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 Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Covnsent 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?

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: John Kristin Lawrence

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Reyburn & Bryant

Email:

Phone number:

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

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

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

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

Name/s: John Kristin Lawrence

Property address/
location: 51B Orangewood Road
Kerikeri 0294

Postcode

8. Application site details

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

Name/s: John Kristin Lawrence

Site address/ location: 51B Orangewood Road
Kerikeri 0294
Postcode

Legal description: Lot 3 DP 145057 **Val Number:**

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

To construct a new 200m shed

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**

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: **(please write in full)** John Kristin Lawrence

Email:

Phone number:

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

Postcode

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

15. *Billing details* continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) John Kristin Lawrence

Signature:
(signature of bill payer)

Date 23-1-2026

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Joseph Henehan

Signature

Date

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Land Use Consent Application

JOHN KRISTIN LAWRENCE

51B Orangewood Road, Kerikeri

Land Use Consent Application

JOHN KRISTIN LAWRENCE

51B Orangewood Road, Kerikeri

Report prepared for:	John Kristin Lawrence
Author	Joseph Henehan, *Associate*
Reviewed by:	Brett Hood, *Director*
Consent Authority:	Far North District Council
Report reference:	18701
Report Status:	Final
Date:	January 2025

Reyburn and Bryant
P.O. Box 191
Whangarei 0140
Telephone: (09) 438 3563

FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

1. John Kristin Lawrence applies for land use consent to construct a new 200m² shed at 51B Orangewood Road breaching building and impervious surface limits set out by the District Plan.

2. The location of the proposed activity is 51B Orangewood Road, Kerikeri.

3. The legal description of the site is Lot 3 DP 145057.

4. The applicant is the owner of the site.

5. There are no other activities that are part of the proposal to which this application relates.

6. No additional resource consents or statutory approvals are needed for the proposal to which this application relates.

7. We attach an assessment of effects on the environment that:

   (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and

   (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and

   (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.

10. No other information is required to be included in the district or regional plan(s) or regulations.

Joseph Henehan, *Associate*

27 January 2026

Date

Address for service:	Reyburn and Bryant 1999 Ltd PO Box 191, Whangarei
Telephone:	(09) 438 3563
Email:	joseph@reyburnandbryant.co.nz
Contact person:	Joseph Henehan

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ABBREVIATIONS

AEE	Assessment of Environmental Effects
BC	Building consent
ES	Engineering Standards
FNDC	Far North District Council
FNDP	Far North District Plan
GFA	Gross Floor Area
HAIL	Hazardous Activities and Industries List
NES-SC	National Environmental Standard – Soil Contamination
NRC	Northland Regional Council
OFNDP	Operative Far North District plan
PFNDP	Proposed Far North District Plan
PUC	Public Utilities Connection
RMA	Resource Management Act, 1991

1. INTRODUCTION

1.1 Report basis

This report has been prepared for John Kristin Lawrence in support of an application to construct a new 200m² shed at 51B Orangewood Road breaching building and impervious surface limits set out by the District Plan.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Proposal summary

The application proposes to construct a new 200m² shed at 51B Orangewood Road breaching building and impervious surface limits set by the District Plan.

The proposed building is shown on the Neo Studio plans attached in **Appendix 1**. Haigh Workman have also prepared a stormwater assessment, which is attached in **Appendix 2.**

The legal description of the site is Lot 3 DP 145057. It is zoned 'Rural Production' under the Operative Far North District Plan (OFNDP) and 'Horticulture' under the Proposed Far North District Plan (PFNDP). There are no Resource Areas that relate to the site under either plan.

Overall resource consent is required as a discretionary activity from the Far North District Council (FNDC) due to the extent of the building and impermeable surfaces.

1.3 Property details

Applicant	John Kristin Lawrence
Land owner	John Kristin Lawrence
Site location	51B Orangewood Road, Kerikeri
Legal description and records of titles	Lot 3 DP 145057
Site area	5,593m²
District Plan	Far North District Plan (FNDP)
Operative District Plan Zone	Rural Production Zone
Operative District Plan Notations	N/A
Proposed District Plan Zone	Horticulture Zone
Proposed District Plan Notations	N/A

Table 1: Property details.

1.4 Relevant title memorials

The site is held in a single record of title referenced NA86A/309. It is subject to (and has appurtenant rights over) a single easement instrument referenced C295261.4. This easement provides stormwater and electricity rights to the subject site over adjoining properties (and adjoining sites with rights over the subject property).

The title and associated memorials are attached in **Appendix 3**.

1.5 OFNDP rule assessment

The various rules of the OFNDP under which consent is triggered are set out below.

- Rule 8.6.5.2.5 Building Coverage – **controlled activity** - The proposed building coverage (13.7%) will exceed 12.5%.

- 8.6.5.4 Discretionary Activities – **discretionary activity** – The proposed impervious surface coverage (23.2%) does not comply with the permitted or controlled standards set out under Rules 8.6.5.1.3 and 8.6.5.2.5.

A full assessment of the OFNDP rules is attached in **Appendix 4**.

1.6 PFNDP rule assessment

The PFNDP was publicly notified on 27 July 2022. The submission period closed on 21 October 2022, and the further submission period closed on 4 September 2023. Given the early stages of the process and pursuant to s86B of the RMA, the rules of the Plan Change do not have legal effect (expect for those specifically identified).

For completeness, an assessment has been made with respect to the rules of the PFNDP. The relevant rules are assessed below.

Horticultural Zone Chapter

- HZ-R2 Impermeable surface coverage – **restricted discretionary activity** – The proposed impervious surface coverage (23.2%) will exceed 15%.
- HZ-S5 Building or structure coverage – **restricted discretionary activity** – The proposed building coverage (13.7%) will exceed 12.5%.

1.7 Other approvals required

No other approvals are required to give effect to the proposal.

1.8 Processing requests

Prior to the issue of any decision for this consent, please arrange to forward the draft conditions for our review and comment.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Location

The site is located at 51B Orangewood Road, Kerikeri, approximately 3.2km northeast of Waipapa. It is legally described as Lot 3 DP 145057 and has a total area of 5,593m².

The property is shown in red in *Figure 1* below.

Figure 1: Site location (Source: Google Earth).

Built development

The site is currently developed with:

- Existing dwelling (196.55 m²) located towards the northern end.
- Existing minor dwelling (159.08 m²).
- Existing shed (209.72 m²) located at the southern end.

The total existing building coverage is 565.35m² (10.1%).

Access

Access to the site is via Orangewood Road, with an existing metalled driveway providing entry and circulation. The driveway currently covers 729.48m².

Servicing

The site is not connected to public stormwater or sewer networks. Wastewater is managed via an on-site septic system. Water supply is provided by existing rainwater collection tanks, and stormwater discharges via an easement to an existing pond on a neighbouring property, which ultimately drains to the Kapiro Stream. Electricity supply is available on-site.

Topography and soil composition

The site is generally near level with a gradual slope to the north, facilitating natural drainage towards the northwest. The underlying soils are Okaihau gravelly friable clay, well to moderately drained.

Ground cover and vegetation

The property comprises a mixture of lawns, gardens, mature trees, and shrubs, with unsealed hardstand areas. The proposed shed will be located on a large grassed area between the existing dwelling and the existing shed.

2.2 Surrounding environment

The surrounding environment is predominantly rural production land with similar horticultural and rural activities. A pond is located approximately 20m west of the site boundary, and the Kapiro Stream lies about 300m to the northwest. There are no mapped flood hazards or significant ecological constraints in the immediate vicinity.

3. THE PROPOSAL

3.1 General

The proposal is to construct a new 200m² shed at 51B Orangewood Road breaching building and impervious surface limits set by the District Plan.

The proposed building is shown on the Neo Studio plans attached in **Appendix 1**.

3.2 Proposed buildings

The proposed shed, along with all other existing buildings on the property, are shown on the Neo Studio plans (attached in **Appendix 1**). The shed will have a total floor area of 200m² (20m x 10m).

The proposed shed will be located centrally on the property within a large, grassed area between the existing dwelling to the north and the existing shed to the south. The shed will be positioned to maintain an even fall away from the building platform for drainage purposes.

The addition of this shed will increase total building coverage on the site to 765.35m² (13.7%), exceeding the permitted maximum of 12.5% under the District Plan.

3.3 Access and parking

Access to the property is provided via Orangewood Road, a rural road serving the surrounding horticultural and rural production land. The site is currently serviced by an existing metalled driveway that connects the road to the dwelling and existing shed. This driveway occupies approximately 729.48m² and provides adequate manoeuvring space for vehicles.

As part of the proposed development, an additional 299.10m² of driveway area will be constructed to provide direct access to the new shed. This will ensure safe and efficient vehicle movement. The driveway design will comply with

best practice standards for rural access, including appropriate gradients and surface treatment to minimise sediment runoff.

Parking will be accommodated within the existing and proposed hardstand areas adjacent to the shed, providing sufficient space for vehicles associated with the shed's intended use without generating adverse effects on traffic safety or efficiency on Orangewood Road.

3.4 Stormwater

Haigh Workman have prepared a stormwater assessment, which is attached in **Appendix 2.** Stormwater from the proposed shed will be managed through a low-impact design system incorporating roof water collection and attenuation. A new 30,000L cylindrical attenuation tank will be installed, connected to the proposed shed and existing dwellings. This system is designed to limit post-development runoff to pre-development levels, achieving attenuation of 4.7 L/s for a 10% Annual Exceedance Probability event, in compliance with Far North District Council Engineering Standards 2023. Overflow from the attenuation tank will discharge via an easement to an existing pond on a neighbouring property, which forms part of a natural watercourse flowing to the Kapiro Stream.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report. It includes the:

- Existing dwelling (196.55 m²) located towards the northern end.
- Existing minor dwelling (159.08 m²).
- Existing shed (209.72 m²) located at the southern end.
- The associated servicing and access arrangements associated with the above buildings.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect.

Some consideration can be given to what can be constructed on the site as a permitted activity. In this case:

- The site currently has 10.1% building coverage (565.35m²).
- The District Plan permits up to 12.5% building coverage, meaning a shed of approximately 133.775m² could be constructed as a permitted activity.
- While impervious surfaces already exceed the permitted limit (23.2% vs 15%), it is reasonable to assume that 133.775m² of driveway area could be removed to accommodate a permitted shed of this size.

This establishes a permitted baseline where a shed of 133.775m² could exist without requiring consent. Therefore, the additional effects of increasing the shed size from 133.775m² to 200m² are the focus of the following effects assessment, as well as the increase in impervious surface coverages over and above the existing situation.

4.3 Effects on amenity values

Firstly, it is relevant to consider the permitted baseline described in section 4.2 above. Under this permitted baseline scenario, a 133.775m² shed could be constructed as a permitted activity without the need for resource consent. With this in mind, it is considered that a 200m² shed would not have significant effects over and above this possible permitted baseline scenario. Therefore, the effects of the proposal relative to the permitted baseline are assessed to be less than minor overall.

In addition to the above, it is also assessed that the subject site at 51B Orangewood Road is already developed with a dwelling, a secondary dwelling, and an existing shed. The proposed shed will be located within a large, grassed area between these existing structures, forming part of an established cluster of rural buildings.

The surrounding environment is characterised by rural production activities, including horticulture and associated infrastructure, which is typical for the Rural Production Zone. The proposed shed is a functional rural building with a floor area of 200m². Its design and scale are consistent with rural production activities and similar to other sheds commonly found in this zone. The shed will not introduce an unusual or discordant element into the landscape, as such structures are commonplace and anticipated within the Rural Production Zone.

Overall, the potential effects on existing amenity values will be less than minor.

4.4 Traffic effects

The site is accessed via Orangewood Road, a rural road with low traffic volumes. The existing metalled driveway will be extended by approximately 299m² to provide direct access to the new shed, ensuring safe manoeuvring and separation from residential areas.

The proposed shed will not generate any additional traffic movements beyond what is existing at the site. The shed will be used by the owners of the site, for storage purposes. No increase in users will be introduced to the accessway.

Adequate parking and turning areas will be provided within the existing and proposed hardstand areas adjacent to the shed. No additional demand for on-street parking will arise.

Overall, the traffic effects are considered less than minor, given the rural context, low traffic generation, and compliance with access standards.

4.5 Stormwater disposal effects

Stormwater management for the proposed shed has been comprehensively addressed in the Haigh Workman report attached in **Appendix 2**.

As addressed earlier in this report, the development will increase impermeable surfaces to approximately 32.5% of the site area, exceeding the controlled activity threshold of 20%, making the activity discretionary. Overall, Haigh Workman have subsequently proposed a Low Impact Design system, incorporating roof water collection and attenuation. A new 30,000L attenuation tank will manage runoff from the proposed shed and existing dwellings.

The system is designed to limit post-development runoff to pre-development levels, achieving attenuation of 4.7 L/s for a 10% AEP event, in accordance with Far North District Council Engineering Standards 2023. Overflow will discharge via an easement to an existing pond on a neighbouring property, which drains to the Kapiro Stream.

The proposed stormwater system will avoid erosion, flooding, and nuisance effects, ensuring compliance with district and regional requirements.

Overall, stormwater effects are considered appropriately mitigated through the proposed attenuation and discharge design.

4.6 Adverse effects conclusion

Overall, the effects associated with this proposal will be less than minor when considered in the context of the existing environment and the permitted baseline.

5. PLANNING ASSESSMENT

5.1 Overview

An assessment against the objectives and policies of both the Operative and Proposed District Plan is a necessary consideration under Section 104(1) of the RMA. The relevant objectives and policies of the OFNDP and the PFNDP are identified and assessed below.

5.2 OFNDP objectives and policies assessment

Context

The objectives and policies of the OFNDP are zone specific. There are also other provisions that relate to district wide matters. Given the nature of this application, the assessment considers the objectives and policies in Chapter 8 'Rural Environment'.

Assessment

The overarching intent of the RPZ is to enable rural production activities and the continuation of a wide range of activities that are compatible with normal farming and forestry activities, including rural lifestyle and rural residential activities. The RPZ objectives and policies of relevance to this application set out to achieve the stated purpose of the zone by enabling rural production activities and protecting them from inappropriate subdivision, use, and development,[1] avoiding conflicts between land use activities,[2] maintaining and enhancing amenity values,[3] and avoiding, remedying, or mitigating adverse effects associated with servicing and infrastructure.[4]

Regarding the provisions that seek to enable rural production activities and protect them from inappropriate subdivision, use and development, the

[1] Objectives 8.3.2, 8.3.9, 8.3.10, 8.6.3.8, and 8.6.3.9, Policies 8.4.2, 8.6.4.1, and 8.6.4.8.

[2] Objectives 8.3.6 and 8.6.3.6, Policies 8.4.5, 8.6.4.7, 8.6.4.8 and 8.6.4.9.

[3] Objectives 8.3.7 and 8.6.3.3, Policies 8.4.4 and 8.6.4.4.

[4] Objectives 8.3.3 and 8.6.3.7, Policies 8.4.7, 8.4.8, 8.6.4.2, and 8.6.4.3.

proposed shed is a functional rural building with a floor area of 200m². Its design and scale are consistent with rural production activities and similar to other sheds commonly found in this zone. The shed will not introduce an unusual or discordant element into the landscape, as such structures are commonplace and anticipated within the Rural Production Zone.

Regarding the provisions that seek to avoid conflicts between land use activities, the shed is entirely compatible with other activities in the Rural Production Zone. The site is located amongst other rural residential, residential and horticultural properties. Therefore, no adverse reverse sensitivity effects are anticipated.

Regarding the provisions that seek to maintain and enhance amenity values, it is not considered that a 200m² shed would have significant effects over and above the possible permitted baseline scenario described in section 4.2 of this report. Therefore, the effects of the proposal relative to the permitted baseline are assessed to be less than minor overall. In addition, it is also assessed that the subject site at 51B Orangewood Road is already developed with a dwelling, a secondary dwelling, and an existing shed. The proposed shed will be located within a large, grassed area between these existing structures, forming part of an established cluster of rural buildings.

Regarding the provisions that seek to avoid, remedy or mitigate adverse effects associated with servicing and access, the proposed lots are capable of being serviced on-site in accordance with the recommendations of the Haigh Workman report. Access arrangemennts will not be altered as part of the development, apart from the construction of a new parking and manoeuvring area. As confirmed earlier in this report, these arrangements will not result in any effects on the surrounding environment.

Conclusion

Overall, the proposal is consistent with the objectives and policies of the OFNDP.

5.3 PFNDP objectives and policies assessment

Context

The PFNDP was publicly notified on 27 July 2022. The submission period closed on 21 October 2022, the further submission period closed on 4 September 2023, and the hearings are in progress. In accordance with s86B(3) of the RMA, the rules that would ordinarily apply to this proposal do not currently have legal effect. Nevertheless, an assessment to determine the activity status that this proposal would have under the PFNDP provisions has been made in Section 1.4 of this report. While the majority of the rules do not have legal effect, the objectives and policies are a relevant consideration under s104(1)(b)(vi) of the RMA.

Weighting

With regards to weighting, the hearings for the PFNDP have closed, although the Commissioners' recommendations are yet to be released and are still subject to the Council decision and the appeal process. It is also understood that several submissions have sought changes to the Horticulture Zone provisions, meaning that the exact nature of the zoning is still unclear. Little to no weight should therefore be applied to the PFNDP when considering the application. Nonetheless, an assessment of the objectives and policies is provided below for completeness.

Assessment

The site is proposed to be rezoned Horticulture under the PFNDP. Generally, the objectives and policies of the Horticulture Zone aim to protect the horticultural areas around Kerikeri/Waipapa for the benefit of current and future generations[5]. The provisions also seek to manage the effects of development in the Horticultural Zone to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities[6].

[5] HZ-O1, O3, P2, P5 and P7.

[6] HZ-O2, P4 and P7.

In this case, as described in section 5.2 above, the proposed shed is a functional rural building with a floor area of 200m². Its design and scale are consistent with rural production activities and similar to other sheds commonly found in this zone. The shed will not introduce an unusual or discordant element into the landscape, as such structures are commonplace and anticipated within the Rural Production Zone.

For the above reasons, the proposed shed is considered to be consistent with the objectives and policies of the RPZ Chapter of the PFNDP.

5.4 NES-SC

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES-SC. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

A review of aerial photographs and the Northland Regional Council 'selected land-use sites' database was undertaken, which confirmed that no HAIL activities are present or have ever taken place on the subject 'piece of land' - refer to the map attached in **Appendix 5**. Accordingly, the NES-SC does not apply to this application.

5.5 Part 2 Assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.[7] In this case, there is no invalidity, incomplete coverage, or uncertainty amongst the various documents. In that regard, no assessment of the application is required under Part 2. However, for completeness, the proposal accords with the purpose of the RMA for the following reasons:

[7] *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

1. The proposal is consistent with the existing amenity values and character associated with the site and the surrounding environment.
2. The proposal will not increase the risk of natural hazards.
3. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

6. NOTIFICATION

6.1 Public notification

Pursuant to s95A of the RMA, Section 5 of this report concludes that any adverse effects associated with the proposal will be no more than minor. Furthermore, there are no special circumstances associated with the application, the applicant has not requested notification, and there is no rule or national environmental standard that requires notification of this application. Consequently, public notification is not necessary.

6.2 Limited notification

Pursuant to s95B and having considered the requirements of s95E-G of the RMA, Section 5 of this report confirms that the adverse effects associated with this proposal on adjacent parties will be less than minor. Consequently, limited notification is not necessary.

6.3 Notification conclusion

Having considered the above, the proposal can proceed on a non-notified basis.

7. CONCLUSION

This application has been prepared for John Kristin Lawrence in support of an application to construct a new 200m² shed at 51B Orangewood Road breaching building and impervious surface limits set by the District Plan. The proposed building is shown on the Neo Studio plans attached in **Appendix 1**.

The environment effects associated with the proposal have been assessed in Section 5 of this report and have been determined to be less than minor. Consequently, appropriate regard has been given to s104(1)(a) of the RMA.

The proposal is consistent with the relevant objectives and policies of the Rural Environment Chapters of the OFNDP. It is also consistent with the objectives and policies of the RPZ Chapter in the PFNDP. Section 5.4 of this report confirms that the NES-SC regulations are not relevant. Accordingly, appropriate regard has been given to s104(1)(b)(i) and s104(1)(b)(vi) of the RMA.

Having regard to the relevant matters in s104(1) and s104B of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

BUILDING PLANS [NEO STUDIO]

NEW SHED FOR LAWRENCE

For SmartSteel Buildings LTD

51B Orangewood Road, Kerikeri 2025

Lot 3 DP 145057

(SITE PLAN ONLY DRAWINGS. REFER TO SMARTSTEEL DRAWINGS FOR ALL OTHER WORKS)

NEO ARCHITECTURE STUDIO

SMARTSTEEL™ BUILDINGS

JOB NO:	2500-9
ISSUE:	CONCEPT
DATE:	17/11/2025

SITE NOTES

LEGAL DESCRIPTION
LOT 3
DP 145057

AREA 5,593m²

51B Orangewood Road
Kerikeri 2025

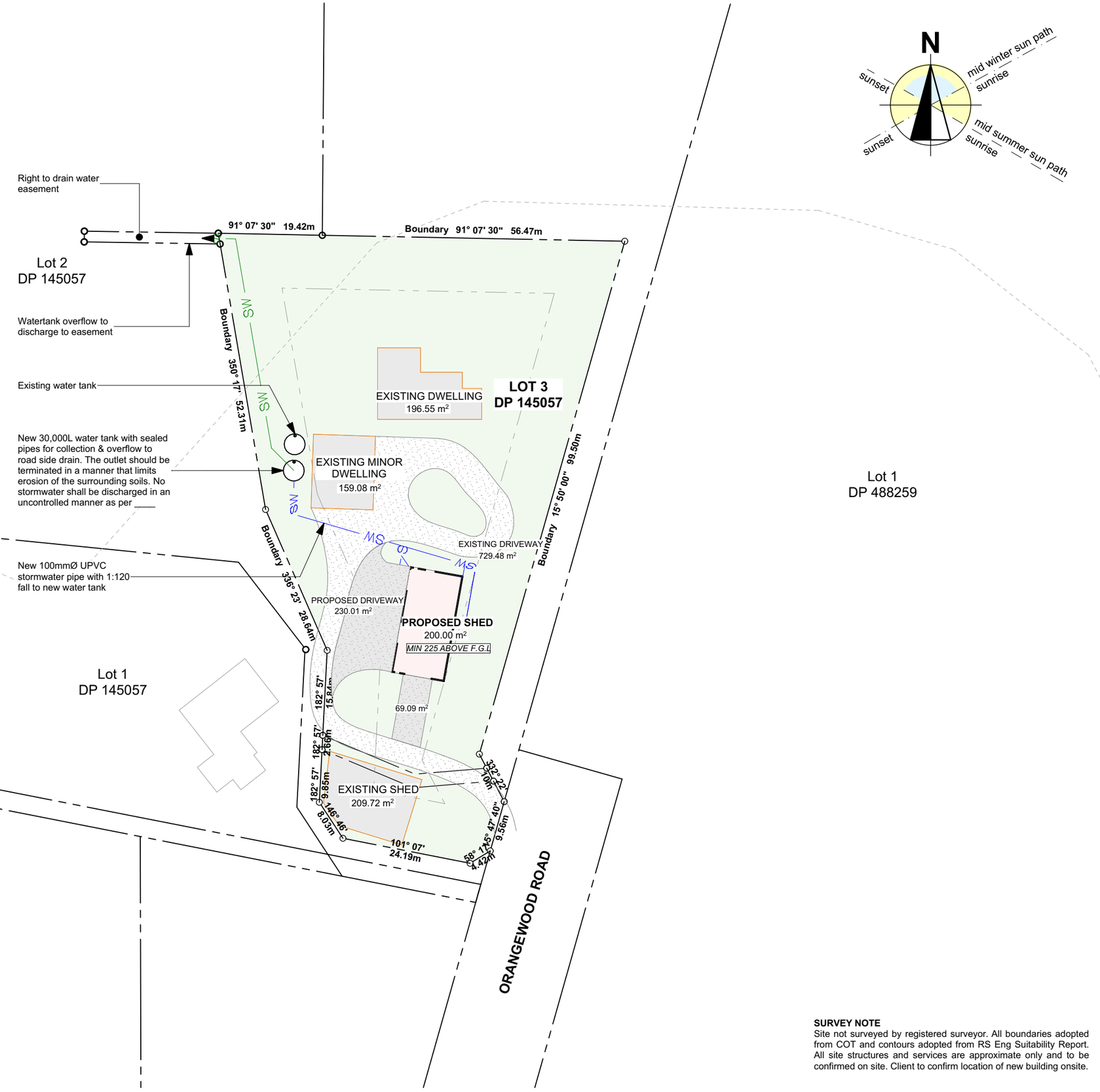
WIND ZONE	Very High (Branz Maps)
DURABILITY ZONE	C
EARTHQUAKE ZONE	1
CLIMATE ZONE	1
WIND REGION	A
LEE ZONE	NO
SNOW LOAD	NO
RAINFALL INTENSITY	80-90
TA ZONE	FNDC - Rural Production Zone
MAX BUILDING HEIGHT	12m

BUILDING COVERAGE

EXISTING DWELLING	= 196.55m²
EXISTING MINOR DWELLING	= 159.08m²
EXISTING SHED	= 209.72m²
TOTAL EXISTING COVERAGE	= 565.35m² (10.1%)
PROPOSED SHED	= 200.00m²
TOTAL BUILDING COVERAGE	**= 765.35m² (13.7%)**
MAX BUILDING COVERAGE	= 669.12m² (12.5%)

IMPERMEABLE AREA

EXISTING BUILDING COVERAGE	= 565.35m²
EXISTING DRIVEWAY	= 729.48m²
TOTAL EXISTING IMPERMEABLE	= 1,294.83m² (23.2%)
PROPOSED SHED	= 200.00m²
PROPOSED DRIVEWAY	= 299.10m²
TOTAL IMPERMEABLE	**= 1,793.93m² (32.1%)**
MAX IMPERMEABLE	= 838.95m² (15%)



NOTES

- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by Neo Architecture Studio with this confirmation.
- Ensure final building platform & finished ground have an even fall away from building.
- All rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011.
- Contractor to confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure building position is correct. Client to confirm building location on site once building is set out prior to construction.
- Contractor to locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works
- Bedding & backfill for drainage pipes to comply with fig.13 of clause E1/AS1. sediment control to comply with whangarei district council ees (environmental engineering standards) 2010. Sediment and runoff control shall be designed and installed by a licensed building practitioner prior to, or during the siteworks for the project.
- All downlights to be CA or IC rated to comply with nzbc clause C/AS1. provide lights to entry to comply with NZBC clause G8/AS1.
- Electrician to confirm with owner positions of electrical fittings on site. All work to comply with NZBC G9AS1 & electrical safety regulations electrician to provide electrical certificate of compliance & electrical safety certificate on completion of works
- Allow for all scaffolding & safety equipment required for construction to comply with department of labour NZ health & safety & work safe regulations
- Allow to safely fence off work area from the public during construction period to comply with NZBC F5. Fence entire site or if work-site is not completely enclosed, hazards must be covered or fenced when workers are absent from the immediate vicinity

SURVEY NOTE
Site not surveyed by registered surveyor. All boundaries adopted from COT and contours adopted from RS Eng Suitability Report. All site structures and services are approximate only and to be confirmed on site. Client to confirm location of new building onsite.

NEO ARCHITECTURE STUDIO
CONTACT
P 021 182 0261
E admin@neoas.co.nz
W www.neoas.co.nz

CLIENT
SMARTSTEEL BUILDINGS

PROJECT
NEW SHED FOR LAWRENCE
51B Orangewood Road, Kerikeri 2025

NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - DO NOT SCALE PLANS
ALL BUILDING WORK IS TO BE CARRIED OUT AS PER BEST PRACTICE FOR ALL TRADES
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BC DOCUMENTATION
IF IN ANY DOUBT OVER BUILDING WORK CHECK WITH DESIGNER

CONCEPT
For consultation only. Destroy all drawings once BC drawings are issued, not for construction.

DESIGNER NEO ARCHITECTURE STUDIO LTD

SHEET TITLE
SITE PLAN

DATE	SCALE @ A3
17/11/2025	1:750

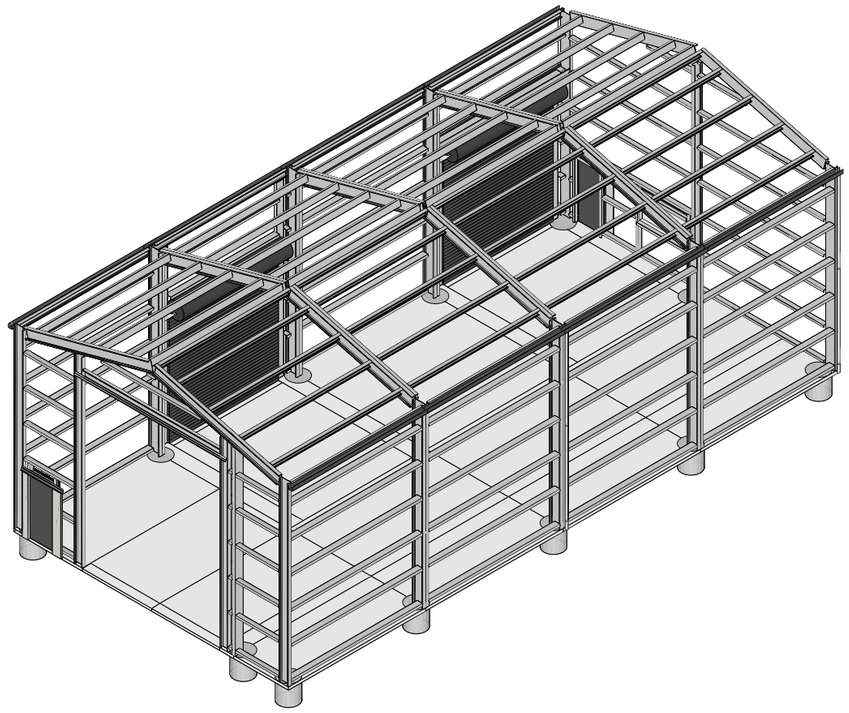
JOB NUMBER	ISSUE	SHEET NO
2500-9	CD.03	1.1

KIRK ROBERTS CONSULTING

SMARTSTEEL BUILDINGS SHED

Development of 51B Orangewood Road,
Kerikeri, Northland

SC018- 2530059
BUILDING CONSENT



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GENERAL

1. MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE. THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS, INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
2. THE DRAWINGS SHOW THE DESIGN INTENT. SHOP DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT, NIBS, REBATES, SETDOWNS AND THE LIKE. ALL DISCREPANCIES SHALL BE REFERRED TO THE PRINCIPAL, CONSULTANT OR THE ENGINEER BEFORE PROCEEDING WITH WORK.
4. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.
5. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURE NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
6. IF DURING CONSTRUCTION ANY PART OF THE WORKS SHOW SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO SHALL INVESTIGATE AND ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY.

CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZS 3109.
3. NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER.
4. ALLOW FOR ALL CAST-IN CLEATS, HOLDING DOWN BOLTS AND THE LIKE.

REINFORCEMENT

1. REINFORCEMENT SHALL BE NEW ZEALAND MANUFACTURED TO AS/NZS4671.
   ALL REINFORCEMENT TO BE DUCTILE CLASS E. WIRE MESH SHALL BE IN ACCORDANCE WITH NZS 3422, TO A MIN GRADE 500MPa. THE INTERNAL RADIUS OF BENDS SHALL BE AS LIMITED BY AS/NZS3350.2.9
2. TYPICAL BAR DESIGNATIONS ARE AS FOLLOWS:-
   2-D12-250 (EF)
   DENOTES 2 No GRADE 300E DEFORMED Ø12 BARS AT 250 CENTRES IN EACH FACE
   2-H12-250 (EF)
   DENOTES 2 No GRADE 500E DEFORMED Ø12 BARS AT 250 CENTRES IN EACH FACE
   2-R10-200
   DENOTES 2 No GRADE 300E PLAIN ROUND Ø10 TIES AT 200 CENTRES.
3. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
4. **UNSPECIFIED BAR LAPS** WHERE LAPS ARE NOT SPECIFICALLY SHOWN BARS MAY BE LAPPED AT RANDOM IN A STAGGERED PATTERN. BARS SHALL BE 3.0m MINIMUM LENGTH, BUT WHERE ACCURATE PLACING IS CRITICAL BARS LONGER THAN 3.0m MAY INCORPORATE ONE LAP COMPLYING WITH THE ABOVE TABLES.
5. SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS OR OTHER APPROVED METHODS.

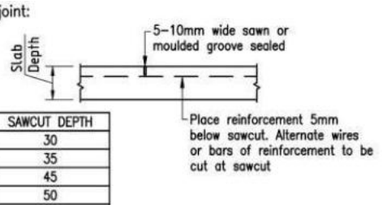
STEELWORK

1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 3404 WELDING SHALL COMPLY WITH AS 1554.1 IN CONJUNCTION WITH NZS 3404 APPENDIX D.
2. BOLTS SHALL GENERALLY BE TIGHTENED SNUGFIT (S) (UNLESS OTHERWISE STATED) TO AS/NZS 1252: 1996. BOLTS TO BE Gr 8.8 HIGH STRENGTH BOLTS (UNLESS OTHERWISE STATED) TO AS/NZS1252: 1996 FULLY TENSIONED IN ACCORDANCE WITH NZS 3404.
3. WELDS TO BE CONTINUOUS SINGLE BEVEL, BUTT OR 5mm CONTINUOUS FILLET WELDS (6mm FOR MANUAL WELDS) AS APPROPRIATE UNLESS NOTED OTHERWISE.
4. HOLDING DOWN BOLTS AND CAST-IN ITEMS SHALL BE SET ACCURATELY BY TEMPLATE FOR POSITION, PLUMB AND LEVEL BEFORE CONCRETING.
5. BASEPLATES SHALL BEAR DIRECTLY ON 10 NOMINAL THICKNESS DRYPACK MORTAR UNLESS NOTED.
6. WASHERS, TAPERED WHERE NECESSARY, ARE TO BE USED UNDER BOLT HEADS AND NUTS.
7. HOLLOW SECTION MEMBERS SHALL BE CAPPED AND ALL JOINTS SEALED.
8. FOR HOT DIP GALVANISED ITEMS ALLOW FOR TOLERANCE, VENT HOLES ETC. VENT HOLES SHALL BE SEALED AFTER GALVANISING.
9. UNLESS OTHERWISE SPECIFIED ALL STEELWORK SHALL BE PAINTED WITH ONE COAT OF AN APPROVED ZINC PHOSPHATE PRIMER IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. PREPARATION OF THE STEEL SURFACE FOR PAINTING SHALL BE IN ACCORDANCE WITH BS 7079, PART A1, CONDITION S12 UNLESS NOTED OTHERWISE IN THE MANUFACTURERS RECOMMENDATIONS. DO NOT PAINT STEELWORK TO BE ENCASED IN CONCRETE OR SURFACES FORMING PART OF A TENSIONED BOLTED CONNECTION.

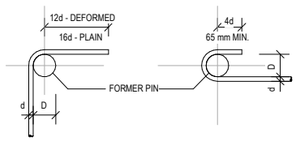
CONSTRUCTION

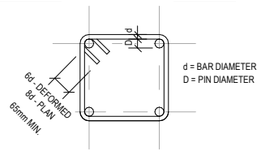
1. UNLESS NOTED BELOW, THIS BUILDING IS OF STANDARD CONSTRUCTION METHODOLOGY AND AS SUCH, A COMPETENT CONTRACTOR SHOULD BE CAPABLE OF ITS CONSTRUCTION.

Sawcut joint:



SLAB DEPTH	SAWCUT DEPTH
100	30
125	35
150	45
175	50
200	60





STANDARD STIRRUP OR TIE

MINIMUM FORM PIN DIAMETER Ø (mm)				
BAR DIAMETER	STIRRUPS & TIE (300 OR 500 GRADE)		ALL OTHER BARS (300 OR 500 GRADE)	
	PLAIN	DEFORMED	PLAIN	DEFORMED
6	12	24	30	30
8	16	32	40	40
10	20	40	50	50
12	24	48	60	60
16	32	64	80	80
20	40	80	100	100
25	75	150	150	150
32	96	192	192	192

NOTE:
WHERE DEFORMED BARS ARE GALVANIZED BEFORE OR AFTER BENDING, THE MINIMUM BEND DIAMETER SHALL BE:
I) 5D FOR BAR DIAMETERS OF 16mm OR LESS
II) 8D FOR BAR DIAMETERS OF 20mm OR GREATER

UNLESS SPECIFIED OTHERWISE, MINIMUM SPLICE LAP LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS:

SPLICE LAP LENGTH FOR DEFORMED REINFORCING STEEL (mm)								
BAR DIAMETER	CONCRETE				BLOCKWORK			
	GRADE 300		GRADE 500		GRADE 300		GRADE 500	
	R	D	HR	H	R	D	HR	H
10	900	450	1500	750	1150	575	1900	950
12	1100	550	1800	900	1350	675	2300	1150
16	1400	700	2400	1200	1800	900	3000	1500
20	1800	900	3000	1500	2300	1150	3800	1900
25	2200	1100	3700	1850	2900	1450	4700	2350
32	2800	1400	4700	2350	3600	1800	6000	3000

NOTE
- Our shed design is predicated on the assumption that the roller door can withstand the ULS loading and does not account for internal pressures, based on the understanding that the roller doors will be closed during a ULS wind event.
- The structural design of the roller door lies outside our scope of professional responsibility.
- Failure of the roller door could lead to the failure of the shed structure due to increased internal pressures resulting from the breach.

Loading on Roller Doors:
Wind ULS = 0.9kPa
Wind SLS = 0.8kPa

KIRK ROBERTS CONSULTING

Kirk Roberts Consulting Ltd confirms that the Structural Engineering details required by our calculations are included on this drawing and covers NZBC B1-Structures only and we exclude any Architectural or weathertight details.
Date: 04/11/2025

WELDS, STEEL GRADE, BOLTS AND CONCRETE STRENGTH:

1. UNLESS OTHERWISE SPECIFIED,
   ALL FILLET WELDS (FWAR) TO BE GP CLASS WELDS
   ALL BUTT WELDS (FPBW) TO BE SP CLASS WELDS
2. ALL STEEL PLATE TO BE GRADE 300 UNLESS OTHERWISE SPECIFIED
3. ALL BOLTS TO BE GRADE 8.8S UNLESS OTHERWISE SPECIFIED
4. TYPICAL COMPRESSIVE STRENGTHS OF CONCRETE:

   SITE CONCRETE (BLINDING) **= 17.5 MPa**
   FOOTINGS AND SLABS **= 25 MPa**
   BLOCK GROUTFILL **= 20 MPa**

EARTHWORKS SPECIFICATION FOR SUBGRADE PREPARATION SUBGRADE PROTECTION AND FILL MATERIAL:

1. SCOPE:
   THIS SPECIFICATION SETS OUT THE REQUIREMENTS FOR EARTH FILL, WHICH EXPERIENCE HAS SHOWN, PRODUCES FILLS OF SATISFACTORY STABILITY. REFERENCE HAS BEEN MADE TO NZS 4431:1989 "CODE OF PRACTICES FOR EARTH FILL FOR RESIDENTIAL DEVELOPMENT".
2. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, SUBGRADE PROTECTION AND FILL COMPACTION. THE SUBGRADE AND FILL COMPACTION SHOULD BE INSPECTED BY GEOTECHNICAL ENGINEER TO CONFIRM THE GROUND CONDITIONS ALIGN WITH THE GEOTECHNICAL INTERPRETATIVE REPORT.

ABBREVIATIONS USED:

R#	ROUND BAR (300MPa); # DENOTES BAR DIAMETER
D#	DEFORMED BAR (300MPa); # DENOTES BAR DIAMETER
H#	DEFORMED BAR (500MPa); # DENOTES BAR DIAMETER
HR#	ROUND BAR (500MPa); # DENOTES BAR DIAMETER
EW	EACH-WAY
EF	EACH FACE
T&B	TOP AND BOTTOM
N.T.S	NOT TO SCALE
#FWAR	FILLET WELD ALL-ROUND; # DENOTES WELD DEPTH
FSBW	FULL STRENGTH BUTT WELD
CGL	CLEARED GROUND LEVEL
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
SS	STAINLESS STEEL
AR	ALL AROUND
C.O.S.	CONFIRM ON SITE
FL	FLOOR LEVEL
GL	GROUND LEVEL
DPM	DAMP PROOF MEMBRANE
IL	INVERT LEVEL

COLD FORM STEEL

1. THE STEEL SHOP DRAWING SHALL BE READ IN CONJUNCTION WITH STRUCTURAL SPECIFICATION AND DRAWINGS.
2. ALL DIMENSIONS RELEVANT TO SITE SET OUT AND FABRICATION SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING CONSTRUCTION OR FABRICATION.
3. COLD FORMED STEEL WORK TO BE IN ACCORDANCE WITH AS/NZS 4600:2018 AND NASH STANDARD.
4. MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE, CURRENT EDITIONS OF ANY RELEVANT NEW ZEALAND STANDARDS, INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS, EXCEPT WHERE VARIED BY CONTRACTOR DOCUMENTATION.
5. STEEL MATERIAL NOTE:
   THE MINIMUM REQUIREMENTS FOR FRAMING IN DRY INTERNAL ENVIRONMENTS THAT SHOULD BE APPLIED ARE AS FOLLOWS:
   - GALVANIZED 275g/m2 (Z275)
   - ALUMINUM/ZINC 150g/m2 (AZ150)
6. SCREWS:
   SCREWS SHALL CONFORM TO AS 3566.2 WITH A MINIMUM OF CLASS 3. INTERNAL LINING SCREWS SHALL HAVE A MINIMUM YELLOW ZINC COATING OF 3-5MICRON.

CONCRETE NOTES:

1. *All construction detailing shall comply with NZS 3604:2011, unless modified within the structural drawings.*
2. *Ground conditions will be verified on-site by a qualified engineer, in accordance with relevant geotechnical recommendations, prior to critical construction phases.*
3. *Consolidate the base of all excavations for foundations by compacting plate, rollers or other appropriate methods*
4. *Any fill material shall be fit for purpose, placed and compacted in layers of no greater than 150mm to a maximum fill depth of 600mm*
5. *All concrete and workmanship shall comply with, NZS 3109 concrete construction.*
6. *Concrete shall have a minimum 28 day strength of 20MPa unless the site is within a seaspray zone where 25MPa concrete strength shall be adopted. Higher strength concrete may be required for industrial and commercial use buildings, refer to the engineer.*
7. *Reinforcing bars are denoted by the following:-*
   -D - grade 300E, Deformed bar
   -H - grade 500E, Deformed bar
   -R - grade 300E, Plain bar
   -HR -grade 500E, Plain bar
8. *Reinforcing cover shall be as follows:*
   - *Concrete Cast against natural ground - 75mm*
   - *Concrete Cast against formwork in ground or against DPM - 50mm*
   - *Internal cover for bars & mesh*
     - *T = 100mm, provide 30mm cover*
     - *T = 125mm, provide 50mm cover*
     - *T = 150mm, provide 55mm cover*
     - *T = 200mm, provide 75mm cover*
9. *Reinforcing and mesh shall be supported on plastic 'chairs' or 'spacers' to maintain the required cover.*
10. *Slabs shall be reinforced using 500e mesh as follows:*
    - *100mm Slabs - 2.27kg/m² - SE62 mesh or equivalent*
    - *125mm Slabs - 2.50kg/m² - SE72 mesh or equivalent*
    - *150mm Slabs - 3.21kg/m² - SE82 mesh or equivalent*
11. *DPM shall consist of a single layer of polyethylene not less than 0.25mm thick. Lap joints shall be not less than 150mm wide, sealed with pressure sensitive plastic tape not less than 50mm wide*
12. *Floors shall have a minimum slab thickness of 100mm*
13. *Curing of the concrete slab must take place immediately after finishing the slab by ponding or continuous sprinkling of water for a minimum period of 7days. Buildings may be constructed on the slab within 7 days with due care not to overtighten fixing anchors.*
14. *Shrinkage control joints, free joints, construction joints and saw cuts shall be located as shown on the drawings.*
15. *Sawcuts are to coincide with major changes of plan and placed at a maximimum spacing of 5m. Sawcuts shall be placed to create slab panels with length:width ratios of no greater than 2:1. Sawcuts are to be made no later than 24 hours following the slab pour. Sawcuts shall be 5mm wide x 0.25 slab thickness unless noted otherwise.*
16. *A free joint (or use of a propriety dowel joint system) shall be provided at a maximum of 24m spacing.*
17. *Slab thickness and mesh size refer to foundation plan Slab to be founded on DPM, 25mm sand blinding and 100mm of compacted GAP40 hardfill under slab unless noted otherwise by the Geotechnical Engineer*

KIRK ROBERTS CONSULTING
KIRKROBERTS.CO.NZ
Auckland | Tauranga | Christchurch

NOTES:

KIRK ROBERTS DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS
SHOP DRAWINGS ARE TO BE PROVIDED FOR ALL PRECAST PANELS AND STRUCTURAL STEELWORK FOR REVIEW PRIOR TO FABRICATION
KIRK ROBERTS TAKES NO RESPONSIBILITY FOR THE SETOUT AND DIMENSIONS WHEN SHOP DRAWINGS HAVE NOT BEEN PROVIDED
ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER PROJECT DOCUMENTATION, ANY DISCREPANCIES SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION OR FABRICATION

CONTRACTOR TO VERIFY:
ALL STRUCTURAL DRAWINGS ARE THE LATEST CONSTRUCTION ISSUE
ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK

No.	Date	Revision	By
1	4.11.2025	BUILDING CONSENT	SR

PROJECT
SMARTSTEEL BUILDINGS SHED

51B Orangewood Road
Kerikeri, Northland

IMPORTANCE LEVEL 1 SHED

CLIENT
SMARTSTEEL BUILDINGS

TITLE
STANDARD DETAILS

REVIEWED BY TE
DESIGNED BY SR
DRAWN BY SR

SCALE N.T.S
JOB NO. SC018- 2530059

DRAWING NO. S0.01
REV. 1

APPENDIX 2

STORMWATER REPORT [HAIGH WORKMAN]

Stormwater Management Report

51b Orangewood Road, Kerikeri
(Lot 3 DP 145057 Blk VII Kerikeri SD)

Kris Lawrence

Haigh Workman reference: 25 194

Rev A

17 December 2025

Revision History

Revision №	Issued By	Description	Date
A	Aaron Thorburn	First Issue	17 December 2025

Prepared By	Reviewed By	Approved By
Aaron Thorburn	**Tom Adcock**	**John Papesch**
Senior Environmental Advisor	Senior Civil Engineer	Senior Civil Engineer / Director
BAppSc (Env), CEnvP	*BEng (Civil), CMEngNZ*	*BE (Civil), CMEngNZ, CPEng*

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APPENDICES

Executive Summary

Haigh Workman Limited was commissioned by Kris Lawrence (the client) to undertake a stormwater management report for the construction of a new shed at 51b Orangewood Road, Kerikeri.

The property is legally described as Lot 3 DP 145057 Blk VII Kerikeri SD and has a total area of 5,593 m^2. The property is developed with an existing dwelling and garage to the north and a large shed located to the south. The remainder of the property comprises a mixture of gardens, lawn, mature trees and shrubs with an unsealed driveway and hardstand areas.

The client intends to construct a new shed in the middle of the property within a large grassed area. The proposed development is shown on Neo Architecture Studios Concept Plan appended.

Total impermeable surfaces following the proposed development are estimated as 1,818 m^2 or 32.5% of the property area. This exceeds the Controlled Activity threshold of 20% resulting in the activity being Discretionary.

The proposed development results in an increase in runoff of 4.7 litres per second over the existing consented impermeable surfaces. Stormwater attenuation has been designed with a target of no more than 10% Annual Exceedance Probability runoff to pre-development levels, as per Far North District Council Engineering Standards 2023.

1 Introduction

Haigh Workman Limited (Haigh Workman) was commissioned by Kris Lawrence (the client) to undertake a stormwater management report for the proposed construction of a new shed at 51b Orangewood Road, Kerikeri (the 'Site').

The property is legally described as Lot 3 DP 145057 Blk VII Kerikeri SD and has a total area of 5,593 m^2. The site is developed with an existing dwelling and garage to the north and a large shed located to the south. The remainder of the property comprises a mixture of gardens, lawn, mature trees and shrubs with an unsealed driveway and hardstand areas.

1.1 Objective and Scope

The scope of this report is an assessment of impermeable surfaces, stormwater management and recommend mitigation measures for the proposed development.

1.2 Applicability

This report has been prepared for our client with respect to the particular brief given to us. This report is to be used by our client and their appointed consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Limited.

All distances and measurements of the proposed re-development have been provided to Haigh Workman by the architects (Neo Architecture Studio). If the design differs from the conceptual brief, the reliability of this report will need to be revisited.

2 Site Description

2.1 Site Identification

Site Address:	51b Orangewood Road, Kerikeri
Legal Description:	Lot 3 DP 145057 Blk VII Kerikeri SD
Site Area:	5,593 m^2

The site is located in a rural setting approximately 3.2 km northeast of Waipapa. The proposed development site is located on near level ground with a gradual slope to the north.

Under the FNDC Operative District Plan the Site is zoned as *'Rural Production'*.

The Site Location Plan is shown below in Figure 1 and is provided in **Appendix A**.

Figure 1 – Site Location (Source: Google Earth Pro Webmaps)

2.2 Consented Development

The site has approved building consents as detailed below. Extracts of these building consents are provided in **Appendix C**.

- February 1978 (BC-8157174) – Implement Shed,
- April 1979 (BC-9073347) – Dwelling,
- February 1980 (BC-1063639) – Implement Shed (referred in report as secondary dwelling), and
- June 1982 (BC-2036597) – Garage / Carport and additions to existing Implement Shed (BC-1063639).

2.3 Proposed Development

We understand the client intends to develop the site with the construction of a shed to be located on a large lawned area between the existing dwelling to the north and the existing shed at the southern end of the property.

The proposed concept plan prepared by Neo Architecture Studio (dated 17 November 2025) is provided in **Appendix A**.

3 Environmental Setting

Published environmental data relating to the site has been reviewed. A summary of relevant information is provided below.

3.1 Hydrology and Flooding

The site is not marked as being within a river flood hazard zone area. It is also not listed in the flood susceptibility zone on the Northland Regional Council (NRC) GIS databases.

A summary of available information pertaining to hydrology and hydrogeology sourced from District and Regional Council GIS databases is presented below in Table 1.

Table 1 – Surface Water Features & Flooding

	Presence / Location	Comments
Surface Water Features (Ponds, Lakes, etc.)	A pond is located on the neighbouring property to the west of the site.	The pond is approx. 20 m west of the site boundary.
Watercourses (within 500m)	The Kapiro Stream is located approx. 300 m to the northwest of the site.	-
Flood Risk Status	None recorded on GIS databases	The site is not within a mapped NRC flood hazard zone.
Flood Susceptibility	None recorded on GIS databases	The site is not within a mapped NRC flood susceptible land zone.

3.2 Published Geology

The site geology was investigated and reported under Haigh Workman Geotechnical Investigation Report Ref. 25 194.

Reference is made to the New Zealand Land Inventory Maps NZMS 290 Sheet P04 / 05 Soil map of the Whangaroa – Kaikohe area. This map indicates that the site is underlain by '*soils of the rolling and hill land; well to moderately drained Okaihau gravelly friable clay (OK).* The underlying material weathers to a *'soft red brown or dark grey brown clay to depths of 20 m with may rounded corestones'*.

4 Stormwater Management

4.1 Regulatory Framework

4.1.1 FNDC Operative District Plan – Chapter 8 Rural Environment (Rural Production)

The site is within the *'Rural Production'* zone. The relevant stormwater management / impermeable surface rules are as follows:

Permitted Activity

8.6.5.1.3 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable services shall be 15%.

Controlled Activity

8.6.5.2.1 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable services shall be 20%.

4.1.2 NRC Proposed Regional Plan

Regional Plan for Northland Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions) the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

The Regional Plan permitted activity rule does not specifically require attenuation to pre-development levels, provided there is no increase in downstream flooding for the 10% AEP event.

4.2 FNDC Engineering Standards 2023

Reference is made to the FNDC Engineering Standards for design guidance.

Section 4.2.5. Discharge to Land:

Subject to the requirements of the NRC Regional Plans, discharge of stormwater from the development onto land is permitted provided that:

a. Flooding levels shall not be increased due to the development,

b. New outlets to any low-lying areas shall be provided or existing outlets retained,

c. Dispersal of concentrated flow from the development shall be designed to occur at the shortest practicable distance and before a concentrated overland discharge to a neighbouring property occurs, and

d. An acceptable rate of dispersed discharge from stormwater runoff at the boundary is < 2 litres/sec/m (e.g. flow can be managed via dispersal swale or trench).

Section 4.3.2. Increases to Impervious Surface:

Where any development increases impervious surface, the development shall be assessed in accordance with Section 4.1.2 Objectives and Section 4.1.3 Performance Standards to determine the requirements, if any, for water quality and quantity controls.

Design of new development or alteration to existing development, resulting in increased impervious surface shall also comply with the NRC Regional Plan.

Section 4.1.3 Performance Standards:

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

h. Development shall not increase peak discharge rates to receiving environment. An increase may be acceptable for large events where it is demonstrated that there are no adverse effects (including potential, future, or cumulative effects), on the environment or downstream properties as a result of the increase.

i. The stormwater system shall provide the required amount of treatment through the use of low impact design and sustainable solutions (See Sections 4.3.20 Soakage Devices and 4.3.21 Stormwater Treatment and Detention Devices.

Section 4.1.6 Managing Effects of Land Use on Receiving Environments

In the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate.

Table 4.1 Minimum Design Summary

Flood control (1% AEP event) – Detention required, limited post-development 1% AEP event flow rates to 80% of pre-development, where downstream flooding hazard has been identified and there is no Catchment Management Plan (CMP) or site-specific Stormwater Management Plan (SMP).

Flow attenuation (50% & 20% AEP events) - Limit the post-development 50% & 20% AEP event flow rates to 80% of pre-development, where there is no CMP or site-specific SMP. Typically, always required in the upper catchment and sometimes not where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

Design rainfall - Current rainfall (i.e. not climate change adjusted) shall be used for determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for determining post-development stormwater run-off flows and volumes for stormwater infrastructure design.

4.3 Impermeable Surfaces

Pre and post development impermeable surfaces are shown below in Table 2. Post development impermeable surfaces have been provided by Neo Architecture Studio by way of concept plan drawings. Concept plan drawings are provided in **Appendix A**.

Table 2 – Pre and Post Development Impermeable Surfaces

Component	Coverage (m^2)
Pre-Development (BC Consented) Surfaces	
Roof – existing dwelling	196.5
Roof – existing minor dwelling	159.1
Roof – existing shed	209.7
Driveway – Gravel	729.5
Total Impermeable Surfaces (Existing)	**1,294.8**
Site Area	5,593
% Impermeable surfaces (Existing)	**23.2%**
Proposed Surfaces	
Roof – proposed new shed	*200.0*
Driveway – Gravel (proposed)	*299.1*
Water tanks – 2 x 30,000 L	*24.2*
Roof – existing dwelling	196.5
Roof – existing minor dwelling	159.1
Roof – existing shed	209.7
Driveway – Gravel	729.5
Total Impermeable Surfaces (Proposed)	**1,818.1**
Site area	5,593
% Impermeable surfaces (proposed)	**32.5%**

**District Plan definition for impermeable surfaces does not include water tanks up to 20 m^2 area, slatted timber decks and pathways < 1 m wide.*

The existing driveway was not included in the impermeable surfaces as metalled surfaces were not added as an impermeable area at the time when previous building consents were sought. We have included the metalled driveway as part of the development consented surfaces.

The proposed development will result in impermeable surfaces of 32.5% which exceeds Controlled Activity threshold of 20%, making the activity Discretionary.

When considering a Discretionary Activity application, Council will have regard to the assessment criteria set out under Chapter 11 of the FNDC District Plan. See Section 4.7 below for assessment criteria.

4.4 Current Stormwater Management

The site naturally drains towards the north to northwest generally towards a pond to the west of the site. Concentrated run-off from the existing roof water collection tank is piped and flows to the pond via an existing easement. The pond is part of a natural watercourse that flows to the north discharging into the Kapiro Stream.

4.5 Effects on Runoff

The peak stormwater runoff for the pre and post scenarios were modelled with HydroCAD using a SCS TR-20 Type 1A storm profile with rainfall from HIRDs V4 for the 10% AEP historical rainfall provided below in Table 3 and Table 4. Runoff coefficients (CN) have been taken from FNDC Engineering Standards 2023 Table 4.3 for Type C low permeability soils.

Table 3 – Post Development Run-off (historical rainfall using HydroCAD)

Component	Area (m^2)	Runoff Coefficient (CN)	I_{10} (24hr rainfall) (mm)	Q (L/s)
Roof – proposed new shed	*200.0*	*98*	7.1	2.2
Driveway – Gravel (proposed)	*299.1*	*89*	7.1	2.9
Water Tanks – 2 x 30,000 L	*24.2*	*98*	7.1	0.3
Roof – existing dwelling	196.5	98	7.1	2.2
Roof – existing minor dwelling	159.1	98	7.1	1.8
Roof – existing shed	209.7	98	7.1	2.3
Driveway – Gravel (existing)	729.5	89	7.1	7.2
Grass (lawn)	3,775	74	7.1	24.3
Total	**5,593**			**43.3**

Table 4 – Pre Development (BC Consented) Run-off (historical rainfall using HydroCAD)

Component	Area (m^2)	Runoff Coefficient (CN)	I_{10} (24hr rainfall) (mm)	Q (L/s)	80% of pre-development
Roof – existing dwelling	196.5	98	7.1	2.2	1.8
Roof – existing minor dwelling	159.1	98	7.1	1.8	1.4
Roof – existing shed	209.7	98	7.1	2.3	1.9
Driveway – Gravel (existing)	729.5	89	7.1	7.2	5.8
Grass (lawn)	4,298	74	7.1	27.7*	27.7*
Total	**5,593**			**41.3**	**38.6**
Additional Runoff					**4.7**

** 80% of pre-development impermeable surfaces does not apply to grass areas*

Stormwater attenuation of 4.7 L/s is required to limit the 10% AEP runoff to 80% of the pre-development impermeable surfaces (38.6 L/s), as per FNDC Engineering Standards Section 4.1.6.

The pre-development areas have been provided by the concept plan provided by Neo Architecture Limited as well as from various building consents for all current existing structures on the site. The building consents and associated drawings are provided in **Appendix C**.

4.6 Proposed Stormwater System

Using a standard 30,000 L cylindrical tank with a diameter of 3.85 m fitted with a 22 mm outlet orifice at the base of the tank achieves 4.7 L/s attenuation thus reducing post development run-off to the pre-development

consented runoff (previous Building Consents appended). Stormwater attenuation is achieved using the roof water run-off from the existing dwelling and secondary dwelling as well as the new proposed shed via the existing water tank to the proposed 30,000 L attenuation tank. Maximum run-off using multiple roof collections is 4.7 + 1.5 = 6.2 L/s. Hence 4.7 L/s attenuation is the maximum that can be achieved and meets the 4.7 L/s (additional run-off) target.

Furthermore, the detention provided by the existing 30,000 L collection tank provides a significant contribution to stormwater attenuation when providing water supply for a domestic use. Refer Council Engineering Standards Section 4.3.21.2 Table 4.12. For a combined roof area of 555 m^2 a 30,000 L tank is estimated to achieve a reduction in attenuation volume of at least 20**%** . Runoff will be to the west via an easement to an existing pond, the collected water will continue to release over an extended period of time until the attenuation tank empties.

Table 4-12: Percentage Reduction of Required Attenuation Volume

Roof Area (m^2)	Reduction of required Attenuation Volume (%)					
	Rainwater Tank Size (litres)					
	200	1,000	3,000	4,500	9,000	25,000
150	20	35	45	45	50	50
200	20	25	35	35	35	40
250	10	20	30	30	35	35
300	10	15	20	20	25	25
500	5	10	10	10	15	20

The hydrograph below in Figure 2 shows inflow (from existing dwelling, secondary dwelling and proposed shed) reaching a maximum rate of 6.2 L/s at 7.94 hours and a maximum release rate of 1.5 L/s.

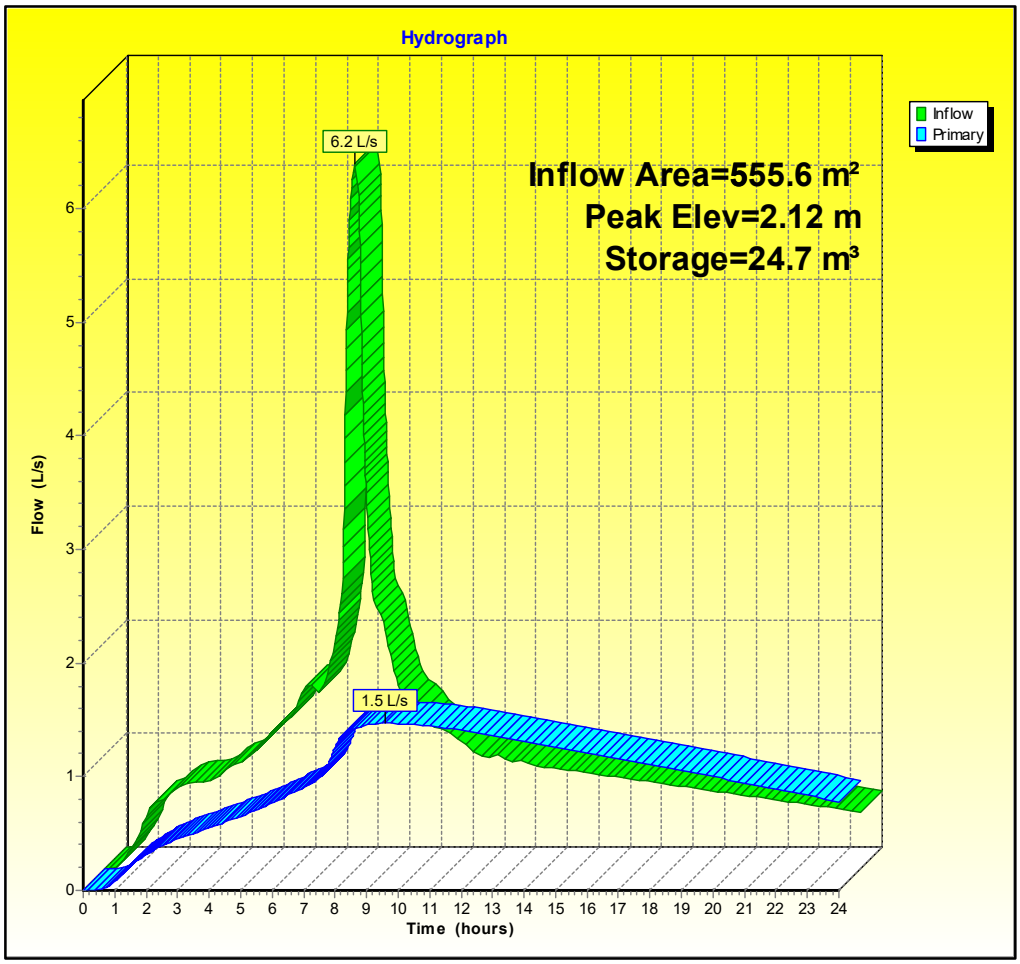


Figure 2 – Attenuation Tank Hydrograph

4.7 FNDC Assessment Criteria

The proposed stormwater management has been assessed against the Assessment Criteria in Section 11.3 of the FNDC District Plan as follows:

Criterion	Assessment
(a) The extent to which building site coverage and impermeable surfaces result and the provisions of any catchment or drainage plan for that catchment.	Attenuation back to 80% of pre-development has been provided. The proposed development is a discretionary activity
(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.	The site already has an existing water tank to capture roof water for domestic supply, this will provide some detention. The use of a stormwater attenuation tank and concentrated overflow disposed of to a collection basin to avoid erosion and nuisance.
(c) Any cumulative effects on total catchment impermeability.	The proposed development is relatively small in relation to the total catchment. The catchment is rural production land.

(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.	Drainage patterns or absorption properties of the soil will not be altered by the proposed development.
(e)	The physical qualities of the soil type.	The underlaying soil are described in Section 3.2.
(f)	Any adverse effects on the life supporting capacity of soils.	There will be an increase in impermeable surfaces due to development but no adverse effects on the life supporting capacity of soils in the remaining undeveloped parts of the site.
(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.	The location of the wastewater septic and disposal lines are known. Stormwater runoff will be discharged well away from the disposal field.
(h)	The extent to which paved, impermeable surfaces are necessary for the proposed activity.	Impermeable surfaces are required for the proposed development (see concept plan appended).
(i)	The extent to which landscaping may reduce adverse effects of run-off.	The development site is currently grassed. Additional landscaping is likely to be planted will further reduce adverse effects of runoff.
(j)	Any recognised standards promulgated by industry groups.	Stormwater attenuation design is to recognised engineering standards.
(k)	The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.	Stormwater attenuation has been designed for the proposed development.
(l)	The extent to which the proposal has considered and provided for climate change.	We have adopted HIRDs V4 historical rainfall estimates, not climate adjusted but using 80% of pre-development run-off, as per FNDC Engineering Standards Table 4.1.
(m)	The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Stormwater ponds are not proposed as they are not required for this site.

Appendix A – Drawings

Drawing No.	Title
25 194 / 1	Site Location Plan
2500-9	Proposed Concept Plan *(Neo Architecture Studio, dated 17 November 2025)*
25 194 / 2	Stormwater Management Plan
25 194 / 3	Stormwater Detention Storage

25 194 / 1 – Site Location Plan

SITE NOTES

LEGAL DESCRIPTION
LOT 3
DP 145057

AREA 5,593m²

51B Orangewood Road
Kerikeri 2025

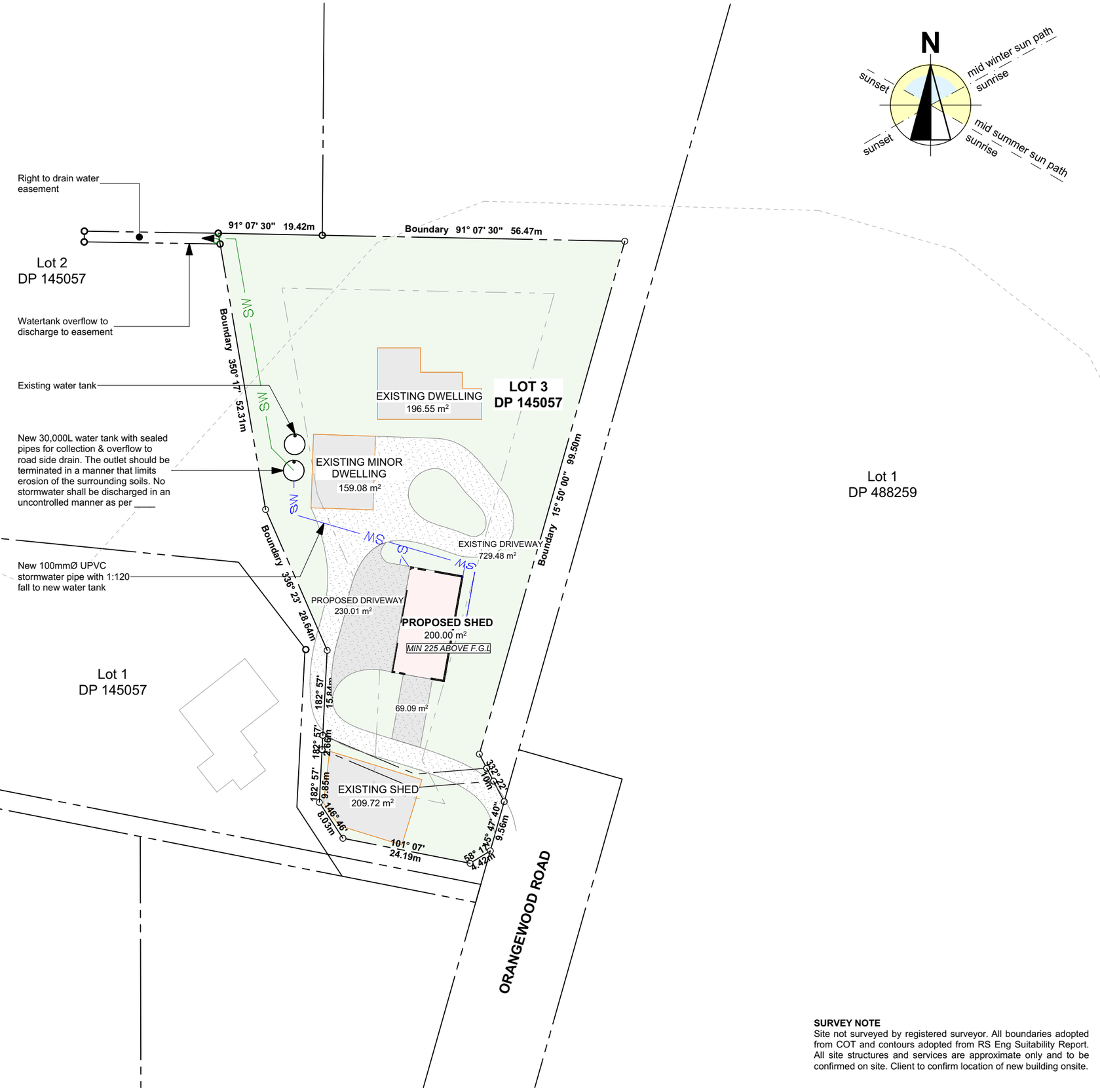
WIND ZONE	Very High (Branz Maps)
DURABILITY ZONE	C
EARTHQUAKE ZONE	1
CLIMATE ZONE	1
WIND REGION	A
LEE ZONE	NO
SNOW LOAD	NO
RAINFALL INTENSITY	80-90
TA ZONE	FNDC - Rural Production Zone
MAX BUILDING HEIGHT	12m

BUILDING COVERAGE

EXISTING DWELLING	= 196.55m²
EXISTING MINOR DWELLING	= 159.08m²
EXISTING SHED	= 209.72m²
TOTAL EXISTING COVERAGE	= 565.35m² (10.1%)
PROPOSED SHED	= 200.00m²
TOTAL BUILDING COVERAGE	**= 765.35m² (13.7%)**
MAX BUILDING COVERAGE	= 669.12m² (12.5%)

IMPERMEABLE AREA

EXISTING BUILDING COVERAGE	= 565.35m²
EXISTING DRIVEWAY	= 729.48m²
TOTAL EXISTING IMPERMEABLE	= 1,294.83m² (23.2%)
PROPOSED SHED	= 200.00m²
PROPOSED DRIVEWAY	= 299.10m²
TOTAL IMPERMEABLE	**= 1,793.93m² (32.1%)**
MAX IMPERMEABLE	= 838.95m² (15%)



NOTES

- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by Neo Architecture Studio with this confirmation.
- Ensure final building platform & finished ground have an even fall away from building.
- All rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011.
- Contractor to confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure building position is correct. Client to confirm building location on site once building is set out prior to construction.
- Contractor to locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works
- Bedding & backfill for drainage pipes to comply with fig.13 of clause E1/AS1. sediment control to comply with whangarei district council ees (environmental engineering standards) 2010. Sediment and runoff control shall be designed and installed by a licensed building practitioner prior to, or during the siteworks for the project.
- All downlights to be CA or IC rated to comply with nzbc clause C/AS1. provide lights to entry to comply with NZBC clause G8/AS1.
- Electrician to confirm with owner positions of electrical fittings on site. All work to comply with NZBC G9AS1 & electrical safety regulations electrician to provide electrical certificate of compliance & electrical safety certificate on completion of works
- Allow for all scaffolding & safety equipment required for construction to comply with department of labour NZ health & safety & work safe regulations
- Allow to safely fence off work area from the public during construction period to comply with NZBC F5. Fence entire site or if work-site is not completely enclosed, hazards must be covered or fenced when workers are absent from the immediate vicinity

SURVEY NOTE
Site not surveyed by registered surveyor. All boundaries adopted from COT and contours adopted from RS Eng Suitability Report. All site structures and services are approximate only and to be confirmed on site. Client to confirm location of new building onsite.

NEO ARCHITECTURE STUDIO
CONTACT
P 021 182 0261
E admin@neoas.co.nz
W www.neoas.co.nz

CLIENT
SMARTSTEEL BUILDINGS

PROJECT
NEW SHED FOR LAWRENCE
51B Orangewood Road, Kerikeri 2025

NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - DO NOT SCALE PLANS
ALL BUILDING WORK IS TO BE CARRIED OUT AS PER BEST PRACTICE FOR ALL TRADES
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BC DOCUMENTATION
IF IN ANY DOUBT OVER BUILDING WORK CHECK WITH DESIGNER

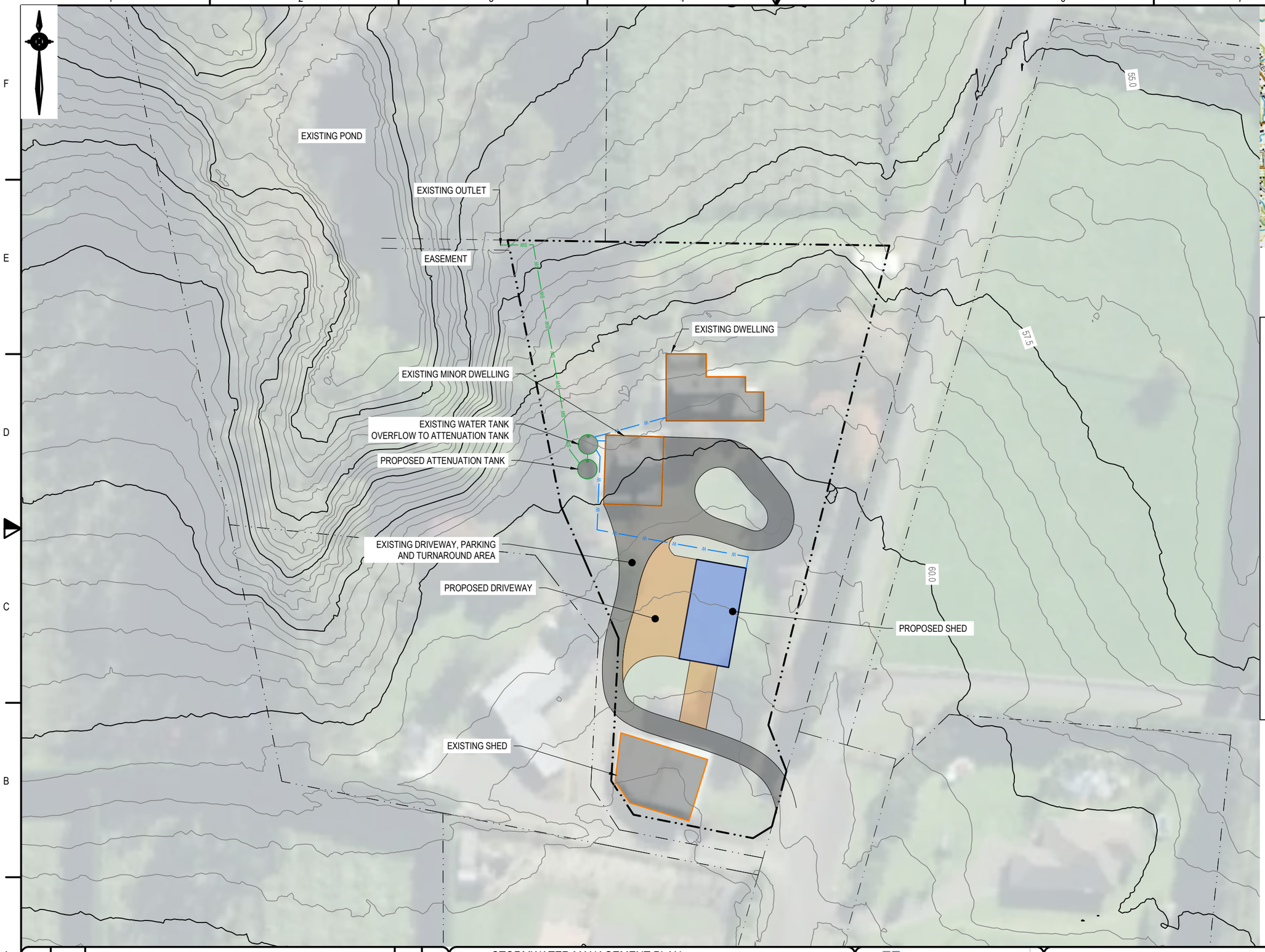
CONCEPT
For consultation only. Destroy all drawings once BC drawings are issued, not for construction.

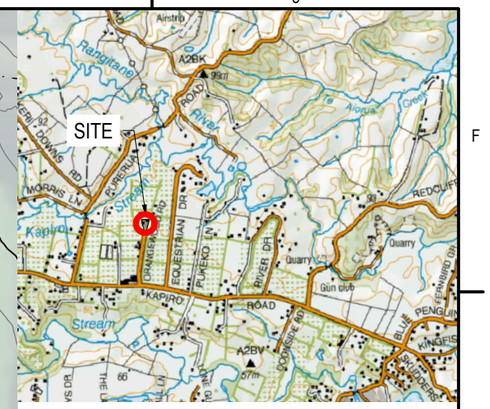
DESIGNER NEO ARCHITECTURE STUDIO LTD

SHEET TITLE
SITE PLAN

DATE	SCALE @ A3
17/11/2025	1:750

JOB NUMBER	ISSUE	SHEET NO
2500-9	CD.03	1.1





Locality Plan (NTS)

GENERAL NOTES:

1. All features are taken from Site plan by Neo Architecture Studio, ref 2500-9, dated 17/11/2025
2. Aerial image courtesy of Basemap.
3. 0.5m Lidar Contours (Courtesy of LINZ 2018-20, NZVD 2016)

SITE INFORMATION:

Legal Description: Lot 3 DP 145057
Area: 5,593m²
Zone: Rural Production

IMPERMEABLE SURFACES:
Existing dwelling: 196.55m²
Existing minor dwelling :159.08m²
Existing shed: 209.72m²
Existing metal driveway, parking and turnaround area: 729.48m²

Proposed driveway: 299.10m²
Proposed shed: 200.00m²

Impermeable surfaces in total: 1,818.1m² (32.5%)

LEGEND

- Property Boundaries
- Water Supply
- Stormwater Pipe

For Approval

Rev	Date	Description	By	Checked
A	16/12/2025	For Approval	LP	AT

DWG STORMWATER MANAGEMENT PLAN

A3 Scale 1: 750 (0 15 37) Date 16/12/2025

Drawn LP | Checked AT | Approved TMA

File T:\CLIENTS\KRIS LAWRENCE\25 194 - 51B ORANGEWOOD ROAD, KERIKERI\ENGINEERING\CIVIL\DRAWINGS\25 194_C3D_PLAN.DWG

HAIGH WORKMAN LTD
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Kerikeri, BOI
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E: info@haighworkman.co.nz

Project STORMWATER MANAGEMENT
51B ORANGEWOOD ROAD, KERIKERI (Lot 3 DP 145057)

Client KRIS LAWRENCE

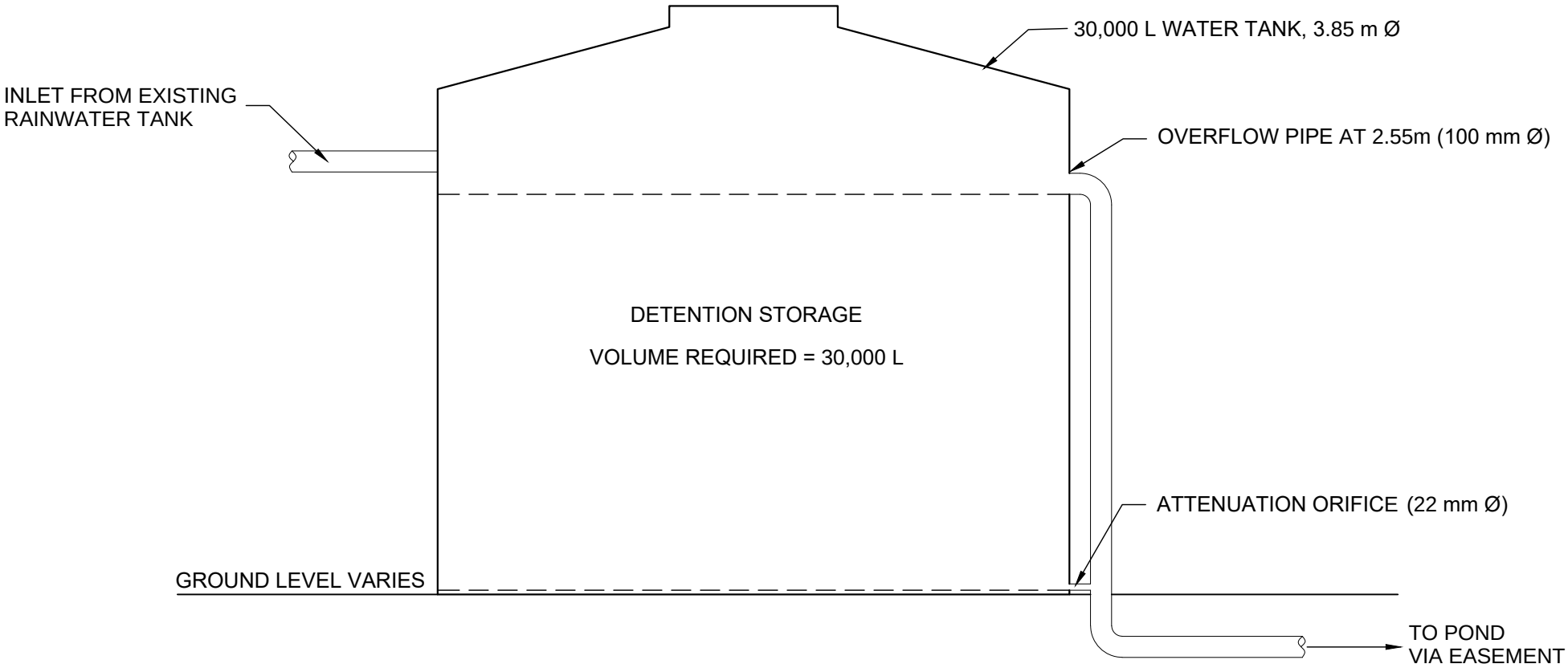
Project No. 25 194

RC no.

Stage 00

Dwg No. SWP01

Sheet No. 1 of 1



Issue	Date	Revision
A	16/12/25	FIRST ISSUE

DWG: Schematic Arrangement of Detention Storage

Note:

DWG No. 01 | Scale NTS | Drawn AT | Check TMA | Approved JP | Filename T:\CLIENTS\HANNAH AND HENRY LEVENTIS\25 060 - 80A PA ROAD, KERIKERI\ENGINEERING\CIVIL\DRAWINGS | Date 16/12/2025

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E: info@haighworkman.co.nz

Project: 51b Orangewood Road, Kerikeri

Client: Kris Lawrence

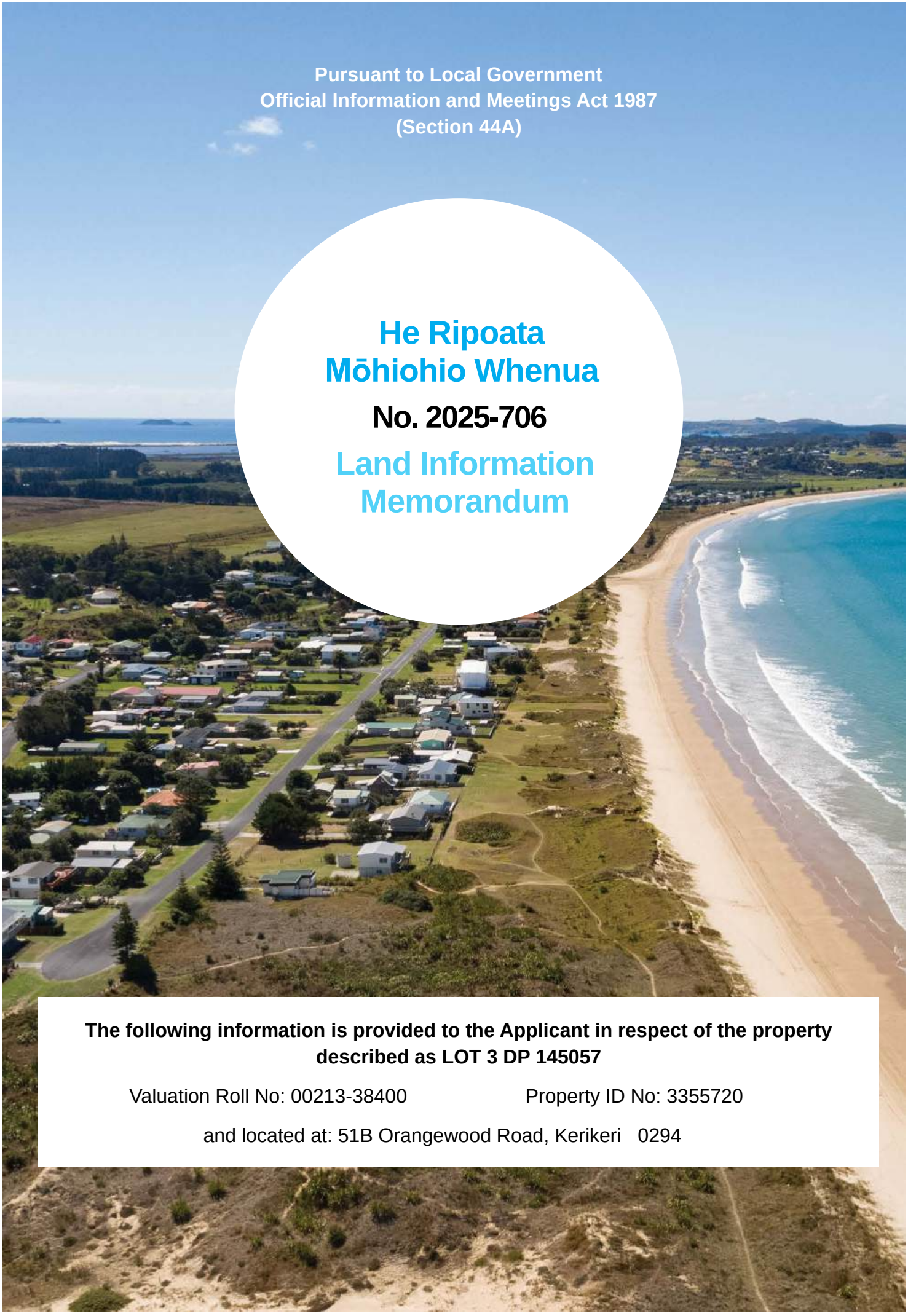
Project No. 25 194 | RC no.

Appendix B – Photographic Documentation

Photograph 1 – View of the proposed development area looking towards the north towards the existing dwelling to the north of the site.

Photograph 2 – View from the proposed development area looking towards the southwest.

Appendix C – Building Consent Documentation



Pursuant to Local Government
Official Information and Meetings Act 1987
(Section 44A)

He Ripoata Mōhiohio Whenua

No. 2025-706

Land Information Memorandum

The following information is provided to the Applicant in respect of the property described as LOT 3 DP 145057

Valuation Roll No: 00213-38400 Property ID No: 3355720

and located at: 51B Orangewood Road, Kerikeri 0294

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

He Ripoata Mōhiohio Whenua
Land Information Memorandum

LIM-2025-706

Pursuant to Local Government Official Information and Meetings Act 1987 (Section 44A)

Date Lodged: 03-Mar-2025 **Receipt No:** 8292762 **Issued Date:** 12-Mar-2025

1. Ōu Taipitopito
Personal details

John Kristin Lawrence
33 Kanuka Road
RD 2
Warkworth 0982

Email: krislawrence0@gmail.com
richard@thelegalteam.co.nz

For any queries relating to the contents of this LIM please contact the relevant department in question. Contact information can be found at the end of each section.

2. Ngā Āhuatanga o Te Whenua
Special Features or Characteristics

Refers to the NZ Land Resource Inventory Worksheet – Land Use Capability Unit 3s2.

a	Slope	Flat to undulating.
b	Rock Type	Lavas, Scoria. Older ashes or tephras.
c	Soils	Brown and red loams on basalt flows, scoria and ash. Moderately to very strongly leached brown loams of Kiripaka suite.
d	Potential Erosion	Slight when cultivated.
e	Avulsion / Alluvion	Nil
f	Falling Debris	Nil
g	Subsidence	Nil
h	Slippage	Nil
i	Inundation	Nil
j	Hazardous Contaminants	None known
k	Any other	-

Note: The above information is generic and may not be site-specific, for more information please click here.

If you have any queries regarding Section 2, please contact askus@fndc.govt.nz Subject: LUC query.

3. Te Whakapuaki Rēti mō Tētahi Ripoata Mōhiohio Whenua
Disclosure of Rates for the Purposes of a Land Information Memorandum

The Local Government Official Information and Meetings Act requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This disclosure document sets out the rate position as at the date shown below. It should be noted that this figure must not be taken as a settlement figure for the payment of outstanding rates as at the time of settlement of any purchase of the property concerned. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and ensure that this is paid in accordance with the requirements of the Local Government (Rating) Act 2002.

Valuation Number:		**00213-38400**
Rate Account No:		5011299
Rates Levied for the Current Year:	$	2,956.99
Date of Disclosure:		03-Mar-2025

2022 Rating Valuation Details		**00213-38400**
Land Value:	$	450,000
Improvement Value:	$	530,000
Capital Value:	$	980,000
Rating Value Area:		0.5593Ha

If you have any queries regarding Section 3, please contact rates@fndc.govt.nz.

4. Ngā Whakaaetanga
Consents

Resource Consents	Includes Certificates, Notices and Orders where available.	
27-Jul-1990	792611-TCPBIC	Subdivision of Lot 3 DP 79399 created DP 145057.
Monitoring	Nil	
Licenses	Nil	

The Council has no current record of a pool or spa pool registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004. Pool barrier information is available here.

If you have any queries regarding Section 4, please contact planningsupport@fndc.govt.nz.

5. Ngā Mōhiohio Whare
Building Information

Status	Date of Issue	Number	Description
Code Compliance Certificate Issued	13-Jul-1994	BC-1994-509/0	Greenhouse.
Building Consent Issued	06-Jun-1994	BC-1994-509	Greenhouse.
Building Permit Issued	08-Aug-1983	BP-2036597	Garage Addition (Includes Plumbing & Drainage Permit).
Building Permit Issued	28-Jun-1982	BP-119901	Garage / Carport & Addition to Implement Shed.
Building Permit Issued	25-Feb-1980	BP-1063639	Implement Shed.

Building Permit Issued	20-Apr-1979	BP-4530	Dwelling Drainage.
Building Permit Issued	20-Apr-1979	BP-4531	Plumbing Dwelling.
Building Permit Issued	18-Apr-1979	BP-9073347	Dwelling.
Building Permit Issued	08-Feb-1978	BP-8157174	Implement Shed.

Comments:

- See Onsite Wastewater Disposal information attached, dated 06-Mar-2025.
- Council reserves the right to serve requisitions whenever found necessary.
- Memo attached - “Information Regarding Buildings where Council Holds no Record of Consents”.
- Domestic Smoke Alarms Guidance Notes attached.

Any known outstanding issues:

None known

Are there any unauthorised building works known to Council?

None known

Note 1: The Building Act 2004 was implemented from 31 March 2005 and replaced the Building Act 1991. All applications for building consents are now processed under this Act. Code Compliance Certificates do not apply to building permits that were issued prior to the Building Act 1991.

Note 2: Where a Code Compliance Certificate (a “CCC”) has not issued, reasons could be that the owner has not requested a final inspection, or that there is further work required to meet compliance.

Note 3: The Far North District Council does not copy building plans for Land Information Memoranda. Site and drainage plans are included if on file.

If you have any queries regarding Section 5, please contact building.group@fndc.govt.nz.

6. Ngā Tāpaetanga Whakawhanake
Development Contributions

From the 1st of July 2015, Council has ceased charging Development Contributions. For the term of this Policy Council will not require Development Contributions.

7. Ngā Ratonga
Utilities

a)	Drinking Water Supply	Not known
b)	Stormwater	Not Serviced
c)	Sewer	Not Serviced – On site

If you have any queries regarding Section 7, please email islrfs@ventia.com

8. Ngā Whakamahinga Whenua
Land Uses

Far North District Plan

Land zoned as ***Rural Production*** under the Far North District Plan.
*(*Please refer to attached zone rules for Land Use and Subdivision activities).

Note: It is suggested that any queries you may have regarding any aspects of the Far North District Plan be referred to the Council’s Planning Department, Ph 0800 920 029.

9. Ngā Pānui i raro i Tētahi Atu Ture e Whakaputaina ana e Tētahi Whakahaere Kāwanatanga
Notices under Other Acts Notified by any Statutory Organisation

Nothing on file.

10. Ngā Pānui nā Tētahi Kaiwhakahaere Ratonga Whatunga
Notices by any Network Utility Operator

Nothing on file.

11. Ngā Take Whakature Rori
Road Legalisation Issues

No known roading issues.

If you have any queries regarding Section 11, please email infrasupport@fndc.govt.nz.

12. Ētahi Atu Mōhiohio
Other Information

See Kiwi Distribution Zone map and Advice note attached.

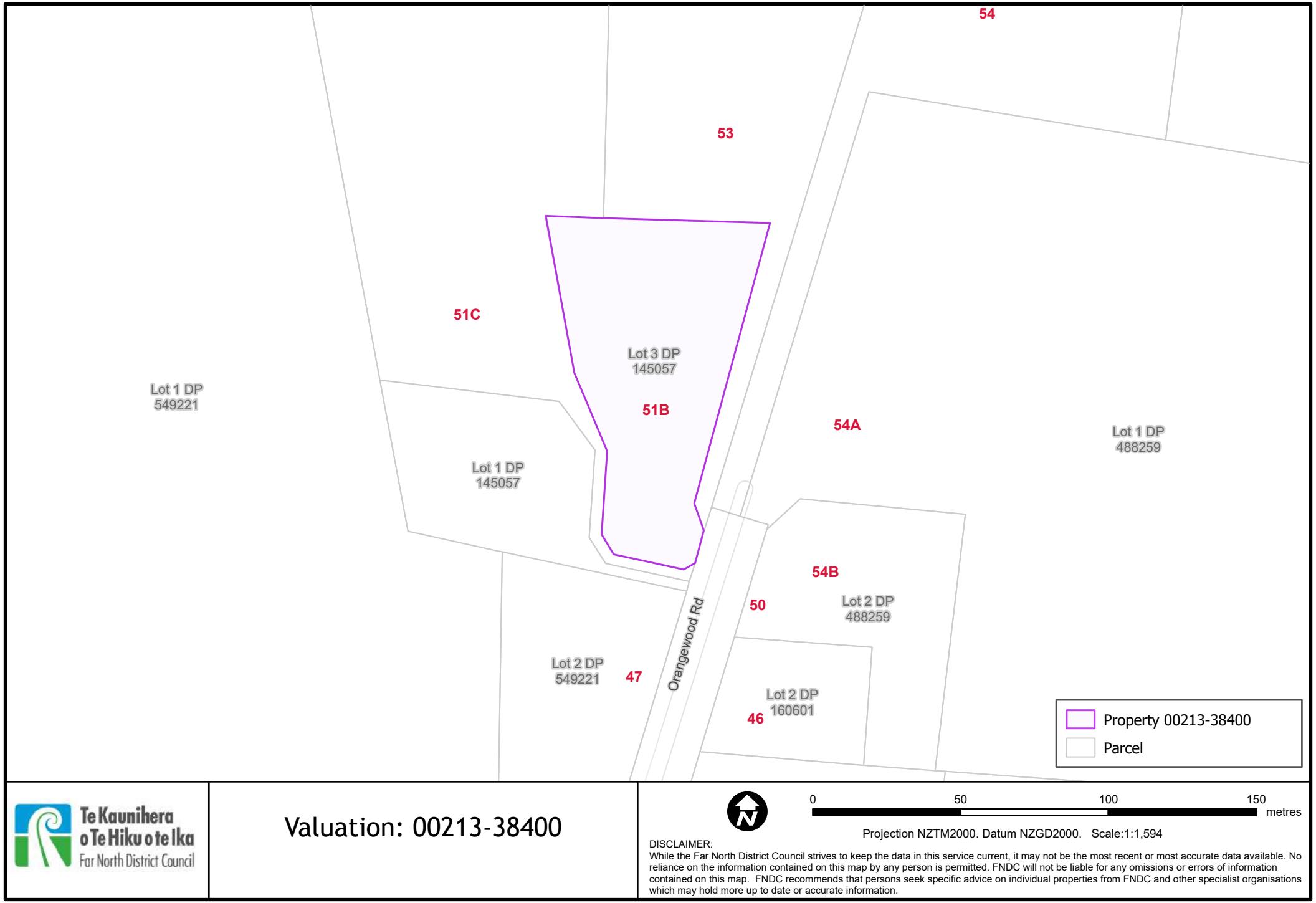
The Far North District Council is planning a number of new infrastructure projects across the district. When these projects are completed, the rates for the property subject to this Land Information Memorandum report may increase. These projects, and any associated estimated rates increase, are reported on in the most recent Far North District Council Long Term Plan or Annual Plan document.

See information attached re: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

C NORMAN
PROPERTY INFORMATION

Note for Applicants: The above information represents the information held by the Far North District Council in respect of any of the categories of information listed. Where the Council has advised 'not known' in respect of any category it is the responsibility of the applicant to undertake any other enquiries. No further comment concerning this property can be made without an inspection by a Council Officer. Such inspection will be carried out if you desire and a charge will be made for this service on a cost basis.

Disclaimer
The information in this Memorandum is provided for the use of the applicant alone and is not to be relied on by any third party. The Council assumes no responsibility to any person other than the applicant. Where information has been supplied to Council by a third party it cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained there.



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

Valuation: 00213-38400

0 50 100 150 metres

Projection NZTM2000. Datum NZGD2000. Scale:1:1,594

LIM No. LIM2025-706

Created: 7/03/2025

BUILDING PERMIT AUTHORITY

(Office Copy)

BAYBOF ISLANDS COUNTY COUNCIL

Stats. No. B 036597

No. 5114

Receipt No. H7008

Date Permit Issued 8 / 8 / 83

OWNER

Name GRANDALE ORCHARDS

Mailing Address R.D. 1
KARIKARI

BUILDER

Name M.F. TRIGGS

Mailing Address GRANDALE ORCHARDS
R.D. 1
KARIKARI

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name ORANGEWOOD ROAD

Town/District KARIKARI

Riding PURARUA

LEGAL DESCRIPTION

Valuation Roll No. 40/467/2

Lot 3 D.P. 79399

Section Block VII

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

GARAGE ADDITION

FLOOR AREA

Whole Sq. Metres 6

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	1200 00
Plumbing	1900 00
Drainage	
TOTAL	

NATURE OF PERMIT (TICK BOX)

- [X] NEW BUILDING – include dwelling added, exclude domestic garages
- [X] FOUNDATIONS ONLY
- [X] ALTERED, REPAIRED, EXTENDED – include conversions and resited buildings
- [X] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [/] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 40 00	Water Connection	$
Street Damage Deposit	$	Vehicle Crossing Levy	$
Building Research Levy	$	M.S. Plumbing	$
Plumbing	$ 30 00		$
Drainage	$ 15 00		$
Sewer Connection	$	TOTAL:	$ 85 00

Receipt No. H7008

Date of Payment 8/8/83

Authorised Officer

Special Conditions: (In addition to those noted on reverse):

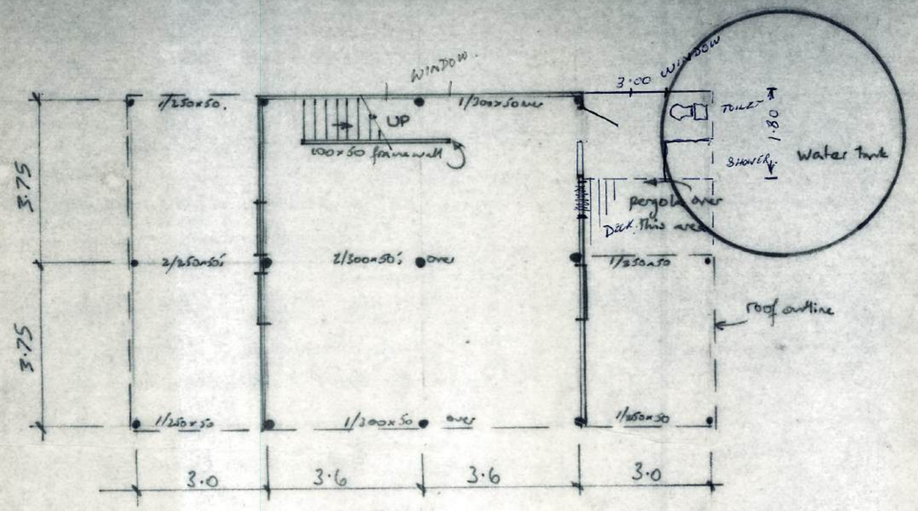
BCDEC

NOTICE TO APPLICANT

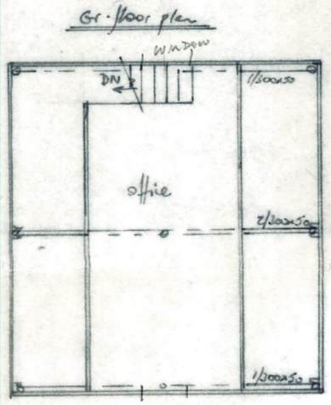
PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT – YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

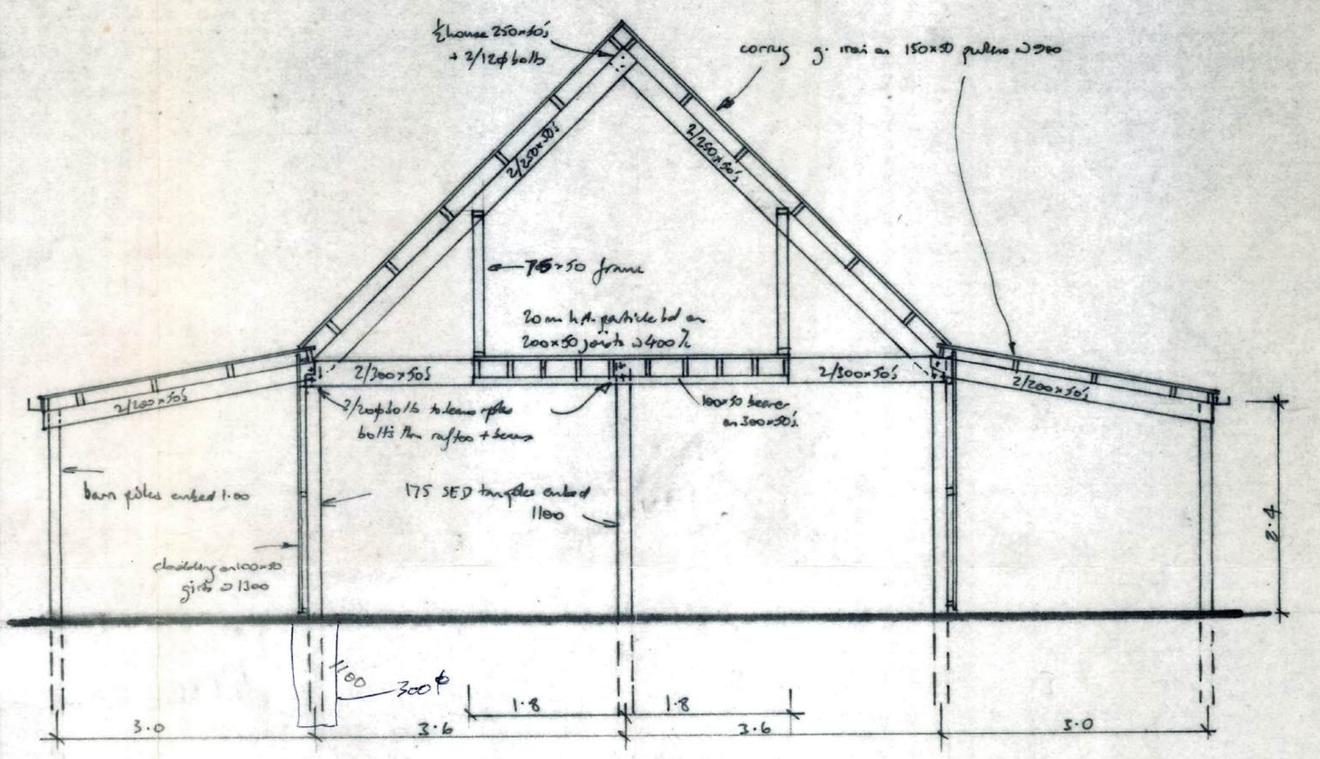
BC/MP/01A



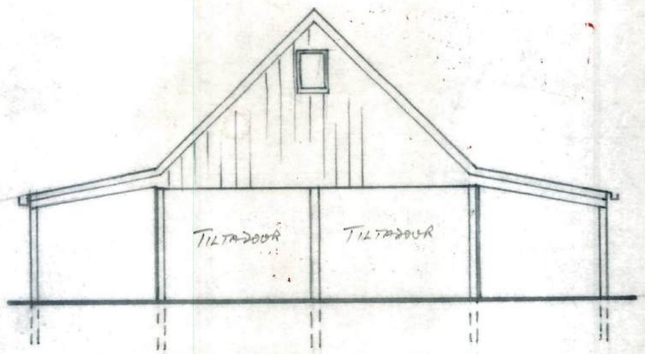
Gr. floor plan



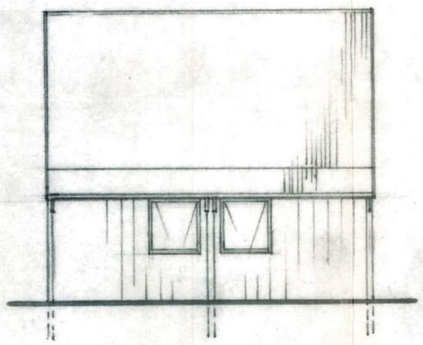
Mezzanine Plan



Cross - Section 1:50



End Elevation.



Side Elevation

APPROVED PERMIT NO. .....
COUNTY ENGINEERS OFFICE
BAY OF ISLANDS C. COUNCIL

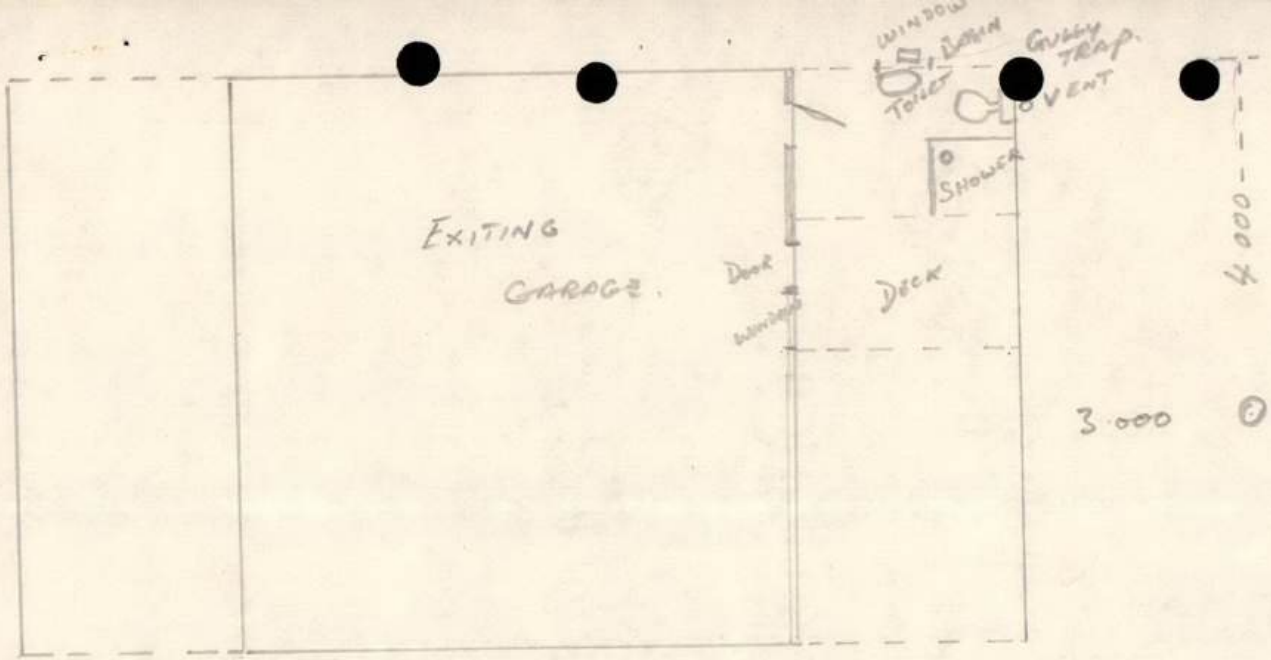
NOTIFIABLE INSPECTIONS

- Footing Inspection Required ☐
- Bond Beam Inspection required ☐
- Pre-floor Inspection required ☐
- Prelining Inspection required ☐
- Final Inspection required ☑

BROWN & THOMSON
consulting engineers
kaikoi 79352.

Farm Building for TRIGGS at Kapiro Rd.

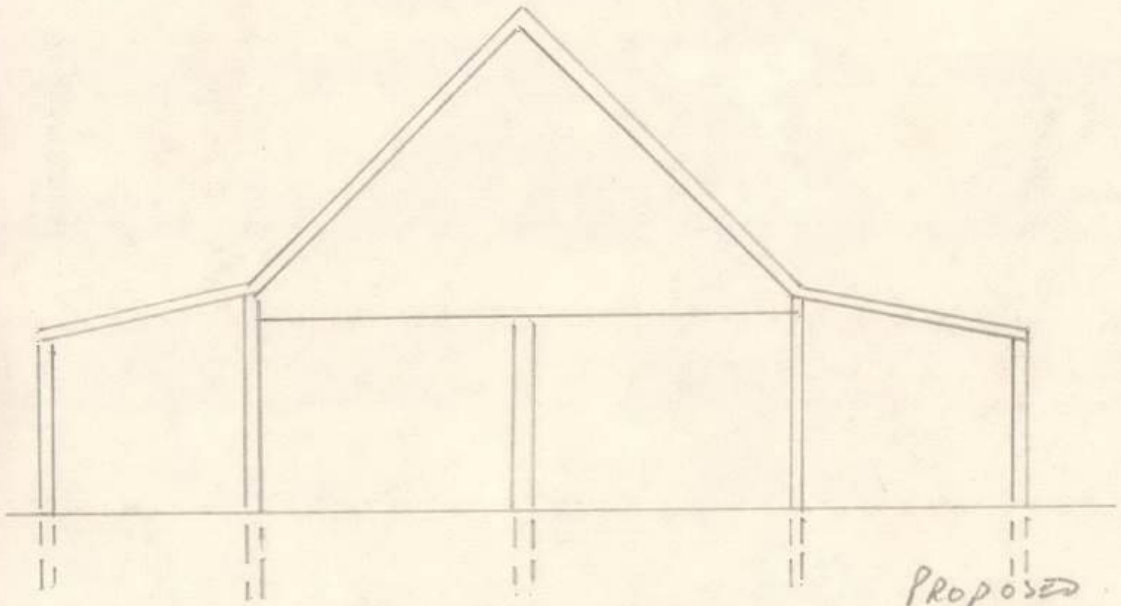
DRAWN	CHECKED	SCALES 1:100, 50.	SHEET 1
TRACED	DATE		SERIES OF
			REF 976C

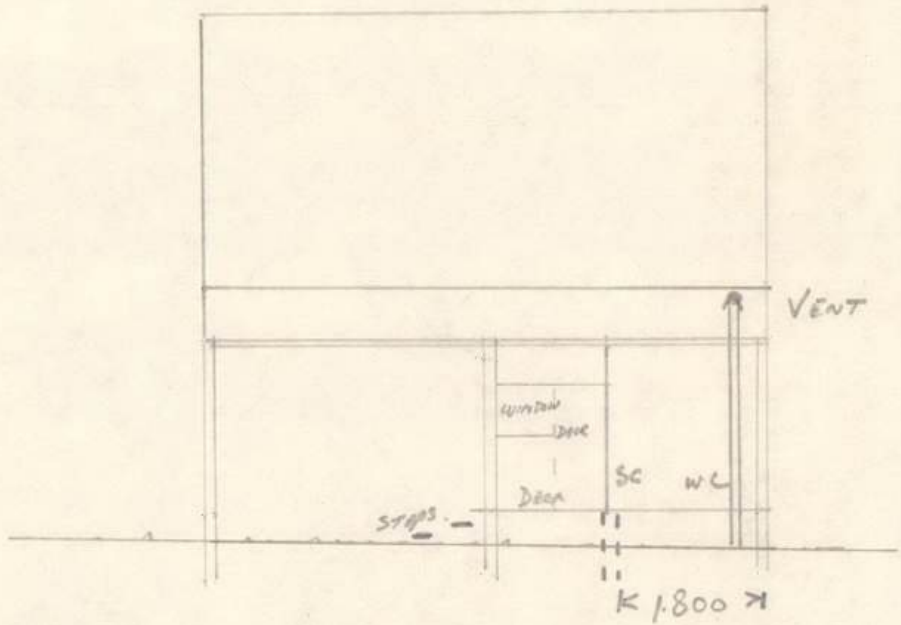


NB: Septic tank 800 G
Soak hole just made
twice as large in Dec. 82

PLUMBING Layout.
BUILDING layout.

SHEET 1 OF 2.





GREENDALE ORCHARDS OUTSIDE TOILET & SHOWER

PL 79506

SCALE 1:100

BUILDING PERMIT AUTHORITY

(Office Copy)

BAY OF ISLANDS COUNTY

Stats. No. A 19901

No. 5114

ABP 119901

Receipt No. H6385

OWNER

Name Greendale Orchards

Address Orangewood Road

Kerikeri

BUILDER

Name M.F. Triggs

Mailing Address Orangewood Road

Kerikeri

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name Orangewood Road

Town/District Keri keri

Riding Pururua

LEGAL DESCRIPTION

Valuation Roll No. 40 - 467 - 2

Lot 3 D.P. 79399

Section Block VII

Survey District Kerikeri

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage/ carport & addition to implement shed

FLOOR AREA

Whole Sq. Metres 133.86m2

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	8000	00
Drainage		
Plumbing		
TOTAL	8000	00

NATURE OF PERMIT (TICK BOX)

- [/] NEW BUILDING – include dwelling added, exclude domestic garages
- [ ] FOUNDATIONS ONLY
- [/] ALTERED, REPAIRED, EXTENDED – include conversions and domestic garages
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions

FEES APPLICABLE

Building Permit (etc)	$ 123 - 00
Building Research Levy	$ 8 - 00
Sewer Connection	$
Water Connection	$
Street Damage Deposit	$
TOTAL	$ 131 - 00

Authorised Officer J M Kannan

Date 28 June 1982

Special Conditions: (In addition to those noted on reverse):

BCDEC

NOTICE TO APPLICANT

PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws

IMPORTANT – YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BC/MP/01A

Plan of
Lot 3 D.P. 79399
Showing Hedgerow Planting
Scale 1:3000

Prepared by Von Sturmer & Webster - Regd Surveyors

Dec. 1976

11.3.82

Plan of
Lot 3. D.P. 79399.
Showing Hedgerow Planting
Scale 1:3000

Prepared by Von Sturmer & Webster - Read Surveyors
Dec. 1976

5114

DUPLICATE

BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

J 063639

OFFICE USE ONLY

1. LOCATION AND OWNERSHIP

Local Authority: BAY OF ISLANDS COUNTY COUNCIL Date: 18 / 02 / 80

Number on Valuation Roll: 40/467/2 Receipt No. B4821

Lot: 3 D.P.: 79399 Section: Block:

Site of Building: S.D.

Street: (Number and Name) ORANGEWOOD ROAD

Township or Rural District:

Riding: PURERUA

Received from ASH HOMES LIMITED

for Building Permit Fee, etc $ 17-00

Building Research Levy $

the sum of (Total) $ 17-00

Authorised Officer R.P. ROEBUCK

18/ 02/1980

Owner—Name: GREENDALE ORCHARD (APPL) T.M. & H.G.J. BARRETT

Full Postal Address: R.D.1, KERIKERI MORCOMVALE ORCHARD, KAPIRO RD,

Builder—Name: ASH HOMES LIMITED, KERIKERI

Full Postal Address: KAPIRO ROAD, R.D.2, KERIKERI

2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex. [/]

Repairs, alterations or extensions to an existing building. [x]

Conversion [x]

Demolition [x]

3. VALUE AND AREA OF BUILDING

Est. value of building work $ 2,000-00

Est. value of plumbing and drainage if not included in permit. $

Total floor area (sq. metres) 54m²

4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

IMPLEMENT SHED

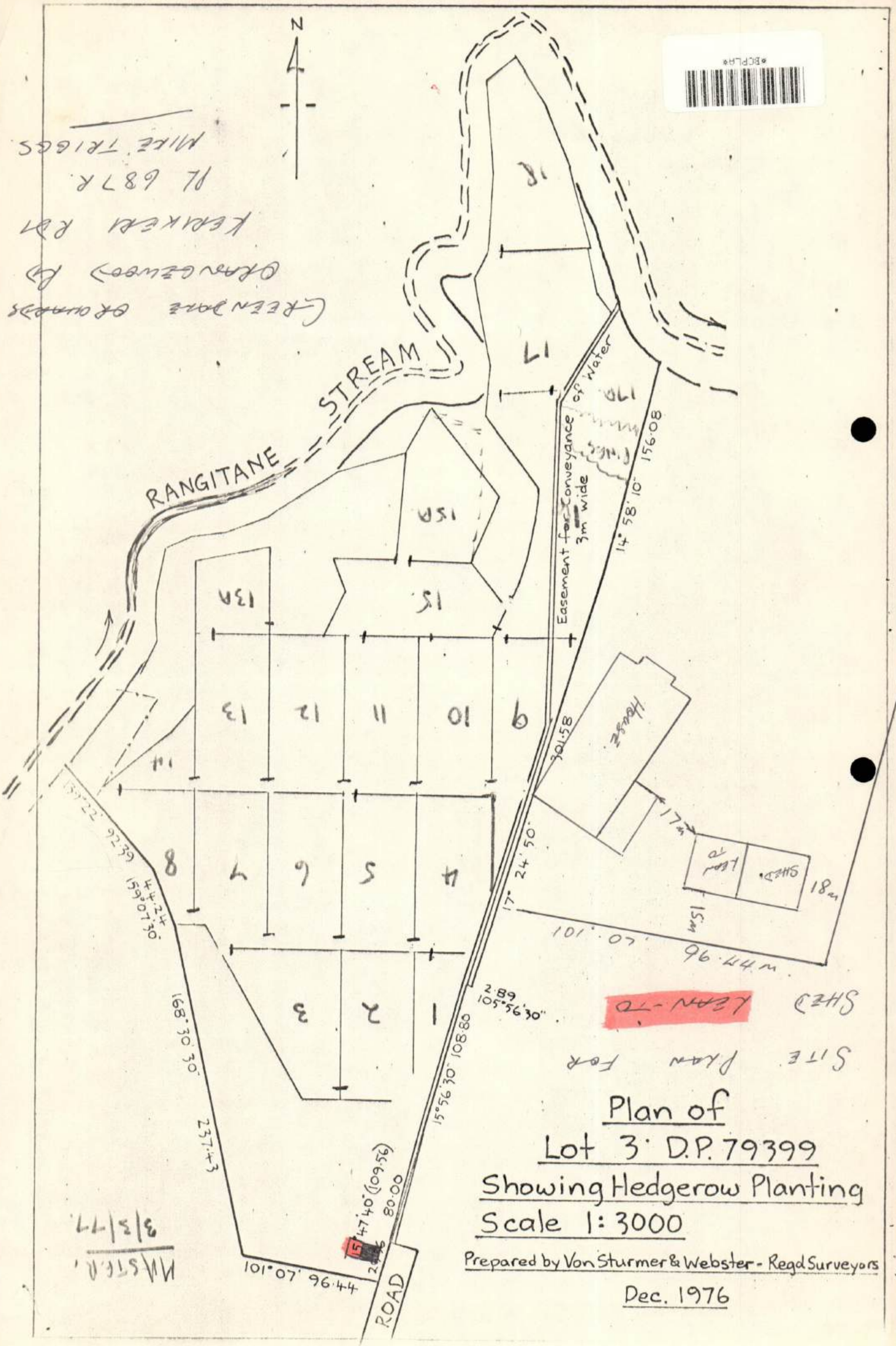
5. PREDOMINANT ACTIVITY OF OWNER (See Cover Instructions):

Special Conditions: (In addition to those listed on the Reverse)

BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

B.C./MP/01 J Keenan Issuing Officer 25 /02 / 80



Plan of
Lot 3 D.P. 79399
Showing Hedgerow Planting
Scale 1:3000

Prepared by Von Sturmer & Webster - Regd Surveyors

Dec. 1976

5114

DUPLICATE

BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

1. LOCATION AND OWNERSHIP

I 073347

Local Authority: BAY OF ISLANDS COUNTY COUNCIL Date: 27 / 3 / 79

Number on Valuation Roll: 40/467/2 Receipt No. F 4321 DH323.

Lot: 3 D.P.: 79399 Section: Block:

Site of Building: S.D.

Street: ORANGEWOOD ROAD

Township or Rural District:

Riding: PURERUA

OFFICE USE ONLY

Received from MORECOMVALE ORCHARDS INPREST

for Building Permit Fee, etc. . . . . $ 129-00

Building Research Levy . . . . . $ 37-00

the sum of (Total) . . . . . $ 166-00

Authorised Officer

R.P. ROEBUCK

27 / 3 /19 79

Owner—Name: GREENDALE ORCHARD (APPL) T.M. BARRETT

Full Address: ORANGEWOOD ROAD, KERIKERI KAPIRO ROAD, KERIKERI

Builder—Name: PIONEER COATTAGES LTD

Full Address: P.O. BOX 179, KERIKERI

2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex [/]

Repairs, alterations or extensions to an existing building. [X]

Conversion [X]

Demolition [X]

3. VALUE AND AREA OF BUILDING

Est. value of building work $ 37,620-00

Est. value of plumbing and drainage if not included in permit. $

If valued at more than $20,000 state:

Est. commencement date Mth. 19

Est. completion date Mth. 19

Building registration No.

Total floor area (sq. metres) 149.38

4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

DWELLING

5. PREDOMINANT ACTIVITY OF OWNER (See Cover Instructions):

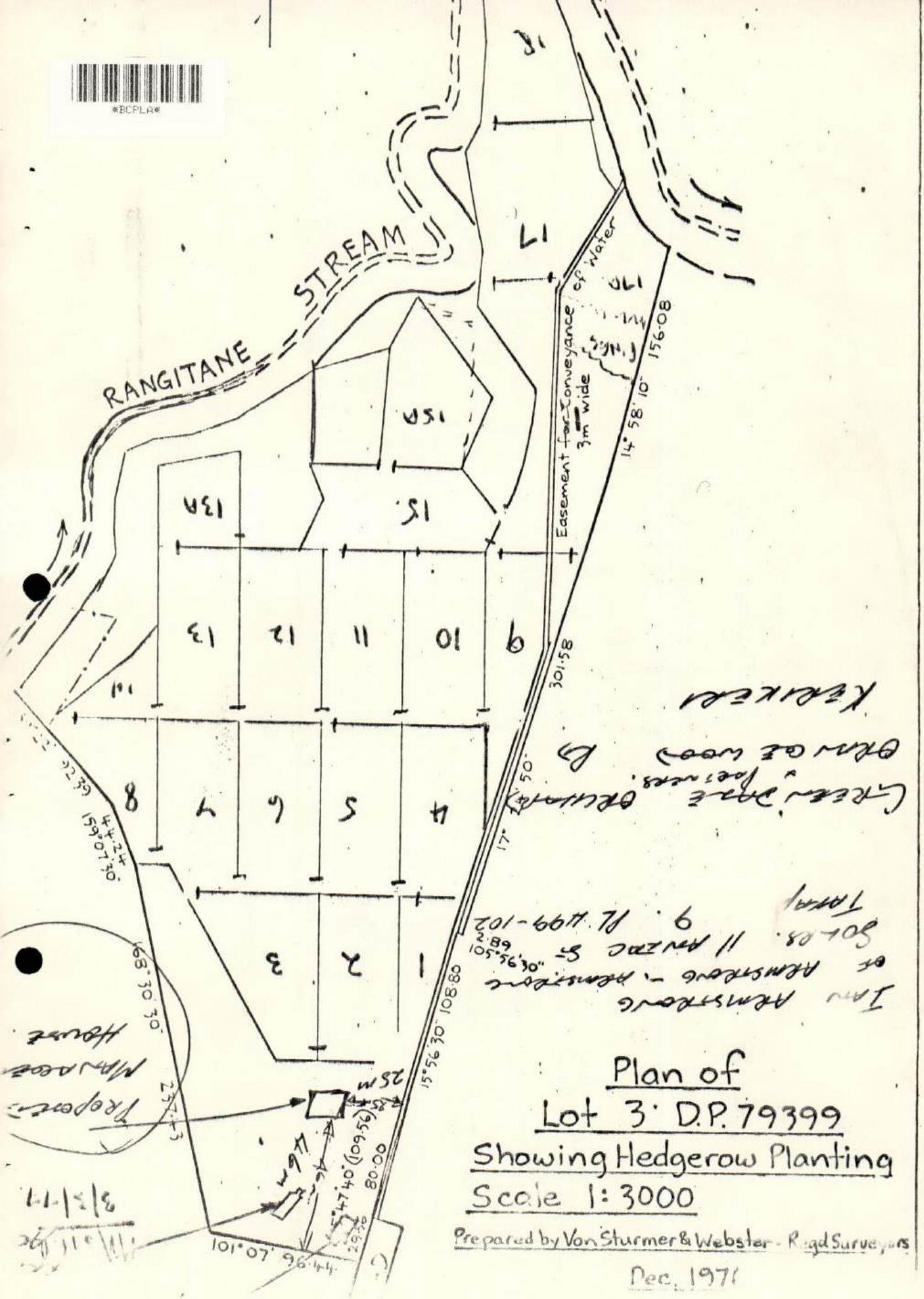
Special Conditions: (In addition to those listed on the Reverse)

BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.C./MP/01 J Harman Issuing Officer. 18 / 4 / 79

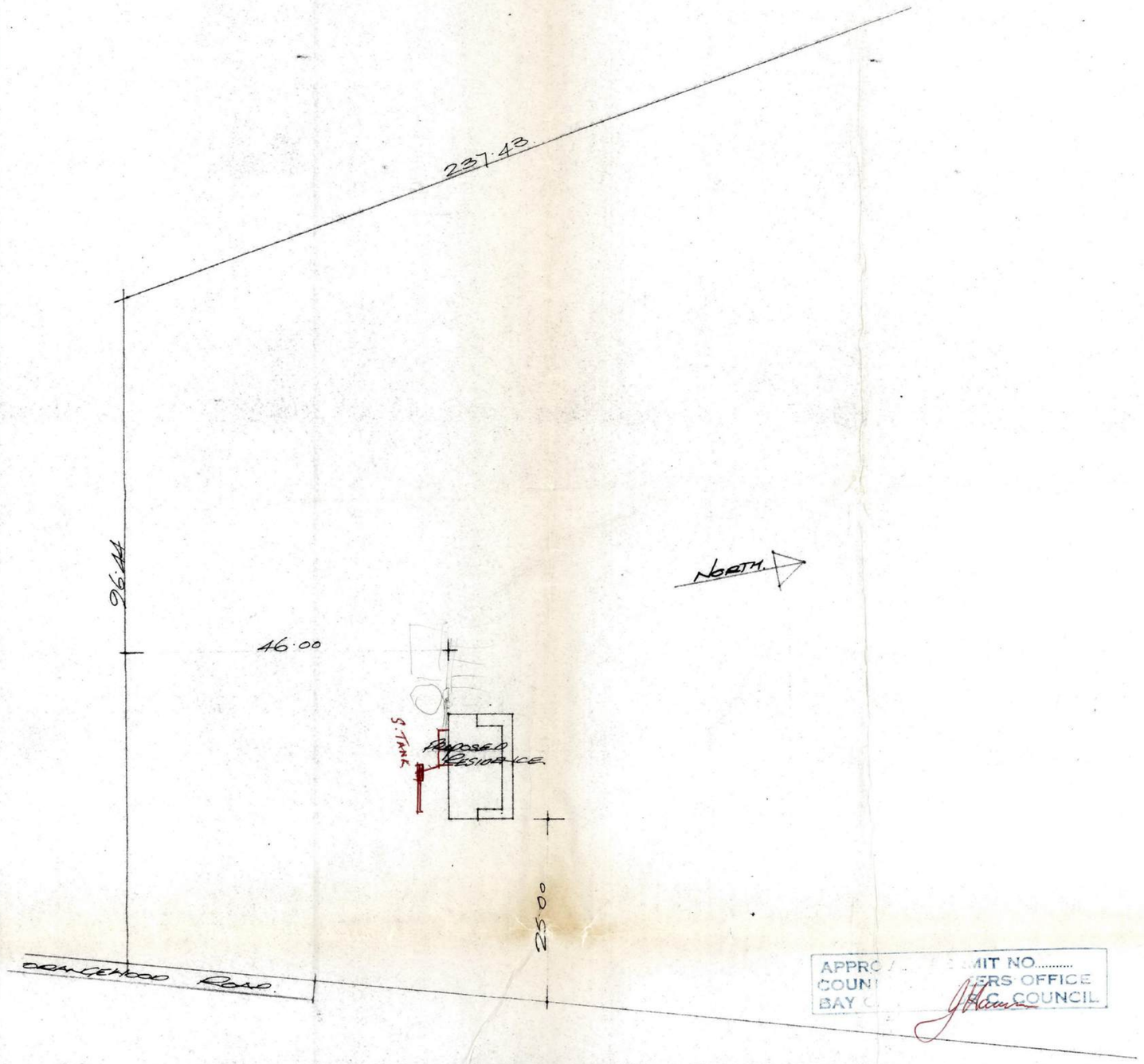
90872/7/77



Plan of
Lot 3 D.P. 79399
Showing Hedgerow Planting
Scale 1:3000

Prepared by Von Sturmer & Webster - Rigid Surveyors

Dec. 1971



SITE PLAN

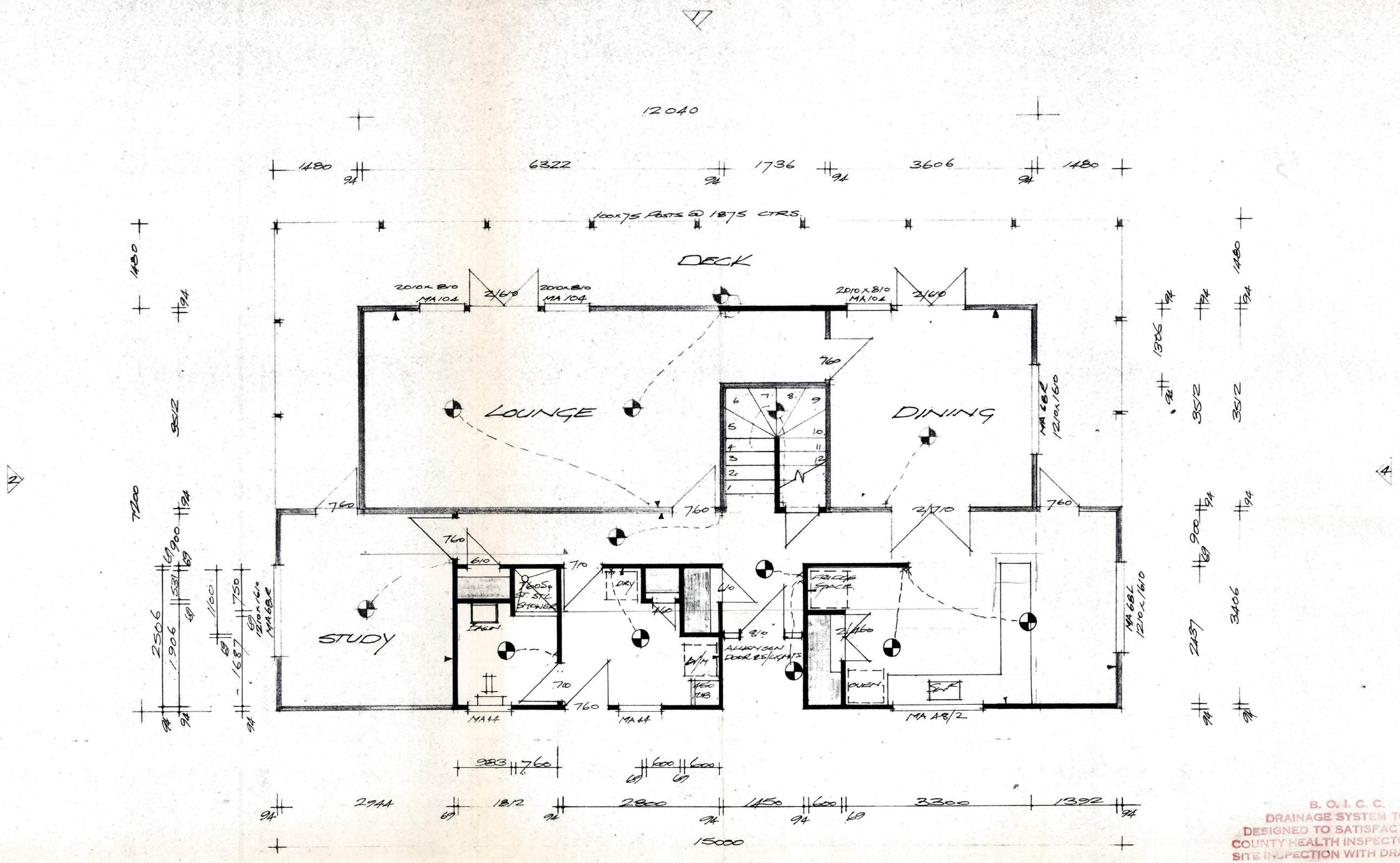
APPRO... PERMIT NO.....
COUN... BUILDERS OFFICE
BAY C... D.C. COUNCIL

PROPOSED RESIDENCE for MR & MRS TRIGG - GREENDALE ORCHARDS - ORANGEWOOD ROAD - KERI KERI

DO NOT SCALE - BEFORE COMMENCING CHECK & VARIFY ALL DIMENSIONS & LEVELS ON SITE.
ALL COPYRIGHT HEREIN IS RESERVED TO PIONEER COTTAGES LTD.

PIONEER COTTAGES LTD
p.o.box 6207 ph.69453 OTAHUHU
p.o.box 179 ph.694 KERI KERI

DRAWN Stuart	CHECKED	SCALES	SHEET
TRACED	DATE		SERIES OF
			REF

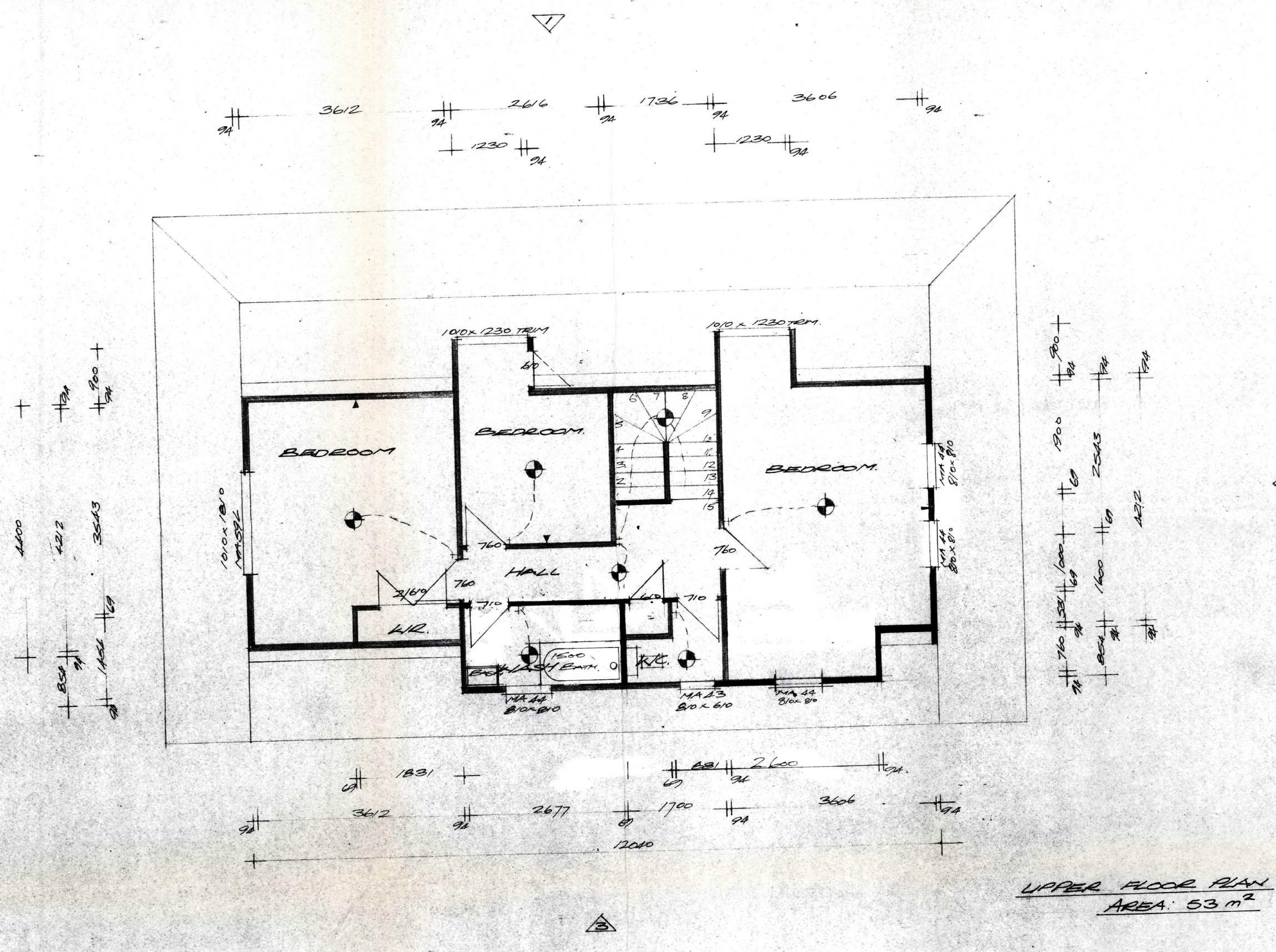


B. O. I. C. C.
DRAINAGE SYSTEM TO BE DESIGNED TO SATISFACTION OF COUNTY HEALTH INSPECTOR AFTER SITE INSPECTION WITH DRAINLAYER

LOWER FLOOR PLAN
AREA: 96·38m²

APPROVED ... NO.........
COUNTY ... OFFICE
BAY OF ISLANDS COUNTY COUNCIL

PROPOSED RESIDENCE for MR & MRS TRIGG - GREENDALE ORCHARDS - ORANGEWOOD ROAD - KERI KERI	PIONEER COTTAGES LTD po box 61207 ph 6911653 OTAHUHU po box 179 ph 614 KERI KERI			SHEET 1 of
DO NOT SCALE: BEFORE COMMENCING CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE. ALL COPYRIGHT HEREIN IS RESERVED TO PIONEER COTTAGES LTD.	DRAWN / TRACED	CHECKED / DATE JAN 79	SCALES 1:50	SERIES OF / REF



PROPOSED RESIDENCE for MR & MRS TRIGG - GREENDALE - ORCHARDS - ORANGEWOOD ROAD - KERI KERI

DO NOT SCALE: BEFORE COMMENCING CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE

PIONEER COTTAGES LTD

DRAWN	CHECKED	SCALES 1:50	SHEET 2 of
TRACED	DATE JAN 78		SERIES OF
			REF

5114

DUPLICATE

BUILDING PERMIT

Refer to cover for general instructions regarding completion of this form.

H157174

1. LOCATION AND OWNERSHIP

Local Authority: BAY OF ISLANDS COUNTY COUNCIL Date: 22/ 11/ 77

Number on Valuation Roll: Pt 40/467 Receipt No. 3448F

Lot: 3 D.P.: 79399 Section: Block: VII

Site of Building: S.D. KERIKERI

Street: ORANGEWOOD ROAD

Township or Rural District:

Riding: ~~XXXX~~ PUREWUA

OFFICE USE ONLY

Received from MORCOMVALE & GREENVALE ORCHARDS

for Building Permit Fee, etc. $ 12-00

Building Research Levy $

the sum of (Total) $ 12-00

Authorised Officer

R.P. ROEBUCK

22 / 11 /19 77

Owner—Name: T. M. BARRETT,

Full Address: MORCOMVALE ORCHARDS, KAPIRO ROAD, KERIKERI.

Builder—Name: R. CRAIG,

Full Address: KAPIRO ROAD, KERIKERI.

2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex [/]

Repairs, alterations or extensions to an existing building [X]

Conversion [X]

Demolition [X]

3. VALUE AND AREA OF BUILDING

Est. value of building work $ 1,925-00

Est. value of plumbing and drainage if not included in permit $.

If valued at more than $20,000 state:

Est. commencement date Mth. 19

Est. completion date Mth. 19

Building registration No.

Total floor area (sq ft) 675 (Sq. metres)

4. DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

IMPLEMENT SHED

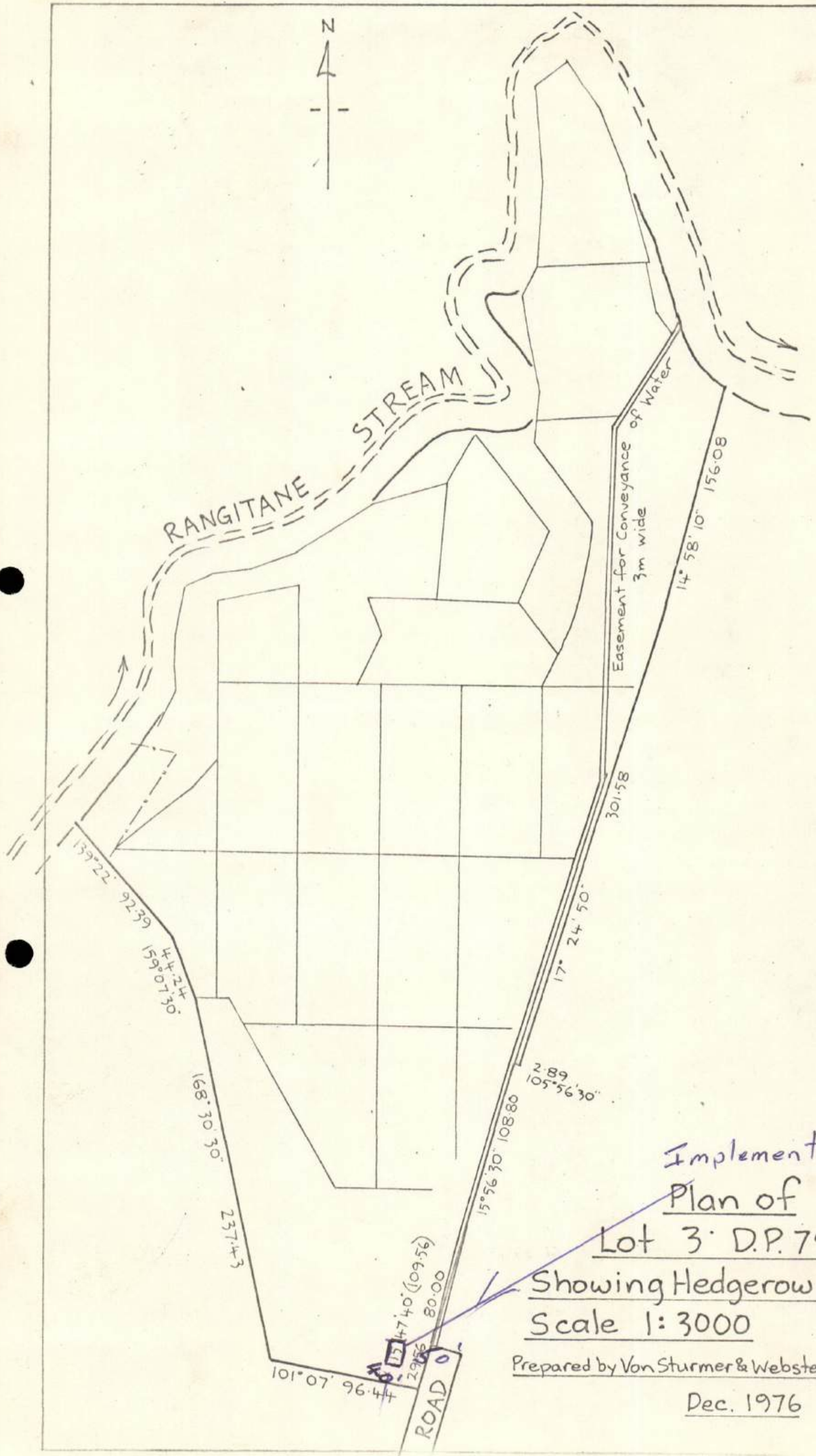
Special Conditions:

BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.C./MP/01 R.P. Roebuck Issuing Officer. 8 / 2 /78

150 000 2/75-56857x23 89728



Implement shed.

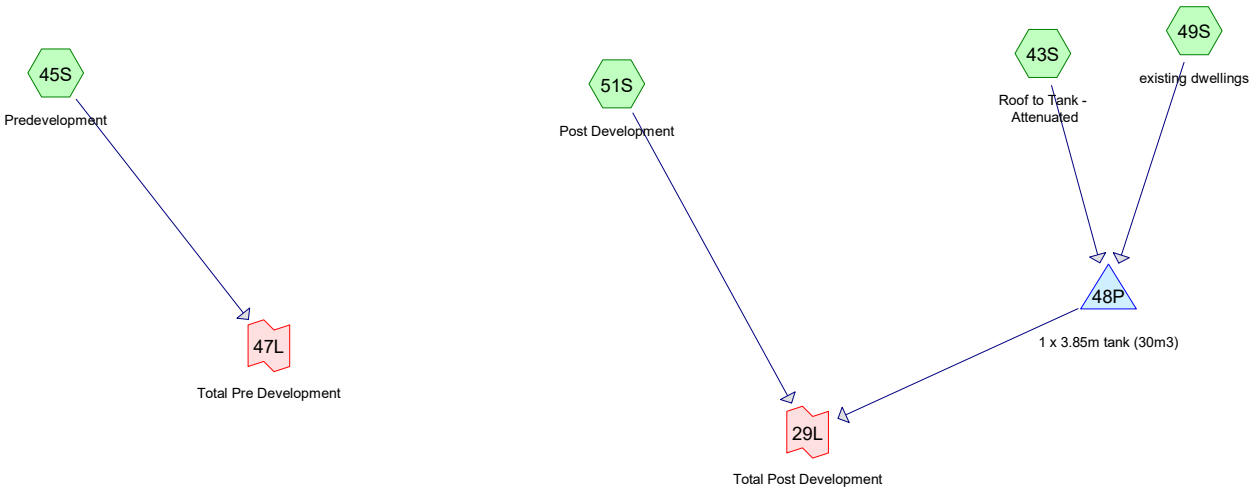
Plan of Lot 3 D.P. 79399 Showing Hedgerow Planting

Scale 1:3000

Prepared by Von Sturmer & Webster - Regd Surveyors

Dec. 1976

Appendix D – HydroCAD Data



Subcat Reach Pond Link

Routing Diagram for Hydro CAD - Updated (pre and post)
Prepared by Haigh Workman Limited, Printed 16/12/2025

Area Listing (all nodes)

Area (sq-meters)	CN	Description (subcatchment-numbers)
4,298.0	74	Grass (45S)
729.5	89	Gravel (driveway) (45S)
729.5	89	dway - gravel existing (51S)
3,774.9	74	grass (lawn) (51S)
196.5	98	main dwelling (49S)
299.1	89	proposed gravel dway (51S)
200.0	98	proposed new shed (43S)
209.7	98	roof (existing shed) (45S)
196.5	98	roof (primary) (45S)
159.1	98	roof (secondary) (45S)
209.7	98	roof - existing shed (51S)
159.1	98	secondary dwelling (49S)
24.2	98	water tanks (2) (51S)
11,185.8	**79**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-meters)	Soil Group	Subcatchment Numbers
0.0	HSG A	
0.0	HSG B	
0.0	HSG C	
0.0	HSG D	
11,185.8	Other	43S, 45S, 49S, 51S
11,185.8		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-meters)	HSG-B (sq-meters)	HSG-C (sq-meters)	HSG-D (sq-meters)	Other (sq-meters)	Total (sq-meters)	Ground Cover
0.0	0.0	0.0	0.0	4,298.0	4,298.0	Grass
0.0	0.0	0.0	0.0	729.5	729.5	Gravel (driveway)
0.0	0.0	0.0	0.0	729.5	729.5	dway - gravel existing
0.0	0.0	0.0	0.0	3,774.9	3,774.9	grass (lawn)
0.0	0.0	0.0	0.0	196.5	196.5	main dwelling
0.0	0.0	0.0	0.0	299.1	299.1	proposed gravel dway
0.0	0.0	0.0	0.0	200.0	200.0	proposed new shed
0.0	0.0	0.0	0.0	209.7	209.7	roof (existing shed)
0.0	0.0	0.0	0.0	196.5	196.5	roof (primary)
0.0	0.0	0.0	0.0	159.1	159.1	roof (secondary)
0.0	0.0	0.0	0.0	209.7	209.7	roof - existing shed
0.0	0.0	0.0	0.0	159.1	159.1	secondary dwelling
0.0	0.0	0.0	0.0	24.2	24.2	water tanks (2)
0.0	**0.0**	**0.0**	**0.0**	**11,185.8**	**11,185.8**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 43S: Roof to Tank - Runoff Area=200.0 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=2.2 L/s 32.7 m³

Subcatchment 45S: Runoff Area=5,592.8 m² 10.11% Impervious Runoff Depth>106 mm
Tc=10.0 min CN=78 Runoff=41.3 L/s 593.8 m³

Subcatchment 49S: existing Runoff Area=355.6 m² 100.00% Impervious Runoff Depth>163 mm
Tc=10.0 min CN=98 Runoff=4.0 L/s 58.1 m³

Subcatchment 51S: Post Runoff Area=5,037.4 m² 4.64% Impervious Runoff Depth>106 mm
Tc=10.0 min CN=78 Runoff=37.2 L/s 534.9 m³

Pond 48P: 1 x 3.85m tank (30m3) Peak Elev=2.12 m Storage=24.7 m³ Inflow=6.2 L/s 90.8 m³
Outflow=1.5 L/s 83.8 m³

Link 29L: Total Post Development Inflow=38.4 L/s 618.6 m³
Primary=38.4 L/s 618.6 m³

Link 47L: Total Pre Development Inflow=41.3 L/s 593.8 m³
Primary=41.3 L/s 593.8 m³

Total Runoff Area = 11,185.8 m² Runoff Volume = 1,219.5 m³ Average Runoff Depth = 109 mm
87.89% Pervious = 9,831.0 m² 12.11% Impervious = 1,354.8 m²

Summary for Subcatchment 43S: Roof to Tank - Attenuated

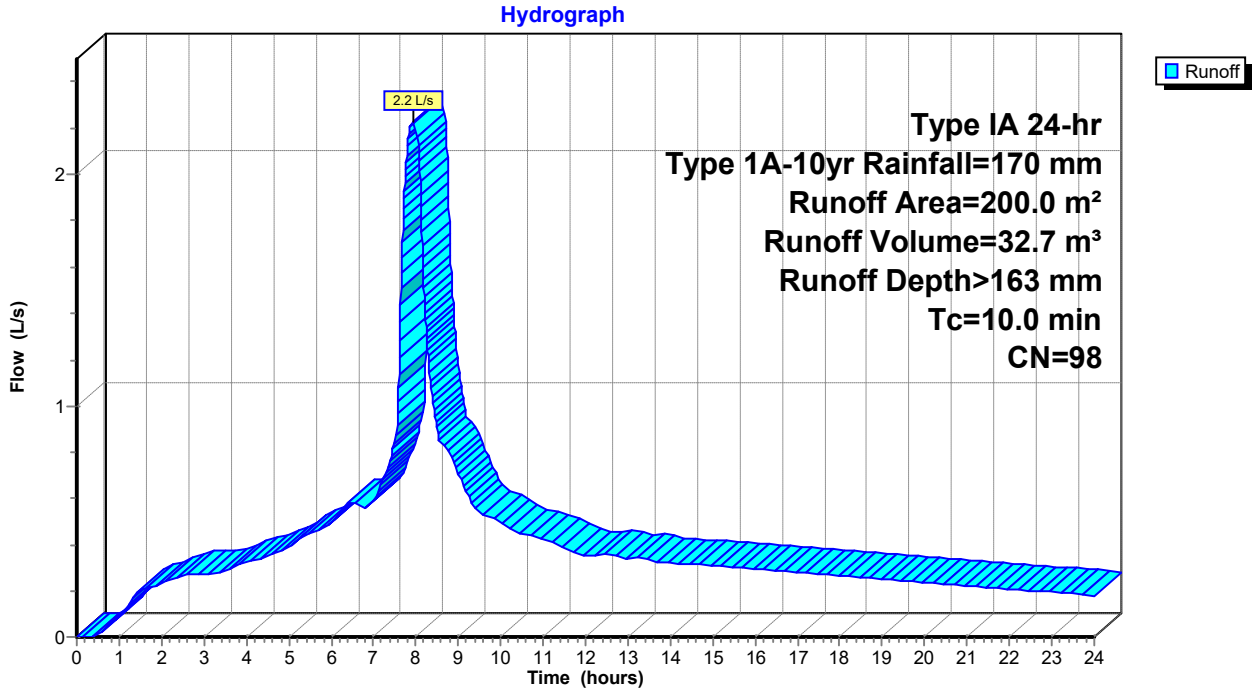
Runoff = 2.2 L/s @ 7.94 hrs, Volume= 32.7 m³, Depth> 163 mm
Routed to Pond 48P : 1 x 3.85m tank (30m3)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr Type 1A-10yr Rainfall=170 mm

	Area (m²)	CN	Description
*	200.0	98	proposed new shed
	200.0		100.00% Impervious Area

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

Subcatchment 43S: Roof to Tank - Attenuated



Summary for Subcatchment 45S: Predevelopment

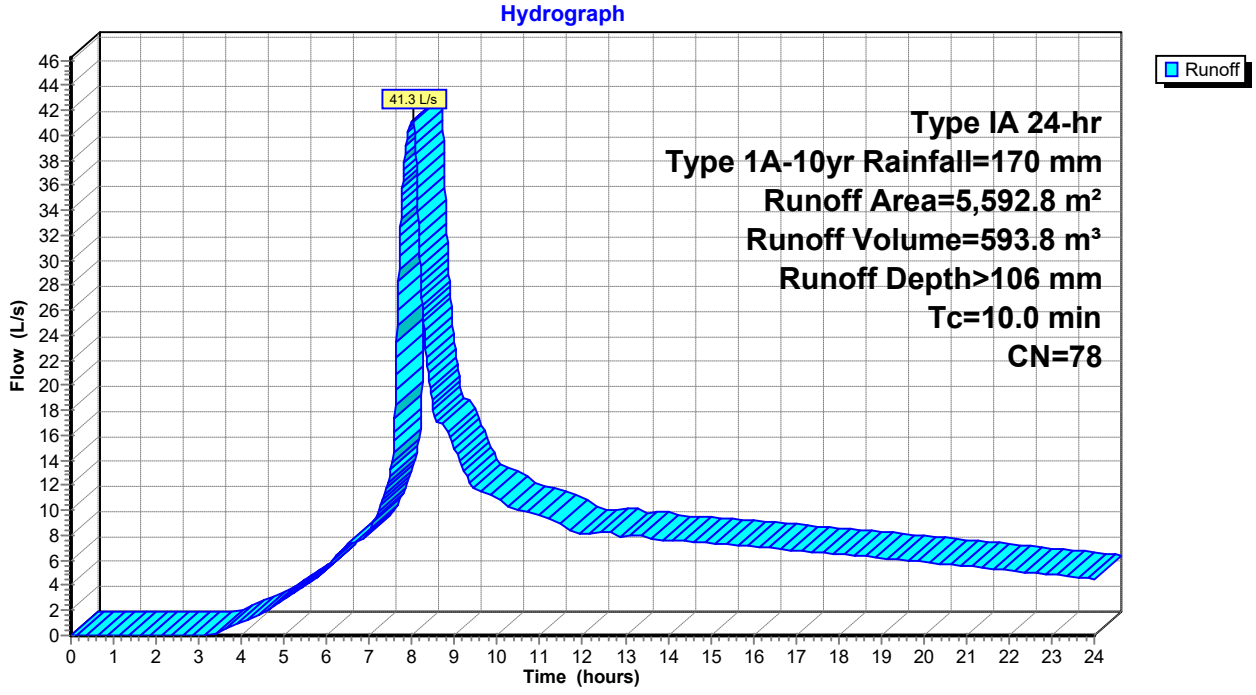
Runoff = 41.3 L/s @ 8.01 hrs, Volume= 593.8 m³, Depth> 106 mm
Routed to Link 47L : Total Pre Development

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr Type 1A-10yr Rainfall=170 mm

	Area (m²)	CN	Description
*	196.5	98	roof (primary)
*	159.1	98	roof (secondary)
*	209.7	98	roof (existing shed)
*	729.5	89	Gravel (driveway)
*	4,298.0	74	Grass
	5,592.8	78	Weighted Average
	5,027.5		89.89% Pervious Area
	565.3		10.11% Impervious Area

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

Subcatchment 45S: Predevelopment



Summary for Subcatchment 49S: existing dwellings

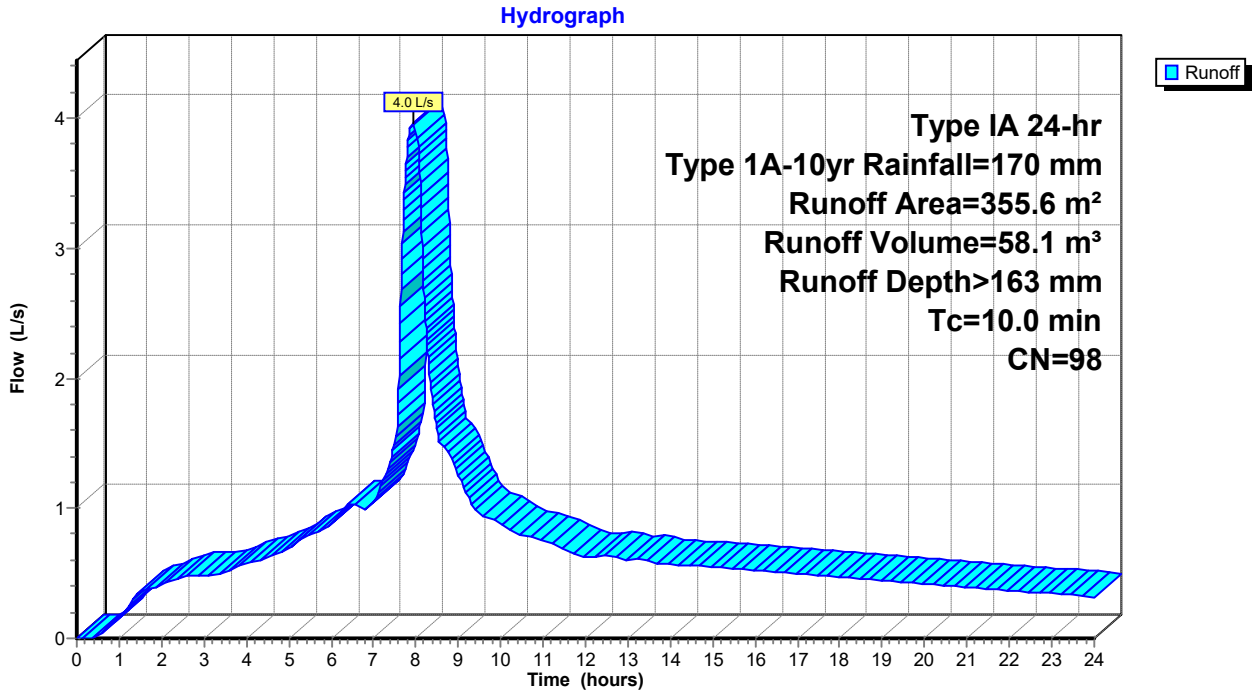
Runoff = 4.0 L/s @ 7.94 hrs, Volume= 58.1 m³, Depth> 163 mm
Routed to Pond 48P : 1 x 3.85m tank (30m3)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr Type 1A-10yr Rainfall=170 mm

	Area (m²)	CN	Description
*	159.1	98	secondary dwelling
*	196.5	98	main dwelling
	355.6	98	Weighted Average
	355.6		100.00% Impervious Area

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

Subcatchment 49S: existing dwellings



Summary for Subcatchment 51S: Post Development

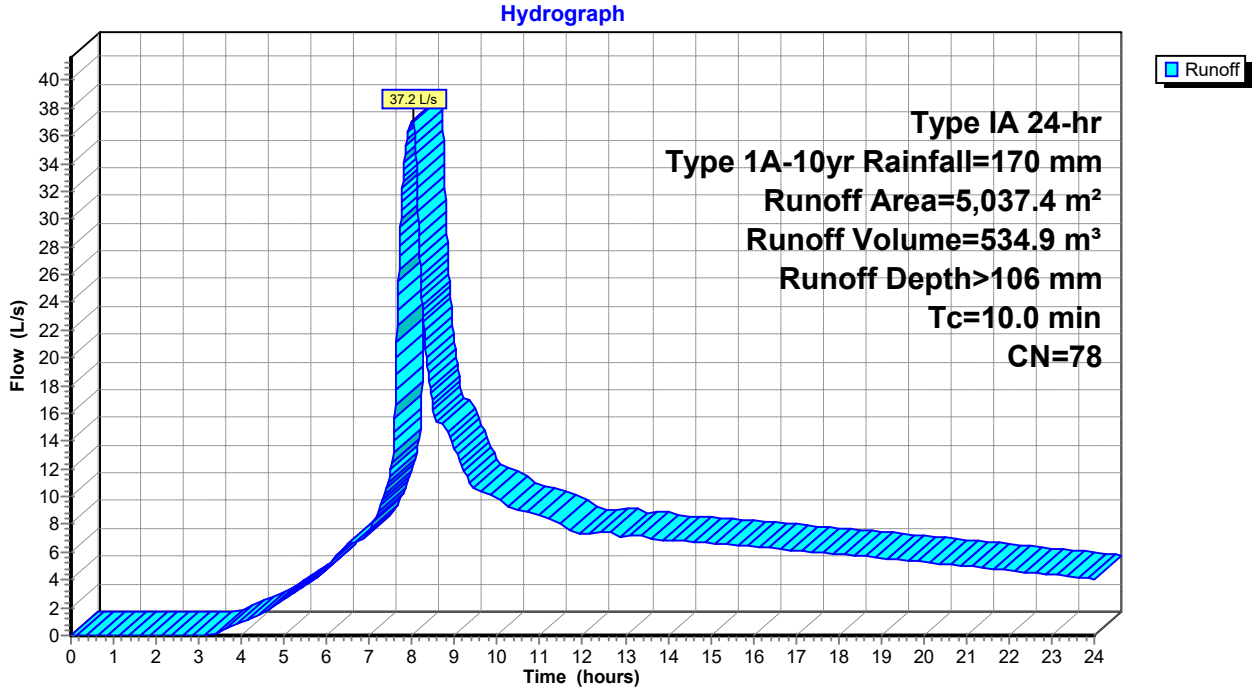
Runoff = 37.2 L/s @ 8.01 hrs, Volume= 534.9 m³, Depth> 106 mm
Routed to Link 29L : Total Post Development

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type IA 24-hr Type 1A-10yr Rainfall=170 mm

	Area (m²)	CN	Description
*	299.1	89	proposed gravel dway
*	24.2	98	water tanks (2)
*	209.7	98	roof - existing shed
*	729.5	89	dway - gravel existing
*	3,774.9	74	grass (lawn)
	5,037.4	78	Weighted Average
	4,803.5		95.36% Pervious Area
	233.9		4.64% Impervious Area

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

Subcatchment 51S: Post Development



Summary for Pond 48P: 1 x 3.85m tank (30m3)

Inflow Area = 555.6 m²,100.00% Impervious, Inflow Depth > 163 mm for Type 1A-10yr event
Inflow = 6.2 L/s @ 7.94 hrs, Volume= 90.8 m³
Outflow = 1.5 L/s @ 9.59 hrs, Volume= 83.8 m³, Atten= 76%, Lag= 98.7 min
Primary = 1.5 L/s @ 9.59 hrs, Volume= 83.8 m³
Routed to Link 29L : Total Post Development

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 2.12 m @ 9.59 hrs Surf.Area= 11.6 m² Storage= 24.7 m³

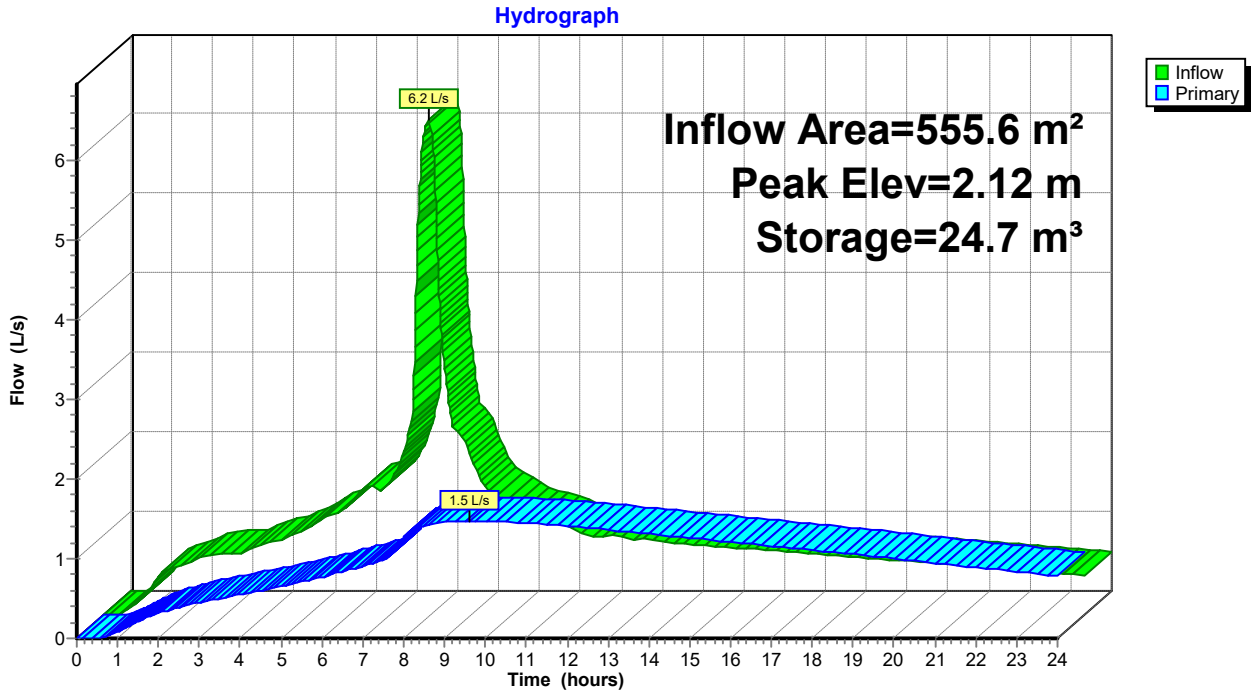
Plug-Flow detention time= 208.2 min calculated for 83.8 m³ (92% of inflow)
Center-of-Mass det. time= 150.9 min (802.1 - 651.1)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00 m	30.9 m³	**3.85 mD x 2.65 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00 m	**22 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Primary	2.55 m	**100 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.5 L/s @ 9.59 hrs HW=2.12 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.5 L/s @ 3.86 m/s)
└**2=Orifice/Grate** (Controls 0.0 L/s)

Pond 48P: 1 x 3.85m tank (30m3)



APPENDIX 3

RECORD OF TITLE AND ASSOCIATED EASEMENT DOCUMENT

C 295261.4 Ec

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We TERENCE MORCOM BARRETT, Company Director (3/24 share); HUGH GORDON JAMES BARRETT, Contractor (3/24 share); ERIC SARGISSON GREEN, Chartered Accountant (1/6 share); ARTHUR IAN LITTLER, Dental Surgeon (1/6 share); CATHERINE ANN BRIDGMAN, Married Woman (1/6 share) all of Auckland and MICHAEL FRANCIS TRIGGS of Kerikeri, Orchard Manager, (1/4 share) as tenants in common in the said shares being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at North Auckland on the day of 19 91 under No. 145057 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 145057

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 1	Marked B	Lot 2	86A/307 86A/308
Right of Way Electricity Supply Telephone Line	Lot 2	Marked C	Lot 1	86A/308 86A/307
Electricity Supply	Lot 3	Marked D	Lots 1 & 2	86A/309 & 86A/307&308
Electricity Supply	Lot 4	Marked E	Lots 1, 2 & 3	86A/310 & 86A/307,308 & 309.
Right to Drain Water	Lot 2	Marked F	Lot 3	86A/308 86A/309

~~State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.~~

The following rights, powers and obligations shall apply in respect of the the electricity supply easements and the telephone line easements hereinbefore contained.

~~1 Rights and powers~~

1 The Grantor hereby grants to the Grantee the perpetual right to transmit electric current through in over across on along and under the easement land **TOGETHER WITH** the full free and uninterrupted right from time to time and at all times **TO ENTER** upon the easement land by the Grantees surveyors employees agents and contractors with or without vehicles (laden or unladen) machinery tools equipment and materials for all or any of the following purposes; namely for the purposes of:

A Placing on and in the easement land electrical equipment; and/or telephone lines or equipment;

B Making on the easement land any cuttings fillings grades batters or other works and remaking or re-opening the same;

C Laying out excavating and filling in trenches through in over across on along and under the easement land and at any time thereafter re-opening or re-excavating the same;

D Laying in any such trenches at such depths and in such manner as the Grantee shall think fit underground electric wires cables or other conductors of electricity and other equipment (if necessary) and together with any telephone lines or equipment and any pipes and other coverings within which the Grantee may desire to enclose the same;

E Inspecting altering repairing and renewing and relaying or otherwise maintaining such wires cables and other conductors of electricity and other equipment (if any) and telephone lines and/or equipment and such pipes or other coverings enclosing the same;

F Doing and carrying out on the easement land all and any such acts matters or things as the Grantee may consider necessary or desirable for the achievement of any of the foregoing purposes

PROVIDED ALWAYS THAT in exercising its rights hereunder the Grantee:

G Shall keep and maintain all such underground electric wires cables or other conductors of electricity and telephone lines or equipment and any pipes or other coverings as may be laid or constructed by the Grantee through in over across on along and under the easement land in pursuance of these presents in a good and efficient state of repair for the purposes for which the same are designed.

H Shall do as little damage as is practicable to the surface of the easement land consistent with the exercise of its rights hereunder and at the conclusion of any work will make good in a proper and workmanlike manner any fences building planting paving or other erections damaged or removed.

I At the conclusion of any work so far as and as soon as may be reasonably practicable shall restore the surface of the easement land to the condition in which it was immediately prior to the commencement of such work and in particular will replace erosion of the easement land.

J Shall wherever possible give prior notice to the occupier of the land of which the easement land forms part of its intention of exercising all or any of the rights hereinbefore conferred; and in exercising all or any such rights shall cause as little inconvenience to such occupier as may reasonably be possible in the circumstances.

2. ~~Terms, conditions, covenants, or restrictions in respect of any of the above easements:~~

Dated this 5th day of August 1991

Signed by the above-named TERENCE MORCOM BARRETT, HUGH GORDON JAMES BARRETT ERIC SARGISSON GREEN, ARTHUR IAN LITTLER, CATHERINE ANN BRIDGMAN & MICHAEL FRANCIS TRIGGS
~~in the presence of~~ in the presence of :-

Witness .....

Occupation Solicitor

Address Talbyne

Hugh Barrett

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the Land Transfer Act

Solicitor for the registered proprietor

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR
84/307-310

2.17 16.AUG91 C 295261.4

APPENDIX 4

RULE ASSESSMENT

Operative District Plan Provisions

Chapter 7.6.5 Rural Production Zone Permitted Activity Rules		
Rule	**Status**	**Comment**
8.6.5.1 Permitted Activities		
8.6.5.1.1 – Residential Intensity	N/A	No additional residential units are proposed.
8.6.5.1.2 – Sunlight	Permitted	The proposed building will comply with the required sunlight angles.
8.6.5.1.3 – Stormwater Management	**Does not comply**	The proposed impervious surface coverage (23.2%) will exceed 15%.
8.6.5.1.4 – Setback from Boundaries	Permitted	The building will be setback 10m from all boundaries.
7.6.5.1.5 – Transportation	N/A	N/A
8.6.5.1.6 – Keeping of Animals	N/A	Not proposed.
8.6.5.1.7 – Noise	Permitted	Noise limits will be complied with.
8.6.5.1.8 – Building Height	Permitted	The building height will not exceed 12m.
8.6.5.1.9 – Helicopter Landing Area	N/A	Not proposed.
8.6.5.1.10 – Building Coverage	**Does not comply**	The proposed building coverage (13.7%) will exceed 12.5%.
8.6.5.1.11 – Scale of Activities	N/A	Not proposed.
8.6.5.1.12 – Temporary Events	N/A	Not proposed.
8.6.5.2 Controlled Activities		
8.6.5.2.1 – Stormwater Management	**Does not comply**	The proposed impervious surface coverage (23.2%) will exceed 20%.
8.6.5.2.5 – Building Coverage	**Controlled**	The proposed building coverage (13.7%) will exceed 12.5%.
8.6.5.4 Discretionary Activities		
8.6.5.4 – Discretionary Activities	**Discretionary**	The impervious coverages do not comply with the permitted or controlled standards set out under Rules 8.6.5.1.3 and 8.6.5.2.5.

APPENDIX 5

NRC 'SELECTED LAND-USE SITES' DATABASE MAP

Northland REGIONAL COUNCIL

NRC Maps

N

0 0.01 0.01 0.02 0.03 Kilometers

January 19 2026