stormwater line.	

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 for the proposed development.

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

- Plan Set by Arcline Architecture Ltd (Ref No: NLD510, dated: 07.11.2025)

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

3. SITE DESCRIPTION

The subject 3,001m² property is legally described as Lot 2 DP 567644 and is located off the western side of The Lakes Drive and the northern side of Waipapa Road, Kerikeri. Access to the lot is direct via The Lakes Drive.

Topographically speaking, the property features gentle slopes generally falling toward the north/northeast. Ground cover within the vacant lot consists predominantly of grass.

The FNDC GIS Water Services Map indicates that public wastewater is not available to the site. A public stormwater asset is shown downslope of the property, on the western side of The Lakes Drive. A public water main runs parallel to the lot's southern boundary along the northern berm of Waipapa Road.



Figure 1: Snip from FNDC GIS Water Services Map Showing Site Boundaries (cyan), Public Water (blue) & Public Stormwater (green)

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a residential dwelling and associated hardstand on-site, as depicted in the plan set by Arcline Architecture Ltd (Ref No: NLD510, dated: 07.11.2025).

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 3,001m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Proposed Dwelling Roof Area	0 m ²	337.06 m ²	337.06 m ²
Total Uncovered Hardstand	0 m ²	546.53 m ²	546.53 m ²
Proposed Driveway	0 m ²	481 m ²	
Proposed Paths	0 m ²	65.53 m ²	
Pervious	3,001 m ²	2,117.41 m ²	-883.59 m ²

The total amount of impermeable area on site, post-development, equates to 883.59m² or 29.4% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

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

8.7.5.1.5 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m², whichever is the lesser.

8.7.5.2.2 – **Controlled Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m², whichever is the lesser.

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

Design Requirements

The site is under the jurisdiction of the Far North District Council. The design has been completed in accordance with the recommendations and requirements contained within the Far North District Council Engineering Standards, the Far North District Council District Plan and Clause E1 of the New Zealand Building Code.

The total impermeable area in exceedance of Permitted Activity Rule (8.7.5.1.5) is **508.47m²**. Stormwater attenuation for the 50% AEP, 20% AEP and 1% AEP storm events, with an adjustment for climate change must therefore be provided for this excess impermeable area.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable areas (375.1m² total) 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 stormwater attenuation calculations in accordance with TR-55. HydroCAD[®] software has been utilised in design for a 50% AEP rainfall value of 131mm with a 24-hour duration, for a 20% AEP rainfall value of 170mm with a 24-hour duration and for a 1% AEP rainfall value of 307mm 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 rainwater tanks are utilised to provide the proposed dwelling with a potable water supply. The tank type is at the discretion of the client. A proprietary guttering system is required to collect roof runoff from the proposed roof area. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed roof area. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall.

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

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

Potable Tanks Detention Volume

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

Proposed Tank	3 x 25,000 litre Rainwater Tanks (or similar)
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet Orifice (50% AEP)	26mm diameter orifice ; located <u>>500mm below the overflow outlet</u> - 7.0m ³ Storage
Outlet Orifice (20% AEP Control & 1% AEP Control)	70mm diameter orifice ; located <u>340mm above the 50% AEP Control Orifice</u> - 11.9m ³ Storage (20% AEP) - 16.0m ³ Storage (1% AEP)
Overflow Outlet	100mm diameter ; located at the top of the tank

Discharge from the detention tanks must be transported via sealed pipes to the existing public stormwater line on the western side of The Lakes Drive. The tanks must be installed in accordance with the tank suppliers' details and specifications. Levels are to be confirmed by the contractor on-site prior to construction. Adequate fall (minimum 1% grade) from the tank's outlet to the discharge point is required. If this is not achievable, WJL must be contacted for review of the design. Refer to the appended Site Plan (138769-C200), Tank Detail (138769-C201) and calculation set for clarification.

Stormwater Mitigation - Hardstand

It is recommended to shape the proposed concrete driveway to shed runoff to a grassed v-channel swale (should be formed to a **minimum** 1% grade where achievable and minimum 0.5% grade where topography is flat) running parallel with the lot's northern boundary. The proposed northern swale is to have a Type 2 catchpit located at a low point. The catchpit is to be fitted with a 150mmØ outlet pipe discharging to the existing public stormwater line on the western side of the Lakes Drive. Refer to the appended Site Plan (138769-C200) for clarification. The final connection size and location are subject to Council approval.

While this assessment only considers the primary stormwater system, it is recommended that the above grassed swale is sized to provide capacity for secondary runoff. Based on a future developed conservative catchment area, a swale of 1500mm wide x 250mm deep (v-shaped) at a 1% grade should manage peak flows for up to a 1% AEP storm event (+20% CCF). It is intended that the additional capacity in the swale, catchpits and drainage line will be utilised to **aid** in the diversion of secondary flows away from the property in a controlled manner.

The proposed concrete driveway and concrete path areas should not be shaped to shed runoff toward the proposed wastewater disposal areas. As such, where required, the proposed concrete areas are to be shape to shed runoff to a minimum 600mm wide x 150mm deep grassed v-channel swale along the eastern side of the proposed driveway. The proposed eastern swale is to have a 450mm x 450mm catchpit located at a low point. The catchpit is to be fitted with a 150mmØ outlet pipe discharging to the existing public stormwater line on the western side of the Lakes Drive. Refer to the appended Site Plan (138769-C200) for clarification. The final connection size and location are subject to Council approval.

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

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Permitted Coverage Flows – 50% AEP, 20% AEP & 1% AEP Storm Events + CCF

Surface	Area	Runoff CN	50% AEP Peak Flow Rate	20% AEP Peak Flow Rate	1% AEP Peak Flow Rate
Maximum Permitted Impermeable Area (12.5% of the site area)	375.1 m ²	98	13.85ℓ/s	21.43ℓ/s	49.66ℓ/s
Remaining Greenfields Area	2,659.9 m ²	74			

Post-Development Scenario – 50% AEP, 20% AEP & 1% AEP Storm Events + CCF

Surface	Area	Runoff CN	50% AEP Peak Flow Rate	20% AEP Peak Flow Rate	1% AEP Peak Flow Rate
Post-Development Proposed Roof Area via Detention Tank	337.1 m ²	98	13.82ℓ/s	20.65ℓ/s	49.07ℓ/s
Post-Development Over-Mitigated Hardstand Area	546.5 m ²	98			
Remaining Greenfields Area	2,117.4 m ²	74			

Given the design parameters, stormwater neutrality will be achieved for the 50% AEP, 20% AEP and 1% AEP storm events across the proposed impermeable surfaces over the permitted activity threshold.

8. DISTRICT PLAN ASSESSMENT

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

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

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

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	Impermeable surfaces resulting from the development increase site impermeability by 883.59m ² . Through tank attenuation, runoff is to be attenuated to peak flows in compliance with the Permitted Activity threshold for the 50% AEP, 20% AEP & 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 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 883.59m ² .
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	Runoff resulting from the proposed impermeable roof area is to be collected and directed to the discharge point via sealed pipes. Proposed driveway is to be shaped to shed runoff to a grassed swale discharging to a catchpit that discharges to the public stormwater network. Given the above, it is expected that the proposed development may result in some temporary ponding on the low points during large storm events but should clear with the proposed drainage system. This will not worsen the ability of natural ground to absorb water in normal conditions.
<i>(e) the physical qualities of the soil type;</i>	Kerikeri Volcanic Group – moderate drainage

<i>(f) any adverse effects on the life supporting capacity of soils;</i>	Roof runoff from the proposed dwelling is to be collected and directed to the proposed rainwater tanks, which provide potable water supply and stormwater attenuation prior to discharge to the public stormwater network. Runoff from hardstand areas is to be directed to the proposed swale and/or catchpits, then conveyed to the public stormwater network via sealed pipes. This will reduce uncontrolled runoff across the site and limit the potential for erosion, saturation, or contamination of surrounding soils. On this basis, adverse effects on the life supporting capacity of soils are expected to be less than minor.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	The site has sufficient area to accommodate the proposed on-site wastewater disposal system and the stormwater management measures described in this report. Roof runoff is to be collected in rainwater tanks, with controlled overflow directed to the public stormwater network. Hardstand runoff is to be managed by shaping the driveway and paved areas away from the wastewater disposal areas, with runoff collected by the proposed swale and/or catchpits and conveyed to the public stormwater network via sealed pipes. Provided the recommendations of this report and the wastewater design are followed, the proposed development is not expected to result in adverse effects on water quantity or water quality within water bodies, groundwater, aquifers, or adjacent sites.
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The proposed driveway is necessary to provide access to the proposed dwelling and is not considered excessive.
<i>(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i>	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
<i>(j) any recognised standards promulgated by industry groups;</i>	Not applicable.
<i>k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i>	Through tank attenuation, runoff is to be attenuated to peak flows in compliance with the Permitted Activity threshold for the 50% AEP, 20% AEP & 1% AEP storm events, adjusted for climate change.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	Through tank attenuation, runoff is to be attenuated to peak flows in compliance with the Permitted Activity threshold for the 50% AEP, 20% AEP & 1% AEP storm events, adjusted for climate change.

9. 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, silt traps and swales 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.

10. 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 (138769-C200 & 138769-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.

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.

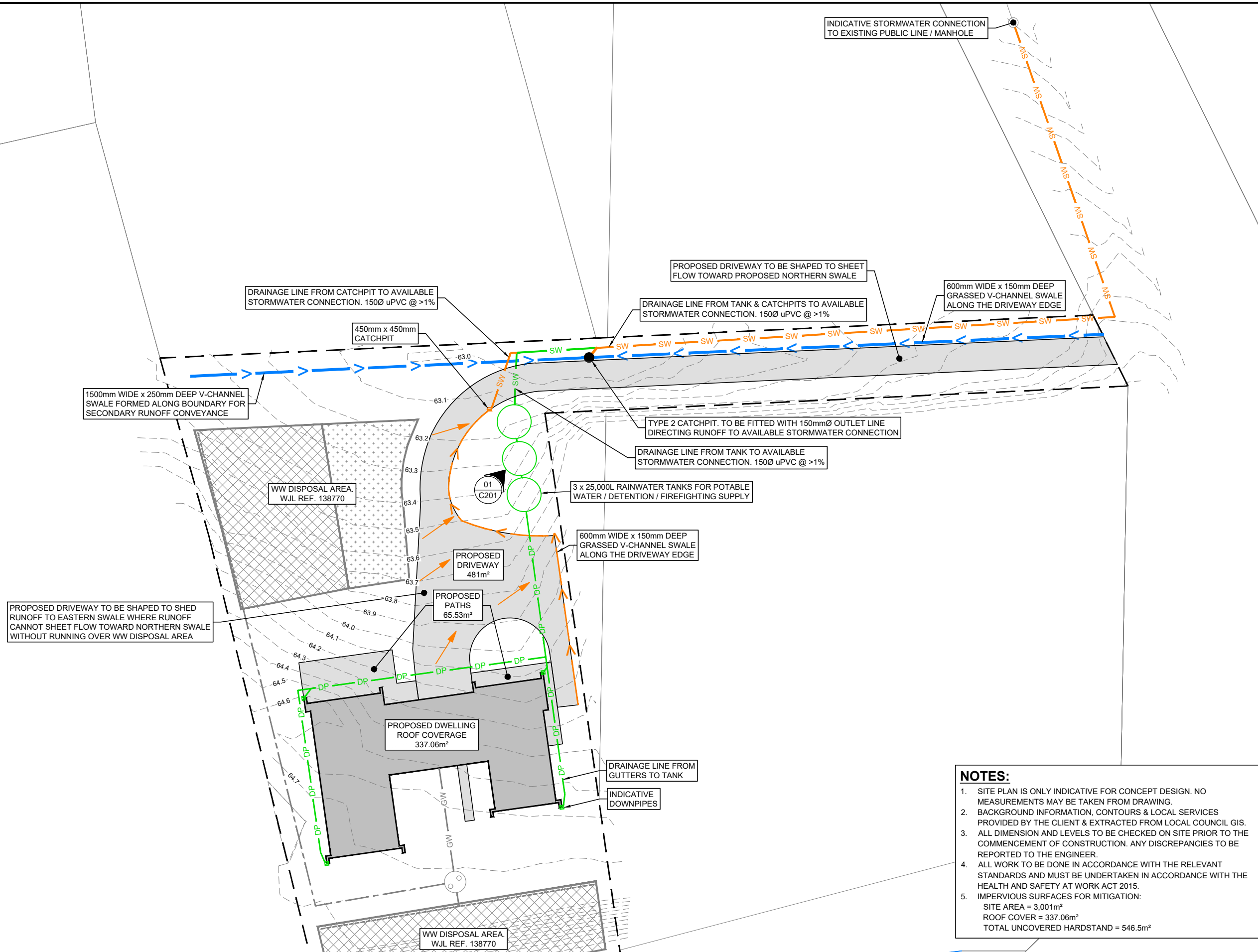
Wilton Joubert Ltd.



Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

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



- NOTES:**
1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
 2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
 3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
 5. IMPERVIOUS SURFACES FOR MITIGATION:
SITE AREA = 3,001m²
ROOF COVER = 337.06m²
TOTAL UNCOVERED HARDSTAND = 546.5m²

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	MAY '25	GMB	STORMWATER MITIGATION REPORT
02	JUN '26	GMB	STORMWATER MITIGATION REPORT REV02
03	JUN '26	GMB	STORMWATER MITIGATION REPORT REV03
04	JUN '26	GMB	STORMWATER MITIGATION REPORT REV04

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

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

BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
STORMWATER MITIGATION REPORT

PROJECT TITLE:
**LOT 2 DP 567644
3 THE LAKES DRIVE
KERIKERI
NORTHLAND**

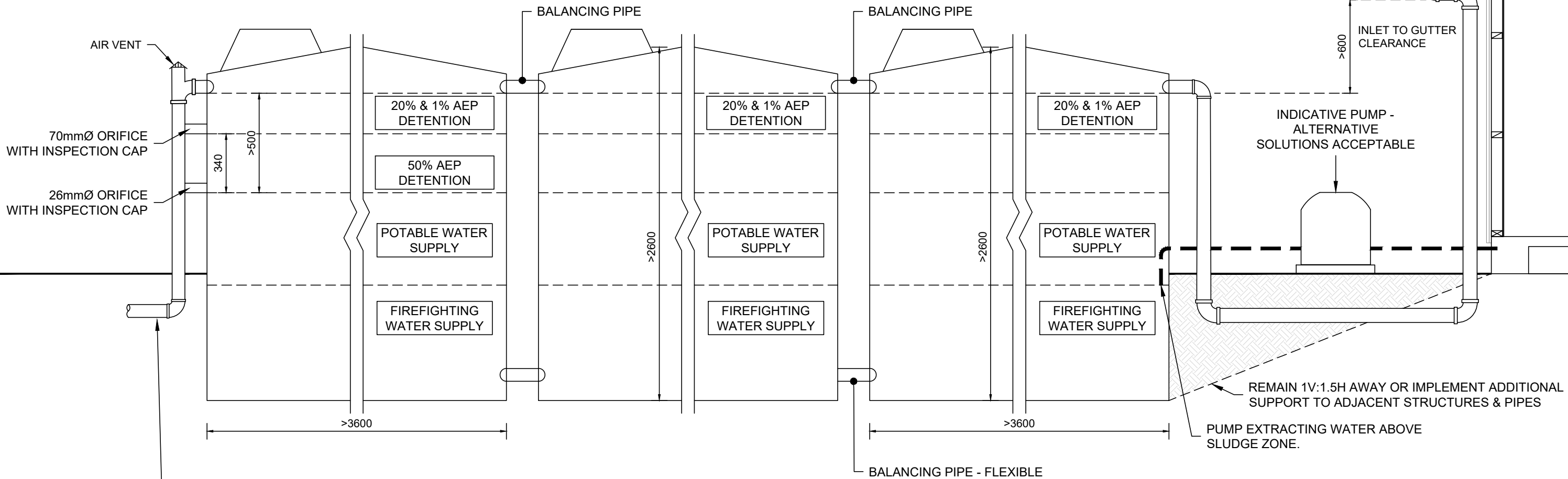
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A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:400	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
138769-C200	04
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NOTES:

- 1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
- 2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3. TANKS 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. ASSUMED USE OF 3 x 25,000L DURACRETE TANKS OR APPROVED EQUIVALENT.

TANKS PARTIALLY BURIED TO SUIT
(CLIENT CARE)

INTERNAL RISER PIPE
SETUP ALSO ACCEPTABLE



150mmØ OUTLET PIPE DISCHARGE TO BE DIRECTED TO EXISTING PUBLIC SW LINE ON THE WESTERN SIDE OF THE LAKES DRIVE. BURIAL DEPTH & LOCATION TO ACCOMMODATE GUTTER TO INLET CLEARANCE & FALL TO DISCHARGE POINT

01
C200
TANK DETAIL
N.T.S



WILTON JOUBERT
Consulting Engineers

Northland: 09 945 4188
Auckland: 09 527 0196
Christchurch: 021 824 063
Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

ISSUE / REVISION				
No.	DATE	BY	DESCRIPTION	
01	MAY '25	GMB	STORMWATER MITIGATION REPORT	
02	JUN '26	GMB	STORMWATER MITIGATION REPORT REV02	
03	JUN '26	GMB	STORMWATER MITIGATION REPORT REV03	
04	JUN '26	GMB	STORMWATER MITIGATION REPORT REV04	

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

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BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

TANK DETAIL

PROJECT DESCRIPTION:

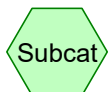
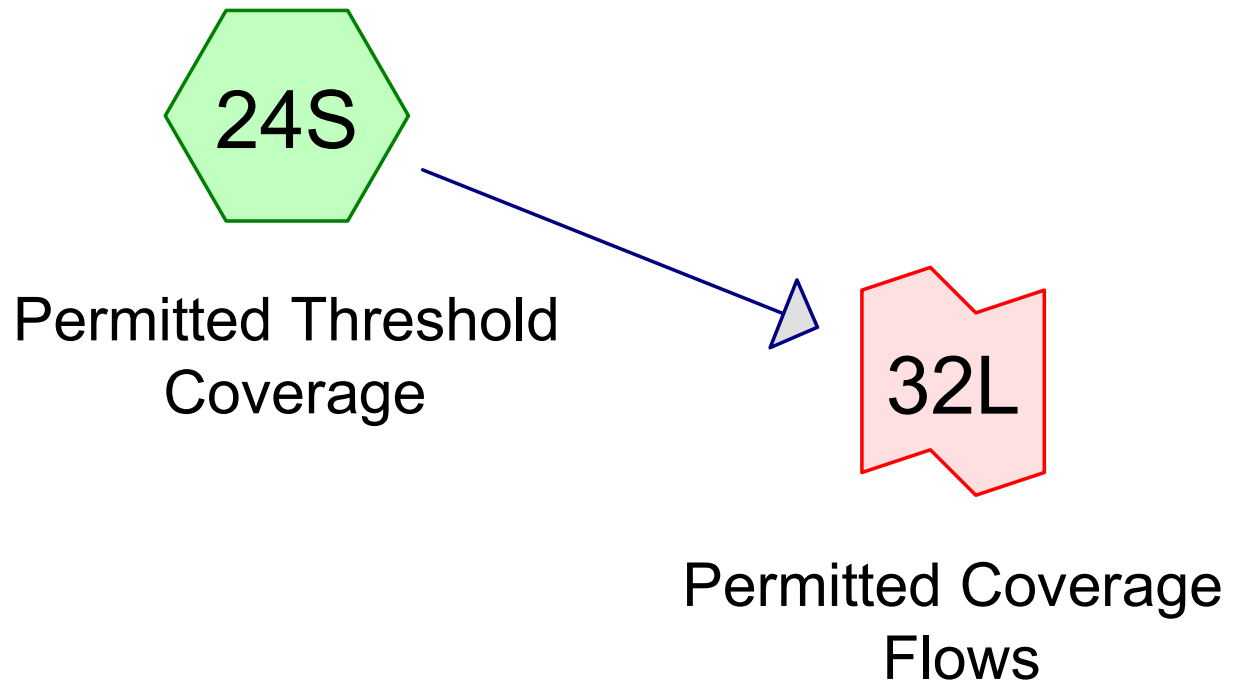
STORMWATER MITIGATION REPORT

PROJECT TITLE:

**LOT 2 DP 567644
3 THE LAKES DRIVE
KERIKERI
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
138769-C201	04
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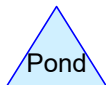
Permitted Coverage Flows



Subcat



Reach



Pond



Link

Routing Diagram for 138769-04

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138769-04

Type IA 24-hr 1% AEP + 20% CCF Rainfall=307 mm

Prepared by Wilton Joubert Limited

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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=3,001.0 m² 12.50% Impervious Runoff Depth>231 mm
Tc=10.0 min CN=77 Runoff=49.66 L/s 692.9 m³

Link 32L: Permitted Coverage Flows

Inflow=49.66 L/s 692.9 m³
Primary=49.66 L/s 692.9 m³

Summary for Subcatchment 24S: Permitted Threshold Coverage

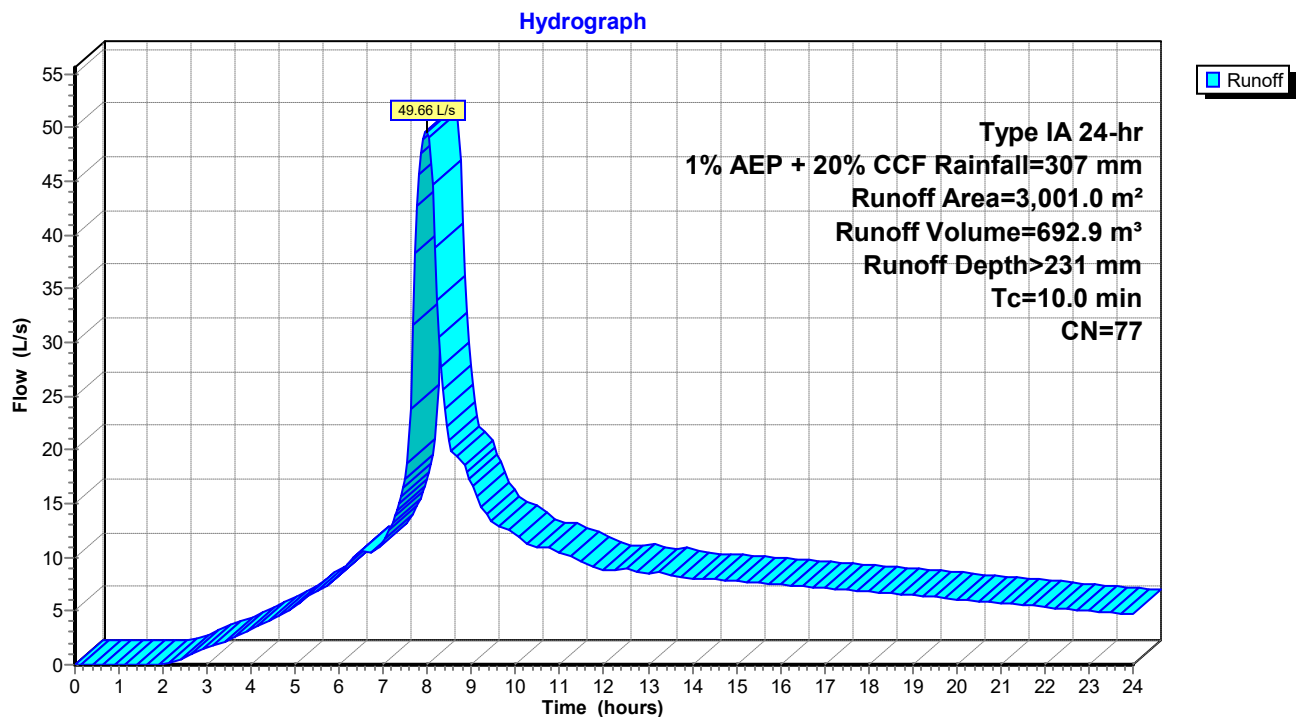
Runoff = 49.66 L/s @ 7.97 hrs, Volume= 692.9 m³, Depth> 231 mm

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=307 mm

Area (m ²)	CN	Description
2,625.9	74	>75% Grass cover, Good, HSG C
375.1	98	Roofs, HSG C
3,001.0	77	Weighted Average
2,625.9		87.50% Pervious Area
375.1		12.50% Impervious Area

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

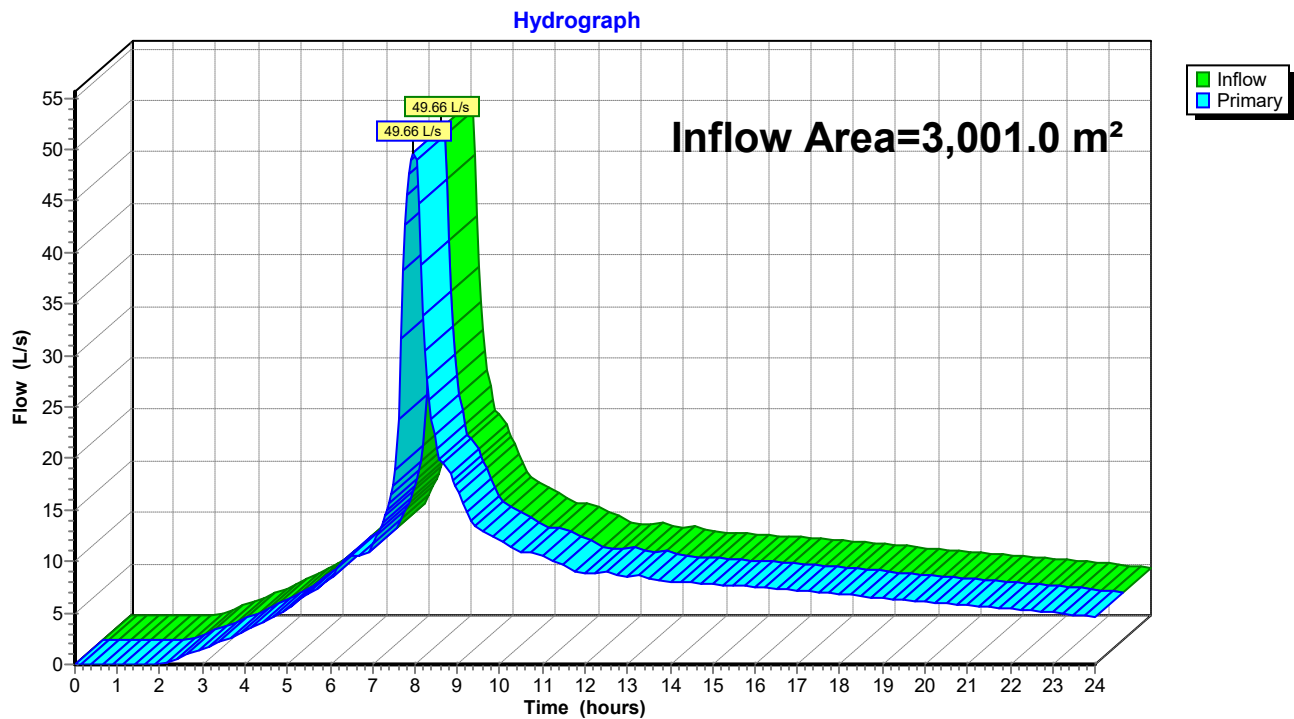
Subcatchment 24S: Permitted Threshold Coverage



Summary for Link 32L: Permitted Coverage Flows

Inflow Area = 3,001.0 m², 12.50% Impervious, Inflow Depth > 231 mm for 1% AEP + 20% CCF event
Inflow = 49.66 L/s @ 7.97 hrs, Volume= 692.9 m³
Primary = 49.66 L/s @ 7.97 hrs, Volume= 692.9 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Permitted Coverage Flows

138769-04

Type IA 24-hr 20% AEP + 20% CCF Rainfall=170 mm

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Page 5

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=3,001.0 m² 12.50% Impervious Runoff Depth>104 mm
Tc=10.0 min CN=77 Runoff=21.43 L/s 310.7 m³

Link 32L: Permitted Coverage Flows

Inflow=21.43 L/s 310.7 m³
Primary=21.43 L/s 310.7 m³

Summary for Subcatchment 24S: Permitted Threshold Coverage

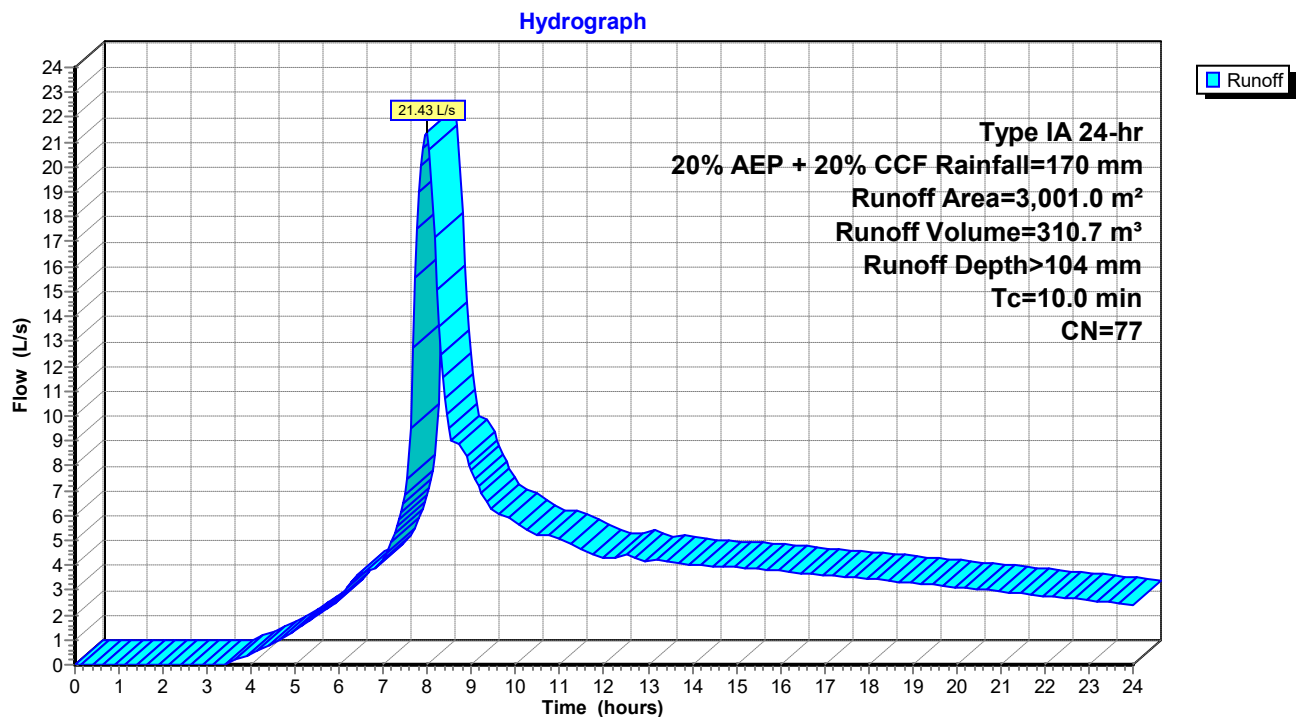
Runoff = 21.43 L/s @ 7.99 hrs, Volume= 310.7 m³, Depth> 104 mm

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 20% AEP + 20% CCF Rainfall=170 mm

Area (m ²)	CN	Description
2,625.9	74	>75% Grass cover, Good, HSG C
375.1	98	Roofs, HSG C
3,001.0	77	Weighted Average
2,625.9		87.50% Pervious Area
375.1		12.50% Impervious Area

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

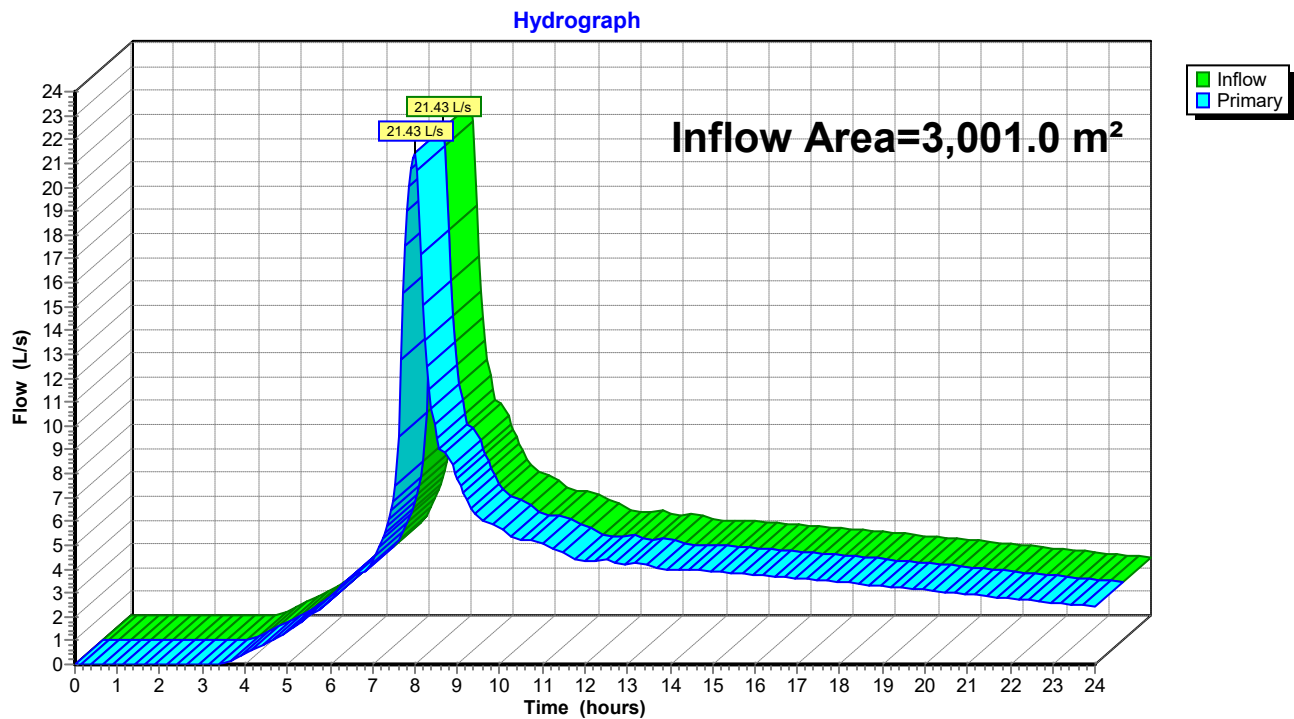
Subcatchment 24S: Permitted Threshold Coverage



Summary for Link 32L: Permitted Coverage Flows

Inflow Area = 3,001.0 m², 12.50% Impervious, Inflow Depth > 104 mm for 20% AEP + 20% CCF event
Inflow = 21.43 L/s @ 7.99 hrs, Volume= 310.7 m³
Primary = 21.43 L/s @ 7.99 hrs, Volume= 310.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Permitted Coverage Flows

138769-04

Type IA 24-hr 50% AEP + 20% CCF Rainfall=131 mm

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Page 8

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

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

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

Subcatchment 24S: Permitted

Runoff Area=3,001.0 m² 12.50% Impervious Runoff Depth>70 mm

Tc=10.0 min CN=77 Runoff=13.85 L/s 209.2 m³

Link 32L: Permitted Coverage Flows

Inflow=13.85 L/s 209.2 m³

Primary=13.85 L/s 209.2 m³

Summary for Subcatchment 24S: Permitted Threshold Coverage

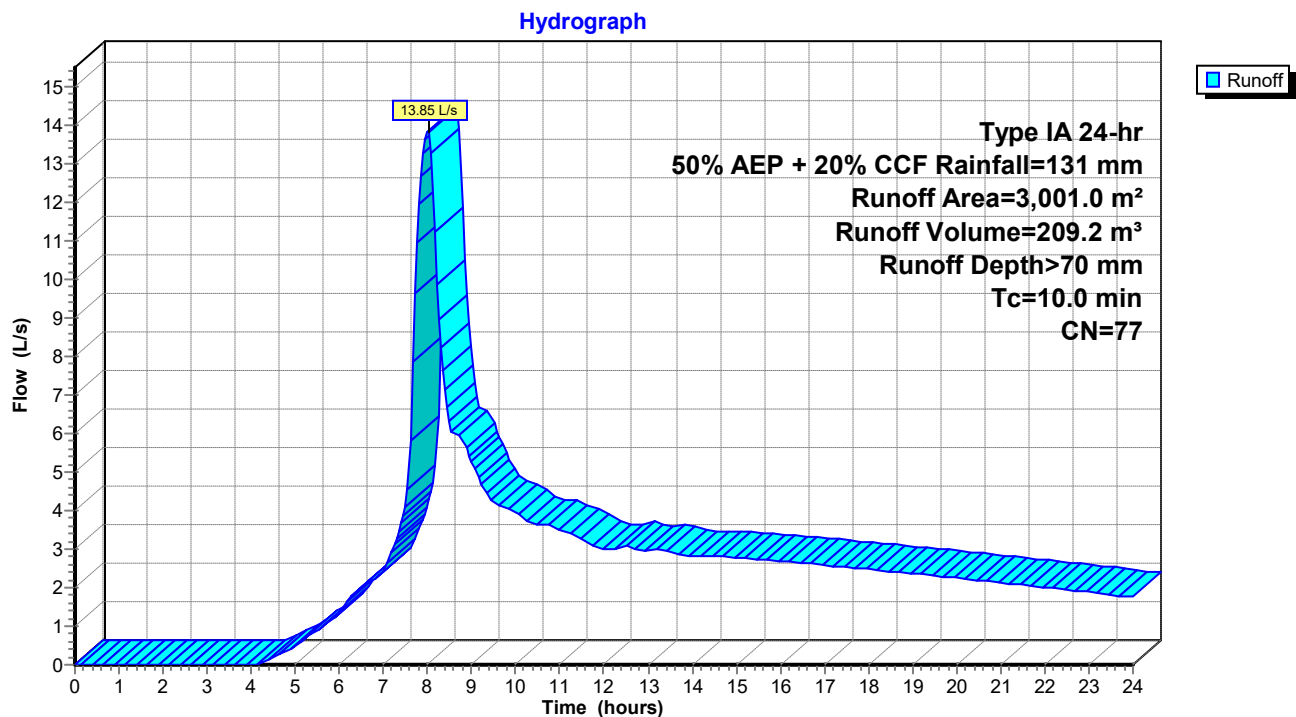
Runoff = 13.85 L/s @ 8.01 hrs, Volume= 209.2 m³, Depth> 70 mm

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 50% AEP + 20% CCF Rainfall=131 mm

Area (m ²)	CN	Description
2,625.9	74	>75% Grass cover, Good, HSG C
375.1	98	Roofs, HSG C
3,001.0	77	Weighted Average
2,625.9		87.50% Pervious Area
375.1		12.50% Impervious Area

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

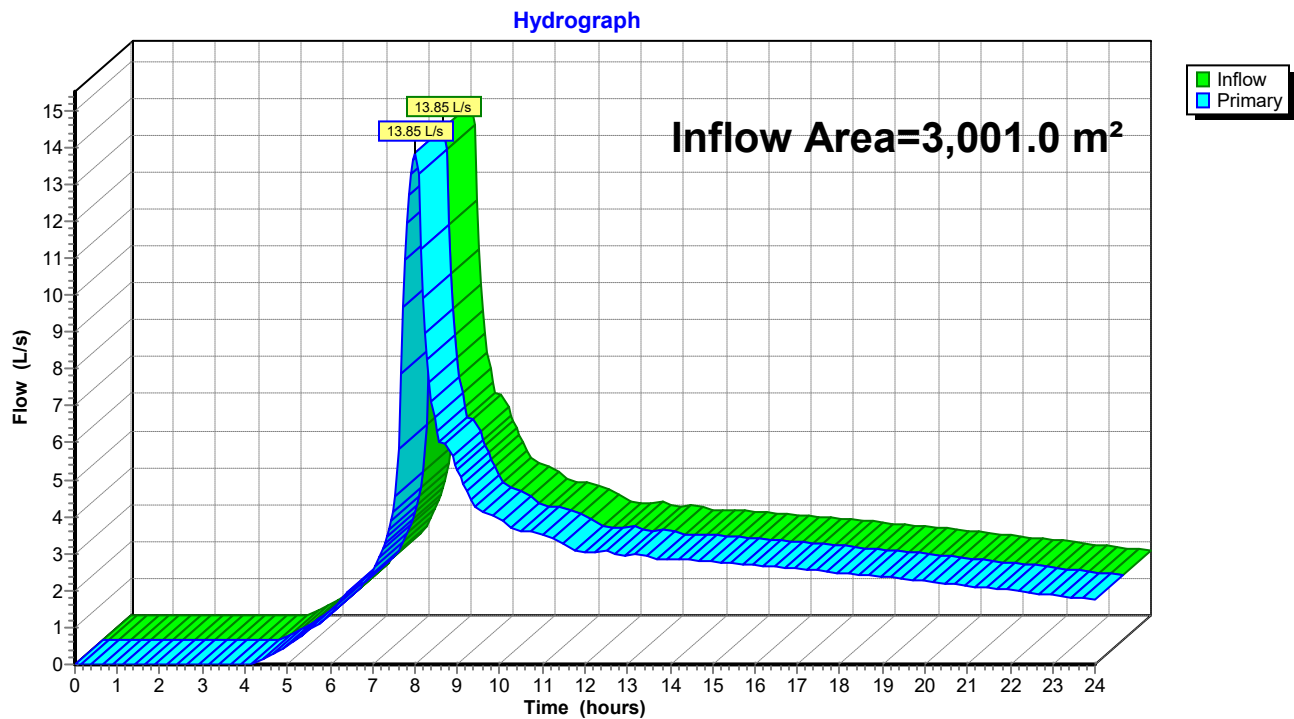
Subcatchment 24S: Permitted Threshold Coverage

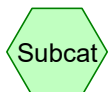
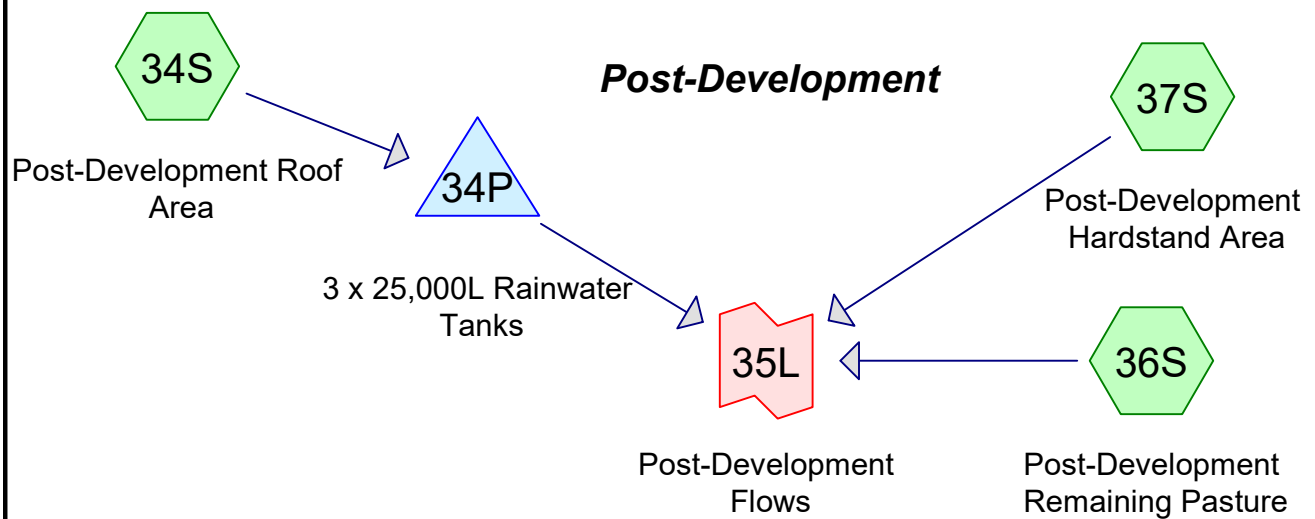


Summary for Link 32L: Permitted Coverage Flows

Inflow Area = 3,001.0 m², 12.50% Impervious, Inflow Depth > 70 mm for 50% AEP + 20% CCF event
Inflow = 13.85 L/s @ 8.01 hrs, Volume= 209.2 m³
Primary = 13.85 L/s @ 8.01 hrs, Volume= 209.2 m³, Atten= 0%, Lag= 0.0 min

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

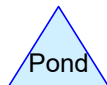
Link 32L: Permitted Coverage Flows



Subcat



Reach



Pond



Link

Routing Diagram for 138769-04

Prepared by Wilton Joubert Limited, Printed 23/06/2026
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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 34S: Post-Development Runoff Area=337.1 m² 100.00% Impervious Runoff Depth>300 mm
Tc=10.0 min CN=98 Runoff=6.82 L/s 101.2 m³

Subcatchment 36S: Post-Development Runoff Area=2,117.4 m² 0.00% Impervious Runoff Depth>220 mm
Tc=10.0 min CN=74 Runoff=33.28 L/s 466.3 m³

Subcatchment 37S: Post-Development Runoff Area=546.5 m² 100.00% Impervious Runoff Depth>300 mm
Tc=10.0 min CN=98 Runoff=11.06 L/s 164.0 m³

Pond 34P: 3 x 25,000L Rainwater Tanks Peak Elev=0.526 m Storage=16.0 m³ Inflow=6.82 L/s 101.2 m³
Outflow=5.51 L/s 92.9 m³

Link 35L: Post-Development Flows

Inflow=49.07 L/s 723.3 m³
Primary=49.07 L/s 723.3 m³

Summary for Subcatchment 34S: Post-Development Roof Area

Runoff = 6.82 L/s @ 7.94 hrs, Volume= 101.2 m³, Depth> 300 mm

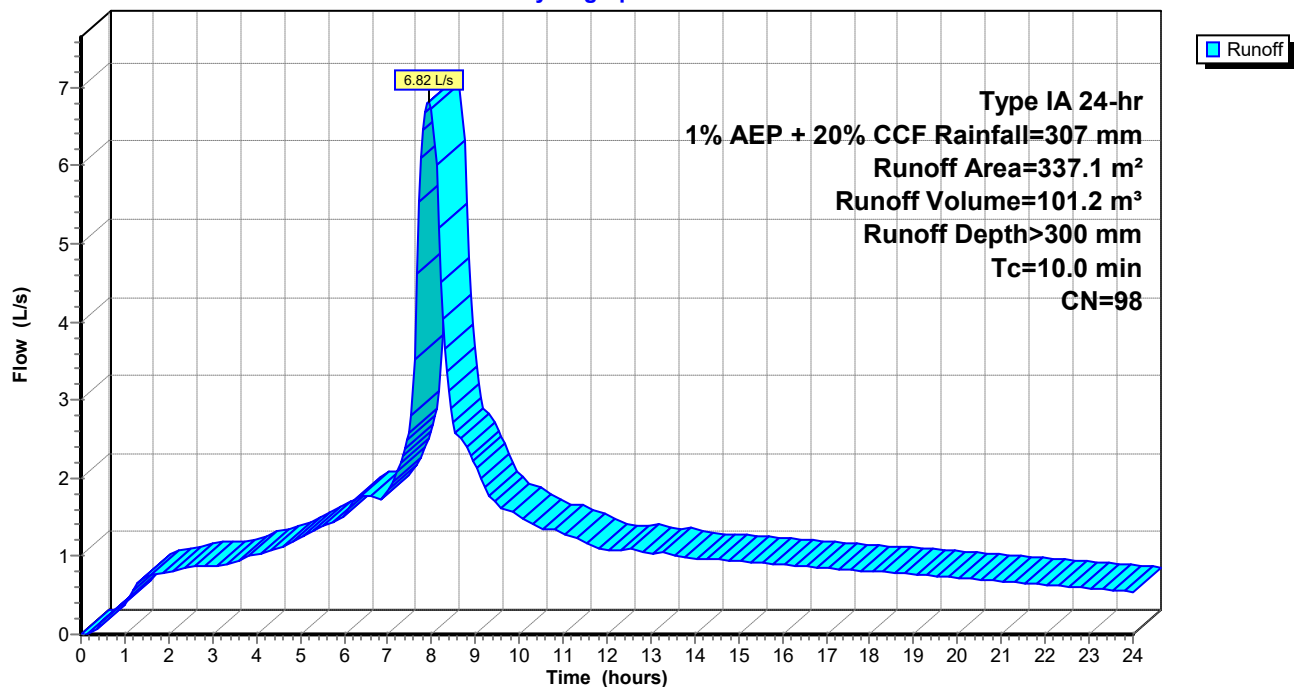
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=307 mm

Area (m ²)	CN	Description
337.1	98	Roofs, HSG C
337.1		100.00% Impervious Area

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

Subcatchment 34S: Post-Development Roof Area

Hydrograph



Summary for Subcatchment 36S: Post-Development Remaining Pasture

Runoff = 33.28 L/s @ 7.98 hrs, Volume= 466.3 m³, Depth> 220 mm

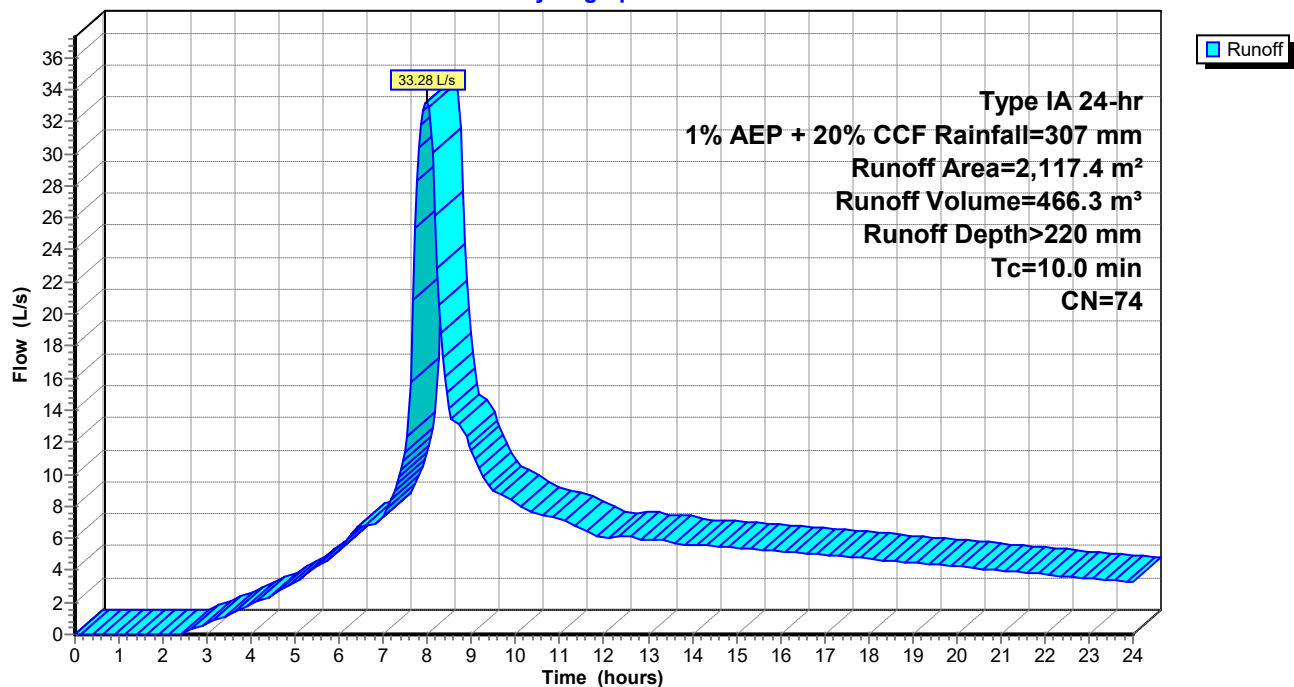
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=307 mm

Area (m ²)	CN	Description
2,117.4	74	>75% Grass cover, Good, HSG C
2,117.4		100.00% Pervious Area

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

Subcatchment 36S: Post-Development Remaining Pasture

Hydrograph



Summary for Subcatchment 37S: Post-Development Hardstand Area

Runoff = 11.06 L/s @ 7.94 hrs, Volume= 164.0 m³, Depth> 300 mm

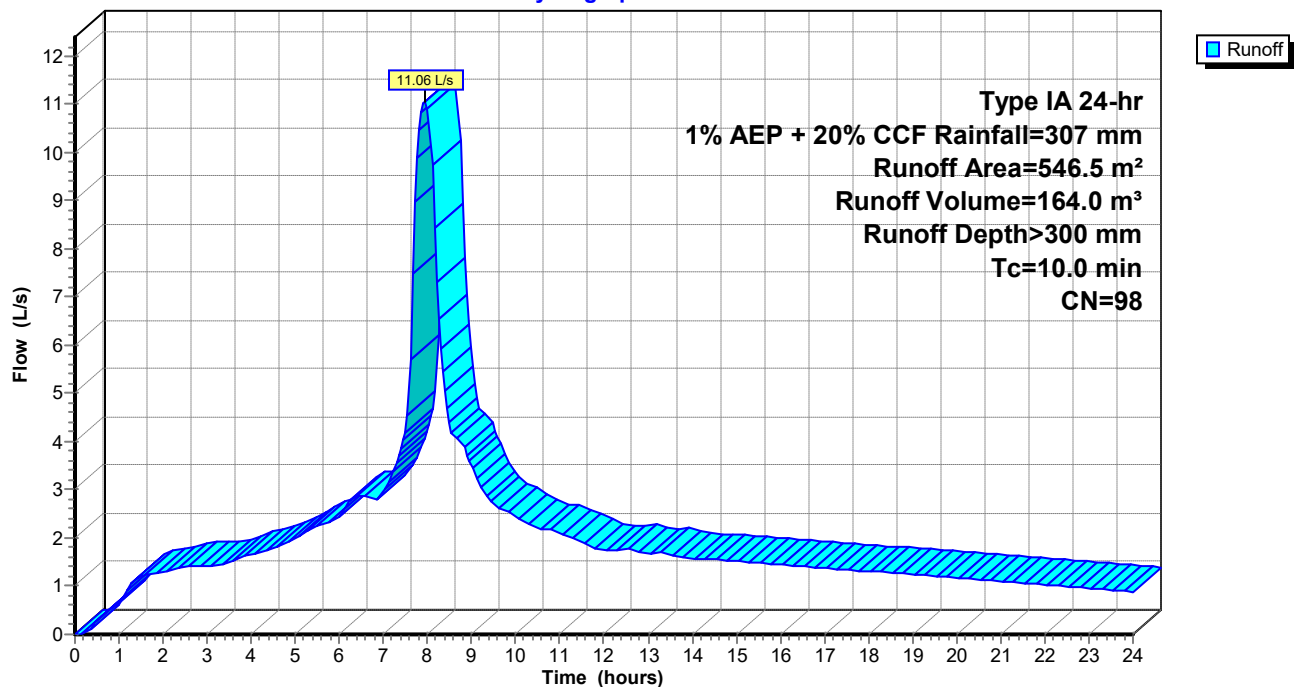
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=307 mm

Area (m ²)	CN	Description
546.5	98	Paved parking, HSG C
546.5		100.00% Impervious Area

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

Subcatchment 37S: Post-Development Hardstand Area

Hydrograph



Summary for Pond 34P: 3 x 25,000L Rainwater Tanks

Inflow Area = 337.1 m², 100.00% Impervious, Inflow Depth > 300 mm for 1% AEP + 20% CCF event
 Inflow = 6.82 L/s @ 7.94 hrs, Volume= 101.2 m³
 Outflow = 5.51 L/s @ 8.13 hrs, Volume= 92.9 m³, Atten= 19%, Lag= 11.8 min
 Primary = 5.51 L/s @ 8.13 hrs, Volume= 92.9 m³

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

Peak Elev= 0.526 m @ 8.13 hrs Surf.Area= 30.5 m² Storage= 16.0 m³

Plug-Flow detention time= 130.6 min calculated for 92.9 m³ (92% of inflow)

Center-of-Mass det. time= 69.8 min (713.8 - 644.0)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	26 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.340 m	70 mm Vert. Orifice/Grate C= 0.600
#3	Primary	0.500 m	100 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=5.43 L/s @ 8.13 hrs HW=0.525 m (Free Discharge)

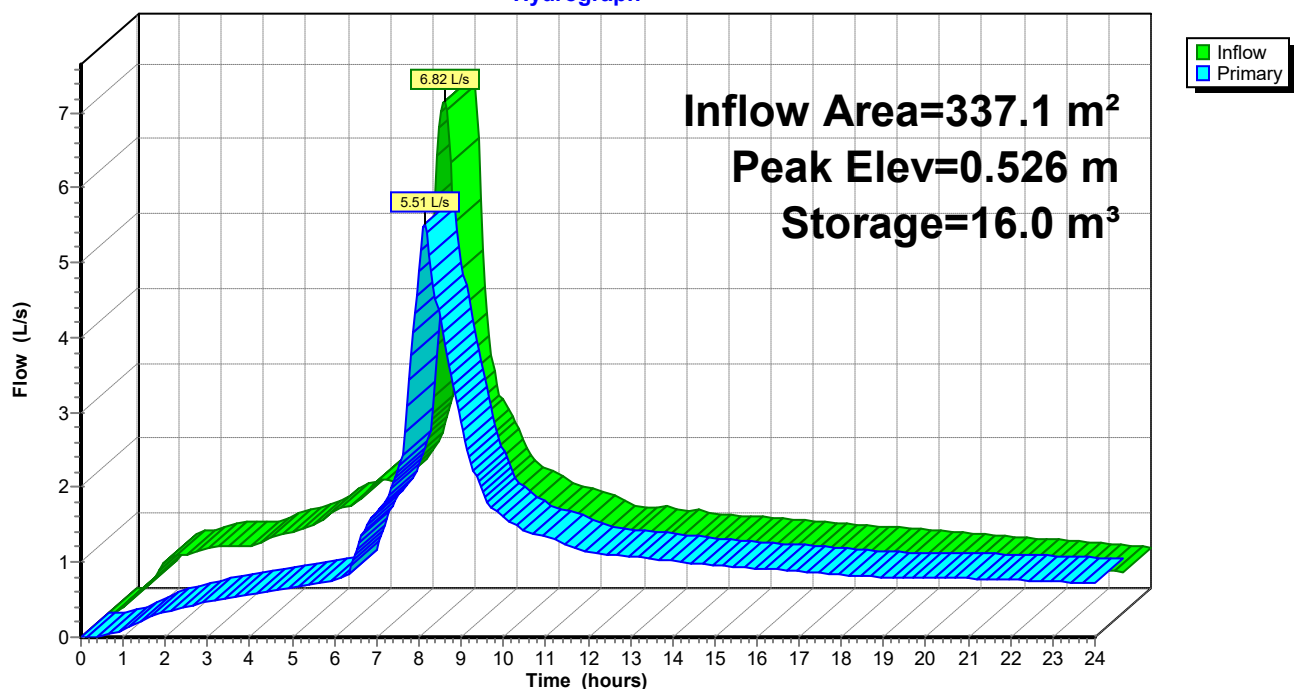
1=Orifice/Grate (Orifice Controls 1.01 L/s @ 1.90 m/s)

2=Orifice/Grate (Orifice Controls 3.96 L/s @ 1.03 m/s)

3=Orifice/Grate (Orifice Controls 0.46 L/s @ 0.30 m/s)

Pond 34P: 3 x 25,000L Rainwater Tanks

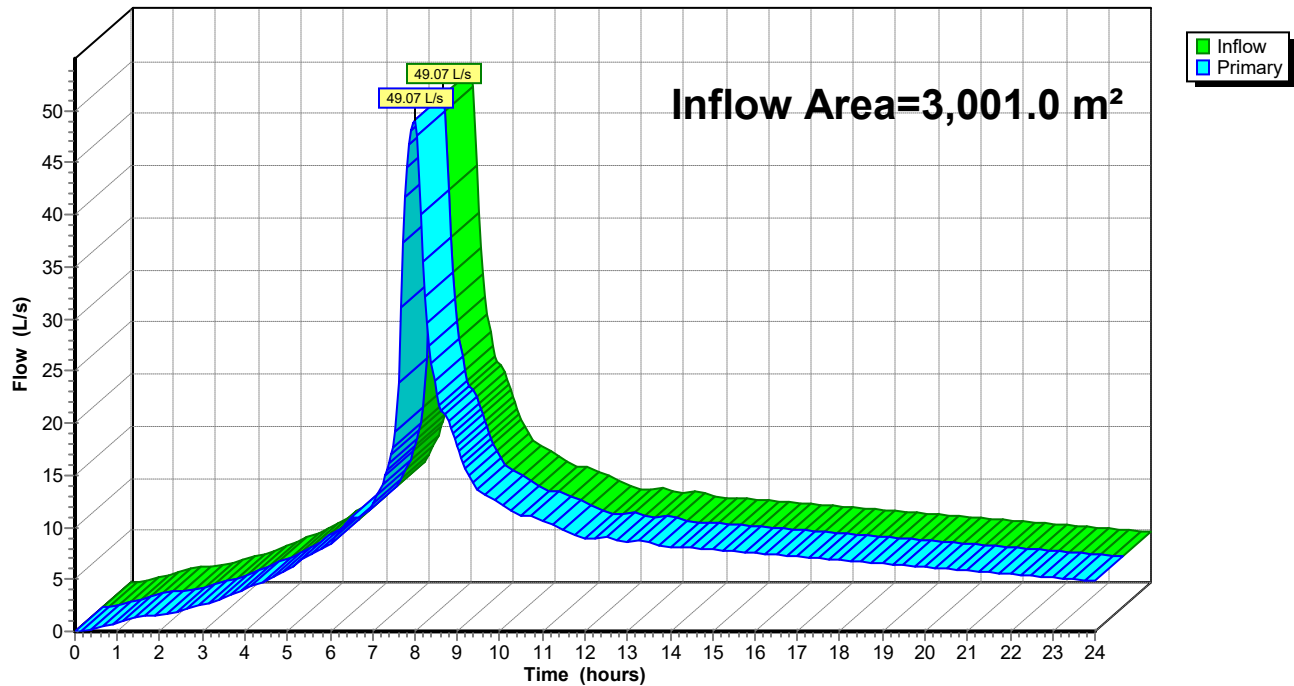
Hydrograph



Summary for Link 35L: Post-Development Flows

Inflow Area = 3,001.0 m², 29.44% Impervious, Inflow Depth > 241 mm for 1% AEP + 20% CCF event
Inflow = 49.07 L/s @ 7.99 hrs, Volume= 723.3 m³
Primary = 49.07 L/s @ 7.99 hrs, Volume= 723.3 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows**Hydrograph**

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

Subcatchment 34S: Post-Development Runoff Area=337.1 m² 100.00% Impervious Runoff Depth>164 mm
Tc=10.0 min CN=98 Runoff=3.76 L/s 55.1 m³

Subcatchment 36S: Post-Development Runoff Area=2,117.4 m² 0.00% Impervious Runoff Depth>96 mm
Tc=10.0 min CN=74 Runoff=13.63 L/s 202.3 m³

Subcatchment 37S: Post-Development Runoff Area=546.5 m² 100.00% Impervious Runoff Depth>164 mm
Tc=10.0 min CN=98 Runoff=6.10 L/s 89.4 m³

Pond 34P: 3 x 25,000L Rainwater Tanks Peak Elev=0.391 m Storage=11.9 m³ Inflow=3.76 L/s 55.1 m³
Outflow=2.12 L/s 52.1 m³

Link 35L: Post-Development Flows

Inflow=20.65 L/s 343.7 m³
Primary=20.65 L/s 343.7 m³

Summary for Subcatchment 34S: Post-Development Roof Area

Runoff = 3.76 L/s @ 7.94 hrs, Volume= 55.1 m³, Depth> 164 mm

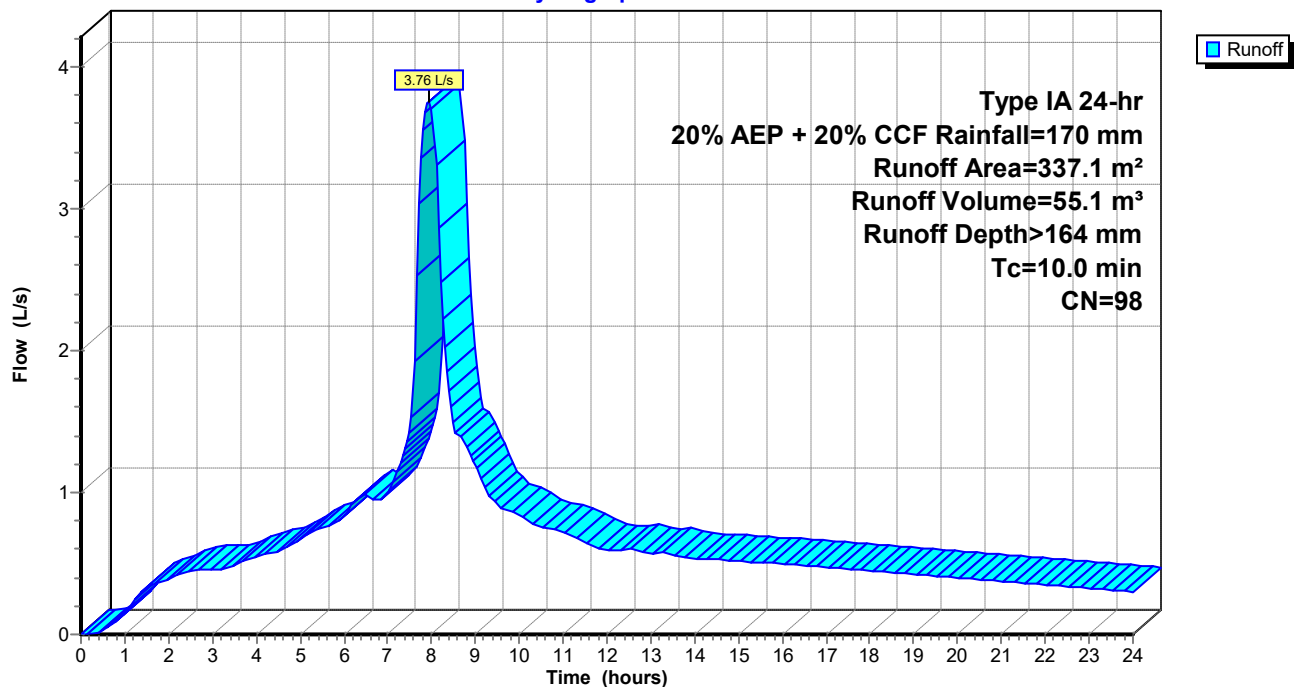
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20% CCF Rainfall=170 mm

Area (m ²)	CN	Description
337.1	98	Roofs, HSG C
337.1		100.00% Impervious Area

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

Subcatchment 34S: Post-Development Roof Area

Hydrograph



Summary for Subcatchment 36S: Post-Development Remaining Pasture

Runoff = 13.63 L/s @ 8.00 hrs, Volume= 202.3 m³, Depth> 96 mm

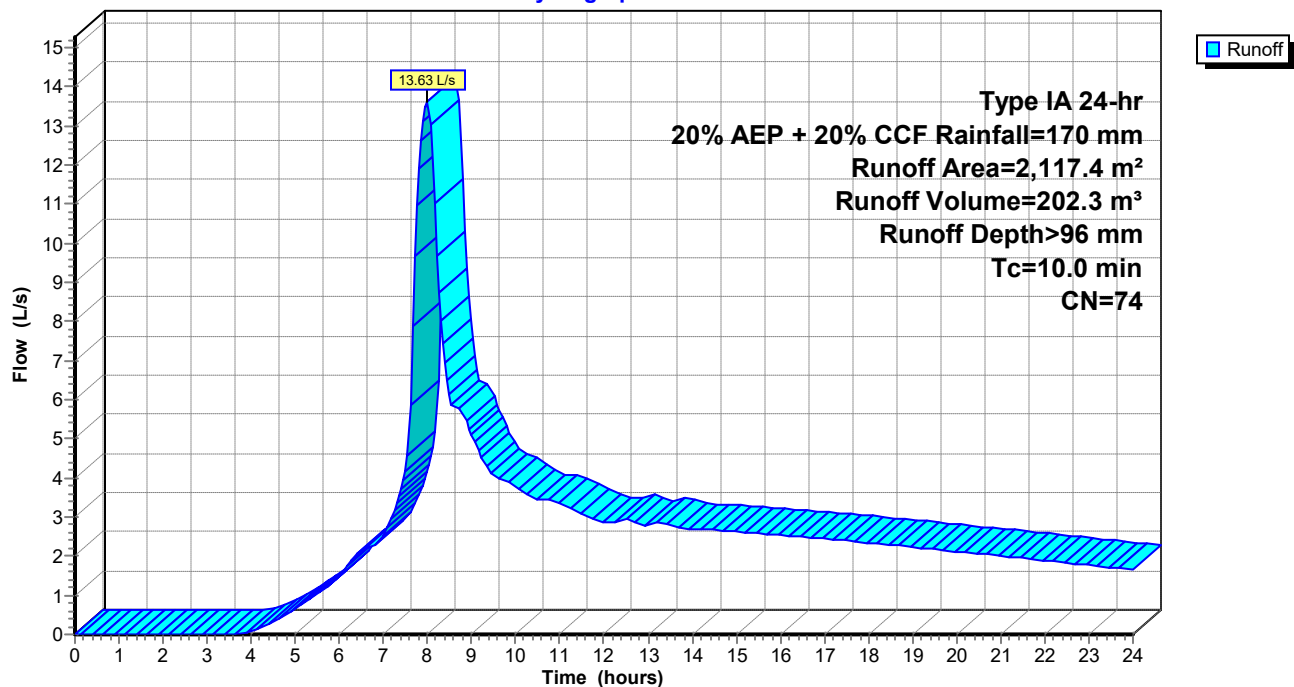
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 20% AEP + 20% CCF Rainfall=170 mm

Area (m ²)	CN	Description
2,117.4	74	>75% Grass cover, Good, HSG C
2,117.4		100.00% Pervious Area

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

Subcatchment 36S: Post-Development Remaining Pasture

Hydrograph



Summary for Subcatchment 37S: Post-Development Hardstand Area

Runoff = 6.10 L/s @ 7.94 hrs, Volume= 89.4 m³, Depth> 164 mm

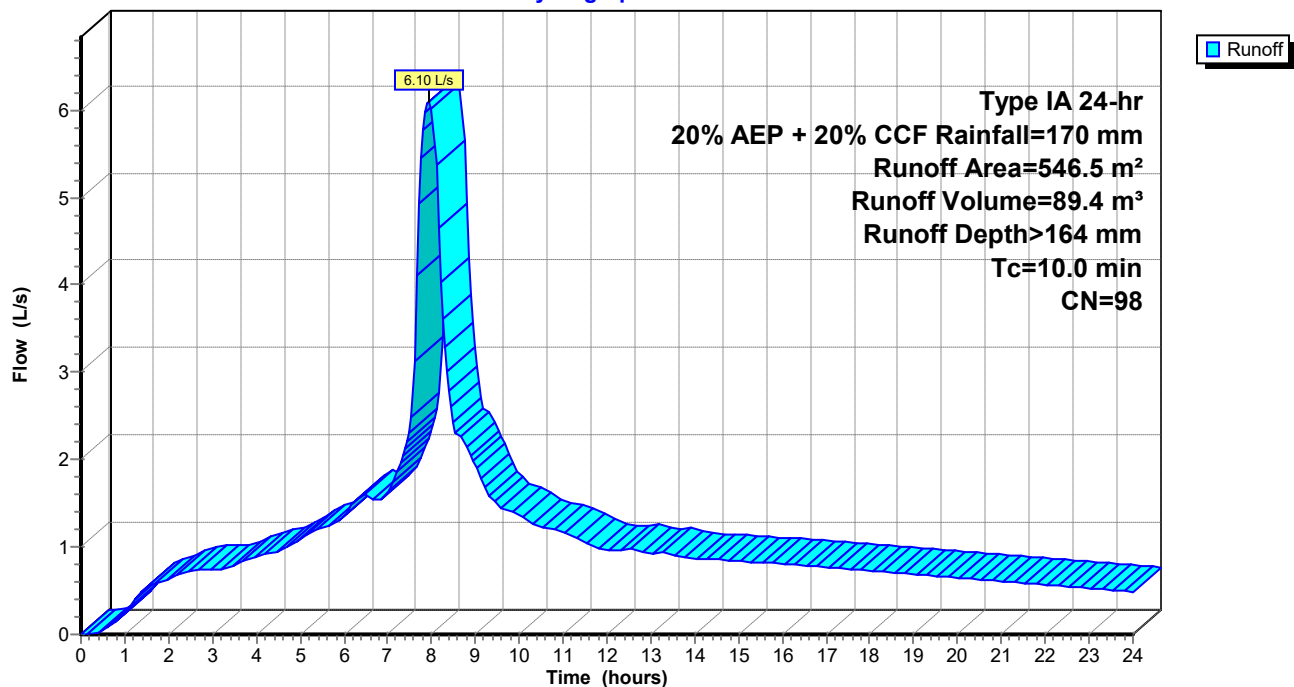
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP + 20% CCF Rainfall=170 mm

Area (m ²)	CN	Description
546.5	98	Paved parking, HSG C
546.5		100.00% Impervious Area

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

Subcatchment 37S: Post-Development Hardstand Area

Hydrograph



Summary for Pond 34P: 3 x 25,000L Rainwater Tanks

Inflow Area = 337.1 m², 100.00% Impervious, Inflow Depth > 164 mm for 20% AEP + 20% CCF event
 Inflow = 3.76 L/s @ 7.94 hrs, Volume= 55.1 m³
 Outflow = 2.12 L/s @ 8.28 hrs, Volume= 52.1 m³, Atten= 44%, Lag= 20.3 min
 Primary = 2.12 L/s @ 8.28 hrs, Volume= 52.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.391 m @ 8.28 hrs Surf.Area= 30.5 m² Storage= 11.9 m³

Plug-Flow detention time= 156.1 min calculated for 52.1 m³ (94% of inflow)
 Center-of-Mass det. time= 114.2 min (765.7 - 651.5)

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

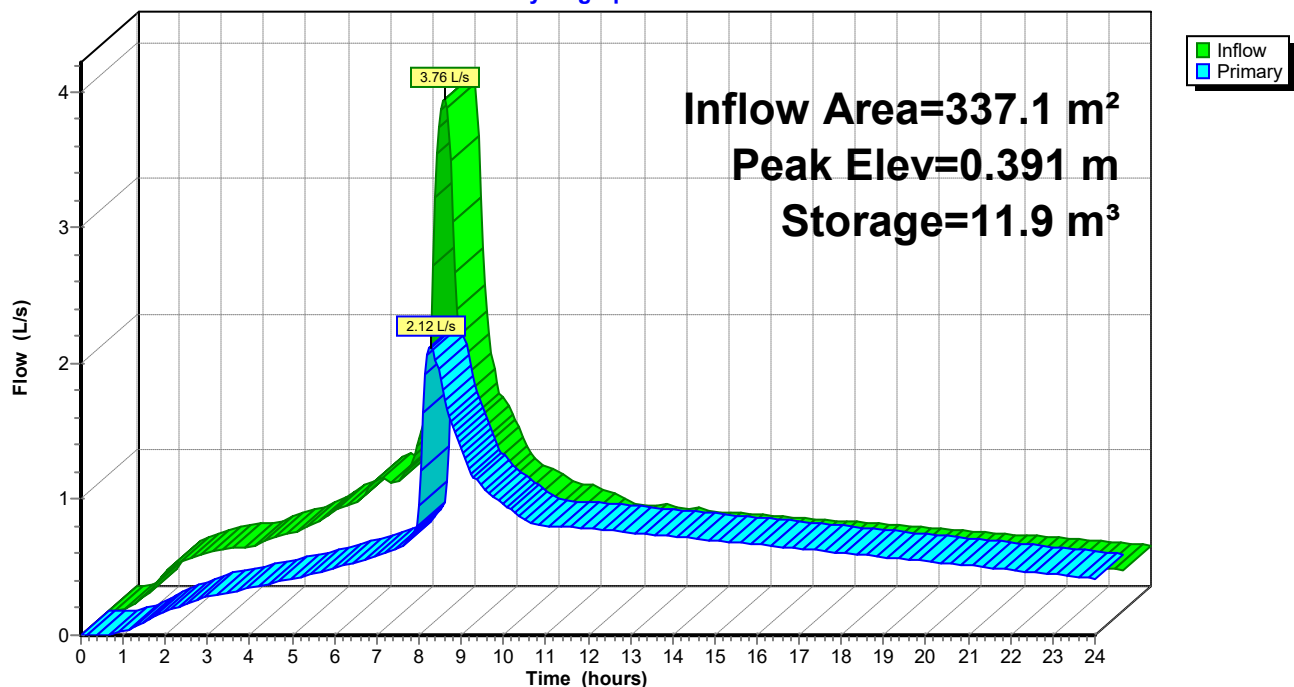
Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	26 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.340 m	70 mm Vert. Orifice/Grate C= 0.600
#3	Primary	0.500 m	100 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=2.12 L/s @ 8.28 hrs HW=0.390 m (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.87 L/s @ 1.63 m/s)
- 2=Orifice/Grate (Orifice Controls 1.25 L/s @ 0.42 m/s)
- 3=Orifice/Grate (Controls 0.00 L/s)

Pond 34P: 3 x 25,000L Rainwater Tanks

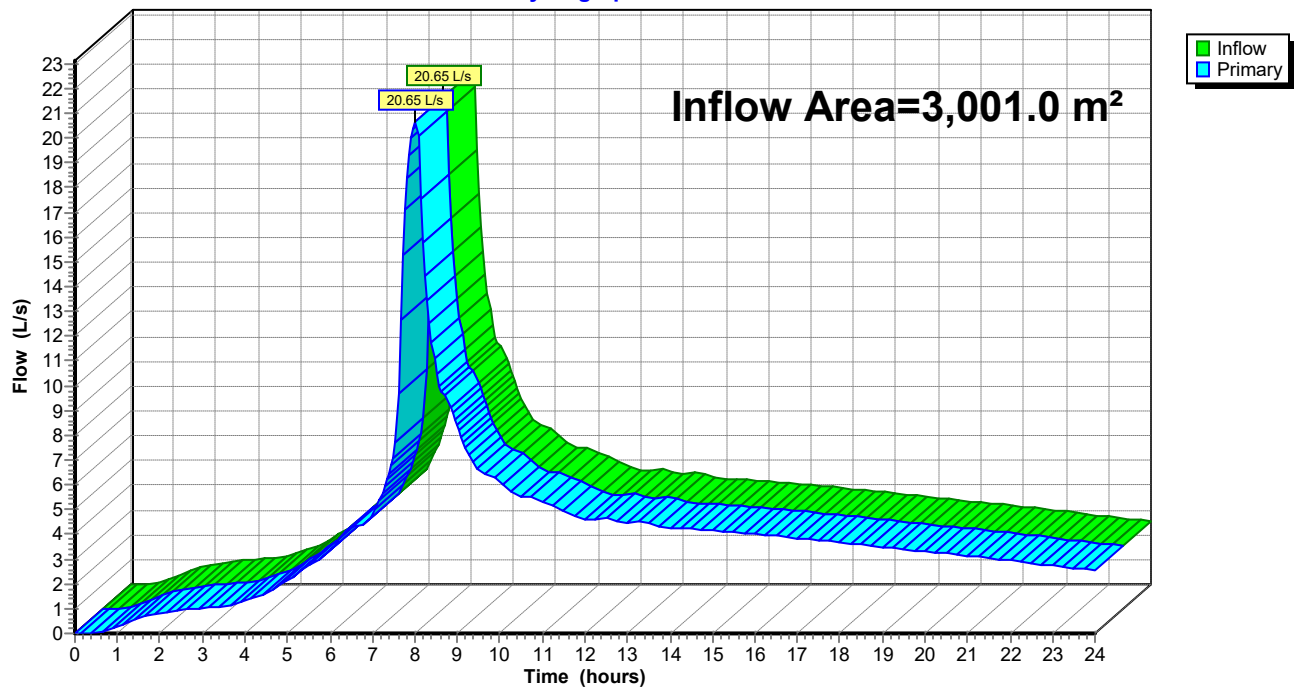
Hydrograph



Summary for Link 35L: Post-Development Flows

Inflow Area = 3,001.0 m², 29.44% Impervious, Inflow Depth > 115 mm for 20% AEP + 20% CCF event
Inflow = 20.65 L/s @ 8.02 hrs, Volume= 343.7 m³
Primary = 20.65 L/s @ 8.02 hrs, Volume= 343.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows**Hydrograph**

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

Subcatchment 34S: Post-Development Runoff Area=337.1 m² 100.00% Impervious Runoff Depth>125 mm
Tc=10.0 min CN=98 Runoff=2.89 L/s 42.0 m³

Subcatchment 36S: Post-Development Runoff Area=2,117.4 m² 0.00% Impervious Runoff Depth>63 mm
Tc=10.0 min CN=74 Runoff=8.50 L/s 133.4 m³

Subcatchment 37S: Post-Development Runoff Area=546.5 m² 100.00% Impervious Runoff Depth>125 mm
Tc=10.0 min CN=98 Runoff=4.68 L/s 68.1 m³

Pond 34P: 3 x 25,000L Rainwater Tanks Peak Elev=0.333 m Storage=10.2 m³ Inflow=2.89 L/s 42.0 m³
Outflow=0.80 L/s 40.2 m³

Link 35L: Post-Development Flows

Inflow=13.82 L/s 241.7 m³
Primary=13.82 L/s 241.7 m³

Summary for Subcatchment 34S: Post-Development Roof Area

Runoff = 2.89 L/s @ 7.94 hrs, Volume= 42.0 m³, Depth> 125 mm

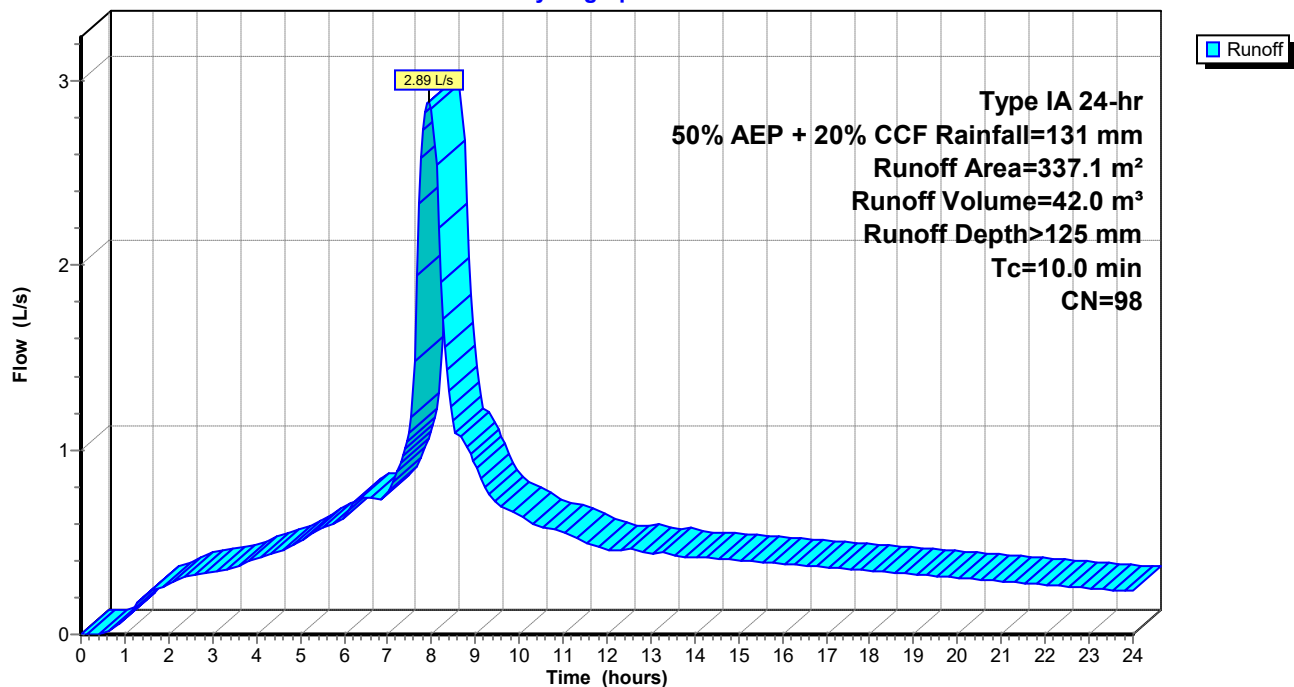
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20% CCF Rainfall=131 mm

Area (m ²)	CN	Description
337.1	98	Roofs, HSG C
337.1		100.00% Impervious Area

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

Subcatchment 34S: Post-Development Roof Area

Hydrograph



Summary for Subcatchment 36S: Post-Development Remaining Pasture

Runoff = 8.50 L/s @ 8.02 hrs, Volume= 133.4 m³, Depth> 63 mm

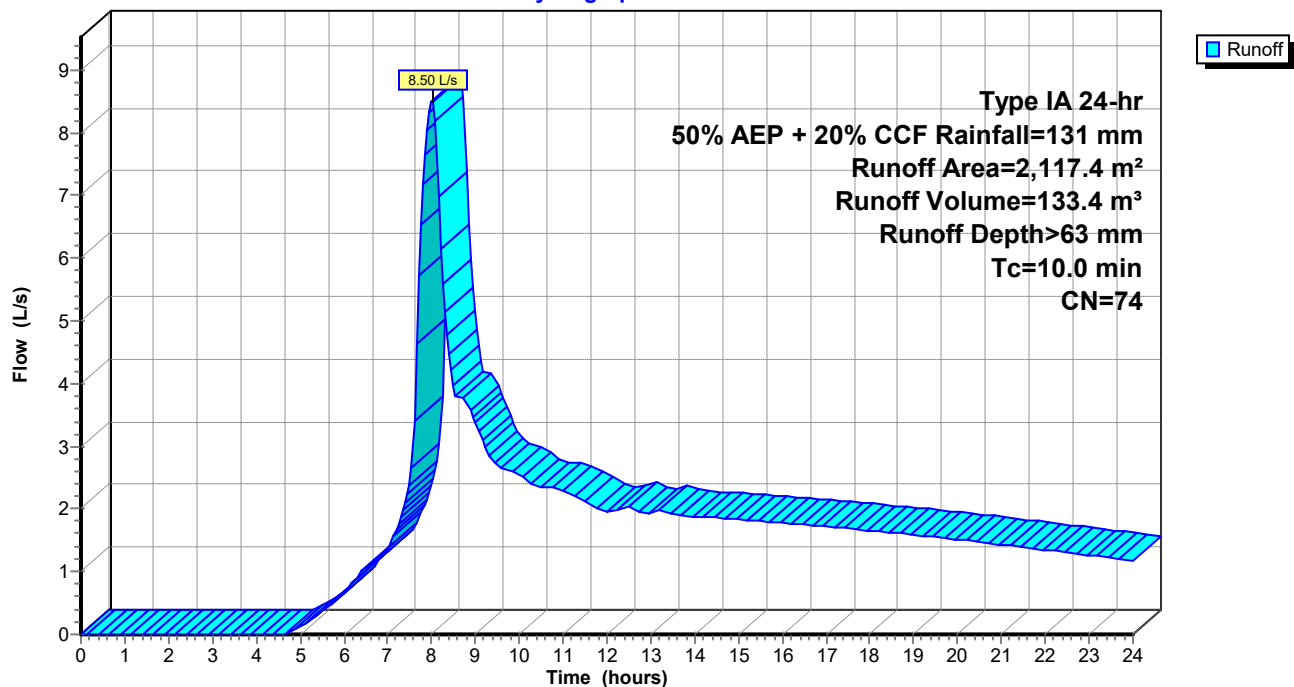
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50% AEP + 20% CCF Rainfall=131 mm

Area (m ²)	CN	Description
2,117.4	74	>75% Grass cover, Good, HSG C
2,117.4		100.00% Pervious Area

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

Subcatchment 36S: Post-Development Remaining Pasture

Hydrograph



Summary for Subcatchment 37S: Post-Development Hardstand Area

Runoff = 4.68 L/s @ 7.94 hrs, Volume= 68.1 m³, Depth> 125 mm

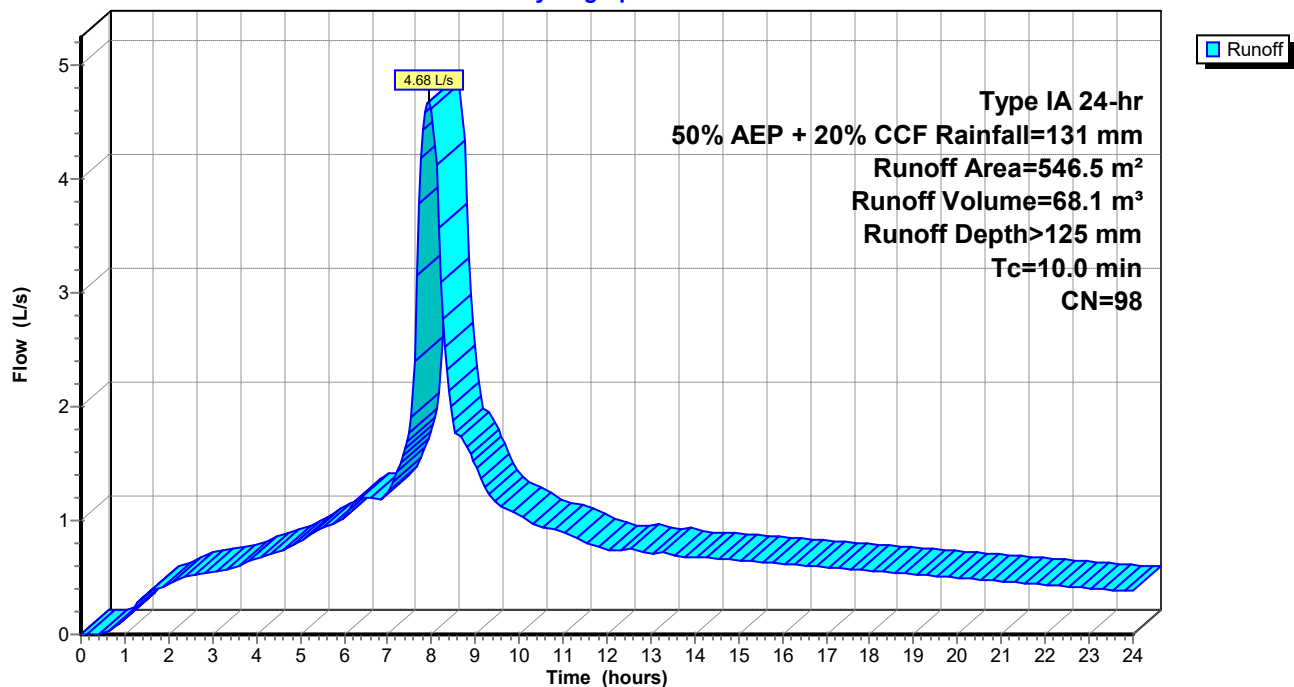
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 50% AEP + 20% CCF Rainfall=131 mm

Area (m ²)	CN	Description
546.5	98	Paved parking, HSG C
546.5		100.00% Impervious Area

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

Subcatchment 37S: Post-Development Hardstand Area

Hydrograph



Summary for Pond 34P: 3 x 25,000L Rainwater Tanks

Inflow Area = 337.1 m², 100.00% Impervious, Inflow Depth > 125 mm for 50% AEP + 20% CCF event
 Inflow = 2.89 L/s @ 7.94 hrs, Volume= 42.0 m³
 Outflow = 0.80 L/s @ 9.22 hrs, Volume= 40.2 m³, Atten= 72%, Lag= 77.0 min
 Primary = 0.80 L/s @ 9.22 hrs, Volume= 40.2 m³

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

Peak Elev= 0.333 m @ 9.22 hrs Surf.Area= 30.5 m² Storage= 10.2 m³

Plug-Flow detention time= 155.6 min calculated for 40.1 m³ (95% of inflow)

Center-of-Mass det. time= 122.7 min (778.7 - 656.0)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	26 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.340 m	70 mm Vert. Orifice/Grate C= 0.600
#3	Primary	0.500 m	100 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.80 L/s @ 9.22 hrs HW=0.333 m (Free Discharge)

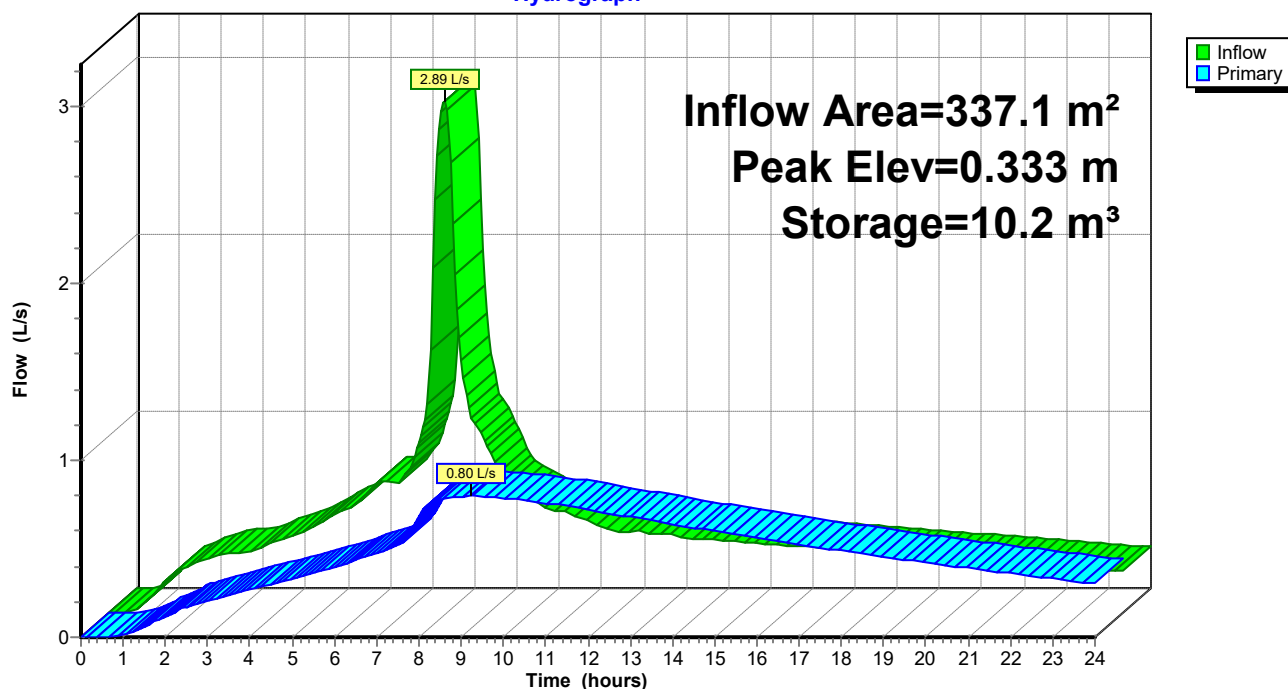
1=Orifice/Grate (Orifice Controls 0.80 L/s @ 1.50 m/s)

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

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

Pond 34P: 3 x 25,000L Rainwater Tanks

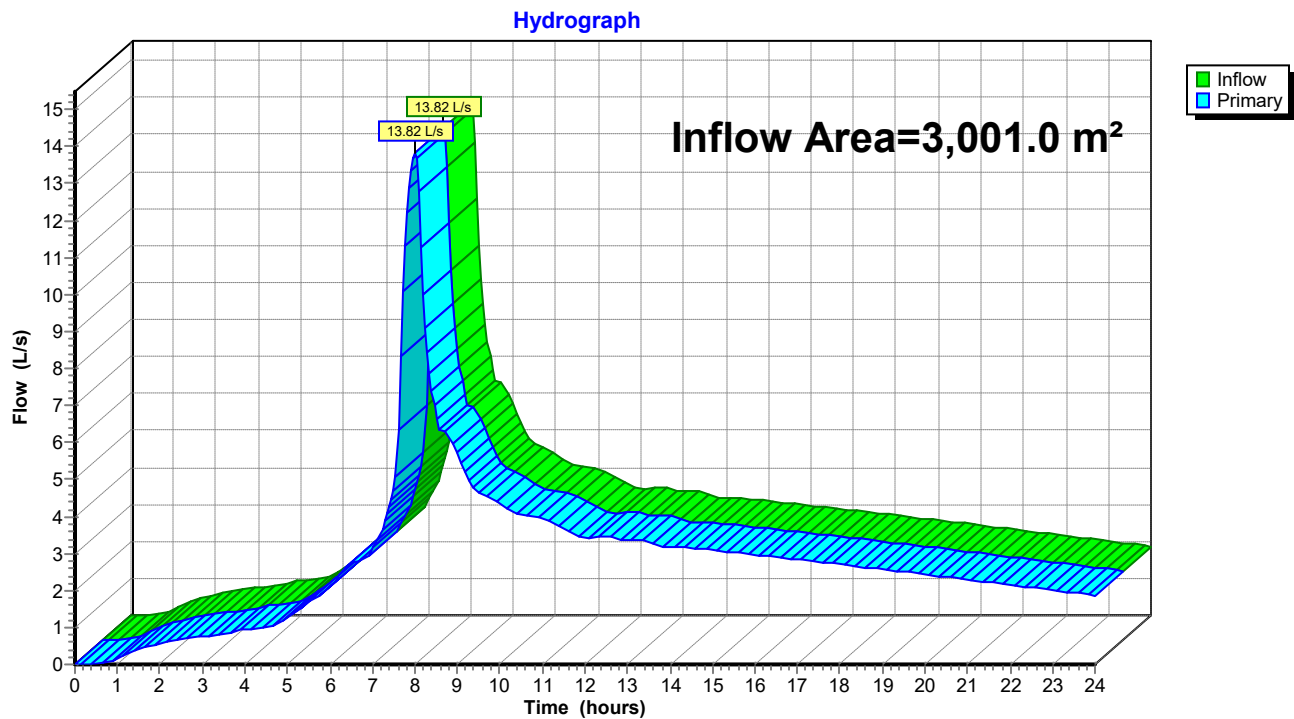
Hydrograph



Summary for Link 35L: Post-Development Flows

Inflow Area = 3,001.0 m², 29.44% Impervious, Inflow Depth > 81 mm for 50% AEP + 20% CCF event
Inflow = 13.82 L/s @ 8.00 hrs, Volume= 241.7 m³
Primary = 13.82 L/s @ 8.00 hrs, Volume= 241.7 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows

Operative Far North District Plan – Objectives and Policies

Rural Environment	
Objectives	
8.3.1	<i>To promote the sustainable management of natural and physical resources of the rural environment</i>
8.3.2	<i>To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.</i>
8.3.3	<i>To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.</i>
8.3.4	<i>To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i>
8.3.5	<i>To protect outstanding natural features and landscapes.</i>
8.3.6	<i>To avoid actual and potential conflicts between land use activities in the rural environment.</i>
8.3.7	<i>To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.</i>
8.3.8	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development</i>
8.3.9	<i>To enable rural production activities to be undertaken in the rural environment.</i>
8.3.10	<i>To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.</i>
Policies	
8.4.1	<i>That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.</i>
8.4.2	<i>That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.</i>
8.4.3	<i>That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.</i>

8.4.4	<i>That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment</i>
8.4.5	<i>That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).</i>
8.4.6	<i>That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.</i>
8.4.7	<i>That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.</i>
8.4.8	<i>That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.</i>
Rural Living Zone	
Objectives	
8.7.3.1	<i>To achieve a style of development on the urban periphery where the effects of the different types of development are compatible</i>
8.7.3.2	<i>To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.</i>
8.7.3.3	<i>To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.</i>
Policies	
8.7.4.1	<i>That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.</i>
8.7.4.2	<i>That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.</i>
8.7.4.3	<i>That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.</i>

8.7.4.4	<i>That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.</i>
8.7.4.5	<i>That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.</i>
8.7.4.6	<i>That home-based employment opportunities be allowed in the Rural Living Zone.</i>
8.7.4.7	<i>That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.</i>
8.7.4.8	<i>That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.</i>
8.7.4.9	<i>That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.</i>
8.7.4.10	<i>That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.</i>
8.7.4.11	<i>That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.</i>
8.7.4.12	<i>That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).</i>

Proposed District Plan – Decision Version

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

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



Planting in this dispersal field to be installed at an average density of 2 plants/m² unless otherwise shown on the planting plan. Species shall be randomly mixed to achieve a naturalistic appearance while maintaining appropriate grouping for visual cohesion.



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.

This site plan is based on the Waste water report plan created by Wilton Joubert.

Colour	Code	Plant	Common name	Photo
	VL	<i>Vitex lucens</i>	Pūriri	
	LS	<i>Leptospermum scoparium</i>	Mānuka	
	CA	<i>Cordyline australis</i>	Ti kōuka / cabbage tree	
	AS	<i>Apodasmia similis</i>	Oioi / jointed wire rush	
	LC	<i>Lomandra confertifolia</i>	Lomandra Lime Tuff	
	CR	<i>Coprosma repens</i>	Taupata / mirror plant	
	LW	Lawn	Turf / grassed area	

Planting to be installed at an average density of 2 plants/m² in this dispersal field

LANDSCAPE PLAN

Designed by:

SHRUBSHALL

anna.shrubshall@gmail.com

DRAWING TITLE:

PROJECT TITLE:

LOT 2 DP 567644
3 THE LAKES DRIVE
KERIKERI
NORTHLAND

ORIGINAL DRAWING SIZE:

A3

DRAWING SCALE:

1: 300