Application
RC 2150186 ~ ALAN PEPPER
SECTION 127 RMA - VARIATION

The applicant seek consent to vary the approved resource consent decision to achieve an alternative stormwater management control from that approved on Lot 17 DP 357360.

RC 2150186 required that part of the driveway remained permeable, by either use of a grassed medium strip or permeable paving. The applicant has since finished the family home and instead concreted the driveway to achieve a more durable and practical carriageway, which has increased the impermeable surface cover to exceed the percentage consented under the resource consent, being 12.5% net site area, to now be 13.5%.

To reduce the effects of the associated increase in stormwater the applicant proposes onsite stormwater management that controls part of the roof surface area by way of attenuation in a tank. In doing so the site has effectively reduced the post-development effects from 13.5% down to 10.5%, and therefore complies with the underlying decision for RC 2150186.

The applicant seeks the following variation to the approved consent to achieve an alternative for stormwater management:

Condition 10

- The consent holder shall either install permeable paving or retain a grass strip in accordance with the site plan referenced ‘Site Plan of Proposed Residence on Lot 17 DP 357360’, ref 6551, not dated.
  OR

The proposal reduces the level of effects in comparison to that approved under the original decision RC-2150186, and on that basis warrants approval.
Attached:  
Record of Title  
Copy of RC 2150186  
Stormwater Management Calculations  
Stormwater Management Plans 1 & 2

Yours faithfully,

[Signature]

Micah Donaldson  
Registered Professional Surveyor  
DONALDSONS  
Land / Engineering Surveyors and Development Planners
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
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify)

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: Alan Pepper

Electronic Address for Service (E-mail): Donaldsons Land Surveyors
PO Box 211, Kerikeri
New Zealand 0245

Phone Numbers: Work: Home:

Postal Address: Donaldsons Land Surveyors
PO Box 211, Kerikeri
New Zealand 0245

Post Code:

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Donaldsons Land Surveyors

Electronic Address for Service (E-mail): mical@donaldsons.net.nz

Phone Numbers: Work: Home:

Postal Address: Donaldsons Land Surveyors
PO Box 211, Kerikeri
New Zealand 0245

Post Code:

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.
6. 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:

ALAN & GERALDINE PEPPER.

Property Address/ Location

20 Access Heights
Kerikeri

7. Application Site Details:
Location and/or Property Street Address of the proposed activity:

Site Address/ Location:

20 Access Heights
Kerikeri

Legal Description:

Lot 17 DP 357360 Val Number:

Certificate of Title:

RT 233157

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.

8. Description of the Proposal:
Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

VARIATION TO RESOURCE CONSENT FOR STORMWATER MANAGEMENT.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes/No
10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

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

11. 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 (further information in regard to this NES is available on the Council’s planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the ‘yes’ circle).

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

12. 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.

Please attach your AEE to this application.

13. 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 all names in full)

Email:

Postal Address:

Phone Numbers:

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

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

Name: (please print)

Signature: (signature of bill payer – mandatory) Date: 24/1/2019
14. **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](http://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.

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

Name: [Signature](please print) Date: [Signature](signature) 24/1/2019

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

**Checklist** (please tick if information is provided)
- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND SINGLE SIDED NO LARGER THAN A3 in SIZE
RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

Identifier 233137
Land Registration District North Auckland
Date Issued 22 November 2005

Prior References
NA122B/117 NA96A/550

Estate Fee Simple
Area 3030 square metres more or less
Legal Description Lot 17 Deposited Plan 357360
Registered Owners Alan Andrew Pepper and Geraldine Pepper

Estate Fee Simple - 1/6 share
Area 2348 square metres more or less
Legal Description Lot 19 Deposited Plan 357360
Registered Owners Alan Andrew Pepper and Geraldine Pepper

Interests
B063417.1 Notice pursuant to Section 25 of the Public Works Amendment Act 1975 - 10.5.1982 at 11.54 am
D550178.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 17.10.2000 at 3.03 pm(affects part)
Subject to Section 241(2) Resource Management Act 1991 (affects DP 357360)
6658331.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.11.2005 at 9:00 am
Appurtenant hereto are right of way, right to drain water & right to convey water easements created by Easement Instrument 6658331.9 - 22.11.2005 at 9:00 am
Subject to a right to drain water easement over part marked Z on DP 357360, and to a right of way & right to convey water easements over Lot 19 DP 357360 created by Easement Instrument 6658331.9 - 22.11.2005 at 9:00 am
The easements created by Easement Instrument 6658331.9 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 6658331.9 - 22.11.2005 at 9:00 am
Appurtenant hereto are right to drain water, right of way & right to convey water easements created by Easement Instrument 6658331.11 - 22.11.2005 at 9:00 am
The easements created by Easement Instrument 6658331.11 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way & right to convey water easement over Lot 19 DP 357360 created by Easement Instrument 6658331.12 - 22.11.2005 at 9:00 am
The easements created by Easement Instrument 6658331.12 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto are right of way & right to convey water easement created by Easement Instrument 6658331.13 - 22.11.2005 at 9:00 am
Identifier 233137

The easements created by Easement Instrument 6658331.13 are subject to Section 243 (a) Resource Management Act 1991.

Subject to a right (in gross) to convey telecommunications & computer media easements over Lot 19 DP 357360 in favour of Telecom New Zealand Limited created by Easement Instrument 6658331.14 - 22.11.2005 at 9:00 am.

The easements created by Easement Instrument 6658331.14 are subject to Section 243 (a) Resource Management Act 1991.

Subject to a right (in gross) to convey telecommunications & computer media easements over Lot 19 DP 357360 in favour of Telecom New Zealand Limited created by Easement Instrument 6658331.14 - 22.11.2005 at 9:00 am.

The easements created by Easement Instrument 6658331.14 are subject to Section 243 (a) Resource Management Act 1991.

Subject to a right (in gross) to supply and convey water easement over Lot 19 DP 357360 in favour of Kerikeri Irrigation Company Limited created by Easement Instrument 6658331.15 - 22.11.2005 at 9:00 am.

The easements created by Easement Instrument 6658331.15 are subject to Section 243 (a) Resource Management Act 1991.

Subject to a right (in gross) to convey water easement over Lot 19 DP 357360 in favour of Kerikeri Irrigation Company Limited created by Easement Instrument 6658331.15 - 22.11.2005 at 9:00 am.

The easements created by Easement Instrument 6658331.15 are subject to Section 243 (a) Resource Management Act 1991.

Subject to a right (in gross) to convey electric power easement over Lot 19 DP 357360 in favour of Top Energy Limited created by Easement Instrument 6658331.17 - 22.11.2005 at 9:00 am.

The easements created by Easement Instrument 6658331.17 are subject to Section 243 (a) Resource Management Act 1991.

7200904.1 Variation of Land Covenant 6658331.9 - 23.1.2007 at 9:00 am.

9802018.2 Mortgage to Kiwibank Limited - 15.9.2014 at 1:00 pm.
THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2050139
the Subdivision of Lot 2 DP 192743 and Lot 2 DP 159812
North Auckland Registry

PURSUANT to Section 221 for the purpose of Section 224 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 is to be registered on the title of the affected allotments.

SCHEDULE

All Lots

- Each lot will require an Aerobic Package Treatment Plant to provide satisfactory treatment of wastewater prior to on site disposal. The ongoing operation and maintenance of the system is to be covered by a maintenance agreement undertaken by the system supplier or its authorised agent. Such discharges are required to be in accordance with the permitted activity standards of the Water and Soil Plan for Northland or resource consent shall be gained for the discharge.

- Any effects from new concentrations of water discharge created as a result of on site development shall be mitigated by stormwater energy dissipation structures in accordance with Auckland Regional Council Technical Publication TP 10. Details of all such structures shall be provided with any Building Consent application.

- Any batter cut associated with earthworks shall not exceed 1.5 horizontal to 1 vertical unless retained by a suitable retaining wall, specifically designed by a Chartered Professional Engineer where the height exceeds 0.8 metres or where the ground surface behind it is surcharged either by ground slope or by superimposed loads such as a driveway or building.
Prior to the commencement of any earthworks required for the construction of a building and/or formation of access on any of the lots, the applicant shall contact a representative of Te Runanga o Ngati Rehia (phone 09 407 7762) to ensure that any such representative has the option of being present during any such excavation. If during the course of undertaking site works there is a discovery made of any archaeological find or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the trust under the Historic Places Act 1990.

Lots 9, 10 & 11

Any building consent application shall be accompanied by a report from a suitably qualified and experienced geo-technical engineer addressing site suitability for the particular design.

SIGNED:

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 2nd day of November 2005
THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING The subdivision of Lot 1 DP 159812
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 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 are to be registered on the title of Lot 2 DP 192745.

SCHEDULE

1. That all buildings constructed shall not exceed a height of 6 metres, nor have a nett floor area that exceeds 180 square metres. For the purposes of this condition, the 'height' of any building shall mean the vertical distance between finished ground level at any point and the highest part of the building immediately above that point.

2. Residential development will require the installation and operation of a wastewater treatment and disposal system that has been specifically designed by a Registered Engineer with expertise in the field of wastewater management and be to the satisfaction of Council's Development Engineer.

SIGNED:

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 5th day of October 2000
Dear Mr Pepper,

Re: RESOURCE CONSENT APPLICATION BY Allan Pepper

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully,

Sharon Tipene
Customer Services Officer - Planning
Environmental Management
FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)

Resource Consent Number: 2150186-RMALUC

Pursuant to section 104 B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Allan Pepper

To undertake 440m³ of earthworks to prepare a levelled building platform in the Rural Living zone in which the earthworks are in excess of the permitted threshold for the zone and the proposed building and associated impermeable surfaces will breach the permitted standard for stormwater management.

Subject Site Details
Address: 20 Access Heights, Kerikeri 0470
Legal Description: Lot 17 DP 357360 having 1/6 sh in Lot 19 DP 357360
Certificate of Title reference: CT-233137

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Donaldsons, referenced:
   - Proposed Earthworks Plan on Lot 17 DP 357360, dated November 2014;
   - Site Plan of Proposed Residence on Lot 17 DP 357360, Job reference 6551, not dated;

2. The consent holder is to establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the consent holder is responsible for obtaining approval from the lot owner prior to commencing work.

3. The consent holder is to ensure that stormwater diversion and silt control measures are in place prior to the commencement of bulk earthworks.

4. All excess material not held behind a properly designed and constructed retaining wall is to be removed from the site to an approved fill disposal area.

5. Within 6 months of completing the earthworks, re-establish vegetation cover on all exposed cut surfaces.

6. Perimeter silt fence where required shall be constructed in accordance with the requirements detailed in the A.R.C publication TP90.
7. The area identified for on-site effluent disposal shall remain undisturbed by earthworks and un-compacted by construction vehicles, except that the area may be spread with topsoil to enhance effluent treatment and disposal.

8. The earthworks shall be carried out in accordance with the approved drawings and document provided with the application, specifically the Proposed Earthworks Plan on Lot 17 DP 357360 prepared by Donaldsons, ref 6551 and attached to this consent with the Council's Approved Stamp affixed to it. In particular the volume of earthworks shall not exceed 440m$^3$.

9. Any earthworks being undertaken on site shall be limited to 7am – 8pm Monday to Friday and 8am – 8pm Weekends and Public Holidays.

10. The consent holder shall either install permeable paving or retain a grass strip in accordance with the site plan referenced Site Plan of Proposed Residence on Lot 17 DP 357360, ref 6551, not dated.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

2. Earthworks are also subject to controls under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 which has been assessed and a separate consent has been issued referenced RC 2150186RMANES.

3. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.

4. The consent holder is responsible for the repair and reinstatement of the road carriageway, the kerb and footpath damaged as a result of the earthworks. Such works, where required, will be completed to the satisfaction of the Council's Roading Manager.

5. Any debris deposited on the public road as a result of the earthworks shall be removed by or at the expense of the applicant.

6. As part of this application a Suitability report was prepared by Richardson Stevens Consulting Engineers. The report makes recommendations on foundations, floor slabs, minimizing loading on the slope below the building and earthquake bracing. This report should be taken into account in any future development on site.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this
policy, the activity to which this consent relates is subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council’s development contributions policy may be obtained from the long term council community plan (LTCCP) or council’s web page at www.fndc.govt.nz

Reasons for the Decision

1. Description of the Activity:
The applicants seek to undertake earthworks to create a levelled building platform for a future dwelling. This will involve a cut of 220m³ and a fill of 220m³ (440m³ total), and construction of 9 retaining walls with a maximum cut of 1.5m and maximum fill of 1m.

2. District Plan Rules Affected:
The proposed activity does not comply with permitted activity rules 8.7.5.1.5 Stormwater Management and 12.3.6.1.2 Excavation and/or Filling, Including Obtaining Roading Material but Excluding Mining and Quarrying, in the Rural Living, Zone of the Operative District Plan and is a discretionary activity in accordance with rule 8.7.5.2.2 Stormwater Management (Note) and 8.7.5.4 Discretionary Activities of the Operative District Plan.

3. Principal Issue[s] in Contention and Main Findings on those Issues:
The principal issues in contention related to silt and sediment control, stormwater diversion, increased stormwater runoff, Low Impact designs and necessity of paved impermeable surfaces.

The main findings on those issues were:
- In regards to silt and sediment control and stormwater diversion conditions have been put in place to ensure mitigation measures will be in place at time of works commencing.
- In regards to increased stormwater runoff, low impact design and paving the applicants will be utilising rain water collection and will be using permeable paving as part of their driveway design. As such this will mitigate the amount of runoff from the site reducing any adverse effects on the surrounding environment.

4. Relevant Statutory Provisions:
Policy Statements & Plan Provisions:
The Far North District Plan is the most relevant plan provision in relation to the proposal, with particular regard given to Chapters 8.7 Rural Living and 12.3 Soils and Minerals. It is considered that the proposal is consistent with the objectives and policies outlined within the chapters as any effects associated with the earthworks will be temporary and mitigated via silt and sediment control and the site has adequate space for outdoor living and wastewater disposal on site.
Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. Notification and Affected Parties
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation
It is considered that any adverse effects created by this proposal will be no more than minor and that the activity will not be contrary to the objectives and policies of the District Plan.

Approval
This resource consent has been prepared by Rochelle Braithwaite, Resource Planner (Policy & Consents) and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

Pat Killelea, Principal Planner

Date
11th February 2015

Right of Objection
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent
Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
Applicant: A Pepper
Title: CFR-233137
Net Area: 3030m²
Total Area: 3421m²
Zone: Rural Living

SITE PLAN OF PROPOSED RESIDENCE
ON LOT 17 DP-357360
Applicants: A & G Pepper
Title: CFR-233137
Total Area: 3030m²
Zone: Rural Living

Contour Interval 0.5m - assumed datum
(original contours duplicated from Golden Homes site plan)

VOLUMES estimate:

Cut: 220 (cubic meters)
Fill: 220 (cubic meters)
Max Cut height = 1.5m
Max Fill height = 1.0m

PROPOSED EARTHWORKS PLAN ON LOT 17 DP-357360

DONALDSONS
REGISTERED LAND SURVEYORS

PROPOSED EARTHWORKS PLAN ON LOT 17 DP-357360

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REGISTERED LAND SURVEYORS

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REGISTERED LAND SURVEYORS

PROPOSED EARTHWORKS PLAN ON LOT 17 DP-357360

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DONALDSONS
REGISTERED LAND SURVEYORS
6551a
24 January 2019

Resource Planner
Far North District Council
Private Bag 752
Memorial Ave
Kaikohe

RC 2150186 ~ ALAN PEPPER
SECTION 127 RMA - VARIATION

The applicant seek consent to vary the approved resource consent decision to achieve an alternative stormwater management control from that approved on Lot 17 DP 357360.

RC 2150186 required that part of the driveway remained permeable, by either use of a grassed medium strip or permeable paving. The applicant has since finished the family home and instead concreted the driveway to achieve a more durable and practical carriageway, which has increased the impermeable surface cover to exceed the percentage approved under the resource consent, being 12.5% net site area, to now be 13.5%.

To reduce the effects of the associated increase in stormwater the applicant proposes onsite stormwater management that controls part of the roof surface area by way of attenuation in a tank. In doing so the site has effectively reduced the post-development effects from 13.5% down to 10.5%, and therefore complies with the underlying decision for RC 2150186.

The applicant seeks the following variation to the approved consent to achieve an alternative for stormwater management:

Condition 10

- The consent holder shall either install permeable paving or retain a grass strip in accordance with the site plan referenced 'Site Plan of Proposed Residence on Lot 17 DP 357360', ref 6551, not dated.

OR


The proposal reduces the level of effects in comparison to that approved under the original decision RC-2150186.
DISTRICT PLAN

Rural Living

8.7.5.1.5 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.

The proposal seeks 13.5% impermeable surface cover, and fails to comply with permitted standards.

8.7.5.2.2 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 proposal seeks 13.5% and complies with the Controlled activity standards.

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

The increases in effects are imperceptible, so no concerns are raised.

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

The minor exceedance in impermeable surfaces being mostly clean roof surface water does not constitute the need for low impact design.

(c) any cumulative effects on total catchment impermeability;

No concern.

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

There is no change to natural contour or drainage pattern. The controlled release from the stormwater attenuation tank would discharge to ground.

(e) the physical qualities of the soil type;

The soil type detailed in NZMS 290 Sheet P04/05 defines the site as predominantly Kerikeri Friable Clay with large boulders.

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

No concerns these are already established in good working condition without concern.
(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;

The site has minimal paved areas, all of which are necessary for the practical use of this family residence.

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

The site has a good mix of landscaped grounds and regenerating bush that can readily control stormwater sheet flows.

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

The proposal is only marginally over the permitted standard by 1.0%, and through the attenuation of stormwater this reduces the effects back to predevelopment levels with 10.5% site cover.

RESOURCES MANAGEMENT ACT 1991

The activity is required to demonstrate compliance with RMA provisions applicable to the activity and its status under the District Plan.

SCHEDULE 4

An application for Resource Consent for an activity must include the following, outlining aspects of relevance to the proposed activity and zone expectations:

Assessment of the activity against the matters under Part 2 RMA

Part 2 Purpose and Principles

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application site is well removed from its natural state, being an urban layout, leaving no features worthy of protection or to cause effects that may require avoidance.

There are no specific natural and physical resources of concern.
Matters of national importance
(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

The property is zoned Rural Living and is developed without cause for concern on lakes, rivers or wetlands.
There are no known features to warrant preservation.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

There are no known outstanding natural features or landscapes. The approved development activity has anticipated the existing changes to the landscape and minor anomalies associated with stormwater management are common place in semi urban zone.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

The site does not appear to have any significant vegetation or habitats.
The proposed stormwater control does not cause any impact on vegetation.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

There are no known cultural or ancestral lands within this urban environment.
The site is highly modified.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites and the proposed stormwater management causes no adverse effects on such aspects.

(g) the protection of protected customary rights.

There are no known customary rights to consider.
Other matters
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) [Repealed]
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy.

The proposal is considered to adequately uphold all aspects without causing any unreasonable adverse effects.

The Land Use is considered to adequately align with the intentions of the Rural Living zone based on the use of an approved allotment for purpose of occupying a residential unit having a minor exceedance of the permitted impermeable site cover.

The exceedance is mainly roof area, which is clean water not to generate any concern from point and non-point source contaminants.

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

The proposal does not considered to contradict the Treaty of Waitangi’s interpretations.

Assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b)

Section 104(1)(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;

The proposal does not detract from the intensions of the Regional Policy Statement. There are no other relevant provisions regarding this minor infringement. The NES 2011 does not apply as there is no proposed change in use or earthworks associated with the activity.
An application must also include an assessment of the activity’s effects on the environment that—

(a) includes the information required by clause 6
(b) address the matters specified in clause 7; and
(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

CLAUSE 6
(1) An assessment of the activity’s effects on the environmental must include the following information:

(a) if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:

No concern.

(b) an assessment of the actual or potential effects on the environment of the activity.

The level of effects are considered adequately understood and less than minor.

(c) if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.

Not applicable.

(d) if the activity includes the discharge of any contaminants, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

Not applicable.

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

There are no issues to address.

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

The property is not known for any ecological significance or for any historic importance.

The proposed impermeable site cover and stormwater attenuation in all respects is completely within zone expectations and there are no affected persons or parties such as Heritage NZ, Department of Conservation or Local Iwi.
(g) if the scale and significance of the activity’s effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring necessary.

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

No concern.

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

The application site in respect to the proposal at hand does not constitute the need for any further investigations.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

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

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

The proposal is considered to promote the zone guidelines and surrounding land use, without any unreasonable effects to concern the wider community including social and economic or cultural aspects.

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

No concern.

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

The use does not result in any habitat disturbance.

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

The values outlined are not seen to be depleted in this instance.
(e) any discharge of contaminants into the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

There are none.

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

To the best of our knowledge there are no concerns.

In summary, the proposal is considered an activity that provides for the landowners personal wellbeing, and with regards to the key assessment topics, its implementation on this site is possible without causing any adverse effects contrary to the purpose and principles of the Resource Management Act 1991.

Proposed consent condition: **Stormwater from roof areas are to be pipe and attenuated in accordance with the stormwater report provided with the application, prepared by Donaldson's Surveyors Ltd.**

The environmental effects are deemed less than minor.

Attached: Record of Title
Copy of RC 2150186
Stormwater Management Calculations
Stormwater Management Plans 1 & 2

Yours faithfully,

Micah Donaldson
Registered Professional Surveyor
DONALDSONS
Land / Engineering Surveyors and Development Planners
STORMWATER MANAGEMENT CALCULATIONS ON LOT 17 DP 357360

The stormwater attenuation system is designed for detention. Calculations determine the required stormwater hold volume for a 1:10 year storm ARI plus an allowance for climate change.

The stormwater attenuation design isolates a roof area of 100m² from the total roof area of 297m², by way of a diverting pipe installed in the primary water tank overflow pipe, which then discharges that Q rate of water into a second tank for attenuation.

As a developed site there is an approved Resource Consent (RC 2152186) allowing a Net Impermeable cover of 12.5%, on the basis of the driveway incorporating impermeable paving. This assessment provides an alternative, by way of attenuating roof stormwater. The roof surfaces are currently piped to a 25,000lt water tank, and it is proposed to attenuate the peak outflow.

Calculations are based on HIRDS rainfall intensity includes projection estimates 'Intergovernmental panel on climate change' (IPCC) scenarios adopting representative concentration pathway (RCP6.0) for period 2031 - 2050. The total area for attenuation is 100m² from the 297m² roof thereby reducing the post-development effects from 13.5% down to a 10.5% equivalent.

### CATCHMENT A (Roof Area isolate 100m²)

<table>
<thead>
<tr>
<th>Assumed Pre-development</th>
<th>Existing development (post-development)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Catchment Area:</strong></td>
<td>100 m²</td>
</tr>
<tr>
<td><strong>Imp access:</strong></td>
<td>0 m²</td>
</tr>
<tr>
<td><strong>Imp buildings:</strong></td>
<td>0 m²</td>
</tr>
<tr>
<td><strong>Assume Grass surface:</strong></td>
<td>100 m²</td>
</tr>
<tr>
<td><strong>Bush / Scrub:</strong></td>
<td>0 m²</td>
</tr>
</tbody>
</table>

1 in 10 year Storm ARI scenarios

#### Rational Formula

**Pre Development**

Q = \( \frac{C}{R} \times A \times 1000 \)

**Assume Grass**

\( Q = 0.7 \text{ lt/second} \)

\( Q = 0.25 \text{ in /ha} \)

\( Q = 108 \text{ ft/second} \)

**Post Development**

Q = \( \frac{C}{R} \times A \times 1000 \)

**Assume Grass**

\( Q = 0.0 \text{ lt/second} \)

\( Q = 0.25 \text{ in /ha} \)

\( Q = 108 \text{ ft/second} \)

**Pre-development QN rate:** 0.7 lt/sec

**Post-development QP rate:** 2.9 lt/sec
The difference between Pre and Post Development: $Q = 2.2$ lt/sec

Total volume to be controlled Post Development (10 Year ARI + climate change)
The calculation factors in a peak rainfall intensity for a period of 25 minutes, as opposed to a hytograph analysis

$$V = \frac{(Q \times 60 \times 25)}{1000}$$

**TOTAL ATTENUATION STORAGE**

Using one 3,000lt water tank

$$V = 3 \ m^3$$

**Tank Volume Head Calculation**

Using one 3,000lt water tank

$$h = \frac{vol}{\pi \times r^2}$$

The volume required for sum is retention volume $Q_d$

$$h = 1.3 \ \text{metres}$$

$$Qd \ Vol = 3 \ m^3$$

**Tank control release calculation per tank**

Using 3,000lt water tank

$$r = 0.9 \ m$$

**Rational Formula**

Pre Development

$$Q = \left( \frac{C \times i \times A}{360} \right) \times 1000$$

Imp Surface

$$Q = 0.25 \ \text{ha} \ \ 98.9 \ \text{mm} \ \ 0.010$$

$$Q = 0.68681 \ \text{lt/second}$$

Pre-development $QN$ rate:

$$0.7 \ \text{lt/sec}$$

$$h = \frac{vol}{\pi \times r^2}$$

The volume required for sum is retention volume $Q_d$

$$Qd \ Vol = 3 \ m^3$$

**Outlet Orifice Size**

$$d = \sqrt[3]{Q / (2.255 \times \sqrt{h})}$$

The permitted outlet volume in $m^3$

Release of predevelopment $Q$ rate

$$d = \sqrt{0.0003}$$

$$Q = 0.0007 \ m^3/\sec$$

$$d = 0.016 \ m$$

$$Qrate \ per \ tank = 0.0007 \ m^3/\sec$$

$$d = 16 \ mm$$
Calculation to isolate post-development Q rates for an area of 100m²

<table>
<thead>
<tr>
<th>Outlet from primary tank pipe size (id)</th>
<th>Outlet 'Q' rates in m³</th>
<th>Q10 = 0.0029 m³/sec</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Grade 1: 1</td>
</tr>
</tbody>
</table>

(Manning's equation)

\[ Q = AxR^{2/3}xS^{1/2} / (n \times 10^5) \]

\[ d = 30 \text{ mm} \]

Conclusion

The stormwater attenuation designs for a 1 in 10 Year ARI storm and applies NIWA's estimated climate change predictions.

It is proposed to control a Q rate of: 2Lt/sec

It is proposed to detain: 3 m³ in tank

The outlet is to position: 1.3 metres below the inlet

The calculated attenuation outlet pipe orifice: 16 mm outlet

The calculated attenuation inlet pipe orifice: 30 mm inlet

The proposed stormwater management reduces effects of site impermeable surfaces, to less than the 12.5% permitted level, consistent with RC 2150186.

It is important that the landowner maintains the system by installing gutter guards or leaf diverter. The outlet control pipe should also have an inspection point incase of blockage.

Limitations:
Donaldsons Surveyors Ltd provides this information as a recommendation for the purpose of a Stormwater Management assessment under the Operative Far North District Plan. The information and opinions contained within this report shall be for the use of our Client and the Far North District Council, and shall not be used in any other context, unless agreed to by Donaldsons Surveyors Ltd.
Donaldsons Surveyors Ltd shall not be liable for any failures or damages associated with the recommendations or the physical construction or any lack of maintenance.

Donaldsons Surveyors Ltd
Registered Land Surveyors

6551a-Roof attenuation
Applicant: Alan Pepper
Title: CFR-233137
Net Area: 3030 m²
Total Area: 3421 m²
Zone: Rural Living

STORMWATER MANAGEMENT PLAN
ON LOT 17 DP-357360

Donaldsons
REGISTERED LAND SURVEYORS

Dir: 6551a-Stormwater Management Plan - dwg
Date: Jan 2019    Scale @ A4  1:500
STORMWATER MANAGEMENT PLAN

Schematic arrangement of attenuation storage and outlet orifice

Existing 25,000lt Rainwater tank

Existing outlet to be modified

100mm dropper with removable end cap for inspection

Std 150mm id outlet pipe

30mm id Alkathene pipe to isolate
3lt/sec from tank overflow for attenuation.

Quality, water use storage

TANK OPTION:
Baileys BT3000

Attenuation release orifice design: 16mm id
(Removable for maintenance)
Discharge to ground

Attenuation Storage 3m³

1.3m head

Existing pipe to SW MH

PLAN 2 of 2