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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

◯ **Yes** ✔ **No**

4. Consultation

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

If yes, which groups have you consulted with?	NGATI REHIA
Who else have you consulted with?	

*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: Andreas Blome & Isabelle Auerbach

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: STEVEN SANSON BAY OF ISLANDS PLANNING

Email: [redacted]

Phone number:

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

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

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

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

Name/s: Andreas Blome & Isabelle Auerbach

Property Address/ Location:
190A Kerikeri Road
Kerikeri 0230

Postcode 0230

8. Application Site Details

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

Name/s: Andreas Blome & Isabelle Auerbach

Site Address/ Location: 190A Kerikeri Road
Kerikeri 0230

Postcode 0230

Legal Description: LOT 2 DP 395426 **Val Number:**

Certificate of title: 381197

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

PROPOSED DWELLING AND GARAGE IN THE COASTAL LIVING ZONE

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Andreas Blome & Isabelle Auerbach

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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

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

Name: (please write in full) Isabelle Auerbach

Signature:
(signature of bill payer) [redacted]

Date 03-Oct-2024

MANDATORY

15. Important Information:

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

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) STEVEN SANSON

Signature: [redacted] Date 03-Oct-2024

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

Checklist (please tick if information is provided)

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

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

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

7 October 2024

Far North District Council
John Butler Centre
Kerikeri

Dear Team Leaders,

Re: Proposed Relocatable Dwelling – 190A Kerikeri Road, Kerikeri

Our clients, Andreas Blome and Isabelle Auerbach, seek a resource consent for a proposed relocatable dwelling and new garage on the site at 190A Kerikeri Road, Kerikeri. The site is zoned 'Coastal Living' within the Far North District Council Operative District Plan (**ODP**) and is within HP2 – Kerikeri Visual Buffer and Rural Lifestyle zone, with the Kerikeri Heritage Area B under the Proposed District Plan (**PDP**).

Resource Consent is required as the dwelling breaches a number rules within the Operative District Plan.

Overall, the application is a **Discretionary Activity**.

Please do not hesitate to contact me should you require any further information.

Steven Sanson
Consultant Planner

1. INTRODUCTION

The applicant seeks resource consent for a relocatable dwelling and new garage on the property at 190A Kerikeri Road, Kerikeri. The site is legally described as Lot 2 DP 395426 with an area of 8,933m^2. A copy of the Certificate of Title is attached within **Appendix A**.

The application is supported by a Architectural Plans produced by O'Brien Design Consulting, attached at **Appendix B**. A Stormwater Management Memorandum prepared by Wilton Joubert Ltd is supplied at **Appendix C** to support the application. An Archaeological Assessment has been undertaken and is provided in **Appendix D**. Consultation has been undertaken with various parties and this is supplied as **Appendix E**. The site property file is provided in **Appendix G**.

2. SITE DESCRIPTION

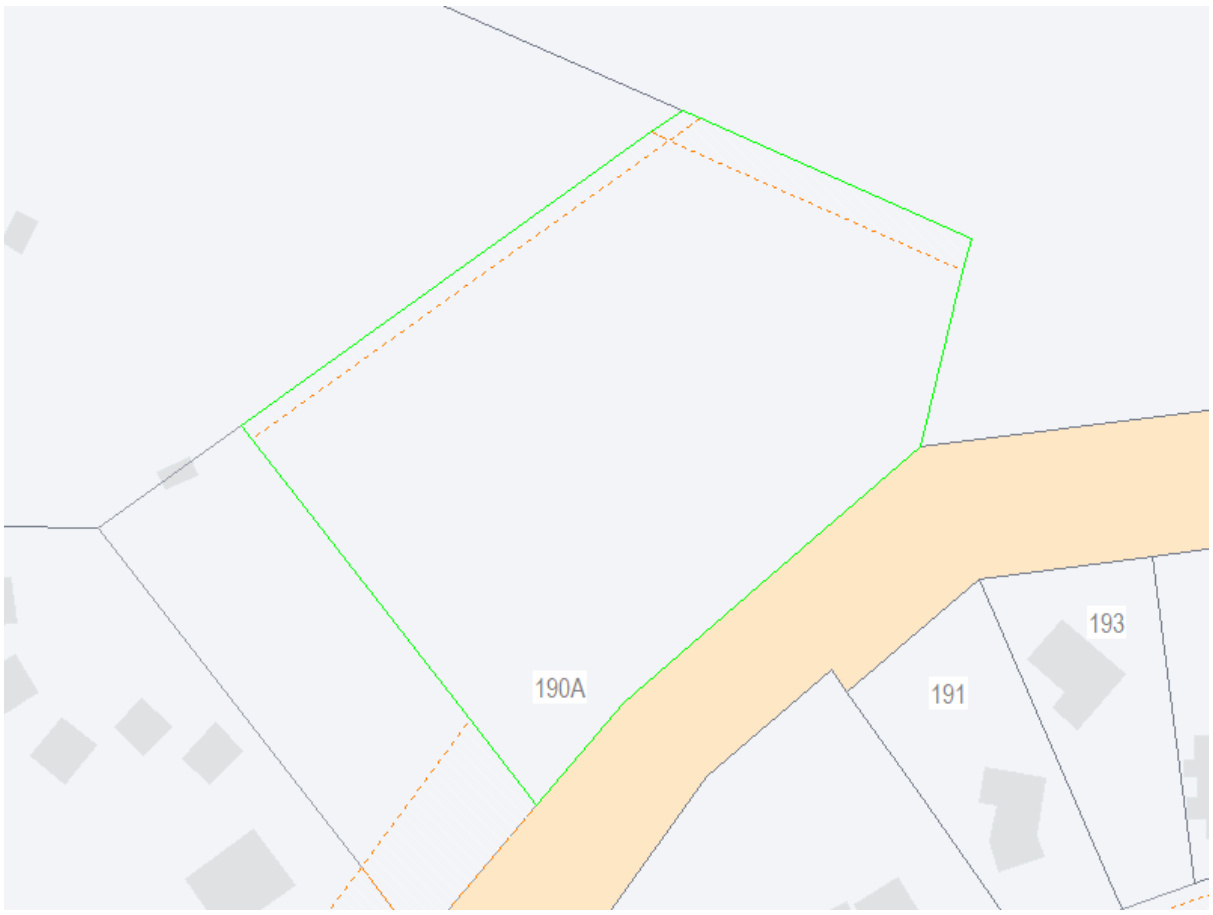


Figure 1 – Site (Source: Prover)

Figure 2 – Site Aerial (Source: Prover)

The site currently vacant in terms of built development. Access is provided via Kerikeri Road and shared with Wharepuke / Maha. The site contains a mixture of indigenous and exotic vegetation and a man-made pond.

The property is surrounded by the Coastal Living zone and the Recreational Activities Zone. The site is serviced by FNDC wastewater and water.

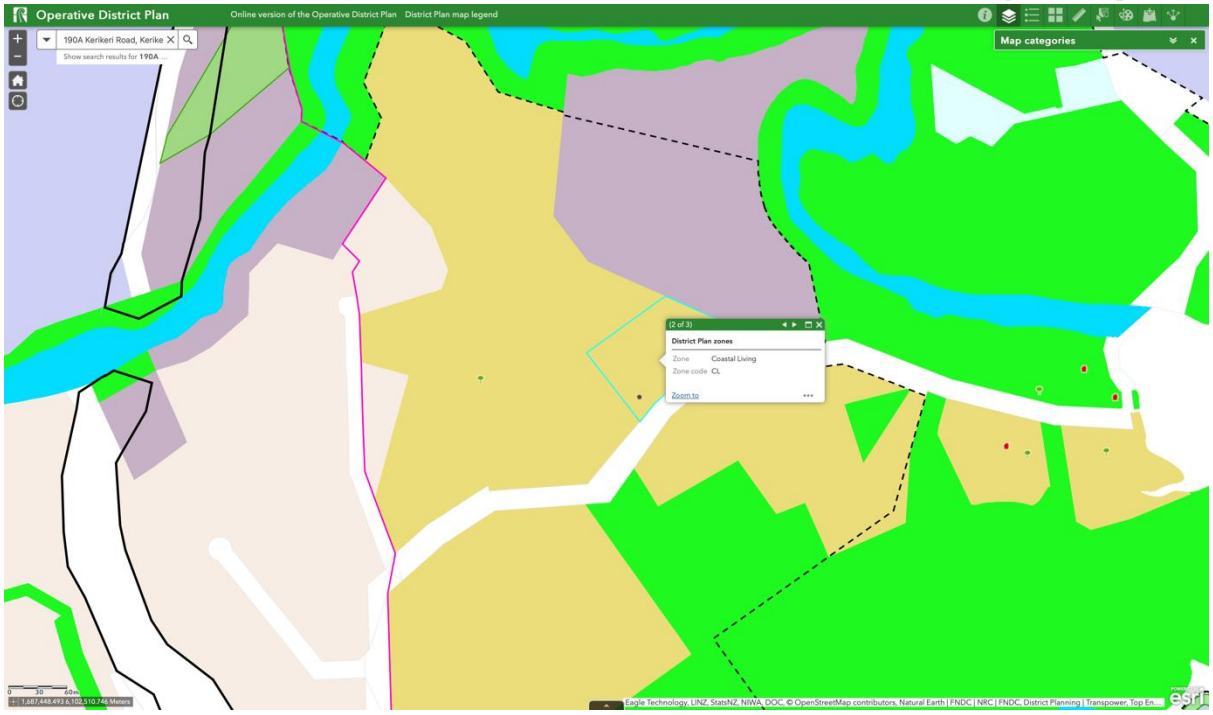


Figure 3 – Zoning (Source: Far North Maps)

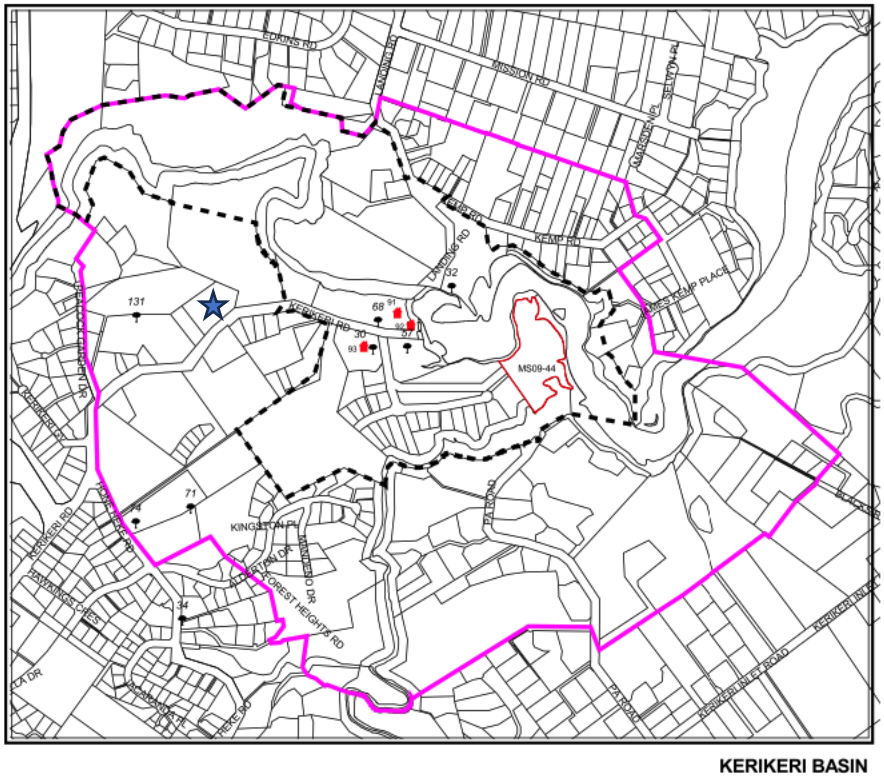


Figure 4 – Resource Maps (Source: Far North Maps)

3. RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The site Record of Title is attached at **Appendix A**. There are no consent notices registered on the title.

4. DESCRIPTION OF THE PROPOSAL

The proposal involves the construction of a 238.3m^2 dwelling and 96m^2 garage on the property. The dwellings is proposed to be relocated from Auckland and is an old villa. Some images of the original dwelling are found in **Appendix B**.

Figure 5 – Proposed dwelling

The proposal adds impervious surfaces for the property, which is calculated as being approximately 1,278.9m^2 (which includes the proposed buildings and driveway). Roof water will be collected via 2 x 30,000l water tanks, which will also be used for firefighting purposes. FENZ approval is currently being sought.

Hardstand aspects are proposed to be channelled to the existing pond or existing stormwater assets on the site. 282m^3 of works are required for the proposal.

5. REASONS FOR CONSENT

The subject site is located in the Coastal Living zone in the ODP and the Rural Lifestyle zone in the

PDP. Resource notations are identified that affect the site associated with heritage / visual matters. The site is located outside the coastal environment boundary as defined the Regional Policy Statement for Northland (**RPS**).

Tables below provide an assessment against the applicable ODP and PDP performance standards and identifies the reasons for resource consent. For the ODP these comprise the Coastal Living zone, rules of the Part 2- Environment Provisions and the Part 3 - District Wide Rules. For the PDP these comprise of the rules with immediate legal effect.

ODP performance standards

Table 1 – Coastal Living Zone -

Coastal Living Zone		
Rule	Standards	Performance/Comments
Visual Amenity	**Permitted** – (a) the gross floor area of any new building does not exceed 50m² **Restricted discretionary –** New buildings that do not meet the permitted standard	The application is for more than 50m^2. **Restricted Discretionary**
Residential Intensity		One house proposed **Complies**
Scale of Activities		**N/A.** **Complies**
Building Height	**Permitted** - The maximum height of any building shall be 8m.	7.3m proposed for the house. **Complies**
Sunlight	**Permitted** - No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary	There are no sunlight breaches **Complies**
Stormwater Management	**Permitted** - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10% or 600m^2, whichever is the lesser. **Restricted discretionary –** The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m^2, whichever is the lesser.	Total impermeable surface is approximately 1,278.9m^2 [14.3%] **Restricted Discretionary**

Setback from Boundaries	**Permitted** – 10m; 3m where the site is less than 5,000m^2.	Buildings are offset more than 10m from site boundaries. **Complies**
Screening for Neighbours Non-residential Activities		**N/A** **Complies**
Hours of Operation – Non Residential Activities		**N/A** **Complies**
Keeping of Animals		**N/A.** **Complies**
Noise		Residential activity **Complies**
Helicopter Landing Area		**N/A.** **Complies**

Table 2 – District Wide Performance Standards

District Wide Standards		
Rule	**Standard**	**Performance/Comments**
Natural and Physical Resources		
12.1 Landscape & Natural Features	**12.1.6.1.1 Protection of Outstanding Landscape Features** **12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding landscapes** **12.1.6.1.3 Tree Planting in Outstanding Landscapes** **12.1.6.1.4 Excavation and/or filling within an outstanding landscape** **12.1.6.1.5 Buildings within outstanding landscapes** **12.1.6.1.6 Utility Services in Outstanding Landscapes**	**N/A** **Complies**
12.2 Indigenous Flora and Fauna	**12.2.6.1.1** Indigenous Vegetation Clearance Permitted Throughout the District **12.2.6.1.4** Indigenous Vegetation Clearance in Other Zones	**N/A** – no large scale vegetation clearance is required. **Complies**

District Wide Standards		
Rule	**Standard**	**Performance/Comments**
12.3 Earthworks	**12.3.6.1.2 Excavation and/or filling, including obtaining roading material but excluding mining and quarrying, in the rural living, coastal living, south kerikeri inlet, general coastal, recreational activities, conservation, waimate north and point veronica zones** **Permitted** – Maximum of 300m^3 within a 12-month period and cannot be higher than 1.5m cut or fill.	282m^3 is required. **Complies**
12.4 Natural Hazards	**12.4.6.1.1** Coastal Hazard 2 Area **12.4.6.1.2** Fire Risk to Residential Units	Proposed dwelling is within 20m from non-landscaped vegetation. **Discretionary**
12.5 Heritage	**12.5.6.1.1** Notable Trees **12.5.6.1.2** Alterations to/and maintenance of historic sites, buildings and objects **12.5.6.1.3** Registered Archaeological Sites	**N/A** **Complies**
12.5A Heritage Precincts	The site is within the Kerikeri Visual Buffer Zone	The proposal can be seen [or is likely to be seen from a public place], therefore it requires consent under Rule 12.5A.6.3.3 **Restricted Discretionary**
12.6 Air	Not applicable	**N/A** **Complies**

District Wide Standards		
Rule	**Standard**	**Performance/Comments**
12.7 Lakes, Rivers, Wetlands and the Coastline	**12.7.6.1.1** Setback from lakes, rivers and the coastal marine area **12.7.6.1.2** Setback from smaller lakes, rivers and wetlands **12.7.6.1.4** Land Use Activities involving the Discharges of Human Sewage Effluent **12.7.6.1.5** Motorised Craft **12.7.6.1.6** Noise	Proposed dwelling is outside the necessary setbacks from lakes and rivers. The pond is man made. **Complies** **Complies** **N/A** **N/A**
12.8 Hazardous Substances		**N/A** **Complies**
12.9 Renewable Energy and Energy Efficiency		**N/A** **Complies**
Chapter 15 - Transportation standards		
Maximum daily one-way traffic movements – Coastal Residential	**Permitted** – 20	Application is for a single dwelling **Complies**
Parking	**Appendix C**	Provided in garage. **Complies**
Access	**Permitted** – Private access may serve a maximum of 8 household equivalents	Access is existing and sufficient for an existing dwelling. **Complies**

In terms of the ODP the application falls to be considered as a **Discretionary Activity** in accordance with Section 104A of the Resource Management Act 1991 (RMA).

PDP performance standards

These comprise relevant rules that have immediate effect under the PDP.

Proposed District Plan				
Matter	**Rule/Std Ref**	**Relevance**	**Compliance**	**Evidence**

Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not relevant as no such substances proposed.
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	HA-R1 – not relevant. HA-R2 – not relevant. HA-R3 – not relevant. HA-R4 – the site does not contain a scheduled Heritage Resource. The proposal is more than 20m from a scheduled Heritage Resource. HA-R5 – the proposal complies with the requirements of the Earthworks Chapter [those with legal effect refer below]. The works are not within 20m of a scheduled Heritage Resource.

				HA-R6 – not relevant. HA-R7 – not relevant. HA-R8 to R13 – not relevant.
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori (Property specific)	All rules have immediate legal effect (SASM-R1 to SASM-R7)	N/A		Not indicated on Far North Proposed District Plan

Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	Schedule 3 has immediate legal effect			
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	Not indicated on Far North Proposed District Plan. No wide widescale vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage	N/A	Yes	Not indicated on Far North Proposed District Plan

	resource or heritage area			
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan
Comments:				
No consents are required under the PDP.				

Overall, the application will be considered as a **Discretionary Activity** as per tables above.

6. STATUTORY CONSIDERATIONS

Section 104B of the RMA governs the determination of applications for Discretionary activities:

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent,

104 Consideration of applications

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

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

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

For this application, the following relevant RMA plans, policy statements and national environmental standard have been considered:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011
- The Northland Regional Policy Statement
- Operative Far North District Plan 2009
- Proposed Far North District Plan 2022

As part of this application and Assessment of Effects, the relevant matters relevant to visual amenity and stormwater management breaches in the ODP have been considered.

Assessment of Effects on the Environment (AEE)

The RMA (section 3) meaning of effect includes:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

(a) any positive or adverse effect; and

(b) any temporary or permanent effect; and

(c) any past, present, or future effect; and

(d) any cumulative effect which arises over time or in combination with other effects—

regardless of the scale, intensity, duration, or frequency of the effect, and also includes—

(e) any potential effect of high probability; and

(f) any potential effect of low probability which has a high potential impact.

Section 104(2) of the RMA states that:

> *"when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect."*

This is referred to as the "permitted baseline", which is based on the permitted performance standards and development controls that form part of a district plan. For an effects-based plan such as the Far North District Plan where specified activities are not regulated, determining the permitted baseline is a useful tool for determining a threshold of effects that are enabled by the zone.

Visual Amenity

While overall consent is required for a discretionary activity, any new building that does not meet the permitted activity standards in Rule 10.7.5.1.1 is a restricted discretionary activity where the new building is located outside a building envelope that has been approved under a resource consent.

The visual amenity rule is considered somewhat out of touch with the higher order statutory environment as the site is not within the 'coastal environment'. Therefore, the site is rural in nature.

(i) the location of the building;

Refer plans in **Appendix B**. Note that the location and topography of the site, as well as intervening

features such as vegetation makes the proposal difficult to view from public places. The dwelling is located below Kerikeri Road, although very minor views may be seen from here if walking.

(ii) *the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*

The proposal is located on flat land, below Kerikeri Road. It is not on a predominant ridge and not located where it is easily viewed or seen.

(iii) *the colour and reflectivity of the building;*

A schedule of appropriate colours will be provided as a condition of consent. These will be in accordance with 12.5A.8

(iv) *the extent to which planting can mitigate visual effects;*

There are no known visual effects resulting due to the location of the proposal in relation to topography and public view shafts. Specific planting is not considered to be required. The applicant may landscape as they prefer.

(v) *any earthworks and/or vegetation clearance associated with the building;*

Earthworks are required for the proposal as per **Appendix B**. The effects of these works are temporary in nature and less than minor.

(vi) *the location and design of associated vehicle access, manoeuvring and parking areas;*

Refer **Appendix B**. These are largely existing, however the proposal seeks to formalise them.

(vii) *the extent to which the building will be visually obtrusive;*

The buildings will not be visually obtrusive as they are located on a lower contour in the wider landscape, visually hard to see from public places. There is sufficient vegetation on the site which provides limited viewing of the proposal.

(viii) *the cumulative visual effects of all the buildings on the site;*

The buildings are modest in nature and would largely fit within a typical framework for building coverage / stormwater coverage notwithstanding the large hardstand areas on the site allowing for access to and from the site.

(ix) *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*

The site is already well landscaped and the pond provides sufficient amenity values for users of the site.

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

The majority of the site remains in open space.

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

These rules are adhered to. The positioning of the garage and dwellings have been oriented to get good sunlight, views towards the ponds and appropriate access / egress.

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

These effects do not arise.

Overall, it is considered that the effects on visual amenity from the inclusion of the proposal on the site will be less than minor.

Stormwater Management

Any new building that does not meet the permitted activity standards in Rule 10.7.5.1.6 is a restricted discretionary activity where maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser. The proposal meets this criteria.

Wilton Joubert have produced what is considered to be an appropriate response for stormwater on the site. They have also appropriately considered the relevant assessment criteria. Provided their recommendations are adhered to, there are less than minor effects resulting from the proposal.

Fire Risk

The applicant has sought approval from FENZ. Initial consultation is provided in **Appendix E.** There is nothing to suggest that approval will not be forthcoming for this type of residential proposal.

Archaeological / Heritage / Cultural

The applicant has received an Archaeological Assessment for the site. No archaeological sites or features were identified on the property. HNZPT have been contacted and they have no concerns with the proposal. There are no known wahi tapu or sites of significance to Māori. Ngati Rehia have been asked for their comments.

There are no relevant effects.

New Building in Visual Buffer Area

This rule has been applied for because there may be fleeting glances into the site from those walking or in a vehicle looking down towards the site from Kerikeri Road. The only other opportunistic viewing spot is along the Heritage Bypass. Both are minimal and one must be searching for it.

The proposal will ultimately be coloured in relevant heritage colours and a schedule of this will be provided. The location of the proposal relative to prestigious heritage elements such as the Stone Store and Kerikeri Mission House is 300-500m away. There is no heritage link or attribution between or across these features and the site.

Accordingly, effects are considered to be less than minor.

National Environmental Standards (NES)

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 is not considered relevant to the application on the basis that there is no evidence in any documents viewed relating to the site that indicates that any HAIL activity is, has been, or is more likely than not to have been undertaken on the site.

There are no other NES or regulations in effect that apply to this application.

National Policy Statements (NPS)

There are no other NPS that apply to this application.

Regional Policy Statement for Northland (RPS)

The role of the RPS is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. Relevant matters to the RPS have been appropriately assessed above in terms of effects. The proposal is consistent with the aims and intents of the RPS.

The Proposed Far North District Plan (PDP)

The PDP was notified in July 2022. The subject site is zone Rural Lifestyle in the PDP. While the rules in the PDP do not apply to this application until decisions have been released, consideration of the objectives and policies are relevant. Little weighting can be given to the relevant objectives and policies that relate to this application at this juncture as the hearing of submissions is yet to commence.

In terms of the objectives and policies in the Rural Lifestyle zone:

- The site is proposed to be used for a low density residential activity, consisting of a dwelling and a garage surrounded by areas of vegetation. It will be consistent with the scale and character anticipated by the Rural Lifestyle environment.
- The activity proposed will not compromise the character and amenity of the zone or any rural production activities. The location, scale and design of the proposal is sympathetic within the context of the site and wider environs.

In terms of the Kerikeri Heritage Area Part B, the proposal comes with appropriate consideration of heritage and archaeology and consultation with those parties typically involved in development at

this area. No red flags have been raised to date from archaeologists and HNZPT. The applicant awaits feedback from Ngati Rehia and DoC but we would not expect this to differ from the technical information presented to date.

It is considered that the application is consistent with the relevant objectives and policies in the PDP.

Operative Far North District Plan (ODP)

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any operative and proposed district plan. The relevant provisions contained in the Far North District Plan are contained within the Coastal Living Zone chapter.

Coastal Living zone

Objective 10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The proposal is consistent with this aim.

Objective 10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

The site can't be considered as 'coastal'. It does not retain this attribution under higher order policies.

Policy 10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

The site can't be considered as 'coastal'. It does not retain this attribution under higher order policies.

Policy 10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

The application is considered to maintain amenity values and the quality of the environment.

Policy 10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:…

…b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;…

As stated through this report, the design of the proposal is modest and with the use of a recessive colour scheme, will not create any adverse visual effects or be objectionable in the locality. The site contains extensive vegetation, which will remain through this proposed development. No earthworks

other than those required for scraping to prepare the building footprint is required.

Summary

The relevant objectives and policies of the District Plan are those related to the Coastal Living Zone. The proposal, which consists of a dwelling and garage is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the coastal amenity value of the area. It is also considered that the size and scale of the proposal is not visually obtrusive. In addition to this the buildings will be finished in a recessive colour.

The proposal is considered to be consistent with the objectives and policies of the District Plan.

Section 104(1)(c) states that consideration must be given to any other matters that the consent authority considers relevant and reasonably necessary to determine the application. There are no other matters relevant to this application.

7. PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS

Public Notification

Section 95A of the RMA specifies the steps to be taken to determine whether to publicly notify an application.

Step 1: Mandatory public notification in certain circumstances

- *The applicant has requested public notification*
- *Public notification is required under section 95C*
- *The application is made jointly with an application to exchange recreation reserve land.*

The applicant does not request public notification and it is assumed that the latter two points will not apply.

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

- *A national environmental standard precludes public notification.*
- *The application is for a resource consent for 1 or more of the following, but no other, activities:*
    - *a controlled activity:*
    - *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

None of the above apply to the activity.

Step 3: If not precluded by step 2, public notification required in certain circumstances
The criteria for step 3 ore as follows:

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

As demonstrated in Section 6 of this assessment, the adverse effects are considered to be less than minor.

Step 4: Public notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified*

No special circumstances have been identified to warrant public notification. The proposal is not considered to be controversial or of significant public interest, particularly given that it is private land, and the site already developed with a dwelling and garage, which is considered neither exceptional or unusual.

Limited Notification

Section 95B of the RMA specifies the steps to be taken to determine whether to limited notify an application.

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

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- *Determine whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an RMA specified in Schedule 11; and whether the person to whom the statutory acknowledgement is mode is an affected person under section 95E.*

It is considered that there are no affected protected customary rights groups or affected customary marine title groups, and the proposal will not affect any land subject to a statutory acknowledgment.

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

- *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:*
- *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).*

None of the above apply to the activity

Step 3: If not precluded by step 2, certain other affected persons must be notified
Determine whether, in accordance with section 95E the following persons are affected persons:

- *in the case of a boundary activity, an owner of an allotment with an infringed boundary; and*
- *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*
- *Notify each affected person identified above of the application.*

The application is not for a boundary activity, therefore an assessment in accordance with s95E is required.

With respect to section 95B(8) and section 95E, the Coastal Living zone anticipates a dwelling and buildings ancillary to a residential use. It is concluded therefore that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

The proposal has undertaken consultation with parties, and due to its location has considered heritage and archaeology as a potential effect worthy of consideration. These factors are not attributable to the site, hence HNZPT is comfortable with the proposal.

Step 4: Further notification in special circumstances

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

No special circumstances have been identified to warrant limited notification.

Based upon the above it is considered that there is no requirement for Council to publicly notify the application.

8. PART 2 OF THE RMA

Part 2 of the RMA sets out the purpose and principles including matters of national importance. The purpose of the RMA as outlined in section 5(1) is to promote the sustainable management of natural and physical resources. The proposal will sustain the potential of natural and physical resource whilst meeting the foreseeable needs of future generations as the site is being used for its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the natural character of the site and surrounding environment.

Section 6 of the RMA lists seven matters of national importance that must be recognised and provided for in the decision on this application. The natural character of the coastal environment is relevant and has been recognised and provided for within the application:

- The proposal is anticipated on the subject site and the natural character and amenity values of the coastal environment have been considered, assessed and concluded that there will no more than minor effects [noting that the site is not 'coastal' as per the RPS].

- The proposal is not located within an identified outstanding natural feature, landscape, area containing significant indigenous vegetation or habitat of indigenous fauna.

In terms of section 7, the RMA lists eleven matters that Council must have particular regard to, 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.

Section 8 of the RMA requires that all persons exercising functions and powers under the RMA take

into account the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. It is considered that the proposal raises no Treaty issues. The subject site is not located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application.

Given that consistency, it is concluded that the proposal achieves the purposes of sustainable management set out by section 5 of the RMA.

9. CONCLUSION

The proposal is suitable in the context of the site and surrounding environment. The subject site is not located within an Outstanding Natural Landscape nor does it contain Outstanding Natural Features or Significant Natural Areas. The site is not 'coastal' as per the RPS. The site does not contain any heritage or archaeological items. The site is not considered to be of special value to Māori in terms of mapped resources.

The design of the proposal will utilise a recessive colour scheme and all effects of the activity are being managed within the property boundaries. Overall, it is considered that the proposal will result in no more than minor effects on the environment.

The relevant provisions within Part 2 of the RMA have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is consistent with the sustainable management purpose of the RMA.

It is considered that the proposal results in no more than minor effects on the environment. It is considered appropriate for consent to be granted on a non-notified basis.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Steven Sanson
Consultant Planner

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **381197**

Land Registration District **North Auckland**

Date Issued 13 February 2009

Prior References
NA82A/571

Estate Fee Simple

Area 8933 square metres more or less

Legal Description Lot 2 Deposited Plan 395426

Registered Owners

Andreas Blome and Isabelle Anastasia Auerbach

Interests

Appurtenant hereto is a right of way specified in Easement Certificate 547053.2

The easements specified in Easement Certificate 547053.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Subject to a right of way over parts marked D and E on DP 395426 specified in Easement Certificate C464912.5 - 24.3.1993 at 11.44 am

The easements specified in Easement Certificate C464912.5 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way, rights to convey electricity, telecommunications and computer media and convey water created by Easement Instrument 8071348.4 - 13.2.2009 at 9:00 am

The easements created by Easement Instrument 8071348.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over parts marked C and D on DP 395426 created by Easement Instrument 8071348.5 - 13.2.2009 at 9:00 am

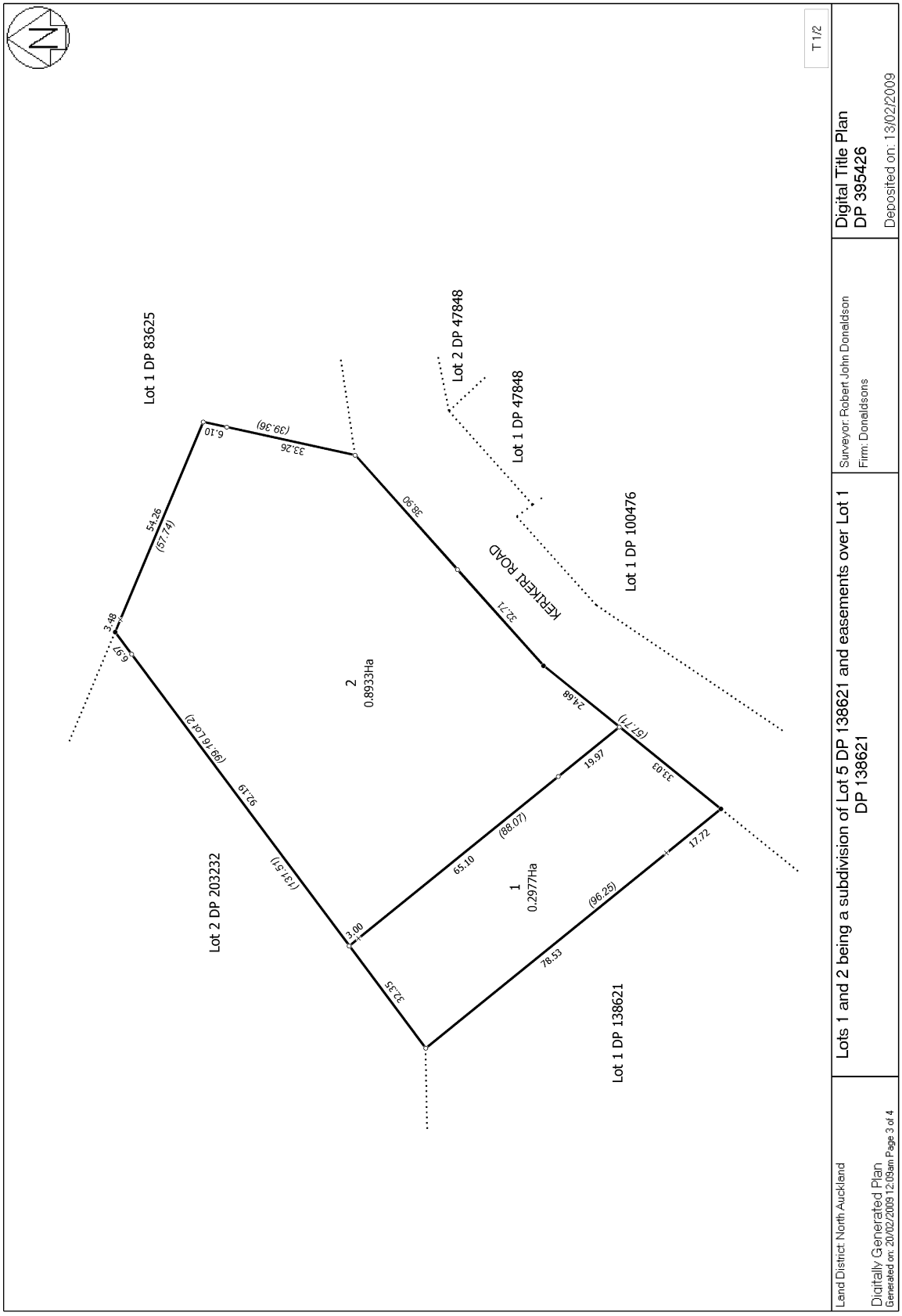
The easements created by Easement Instrument 8071348.5 are subject to Section 243 (a) Resource Management Act 1991

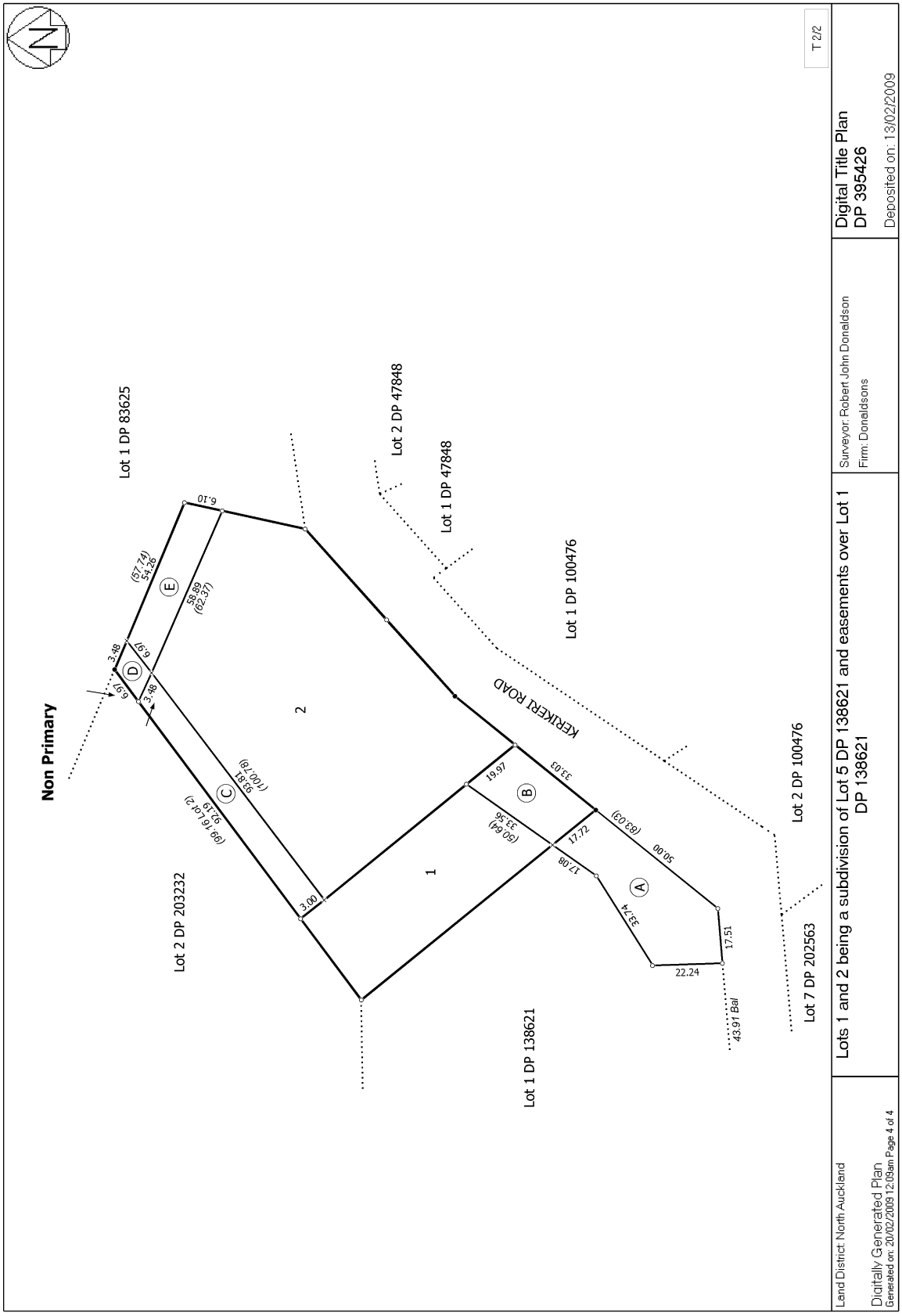
12959407.2 Mortgage to ASB Bank Limited - 13.3.2024 at 11:02 am

Land Covenant in Covenant Instrument 12945997.1 - 2.7.2024 at 2:04 pm (limited as to duration)

Land Covenant in Covenant Instrument 12945997.2 - 2.7.2024 at 2:04 pm (limited as to duration)

Land Covenant in Covenant Instrument 12945997.3 - 2.7.2024 at 2:04 pm (limited as to duration)


T 1/2
Lot 1 DP 83625
Lot 2 DP 47848
Lot 1 DP 47848
Lot 1 DP 100476
KERIKERI ROAD
Lot 2 DP 203232
Lot 1 DP 138621
2
0.8933Ha
1
0.2977Ha
6.10
(39.36)
33.26
38.90
32.71
24.68
(57.71)
33.03
17.72
(96.25)
78.53
32.35
3.00
65.10
(88.07)
19.97
92.19
(99.76 Lot 2)
(131.67)
6.97
3.48
54.26
(57.74)
Digital Title Plan
DP 395426
Deposited on: 13/02/2009
Surveyor: Robert John Donaldson
Firm: Donaldsons
Lots 1 and 2 being a subdivision of Lot 5 DP 138621 and easements over Lot 1 DP 138621
Land District: North Auckland
Digitally Generated Plan
Generated on: 20/02/2009 12:09am Page 3 of 4


T 2/2
Lot 1 DP 83625
Lot 2 DP 47848
Lot 1 DP 47848
Lot 1 DP 100476
KERIKERI ROAD
Lot 2 DP 100476
Lot 2 DP 203232
Lot 1 DP 138621
Lot 7 DP 202563
Non Primary
1
2
A
B
C
D
E
6.10
(57.74)
54.26
58.89
(62.37)
3.88
6.91
6.91
3.48
(100.78)
93.81
(99.76)
92.19
3.00
19.97
33.03
(50.64)
33.56
17.72
17.08
(83.03)
50.00
53.74
17.51
22.24
43.91 Bal
Lots 1 and 2 being a subdivision of Lot 5 DP 138621 and easements over Lot 1 DP 138621
Surveyor: Robert John Donaldson
Firm: Donaldsons
Digital Title Plan
DP 395426
Deposited on: 13/02/2009
Land District: North Auckland
Digitally Generated Plan
Generated on: 20/02/2009 12:09am Page 4 of 4

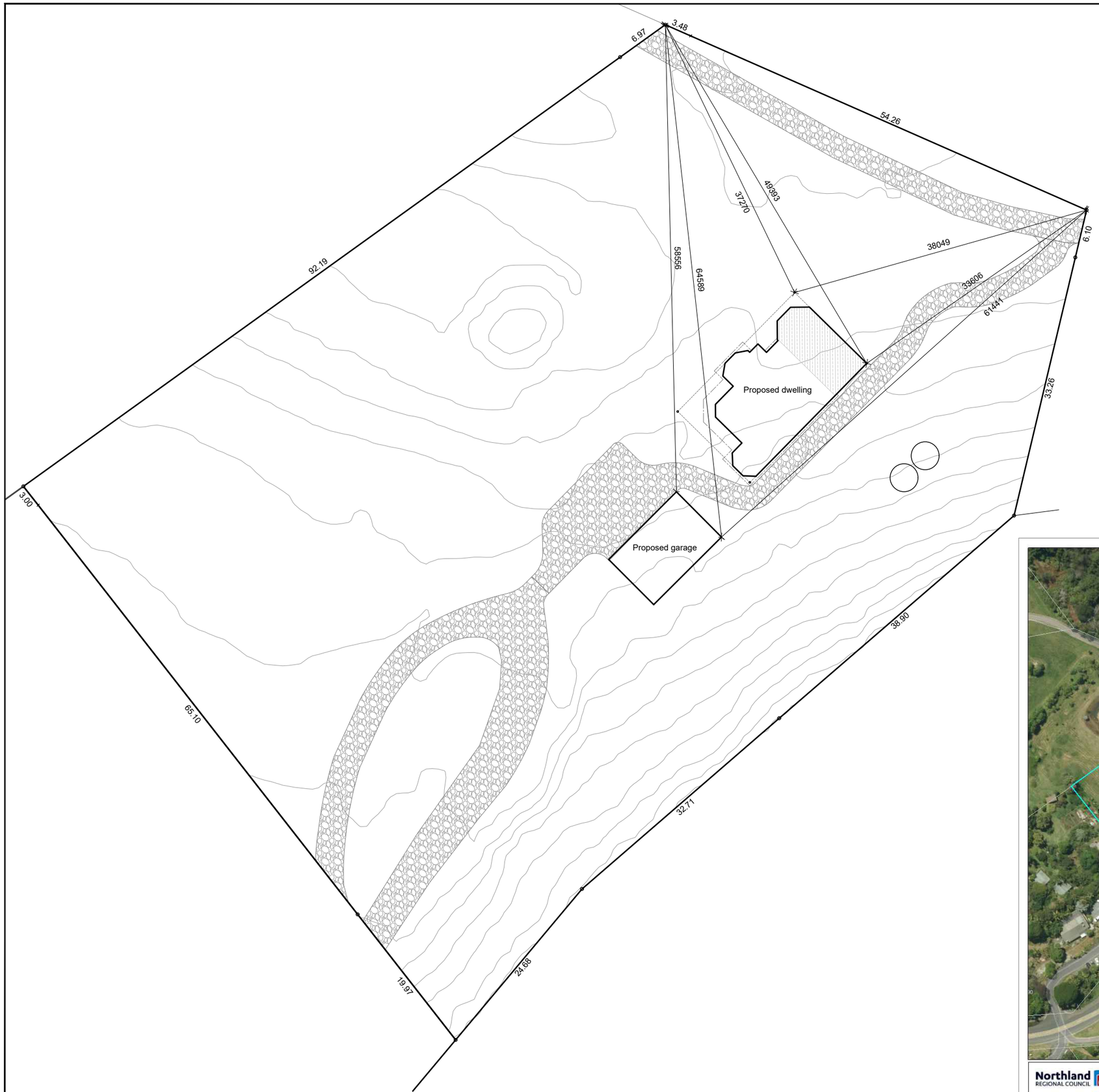
Proposed Dwelling

Isabelle & Andreas Auerbach
190A Kerikeri Road
Kerikeri
Lot 2 DP 396426

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	E
A01b	Site Plan	E
A02	Existing Floor Plan	E
A03	Existing Elevations	E
A04	Proposed Floor Plan	E
A05	Proposed Elevations	E
Revisions		
-	-	-

Concept Drawings
Date: 3 October 2024
Job Number: 4172
Drawn by:

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



Northland Regional Council | Site Location Plan

O'BRIEN DESIGN CONSULTING

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Project Title

Isabelle & Andreas Auerbach
190A Kerikeri Road
Lot 2 DP 396426

Sheet Title

Site Location Plan

Drawn	3 October 2024
Project No	4172
Rev	E
Sheet	A01a

Scale (A3 Original) 1: 500

5 2.5 0 5 10 m

N

Existing Pond

Indicative existing swale

Existing metal driveway 2 - 417.7m²

Proposed metal driveway 3 - 352.5m²

Western portion of proposed metal driveway to be shaped to shed runoff to existing pond via even sheet flow

Note location of existing down pipes TBC

Indicative existing 300Ø culvert

Proposed garage - 96m²

Proposed dwelling & extension

-0.770 -1.370 -1.470 -0.570 -1.050 -1.250

DP

Sewer: 100mm Ø pipe, min. gradient 1:60

Power cable to macerator

Macerator installed to manufactures specifications

Existing metal driveway 1 - 180.4m²

Existing SW disposal pipe

Existing sewer pipe

Existing SW disposal pipe

54.26

Alkathene pipe from macerator to sewer pipe

Stormwater: 100mm Ø pipe, min. gradient 1:120 to a existing stormwater disposal pipe

Eastern portion of proposed metal driveway to be shaped to shed runoff to existing swale via even sheet flow

150mm deep x 300mm wide grassed v-channel swale

Power to garage from dwelling, pipe to b protected under driveway

Power cable to pump & water supply pipe to house

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

Double jumbo water filters on water tanks

Power cable to house

Water supply pipe to shed for exterior tap

Scruffy dome/grated inlet with silt trap

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

Central portion of proposed driveway to be shaped to shed runoff to minimum 150mm deep x 300mm wide grassed v-channel swale

2/30,000Ltr Promax plastic water tank.

10000

33.26

38.90

10m Building setback from boundary

Lot 2 DP 395462
Lot area: 8933m²
Corrosion zone: C
Wind zone: High
Costal Living zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Existing metal driveway 1:	180.4m²
Existing metal driveway 2:	411.7m²
Proposed metal driveway 3:	352.5m²
Proposed dwelling:	238.3m²
Proposed garage:	96.0m²
Total proposed:	1,278.9m²

Total permited = 600m²
Total proposed = 1278.9m² **Does not comply, RC Required**

Setbacks to boundaries: 10m Complies

Building height:
Permitted: 8m max
Proposed: 7.3m approx. Complies

Earthworks

Main cut:	120m³
Driveway cut:	41m³
Total cut:	141m³
Fill:	141m³
Cut/Fill:	282m³

Total permitted = 300m³ Complies
Potintail cut as per T Pilapil report.

LEGEND

- Setbacks
- Stormwater: 110mm Ø pipe, min. gradient 1:120
- Power cable
- Effluent distribution line

NOTES

1. All heights shown are existing ground heights.
2. Contour lines at 1m increments, sourced from NRC .
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
5. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:
   - Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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Project Title
Isabelle & Andreas Auerbach
190A Kerikeri Road
Lot 2 DP 396426

Sheet Title
Site Plan

Drawn 3 October 2024

Project No 4172

Rev E

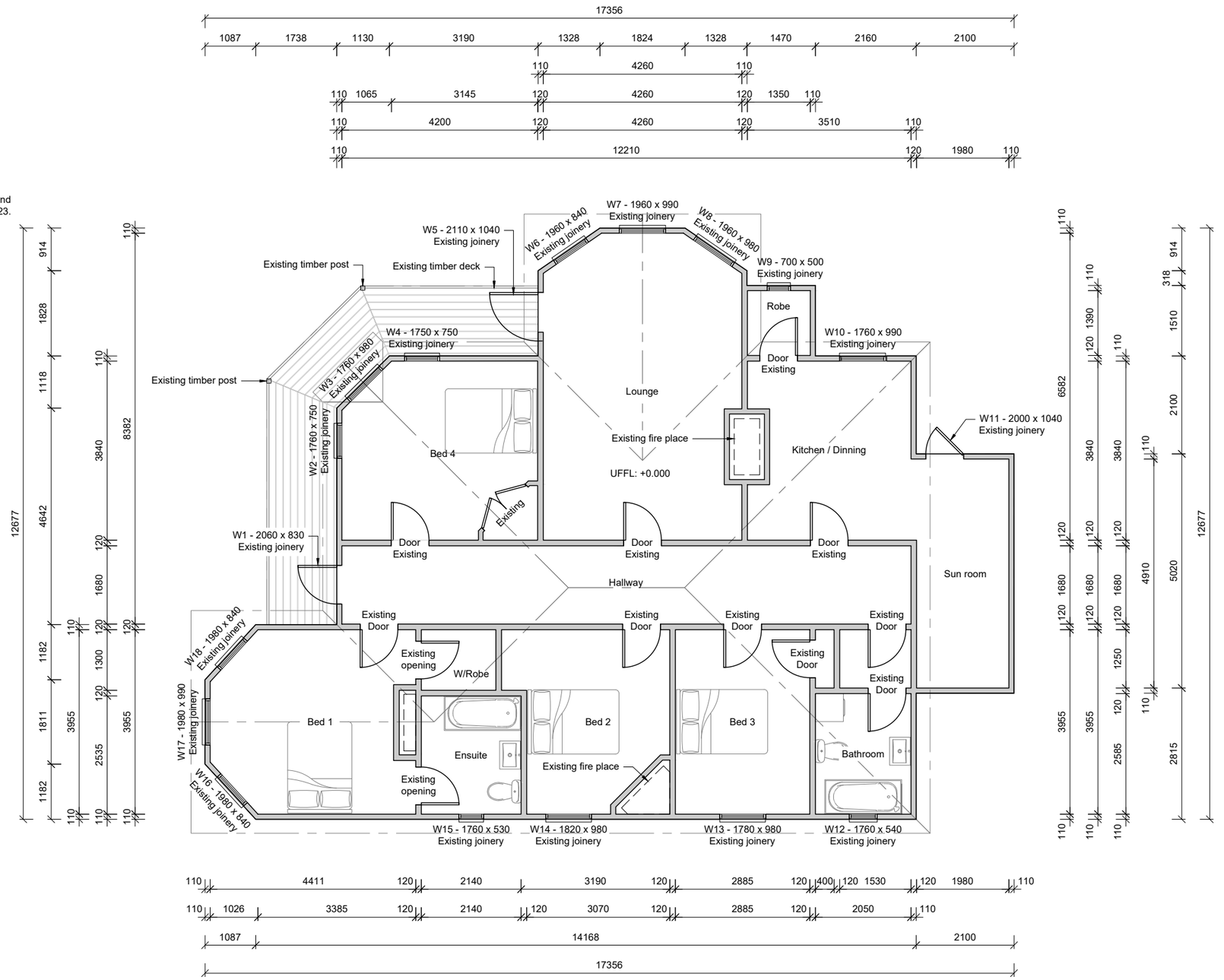
Sheet A01b

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

SPECIFICATION:

- High wind zone
- Exposure zone C
- Timber subfloor & pile foundations
- **3.3m Stud height TBC**
- Existing timber weatherboard cladding
- Existing corrugate roofing
- **25° Roof pitch TBC**
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardieflex soffit lining
- Timber fascia & PVC Spouting with 80Ø downpipe, unless noted.
- All Existing joinerys and doors single glazed
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.



LEGEND

- Smoke Detector
- Roof Line
- Existing timber walls

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0

BUILDING AREA:

Existing floor Area:	157.4m²
Existing roof Area:	186.8m²

FIXINGS:

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

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Project Title
Isabelle & Andreas Auerbach
190A Kerikeri Road
Lot 2 DP 396426

Sheet Title
Existing Floor Plan

Drawn 3 October 2024

Project No 4172

Rev E

Sheet A02

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

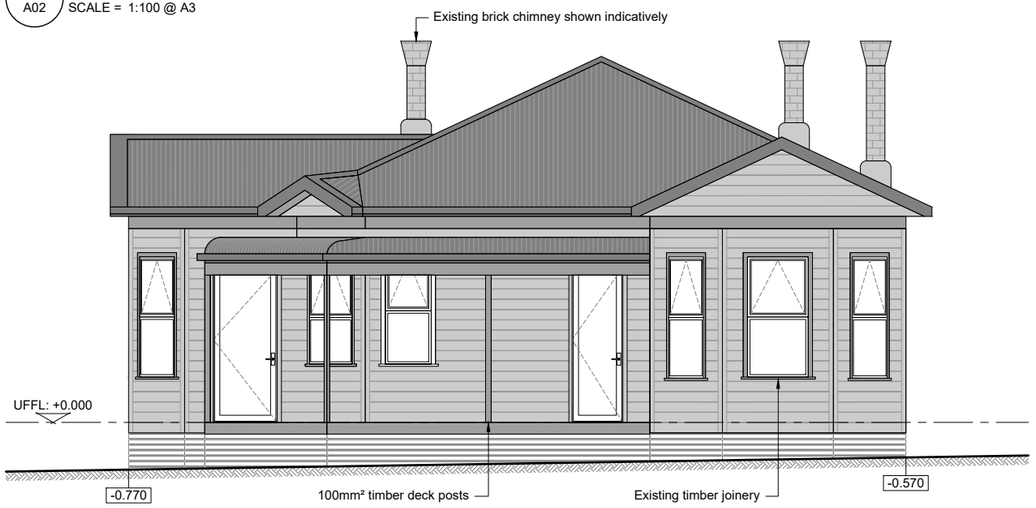
NOTE:

1. All heights shown are existing ground heights.

FIXINGS:

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

A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3

D Elevation
A02 SCALE = 1:100 @ A3

C Elevation
A02 SCALE = 1:100 @ A3

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Project Title
Isabelle & Andreas Auerbach
190A Kerikeri Road
Lot 2 DP 396426

Sheet Title
Existing Elevations

Drawn 3 October 2024

Project No 4172

Rev E

Sheet A03

Scale (A3 Original) 1: 100

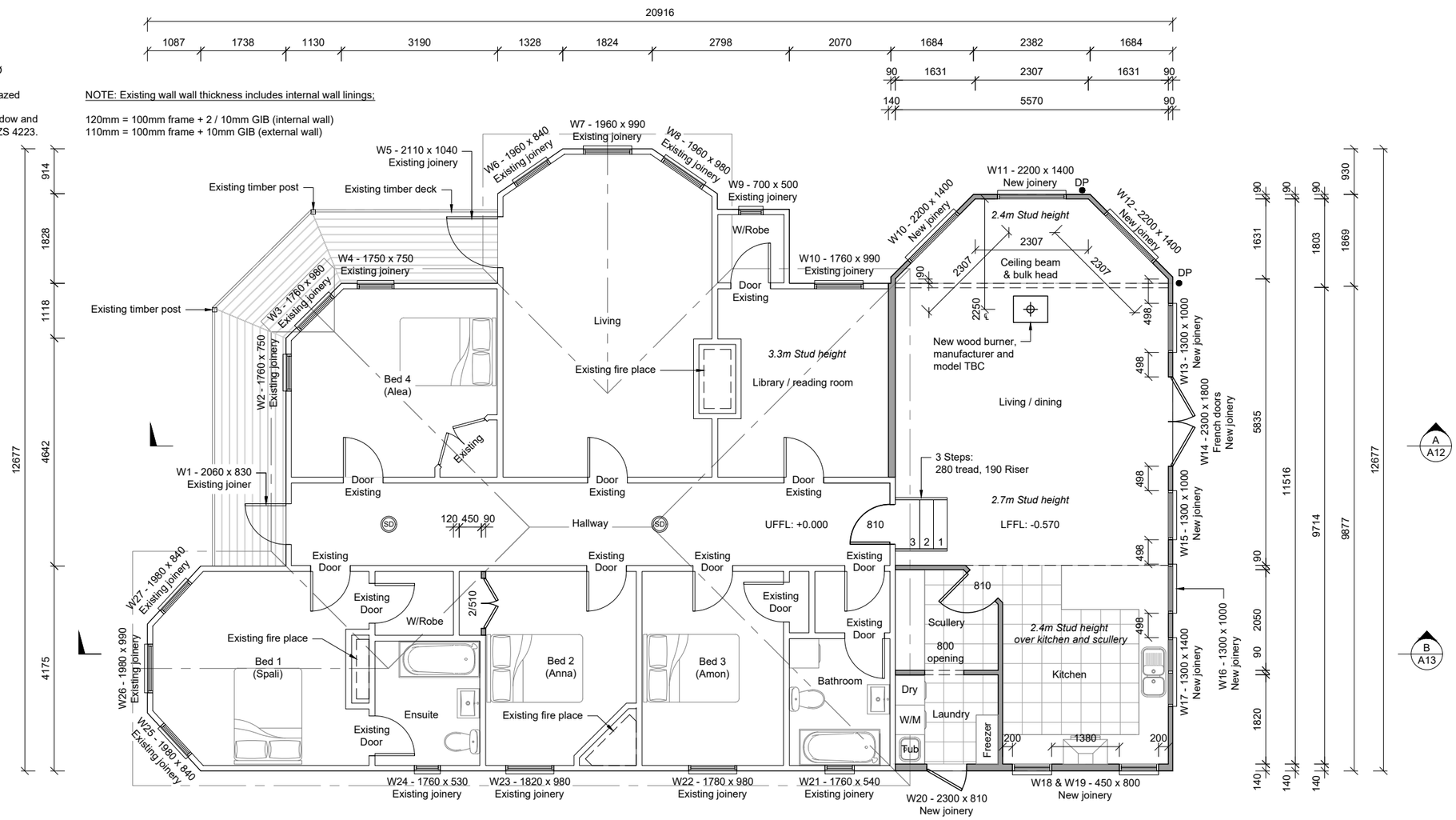
1 0.5 0 1 2 m

SPECIFICATION:

- High wind zone
- Exposure zone C
- Timber subfloor & pile foundations
- 3.3m Stud height - Existing
- 2.7m Stud height - Extension
- Existing timber weatherboard cladding
- Existing corrugate roofing
- Existing 25° Roof pitch, proposed 5° Roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardieflex soffit lining
- Timber fascia & PVC Spouting with 80Ø downpipe, unless noted.
- All Existing joinerys and doors single glazed
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

NOTE: Existing wall wall thickness includes internal wall linings;

120mm = 100mm frame + 2 / 10mm GIB (internal wall)
110mm = 100mm frame + 10mm GIB (external wall)



LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls *(Measurements to wall lining)*
- New Timber framing walls *(Measurements to timber framing)*
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0

BUILDING AREA:

Existing floor Area:	157.4m²
Existing roof Area:	186.8m²
Proposed floor Area:	210.4m²
Proposed roof Area:	238.3m²

FIXINGS:

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

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

Project Title
Isabelle & Andreas Auerbach
190A Kerikeri Road
Lot 2 DP 396426

Sheet Title
Proposed Floor Plan

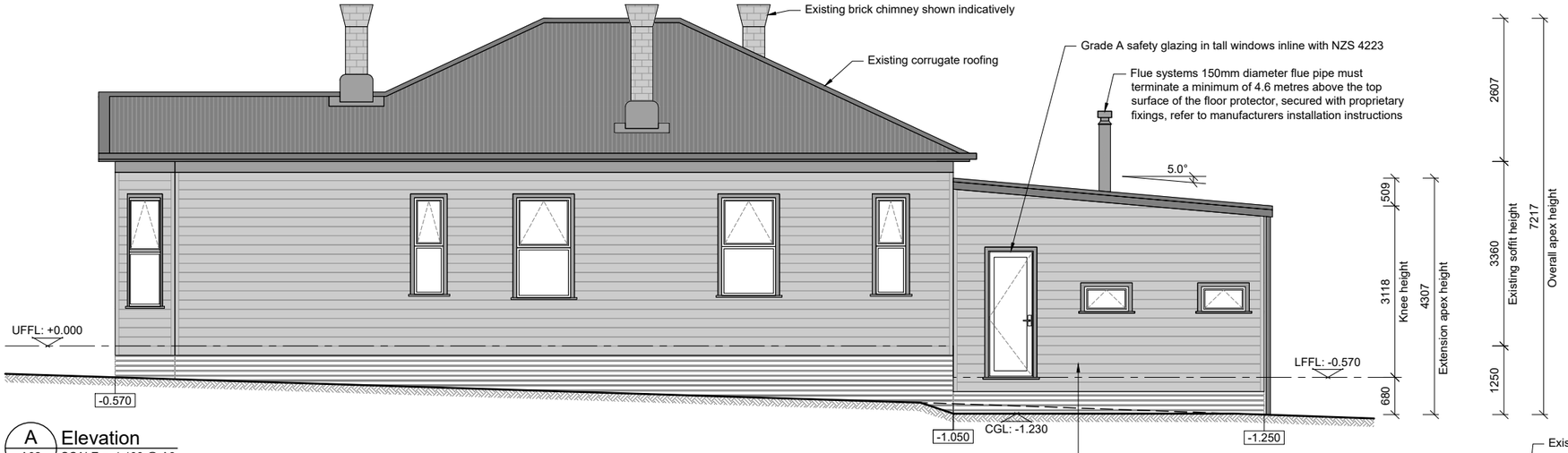
Drawn 3 October 2024

Project No 4172

Rev E

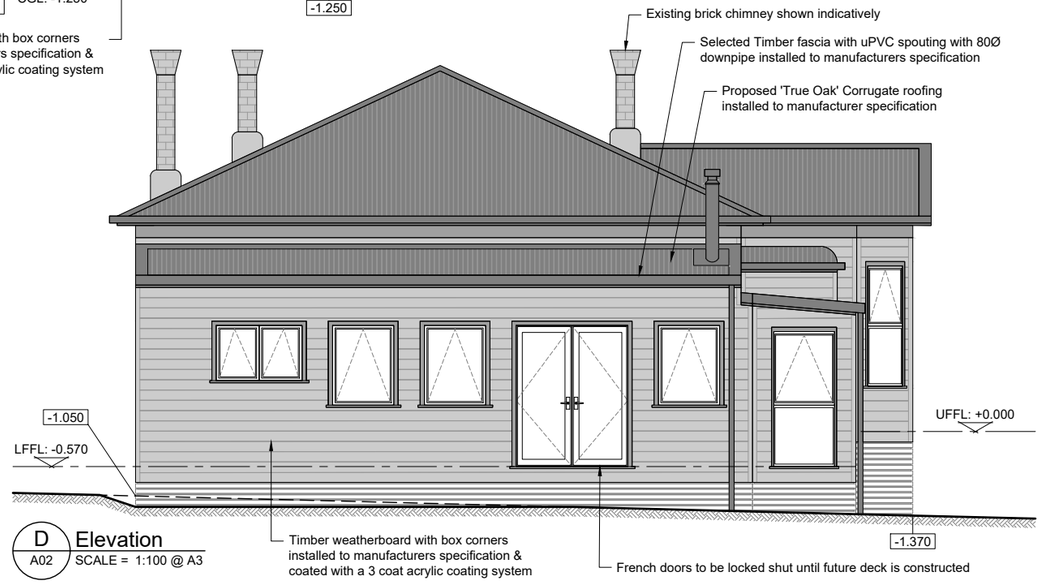
Sheet A04

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m



A Elevation
A02 SCALE = 1:100 @ A3

B Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

C Elevation
A02 SCALE = 1:100 @ A3

NOTE:

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

FIXINGS:

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

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

Project Title
Isabelle & Andreas Auerbach
190A Kerikeri Road
Lot 2 DP 396426

Sheet Title
Proposed Elevations

Drawn 3 October 2024

Project No 4172

Rev E

Sheet A04

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m

Wilton Joubert Limited
09 527 0196
PO BOX 11-381
Ellerslie
Auckland 1524

SITE	190A Kerikeri Road, Kerikeri
LEGAL DESCRIPTION	Lot 2 DP 395426
PROJECT	Proposed Dwelling & Garage
CLIENT	Isabelle Auerbach & Andreas Blome
REFERENCE NO.	136515
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	A
DATE OF ISSUE	27th September 2024

Report Prepared For	Email
Isabelle Auerbach & Andreas Blome	isabelle@auerbach.org; ab@auerbach.one

Authored by	**G.Brant** *(BE(Hons) Civil)*	Civil Engineer	Gustavo@wjl.co.nz	
Reviewed by	**P. McSweeney** *(BE(Hons) Civil)*	Civil Engineer	Patrick@wjl.co.nz	
Revised and 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 395426
Site Area:	8,933m²
Development Type:	Proposed Dwelling & Garage
Development Proposals Supplied:	Plan Set supplied by O'Brien Design Consulting (Ref No: 4172 Rev C, dated: 12.09.2024)
District Plan Zone:	Coastal Living
Permitted Activity Coverage:	10% or 600m²
Impermeable Coverage:	Post-Development Impermeable Areas Total Roof Area 379.3m² Total Hardstand 944.6m² Total impermeable area = 1,323.9m² or 14.8% of the site area
Activity Status:	Restricted Discretionary Activity
Roof Mitigation:	Stormwater runoff resulting from the proposed roof areas is to be directed to potable water tanks. Potable water tanks to direct overflow to existing stormwater disposal pipe via minimum 100mmØ uPVC pipe at a minimum 1% grade.
Driveway Mitigation:	It is recommended to shape the western and eastern thirds of the proposed metal driveway to shed runoff to lower-lying grassed areas, well clear of any structures. The western third of the proposed metal driveway is recommended to be shaped to sheet flow toward the existing pond, while the eastern third of the proposed metal driveway is recommended to be shaped to sheet flow to the east, where an existing swale will intercept the sheet flow and direct runoff toward the Kerikeri River. The central third of the proposed metal driveway (driveway area directly to the southeast of the proposed dwelling) is recommended to be shaped to shed runoff to a **minimum** 150mm deep x 300mm wide grassed v-channel swale along the southern side of the proposed metal driveway. The proposed swale is to have a scruffy dome or grated inlet with a silt trap at a low point, which is to be fitted with a 100mmØ outlet pipe discharging runoff to the existing stormwater disposal pipe.

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, **Isabelle Auerbach & Andreas Blome**, to produce an on-site stormwater mitigation assessment at the above site.

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

- Plan Set supplied by O'Brien Design Consulting including site plan and elevations (Ref No: 4172 Rev C, dated: 12.09.2024)

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

3. SITE DESCRIPTION

The 8,933m² property is legally described as Lot 2 DP 395426 and is located off the northern side of Kerikeri Road. Access to the lot is via an existing shared accessway near the lot's southern corner. A separate shared accessway provides access to the lot near the lot's northeastern corner.

Topographically speaking, the property falls to a low point where there is an existing pond along the lot's northwest boundary at gentle to moderate grades. Besides the existing shared accessways, ground cover on-site consists predominantly of pasture with trees concentrated along the lot's southern and eastern boundaries.

The Far North District Council (FNDC) GIS Water Services Map indicates that the property is serviced by public wastewater services, and that a public water line runs along the northern berm of Kerikeri Road, though a connection to the property is not available.

The plan set provided by O'Brien Design Consulting (Ref No: 4172 Rev C, dated: 12.09.2024) indicates the presence of a stormwater disposal line along the western side of the shared accessway to the east of the proposed dwelling.

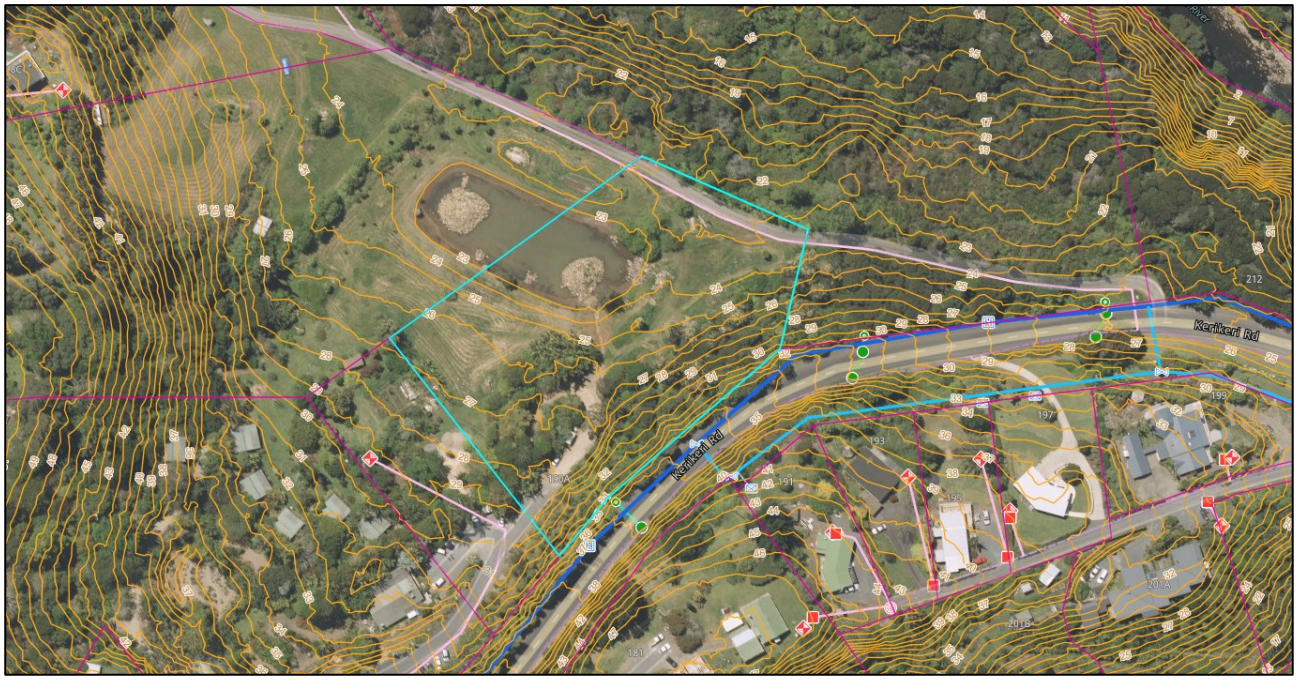


Figure 1: Aerial Snip from FNDC Maps Showing Site Boundaries (cyan), Public Stormwater (green), Public Wastewater (red), Public Potable Water (blue) & 1m Contours (yellow)

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a dwelling, garage and metal driveway on-site as depicted in the plan set provided by O'Brien Design Consulting (Ref No: 4172 Rev C, dated: 12.09.2024).

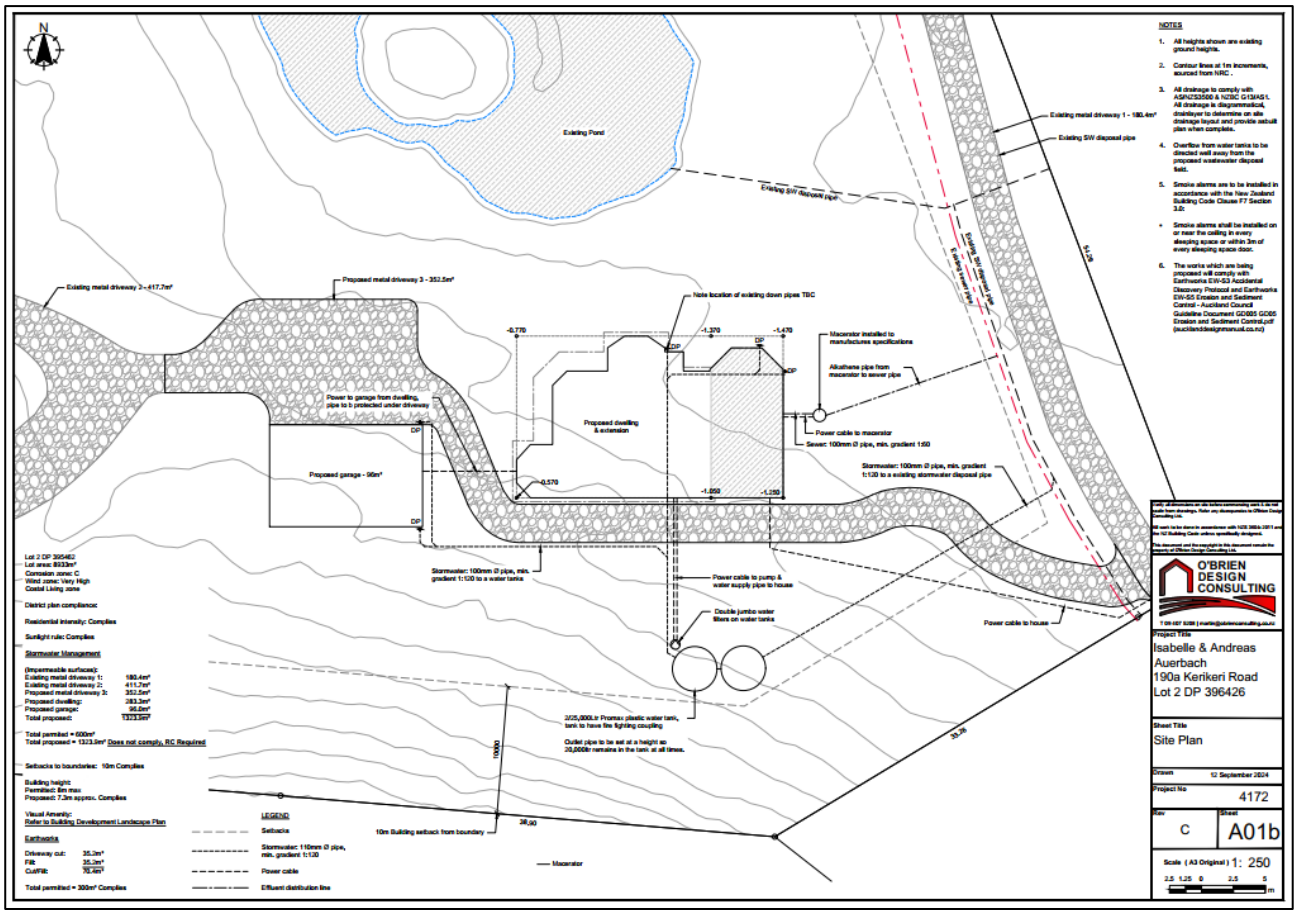


Figure 2: Snip of Proposed Site Plan Provided by O'Brien Design Consulting (Ref No: 4172 Rev C, dated: 12.09.2024)

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 8,933m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Total Roof Area	**0 m²**	**379.3 m²**	379.3 m²
Proposed Dwelling	0 m²	283.3 m²	
Proposed Garage	0 m²	96 m²	
Total Hardstand	**592.1 m²**	**944.6 m²**	352.5 m²
Existing Metal Driveway	592.1 m²	592.1 m²	
Proposed Metal Driveway	0 m²	352.5 m²	
Pervious	8,340.9 m²	7,709.1 m²	-731.8 m²

The total amount of impermeable area on site, post-development, equates to 1,323.9m² or 14.8% 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 Coastal Living. The following rules apply under the FNDC District Plan:

10.7.5.1.6 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.

10.7.5.3.8 – **Restricted Discretionary Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

The total proposed impermeable area exceeds 10% & 600m² of the site area and does not comply with Permitted Activity Rule (10.7.5.1.6). Therefore, the proposal is considered to be a Restricted Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 10.7.5.3.8 are required. A District Plan Assessment has been included in Section 7 of this report.

Design Requirements

The stormwater design has been completed in accordance with the following documents:

- The Far North District Council Engineering Standards 2023
- The operative Far North District Council District Plan

The subject site borders the Kerikeri Inlet which is a coastal environment subject to coastal inundation as per the NRC Natural Hazards maps. Due to the site's position in the larger catchment, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may worsen local flood hazards by modifying the time of peak flow occurrence to coincide with those of other properties located upstream within the larger catchment.

In addition to the above, the existing stormwater pond on-site will provide stormwater mitigation by serving as a pre-treatment device prior to discharging to the downstream Kerikeri River and Kerikeri Inlet.

The total impermeable area in exceedance of Permitted Activity Rule (10.7.5.1.6) is 723.9m². While the provision of attenuation for the proposed impermeable areas over the Permitted Activity threshold would normally apply, we do not believe that attenuation of runoff resulting from the proposed development is appropriate due to the factors above. This report will therefore provide a stormwater management design.

The Type IA storm profile was utilised for stormwater management calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 20% AEP rainfall value of 142mm with a 24-hour duration for pipe calculations and for a 1% AEP rainfall value of 307mm with a 24-hour duration for pond capacity calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the proposed impermeable areas are considered to have less than minor effects on the receiving environment.

6. STORMWATER MITIGATION ASSESSMENT

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

Stormwater Mitigation – Roof & 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 areas. 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 areas. 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.

One of the tanks is to be fitted with a 100mmØ overflow outlet directing overflow to the existing stormwater disposal pipe to the east of the proposed dwelling via sealed pipes. Refer to the appended Site Plan (136515-C200), Tank Detail (136515-C201) and calculation set for clarification.

The tank 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.

Stormwater Mitigation – Metal Driveway

It is recommended to shape the western and eastern thirds of the proposed metal driveway to shed runoff to lower-lying grassed areas, well clear of any structures. This stormwater runoff should sheet flow and must not be concentrated to avoid scour and erosion. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration. The western third of the proposed metal driveway is recommended to be shaped to sheet flow toward the existing pond, while the eastern third of the proposed metal driveway is recommended to be shaped to sheet flow to the east, where an existing swale will intercept the sheet flow and direct runoff toward the Kerikeri River. Refer to the appended Site Plan (136515-C200) for clarification.

The central third of the proposed metal driveway (driveway area directly to the southeast of the proposed dwelling) is recommended to be shaped to shed runoff to a **minimum** 150mm deep x 300mm wide grassed v-channel swale along the southern side of the proposed metal driveway. The proposed swale is to have a scruffy dome or grated inlet with a silt trap at a low point, which is to be fitted with a 100mmØ outlet pipe discharging runoff to the existing stormwater disposal pipe. Refer to the appended Site Plan (136515-C200) and calculation set for clarification.

Stormwater Mitigation – Pond Capacity

The existing pond's surface area has been estimated to be approximately 1,163m² using aerial imagery from FNDC's GIS Maps. A site visit conducted by WJL in September 2024 indicates that the existing pond allows for approximately 2m of build up above the standing water level before spillover.

Figure 3: Site Photo Showing Existing Pond

Calculations indicate a 47mm water level increase in the existing pond resulting from the portion of the proposed metal driveway that is recommended to be directed toward the existing pond for the 1% AEP storm event, adjusted for climate change. Refer to the appended calculation set for clarification.

Given the above, it is expected that the existing pond will have capacity to receive stormwater runoff resulting from the proposed metal driveway without modification.

7. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 10.7.5.1.6 it is therefore regarded as a Restricted Discretionary Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (i) of FNDCDP Section 10.7.5.3.8.

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

(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;	Impermeable surfaces resulting from the development increase site impermeability by 731.8 m². Due to the site's position in the larger catchment, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may worsen local flood hazards. Stormwater management devices and measures such as rainwater tanks, the existing pond and sheet flow over grassed areas act to mitigate stormwater via debris settlement in the case of the rainwater tanks and pond, while sheet flow over grassed areas mitigates stormwater runoff via infiltration and evapotranspiration.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	Stormwater management devices and measures such as rainwater tanks, the existing pond and sheet flow over grassed areas act to mitigate stormwater via debris settlement in the case of the rainwater tanks and pond, while sheet flow over grassed areas mitigates stormwater runoff via infiltration and evapotranspiration.
(c) any cumulative effects on total catchment impermeability;	Impermeable surfaces resulting from the development increase site impermeability by 731.8 m².
(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;	Runoff resulting from the proposed impermeable areas to be directed to stormwater devices via sealed pipes, or to existing stormwater pond via even sheet flow without causing scour or erosion.
(e) the physical qualities of the soil type;	Kerikeri Volcanic Group – moderate drainage
(f) any adverse effects on the life supporting capacity of soils;	Runoff resulting from the proposed impermeable areas to be directed to stormwater devices via sealed pipes, or to existing stormwater pond via even sheet flow without causing scour or erosion. Life supporting capacity of soils not expected to be negatively affected.
(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;	Runoff resulting from the proposed impermeable areas to be directed to stormwater devices via sealed pipes, or to existing stormwater pond via even sheet flow without causing scour or erosion. Water quantity and quality not expected to be negatively impacted. Site is serviced by public wastewater services.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The existing / proposed driveways are necessary to provide the subject site and multiple neighbouring sites with access and are therefore not considered excessive.
(i) the extent to which landscaping and vegetation may reduce adverse effects of run-off;	Existing vegetation and any plantings introduced by the homeowner 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.
(j) any recognised standards promulgated by industry groups;	Not applicable.
(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;	Due to the site's position in the larger catchment, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may worsen local flood hazards.

	Stormwater management devices and measures such as rainwater tanks, the existing pond and sheet flow over grassed areas act to mitigate stormwater via debris settlement in the case of the rainwater tanks and pond, while sheet flow over grassed areas mitigates stormwater runoff via infiltration and evapotranspiration.
(l) the extent to which the proposal has considered and provided for climate change.	Rainfall values used in calculations increased by 20% to account for climate change as per FNDC's Engineering Standards.

8. 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 (136515-C200 & 136515-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.

9. LIMITATIONS

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

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

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

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

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

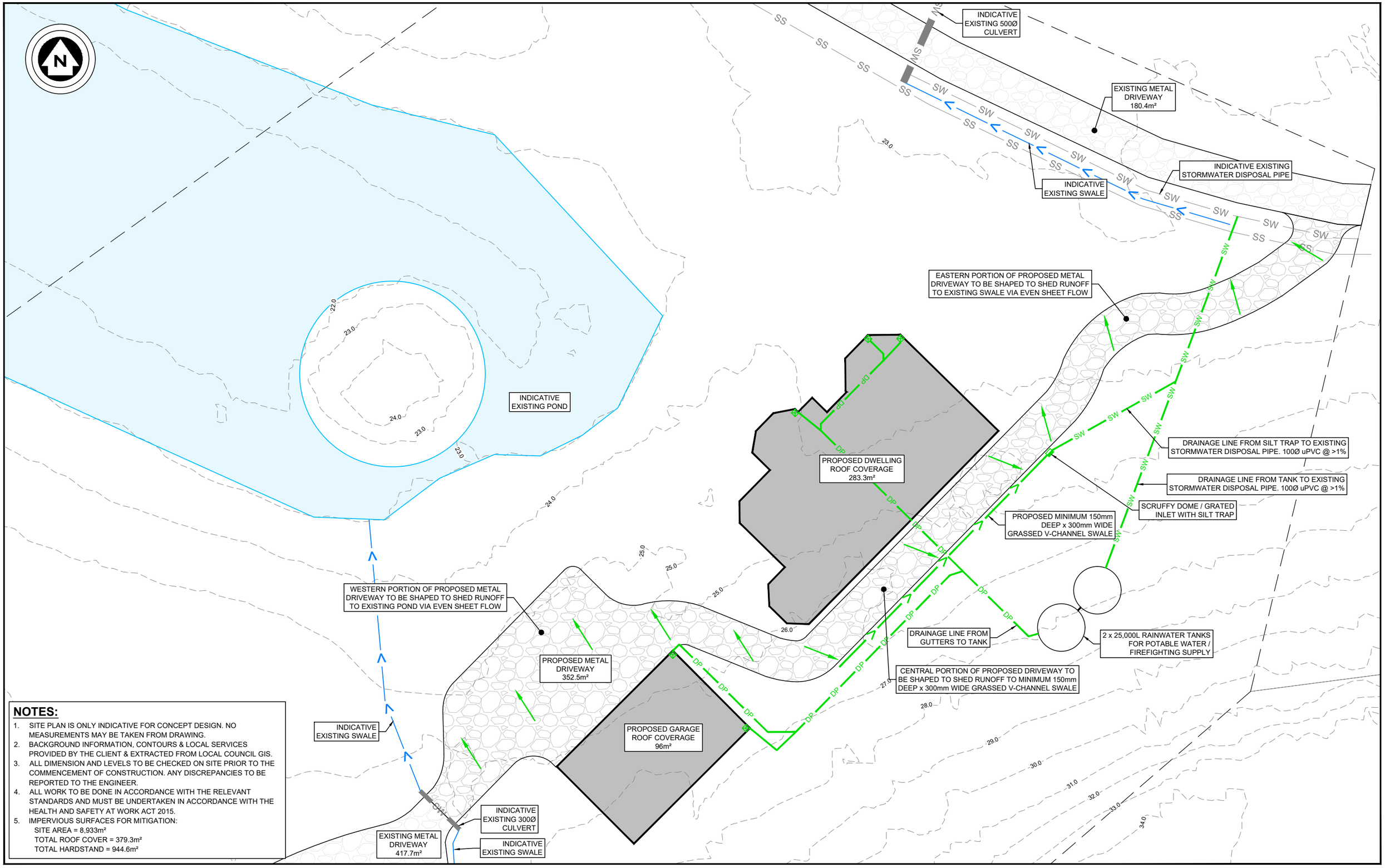
This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Wilton Joubert Ltd.

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 = 8,933m²
   TOTAL ROOF COVER = 379.3m²
   TOTAL HARDSTAND = 944.6m²

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
A	SEP '24	GMB	STORMWATER MITIGATION REPORT

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

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 ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 2 DP 395426 190A KERIKERI ROAD KERIKERI NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:250	NOT COORDINATED

DRAWING NUMBER: 136515-C200
ISSUE: A

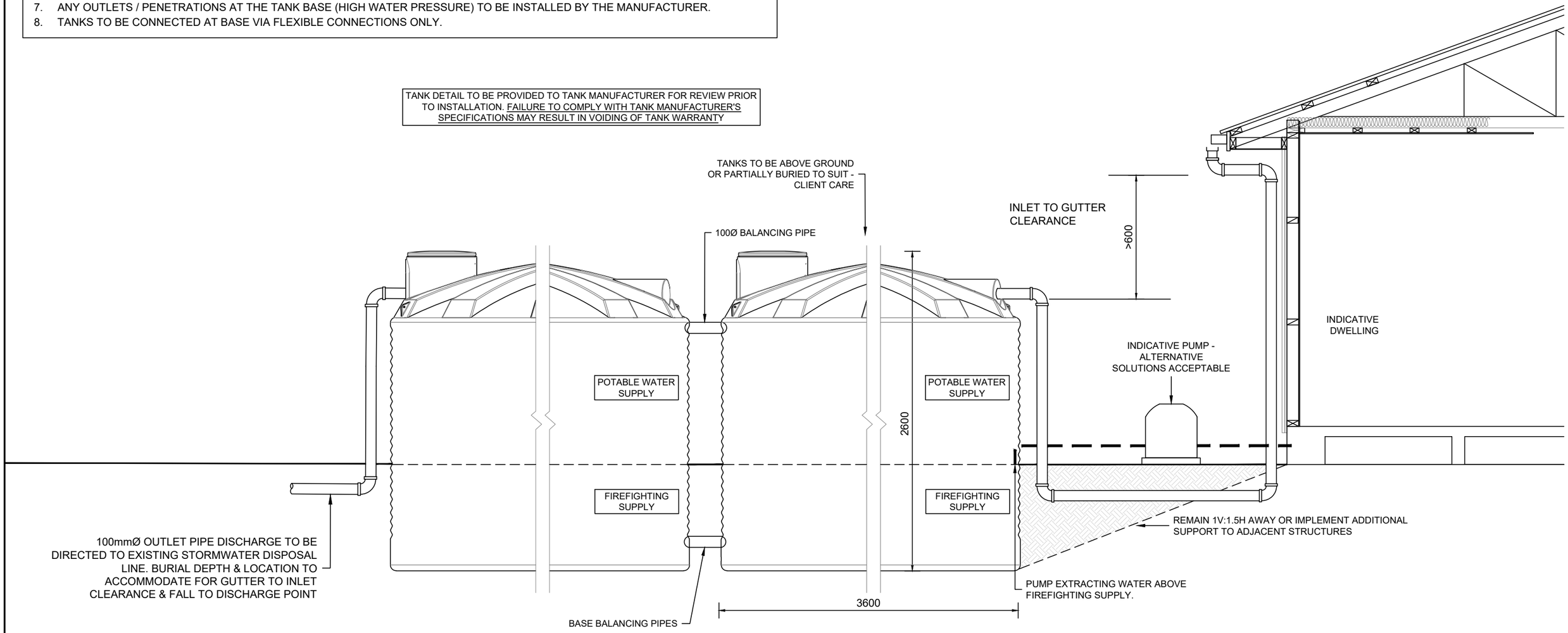
NOTES:

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

PLASTIC TANKS NOTES:

7. ANY OUTLETS / PENETRATIONS AT THE TANK BASE (HIGH WATER PRESSURE) TO BE INSTALLED BY THE MANUFACTURER.
8. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE CONNECTIONS ONLY.

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



01 C200 **TANK DETAIL**
N.T.S

WILTON JOUBERT
Consulting Engineers
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Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	SEP '24	GMB	STORMWATER MITIGATION REPORT

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

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.

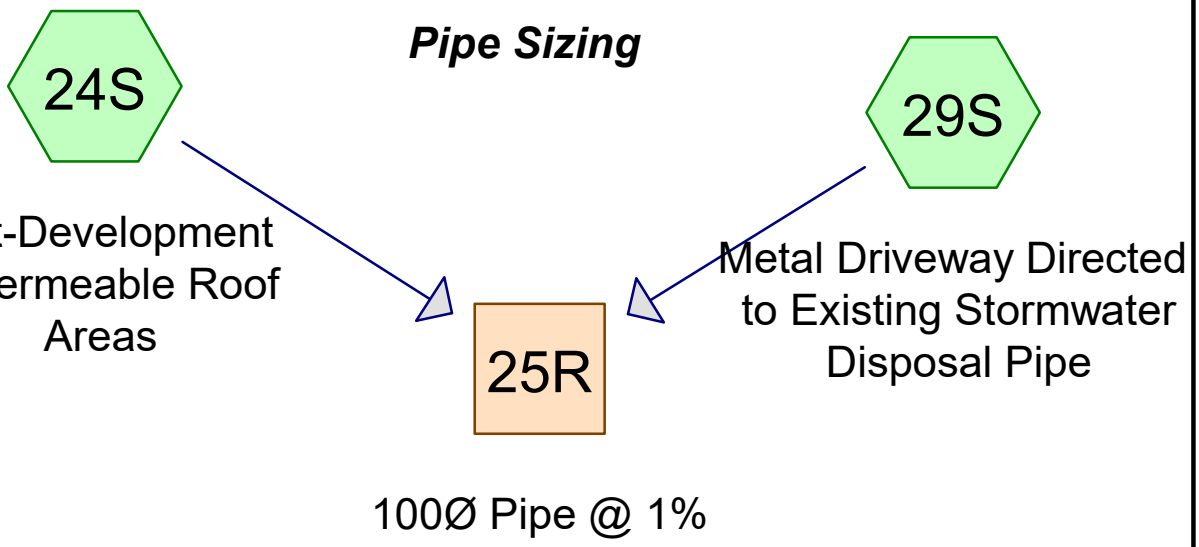
BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **TANK DETAIL**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 2 DP 395426 190A KERIKERI ROAD KERIKERI NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 136515-C201	ISSUE: A



Subcat Reach Pond Link

Routing Diagram for 136515
Prepared by Wilton Joubert Limited, Printed 27/09/2024

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: Post-Development Runoff Area=379.3 m² 100.00% Impervious Runoff Depth>136 mm
Tc=10.0 min CN=98 Runoff=3.53 L/s 51.4 m³

Subcatchment 29S: Metal Driveway Runoff Area=68.0 m² 0.00% Impervious Runoff Depth>110 mm
Tc=10.0 min CN=89 Runoff=0.54 L/s 7.5 m³

Reach 25R: 100Ø Pipe @ 1% Avg. Flow Depth=0.06 m Max Vel=0.83 m/s Inflow=4.06 L/s 58.9 m³
100 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=4.06 L/s 58.9 m³

Summary for Subcatchment 24S: Post-Development Impermeable Roof Areas

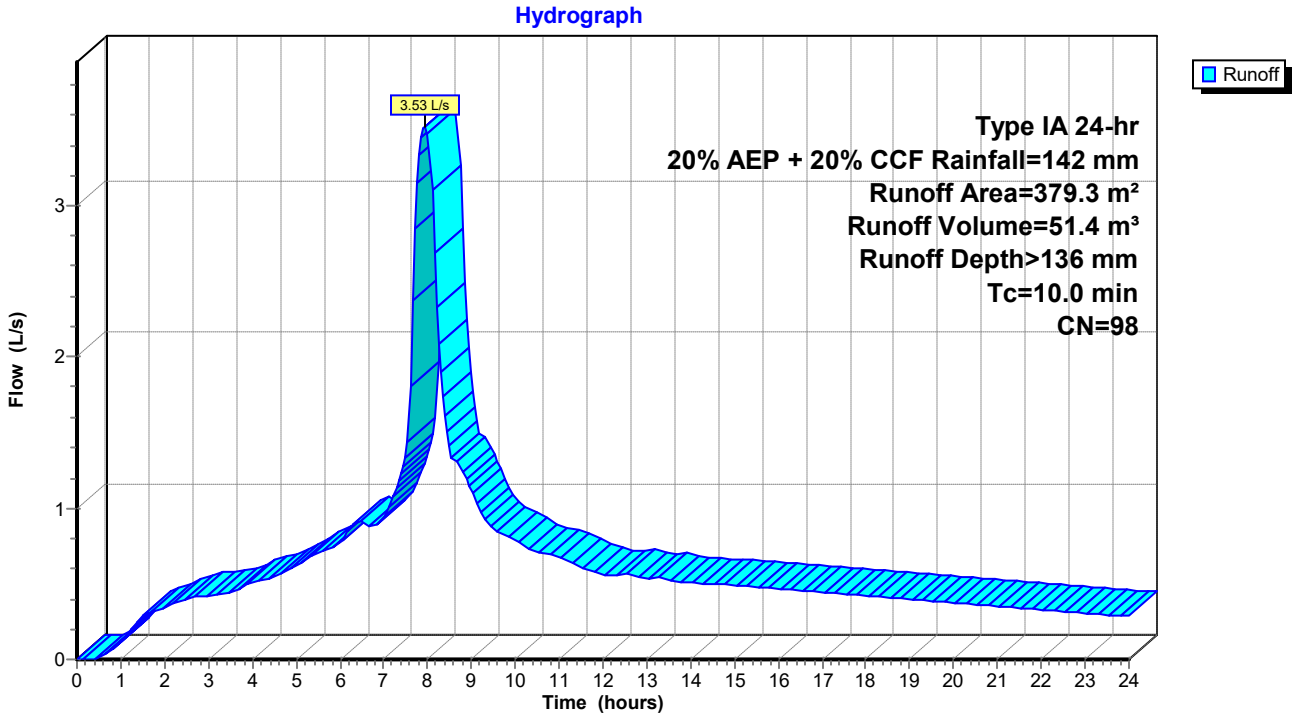
Runoff = 3.53 L/s @ 7.94 hrs, Volume= 51.4 m³, Depth> 136 mm

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=142 mm

Area (m²)	CN	Description
379.3	98	Roofs, HSG C
379.3		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 24S: Post-Development Impermeable Roof Areas



Summary for Subcatchment 29S: Metal Driveway Directed to Existing Stormwater Disposal Pipe

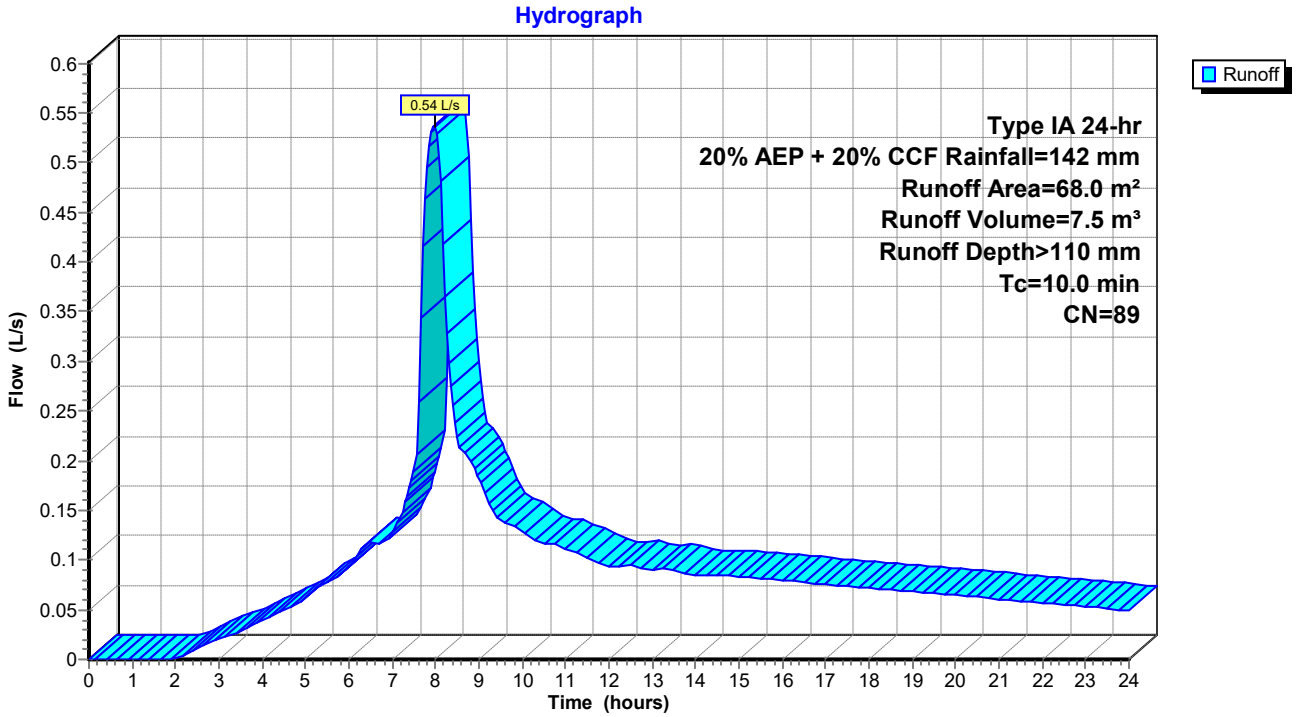
Runoff = 0.54 L/s @ 7.97 hrs, Volume= 7.5 m³, Depth> 110 mm

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=142 mm

Area (m²)	CN	Description
68.0	89	Gravel roads, HSG C
68.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 29S: Metal Driveway Directed to Existing Stormwater Disposal Pipe



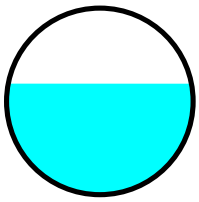
Summary for Reach 25R: 100Ø Pipe @ 1%

Inflow Area = 447.3 m², 84.80% Impervious, Inflow Depth > 132 mm for 20% AEP + 20% CCF event
Inflow = 4.06 L/s @ 7.94 hrs, Volume= 58.9 m³
Outflow = 4.06 L/s @ 7.95 hrs, Volume= 58.9 m³, Atten= 0%, Lag= 0.2 min

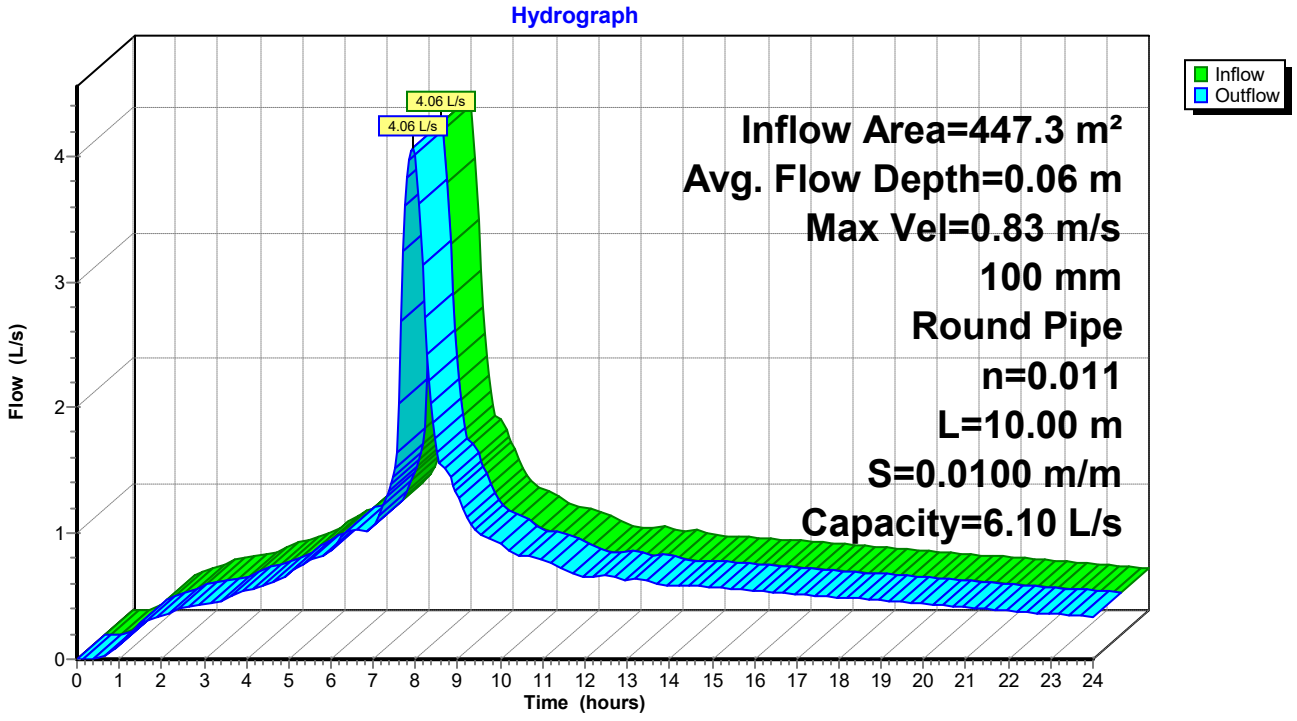
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.83 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.50 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.0 m³ @ 7.95 hrs
Average Depth at Peak Storage= 0.06 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

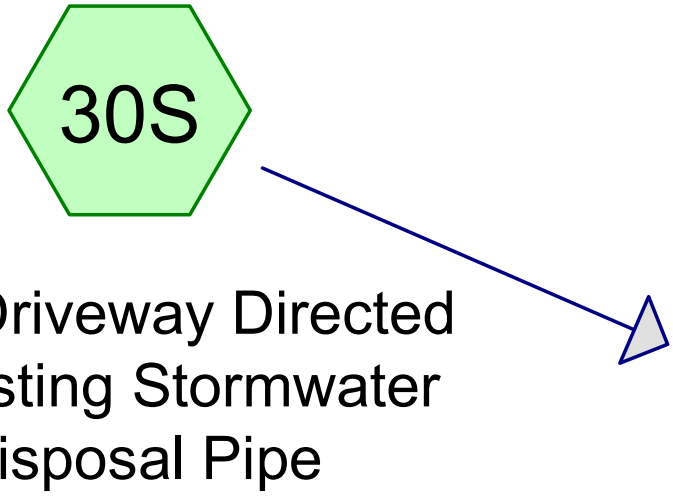
100 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 25R: 100Ø Pipe @ 1%



Swale Sizing



Metal Driveway Directed to Existing Stormwater Disposal Pipe

Grassed Swale

Subcat Reach Pond Link

Routing Diagram for 136515
Prepared by Wilton Joubert Limited, Printed 27/09/2024

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 30S: Metal Driveway Runoff Area=68.0 m² 0.00% Impervious Runoff Depth>110 mm
Tc=10.0 min CN=89 Runoff=0.54 L/s 7.5 m³

Reach 31R: Grassed Swale Avg. Flow Depth=0.05 m Max Vel=0.26 m/s Inflow=0.54 L/s 7.5 m³
n=0.025 L=10.00 m S=0.0100 m/m Capacity=12.70 L/s Outflow=0.54 L/s 7.5 m³

Summary for Subcatchment 30S: Metal Driveway Directed to Existing Stormwater Disposal Pipe

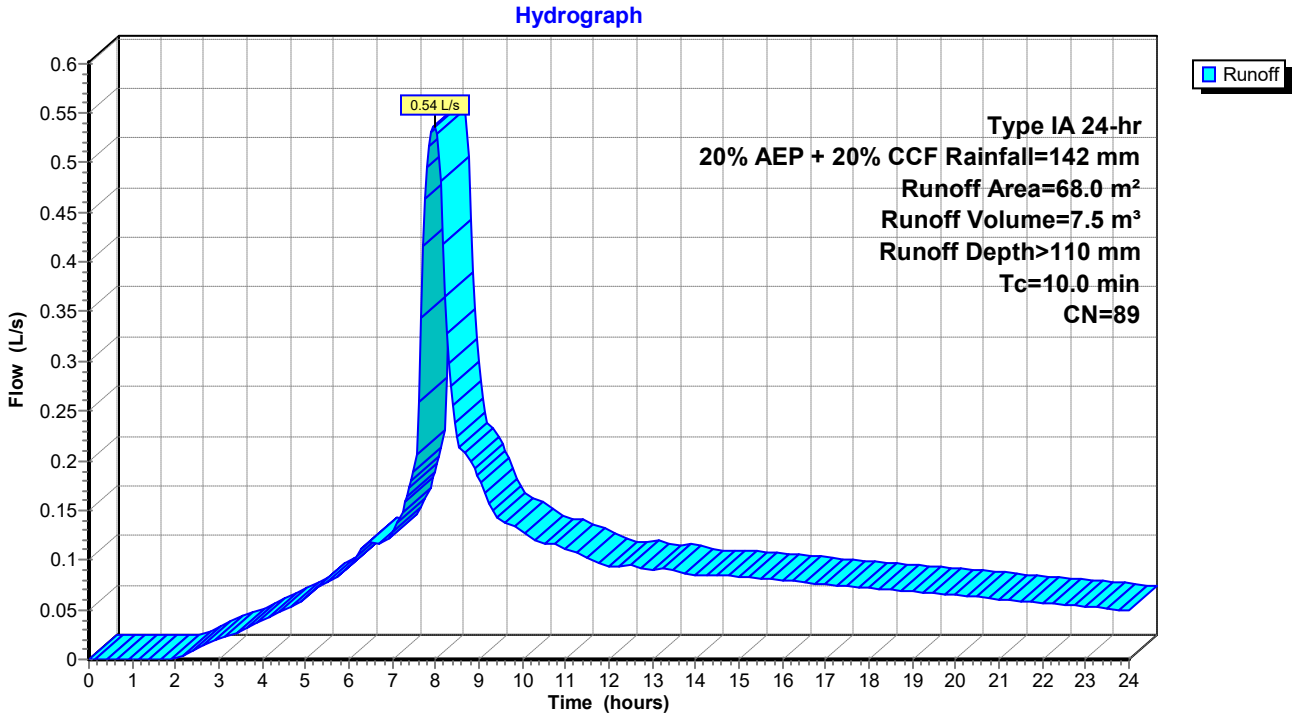
Runoff = 0.54 L/s @ 7.97 hrs, Volume= 7.5 m³, Depth> 110 mm

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=142 mm

Area (m²)	CN	Description
68.0	89	Gravel roads, HSG C
68.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 30S: Metal Driveway Directed to Existing Stormwater Disposal Pipe



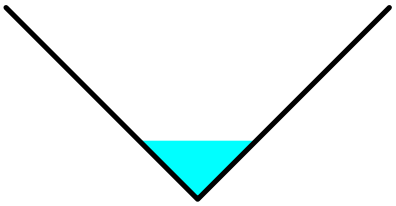
Summary for Reach 31R: Grassed Swale

Inflow Area = 68.0 m², 0.00% Impervious, Inflow Depth > 110 mm for 20% AEP + 20% CCF event
Inflow = 0.54 L/s @ 7.97 hrs, Volume= 7.5 m³
Outflow = 0.54 L/s @ 7.98 hrs, Volume= 7.5 m³, Atten= 0%, Lag= 0.5 min

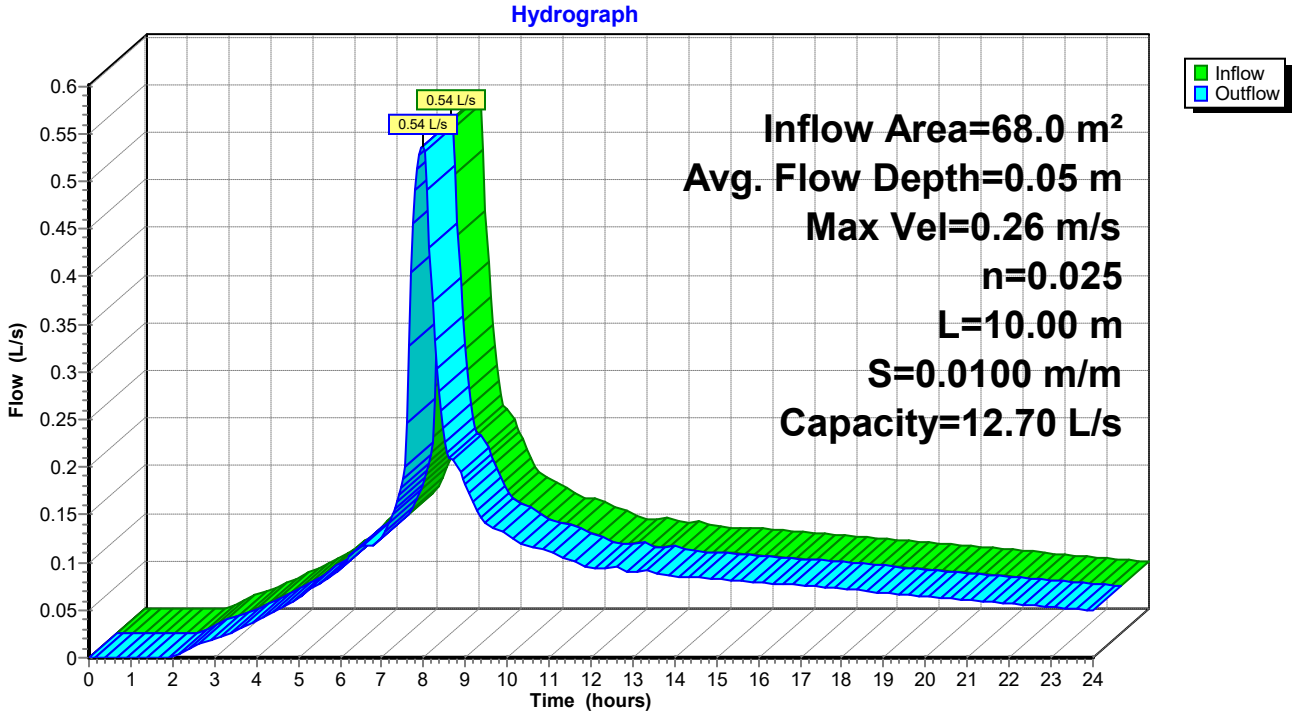
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.26 m/s, Min. Travel Time= 0.7 min
Avg. Velocity = 0.16 m/s, Avg. Travel Time= 1.0 min

Peak Storage= 0.0 m³ @ 7.98 hrs
Average Depth at Peak Storage= 0.05 m
Bank-Full Depth= 0.15 m Flow Area= 0.02 m², Capacity= 12.70 L/s

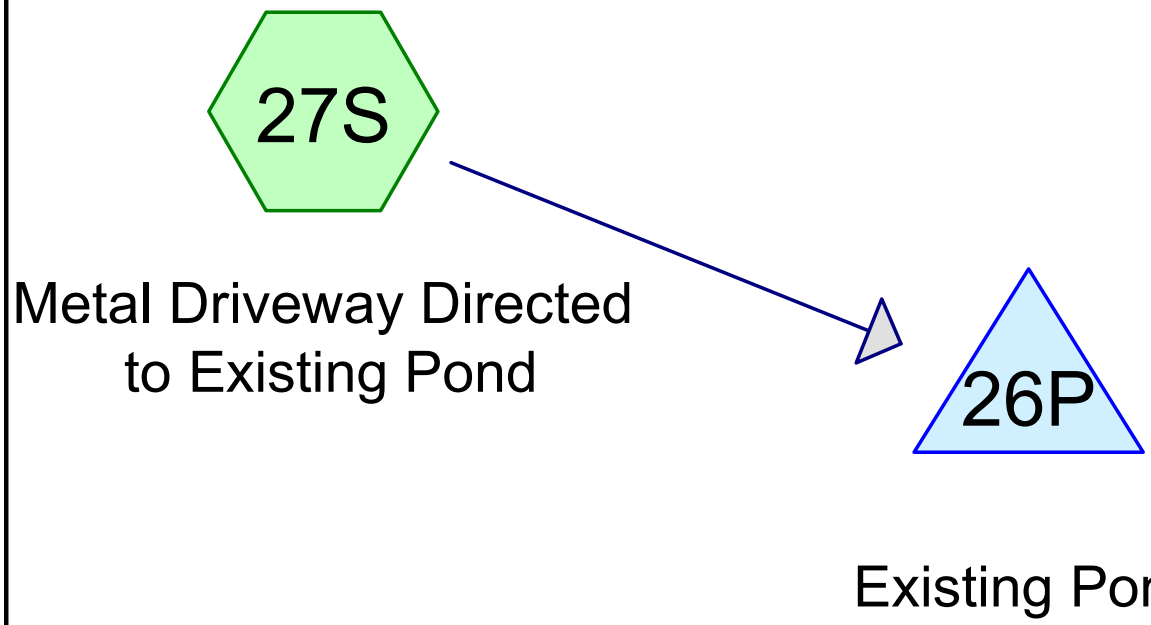
0.00 m x 0.15 m deep channel, n= 0.025 Earth, clean & winding
Side Slope Z-value= 1.0 m/m Top Width= 0.30 m
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 31R: Grassed Swale



Pond Capacity



Subcat Reach Pond Link

Routing Diagram for 136515
Prepared by Wilton Joubert Limited, Printed 26/09/2024

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 27S: Metal Driveway Runoff Area=200.0 m² 0.00% Impervious Runoff Depth>272 mm
Tc=10.0 min CN=89 Runoff=3.85 L/s 54.3 m³

Pond 26P: Existing Pond Peak Elev=0.047 m Storage=54.3 m³ Inflow=3.85 L/s 54.3 m³
Outflow=0.00 L/s 0.0 m³

Summary for Subcatchment 27S: Metal Driveway Directed to Existing Pond

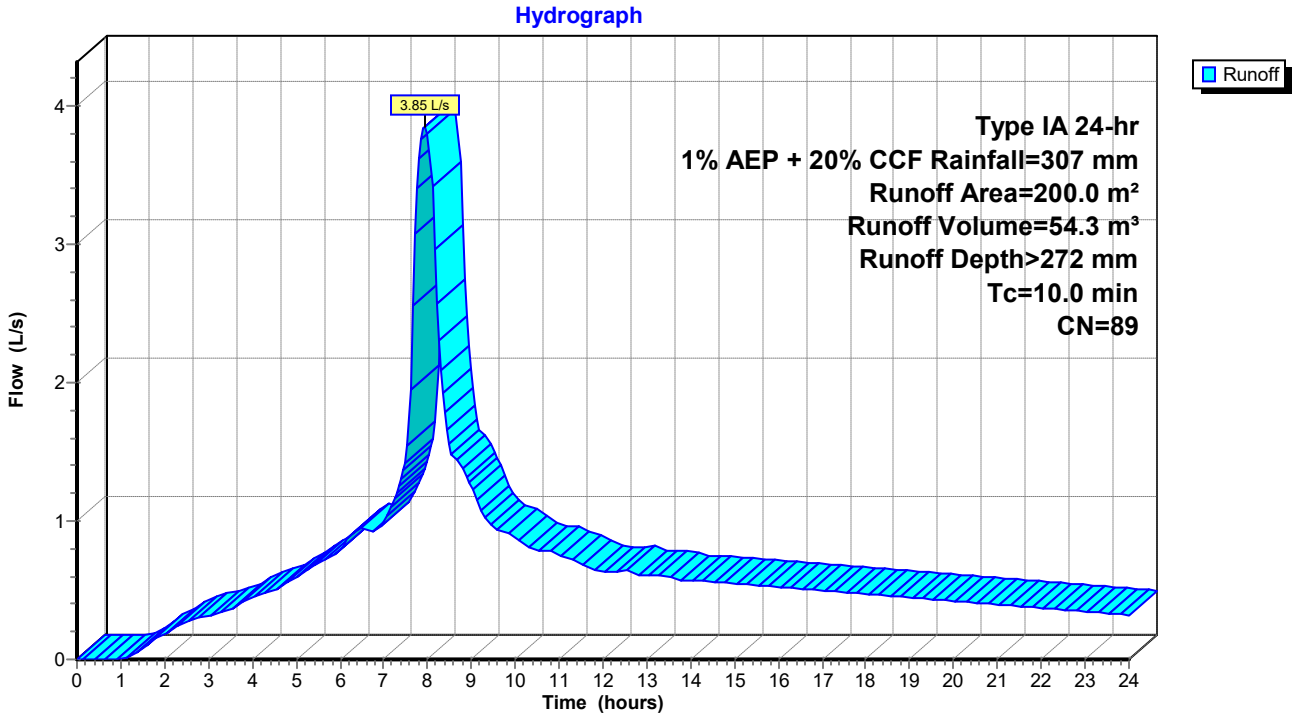
Runoff = 3.85 L/s @ 7.95 hrs, Volume= 54.3 m³, Depth> 272 mm

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 (m²)	CN	Description
200.0	89	Gravel roads, HSG C
200.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					**Direct Entry,**

Subcatchment 27S: Metal Driveway Directed to Existing Pond



Summary for Pond 26P: Existing Pond

Inflow Area = 200.0 m², 0.00% Impervious, Inflow Depth > 272 mm for 1% AEP + 20% CCF event
Inflow = 3.85 L/s @ 7.95 hrs, Volume= 54.3 m³
Outflow = 0.00 L/s @ 0.00 hrs, Volume= 0.0 m³, Atten= 100%, Lag= 0.0 min

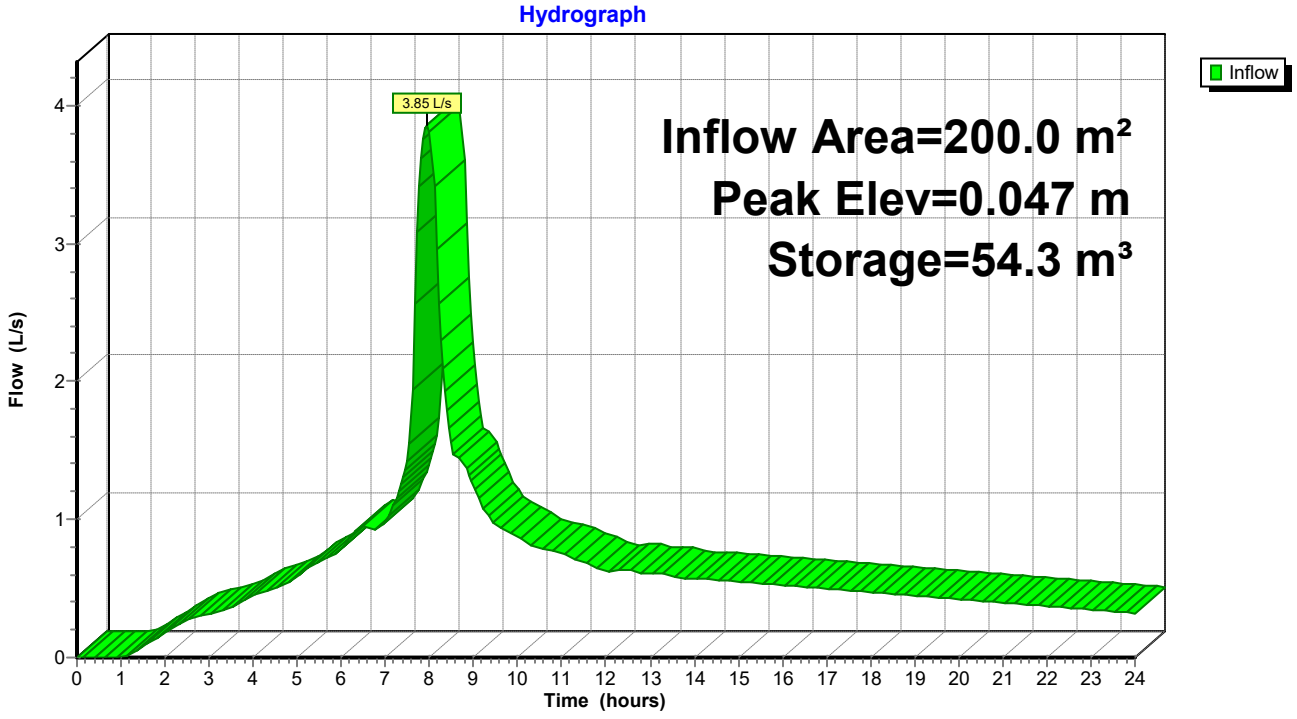
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.047 m @ 24.00 hrs Surf.Area= 1,163.0 m² Storage= 54.3 m³

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	2,326.0 m³	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (meters)	Surf.Area (sq-meters)	Inc.Store (cubic-meters)	Cum.Store (cubic-meters)
0.000	1,163.0	0.0	0.0
2.000	1,163.0	2,326.0	2,326.0

Pond 26P: Existing Pond



Archaeological Assessment of Effects:
190A Kerikeri Road, Kerikeri

16 May 2024

Commissioned by: Isabelle and Andreas Auerbach

Prepared By: Geometria
PO Box 34-487
Birkenhead
Auckland 0746

Executive Summary

Geometria was engaged by Isabelle and Andreas Auerbach to undertake an archaeological assessment of effects for a proposed siting of a relocated house and construction of associated shed, cottage, pool, accessway and water tanks at 190A Kerikeri Road, Kerikeri (Lot 2 DP 395426).

An inspection of the property and background research has identified no archaeological sites or features on the property. There are also no scheduled or registered historic places on the property.

However, the property is located within the Kerikeri Basin, a Far North District Council Heritage Precinct and is just over 200m from the Kerikeri Basin Historic Area which is number 7000 on the New Zealand Heritage List. The area has pre-, proto-, and historical interest for Kerikeri's heritage and there may be subsurface archaeological evidence relating to this heritage that could be modified by the proposed development. Therefore, it is recommended that an accidental discovery protocol be followed during the property development as outlined in the conclusion of this report.

Quality Information

Document: Archaeological Assessment of Effects: 190A Kerikeri Road
Ref: 2024-402
Date: 16 May 2024
Prepared by: Georgia Kerby

Revision History

Revision	Revision Date	Details	Authorized Name
Final	16 May 2024	Issued	J. Carpenter

File ref.: 2024-402_190A Kerikeri Road

Contents

Figures

1 Introduction

Geometria was approached by Isabelle and Andreas Auerbach to carry out an assessment of possible archaeological effects of a proposed installation of a relocated house and associated shed, cottage, pool, accessway and water tanks at Lot 2 DP 395426, 190A Kerikeri Road, Kerikeri (Figure 1).

Currently the site is undeveloped except for areas of native and exotic planting, a large man-made pond and several piles of rock and/or rubble. A concept plan has been provided by the clients showing the proposed locations of the house, shed, cottage, pool, water tanks and accessway (Figure 2). Consultation with the clients determined that the house and two water tanks would be sited further to the southeast to run in a northeast direction in line with the shed (Figure 20). Therefore the accessway will only consist of a short driveway from the existing metalled drive at the southwest boundary to the shed.

On-site power will be provided by a solar panel system joined to the main dwelling so no trenching for electricity is proposed. Trenching towards the existing northeast driveway is proposed to join the main dwelling to the Council waste water main. Detailed plans have not been made for the final location of the proposed cottage, and the pool is not expected to go ahead.

This assessment uses archaeological techniques to assess archaeological values and does not seek to locate or identify wahi tapu or other places of cultural or spiritual significance to Māori. Such assessments may only be made by Tangata Whenua, who may be approached independently of this report for advice.

Likewise, such an assessment by Tangata Whenua does not constitute an archaeological assessment. Permission to undertake ground disturbing activity on and around archaeological sites and features may only be provided by Heritage New Zealand Pouhere Taonga (HNZPT), and may only be monitored or investigated by a qualified archaeologist approved through the archaeological authority process.

1.1 Location

The subject property is Lot 2 DP 395426 which is 8930m^2 in size and sits approximately 30m above sea level (**Error! Reference source not found.**). The local geology consists of Waipapa Group greywacke below Kerikeri volcanic lava flows (Conning and Miller 1999). The property sits just below a spur on which Kerikeri Road runs and is comprised of a flattish plateau that gently slopes down to Waipekakoura/Kerikeri River. The southeastern border of the property has a steep rise up to Kerikeri Road. A manmade pond sits at the northwestern edge of the boundary and is shared with the neighbouring property.

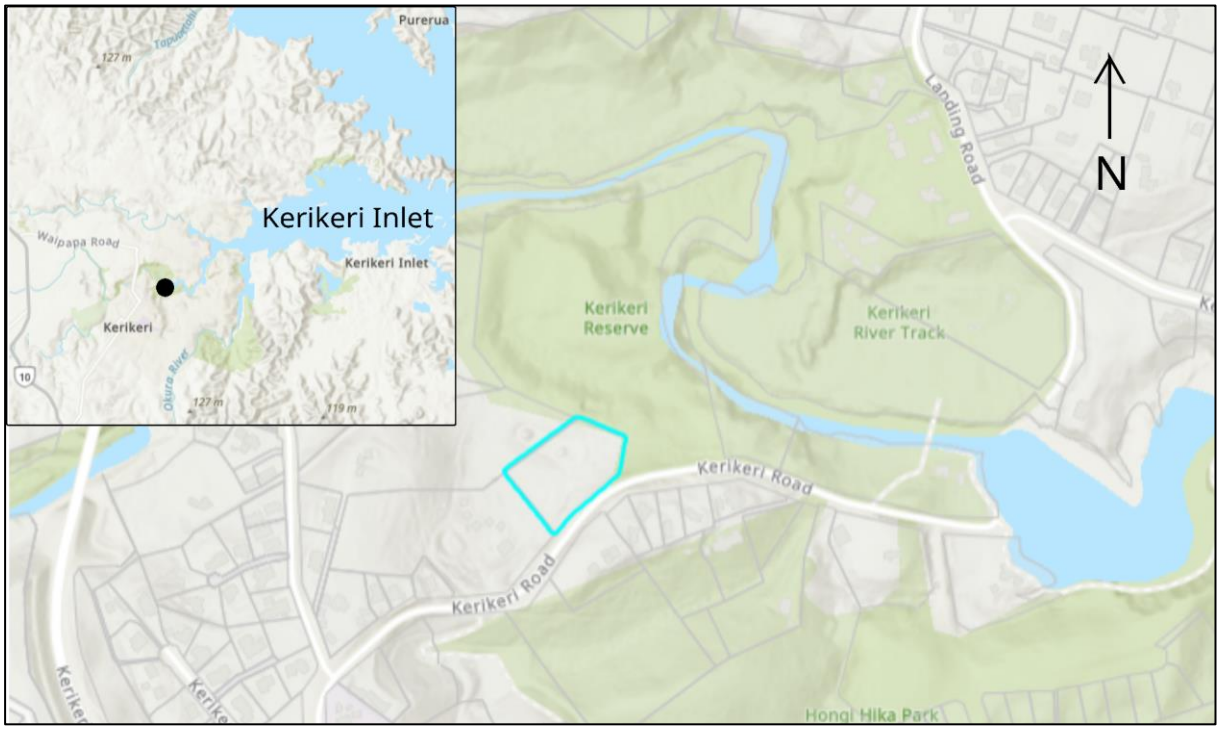


Figure 1. Location of 190A Kerikeri Road, Kerikeri, Northland. Subject property is outlined in blue.

2 Proposed Development

Isabelle and Andreas Auerbach intend to install a relocated house as the main dwelling and construct an associated shed/carport, cottage, accessway, water tanks and potential future pool at 190A Kerikeri Road, Kerikeri (Figure 2). As discussed above, amendments are proposed for the accessway and main house and water tank locations and are approximated in Figure 20 and the pool is not expected to go ahead. Ground disturbing activities will be associated with piles for the relocated house, levelling for all buildings and the new accessway, plus excavation for the water tanks, wastewater connections, and possible future pool.

Figure 2. Original plan for proposed works at 190A Kerikeri Road, Kerikeri. Amendments to this plan from verbal communications have been made in Figure 20.

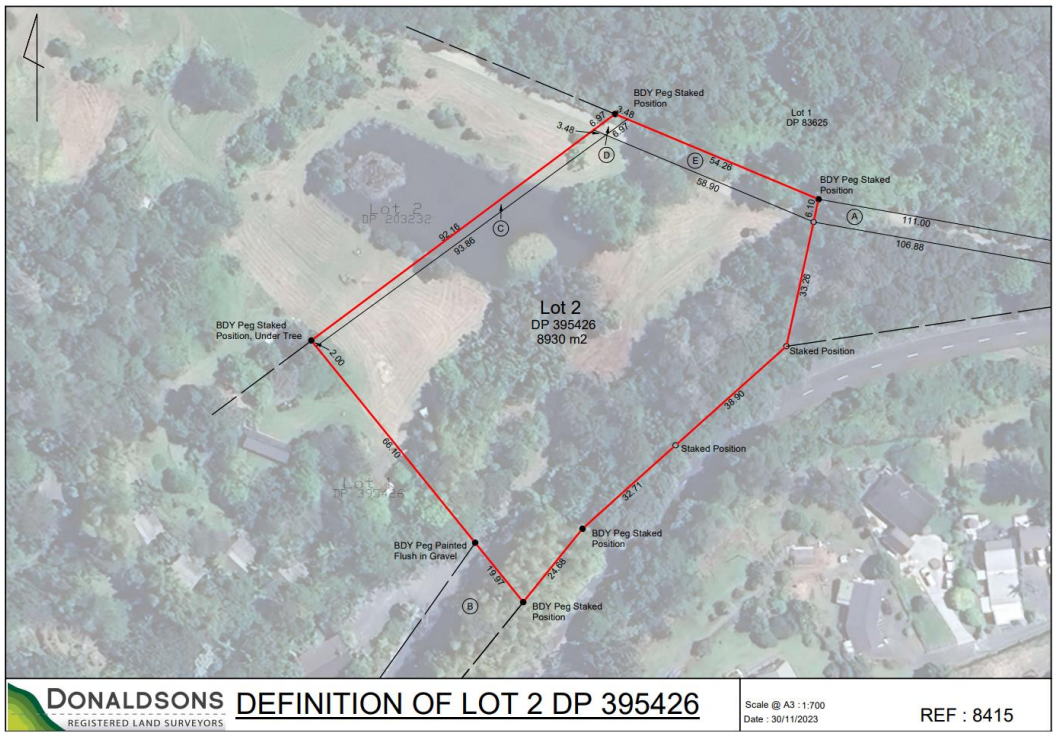


Figure 3. Property boundary for 190A Kerikeri Road.

3 Methodology

The methods used to assess the presence and state of archaeological remains on the property included both a desktop review and field survey. The desktop review involved an investigation of written records relating to the history of the property. These included regional archaeological publications and unpublished reports, New Zealand Archaeological Association Site Record Files (NZAA SRF) downloaded via the ArchSite website, and land plans held at Land Information New Zealand. The field survey involved walking over the property, with particular attention paid to bare ground, pond and drain banks, eroded areas and other places where surface visibility was good and/or subsurface deposits were exposed. Both probing and spade test pitting were undertaken.

4 Historical and Archaeological Contexts

4.1 Historical Background

The subject property is located at the western side of Kerikeri Inlet in a coastal area of high archaeological interest, positioned within the Kerikeri Basin which is one of the Far North District Council's Heritage Precincts (Far North District Council 2019).

4.1.1 Prehistoric Settlement

Radiocarbon dating would suggest that the Bay of Islands was settled by the ancestral Polynesians of the Maori as early as anywhere else in New Zealand, around the middle of the 12th century (an early site on Moturua Island dates to the early 13th century). There have been few archaeological excavations in the Kerikeri-Waipapa area (mainly focussing around the Kerikeri Basin/Mission sites) and nothing from the earliest or "archaic" period. There is only a single radiocarbon date for the area, taken on a sample of midden from Rangitane Pa on the north side of the Kerikeri Inlet. This date suggests that the site was intensively occupied by the early 17th century.

4.1.2 Traditional History

The first named inhabitants of the land around Kerikeri and Waipapa were Ngati Awa and Ngati Miru, whose lands extended from Te Waimate to the south to Rangitane to the north, and out to the coast, including Kerikeri itself. Around 1770 escalating competition over the rich lands of the Taiamai Plains and the fishing grounds of the northern Bay of Islands lead to attacks on Ngati Miru and their whanaunga Nga Wahineiti, by hapu of Nga Puhi. Little is known of Ngati Miru, largely due to the loss of their lands and subsequent dispersal, their whakapapa and mana being eclipsed by Nga Puhi. It is known that although they were related to Nga Puhi, Ngati Miru and Te Wahineiti did not trace their descent from Rahiri but from Tamakitera and the eponymous ancestor Wahineiti. They were displaced as a result of a series of battles at Kerikeri and Te Waimate, by Ngapuhi.

4.1.3 The Arrival of the Europeans and the Missionary Period

In the intervening years between the Nga Puhi conquest of the land around Kerikeri, and the arrival of the Anglican missionaries in 1819, Kororipo had become an important location, commanding the main route between the Bay of Islands and the interior, and in particular the large pa Okuratope near Waimate, which had also been taken from Ngati Miru.

Ngai Tawake under Hongi Hika and Rewa came to occupy Kororipo and another hapu Ngati Rehia occupied the northern side of the Kerikeri Inlet from Rangitane to Takou Bay. Hongi Hika's father Te Hotete lived at Kororipo in the 1790s, and his son would go on to build a European-style house on the summit in 1824 (although at the time the mission was established, the place was unfortified). The other major settlements in the area were up the Wairoa Stream and Okura River, east of Kerikeri-Kororipo. The village of Okouto is recorded on several maps and plans at the time, being located approximately three kilometres up the Wairoa Stream. At Okura, Perehiko and Te Morenga of the Urikapana/Ngari Hauata hapu had their kainga. Rivals of Hongi, Rewa and Nga Tawake, they were jealous of the prestige acquired by having the mission settlement established at Kerikeri and this lead to a raid on Nga Tawake and the burning of their war canoes. Marsden settled the dispute by promising Urikapana their own mission, and installed the young James Shepherd at Perehiko's village. Te Morenga became a close friend of Marsden and latter accompanied him on his sojourns to Waitemata, the Bay of Plenty, Kaipara and Whangarei.

When Samuel Marsden arrived on-leave from Port Jackson with the aim of finding a more suitable location for New Zealand's second mission settlement, Kerikeri seemed perfect. Rangihoua, where he preached New Zealand's first sermon in 1814 was proving unsuitable to the purpose, being too exposed and away from Hongi's increasingly

important powerbase. Hongi made a grant of 13,000 acres to the missionaries in exchange for 48 axes, although a substantially smaller claim was latter made by the CMS. The new arrivals who came over with Marsden included the Rev. John Butler, Francis Hall, and James Kemp. Work soon began on the development of the mission station. Hongi Hika and his people left Kerikeri to live at Whangaroa at the end of 1826 and Hongi Hika, after being wounded in battle there in early 1827, died in 1828.

In 1830, Rewa and his people also moved away from Kerikeri to live at Kororareka-Russell which was becoming the centre of Maori/European interaction, and Kororipo was deserted. Rewa sold seven acres including the pa to James Kemp in 1831 to be part of his farm and in 1838 the remaining six acres were sold by two sons of Hongi Hika, Hongi and Puru, also to James Kemp. These lots are visible in the 1856 plans SO 1202 (Figure 4) and SO 1210 (Figure 5). The subject property is located in the vicinity of an original road visible in Plan SO 1210 (Figure 5). The Kerikeri Road was finished in 1830 but a cut to reduce the hill slope was added in 1837 (Best 2003), which is probably why there are two bends in the road in this 1856 plan. It is possible that the west loop of Kerikeri Road ran through the subject property, although it is difficult to get an accurate location for this part of the road.

Aerial images from the 1950s show the subject property was used for horticultural purposes and that most of the property was ploughed and planted in northwest to southeast aligned rows (Figure 6). Satellite imagery from Google Earth show subsequent alterations to the property including the turnabout accessway at the southwestern border and manmade pond outline by 2003, at least some of the rubble mounds are visible in 2009, two large stone piles in the 'pond' in 2016 and a possible cleared (either sprayed vegetation or some topsoil removal) accessway through the centre of the proposed house site running southwest to northeast in 2018 (Figure 7).

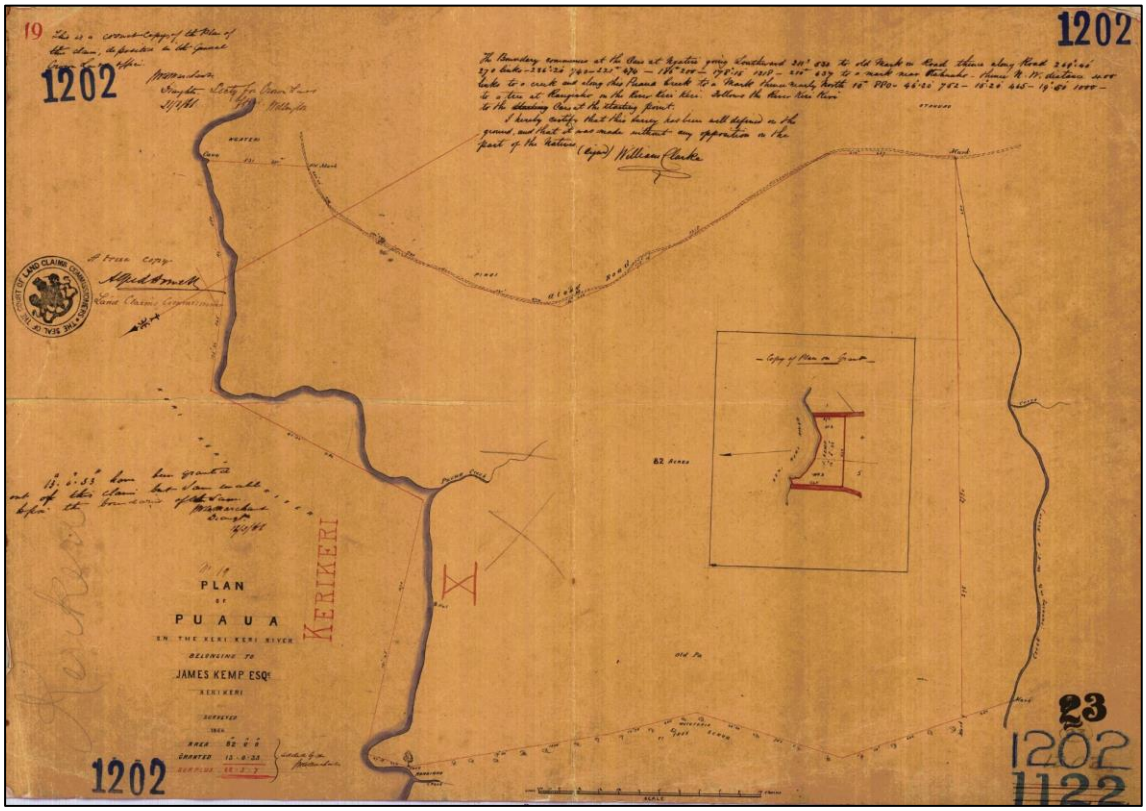


Figure 4. Plan SO 1202 surveyed in 1856 showing Puaua, James Kemp's 1838 land purchase on the edge of Kerikeri River.

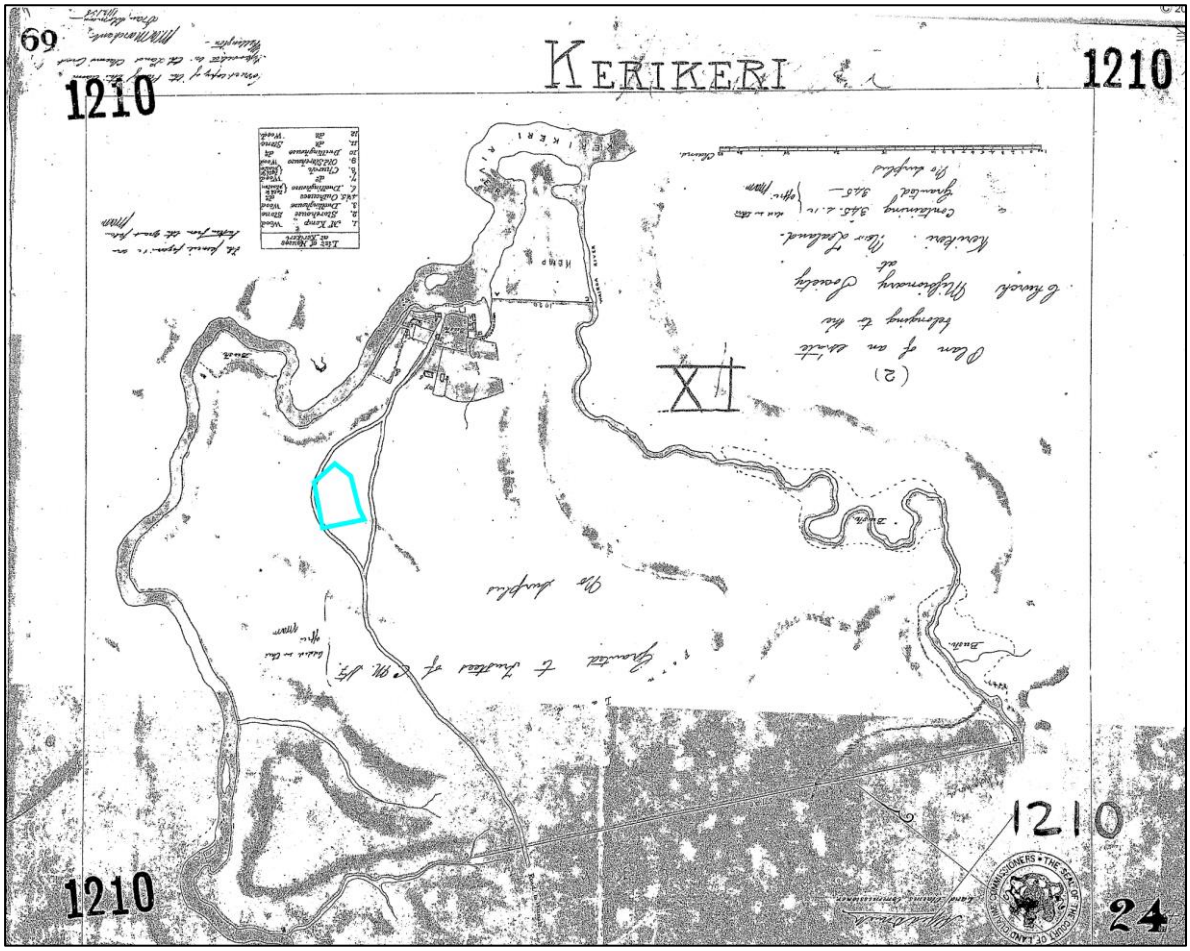


Figure 5. Plan SO 1210 showing land belonging to the Church Missionary Society near Kerikeri River, 1856? Subject property is outlined in blue.

Figure 6. Aerial image from 1953 (SN209 Run 542 Photo 103, 23/10/1953, Retrolens) with subject property outlined in blue.

Figure 7. Satellite imagery of subject property from 2018 (Google Earth).

4.2 Archaeological Context

The subject property is located at the southwestern side of the Kerikeri River mouth in an area of national archaeological interest, positioned within the Kerikeri Basin which is one of the Far North District Council's Heritage Precincts (Far North District Council 2019) and contains some of the earliest historic sites in New Zealand.

Prehistoric archaeological sites tend to be located on the coast and along the tributaries of the Kerikeri Inlet, and on the ridges and minor descending spurs above them. Later historic period archaeological sites tend to be clustered around the Kerikeri Basin and associated with the mission station or are homesteads and related features associated with the early land purchases and settlement in the area.

These sites have been recorded through several large-scale reconnaissance surveys and a larger number of survey and assessments arising out of resource consent applications and subsequent requirements to assess effects on archaeological sites. The first formal site recording began in the early 1970s and in 1976, T. D. and J. Nugent undertook a four-week archaeological survey for the Historic Places Trust, of the land between Wairoa Bay and Pihoe on the southern side of the Kerikeri Inlet (Leahy and Walsh 1976; Nugent and Nugent 1976). This area contained a very high density of archaeological sites, with 150 mostly prehistoric Maori sites being recorded, concentrated around the shoreline (very few sites were recorded inland or south of Day's Point). In the report, the Nugent's noted the increasing pressure on archaeological sites from farm and forestry-related land development, noting that while the large and obvious sites were generally recognised and avoided by landowners, less obvious sites such as midden and gardening sites were poorly understood and protected. They noted that large areas under scrub were not investigated and could contain unrecorded sites. They recommended that the entire inlet be surveyed but this never eventuated.

Sporadic site recording occurred throughout the 1980s with more than seventy sites around the Kerikeri Basin and on the northern and southern shores of the inlet to the east. Sites around the basin were recorded by Historic Places Trust and later DOC archaeologists as part of their management of historic properties in that area, and other sites were recorded on an ad-hoc basis by professional and amateur archaeologists as they were encountered. A second major reconnaissance-level site survey occurred in 1984 when G. Nevin recorded sites on the coastal margins from Te Tii on the Purerua Peninsula on the northern side of the harbour, to Tapeka Point near Russell for the Northland Harbour Board (Nevin 1984). In the late 1990s and into the 2000s, as the RMA and Historic Places Act bedded into local planning processes, and in particular from 2003 with the RMA Amendment Act, archaeological survey and assessments for developments as part of the resource consent process increased and site recording did likewise. Archaeological survey reports specifically focused on the Kerikeri Basin include

Rountree (1983), Challis (1986) and Best (2003). These reports provide good backgrounds to previous recording, management and investigation of the Basin.

A review of ArchSite, the national database of recorded archaeological sites, managed by the New Zealand Archaeological Association (NZAA) has identified two recorded archaeological sites within 150m of the subject property including one (P05/518) recorded on the northeastern corner of the property (Figure 8, Table 1, Appendix A). These sites consist of a well (P05/518) and a quarry (P05/521), both associated with historic occupation of the area, and upon consideration of their site records (Appendix A), neither are actually located on the subject property. Best (2003) notes that the quarry was used as a source of road metal material for the creation of the Kerikeri Road in 1830 and possibly was still in use in 1837 while an extra cutting was made to the road.

Table 1. Recorded archaeological sites within 150m of 190a Kerikeri Road, Kerikeri

Site Number	NZTM Coordinates	Type	Description
P05/518	E 1687155 N 6102484	Well	"A stone lined structure in the swamp in the centre of the reserve…"
P05/521	E 1687055 N 6102484	Quarry	"A stone quarry 30 x 20m in the southern part of the reserve…"

Other sites at greater than 150m distance from the property include primarily historic features such as house sites, dry stone walls, but also midden, terraces and pits.

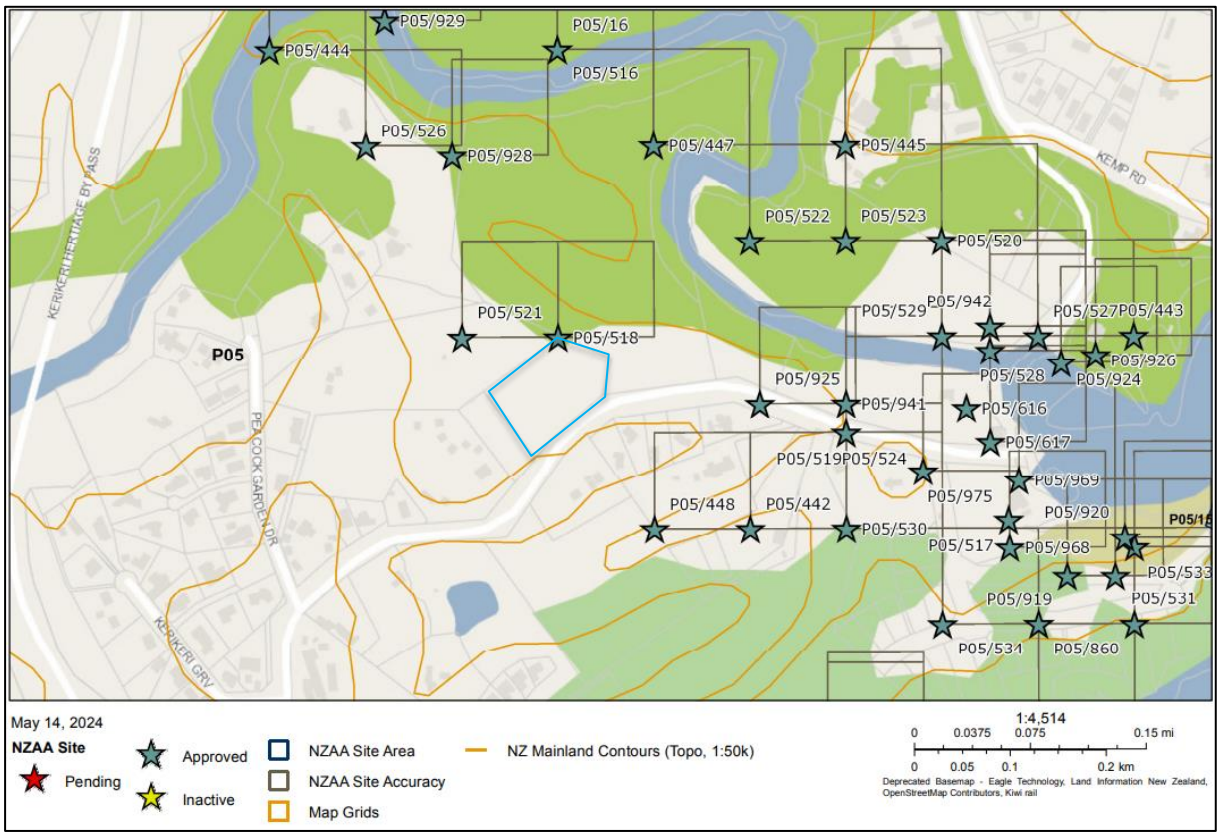


Figure 8. Recorded archaeological sites near 190A Kerikeri Road from the NZAA national database of sites Archsite with subject property outlined in blue.

4.2.1 Previous Archaeological Work

No previous archaeological work has been undertaken on the property.

4.3 Other Heritage Sites and Features

The Far North District Plan, the New Zealand Heritage List/Rārangi Kōrero, historic and modern aerial imagery, and land plans were consulted to determine whether there were any scheduled or registered historic places on or in the vicinity of the subject property. There is no indication of other archaeological sites or features on the property itself based on those sources. However, there are several significant heritage sites nearby including those within the Kerikeri Basin Historic Area (Heritage List No. 7000) which are the Stone Store, Kerikeri Mission House, Kororipo and St James' Church. These sites each have independent places on the NZ Heritage List and are all Historic Place Category 1 except Kororipo which is a Wahi Tapu Area.

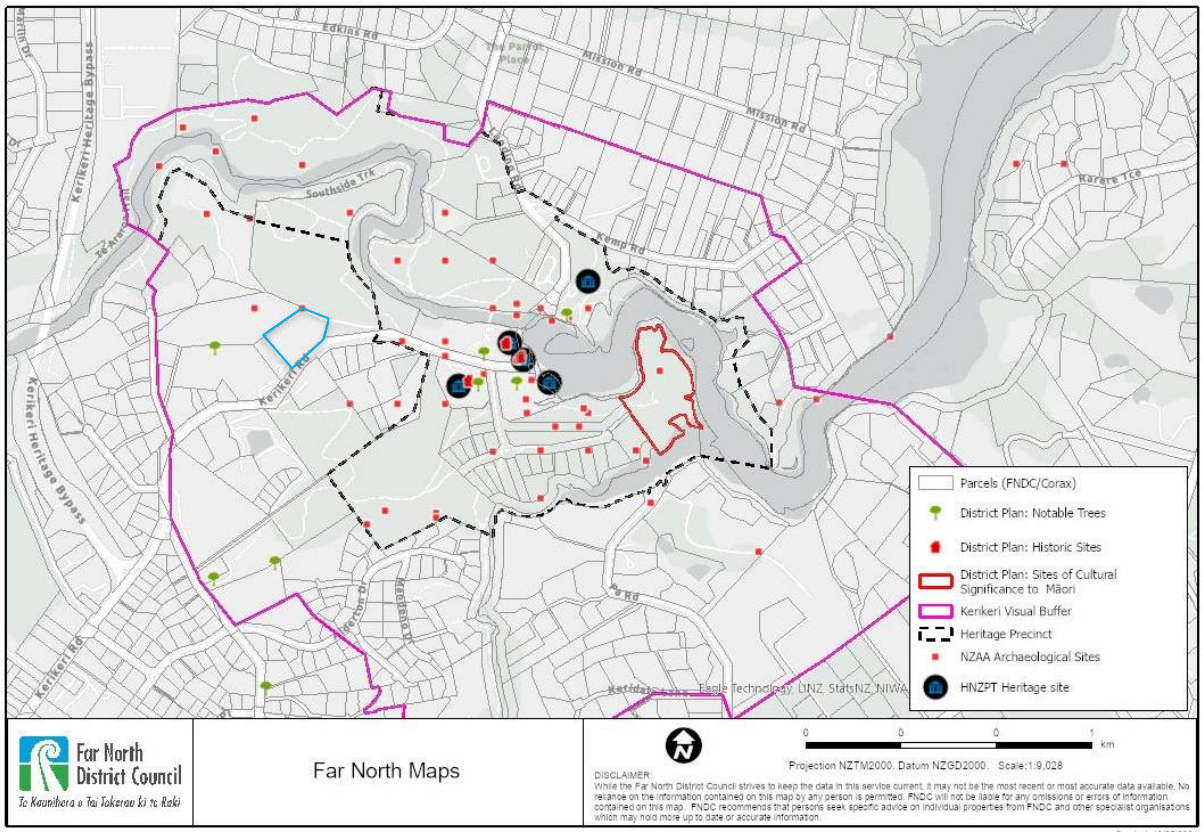


Figure 9: Kerikeri Basin Heritage Precinct, with subject property outlined in blue.

5 Site Inspection

Georgia Kerby of Geometria visited the subject property on 8 May 2024 and carried out a site survey. The property at 190A Kerikeri Lane was accessed via a metalled round about off the Maha business carpark. Several areas of mixed native and exotic planting, a dug drain around the accessway and a small mound of earth were evident at this entranceway (Figure 10). A height level was noted between the central area of the main building site and the site pegged out for the shed (Figure 11). It appears as if at some point material has been removed from the middle area and possibly piled up at the entranceway (as noted in the above discussion of aerial imagery). A shallow drain had also been dug running along the southeast edge of the property below the slope that rises to Kerikeri Road.

Four earth/rock mounds were present in the proposed development area (Figures 1,12,13,14,16, 20). These were all probed and mounds 1 and 2 were suspected to be soil only, while the others contain large rocks. In the middle of mound 2 were several trees and on the surface a concentration of small road metal/gravel. All bar mound 1, which looked to be the most recent, were covered in grass. Mounds 2, 3 and 4 will need to be cleared for the proposed development but are not archaeological.

The sloped bank running along the southeast property edge was composed of an orange loamy-clay and had no evidence of shell midden or other archaeological features in exposed areas and was covered in native plants including fern (Figure 17). The north side of the pond consists of a large grassed over mound of fill from the pond excavation (Figure 18). The proposed cottage site was a grassed flattish point overlooking the pond.

Figure 10. Looking north from accessway to subject property

Figure 11. View of shed location (orange pegs)

Figure 12. Earth mound 2 running southwest to northeast and beyond the tree

Figure 13. Northern end of mound 2 on left and southern edge of house site approx. where spade is

Figure 14. Mound 3 on southeast border of property including proposed house site

Figure 15. Fill and vegetation in middle of mound 2

Figure 16. Small mound 4 at north edge of property

Figure 17. Site of water tanks on slope to right of image behind tree trunk

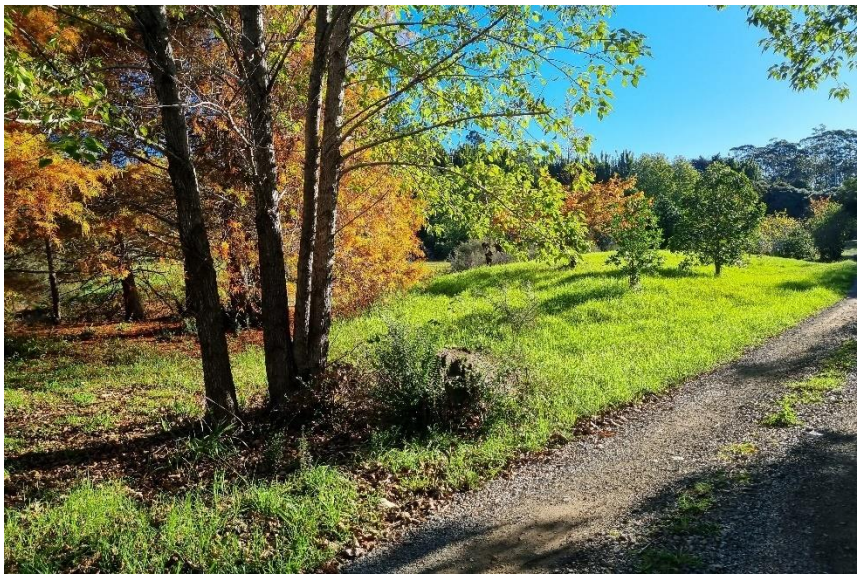


Figure 18. North side of pond

All building sites were probed with no potential midden, concentration of artefacts or structures encountered. One test pit was excavated at each building site (Figure 20) but only to c. 300-500mm deep owing to the hard clay. Test pit 1 at the southern edge of the proposed shed site revealed a stratigraphic profile (Figure 19) of 150mm topsoil, 50mm yellow brown clay, on a base of 250mm medium brown clay (greywacke). This was the only profile to contain a possible fill layer. The remaining test pits all showed c. 50mm topsoil above medium brown clay and no archaeological deposits.

Figure 19. Test pit 1

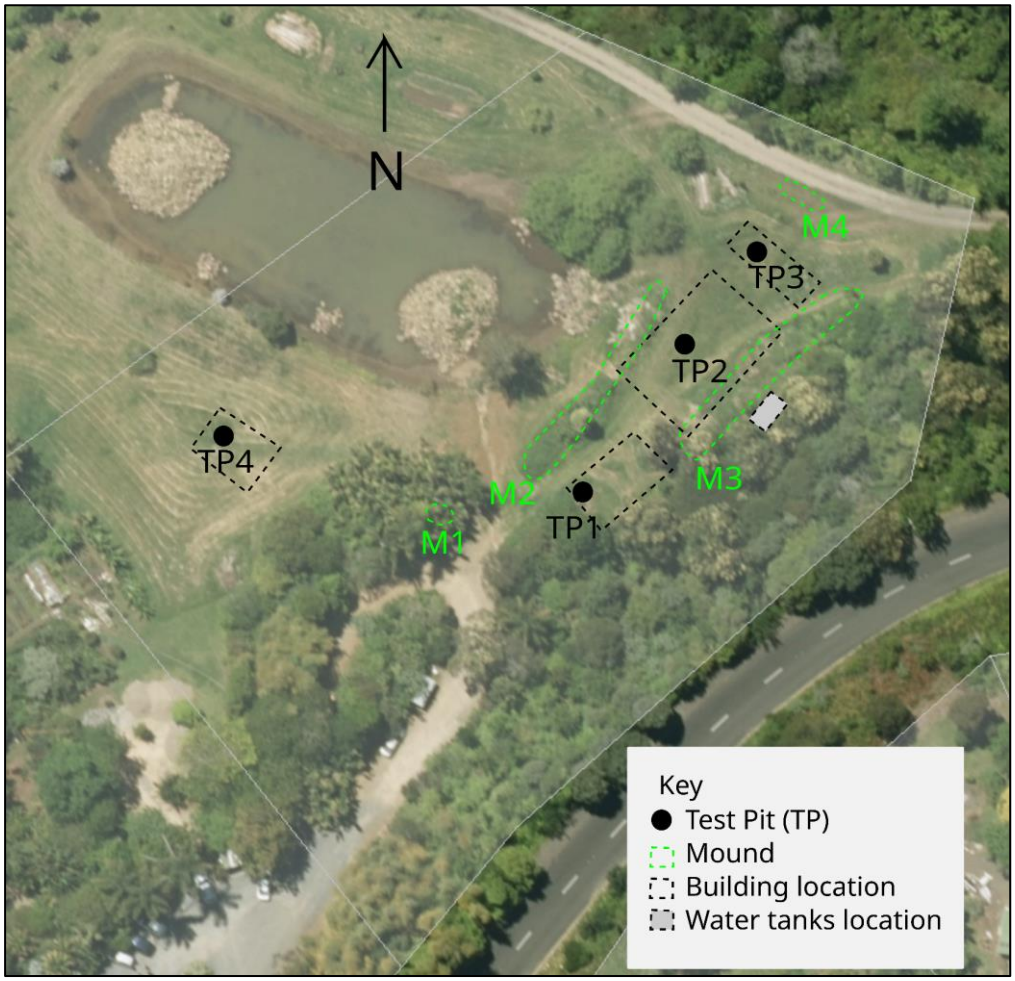


Figure 20. Location of test pits and probed areas (building outlines)

6 Archaeological Values

HNZPT has provided guidelines setting out criteria that are specific to archaeological sites. The archaeological values of sites relate mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history through the use of archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent, complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation.

There are no archaeological features on the subject property for which to assess values.

7 Assessment of Effects

Earthworks associated with the installation of a relocated house, shed/carport, cottage, accessway, water tanks and potential future pool on 190A Kerikeri Road are not expected to modify any archaeological sites. No archaeological features or sites were located on the subject property through desktop survey, site survey and through investigation of hand probing and test pits. Th

e site has also undergone extensive modification over the last century including mid-20th century horticultural activities and more recent deposits of roading/earth material and minor earth modification for easing site accessibility. Therefore an archaeological authority under Section 44 of the Heritage New Zealand Pouhere Taonga Act 2014 is not required. There are no other historic heritage effects.

Owing to the high prehistoric and historic importance of the nearby area and proximity of archaeological sites relating to the Maori and Pakeha settlement and building of the Kerikeri Road, it is still possible for archaeological remains or buried cultural deposits to be encountered on parts of the property during construction or in the course of other ground disturbing activity on the property like trenching for services, such as layers of shell midden, charcoal-rich or burned soils, oven stones, artefacts like worked stone, bottles, ceramics, iron or building materials, or other unusual cuts/fills etc.
If such deposits are encountered the Auerbachs or their agents should cease work within 10m of the suspected feature and Heritage New Zealand Pouhere Taonga and Geometria Ltd should be contacted for advice on how to proceed.

8 Findings and Recommendations

1. No archaeological sites or features were identified on the subject property.

2. The property has been extensively modified by mid-20th century horticulture.

3. Several mounds of earth and rock and a manmade pond on the property have been identified as post-1900 and are not considered to be archaeological.

4. If archaeological remains or buried cultural deposits are encountered on the property during construction or in the course of other ground disturbing activity on the property an accidental discovery protocol should be followed. This means work should cease within 10m of the suspected feature and Heritage New Zealand and Geometria Ltd should be contacted for advice on how to proceed.

9 Conclusions

Geometria was approached by Isabelle and Andreas Auerbach to carry out an assessment of possible archaeological effects of a proposed installation of a relocated house and associated shed, cottage, pool, accessway and water tanks at 190A Kerikeri Road, Kerikeri (Lot 2 DP 395426).

No archaeological sites or features have been identified on the property.

It is possible that other archaeological remains or buried cultural deposits could be encountered on the property during preparation of the building sites, construction of accessways and planting activities or in the course of other ground disturbing activity on the property and if these are encountered an accidental discovery protocol should be followed and HNZPT and Geometria should be contacted.

References Cited

Best, Simon. 2003. “Kerikeri Basin National Heritage Area : Archaeological Survey.” Kerikeri: Department of Conservation.

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Far North District Council. 2019. “Natural and Physical Resources. Chapter 12.” Far North District Plan: Operative Plan.

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Nevin, G. E. 1984. “Archaeological Survey of the Coastal Region between Te Tii and Tapeka Point (Including Mangonui, Kerikeri, Kawakawa, Maikino, Waikino and Waikare Inlets).” Unpublished report. Northland Harbour Board.

Nugent, D, and J Nugent. 1976. “Report on Site Survey. Kerikeri, Bay of Islands.” Unpublished Report. Historic Places Trust.

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APPENDIX A: Nearby Archaeological Site Records

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

ARCHSITE archaeological site recording scheme

Site Record Form

NZAA SITE NUMBER: P05/521

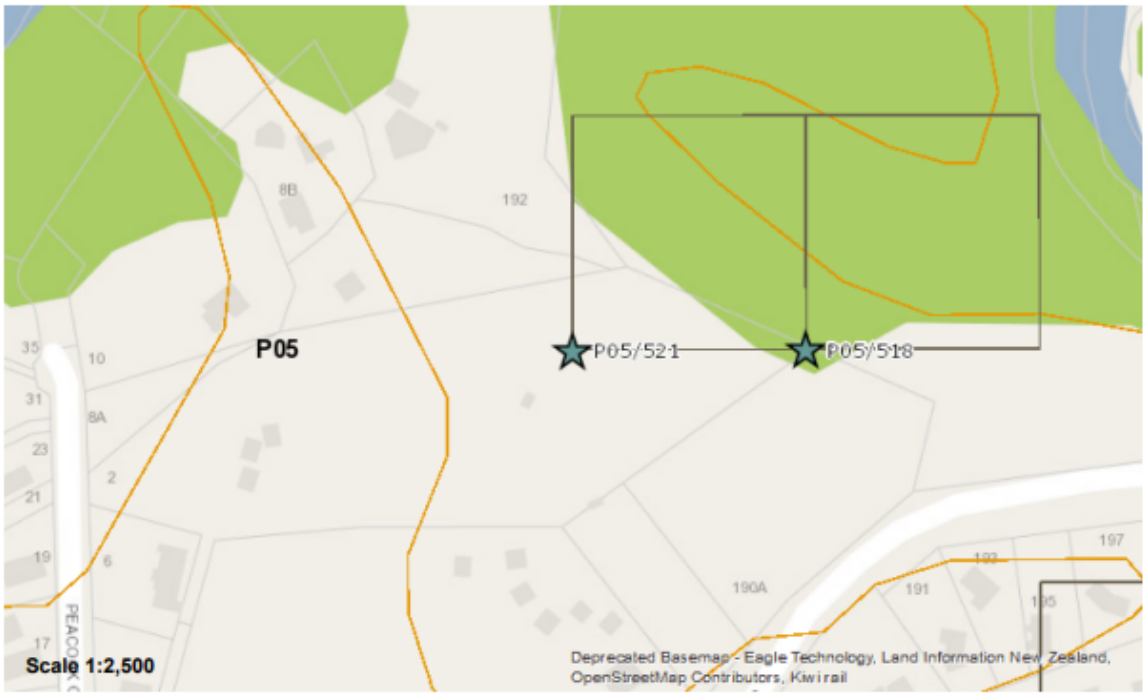
SITE TYPE: Mission station

SITE NAME(s):

DATE RECORDED:

SITE COORDINATES (NZTM) Easting: 1687055 **Northing:** 6102484 **Source:** CINZAS

IMPERIAL SITE NUMBER: **METRIC SITE NUMBER:** P05/521



Finding aids to the location of the site

Brief description
QUARRY

Recorded features
Quarry

Other sites associated with this site

Printed by: jonocarpenter 07/05/2024

1 of 5

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: P05/521

Supporting documentation held in ArchSite

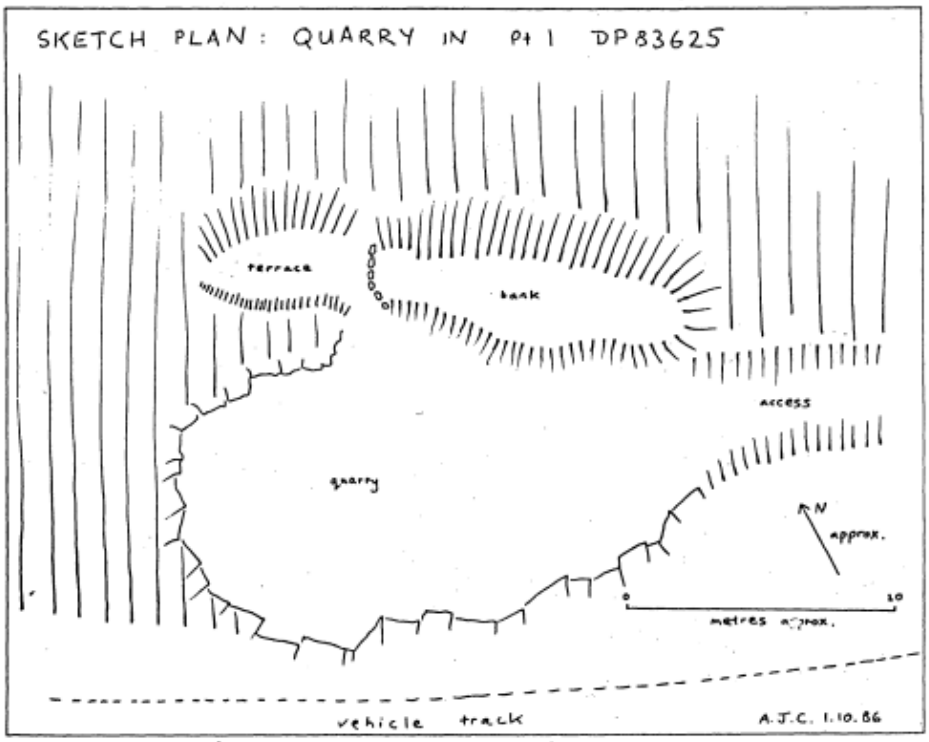
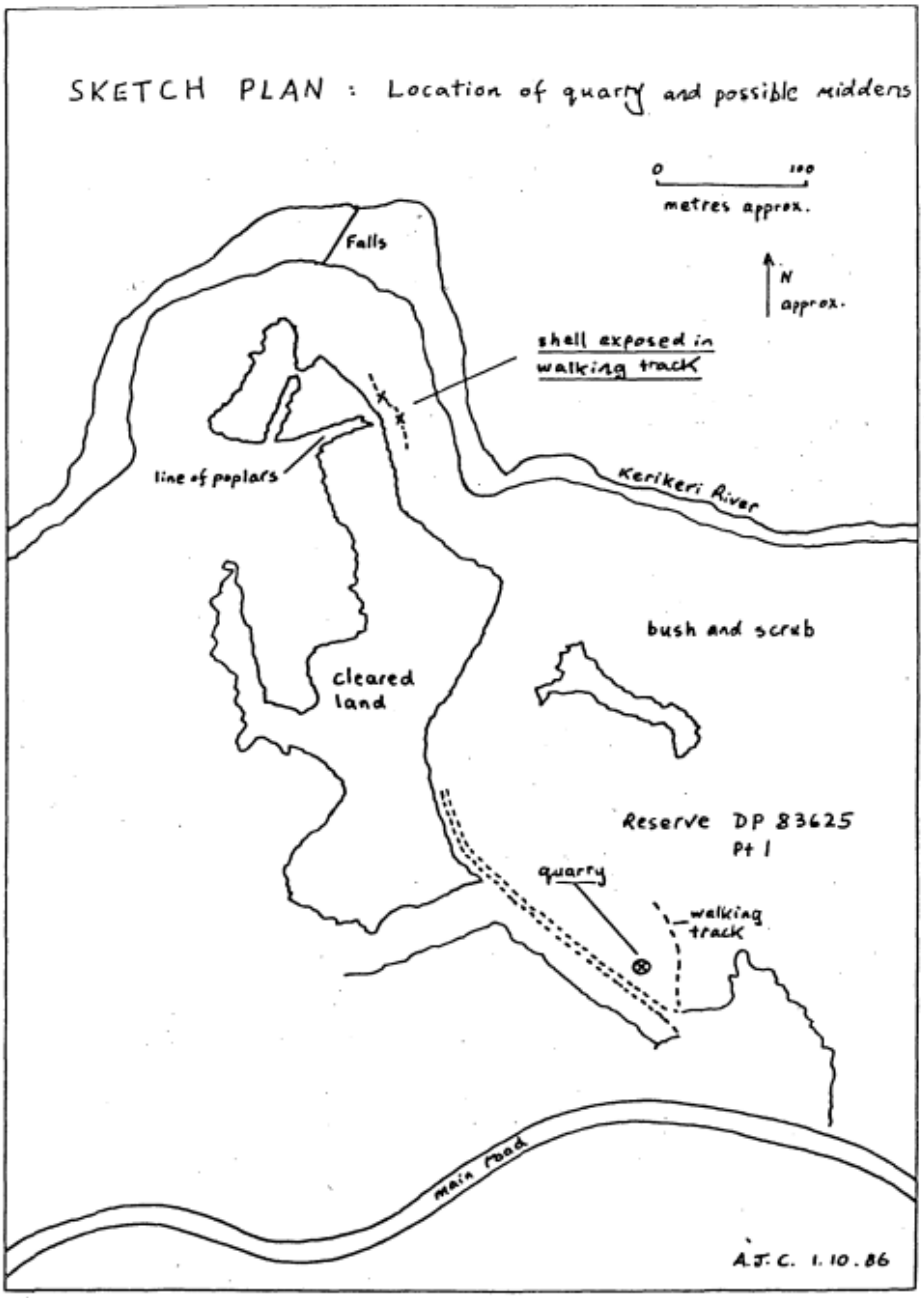


Figure 11

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

Figure 10



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (NZMS 260)

NZMS 260 map number P05
NZMS 260 map name Kaikohe
NZMS 260 map edition 1

NZAA METRIC SITE NUMBER P5/524
DATE VISITED September 1986
SITE TYPE Quarry
SITE NAME: MAORI
OTHER

Grid References Easting 2 5 9 7 1 9 0 0 Northing 6 6 6 4 4 0 0

1. Aids to relocation of site *(attach a sketch map)*

Kerikeri Basin, south side reserves.
In angle between tracks, in bush. See sketch map.

2. State of site and possible future damage

In bush

3. Description of site *(Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)*

Quarry

A stone quarry 30 x 20m in the southern part of the reserve (McKay 1982, p.1) is of appeal to the visitor (figures 10 and 11). There is an access way to the east; a bank (presumably overburden) on the downslope northern side, with stone revetting at its western end; and a small terrace, 5 x 3m, to the north west side. Planting of large tree species on this and any other such features should be discontinued.

4. Owner Scenic Reserve
Address Dept of Lands and Survey
Tenant/Manager Ranger
Address Kerikeri Ranger Station

5. Nature of information *(hearsay, brief or extended visit, etc.)* Repeated visit

Photographs *(reference numbers, and where they are held)*

Aerial photographs *(reference numbers, and clarity of site)*

6. Reported by A. J. Challis
Address NZ Historic Places Trust
Filekeeper
Date 19/4/87

7. Key words Quarry European

8. New Zealand Register of Archaeological Sites *(for office use)*
NZHPT Site Field Code

Latitude S

F	G	Type of site
–	–	Local environment today
A	M	Land classification

Longitude E

A	B	Present condition and future danger of destruction
–		Security code
D	C	Local body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

ARCHSITE archaeological site recording scheme

Site Record Form

NZAA SITE NUMBER: P05/518

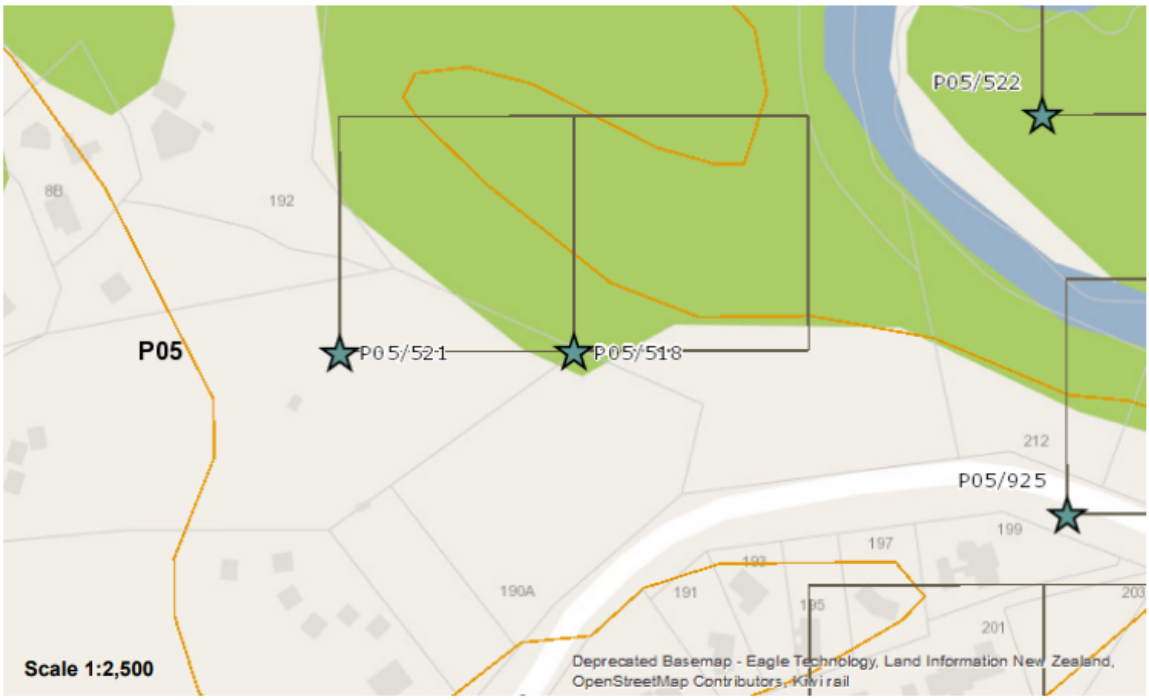
SITE TYPE: Agricultural/ pastoral

SITE NAME(s):

DATE RECORDED:

SITE COORDINATES (NZTM) Easting: 1687155 **Northing:** 6102484 **Source:** CINZAS

IMPERIAL SITE NUMBER: **METRIC SITE NUMBER:** P05/518



Finding aids to the location of the site

Brief description

WELL

Recorded features

Well

Other sites associated with this site

Printed by: jonocarpenter 07/05/2024

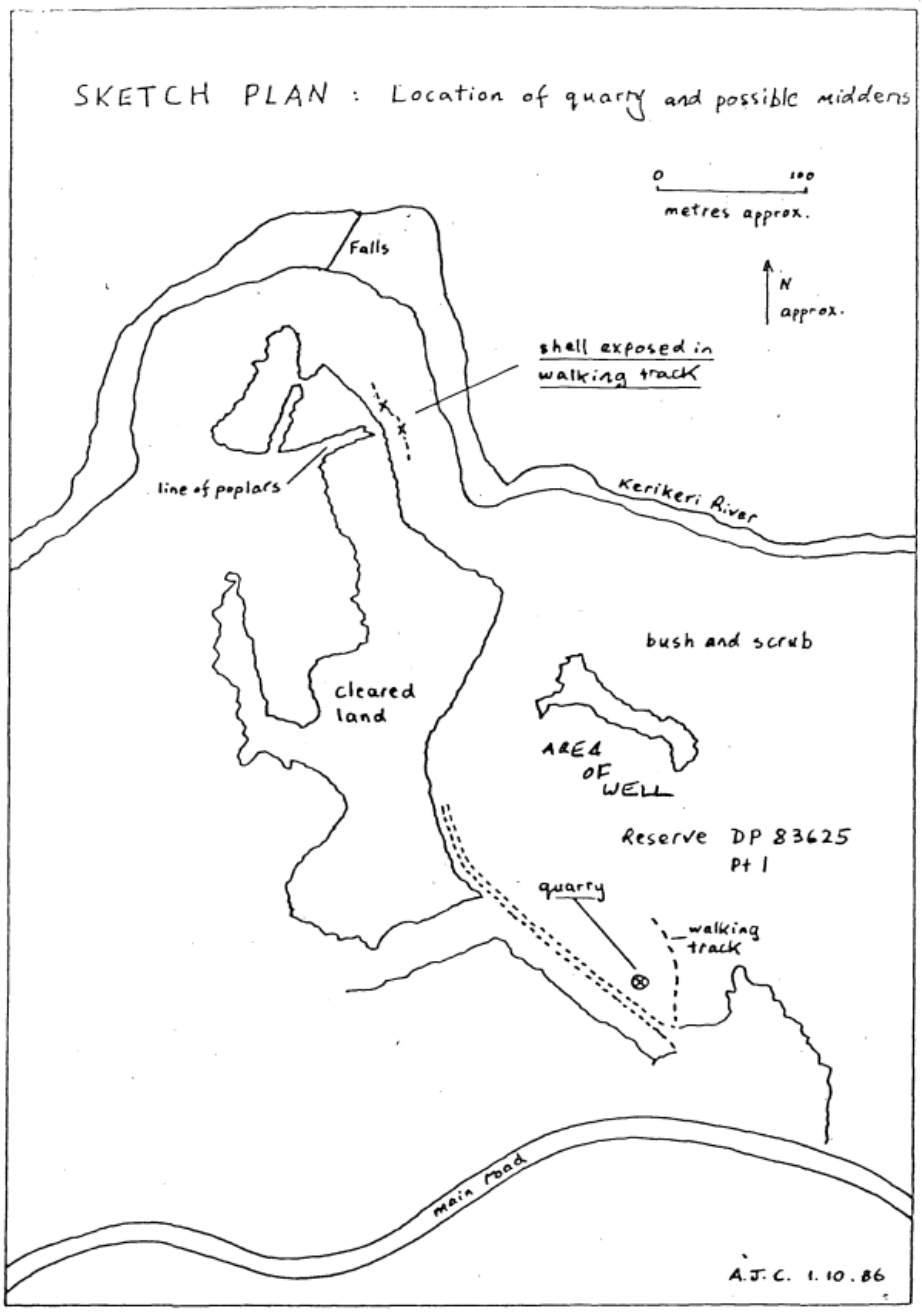
1 of 4

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: P05/518

Supporting documentation held in ArchSite

Figure 10



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3 of 4

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (NZMS 260)

NZMS 260 map number P05
NZMS 260 map name Kaikohe
NZMS 260 map edition 1

NZAA METRIC SITE NUMBER P05/518
DATE VISITED September 1986
SITE TYPE well
SITE NAME: MAORI
OTHER

Grid References Easting 2 5 9 8 0 0 0 Northing 6 6 6 4 4 0 0

1. Aids to relocation of site *(attach a sketch map)*

Swamp in centre of Scenic Reserve DP 83625 Pt 1
Kerikeri Basin

2. State of site and possible future damage

Occasionally under water

3. Description of site *(Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)*

Possible Well

A stone-lined structure in the swamp in the centre of the reserve is known to department staff. It was not evident because of high water levels, as was the case with a similar structure adjacent to Edmonds Ruins, Kerikeri, in the same week.

4. Owner Scenic Reserve
Address Dept of Lands and Survey
Tenant/Manager Ranger
Address Kerikeri Ranger Station

5. Nature of information *(hearsay, brief or extended visit, etc.)* Search

Photographs *(reference numbers, and where they are held)*

Aerial photographs *(reference numbers, and clarity of site)*

6. Reported by A. J. Challis
Address NZ Historic Places Trust
Filekeeper
Date 19/11/87

7. Key words stone-lined well

8. New Zealand Register of Archaeological Sites *(for office use)*
NZHPT Site Field Code

Latitude S
D T Type of site
— Local environment today
A K Land classification

Longitude E
A B Present condition and future danger of destruction
— Security code
D C Local body

Printed by: jonocarpenter 07/05/2024

4 of 4

Subject: RE: Proposed Development at 190A Kerikeri Road, Kerikeri
Date: Friday, 17 May 2024 at 1:01:40 PM New Zealand Standard Time
From: Bill Edwards
To: Steve Sanson
Attachments: image001.jpg, image002.png, image003.png, image004.png, image005.png

Kia ora Steve,

Thank you for your letter and also for the archaeological advice. We have no concerns about the project at 190A Kerikeri Road Lot 2 for the relocated dwelling and associated earthworks. We wish your client all the best for their upcoming project.

Nga mihi

Bill Edwards Area Manager, Northland| Heritage New Zealand Pouhere Taonga |Northland Area Office, 21 Hobson Ave, PO Box 836 Kerikeri 0245, New Zealand | Ph: (64 09) 407 0470| DDI: (64 09) 407 0471| Visit www.heritage.org.nz and learn more about New Zealand's heritage places

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

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From: Steve Sanson <Steve@bayplan.co.nz>
Sent: Thursday, May 16, 2024 5:21 PM
To: Shelley Graham <SGraham@heritage.org.nz>; Alice Morris <AMorris@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>; Bill Edwards <BEdwards@heritage.org.nz>
Cc: Isabelle Auerbach <regisa@auer-bach.net>
Subject: Proposed Development at 190A Kerikeri Road, Kerikeri

Dear HNZPT – Kerikeri Office,

Our clients are undertaking a development at 190A Kerikeri Road.

They seek HNZPT comment on the proposed relocatable house prior to lodgement with FNDC.

The site is within the Kerikeri Basin Heritage Precinct.

An Archaeological Assessment has been carried out and is attached above with our letter.

Please let me know of any questions.

Steve

Steve Sanson
Director | Consultant Planner
Bay of Islands Planning (2022) Ltd

09 407 5253 | 021 160 6035
steve@bayplan.co.nz
https://www.bayplan.co.nz
2 Cochrane Drive, Kerikeri, 0295

Thursday, October 3, 2024 at 16:39:05 New Zealand Daylight Time

Subject: 190A Kerikeri Road, Kerikeri
Date: Thursday, 3 October 2024 at 2:02:15 PM New Zealand Daylight Time
From: Steve Sanson
To: lmcdonald@doc.govt.nz
Attachments: image001.jpg, image002.png, image003.png, image004.png, image005.png, 2024-402_190A Kerikeri Road_Archaeological_Assessment_of_Effects.pdf, Consultation with HNZPT.pdf

Kia ora Lara,

We have clients who wish to locate a dwelling at 190A Kerikeri Road, Kerikeri.

This is located in the Kerikeri Basin Heritage Precinct. FNDC rules ask that we carry out consultation.

They have undertaken an Archaeological Assessment and have HNZPT blessing [attached].

Do DoC have any concerns? We will also send this through to Ngati Rehia for this consideration.

Have a good day.

Nga Mihi,

Steve Sanson
Director | Consultant Planner
Bay of Islands Planning (2022) Ltd

021 160 6035
steve@bayplan.co.nz
https://www.bayplan.co.nz
Kerikeri House, Suite 3, 88
Kerikeri Road, Kerikeri 0295

Subject: 190A Kerikeri Road, Kerikeri
Date: Thursday, 3 October 2024 at 2:08:39 PM New Zealand Daylight Time
From: Steve Sanson
To: taiao@ngatirehia.co.nz
Attachments: image001.jpg, image002.png, image003.png, image004.png, image005.png, Consultation with HNZPT.pdf, 2024-402_190A Kerikeri Road_Archaeological_Assessment_of_Effects.pdf, 241002 - 4172 - E - Auerbach.pdf

Kia ora,

Our clients are seeking to relocate a dwelling onto the above site. The above site is within the Kerikeri Heritage Basin.

They have received an archaeological report and HNZPT blessing. They are also in discussion with the Department of Conservation.

We appreciate any comments or concerns.

Nga mihi,

Steve Sanson
Director | Consultant Planner
Bay of Islands Planning (2022) Ltd

021 160 6035
steve@bayplan.co.nz
https://www.bayplan.co.nz
Kerikeri House, Suite 3, 88
Kerikeri Road, Kerikeri 0295

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

Applicant Information

Applicants Information	
Name:	Andreas Blome , Isabelle Auerbach
Address:	l
Contact Details:	Steve Sanson
Return Email Address:	steve@bayplan.co.nz

Property Details

Property Details	
Address of Property:	190A Kerikeri Road, Kerikeri
Lot Number/s:	Lot 2 DP 395426
Dwelling Size: (Area = Length & Width)	238m2
Number of levels: (Single / Multiple)	1

Contents

Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Community Risk Manager under the delegated authority of the Fire Region Manager and District Manager is responsible for approving applications in relation to firefighting water supplies. The Community Risk Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Community Risk Manager in Northland will except a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☒YES ☐NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is 20 metres	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☒ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (c) Alternative Water Supply	
Pond:	Volume of water: Pond available - volume unknown
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: In ground water tanks
	Volume of water: 10,000 litre reserve

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Visible from driveway

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Site down a discrete driveway.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Topped up as required

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

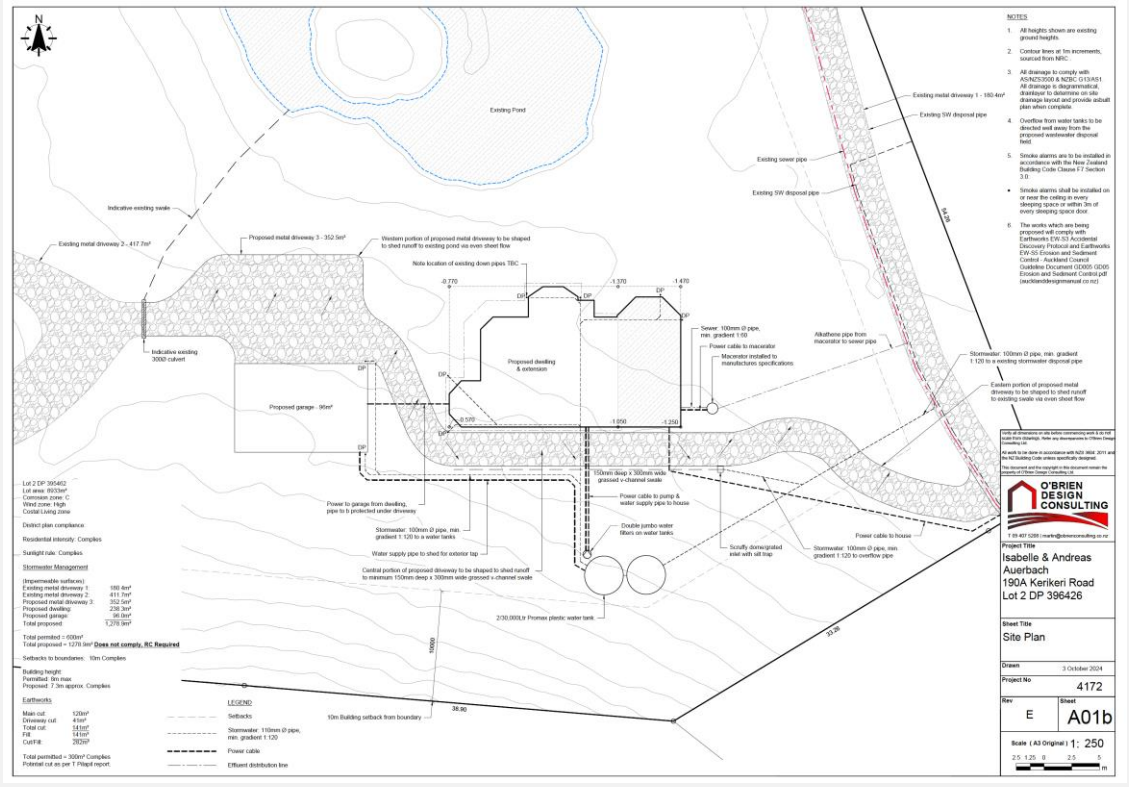
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. *Fire safe construction*

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. *Establish Safety Zones around your home.*

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

a) *Mow lawn and plant low-growing fire-resistant plants; and*
b) *Thin and prune trees and shrubs; and*
c) *Avoid tall trees close to the house; and*
d) *Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
e) *Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
f) *Remove dead plant material along the fence lines and keep the grass short; and*
g) *Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. *Safety Zone 2 extends from 10 – 30 metres of your home.*

a) *Remove scrub and dead or dying plants and trees; and*
b) *Thin excess trees; and*
c) *Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
d) *Avoid planting clusters of highly flammable trees and shrubs*
e) *Prune tree branches to a height of 2 metres from the ground.*

IV. *Choose Fire Resistant Plants*

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy
Clear vegetation as / when required.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Andreas Blome , Isabelle Auerbach Dated: 3/10/2024

Contact No.: 0211606035

Email: steve@bayplan.co.nz

Signature: c/o steve sanson (Bay of Islands Planning)

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a 238 *square metre, Single Level dwelling/sub division, and non-sprinkler protected.*

The Community Risk Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, and the District Manager has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Community Risk Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore, the Community Risk Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here to enter text.

Signature: Click or tap here to enter text. Dated: Click or tap to enter a date.

P.P on behalf of th n

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 9:38 am, Oct 07, 2024

Jason Goffin- Advisor Risk Reduction

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

Applicant Information

Applicants Information	
Name:	Andreas Blome , Isabelle Auerbach
Address:	l
Contact Details:	Steve Sanson
Return Email Address:	steve@bayplan.co.nz

Property Details

Property Details	
Address of Property:	190A Kerikeri Road, Kerikeri
Lot Number/s:	Lot 2 DP 395426
Dwelling Size: (Area = Length & Width)	238m2
Number of levels: (Single / Multiple)	1

Contents

Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Community Risk Manager under the delegated authority of the Fire Region Manager and District Manager is responsible for approving applications in relation to firefighting water supplies. The Community Risk Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Community Risk Manager in Northland will except a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☒YES ☐NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is 20 metres	

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☐ Concrete Tank ☒ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2 (c) Alternative Water Supply	
Pond:	Volume of water: Pond available - volume unknown
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: In ground water tanks
	Volume of water: 10,000 litre reserve

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Visible from driveway

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Site down a discrete driveway.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Topped up as required

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

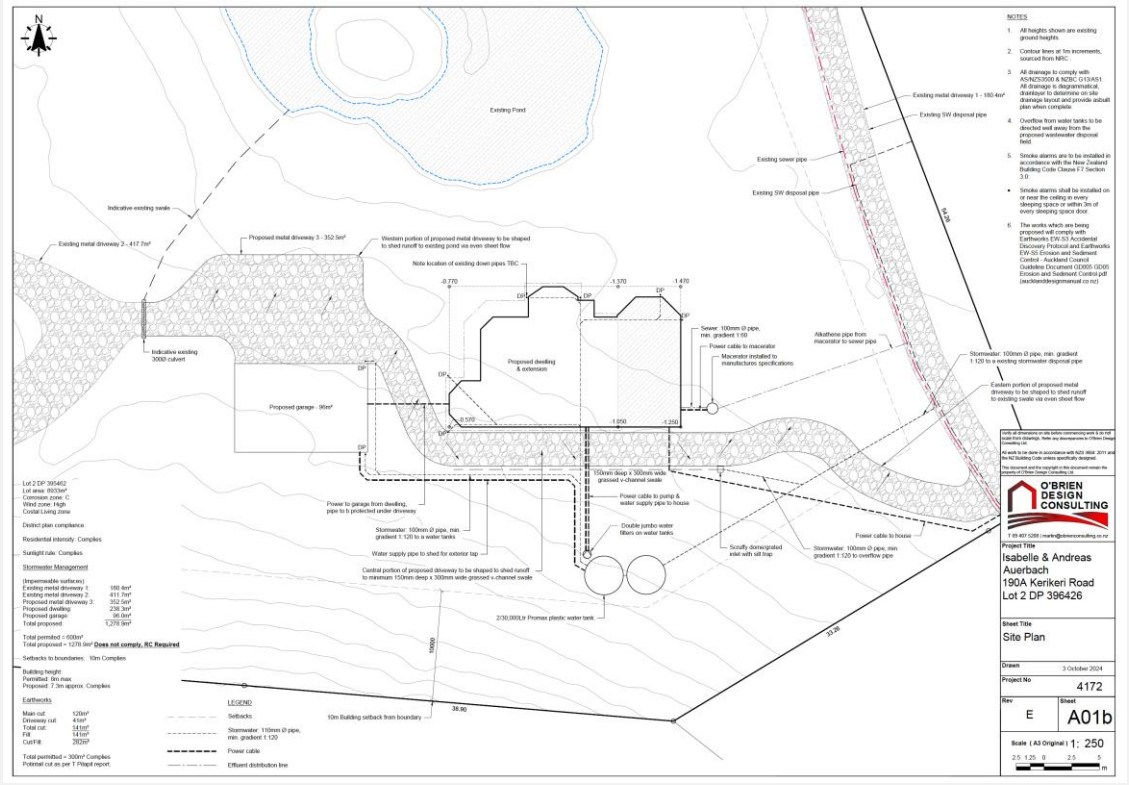
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



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Name: Click or tap here to enter text.

Signature: Click or tap here to enter text. Dated: Click or tap to enter a date.

P.P on behalf of the Community Risk Manager Northland Mitchell Brown

Subject: Relocatable Dwelling - 190A Kerikeri Road,
Date: Thursday, 3 October 2024 at 4:53:12 PM New Zealand Daylight Time
From: Steve Sanson
To: Goffin, Jason
Attachments: image001.jpg, image002.png, image003.png, image004.png, image005.png, 7.4_Appendix E - FENZ application.docx

Hi Jason,

Application for firefighting at 190A Kerikeri Road, Kerikeri.

Steve

Steve Sanson
Director | Consultant Planner
Bay of Islands Planning (2022) Ltd

021 160 6035
steve@bayplan.co.nz
https://www.bayplan.co.nz
Kerikeri House, Suite 3, 88
Kerikeri Road, Kerikeri 0295