

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> 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:

Andrew Ritchie

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

Email:

Phone number:

Postal address:

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

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

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:

Ritchie Family Holdings Limited

**Property Address/
Location:**

15 Lone Gum Lane

Kerikeri

Postcode

0230

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

15 Lone Gum Lane

Kerikeri

Postcode

0230

Legal Description:

Lot 7 DP 572115

Val Number:

00213-29129

Certificate of title:

1038403

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

Proposed impermeable surfaces, earthworks and building coverage for residential dwelling on a site in the Rural Living Zone.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Changing the use of a piece of land

☒ Disturbing, removing or sampling soil

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Andrew Ritchie

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Andrew Ritchie

Signature:

(signature of bill payer)

Date

24/4/25

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Andrew Ritchie

Signature:

[Redacted Signature]

Date 24/4/25

Application is made by electronic means

Checklist (please tick if information is provided)

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

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

Andrew Ritchie

Proposed Impermeable Surfaces, Building Coverage & Earthworks for Residential Development

15 Lone Gum Lane, Kerikeri

Williams & King, Kerikeri¹
6 May 2025



Cover Photograph: Application site.

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

1.0 Overview

Andrew Ritchie is seeking land use consent for earthworks and impermeable surfaces required to form a building platform and to construct their proposed dwelling, internal vehicle access, parking and manoeuvring areas.

The subject site contains a small temporary site office and portable toilet, and is otherwise is a vacant property legally described as Lot 7 DP 572115 and is held in the Record of Title 1038403.

The subject site is zoned Rural Living in the Operative Far North District Plan, and the proposed development requires resource consent as a discretionary activity overall for infringement of the 'Stormwater Management', 'Building Coverage' and 'Excavation and/or Filling...' zone and district wide rules. Under the Proposed Far North District Plan, the site is zoned Rural Residential. Relevant rules that have immediate legal effect can be met as permitted activities.

The application is accompanied by a Stormwater Mitigation Report, which provides the detail of proposed mitigation of stormwater runoff to comply with the requirements of a consent notice condition.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

2.1 Proposed Residential Dwelling and Driveway

The purpose of the proposal is to develop the existing site for residential use, initially to be used as a Navigation Homes Far North show home. Refer to the Architectural Plans in **Appendix 1**. The proposed development is shown on the Site Plan in **Figure 1**.

A four bedroom home with attached double garage is proposed to be built, with a roof area of approximately 318m² and a maximum height of approximately 5.2m above the finished ground level. The exterior of the dwelling will be clad in James Hardie 'Stria' with feature areas of 'Abodo Shiplap', and will have profiled coloursteel roofing. Timber decks will be formed on the northern side of the building, connected to the living areas and two of the bedrooms.

The double garage will be accessed by a new driveway from the existing vehicle crossing off Lone Gum Lane on the eastern side of the site. An outdoor parking / manoeuvring area will also be formed.

An onsite wastewater treatment and disposal system will be installed near the north eastern boundary.

Erosion and sediment control measures will be monitored by the Head Contractor, with regular inspection of silt fences with additional checks prior to and following heavy or persistent rainfall to ensure that the measures are repaired, replaced, reinforced or cleaned out if required. The Head Contractor will adjust erosion and sediment control as needed to suit site adjustments and weather conditions.

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

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

2.3 Impermeable Surfaces and Stormwater Management

Condition (iii) of Consent notice 12370541.10 on the subject Record of Title (1038403), applied via RC 2180670-RMAVAR/C, states that:

“In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre-development level for rainfall events up to those with a 10% AEP plus allowance for climate change.”

The proposal will add 503m² of impermeable surfaces to the site, comprising the roof area, driveway and concrete path are shown on the Site Plan. This amounts to 16.8% of the gross site area of Lot 7 DP 572115. The temporary office will be removed within six months of completion of the dwelling.

The proposed extent of impermeable surface coverage exceeds the 12.5% permitted activity allowance for the Rural Living Zone of the Operative District Plan.

A Stormwater Mitigation Report Prepared by Wilton Joubert Limited, dated 4 April 2025 is attached in **Appendix 2**, to satisfy the above consent notice requirement in addition to reporting on the Operative District Plan criteria.

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

- Collect roof runoff in a proprietary guttering system, direct to the inlet of a detention tank (1 x 9,000 litre duracrete underground tank or similar), minimum dimensions of 2500mm diameter x 2.5700mm depth.
- 25mm diameter orifice located 150mm above the base of the tank to give 1731mm water elevation and 8.5m³ of storage.
- 100mm diameter overflow outlet located at the top of the tank, discharge via sealed pipes to the available stormwater connection.
- Shape the proposed driveway to shed runoff to a catchpit(s) to drain directly to the available stormwater connection via sealed pipes. Catchpit(s) must have a suitable sump to serve as a pre-treatment device prior to discharging to the dispersal device.

3.0 Application Site Details and Description

3.1 Location

The subject site is located at 15 Lone Gum Lane in Kerikeri, at the intersection of Lone Gum Lane and Wapiti Way. The site is to the north of Waipapa Road and Silkwood Lane and approximately 2.7km north of central Kerikeri township. Refer to the maps in **Figures 2 and 3**.

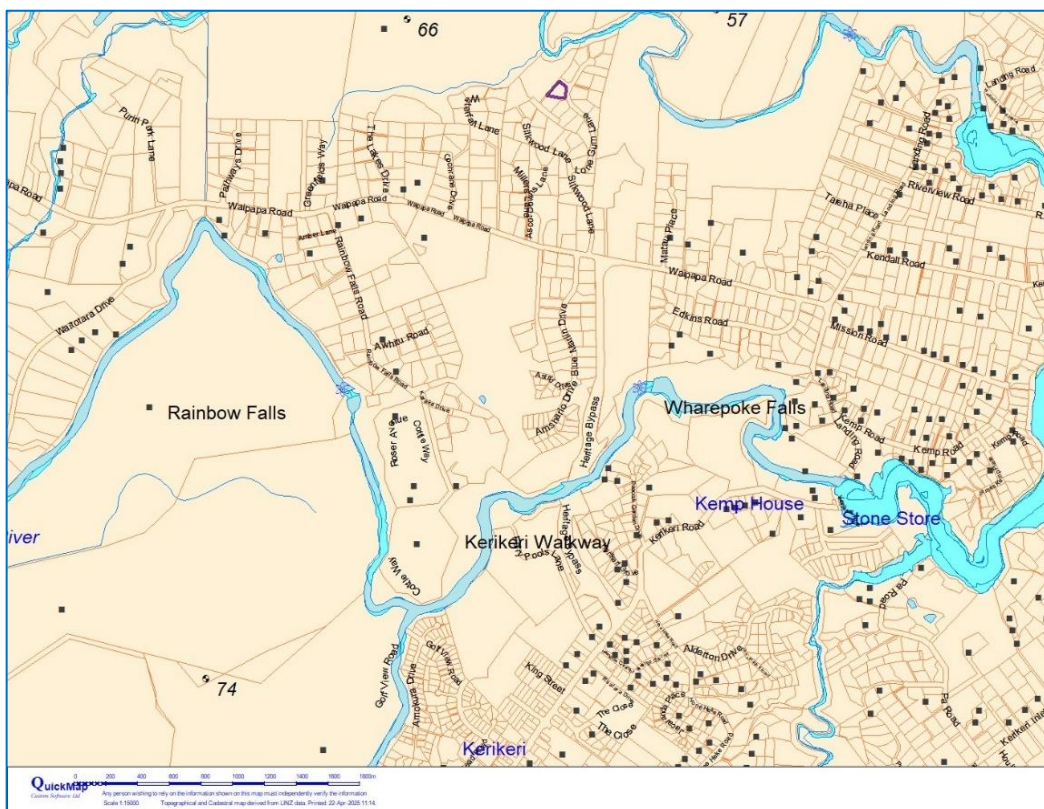


Figure 2: Location Map (Source: QuickMap)

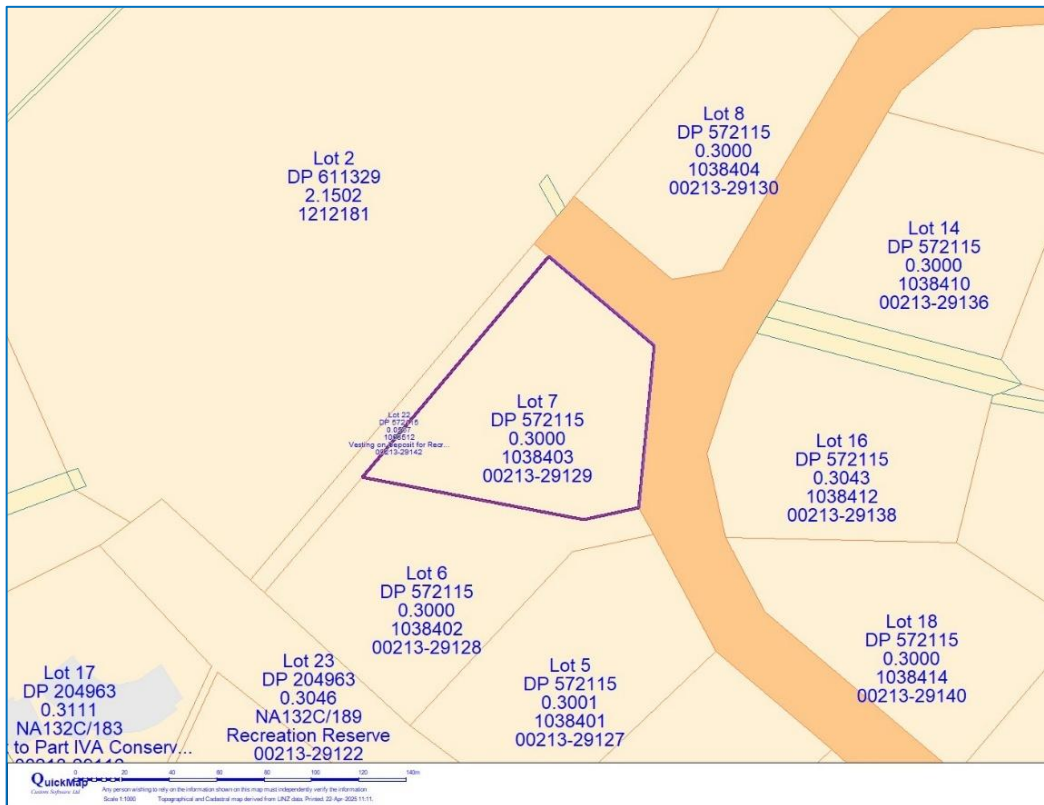


Figure 3: Cadastral Map (Source: QuickMap)

3.2 Legal Details

The subject site is legally described as Lot 7 DP 572115 (comprising 3000m² more or less in area), and held in Record of Title 1038403 – refer to **Appendix 3**. Relevant interests or encumbrances are listed below.

- Appurtenant hereto is a right to drain water specified in Easement Certificate D203729.5.
- 12370541.10 Consent Notice pursuant to Section 221 RMA 1991:
 - Lots 1 to 18 DP 572115*
 - ii. *In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, the lot owner shall submit for Council approval an onsite wastewater TP58 report prepared by a chartered professional engineer or an approved Council report writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area, plus a reserve disposal area.*
 - iii. *In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre-development level for rainfall events up to those with a 10% AEP plus allowance for climate change.*
- Land Covenant in Covenant Instrument 12370541.13. (private covenant).
- Fencing Covenant subject to Section 6(2) of the Fencing Act 1978.

3.3 Site Conditions

The subject site is predominantly in grass with scattered trees. It has a generally level contour, with a slight slope towards the north and east. A small site office and portable toilet has been placed near the southern boundary.

Connections to the Council's water and stormwater reticulation are available. Drainage features and infrastructure are described in the Stormwater Mitigation Report.

Refer to **Photographs 1** and **2** and the **Cover Photograph**.



Photograph 1: Temporary site office, water meter and power connection at south eastern corner of site.



Photograph 2: View towards proposed building site from Lone Gum Lane.

3.4 Recorded Natural Features

Besides being part of a 'kiwi present' area, the site does not have any recorded natural features, including on the Northland Regional Council Regional Policy Statement maps and in the Department of Conservation Protected Natural Area mapping.

4.0 District Plan Assessment

4.1 Operative Far North District Plan

The application site is zoned Rural Living and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the District Plan as follows.

4.1.1 Rural Living Zone

Rule	Discussion	Compliance
8.7.5.1 PERMITTED ACTIVITIES		
8.7.5.1.1 Residential Intensity	A single residential unit is proposed.	Complies
8.7.5.1.2 Scale of Activities	Residential use is proposed, people residing on a site are excluded from this rule.	Complies.
8.7.5.1.3 Building Height	The building height does not exceed 9m.	Complies.
8.7.5.1.4 Sunlight	The building complies with permitted activity sunlight standards.	Complies.
8.7.5.1.5 Stormwater Management	More than 12.5% coverage with impermeable surfaces is proposed.	Does not comply.
8.7.5.1.6 Setback from Boundaries	3m setbacks are achieved.	Complies.
8.7.5.1.13 Building Coverage	As the house does not have eaves, the roof area can be considered the building coverage area. Approximately 10.6% building coverage is proposed.	Does not comply.
7.6.5.2 CONTROLLED ACTIVITIES		
7.6.5.2.1 Stormwater Management	Less than 20% impermeable surface coverage is proposed. Stormwater will be mitigated to flows lower than the permitted threshold. Refer to the Stormwater Mitigation Report in Appendix 2 .	Complies.
7.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES		
8.7.5.3.4 Building Coverage	Building coverage is less than 15%.	Complies.

4.1.2 District Wide Provisions

Natural & Physical Resources

Rule	Discussion	Compliance
12.3.6.1.1 PERMITTED ACTIVITIES		
12.3.6.1.3 Excavation and/or filling ... in the Rural Living ... Zones	The volume and height of cut and fill faces of the proposed earthworks will exceed the permitted standard.	Does not comply.
12.3.6.2 RESTRICTED DISCRETIONARY ACTIVITIES		
12.3.6.2.1 Excavation and/or filling ... in the Rural Living ... Zones	Volume complies however cut face exceeds 1.5m.	Does not comply.
12.3.6.3 DISCRETIONARY ACTIVITIES		
12.3.6.3 Discretionary Activities	Application is for a discretionary activity.	Complies.

Rule	Discussion	Compliance
12.4.6.1 PERMITTED ACTIVITIES		
12.4.6.1.2 Fire Risk to Residential Units	None of the listed vegetation areas are within 20m of proposed dwelling.	Complies.

Financial Contributions

The proposal has no implications in terms of Chapter 14.

Transportation

Rule	Discussion	Compliance
Traffic – Permitted Activities		
15.1.6A.2.1 Traffic Intensity	The first residential unit on a site is exempt from this rule.	Complies.
Parking – Permitted Activities		
15.1.6B.1.1 On-Site Car Parking Spaces	Car parking is available within the proposed garage.	Complies.
15.1.6B.1.5 Car Parking Space Standards	Car parking dimensions and manoeuvring meets this standard.	Complies.
Access – Permitted Activities		
15.1.6C.1.1 Private Accessway in All Zones	A 3m wide carriageway, which is less than 1:8 in grade, will serve the single dwelling / site.	Complies
15.1.6C.1.7 General Access Standards	Less than four parking spaces will gain access from Lone Gum Lane. No bends or corners on the private accessway are proposed. No legal width, as access is not within an easement. Stormwater runoff from the driveway will be directed to a catchpit(s) as required.	Complies

4.1.3 Summary of Activity Status

Overall, the proposal has been assessed as a discretionary activity, requiring consent under Rule 7.6.5.2.1 (Stormwater Management), 8.7.5.3.4 (Building Coverage) and Rule 12.3.6.3 (Soils and Minerals - Discretionary Activities).

4.2 Proposed Far North District Plan

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

4.2.1 Rules with Immediate Legal Effect

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks.

We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Therefore, the proposal is a permitted activity in terms of the Proposed District Plan.

Other relevant inoperative rules are assessed below.

4.2.2 Area-Specific Matters - Rural Residential Zone

Rule	Discussion	Compliance
RRZ-R1 New buildings or structures ...	PER-1 is met as a residential dwelling is proposed. PER-2 is met as outlined below.	Complies but no legal effect.
RRZ-R2 Impermeable Surface Coverage	More than 12.5% coverage is proposed.	Does not comply – restricted discretionary activity but no legal effect.
RRZ-R3 Residential Activity	A single residential unit is intended.	Complies but no legal effect.
RRZ-S1 Maximum Height	The building does not exceed 8m above ground level.	Complies but no legal effect.
RRZ-S2 Height in Relation to Boundary	The building is contained within a building platform defined by the specified recession planes.	Complies but no legal effect.
RRZ-S3 Setback	3m setbacks are achieved from all boundaries.	Complies but no legal effect.
RRZ-S5 Building or structure coverage.	Less than 12.5% building coverage proposed	Complies but no legal effect.

4.2.3 District-Wide Matters – General District-Wide Matters – Transport

Rule	Discussion	Compliance
Permitted Activities		
TRAN-R1 Parking	Parking spaces are available within the garage or driveway.	Complies but no legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Vehicle crossing to be formed.	Complies but no legal effect.
TRAN-R5 Trip Generation	A single residential unit is proposed.	Complies but no legal effect.

4.2.4 District-Wide Matters – General District-Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks for buildings or structures ...	Earthworks volumes will exceed 300m ³ (EW-S1) and EW-S2 (Depth and slope – the depth exceeds 1.5m). Site reinstatement is proposed within 6 months (EW-S4). EW-S6 is met assuming earthworks will be set back 3m from a site boundary. EW-S7 is met as stability will be maintained. EW-S8 will be met (nature of filling material).	Does not comply – Restricted Discretionary Activity but no legal effect.

	EW-S9 is met, as the earthworks are not in a flood or coastal hazard area.	
EW-R12 Earthworks and the discovery of suspected sensitive material.	The Heritage NZ Pouhere Taonga Accidental Discovery Protocol can be included as an Advice Note.	Complies (has legal effect).
EW-R13 Earthworks and erosion and sediment control.	EW-S5 is proposed to be met, as erosion and sediment control will be implemented for the duration in accordance with the listed standard.	Complies (has legal effect).

4.2.5 Summary of Activity Status under Proposed Far North District Plan

Rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5.0 Assessment of Environmental Effects

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

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. The proposed activity is deemed to be a discretionary activity. The following assessment addresses actual and potential effects relating to increased impermeable surfaces, building coverage and earthworks, including the matters listed in Rules 8.7.5.2.2, 8.7.5.3.4 and 12.3.7 of the Operative District Plan.

5.1 Stormwater Management

The matters that Council listed in Rule 8.7.5.2.2 of the Operative District Plan are addressed within the Stormwater Mitigation Report, with the assessment summarised below.

Additional detention volume in the water tank will attenuate stormwater runoff to predevelopment levels for the 10% AEP storm events, adjusted for climate change. Stormwater runoff from roof surfaces will be captured by the tank, while driveway runoff will be directed to catchpit(s), with both being discharged to the available stormwater connection to avoid ponding and mitigate interference with natural water absorption. Runoff resulting from the proposed impermeable areas is to be collected and directed to the discharge point via sealed pipes, mitigating the potential for runoff to pass over / saturate surrounding soils.

The Kerikeri Volcanic Group soils on the site are described as having moderate drainage. The site is large enough for on-site stormwater and effluent disposal (i.e. setbacks between water sources and effluent disposal comply with the Proposed Regional Plan).

The stormwater mitigation design is based on the requirements of the consent notice condition, which was imposed at subdivision stage, and represents a low impact design principle used for this development.

The extent to which the proposed activity exceeds the permitted activity impermeable surfaces allowance is not excessive, being in the vicinity of 128m². The extent of proposed impermeable surfaces is considered to be reasonable for this 3000m² rural residential site. The proposed impermeable areas amounting to 503m² will be attenuated back to pre-development flow rates for the 10% AEP storm event, adjusted for climate change. As such, stormwater runoff will be attenuated to flows lower than the permitted activity threshold.

The subject site is part of a rural residential development. Cumulative effects are offset through the additional attenuation volume within the proposed water tank.

Future plantings may be completed by the owner, however these are not considered necessary to reduce stormwater effects as part of this application.

In summary, provided that the recommendations within the Stormwater Mitigation Report are followed, the effects of stormwater runoff resulting from the proposal are expected to have less than minor adverse effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

5.2 Natural and Other Hazards

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

In the short term, erosion control measures will be established for the duration of the earthworks to minimise erosion and the movement of sediment laden stormwater runoff.

5.3 Soil

The site does not contain highly versatile soil; and furthermore, the site is not within a primary production zone, having been zoned for rural residential use in accordance with the existing settlement pattern of subdivision and land use present. Therefore, the proposed earthworks and rural residential land use will have a negligible effect on soil resources and the availability of suitable land for primary production.

Stormwater will be collected and discharged to the reticulated system in order to avoid soil erosion in the long term, and in the short term, this will be achieved through erosion control at the earthworks phase.

Overall, it is considered that the proposal has a negligible impact on the life supporting capacity of the soil.

5.4 Water Quality

Residential development is not generally considered to create a long-term impact on water quality. The development platform will be surrounded by grass or other planted surfaces providing a buffer to runoff, trapping contaminants and sediments.

In the short term, erosion and sediment control will be implemented in order to avoid any reduction in water quality. This will include stabilisation following completion of earthworks. Monitoring the earthworks will be undertaken by a competent contractor.

5.5 Visual Amenity and Rural / Natural Character

The proposal is for the development of the subject site in accordance with the intended purpose (being a rural residential land use), which is anticipated by the zoning of the site and the underlying subdivision consent. As such, no wider effects on the surrounding neighbourhood or wider community will arise.

The site does not have any high or outstanding landscape, natural character or visual values. The proposed development is an expected use of the site, and complies with permitted activity bulk and location standards in terms of setback, height in relation to boundary and building height so as not to be a dominant feature of the surrounding rural residential environment. The building is located centrally within the site, allowing ample areas for future landscaping and private outdoor space, and avoiding adverse effects on the outdoor areas of adjoining properties.

The proposed building coverage is a very minor exceedance of the permitted activity standard, being 18m² or 0.6% more than the permitted activity rule allows.

The subject site adjoins a currently undeveloped site to the south, road reserve to the north and east, and Recreation Reserve to the west. On other developed sites within the local area, there is an existing framework of vegetation and landscaping, which over time, together with a similar nature of plantings on the subject lot, will ensure that privacy is achieved and amenity values enhanced. The extent of building and impermeable surface coverage is reasonable for the site. Overall, it is considered that the adverse effects on amenity values will be less than minor.

Short term visual amenity effects from the proposed construction phase of development will be temporary in duration, and unlikely to cause any significant adverse effects beyond the property boundary.

5.6 Fauna and Flora

The site is devoid of indigenous vegetation, and the proposal avoids direct adverse effects in this respect.

5.7 Heritage Resources & Cultural Impacts

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

5.8 Noise

The noise generated by the earthworks phase of the development is intended to be in accordance with the permitted activity standards of the Operative District Plan, as specified in Rule 8.6.5.1.7.

6.0 Statutory Assessment

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

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *Regional Policy Statement for Northland*
- *Far North Operative District Plan*
- *Far North Proposed District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

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

The proposal has been considered in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The subject site is not recorded on Northland Regional Council's Selected Landuse Register.² There is no history of horticultural use in the Far North Maps 'Landcover and land use' mapping. Further, the subject site and its associated rural residential use have been approved by recent resource consent (RC 2180670-RMAVAR/C). Therefore, using Method 6(2) of the above Regulations, the subject site is not considered to be a piece of land, and therefore there are no implications arising from this proposal in terms of the above Regulations.

6.1.2 Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site and there are no wetlands in close proximity apparent on aerial photography or apparent following a site visit. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

² Northland Regional Council. Retrieved 22 April 2025 from <https://localmaps.nrc.govt.nz/localmapviewer/?map=65b660a9454142d88f0c77b258a05f21>

6.2 Regional Policy Statement for Northland (“RPS”)

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

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

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. The proposal supports the development of the site in accordance with its intended purpose, with suitable infrastructure, and avoidance of effects on landscape or natural character values, historic or cultural heritage values, significant ecological areas or species, or transport corridors achieved. The site does not contain highly versatile soil and is not within a primary production zone. The proposed use of the lot as a rural residential site is consistent with both the zoning of the land under the Operative and Proposed District Plan, as well as the predominant land use development pattern in the surrounding environment, so as to be compatible with other surrounding land use activities and avoid reverse sensitivity effects.

6.3 Far North Operative District Plan

Proposed impermeable surface coverage represents a restricted discretionary activity, with the relevant matters over which Council has retained the exercise of its discretion having been assessed previously. It can therefore be inferred that the proposal will be consistent with the relevant objectives and policies of the Rural Living Zone.

The proposed earthworks require consent as a discretionary activity under the Operative District Plan. The relevant objectives and policies of the ‘Soils and Minerals’ chapter of the Operative District Plan are commented on below.

12.3.3 OBJECTIVES

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

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

12.3.4 POLICIES

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

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

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

12.3.4.5 That soil conservation be promoted.

The proposed earthworks are small in scale and extent, and will occur for a short duration, solely for the purpose of preparing a residential building site. With the implementation of erosion and sediment control, management of dust, noise and traffic, it is considered that the adverse effects of earthworks on water quality, amenity values, can be avoided, remedied and mitigated. The earthworks location does not

adversely affect any significant ecological, landscape, cultural, spiritual or heritage resources, and has an adequate setback from any water bodies. The site is not subject to any natural hazards.

The site does not contain highly versatile soils, and is an existing rural residential site within an existing neighbourhood of this nature. As such, the life supporting capacity of soils is maintained to a suitable extent.

Topsoil will be retained on the site and re-spread to support soil conservation, along with erosion control to prevent the loss of soil from the site.

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

6.4 Far North Proposed District Plan

The proposed activity would be a restricted-discretionary activity under the Proposed District Plan. The matters over which discretion is restricted to are adequately covered in the Stormwater Mitigation Report, and it is considered that the proposed activity is in accordance with the objectives and policies of the Rural Residential Zone within the Proposed District Plan.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

Treated sewage will be discharged onsite, with design details to comply with the Proposed Regional Plan permitted activity status included with the building consent application.

Following mitigation as required by the existing consent notice condition, stormwater will be discharged to the Council's consented reticulated system.

It is noted that 5,000m² of exposed earth at any time is permitted in 'other areas' as per Table 15: Permitted activity earthworks thresholds for the Proposed Regional Plan. This threshold is not exceeded by the proposed earthworks.

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

6.6 Part 2 of the Resource Management Act 1991

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

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*

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

7 Other matters

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

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

8 Treaty of Waitangi

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

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

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

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

7.0 Consultation & Notification Assessment

7.1 Consultation

The applicant has not sought any written approvals for the proposed activity.

7.2 Public Notification Assessment

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

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have

adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

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

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

7.3 Limited Notification Assessment

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

Step 2: Limited notification is not precluded.

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect.

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

- The proposal represents the development of the subject site in accordance with its intended purpose.
- The proposal does not include infringement of any boundary rules.
- The scale of development is consistent with other existing land use activities in the surrounding environment.
- The recommended stormwater mitigation measures detailed in the Stormwater Mitigation Report have been incorporated into the proposal. This will ensure that the stormwater runoff from new impermeable surface areas will be attenuated, using an on-site water tank. Following attenuation, all stormwater discharge will be to the reticulated stormwater connection to avoid adverse effects on any neighbouring or downstream property and ensuring that effects from stormwater runoff will be less than minor.
- The location, extent and design of the proposed earthworks together with control of erosion and sediment runoff and other construction management techniques, means that off-site effects can be avoided and mitigated so as to be less than minor.

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

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

7.4 Summary of Notification Assessment

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

8.0 Conclusion

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

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

We also note that:

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

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



Signed
Natalie Watson,
Resource Planner

Date **6 May 2025**
WILLIAMS & KING
Kerikeri

9.0 Appendices

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

Payment Complete

Your receipt

From **RITCHIE CONSTRUCTION 2017 LTD**
Business Acc
06-0350-0837302-00

To **Far North District C**
12-3244-0022509-00

Amount **\$2,558.00**

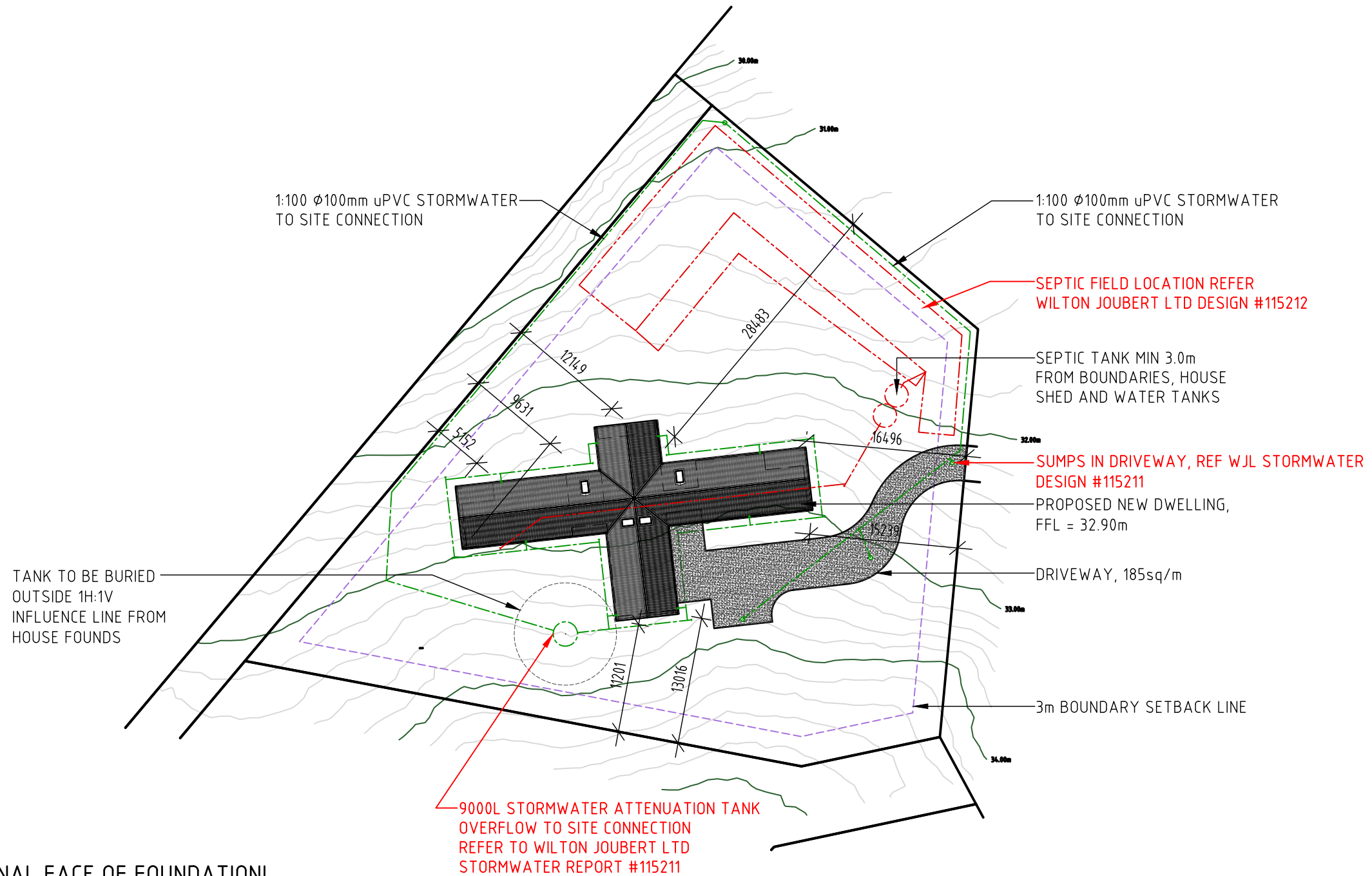
Payment date **Tue 06 May 2025**

Your details	Particulars	Code	Reference
	RC		Ritchie

Their details	Particulars	Code	Reference
	15 Lone Gum	RC	31318231

Things you need to know

- Your payment has been set up and we've withdrawn the funds.



ALL DIMS TO EXTERNAL FACE OF FOUNDATION!

SITE PLAN

SCALE 1:500

SITE INFORMATION:

PLANNING ZONE	FNDC, RURAL LIVING
LEGAL DESCR.	LOT 7, DP572115
SITE AREA	3000sq/m
BUILD AREA	253.17sq/m
COVERAGE	8.4%
WIND	HIGH (BRANZ)
SNOW	1.0 kPa (NZS3604:2011)
EARTHQUAKE	ZONE 1 (BRANZ)
EXPOSURE	ZONE C (BRANZ)
CLIMATE	ZONE 1 (BRANZ)
VERTICAL DATUM	NZVD 2016 (LIDAR DATA)

FAT HIPPO DESIGN GROUP LTD, LBP 100369
WWW.FATHIPPO.ORG

MARTIN GVARDIJANCIC	NATHAN SHEARING
113 PURIRI DALE WAY	66 LAYARD STREET, 9810
WAIPAPA RD2, KERIKERI	INVERCARGILL
MARTIN@FATHIPPO.ORG	NATHAN@FATHIPPO.ORG
PH 021 887314	PH 027 2131158 03 2131158

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STEPS & PATHS

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

ALL ACCESS ROUTES MUST PROVIDE A NON-SLIP SURFACE IN ACCORDANCE WITH NZBC D1/AS TABLE 2



NAVIGATION HOMES FAR NORTH
PO BOX 760, KERIKERI 0245, PH: 027 2893 668

CLIENT

SEDIMENT CONTROL

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

PROPOSED NEW SHOW HOME
15 LONE GUM LANE, 0230 KERIKERI
SITE PLAN

DRAWING TITLE

SEDIMENT CONTROL

ANY STOCKPILES OF SOIL OR EXCAVATED MATERIAL ARE TO BE KEPT TO THE REAR OF THE SITE AND COVERED WITH IMPERVIOUS SHEETS.

ROOF DOWNPIPES ARE TO BE CONNECTED TO THE INSTALLED STORMWATER DRAINAGE AS SOON AS PRACTICAL ONCE ROOF CLADDING HAS BEEN INSTALLED. UNTIL THIS POINT ENSURE WATER RUN-OFF FROM DOWNPIPES IS DIRECTED AWAY FROM BUILD AREA BUT NOT ON TO NEIGHBOURING PROPERTIES.



APNZ
Professional
Member

FAT HIPPO
DESIGN GROUP LTD

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05/05/25

REVISION

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DRAWING NUMBER



BROWN LINE DENOTES SEDIMENT RUNOFF BARRIER SUPER SILT FENCE, WITH WOVEN GEOTEXTILE FABRIC OVER WIRE MESH FENCE, POSITIONED ALONG CONTOUR, MIN 800mm ABOVE GROUND (SLOPE LENGTH APPROX 50m MAX, 0-13% SLOPE), POSITION RETURNS IN FENCE AT MAX 45m

150cu/m OF FILL RE-DISTRIBUTED ON SITE AS SEPTIC SOAKAGE FIELD BUNDS, MAX HEIGHT = 0.4m

GREEN OUTLINE DENOTES EXTENT OF SITE CUT REDISTRIBUTED AS FILL ON SITE, AREA APPROX 90sq/m, VOLUME OF FILL APPROX 150cu/m, MAX HEIGHT OF FILL= 0.4m. GREEN OUTLINED AREA ALSO SERVES AS TEMPORARY STORAGE OF ANY SOIL MOUNDS. REFER ENGINEERS FOR SITE CONDITIONS AND REQUIREMENTS

BLUE OUTLINE DENOTES EXTENT OF ENGINEERED FILL TO ESTABLISH HOUSE PLATFORM. REFER ENGINEER FOR REQUIREMENTS. AREA APPROX 120sq/m, VOLUME OF FILL APPROX 16cu/m, MAX HEIGHT OF FILL = 0.4m.

PROPOSED NEW DWELLING, FFL = 32.80m

PINK OUTLINE DENOTES EXTENT OF CUT ON SITE, AREA APPROX 650sq/m, VOLUME OF CUT APPROX 300cu/m, MAX HEIGHT OF CUT = 1.6m. REFER ENGINEERS FOR SITE CONDITIONS AND REQUIREMENTS

ALL DIMS TO EXTERNAL FACE OF FOUNDATION!

S I T E P L A N

SCALE 1:500

SITE INFORMATION:

PLANNING ZONE FNDC, RURAL LIVING
LEGAL DESCR. LOT 7, DP572115
SITE AREA 3000sq/m
BUILD AREA
COVERGE 1.5%
WIND HIGH (BRANZ)
SNOW 1.0 kPa (NZS3604:2011)
EARTHQUAKE ZONE 1 (BRANZ)
EXPOSURE ZONE C (BRANZ)
CLIMATE ZONE 1 (BRANZ)
VERTICAL DATUM NZVD 2016 (LIDAR DATA)

STEPS & PATHS

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

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SEDIMENT CONTROL

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PO BOX 760, KERIKERI 0245, PH: 027 2893 668

CLIENT

PROPOSED NEW SHOW HOME
15 LONE GUM LANE, 0230 KERIKERI
SITE EARTHWORKS

DRAWING TITLE

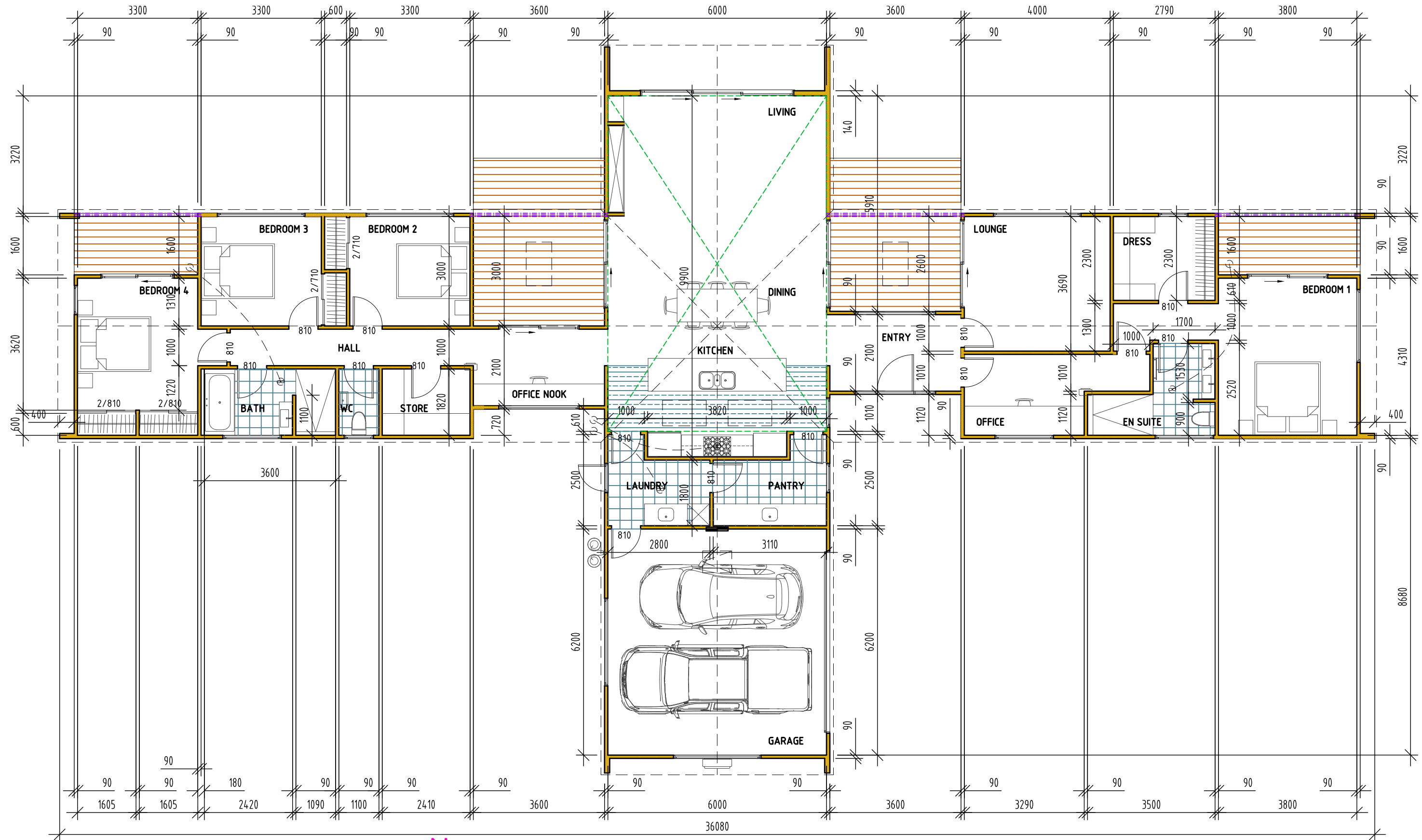


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AREA = 253.17 sq/m (OVER FOUNDS, EXCL. DECKS)
FLOOR PLAN
 SCALE 1:100



FRAMING NOTES
 ALL SETOUT DIMENSIONS TO FRAME
 TAKEN AS NOM. 90&140mm, DISTANCE
 TO OUTSIDE OF FOUNDATION IS 0mm.
 ALL FRAMING IS TO BE SG8 AND
 IS TO BE READ AS 90&140mm FOR
 PURPOSED OF NZS3604:2011

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CLIENT

PROPOSED NEW SHOW HOME
 15 LONE GUM LANE, 0230 KERIKERI
FRAMING PLAN

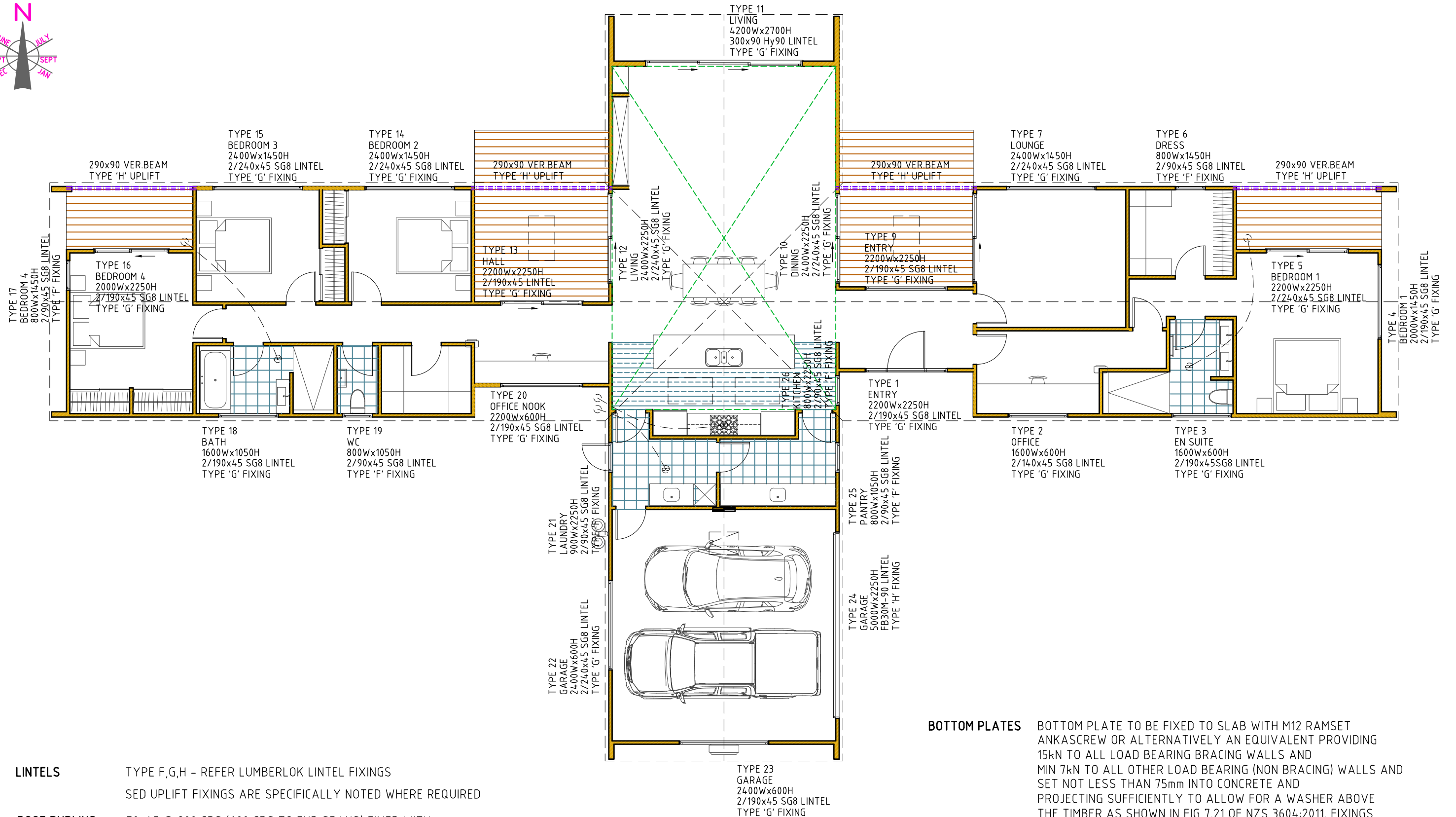
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 Member

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02
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LINTELS

TYPE F,G,H - REFER LUMBERLOK LINTEL FIXINGS

SED UPLIFT FIXINGS ARE SPECIFICALLY NOTED WHERE REQUIRED

ROOF PURLINS

70x45 @ 900 CRS (600 CRS TO END SPANS) FIXED WITH
1/10g SELF DRILLING SCREW, 80mm LONG

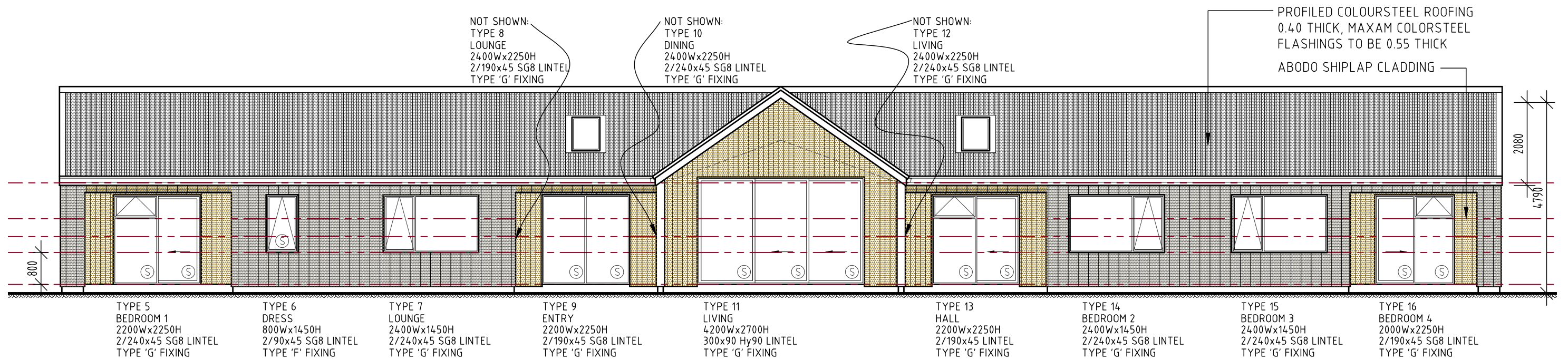
TOP PLATES

TOP PLATE FIXINGS TO BE AS PER TRUSS MANUFACTURERS' DESIGN, REFER CARTERS!

TYPE 'A' TO NLB, BEING 2/90x3.15 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO STUD, OR ALT FIXING OF 0.7kn CAPACITY
TYPE 'B' TO LB, BEING STUD-LOK SL170 SYSTEM OR AL FIXING OF 4.7kn CAPACITY.

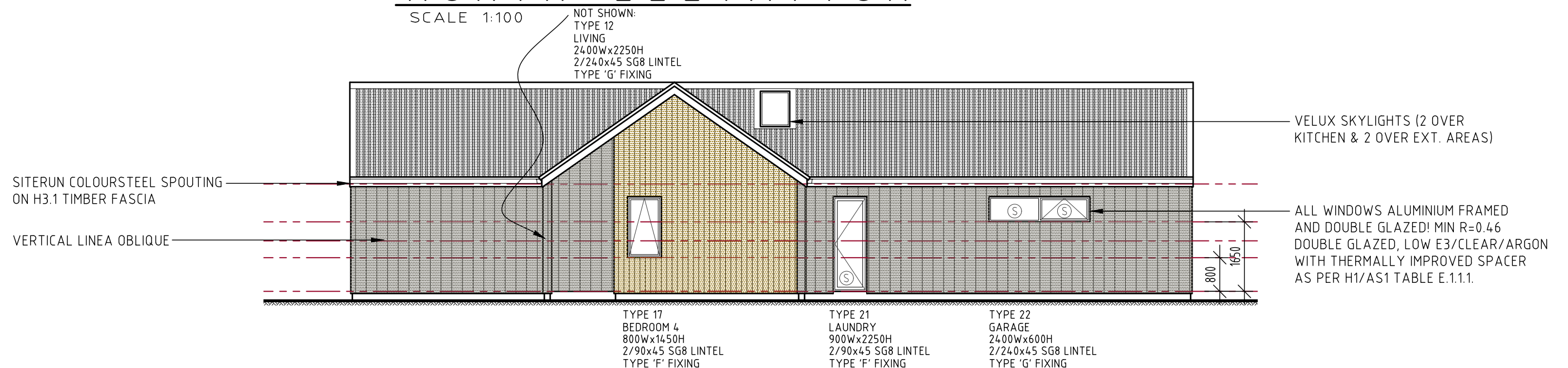
BOTTOM PLATES

BOTTOM PLATE TO BE FIXED TO SLAB WITH M12 RAMSET ANKASCREW OR ALTERNATIVELY AN EQUIVALENT PROVIDING 15kN TO ALL LOAD BEARING BRACING WALLS AND MIN 7kN TO ALL OTHER LOAD BEARING (NON BRACING) WALLS AND SET NOT LESS THAN 75mm INTO CONCRETE AND PROJECTING SUFFICIENTLY TO ALLOW FOR A WASHER ABOVE THE TIMBER AS SHOWN IN FIG 7.21 OF NZS 3604:2011. FIXINGS SHALL BE LOCATED NOT MORE THAN 150mm FROM THE END OF THE TIMBER AT CORNERS OF FOUNDATIONS AND NOT MORE THAN 900mm CRS ALONG WALL AS PER PARAGRAPH 7.5.12.2 OF NZS3604:2011



NORTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

H1 CALCULATIONS

ORIENTATION	WALLS	WINS	RATIO
NORTH	97.81	42.22	43.17%
SOUTH	97.81	10.71	10.95%
WEST	53.54	8.59	16.04%
EAST	53.54	10.94	20.43%
TOTAL	302.70	72.53	23.96%

REQUIRED R VALUES

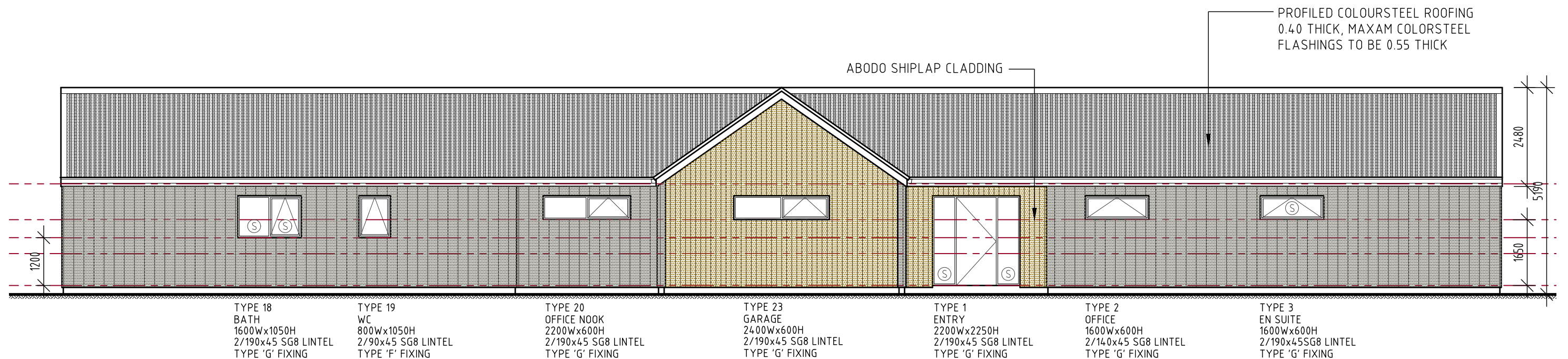
CLIMATE ZONE	1
FLOOR	2.50
WALLS	2.00
WINDOWS	0.46
SKYLIGHTS	0.46
ROOF	6.60

ELEVATION NOTES

ALL WINDOWS TO BE DOUBLE GLAZED, R VALUE TO BE R0.50 UNLESS OTHERWISE NOTED
ALL WINDOW DIMENSIONS ARE OUTSIDE REVEL WITH BUILDER TO ALLOW FITTING TOLERANCE
ALL LINTELS ARE TO BE SG8 GRADE AND ARE DETERMINED BY THE ALLOWANCES OF
NZS 3604:2011 AS ALLOWED, BUT WHERE IMPOSED TRUSS LOADING OR SPAN EXCEEDS
THIS, TRUSS MANUFACTURERS' LINTELS SUPERSEDE THE INFORMATION GIVEN
(S) DENOTES SAFETY GLAZING IN ACCORDANCE WITH NZS 4223.3:2016
(R) DENOTES RESTRICTOR STAY RESTRICTING OPENING TO 100mm MAX

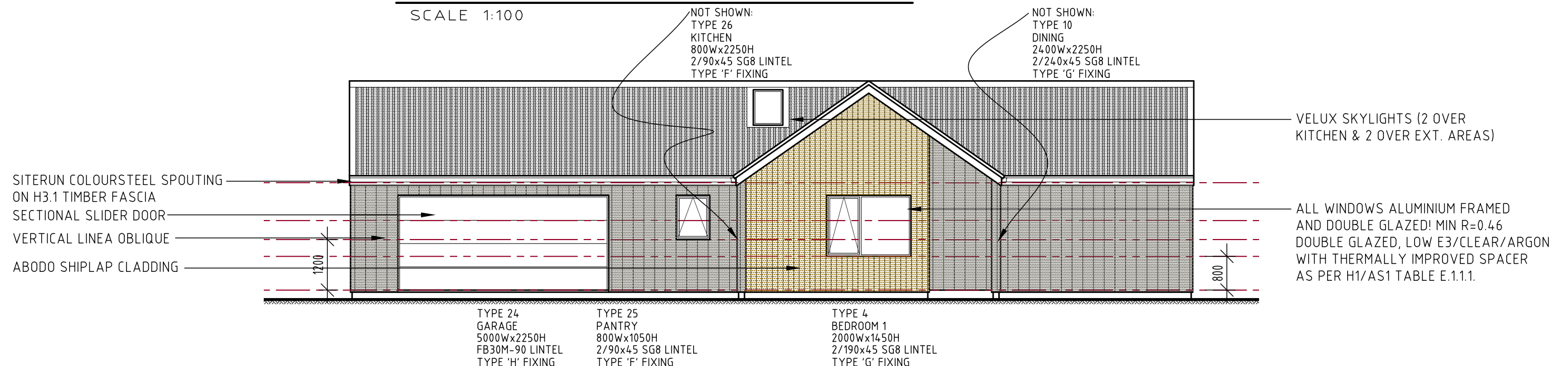
ELEVATION NOTES

ALL FIXINGS & FASTENINGS ARE TO BE IN ACCORDANCE WITH
DURABILITY REQUIREMENTS OF NZS3604:2011
EXPOSURE ZONE 1 HOT DIPPED GALV. AND ADDITIONAL PROTECTION
FIXINGS ARE REQUIRED IN EXPOSED AND RAIN WET LOCATIONS
ALL CLADDINGS MUST BE FIXED IN ACCORDANCE WITH
MANUFACTURERS' SPECIFICATIONS
'A GRADE' SAFETY GLASS TO ALL EXTERIOR WINDOWS AND
DOORS WITH GLAZING 1200mm IN HEIGHT OR GREATER
WANZ SUPPORT BAR TO ALL SLIDING DOOR UNITS AND WINDOWS



SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

H1 CALCULATIONS

ORIENTATION	WALLS	WINS	RATIO
NORTH	97.81	42.22	43.17%
SOUTH	97.81	10.71	10.95%
WEST	53.54	8.59	16.04%
EAST	53.54	10.94	20.43%
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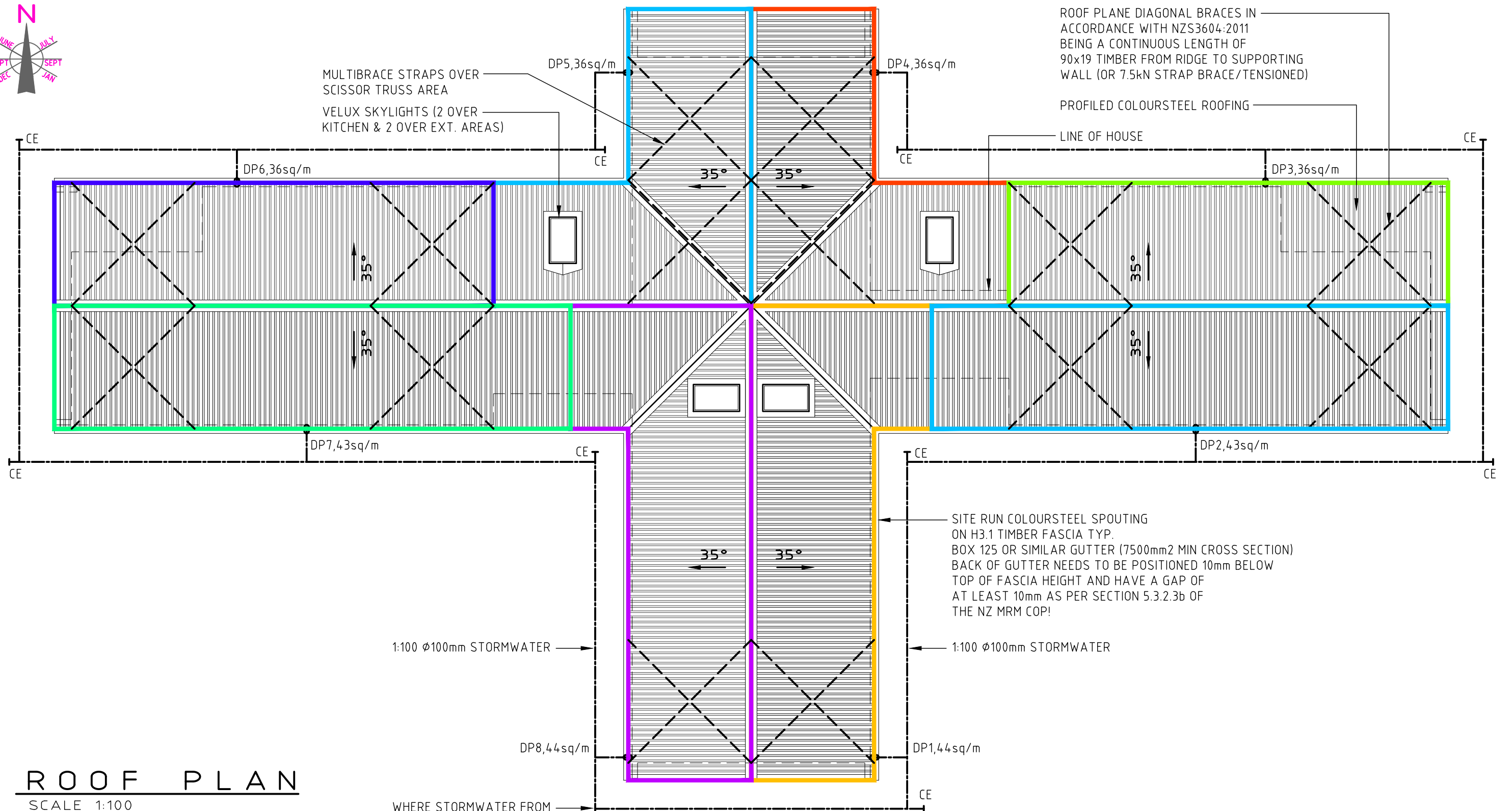
CLIMATE ZONE	1
FLOOR	2.50
WALLS	2.00
WINDOWS	0.46
SKYLIGHTS	0.46
ROOF	6.60

ELEVATION NOTES

ALL WINDOWS TO BE DOUBLE GLAZED, R VALUE TO BE R0.50 UNLESS OTHERWISE NOTED
ALL WINDOW DIMENSIONS ARE OUTSIDE REVEL WITH BUILDER TO ALLOW FITTING TOLERANCE
ALL LINTELS ARE TO BE SG8 GRADE AND ARE DETERMINED BY THE ALLOWANCES OF
NZS 3604:2011 AS ALLOWED, BUT WHERE IMPOSED TRUSS LOADING OR SPAN EXCEEDS
THIS, TRUSS MANUFACTURERS' LINTELS SUPERSEDE THE INFORMATION GIVEN
(S) DENOTES SAFETY GLAZING IN ACCORDANCE WITH NZS 4223.3:2016
(R) DENOTES RESTRICTOR STAY RESTRICTING OPENING TO 100mm MAX

ELEVATION NOTES

ALL FIXINGS & FASTENINGS ARE TO BE IN ACCORDANCE WITH
DURABILITY REQUIREMENTS OF NZS3604:2011
EXPOSURE ZONE 1 HOT DIPPED GALV. AND ADDITIONAL PROTECTION
FIXINGS ARE REQUIRED IN EXPOSED AND RAIN WET LOCATIONS
ALL CLADDINGS MUST BE FIXED IN ACCORDANCE WITH
MANUFACTURERS' SPECIFICATIONS
'A GRADE' SAFETY GLASS TO ALL EXTERIOR WINDOWS AND
DOORS WITH GLAZING 1200mm IN HEIGHT OR GREATER
WANZ SUPPORT BAR TO ALL SLIDING DOOR UNITS AND WINDOWS



ROOF PLAN

SCALE 1:100



NAVIGATION HOMES FAR NORTH
PO BOX 760, KERIKERI 0245, PH: 027 2893 668

PROPOSED NEW SHOW HOME
15 LONE GUM LANE, 0230 KERIKERI
ROOF PLAN

DRAWING TITLE

FAT HIPPO DESIGN GROUP LTD, LBP 100369
WWW.FATHIPPO.ORG
MARTIN GVARDIJANCIC | NATHAN SHEARING
113 PURIRI DALE WAY | 66 LAYARD STREET, 9810
WAIPAPA RD2, KERIKERI | INVERCARGILL
MARTIN@FATHIPPO.ORG | NATHAN@FATHIPPO.ORG
PH 021 887314 | PH 027 2131158 | 03 2131158
DRAWING PROTECTED BY COPYRIGHT | DO NOT SCALE, IF IN DOUBT ASK (A3 SHEET)

CLIENT



FAT HIPPO
DESIGN GROUP LTD



rev G
05/05/25

11

DRAWING NUMBER

SITE Lot 7 DP 572115, 15 Lone Gum Lane, Kerikeri
PROJECT Proposed Dwelling
CLIENT Navigation Homes (Far North) Ltd
REFERENCE NO. 115211
DOCUMENT Stormwater Mitigation Report
STATUS/REVISION No. 03
DATE OF ISSUE 4th April 2025

Report Prepared For	Email
Navigation Homes (Far North) Ltd	andrew@navigationhomes.co.nz

Authored by	G. Brant (BE(Hons) Civil)	Civil Engineer	Gustavo@wjl.co.nz	
Approved by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	

1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 7 DP 572115	
Site Area:	3,000m ²	
Development Type:	Proposed Dwelling	
Development Proposals Supplied:	Plan Set provided by Fat Hippo Design Group Ltd (dated: 01.04.2025)	
District Plan Zone:	Rural Living	
Permitted Activity Coverage:	<u>12.5%</u>	
Impermeable Coverage:	Post-Development Impermeable Areas	
	Total Roof Area	318m ²
	Total Hardstand	185m ²
	Total impermeable area = 503m ² or 16.8% of the site area	
Activity Status:	<u>Controlled Activity</u>	
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via a detention tank.	
	Proposed Tank – 1 x 9,000 litre Duracrete Underground Tank (or similar)	
	Dimensions – 2500mmØ x 2570mm deep (or greater)	
	10% AEP Control Orifice – 15mmØ orifice; <u>located 150mm above the base of the tank</u>	
Driveway Mitigation:	Overflow – 100mmØ at the top of the tank	
	It is recommended to shape the proposed driveway to shed runoff to a catchpit(s), which is required to drain directly to the available stormwater connection via sealed pipes.	
Point of Discharge:	To available stormwater connection.	

2. SCOPE OF WORK

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

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

- Plan Set provided by Fat Hippo Design Group Ltd, including site plan, floor plan and elevations (dated: 01.04.2025)

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

3. SITE DESCRIPTION

The 3,013m² site is currently awaiting Title but located at proposed Lot 7, Lone Gum Lane, Kerikeri. The parent Lot is known as 16 Silkwood Lane. The property is accessed from Waipapa Road, off Silkwood Lane via the new Lone Gum Lane access road. The property's southern boundary is situated approximately 570m north of Waipapa Road.

The site comprises of newly placed topsoil and young trees planted throughout the lot. The site is generally level with a slight declination to the north and slight inclination to the south, both less than 5°.

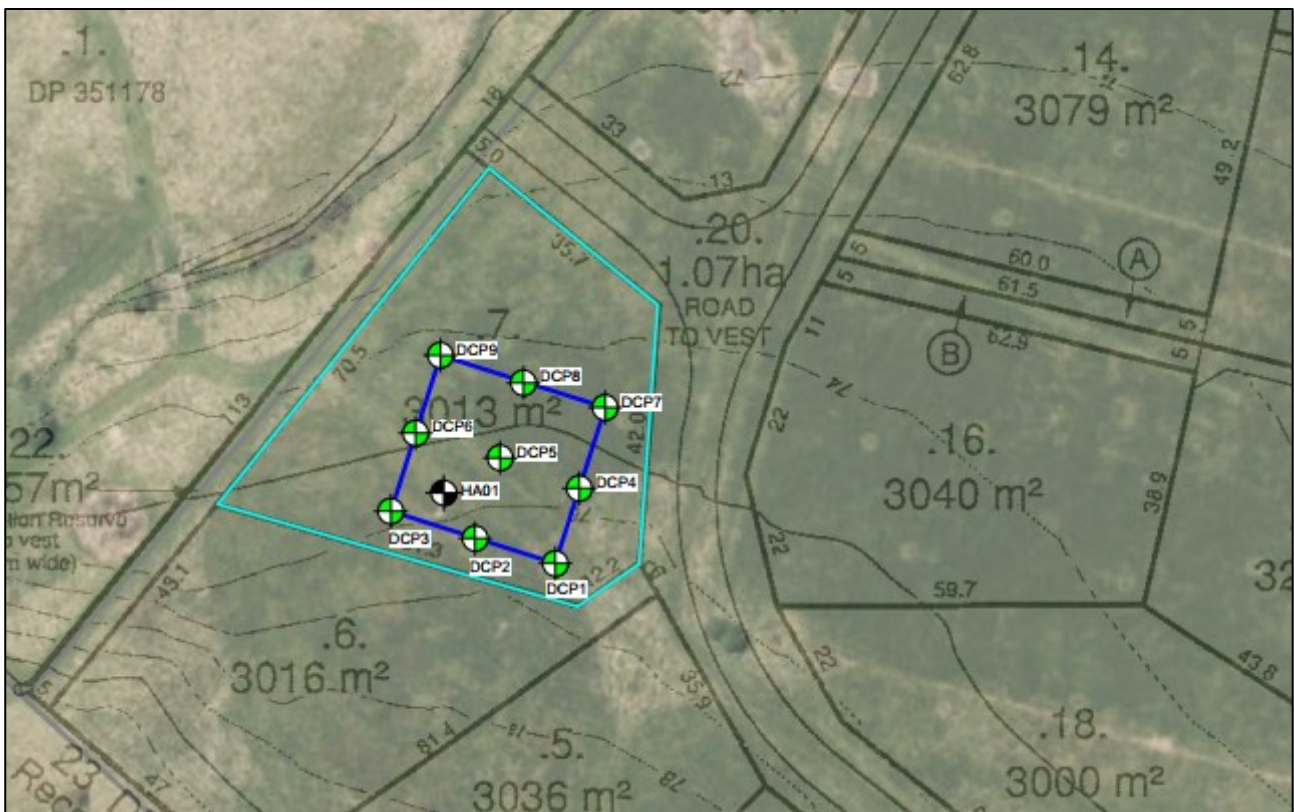


Figure 1: Aerial Snip from FNDC GIS Maps overlaid by the Proposed Subdivision Plan with Approximate Site Boundaries



Figure 2: Site Photo – Facing West



Figure 3: Site Photo – Facing North

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a residential dwelling and concrete driveway on-site as depicted in the plan set provided by Fat Hippo Design Group Ltd (dated: 01.04.2025).

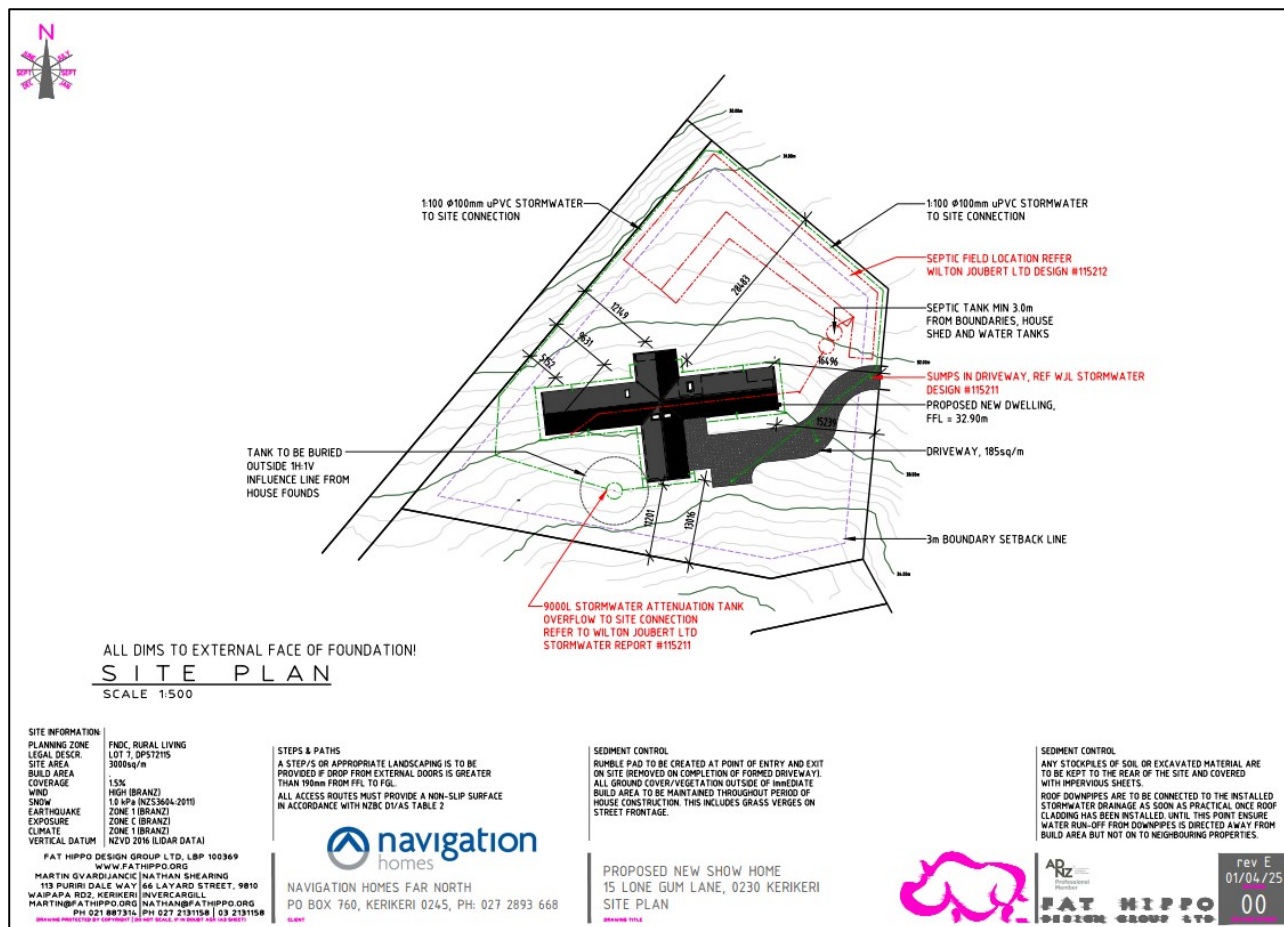


Figure 4: Snip of Proposed Site Plan Provided by Fat Hippo Design Group Ltd (dated: 01.04.2025)

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 3,000m² and the below areas extracted from the supplied plans:

	Pre-Development	Post-Development	Total Change
Proposed Dwelling Roof Area	0 m²	318 m²	318 m²
Proposed Concrete Driveway	0 m²	185 m²	185 m²
Pervious	3,000 m²	2,497 m²	-503 m²

The total amount of impermeable area on-site, post-development, equates to 503m² or 16.8% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

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

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

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

The total proposed impermeable area exceeds 12.5% of the site area and does not comply with Permitted Activity Rule (8.7.5.1.5), therefore, the proposal is considered a Controlled Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 8.7.5.2.2 are required. A District Plan Assessment has been included in Section 8 of this report.

Design Requirements

The site is under the jurisdiction of the Far North District Council. The design has been completed in accordance with the recommendations and requirements contained within the Far North District Council Engineering Standards, the Far North District Council District Plan, Clause E1 of the New Zealand Building Code and the following Consent Conditions pertaining to Consent Notice 2180670-RMAVAR/C:

(iii) In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre development level for rainfall events up to those with a 10% AEP plus allowance for climate change. [Lots 1 to 18]

Figure 5: Consent Conditions Pertaining to Consent Notice 2180670-RMAVAR/C

In accordance with the above consent conditions, it is recommended to provide stormwater attenuation for the proposed impermeable areas for the 10% AEP storm event, adjusted for climate change.

The Type IA storm profile was utilised for stormwater attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 10% AEP rainfall value of 197mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

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

6. STORMWATER MITIGATION ASSESSMENT

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

Stormwater Mitigation – Roof

A detention tank is required to be installed for the mitigation of runoff resulting from the proposed impermeable areas.

A proprietary guttering system is required to collect roof runoff from the proposed dwelling. Leaf guards can be installed to minimise blockage of the attenuation tank. Other adequate protection measures may also be installed in the roof gutters and the tank's inlet. Any in-line protection systems must be installed at least 600mm above the tank inlet.

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

Proposed Tank	1 x 9,000 litre Duracrete Underground Tank (or similar)
Tank dimensions	2500mmØ (or greater) x 2570mm deep (or greater)
Outlet Orifice (10% AEP Control)	25mm diameter orifice; located <u>150mm above the base of the tank</u> <ul style="list-style-type: none">- 1731mm Water Elevation- 8.5m³ Storage
Overflow Outlet	100mm diameter; located at the top of the tank

Discharge from the detention tank must be transported via sealed pipes to the available stormwater connection. Refer to the appended Site Plan (115211-C200), Tank Detail (115211-C201) and calculation set for clarification.

The tank must be installed in accordance with the tank suppliers' details and specifications. Levels are to be confirmed by the contractor on-site prior to construction. Adequate fall (minimum 1% grade) from the tank's outlet to the discharge point is required. If this is not achievable, WJL must be contacted for review of the design.

Stormwater Mitigation – Hardstand

It is recommended to shape the proposed driveway to shed runoff to a catchpit(s), which is required to drain directly to the available stormwater connection via sealed pipes. Refer to the appended Site Plan (115211-C200) for clarification.

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

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Pre-Development Scenario – 10% AEP Storm Events + CCF

Surface	Area	Runoff CN	10% AEP Peak Flow Rate
Greenfields Proposed Impermeable Areas	503 m ²	74	4.13ℓ/s

Post-Development Scenario – 10% AEP Storm Events + CCF

Surface	Area	Runoff CN	10% AEP Peak Flow Rate
Post-Development Proposed Dwelling Roof Area via Detention Tank Fitted with 25mmØ Orifice	318 m ²	98	3.89ℓ/s
Post-Development Proposed Impermeable Driveway Area (Over-Mitigated)	185 m ²	98	

Given the design parameters, stormwater neutrality will be achieved for the 10% AEP storm events across the proposed impermeable areas.

8. DISTRICT PLAN ASSESSMENT

The proposed development is not compliant with Permitted Activity Rule 8.7.5.1.5 and is therefore regarded as a Controlled Activity.

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

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

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	Impermeable surfaces resulting from the development increase site impermeability by 503m ² . Through tank attenuation, runoff is to be attenuated to pre-development conditions for the new impermeable areas on-site.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	The proposed impermeable areas amounting to 503m ² will be attenuated back to pre-development flow rates for the 10% AEP storm event, adjusted for climate change.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 503m ² .
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	Runoff resulting from the proposed impermeable areas is to be directed to stormwater capturing devices, directing runoff to the available stormwater connection. Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.
<i>(e) the physical qualities of the soil type;</i>	Kerikeri Volcanic Group – moderate drainage
<i>(f) the availability of land for the disposal of effluent and stormwater on the site without</i>	Runoff resulting from the proposed impermeable areas is to be collected and directed to the discharge point via

<i>adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	sealed pipes, mitigating the potential for runoff to pass over / saturate surrounding soils. The site is large enough for on-site stormwater and effluent disposal (i.e. setbacks between water sources and effluent disposal comply with Table 9 of the PRPN).
<i>(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The proposed driveway is necessary to provide access to the proposed dwelling and is not considered excessive.
<i>(h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;</i>	Existing vegetation and any plantings introduced by the homeowner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
<i>(i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.</i>	The proposed impermeable areas amounting to 503m ² will be attenuated back to pre-development flow rates for the 10% AEP storm event, adjusted for climate change. As such, stormwater runoff will be attenuated to flows lower than the permitted activity threshold.

9. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (115211-C200 & 115211-C201).

Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system.

Subsequent to construction, a programme of regular inspection / maintenance of the system should be initiated by the Owner to ensure the continuance of effective function, and if necessary, the instigation of any maintenance required.

Wilton Joubert Ltd recommends that all contractors keep a photographic record of their work.

10. LIMITATIONS

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

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

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

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

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

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

Wilton Joubert Ltd.



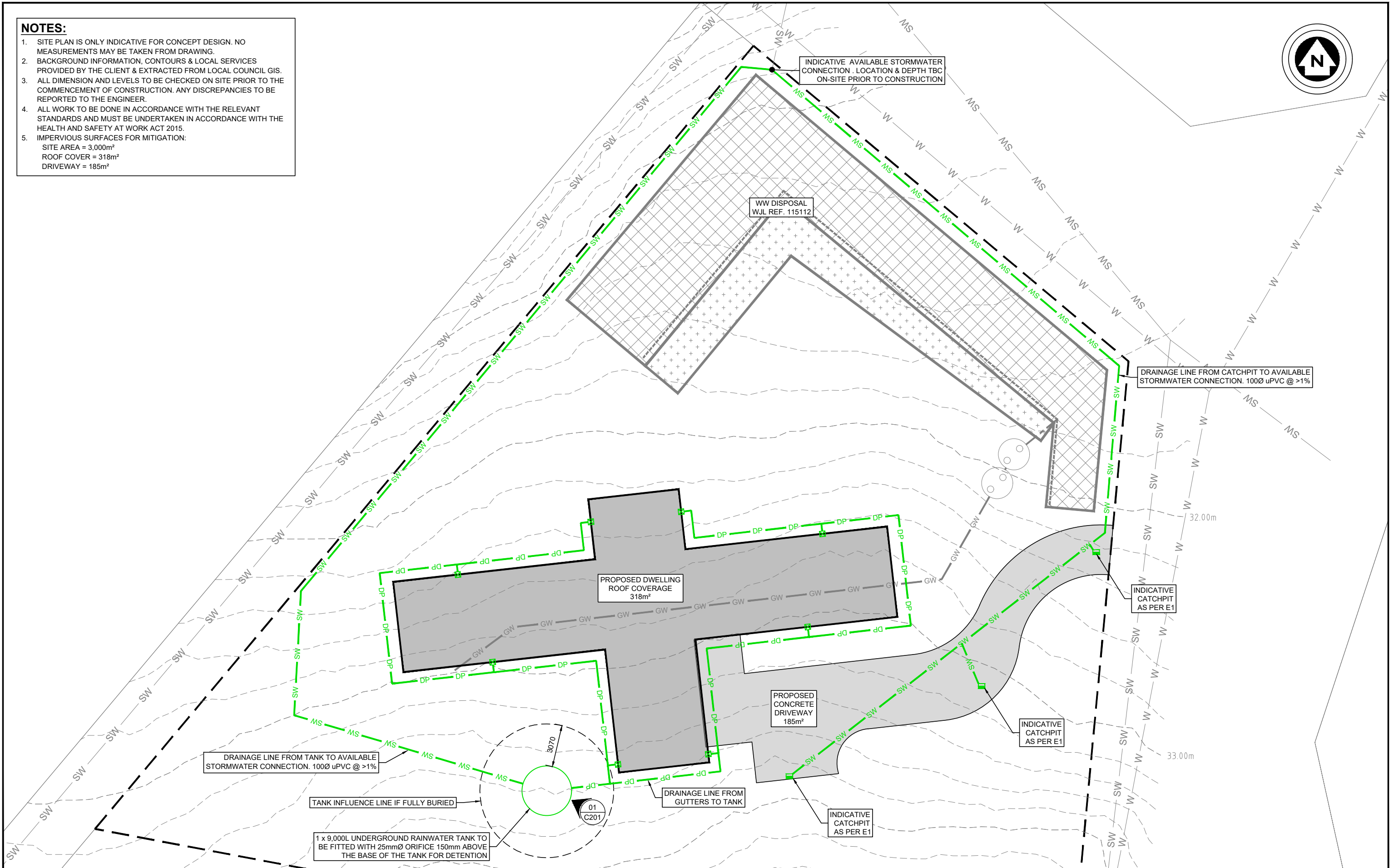
Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

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

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
5. IMPERVIOUS SURFACES FOR MITIGATION:
SITE AREA = 3,000m²
ROOF COVER = 318m²
DRIVEWAY = 185m²





WILTON JOUBERT
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196
Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION				
No.	DATE	BY	DESCRIPTION	
01	MAR '22	KEM	BUILDING CONSENT	
02	MAR '25	GMB	BUILDING CONSENT - UPDATED PER ARCH PLANS	
03	APR '25	GMB	BUILDING CONSENT - UPDATED PER ARCH PLANS	

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

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

SITE PLAN

PROJECT DESCRIPTION:

STORMWATER MITIGATION REPORT

PROJECT TITLE:

**LOT 2 DP 572115
15 LONE GUM LANE
KERIKERI
NORTHLAND**

ORIGINAL DRAWING SIZE: A3
DRAWING SCALE: 1:250
DRAWING NUMBER: 115211-C200

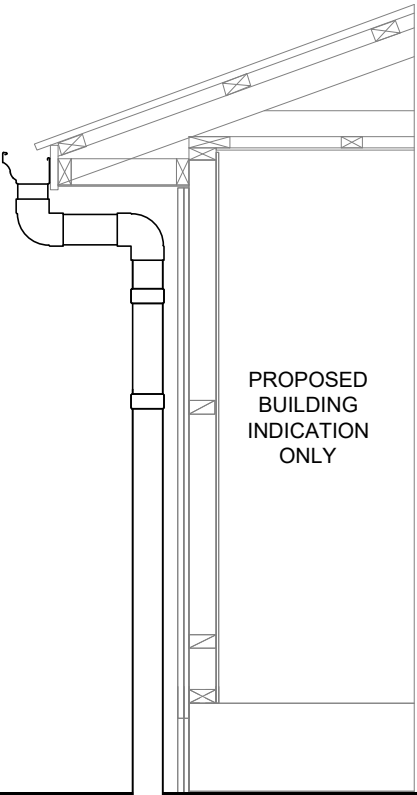
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CO-ORDINATE SYSTEM: NOT COORDINATED
ISSUE: 03

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NOTES:

- 1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
- 2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
- 4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
- 5. MINIMUM SLUDGE ZONE OF 150mm TO BE KEPT.
- 6. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
- 7. DIMENSIONS ARE APPROXIMATE ; REFER TO CALCS AND REPORT FOR SPECIFIC HEIGHTS.

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



RISER/OVERFLOW PIPE
TO BE INSTALLED IN
ACCESS OPENING

RISER/OVERFLOW PIPE
TO BE FIXED TO TANK

10% AEP DETENTION

25mmØ ORIFICE
DRILLED INTO RISER

150mm SLUDGE ZONE

2570

500

TO DETENTION TANK

REMAIN 1V:1H AWAY OR
IMPLEMENT ADDITIONAL SUPPORT
TO ADJACENT STRUCTURES

100mmØ OUTLET PIPE DISCHARGE TO BE
DIRECTED TO DISCHARGE POINT. BURIAL DEPTH &
LOCATION TO ACCOMMODATE FOR GUTTER TO
INLET CLEARANCE & FALL TO DISCHARGE POINT

2500

01 TANK DETAIL
C200 N.T.S

ISSUE / REVISION				
No.	DATE	BY	DESCRIPTION	
01	MAR '22	KEM	BUILDING CONSENT	
02	MAR '25	GMB	BUILDING CONSENT - UPDATED PER ARCH PLANS	
03	APR '25	GMB	BUILDING CONSENT - ISSUED WITH REV 03 OF REPORT	

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

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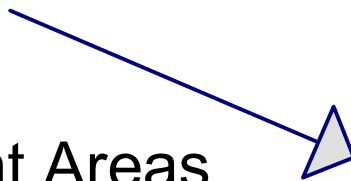
BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:	TANK DETAIL
PROJECT DESCRIPTION:	STORMWATER MITIGATION REPORT

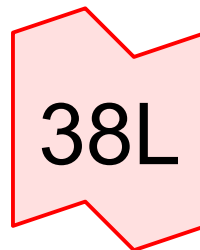
PROJECT TITLE:	LOT 2 DP 572115 15 LONE GUM LANE KERIKERI NORTHLAND
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DRAWING SCALE:	N.T.S	CO-ORDINATE SYSTEM:	NOT COORDINATED
DRAWING NUMBER:	115211-C201	ISSUE:	03
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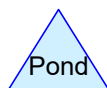
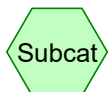
Pre-Development



Pre-Development Areas



Pre-Development Flows



Routing Diagram for 115211-03

Prepared by Wilton Joubert Limited, Printed 4/04/2025
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115211-03

Type IA 24-hr 10% AEP + 20% CCF Rainfall=197 mm

Prepared by Wilton Joubert Limited

Printed 4/04/2025

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Page 2

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

Subcatchment 35S: Pre-Development

Runoff Area=503.0 m² 0.00% Impervious Runoff Depth>119 mm
Tc=10.0 min CN=74 Runoff=4.13 L/s 59.9 m³

Link 38L: Pre-Development Flows

Inflow=4.13 L/s 59.9 m³
Primary=4.13 L/s 59.9 m³

Summary for Subcatchment 35S: Pre-Development Areas

Runoff = 4.13 L/s @ 8.00 hrs, Volume= 59.9 m³, Depth> 119 mm

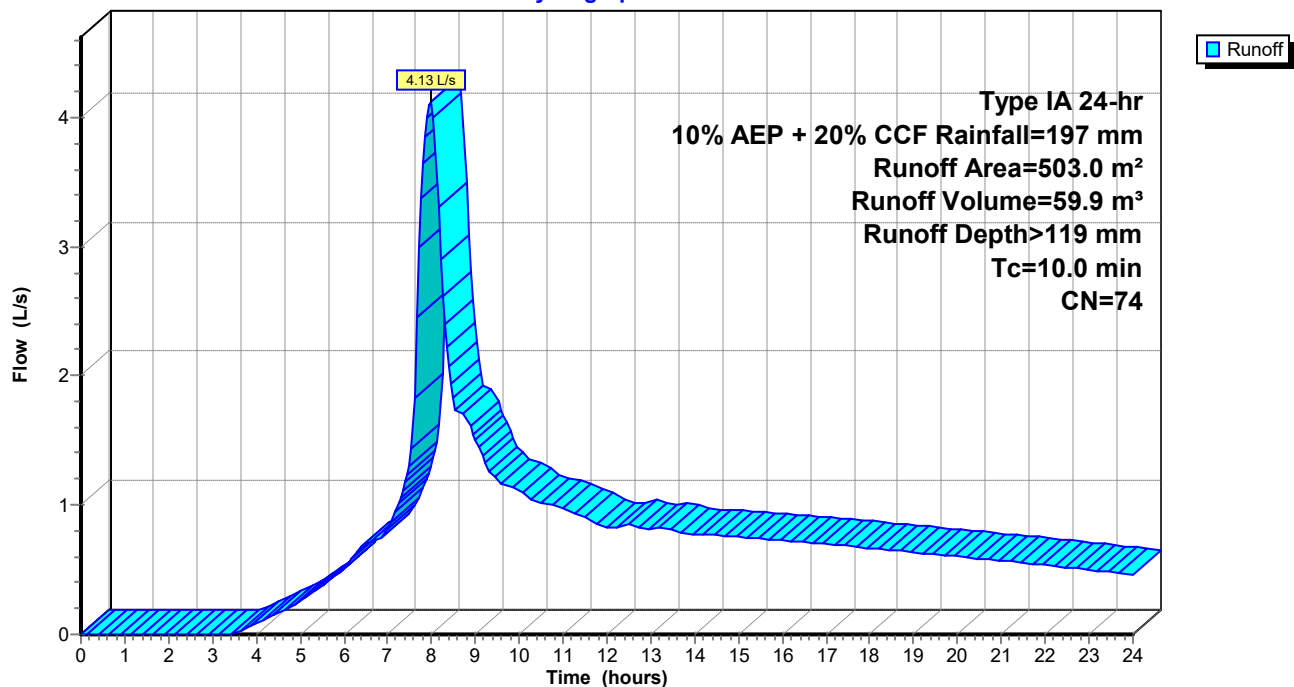
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=197 mm

Area (m ²)	CN	Description
503.0	74	>75% Grass cover, Good, HSG C
503.0		100.00% Pervious Area

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

Subcatchment 35S: Pre-Development Areas

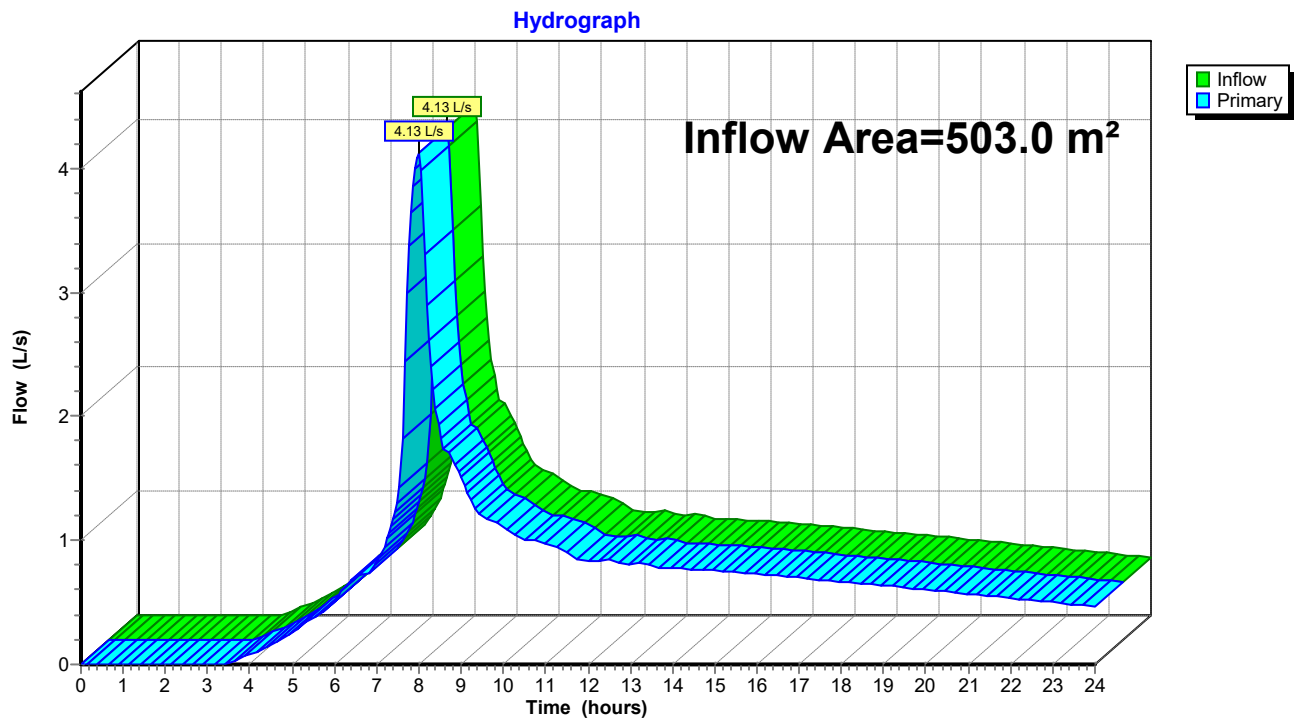
Hydrograph



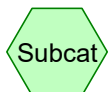
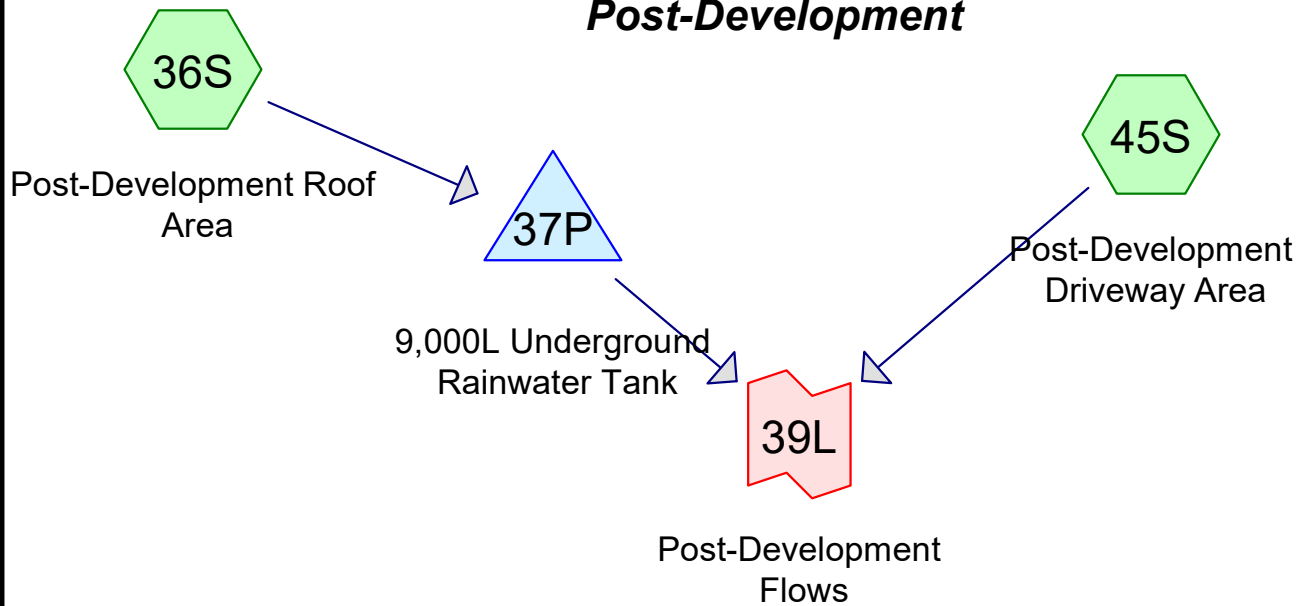
Summary for Link 38L: Pre-Development Flows

Inflow Area = 503.0 m², 0.00% Impervious, Inflow Depth > 119 mm for 10% AEP + 20% CCF event
Inflow = 4.13 L/s @ 8.00 hrs, Volume= 59.9 m³
Primary = 4.13 L/s @ 8.00 hrs, Volume= 59.9 m³, Atten= 0%, Lag= 0.0 min

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

Link 38L: Pre-Development Flows

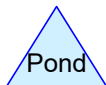
Post-Development



Subcat



Reach



Pond



Link

Routing Diagram for 115211-03

Prepared by Wilton Joubert Limited, Printed 4/04/2025
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

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

Subcatchment 36S: Post-Development Runoff Area=318.0 m² 100.00% Impervious Runoff Depth>190 mm
Tc=10.0 min CN=98 Runoff=4.12 L/s 60.6 m³

Subcatchment 45S: Post-Development Runoff Area=185.0 m² 100.00% Impervious Runoff Depth>190 mm
Tc=10.0 min CN=98 Runoff=2.40 L/s 35.2 m³

Pond 37P: 9,000L Underground Rainwater Peak Elev=1.731 m Storage=8.5 m³ Inflow=4.12 L/s 60.6 m³
Outflow=1.71 L/s 60.1 m³

Link 39L: Post-Development Flows Inflow=3.89 L/s 95.4 m³
Primary=3.89 L/s 95.4 m³

Summary for Subcatchment 36S: Post-Development Roof Area

Runoff = 4.12 L/s @ 7.94 hrs, Volume= 60.6 m³, Depth> 190 mm

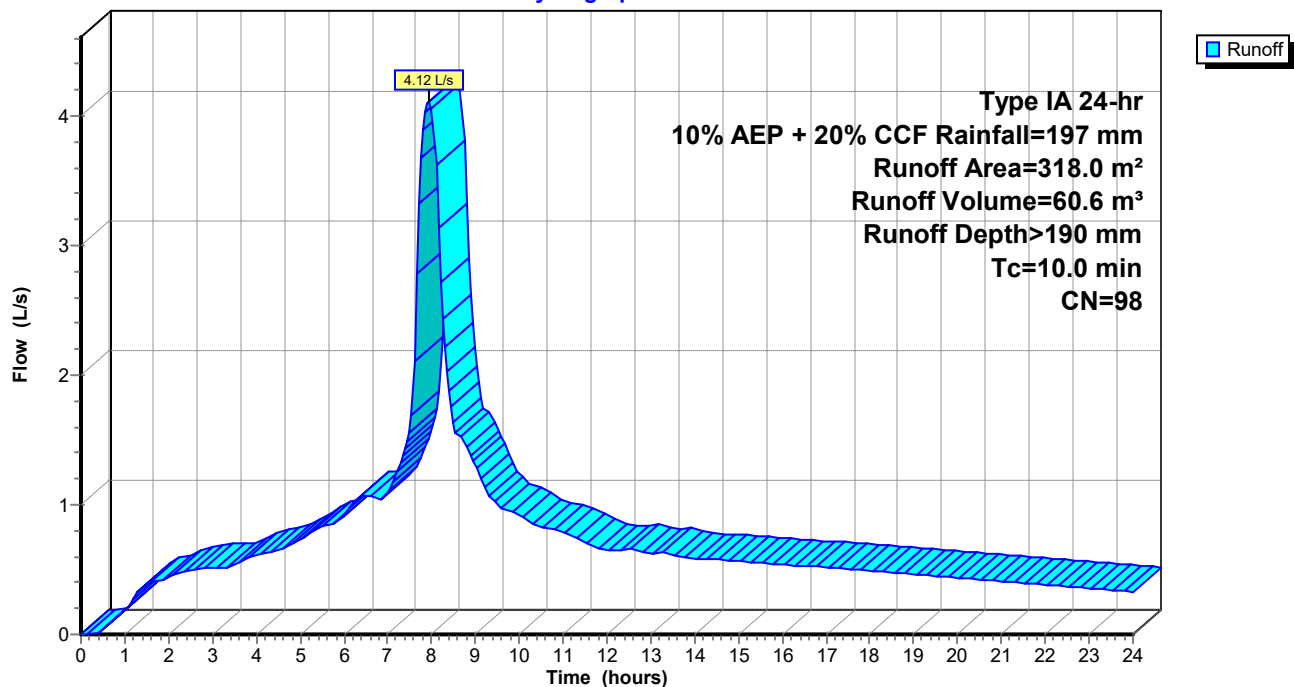
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=197 mm

Area (m ²)	CN	Description
318.0	98	Roofs, HSG C
318.0		100.00% Impervious Area

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

Subcatchment 36S: Post-Development Roof Area

Hydrograph



Summary for Subcatchment 45S: Post-Development Driveway Area

Runoff = 2.40 L/s @ 7.94 hrs, Volume= 35.2 m³, Depth> 190 mm

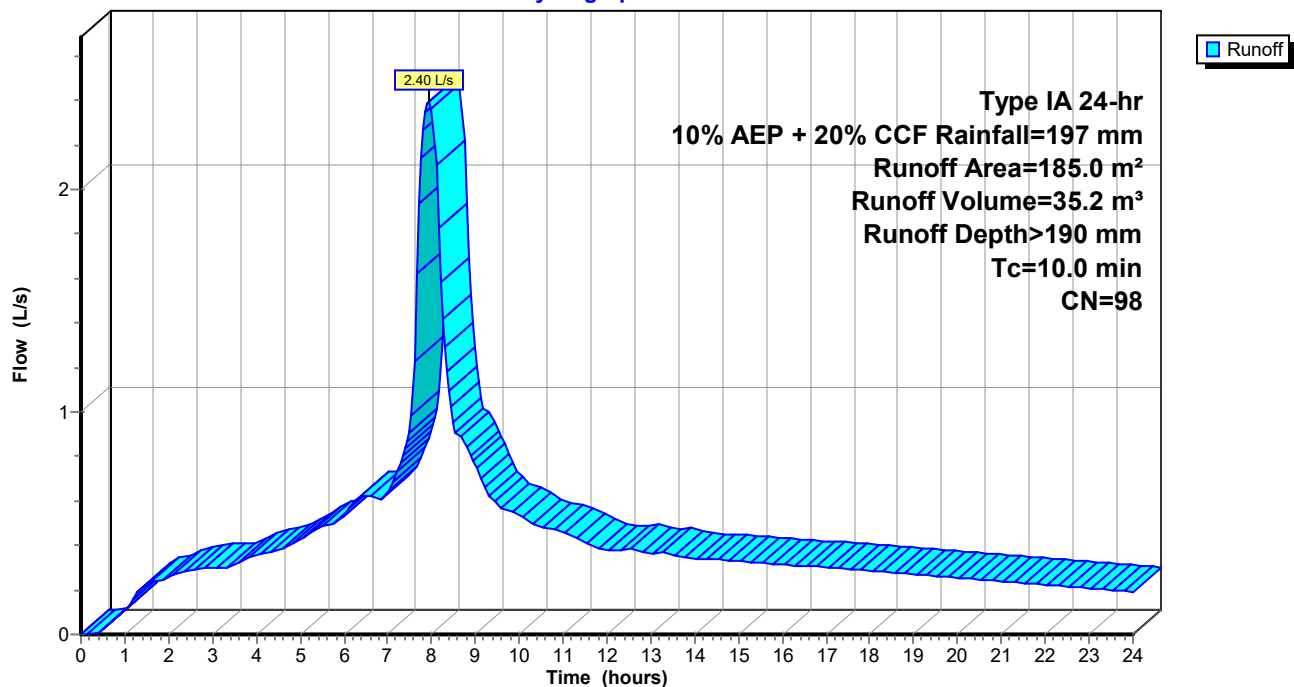
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=197 mm

Area (m ²)	CN	Description
185.0	98	Paved parking, HSG C
185.0		100.00% Impervious Area

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

Subcatchment 45S: Post-Development Driveway Area

Hydrograph



Summary for Pond 37P: 9,000L Underground Rainwater Tank

Inflow Area = 318.0 m², 100.00% Impervious, Inflow Depth > 190 mm for 10% AEP + 20% CCF event
 Inflow = 4.12 L/s @ 7.94 hrs, Volume= 60.6 m³
 Outflow = 1.71 L/s @ 8.47 hrs, Volume= 60.1 m³, Atten= 58%, Lag= 31.9 min
 Primary = 1.71 L/s @ 8.47 hrs, Volume= 60.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1.731 m @ 8.47 hrs Surf.Area= 4.9 m² Storage= 8.5 m³

Plug-Flow detention time= 45.9 min calculated for 60.1 m³ (99% of inflow)
 Center-of-Mass det. time= 40.6 min (689.9 - 649.2)

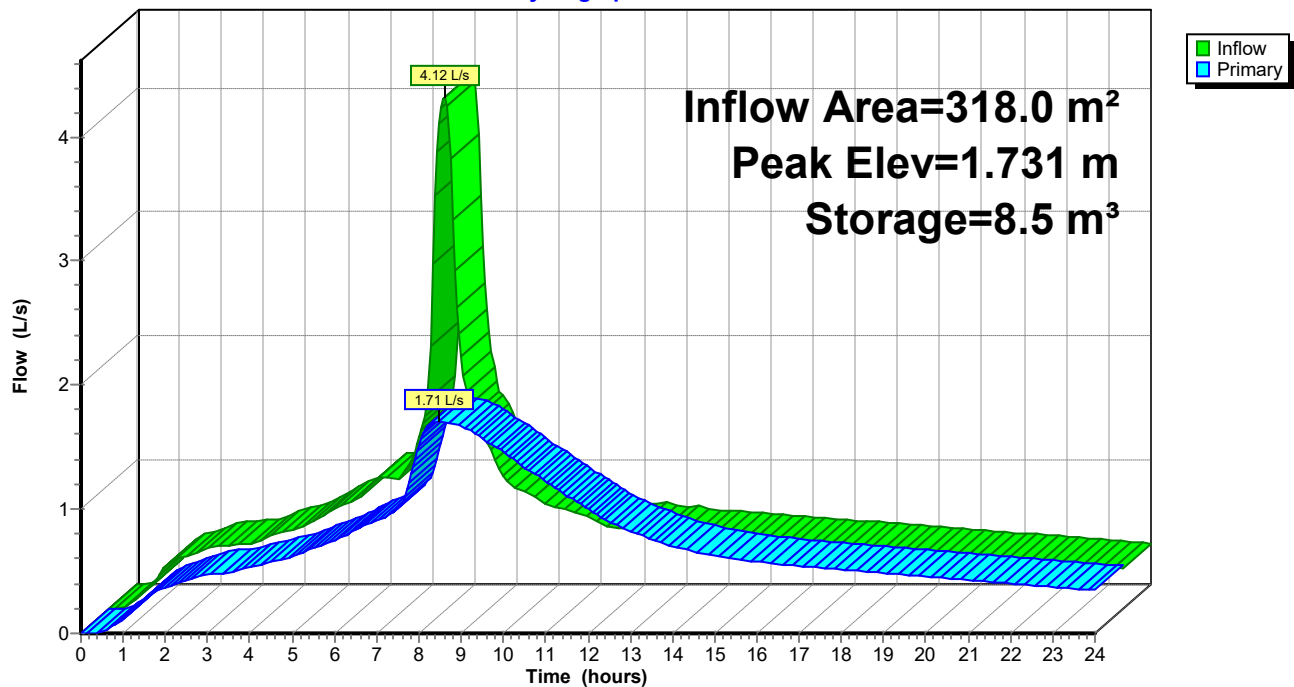
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	9.6 m ³	2.50 mD x 1.95 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	25 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=1.71 L/s @ 8.47 hrs HW=1.730 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 1.71 L/s @ 3.48 m/s)

Pond 37P: 9,000L Underground Rainwater Tank

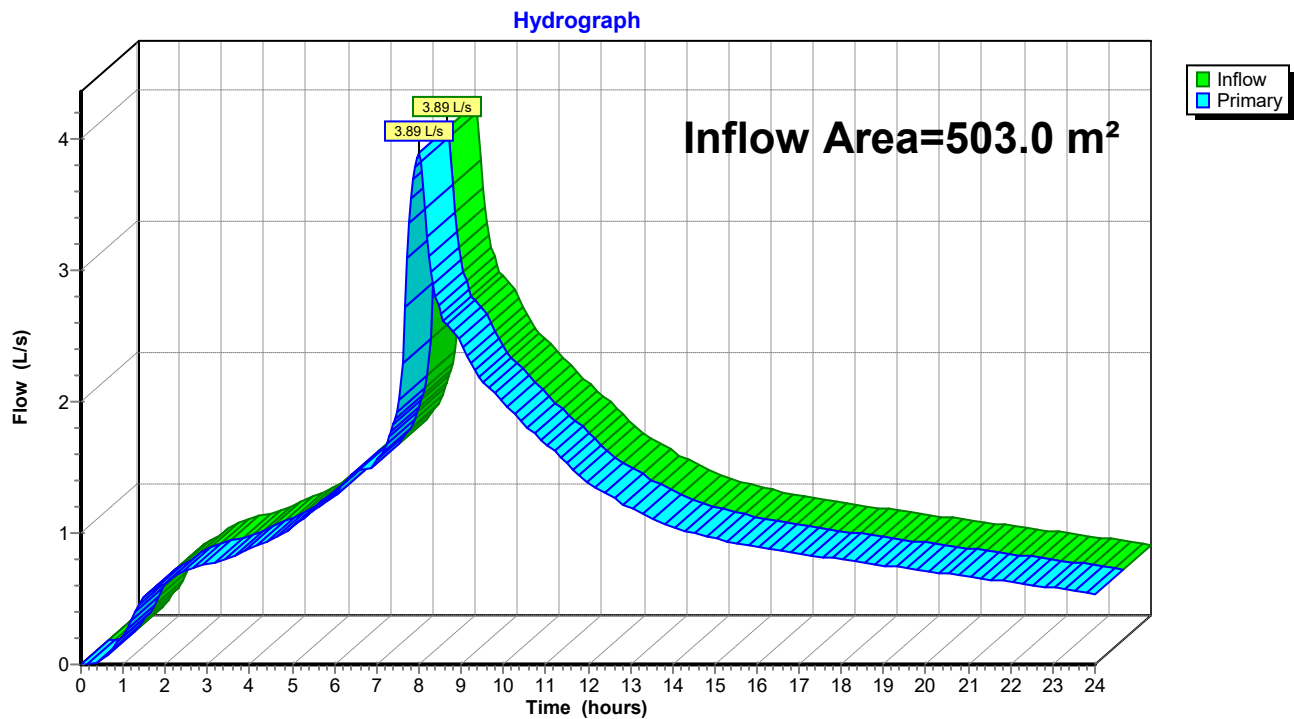
Hydrograph



Summary for Link 39L: Post-Development Flows

Inflow Area = 503.0 m², 100.00% Impervious, Inflow Depth > 190 mm for 10% AEP + 20% CCF event
Inflow = 3.89 L/s @ 8.01 hrs, Volume= 95.4 m³
Primary = 3.89 L/s @ 8.01 hrs, Volume= 95.4 m³, Atten= 0%, Lag= 0.0 min

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

Link 39L: Post-Development Flows



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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




R.W. Muir
Registrar-General
of Land

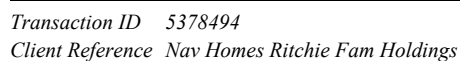
Identifier **1038403**
Land Registration District **North Auckland**
Date Issued 04 May 2022

Prior References
209716

Estate Fee Simple
Area 3000 square metres more or less
Legal Description Lot 7 Deposited Plan 572115
Registered Owners
Ritchie Family Holdings Limited

Interests

Appurtenant hereto is a right to drain water specified in Easement Certificate D203729.5 - 10.10.1997 at 1.10 pm
12370541.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.5.2022 at 11:56 am
Land Covenant in Covenant Instrument 12370541.13 - 4.5.2022 at 11:56 am
Fencing Covenant subject to Section 6(2) of the Fencing Act 1978 in Deed 12370541.16 - 4.5.2022 at 11:56 am
13225248.2 Mortgage to ANZ Bank New Zealand Limited - 13.3.2025 at 11:22 am



View Instrument Details



Instrument No	12370541.10
Status	Registered
Date & Time Lodged	04 May 2022 11:56
Lodged By	Thompson, Emma Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



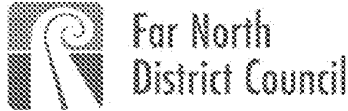
Affected Records of Title	Land District
1038398	North Auckland
1038399	North Auckland
1038400	North Auckland
1038401	North Auckland
1038402	North Auckland
1038403	North Auckland
1038404	North Auckland
1038405	North Auckland
1038406	North Auckland
1038407	North Auckland
1038408	North Auckland
1038409	North Auckland
1038410	North Auckland
1038411	North Auckland
1038412	North Auckland
1038413	North Auckland
1038414	North Auckland
1038416	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 07/06/2022 11:29 AM

*** End of Report ***



Ward: 152, Second Ave
Māori: 0110, New Zealand
Telephone: 09 431 5299
Fax: 09 431 5288
E-mail: info@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaitiaki o Tei Tokarua Ki Te Kaiti

*The top place where quiet
meets the busy world around*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC2180670-RMAVAR/C
Being the subdivision of Lot 2 DP 351178
North Auckland Registry

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

SCHEDULE

Lots 8, 9, 10, and 11 DP 572115

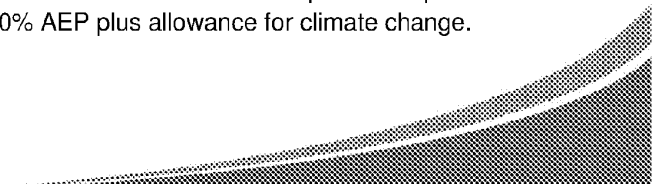
- (i) The lots contain areas which are identified by Northland Regional Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to natural hazard processes.

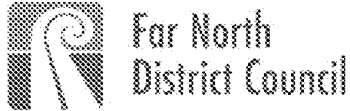
Lots 1 to 18 DP 572115

- (ii) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, the lot owner shall submit for Council approval an onsite wastewater TP58 report prepared by a chartered professional engineer or an approved Council report writer.

The report shall and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area, plus a reserve disposal area.

- (iii) In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre-development level for rainfall events up to those with a 10% AEP plus allowance for climate change.





Page 152, Second Set
Māori 0140, New Zealand
Telephone: 0800 323 029
Fax: 09 431 5388
Fax: 09 431 5397
Email: info@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaitiaki o Te Tokarua Ki Te Kōwhiri

*The up plan where about
must be the work and work*

Lot 24 DP 572115

- (iv) The owner shall not build any construction within the restrictive land covenant area as detailed on the approved survey plan
- (v) The land shown as area 'W' on the approved survey plan is subject to a restrictive covenant in favour of Far North District Council for future road.
- (vi) Council is entitled to take the covenant land referenced in point (v) above and in condition 4(l)(v) of subdivision consent RC2180670 for roading purposes at any time without fee.

SIGNED:

A handwritten signature in blue ink, appearing to read 'P J Killalea'.

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 3rd day of May 2022



View Instrument Details



Instrument No 12370541.13
Status Registered
Date & Time Lodged 04 May 2022 11:56
Lodged By Thompson, Emma Jane
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1038398	North Auckland
1038399	North Auckland
1038400	North Auckland
1038401	North Auckland
1038402	North Auckland
1038403	North Auckland
1038404	North Auckland
1038405	North Auckland
1038406	North Auckland
1038407	North Auckland
1038408	North Auckland
1038409	North Auckland
1038410	North Auckland
1038411	North Auckland
1038412	North Auckland
1038413	North Auckland
1038414	North Auckland
1038415	North Auckland

Annexure Schedule Contains 5 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Emma Jane Thompson as Covenantor Representative on 07/04/2022 11:15 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Emma Jane Thompson as Covenantee Representative on 07/04/2022 11:15 AM

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

COVENANT INSTRUMENT TO NOTE LAND COVENANT
Sections 116(1)(a) & (b) Land Transfer Act 2017

Covenantor

Surname(s) must be underlined or in CAPITALS

BOSSY LIMITED

Covenantee

Surname(s) must be underlined or in CAPITALS

BOSSY LIMITED

Grant of Covenant

The **Covenantor**, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Restrictive land covenants	N/A	Lots 2 to 19 on Deposited Plan 572115 (RT 1038398 to 1038415)	Lots 2 to 19 on Deposited Plan 572115 (RT 1038398 to 1038415)

Covenant rights and powers (including terms, covenants and conditions)
Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

Memorandum number

, registered under section 209 of the Land Transfer Act 2017.

Annexure Schedule

B

].

Insert instrument type

Covenant Instrument to note Land Covenants

Continue in additional Annexure Schedule, if required

SCHEDULE B

Definitions:

"Title" means all the land contained in RT 209716.

"Original Covenantee" means Bossy Limited and in the event that company is wound up, the director Gregory Harold Moir.

1. The Covenantor covenants:

(a) While the property remains in one Title, not to erect any building other than a new residential home and ancillary buildings (refer clause 1(k) hereof) and not to permit or allow the removal onto the property of any pre-built, transportable or relocatable house or existing house which has previously been lived in. This covenant does not preclude the building of a relocatable house of new construction that has not been previously lived in.

(b) Not to erect or place or permit or suffer to be erected on the Burdened Land or any future subdivided sites on the Burdened Land any single dwelling having a closed in floor area of fewer than 180m2 including garaging but excluding decking. The floor area measurement is to be exclusive of carports, decking, breezeways, overhangs, and outbuildings. The parties acknowledge that the minimum size requirements is for the purpose of maintaining a high standard of construction. If the Purchasers wish to build a dwelling of less than 180m2 they may only do so after the Original Covenantee has approved the plans and specifications of the proposed dwelling to ensure the required quality standard is met.

(c) If further subdivision of the Burdened Land is permitted in the future the terms and conditions of the within covenant with the exception of reference to while the property remains in one Title in clause 1(a) hereof shall apply to the Burdened Land and any dwelling erected on the Burdened Land shall have a closed in floor area of no less than 180m2 as set out in clause 1(b) hereof.

(d) Not to construct any dwelling without a minimum of 75% of the exterior cladding consisting of any of the following materials, kiln fired or concrete brick, stucco textured finish, stone or timber or other quality exterior cladding material approved by the original Covenantee. Not to have an exterior finish in the form of flat cladding, concrete block, poured concrete or similar with the surface textured in such a manner as to fully cover the base material. If the dwelling has a basement, exposed sub floors, framing and/or decks, the exposed areas shall be underclad or sheathed lined out in permanent materials in conformity with the main parts of the residence.

(e) Not to use any metal clad roof that has not been factory pre-painted nor use any roofing material which will create a glare offensive to adjoining property owners.

(f) Not to leave any building uncompleted for a period of more than twelve months of laying down the foundations of such building and shall not for more than eighteen months of laying down the foundations leave uncompleted any ancillary work such as fencing, driveways and landscaping.

*Insert instrument type***Covenant Instrument to note Land Covenants***Continue in additional Annexure Schedule, if required***SCHEDULE B**

- (g) Except during construction of the dwelling, not to bring onto or allow to remain on the Burdened Land or any internal road of the subdivision any temporary dwelling, caravan, trade vehicle or other equipment or machinery unless garaged or screened so as to preserve the amenities of the neighbourhood and to prevent noise likely to cause offence in this subdivision.
- (h) Not to permit the land to be occupied or used as a residence unless the buildings on the Burdened Land have been completed in accordance with these covenants and any Local Authority building consent and a compliance certificate has issued.
- (i) Not to allow the Council owned road frontage of the Burdened Land or the right of way frontage providing access to the Burdened Land to become untidy or neglected.
- (j) Not to carry out any construction or development work on the Burdened Land without being liable to reinstate (or be responsible for all costs arising) any damage or replace any loss to the landscape, roading, curbs, concrete or other structures in the subdivision arising from the Covenantor's use of the Burdened Land directly or indirectly through the Covenantor's agents or invitees.
- (k) Not to construct any building detached from the residence without the building being constructed in the same architectural style and with the same cladding and roofing materials as the residence and comply with Local Authority requirements.
- (l) Not to erect or allow to be erected any fence constructed of corrugated iron. All fences and retaining structures are to comply with the Local Authority requirements however no fence shall exceed 2 metres in height above the finished ground level of the Burdened Land. The original Covenantor shall not be liable to pay for or contribute towards the expenses of erection or maintenance of any fence between the subject land and any contiguous land of the original Covenantor. There shall be no fencing within the area one metre back from the road frontage boundary. Boundaries at the street and side boundaries back as far as the front wall of the house shall be delineated with plantings.
- (m) Following completion of construction not to display any advertisement, sign or hoarding of a commercial nature on any part of the Burdened Land or buildings.
- (n) Not to move onto the Burdened Land any shipping container that is not completely screened from the road and neighbouring properties.
- (o) Not to plan, grow or allow to grow on the Burdened Land any of the following tree species:
 - (i) Any type of tree from the Pinus species;
 - (ii) Any type of tree from the Eucalyptus species other than ornamental or small flowering gums;
 - (iii) Poplars, Japanese Cedar, Cryptomeria Japonica, Willows, Macrocarpa, Casuarinas, Douglas Fir, Wattles.

Annexure Schedule

Page 4 of 4 Pages

Insert instrument type

Covenant Instrument to note Land Covenants

Continue in additional Annexure Schedule, if required

SCHEDULE B

(p) Design of the dwelling will preferably be such that the garage door will not face the street boundary and will access from a side boundary. If it is not possible to access the garage from the side then the garage access can be placed in a position agreed in writing by the Original Covenantee.

2. If any dispute arises under these covenants, the Covenantor and Covenantee will in good faith:

- (a) Attempt without delay to resolve the dispute by negotiations between them; and
- (b) Failing such resolution refer the dispute to mediation with the assistance of a suitably qualified and experienced mediator agreed between them or failing such agreement, appointed by the President of the Auckland District Law Society; and
- (c) The Covenantor and Covenantee will each bear their own expenses of any mediation under this clause.

Design of the dwelling will preferably be such that the garage door will not face the street boundary and will access from a side boundary. If it is not possible to access the garage from the side then the garage access can be placed in a position agreed in writing by the original vendor.

View Instrument Details



Instrument No 12370541.16
Status Registered
Date & Time Lodged 04 May 2022 11:56
Lodged By Thompson, Emma Jane
Instrument Type Covenant (All types except Land covenants)



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
1038400	North Auckland
1038401	North Auckland
1038402	North Auckland
1038403	North Auckland
1038405	North Auckland
1038406	North Auckland
1038407	North Auckland
1068511	North Auckland
1068512	North Auckland
1068513	North Auckland
NA132C/189	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Emma Jane Thompson as Grantor/Grantee Representative on 08/06/2022 07:59 AM

*** End of Report ***

COVENANT INSTRUMENT TO NOTE LAND COVENANT*Sections 116(1)(a) & (b) Land Transfer Act 2017***Covenantor***Surname(s) must be underlined or in CAPITALS***BOSSY LIMITED****Covenantee***Surname(s) must be underlined or in CAPITALS***FAR NORTH DISTRICT COUNCIL****Grant of Covenant**

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Fencing Covenant pursuant to Section 5 of the Fencing Act 1978	Deposited Plan 572115	Lots 4, 5 & 6 Deposited Plan 572115 (RT 1038400, 1038401, 1038402)	Lot 23 Deposited Plan 204963 (RT NA 132C/189)
		Lots 6 & 7 Deposited Plan 572115 (RT 1038402, 1038403)	Lot 22 Deposited Plan 572115 (RT 1068512)
		Lots 9, 10 & 11 Deposited Plan 572115 (RT 1038405, 1038406, 1038407)	Lot 21 Deposited Plan 572115 (RT 1068511)
		Lots 9 & 10 Deposited Plan 572115 (RT NA1038405, 1038406)	Lot 23 Deposited Plan 572115 (RT 1068513)

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017.]~~

[Annexure Schedule B].

Insert instrument type

Covenant Instrument to Note Land Covenants

Continue in additional Annexure Schedule, if required

Schedule B

1.

The provision applying to the specified covenants are those set out in Section 5 of the Fencing Act 1978 and hereby indemnify the proprietor of the Benefited Land from any liability to contribute towards any construction, maintenance or upgrading work on any boundary fence between the two adjoining lots.