

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

* *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:

Adam & Kari Peden

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:

Traverse Limited (sale and purchase agreement to applicants)

**Property Address/
Location:**

As per applicant details.

Postcode

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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**
(Remediation completed under RC 2220850)
- 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)

OK Construction Limited T/A GJ Gardner Homes Far North

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)

Kate von Oorschot

Signature:

(signature of bill payer)

A black rectangular redaction box covering the signature of the bill payer.

Date 19/9/2024

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

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

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

Adam & Kari Peden

Proposed Impermeable Surfaces for Residential Development

8 Te Uru Lane, Kerikeri

Williams & King, Kerikeri¹

30 September 2024



Cover Photograph: Application site.

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

1.0 Overview

Adam and Kari Peden are seeking land use consent for impermeable surfaces required to construct their proposed dwelling and internal driveway.

The subject site is a vacant residential property legally described as Lot 22 DP 596768 and is held in the Record of Title 1156122.

The subject site is zoned Residential in the Operative Far North District Plan, and the proposed development requires resource consent as a controlled activity overall for infringement of the 'Stormwater Management' zone rule. Under the Proposed Far North District Plan, the site is zoned General 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. A three bedroom home with attached double garage is proposed to be built, with a roof area of approximately 201m² and a maximum height of approximately 5.4m above the finished ground level. The exterior of the dwelling will be clad in vertical 'Linea' weatherboards and brick veneer with metal tile roofing.

The double garage will be accessed by a new driveway from Te Uru Road on the north eastern side of the site.

A timber deck will be formed adjacent to part of the north western face of the building, connected to the living area and one of the bedrooms. A timber deck will also be constructed at the main entrance on the north eastern face of the building

Refer to the Architectural Plans in **Appendix 1**. The proposed development is shown on the Site Plan below.

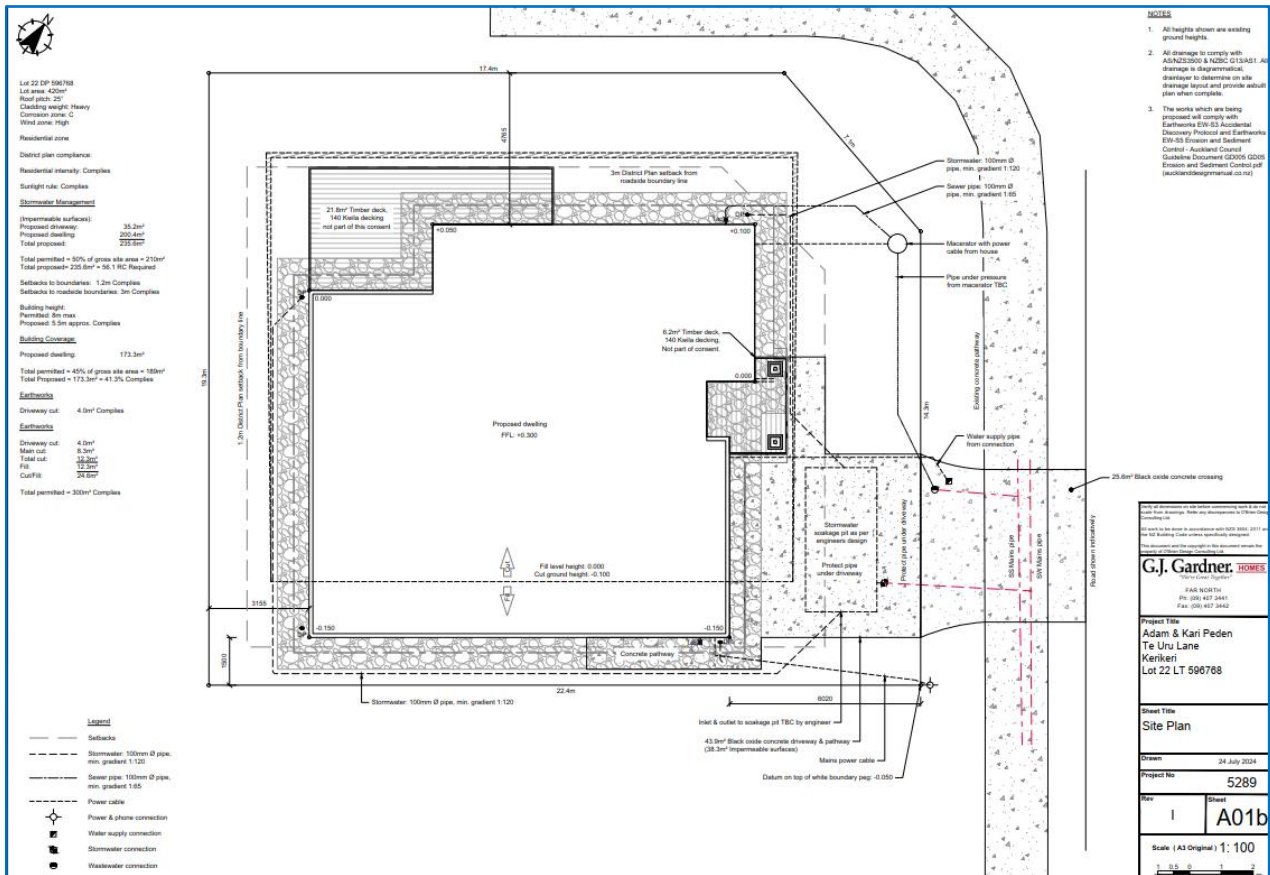


Figure 1: Site Plan (Source: G.J. Gardner Homes)

2.2 Earthworks

As the site is virtually flat, negligible earthworks are required to prepare the site, and will be limited to minor cut to fill of the building site, and minor excavation for the driveway. The total earthworks volume proposed is 25m³. Refer to the Site Plan in **Appendix 1** and copied in **Figure 1** above.

The Site Plan specifies that “the works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 CD05” related to Erosion and Sediment Control. These measures will be monitored by the Head Contractor.

2.3 Impermeable Surfaces and Stormwater Management

Condition (iii) of Consent notice 12965271.5 on the subject Record of Title (1156122), applied via RC 2220850, states that:

“At the time of lodgement of a building consent for a dwelling on the lots, the lot owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and including a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.”

The proposal will add 236m² of impermeable surfaces to the site, comprising the roof area, driveway and concrete path are shown on the Site Plan. This amounts to 56% of the gross site area of Lot 22 DP 596768.

The proposed extent of impermeable surface coverage exceeds the 50% permitted activity allowance for the Residential Zone of the Operative District Plan.

A Stormwater Mitigation Report Prepared by Wilton Joubert Limited, dated 7 August 2024 is attached in **Appendix 2**, to satisfy the above consent notice requirement in addition to reporting on the Operative District Plan criteria and actual and potential stormwater effects arising from the proposal.

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

- Install a minimum 1.2m deep chamber with a grated inlet cover in the proposed driveway, and fit with a minimum 100mm diameter outlet pipe to the proposed soakage pit (Soakage Pit Outlet) and a minimum 100mm diameter outlet pipe to the stormwater connection (Overflow Outlet). Specific invert levels for the Soakage Pit and Overflow Outlets are provided in the report.
- The chamber is to have a sump for debris settlement below the invert level of the outlet pipe to the soakage pit.
- The soakage pit is recommended to be installed under the proposed driveway, consisting of 60 x single module *CIRTEX RAINSMART* crates (or similar) providing total nett storage of 7.18m³, with the soakage pit having dimensions of 4.8m long x 3.58m wide x 0.44m deep with minimum 600mm cover to accommodate for traffic loads. Soakage pit to be lined with geotextile filter cloth. An air vent connected to the top of the crate system is to be installed.
- Collect roof runoff in a proprietary guttering system, direct to downpipes to the soakage pit inlet chamber.
- Shape driveway to shed runoff to the soakpit inlet chamber.
- Shape patio areas to shed runoff to an equal or greater-sized area of lower-lying lawn / planted areas for passive mitigation.

2.4 Vehicle Access and Parking

Access to the internal garage will be via a new vehicle crossing and driveway formed from Te Uru Lane.

3.0 Application Site Details and Description

3.1 Location

The subject site is located at 8 Te Uru Lane in Kerikeri. Refer to the maps in **Figures 2 and 3**.



Figure 2: Location Map (Source: QuickMap)

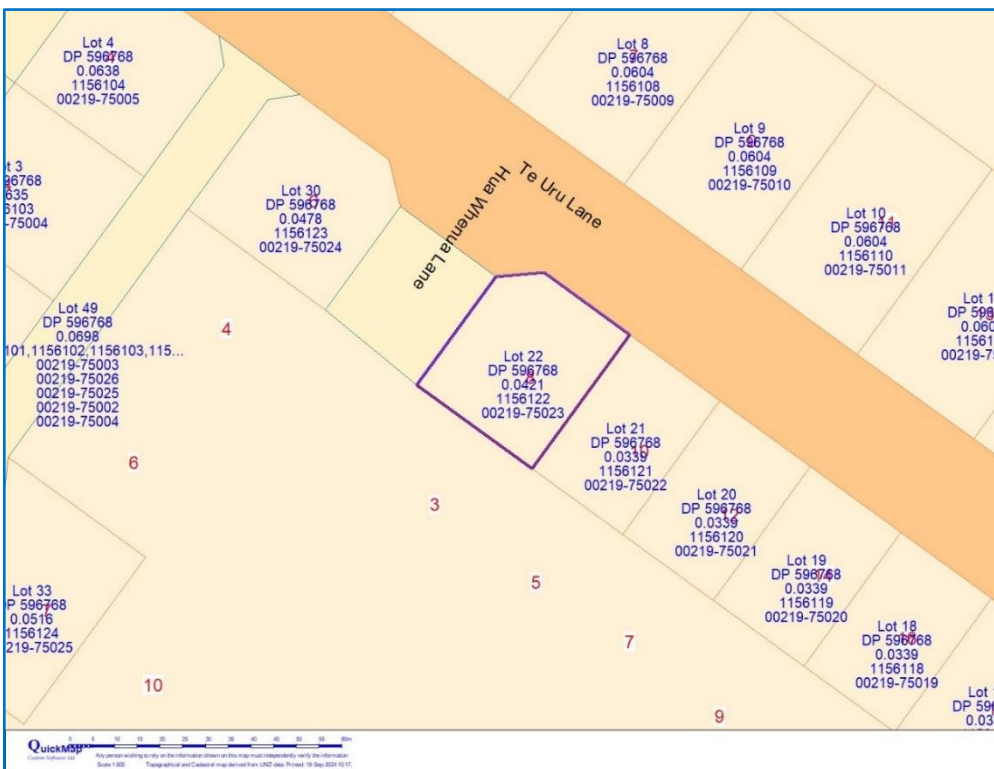


Figure 3: Cadastral Map (Source: QuickMap)

3.2 Legal Details

The subject site is legally described as Lot 22 DP 596768 (comprising 421m² more or less in area), and held in Record of Title 1156122 – refer to **Appendix 3**. Relevant interests or encumbrances are listed below.

-
- Appurtenant hereto is a water right created by Transfer 570870
 - Appurtenant hereto is a right to drain sewage created by Easement Instrument 12674566.8. Subject to Section 243(a) RMA 1991.
 - 12965271.5 Consent Notice pursuant to Section 221 RMA 1991:
 - i. *Prior to the construction of a dwelling, the owner shall construct a vehicle crossing in accordance with the Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.*
 - ii. *Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.*
 - iii. *At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and including a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.*
 - Land Covenant in Covenant Instrument 12965271.10. (private covenant)

3.3 Site Conditions

The subject site is a regular shaped piece of land, which has a virtually level contour. The property is currently vacant and in lawn. Refer to **Photograph 1** and the **Cover Photograph**.

Connections to the Council's water, wastewater and stormwater reticulation are available.



Photograph 1: View west over the subject site from Te Uru Lane. Existing service connections are visible.

3.4 Recorded Natural Features

The Northland Regional Council Regional Policy Statement maps do not record the site as having any areas of high or outstanding natural character, outstanding natural features or outstanding natural landscapes.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping. The site is not mapped as being located within a kiwi habitat.

4.0 District Plan Assessment

4.1 Operative Far North District Plan

The application site is zoned Residential 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 Residential Zone

Rule	Discussion	Compliance
7.6.5.1 PERMITTED ACTIVITIES		
7.6.5.1.2 Residential Intensity	A single residential unit is proposed.	Complies
7.6.5.1.1 Scale of Activities	Residential use is proposed, people residing on a site are excluded from this rule.	Complies
7.6.5.1.4 Building Height	The building height does not exceed 8m.	Complies
7.6.5.1.5 Sunlight	The building complies with permitted activity sunlight standards – refer to the Elevation Plans.	Complies
7.6.5.1.6 Stormwater Management	More than 50% coverage with impermeable surfaces is proposed.	Does not comply
7.6.5.1.7 Setback from Boundaries	3m road setback achieved, as well as 1.2m setback from all other boundaries.	Complies
7.6.5.1.17 Building Coverage	Less than 45% building coverage proposed.	Complies.
7.6.5.2 CONTROLLED ACTIVITIES		
7.6.5.2.1 Stormwater Management	Less than 60% impermeable surface coverage is proposed. Stormwater will be mitigated to the levels resulting from the permitted threshold. Refer to the Stormwater Mitigation Report in Appendix 2 .	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 Residential ... Zones	The volume and height of cut and fill faces of the proposed earthworks will not exceed the permitted standard.	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.1.2 Private Accessways in Urban Zones	The private access to the proposed garage will be 3m wide, with no visibility restrictions.	Complies
15.1.6C.1.4 Access over Footpaths	The proposed vehicle crossing will comply with the listed standards (no more than two crossings per site, 6m maximum width).	Complies
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	The vehicle crossing will be formed to comply with the Council's Engineering Standards.	Complies
15.1.6C.1.7 General Access Standards	Less than four parking spaces will gain access from Te Uru Lane, therefore vehicles may reverse off the site. 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 chamber and soakage pit as required by consent notice condition.	Complies

4.1.3 Summary of Activity Status

Overall, the proposal has been assessed as a controlled activity, requiring consent under Rule 7.6.5.2.1 (Stormwater Management).

4.2 Proposed Far North District Plan

The subject site is zoned General 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 - General Residential Zone

Rule	Discussion	Compliance
GRZ-R1 New buildings or structures ...	PER-1 is met as a residential dwelling is proposed. PER-2 is met as outlined below.	Complies.
GRZ-R2 Impermeable Surface Coverage	More than 50% coverage is proposed.	Does not comply – restricted discretionary activity.
GRZ-R3 Residential Activity	A single residential unit is intended.	Complies.
GRZ-S1 Maximum Height	The building does not exceed 8m above ground level.	Complies.
GRZ-S2 Height in Relation to Boundary	The building is contained within a building platform defined by the specified recession planes.	Complies
GRZ-S3 Setback	3m road and 1.2 other setbacks are achieved from all boundaries.	Complies.
GRZ-S5 Façade Length	The façade adjoining Te Uru Lane does not exceed 20m.	Complies.
GRZ-S6 Outdoor Living Space	The required outdoor living space (50m ² at ground level, accessible from habitable rooms) is available.	Complies.

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
TRAN-R2 Vehicle crossings and access, including private accessways	Vehicle crossing to be formed.	Complies
Tran-R5 Trip Generation	A single residential unit is proposed.	Complies.

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

Rule	Discussion	Compliance
EW-R1 Earthworks for buildings or structures ...	Earthworks volumes will not exceed 300m ³ (EW-S1). Maximum height is not exceeded. Site reinstatement is proposed within 6 months (EW-S4). EW-S6 is not met as the earthworks will not be set back 3m from a site boundary. EW-S7 is met as stability will be maintained as outlined in the Geotechnical Investigation Report. EW-S8 will be met (nature of filling material). EW-S9 is met, as the earthworks are not in a flood or coastal hazard area.	Complies

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. Therefore, the following assessment will address the controlled activity matters that Council will restrict the exercise of its control to, which are listed under Rule 7.6.5.2.1 of the Operative District Plan.

5.1 Stormwater Management

The relevant Assessment Criteria listed in Rule 7.6.5.2.1 of the Operative District Plan are addressed within the Stormwater Mitigation Report and are summarised below.

(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

Additional detention volume in the proposed soakage pit will attenuate stormwater runoff to predevelopment levels. The stormwater mitigation design is based on the requirements of the consent notice condition, which was imposed at subdivision stage.

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

Low impact design principles used include the attenuation allowance within the proposed soakage pit, with its volume being based on attenuation back to pre-development flow rates for the 10% and 1% AEP storm events, adjusted for climate change.

(c) any cumulative effects on total catchment impermeability

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

(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

The existing contour of the site has been created as part of the subdivision works, with negligible further earthworks proposed. Stormwater runoff from new impermeable surfaces will be shaped to discharge to the soak pit, with overflow to be directed to the Council stormwater connection via sealed pipes.

(e) the physical qualities of the soil type

The Kerikeri Volcanic Group soils on the site are described as having moderate drainage.

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

Wastewater will be discharged to the Council's reticulated system and land is not required within the site for disposal of treated wastewater. Stormwater will be managed so as to avoid adverse effects on water quantity and quality, and will not affect any adjacent sites.

(g) the extent to which paved, impermeable Surfaces are necessary for the proposed activity

The extent to which the proposed activity exceeds the permitted activity impermeable surfaces allowance is considered to be negligible, being in the vicinity of 25m². The extent of proposed impermeable surfaces is considered to be reasonable for this 421m² residential site.

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

A perimeter of permeable area will be provided around the proposed dwelling, excluding the driveway area. These can be used to aid in managing stormwater from the smaller pathway areas surrounding the house. Future plantings may be completed by the owner, however these are not considered necessary to reduce stormwater effects as part of this application.

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

Impermeable surface areas exceeding the permitted standard will be attenuated back to pre-development flow rates for the 10% AEP & 1% AEP storm events, adjusted for climate change.

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.

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

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 Further, with the subject site and its associated residential use having been approved by recent resource consent (RC 2220850) of which a Land Use Consent required remediation and confirmation that the level of soil contamination met the relevant SCS (Residential / 10% produce). It is considered that there are no implications arising from this proposal in terms of the above Regulations.

6.1.2 National Environmental Standards for Freshwater & Amendments

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.

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.

² Northland Regional Council. Retrieved 19 September 2024 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

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, adjacent footpath connections and social infrastructure in place, 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 contains highly versatile soils, however, is not within a primary production zone. The proposed use of the lot as a 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

The objectives and policies of the Urban Environment and Residential Zone Sections of the District Plan are relevant to this proposal. As the proposal achieves a controlled activity status with the relevant matters of control having been addressed, it can be inferred that the proposal will be consistent with the relevant objectives and policies.

6.4 Far North Proposed District Plan

The proposed impermeable surface coverage 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 General Residential Zone within the Proposed District Plan.

6.5 Regional Plans

6.5.1 Proposed Regional Plan – February 2024

Sewage will be discharged to the reticulated Council system.

Stormwater will be discharged to a soakage pit, with overflows to the Council's consented reticulated system, as required by the existing consent notice condition.

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).

As a controlled activity, the proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the 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 a new 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 precluded.

Step 3: Not applicable.

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 precluded.

Step 3: Not applicable.

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 section 104 and 104A of the Resource Management Act 1991, we consider that:

- Sufficient information is provided to determine that the proposal is a controlled activity.
- Stormwater management conditions (requiring the recommendations of the Stormwater Mitigation Report to be implemented) can be imposed to ensure that adverse effects are appropriately mitigated.
- 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 23 September 2024
WILLIAMS & KING
Kerikeri

9.0 Appendices

- Appendix 1:** G.J. Gardner Homes Architectural Plans
- Appendix 2:** Wilton Joubert Limited Stormwater Mitigation Report
- Appendix 3:** Record of Title

Proposed Dwelling

Adam & Kari Peden
Te Uru Lane
Kerikeri
Lot 22 LT 596768

Sheet Index		
Sheet No.	Sheet Title	Rev
A01c	Site Location Plan	1
A01b	Site Plan	1
A02	Floor Plan	1
A03	Elevations	1
A04	Electrical Plan	1
Revisions		
-	-	-

Concept Plans
Date: 24 July 2024

G.J. Gardner. **HOMES**
"We're Great Together"

FAR NORTH
Ph: (09) 407 3441
Fax: (09) 407 3442



Lot 22 DP 596768
 Lot area: 420m²
 Roof pitch: 25°
 Cladding weight: Heavy
 Corrosion zone: C
 Wind zone: High

Residential zone
 District plan compliance:
 Residential intensity: Complies
 Sunlight rule: Complies

Stormwater Management
 (Impermeable surfaces):
 Proposed driveway: 35.2m²
 Proposed dwelling: 200.4m²
 Total proposed: 235.6m²

Total permitted = 50% of gross site area = 210m²
 Total proposed = 235.6m² = 56.1 RC Required

Setbacks to boundaries: 1.2m Complies
 Setbacks to roadside boundaries: 3m Complies

Building height:
 Permitted: 8m max
 Proposed: 5.5m approx. Complies

Building Coverage:
 Proposed dwelling: 173.3m²

Total permitted = 45% of gross site area = 189m²
 Total Proposed = 173.3m² = 41.3% Complies

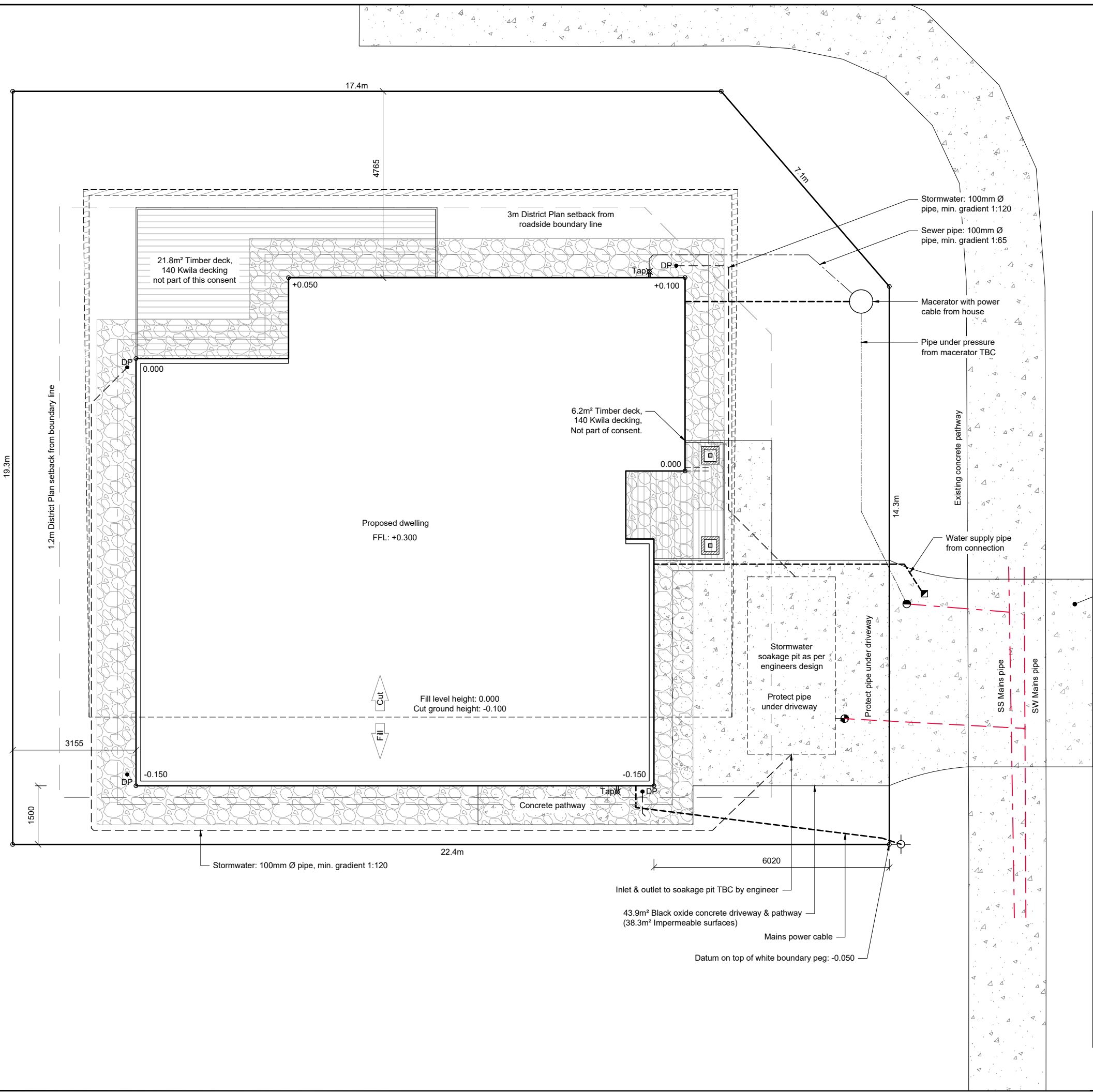
Earthworks
 Driveway cut: 4.0m³ Complies

Earthworks
 Driveway cut: 4.0m³
 Main cut: 8.3m³
 Total cut: 12.3m³
 Fill: 12.3m³
 Cut/Fill: 24.6m³

Total permitted = 300m³ Complies

NOTES

- All heights shown are existing ground heights.
- All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
- The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)



Road shown indicatively

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
 All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
 This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

G.J. Gardner. HOMES
 "We're Great Together"
 FAR NORTH
 Ph: (09) 407 3441
 Fax: (09) 407 3442

Project Title
 Adam & Kari Peden
 Te Uru Lane
 Kerikeri
 Lot 22 LT 596768

Sheet Title
 Site Plan

Drawn 24 July 2024

Project No 5289

Rev	Sheet
I	A01b

Scale (A3 Original) 1: 100

Legend

- Setbacks
- - - - Stormwater: 100mm Ø pipe, min. gradient 1:120
- - - - Sewer pipe: 100mm Ø pipe, min. gradient 1:65
- - - - Power cable
- Power & phone connection
- Water supply connection
- Stormwater connection
- Wastewater connection



SPECIFICATION:

- Stud height - 2440 (2.4m Nominal)
- 70 Series brick veneer
- Linea weatherboard
- Gerard metal tile roofing

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for towel rails, wardrobe & fixed shelves, WC cistern, toilet roll holders, wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wet areas to be provided with impervious linings as per NZBC E3/AS1.
6. Domestic smoke detectors to be installed in accordance with C AS1 & F7 ensure placement within 3m of bedroom doors.
7. Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
8. All wall framing typically H1.2 treated unless specifically stated.
9. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

BUILDING AREA:

Floor Area (Framing): 162.5m²
 Floor Area (Brickline): 166.7m²
 Roof Area: 200.5m²

FIXINGS:

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

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604:2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

G.J. Gardner. HOMES
"We're Great Together"
 FAR NORTH
 Ph: (09) 407 3441
 Fax: (09) 407 3442

Project Title
 Adam & Kari Peden
 Te Uru Lane
 Kerikeri
 Lot 22 LT 596768

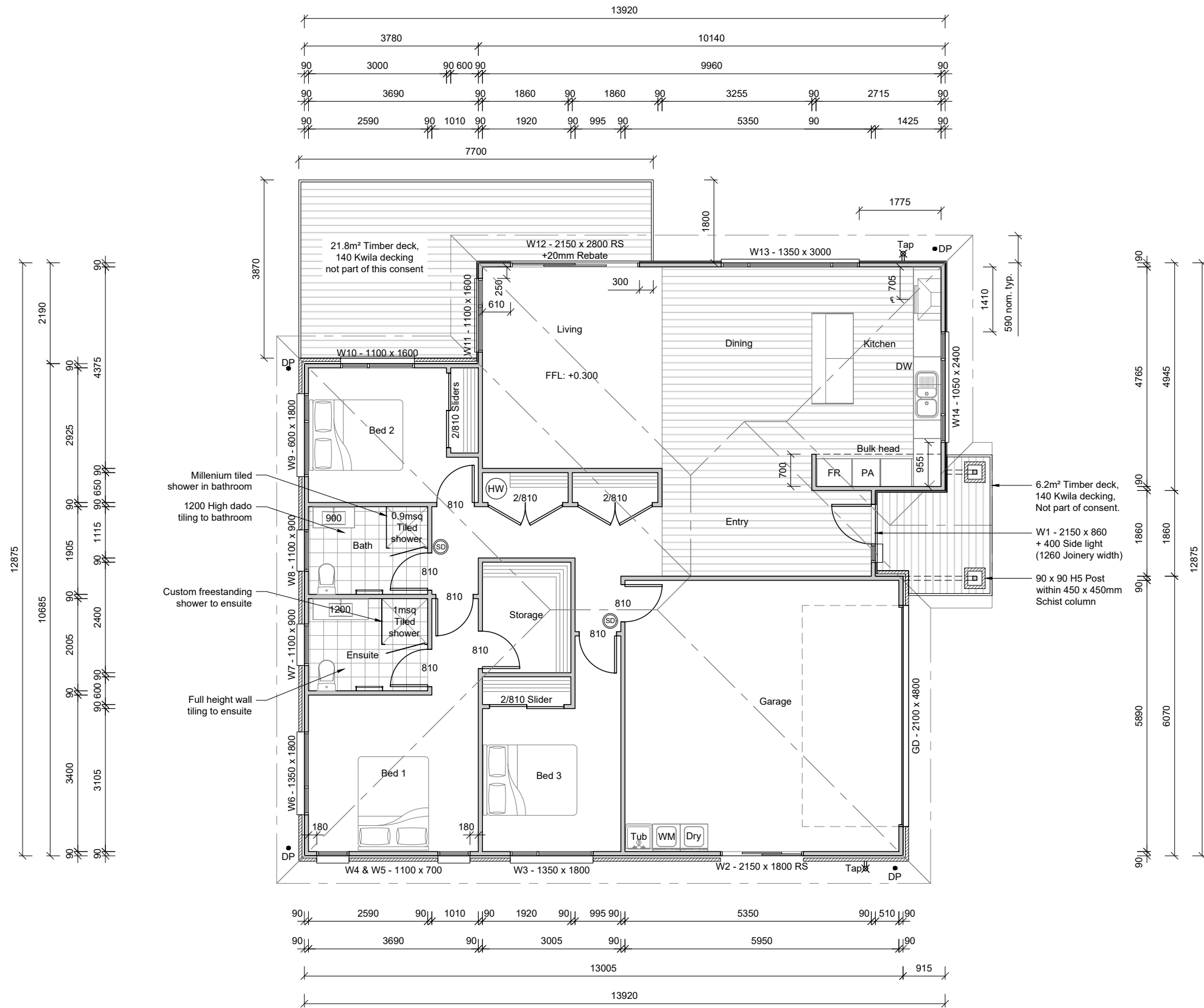
Sheet Title
 Floor Plan

Drawn 24 July 2024

Project No 5289

Rev 1 **Sheet** A02

Scale (A3 Original) 1: 100



LEGEND

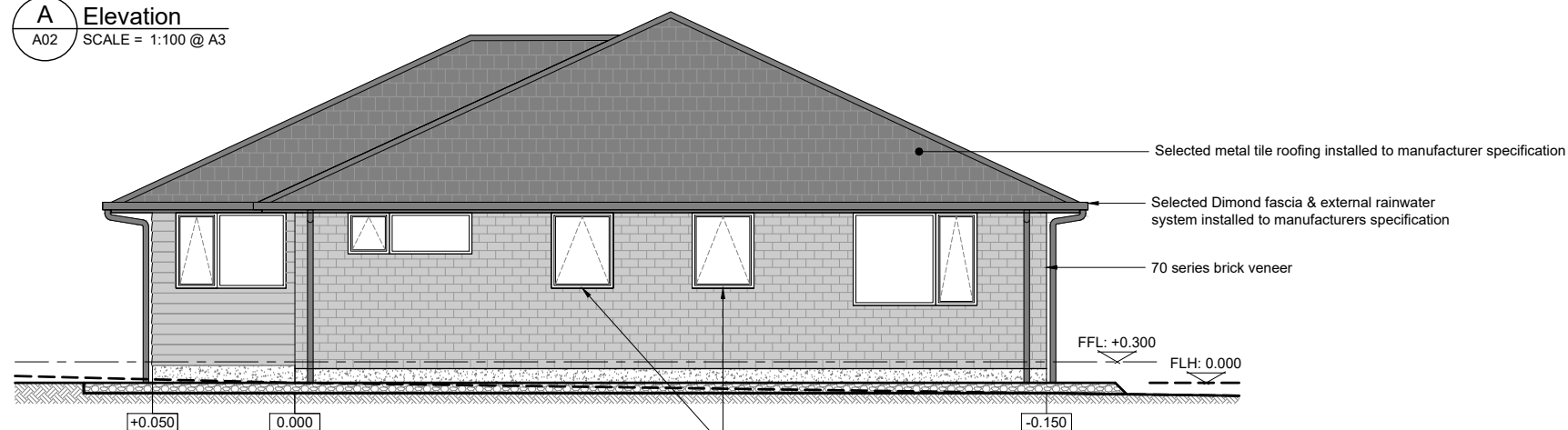
- Smoke Detector
- Roof Line
- Timber framing walls with brick veneer
- Timber framing with 180 James Hardie Linea Weatherboard
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Quick step flooring installed to manufacturers specifications
- 180L Mains pressure hot water cylinder

NOTE:

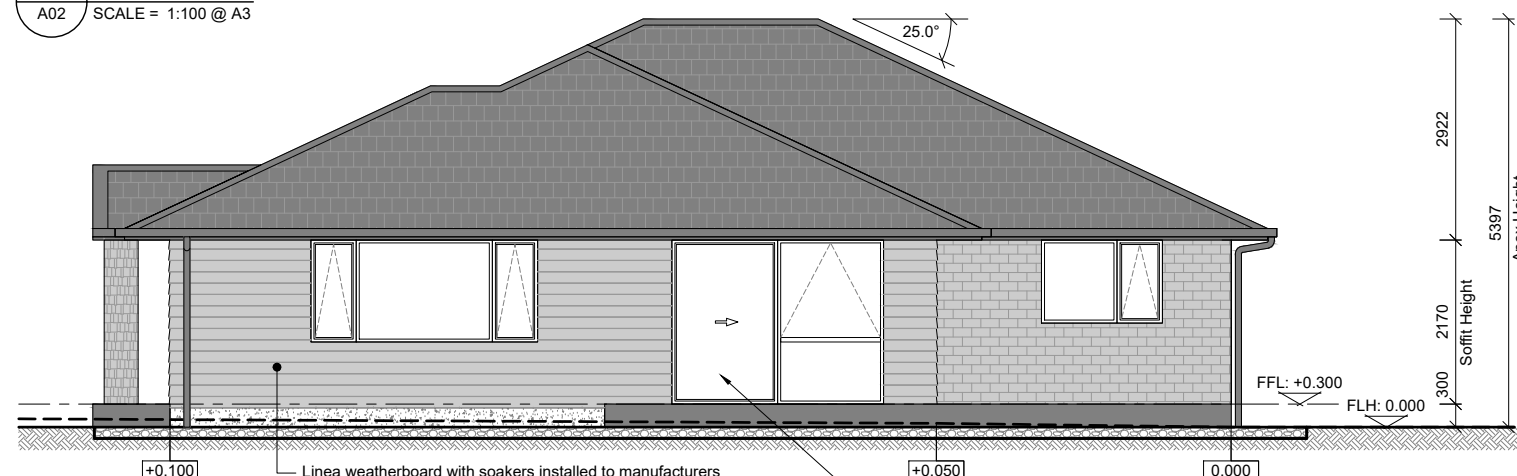
1. All heights shown are existing ground heights.
2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
3. All windows and doors double glazed low E Xcel with thermal break.
4. Grade A safety glazing in bathrooms & tall windows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



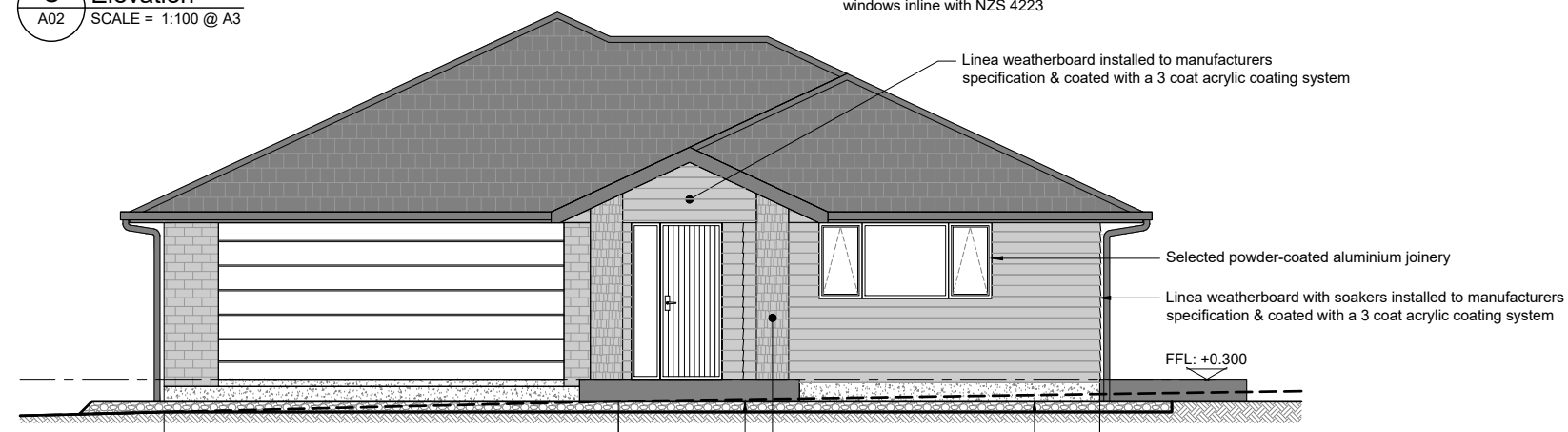
A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3



C Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

Timber deck, not part of consent.
90 x 90 H5 Post within 450 x 450mm Schist column
Raft foundation on compacted GAP40 hard fill, to extend 1m around the perimeter of the building as per Engineers requirements.

FIXINGS:

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

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604:2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

G.J. Gardner. HOMES
"We're Great Together"

FAR NORTH
Ph: (09) 407 3441
Fax: (09) 407 3442

Project Title
Adam & Kari Peden
Te Uru Lane
Kerikeri
Lot 22 LT 596768

Sheet Title
Elevations

Drawn 24 July 2024

Project No 5289

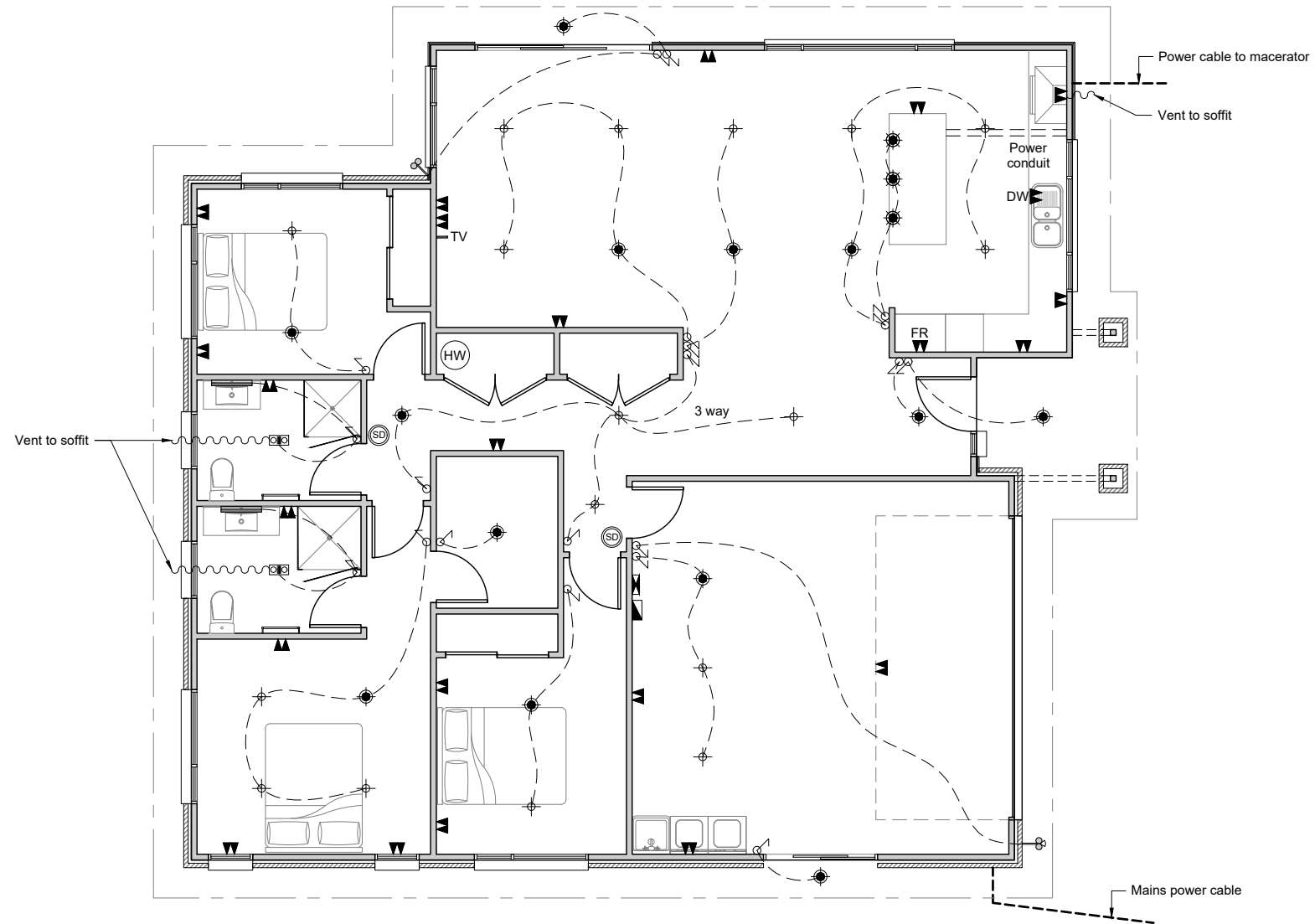
Rev	Sheet
I	A03

Scale (A3 Original) 1: 100



NOTE:

1. All electrical work to be by a registered Electrician to comply with Electricity regulations, NZ Standards & NZBC.
2. Electrician to supply electrical "Certificate of Compliance" on completion.
3. Electrical layout schematic only. All electrical & lighting fixtures & fittings are shown indicative - not to scale. To be confirmed on site with owner prior to installation.
4. All power points to be 350mm above FFL and 200mm above bench top and fixed horizontally unless specified.
5. All switches to be 1200mm above FFL and fixed vertically (up/down).
6. Power point for rangehood to be in ceiling space
7. Electrician to check bracing plan and offset flush boxes 90mm if penetration occurs.
8. External power points and electrical Fittings to be IP rated to provide dust and weather protection to comply with NZ Standards.
9. "Type 1" Smoke Detectors to be installed within 3m of bedrooms on escape paths to comply with NZBC C/AS1 & F7/AS1.
10. All recessed light fixtures to be CA rated to comply with AS/NZS 605982.2 (Insulation to comply with AS/NZS 60695.11.5)



LEGEND

- 1 3 way
- 2 Smoke detector
- 13 Primary LED down Light
- 17 Secondary LED down light
- 3 Pendant lights
- 2 Heat / Light
- 2 Vanity light
- 1 Sensor spot light
- 1 Spot light
- 2 Heated tower rail
- 23 Double power points
- 1 TV outlet
- 1 Meter board
- 1 Distribution board

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

G.J. Gardner. HOMES
"We're Great Together"

FAR NORTH
Ph: (09) 407 3441
Fax: (09) 407 3442

Project Title
Adam & Kari Peden
Te Uru Lane
Kerikeri
Lot 22 LT 596768

Sheet Title
Electrical Plan

Drawn 24 July 2024

Project No 5289



Rev	Sheet
I	A04

Scale (A3 Original) 1: 100



SITE	Te Uru Lane, Kerikeri
LEGAL DESCRIPTION	Lot 22 LT 596768
PROJECT	Proposed Residential Dwelling
CLIENT	G.J. Gardener Homes Far North (2K Construction Ltd)
REFERENCE NO.	135498
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	A
DATE OF ISSUE	7 August 2024

Report Prepared For	Email
G.J. Gardner Homes Far North (2K Construction Ltd)	Kalie.vanjaarsveld@gigardner.co.nz

Authored by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Civil Engineer	BenS@wjl.co.nz	
Reviewed by	G.Brant (BE(Hons) Civil)	Civil Engineer	Gustavo@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 22 DP 596768	
Site Area:	420m ²	
Development Type:	Proposed Residential Dwelling	
Associated Documents:	WJL Geotechnical Investigation Report Ref. 134170	
Development Proposals Supplied:	Plan Set provided by G.J. Gardner Homes (Ref No: 5289, dated: 30.07.2024)	
District Plan Zone:	Residential Zone	
Permitted Activity Coverage:	<u>50%</u>	
	Post-Development Impermeable Areas	
Impermeable Coverage:	Proposed Roof Area	200.4m ²
	Total Uncovered Hardstand	35.2m ²
	Total impermeable area = 235.6m ² or 56% of the site area	
Activity Status:	<u>Controlled Activity</u>	
Consent Conditions:	On-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and including the 5-year Annual Return Interval to be provided. Overflow from the soakage pit is to be discharged via the reticulated stormwater network.	
Attenuation Requirements:	Soakpit for the MPD to manage the 20% AEP Storm Event (as per consent conditions). Upper section of soakpit used for 10% and 1% AEP Storm Attenuation for impervious areas over the permitted threshold.	
Soakage pit Specifications:	Inlet Chamber Minimum 1.2m deep chamber with grated inlet cover to be installed in proposed driveway. Fitted with:	
	<ul style="list-style-type: none"> • <u>100mmØ Soakage Pit Outlet</u> installed level at or less than 355mm above base of crates. • Minimum 100mmØ outlet pipe to the stormwater connection. Outlet to be below the Soakage Pit Outlet invert level and fitted with a bend and riser pipe with 22mm orifice at 355mm above crate base level and overflow above crate soffit level. 	
	Soakage Pit	
	<ul style="list-style-type: none"> • 60 x single module CIRTEX RAINSMART crates. Total storage volume 7.18m³ • Minimum Pit Dimensions – 4.8m long x 3.58m wide x 0.44m deep with minimum 600mm cover. • Soakage Pit to be lined with geotextile filter cloth. • Air vent connected to the top of the crate system to be installed. 	
Point of Discharge:	To available stormwater connection.	

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client, **G.J. Gardner Homes**, to produce an on-site stormwater mitigation assessment at the above site.

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

- Plan Set provided by G.J. Gardner Homes including site plan, floor plan and elevations (Ref No: 5289, dated: 30.07.2024)

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

3. SITE DESCRIPTION

The 420m² property is legally described as Lot 22 LT 596768 and is part of the subdivision of 373 Kerikeri Road. The property is located on the southwestern side of Te Uru Lane, accessed 90m southeast of the Kerikeri Road intersection.



Figure 1: Screenshot aerial view of the subject site from the Far North District Council (FNDC) GIS Property and Land Map. Red rectangle approximately depicts the property location.

The property is currently covered in lawn and is virtually flat, having been levelled via engineered cutting excavations undertaken during subdivisional earthworks. The site has been cut up to approximately 1.0m at the north-western boundary with appropriate batter grades formed. The land downslope of the property is flat to gently sloping.

Subdivisional as-built plans by Reyburn & Bryant (Ref: PA16655-02) confirm that reticulated water, wastewater and stormwater connections are available to service the property.



Figure 3: Site photograph of the property (southwest direction). Orange cones depict the building site.

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a residential dwelling and associated hardstand areas on-site as depicted in the plan set provided by G.J. Gardner Homes (Ref No: 5289, dated: 30.07.2024).

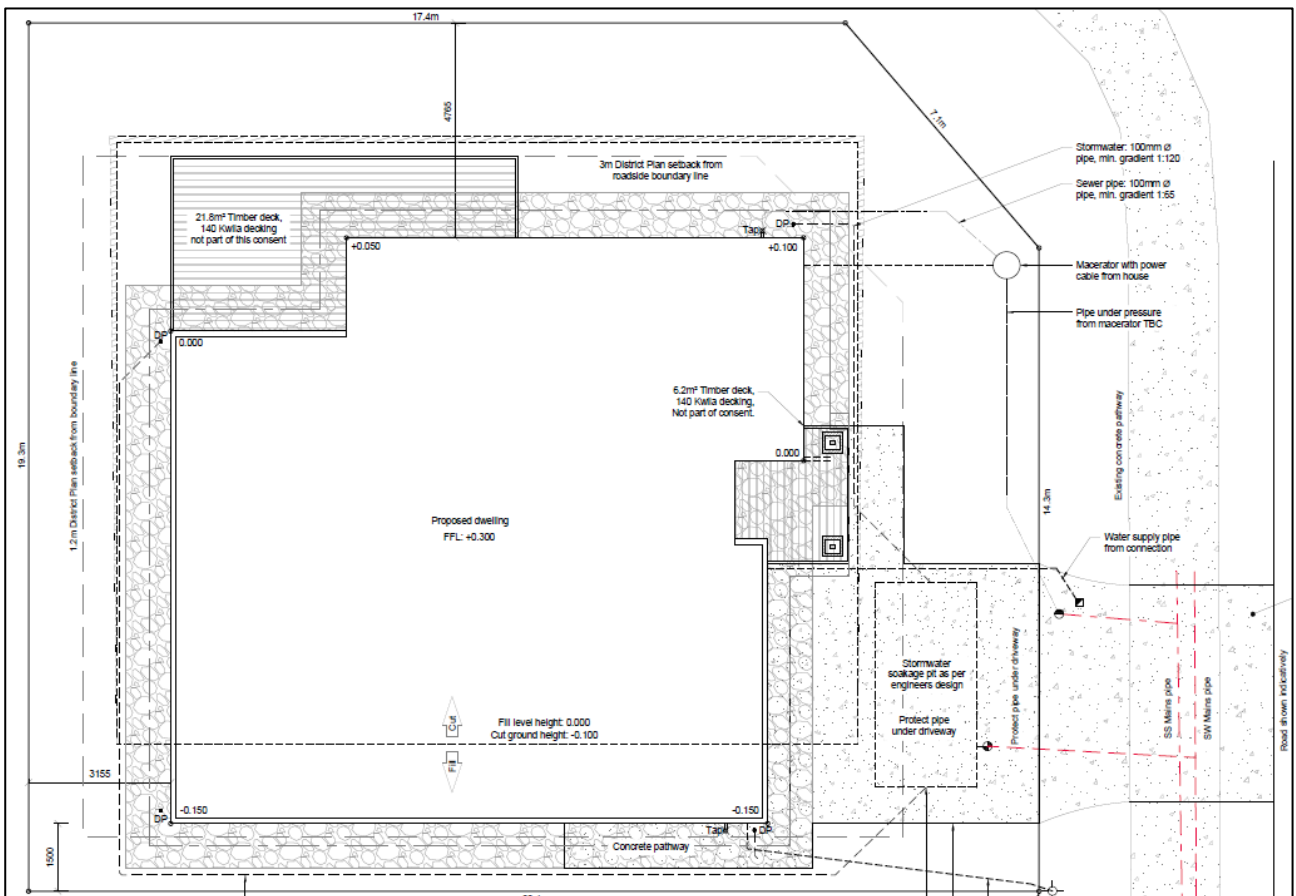


Figure 4: Snip of Proposed Site Plan Provided by G.J. Gardner Homes (Ref No: 5289, dated: 30.07.2024).

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the development's stormwater system are based on a gross site area of 420m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Proposed Roof Area	0 m ²	200.4 m ²	200.4 m ²
Total Uncovered Hardstand	0 m ²	35.2 m ²	35.2 m ²
Pervious	420 m ²	184.4 m ²	-235.6 m ²

The total amount of impermeable area on site, post-development, equates to 235.6m² or 56% 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 Residential. The following rules apply under the FNDC District Plan:

7.6.5.1.6 – **Permitted Activities – Stormwater Management** - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

7.6.5.2.1 – **Controlled Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m², whichever is the lesser.

The total proposed impermeable area for the development exceeds 50% of the site area and does not comply with Permitted Activity Rule (7.6.5.1.6). Therefore, the proposal is considered to be a Controlled Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 7.6.5.2.1 are required. A District Plan Assessment has been included in Section 8 of this report.

Consent Conditions

A stormwater management report for the parent subdivision was completed by Hawthorn Geddes. The report recommends on-lot stormwater disposal via soakage with overflows directed to the reticulated network. The following excerpt from the consent conditions imposed by the FNDC pertaining to RC Number 2220850 contains a condition for the provision of a soakage pit design at building consent stage:

(iii). At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Figure 2: Excerpt from consent conditions pertaining to RC Number 2220850.

Design Requirements

The outlined design and recommendations contained within this report are in general accordance with the following documentation:

- *The Far North District Council Engineering Standards 2023 (FNDC EES)*
- *The Far North District Council District Plan*

Giving reference to the Hawthorn Geddes Stormwater Report and the FNDC EES Section 4.3.20, the design requirements for the on-site soakage pit can be summarised as follows:

1. *Soakage devices shall be designed for 20% AEP (+CC 20%) flows from impervious areas,*
2. *Capacity adequate for the maximum potential impermeable area per the site's zoning,*
3. *Factored soakage rate of 100mm/hr per the Hawthorn Geddes Stormwater Report,*
4. *Primary and secondary flows exceeding the capacity of the soakage pit are to be directed to the reticulated stormwater network.*

The total impermeable area in exceedance of Permitted Activity Rule 7.6.5.1.6 is **25.6m²**. Stormwater attenuation for the 10% AEP and 1% AEP storm events with an adjustment for climate change must therefore be provided for this excess impermeable area.

Stormwater Modelling Method

In general accordance with the subdivision stormwater report, a Type 1A rainfall hyetograph has been utilised in the soakage pit sizing as well as the peak flow mitigation calculations. A 20% AEP rainfall value (+20% for climate change factors) of 178mm, 10% AEP rainfall value (+20% for climate change factors) of 209mm and 1% AEP rainfall value (+20% for climate change factors) of 319mm obtained from HIRDS, has been applied.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable surfaces (210m² total) are considered to have less than minor effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

In addition, this design has been completed in general accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan as well as Clause E1 of the New Zealand Building Code.

6. STORMWATER MITIGATION ASSESSMENT

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

Dwelling Roof Drainage

A proprietary guttering system is required to collect roof runoff from the proposed dwelling. Litter filters and/or a first flush diverter may be installed in-line between the roof and the soakage pit inlet chamber. Any installed filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed dwelling.

Roof runoff is to be directed from the dwelling downpipes to the soakage pit inlet chamber specified below.

Hardstand Drainage

The proposed driveway is to be shaped to shed runoff to the soakpit inlet chamber. Any proposed patio areas are to be shaped to shed runoff to an equal or greater-sized area of lower-lying lawn/planted areas for passive mitigation. Runoff passed through the lawn/planted areas will be naturally filtered of entrained pollutants via filtration and evapotranspiration.

Stormwater sumps and drainage piping should be in accordance with E1 Surface Water of the NZBC.

Soakage Pit Inlet Chamber

A minimum 1.2m deep chamber with a grated inlet cover is to be installed in the proposed driveway and fitted with a minimum 100mm \varnothing outlet pipe to the proposed soakage pit (Soakage Pit Outlet) and a minimum 100mm \varnothing outlet pipe to the stormwater connection (Overflow Outlet).

The Soakage Pit Outlet pipe is to be installed level at an invert level of <355mm above the crate base level. The Inlet Chamber's Overflow Outlet to the stormwater connection is to be located below the soakage pit outlet pipe, fitted with a bend and overflow riser with a spill level above the soakage pit soffit level. The overflow riser is to have a 22mm orifice drilled at an invert level of 355mm above the base of the crates.

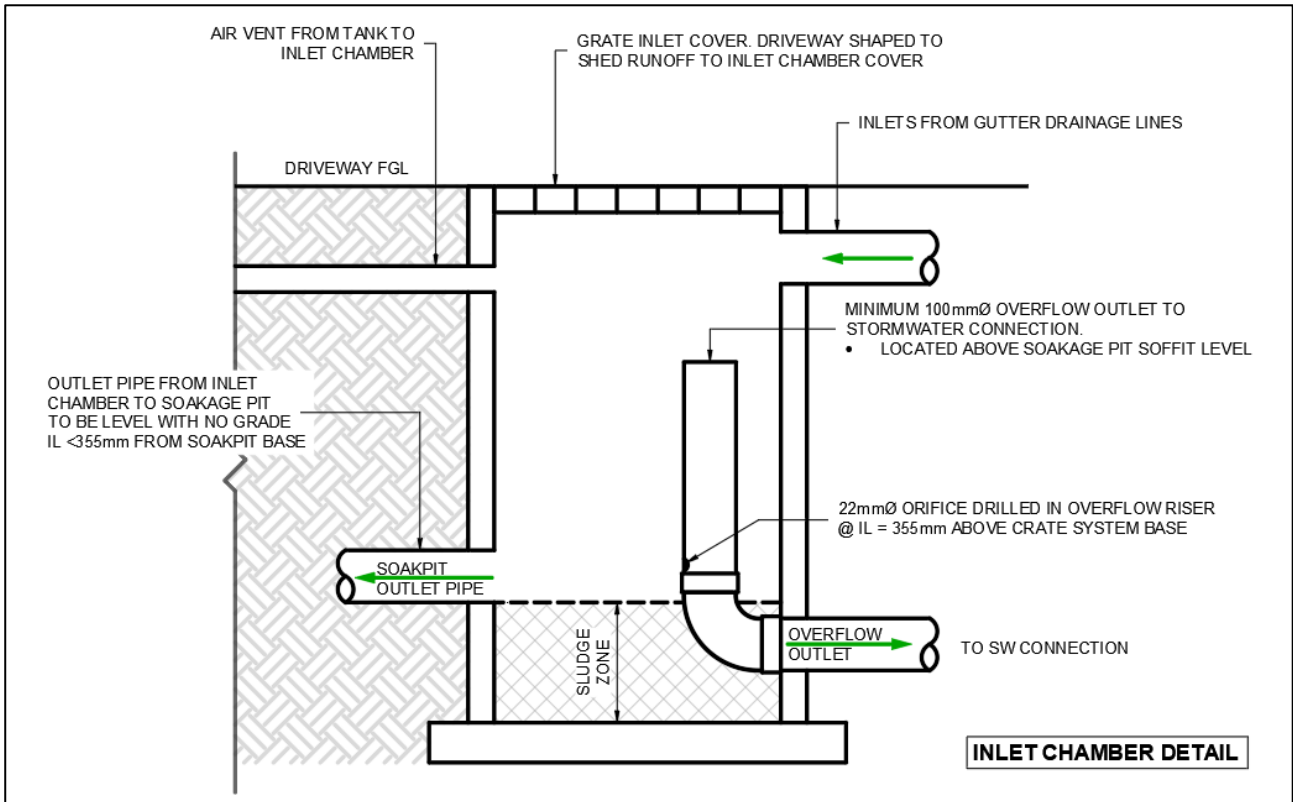


Figure 3: Screenshot of Inlet Chamber / Catchpit

The chamber is to have a sump for debris settlement below the invert level of the outlet pipe to the soakage pit. See the appended Inlet Chamber Detail on 135498-C201.

Soakage Pit

It is recommended to install a soakage pit under the proposed driveway as shown in the appended Site Plan (135498-C200). The soakage pit is to consist of 60 x single module CIRTEX RAINSMART crates (or similar), providing a total nett storage volume of 7.18m³, with the soakage pit having dimensions of 4.8m long x 3.58m wide x 0.44m deep with minimum 600mm cover to accommodate for traffic loads. The soakage pit is to be lined with geotextile filter cloth. An air vent connected to the top of the crate system is to be installed.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

SOAKAGE - Post-Development Scenario – 20% AEP Storm Event + CCF

Surface	Area	Runoff CN	Volume	Build-up Height
Maximum Probable Development	210m ²	98	5.9m ³	355mm

PERMITTED COVERAGE CONTROL - Pre-Development Scenario – 10% AEP & 1% AEP Storm Events

Surface	Area	Runoff CN	10% AEP Peak Flow Rate	1% AEP Peak Flow Rate
Greenfields Impermeable Area Exceeding Permitted Activity Threshold	25.6 m ²	74	0.19ℓ/s	0.35ℓ/s

**PERMITTED COVERAGE CONTROL - Post-Development Scenario – 10% AEP & 1% AEP Storm Events + CCF*

Surface	Area	Runoff CN	10% AEP Peak Flow Rate	1% AEP Peak Flow Rate
Post-Development Impermeable Area Exceeding Permitted Activity Threshold via Detention Tank	25.6 m ²	98	0.18ℓ/s	0.24ℓ/s

**Assume Crates are filled up to 355mm prior to storm event.*

**No Soakage assumed.*

Given the design parameters, stormwater neutrality has been achieved for the 10% AEP and 1% AEP storm events across the proposed impermeable surfaces over the permitted activity threshold.

8. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 7.6.5.1.6, it 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 FNDCDP Section 7.6.5.2.1.

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 235.6m ² . Runoff is to be attenuated to pre-development conditions for the proposed impermeable coverage exceeding the Permitted Activity threshold via an additional detention volume in the proposed Soakage Pit
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	Through an attenuation allowance within the soakpit, the impermeable areas in exceedance of Permitted Activity Rule 7.6.5.1.6 have been attenuated back to pre-development flow rates for the 10% AEP & 1% AEP storm events, adjusted for climate change.

<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 235.6m ² .
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	Runoff resulting from the proposed impermeable roof area and hardstand areas is to be collected and directed to a soakpit designed to soak the 20% AEP storm event. The soakpit also provides attenuation for the 10% and 1% AEP Storm Events for areas in exceedance of the permitted coverage threshold. Soakpit overflow is directed to the stormwater connection via sealed pipes.
<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 adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	Runoff resulting from the proposed impermeable areas is to be collected and directed to soakpit as per the consent conditions. On-site wastewater disposal is not required due to available wastewater connection.
<i>(g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The proposed driveway is necessary to provide the proposed dwelling with access 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 impermeable areas in exceedance of Permitted Activity Rule 7.6.5.1.6 have been attenuated back to pre-development flow rates for the 10% AEP & 1% AEP storm events, adjusted for climate change.

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 (135498-C200 & 135498-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.

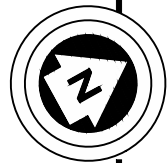
The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions during the construction phase may cause behaviour outside the limits given in this report.

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.

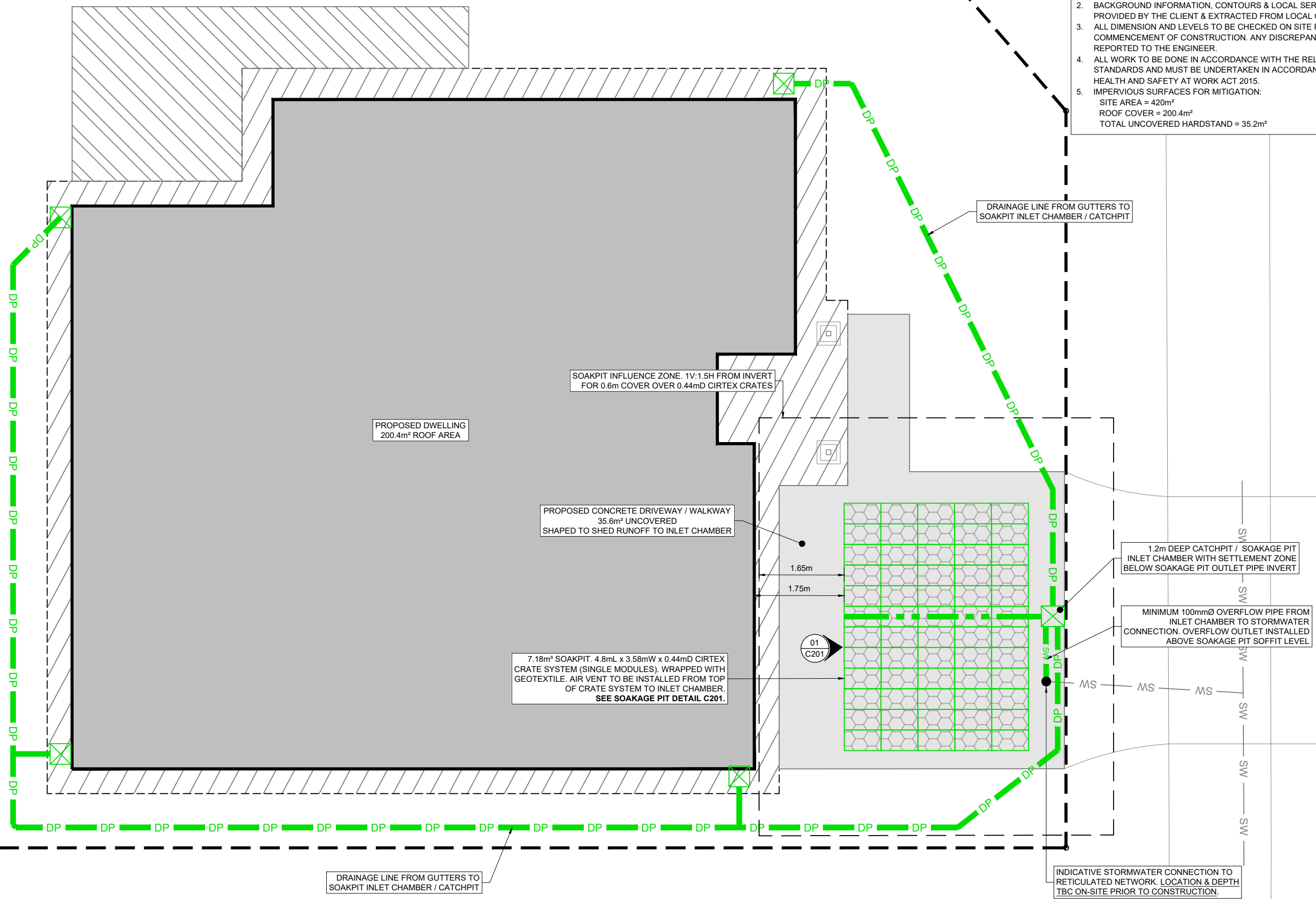
Wilton Joubert Ltd.

REPORT ATTACHMENTS

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



- NOTES:**
- SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
 - BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
 - ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
 - 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.
 - IMPERVIOUS SURFACES FOR MITIGATION:
SITE AREA = 420m²
ROOF COVER = 200.4m²
TOTAL UNCOVERED HARDSTAND = 35.2m²



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	AUG '24	BGS	STORMWATER REPORT

DESIGNED BY:
BGS

DRAWN BY:
BGS

CHECKED BY:
GB

SURVEYED BY:
OTHER

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

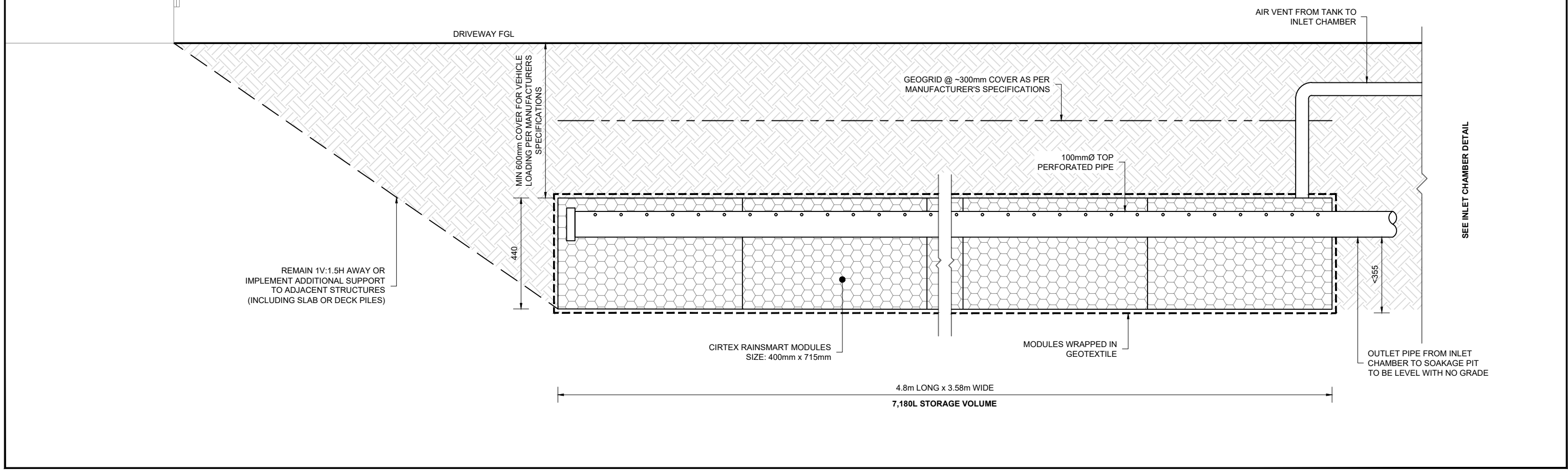
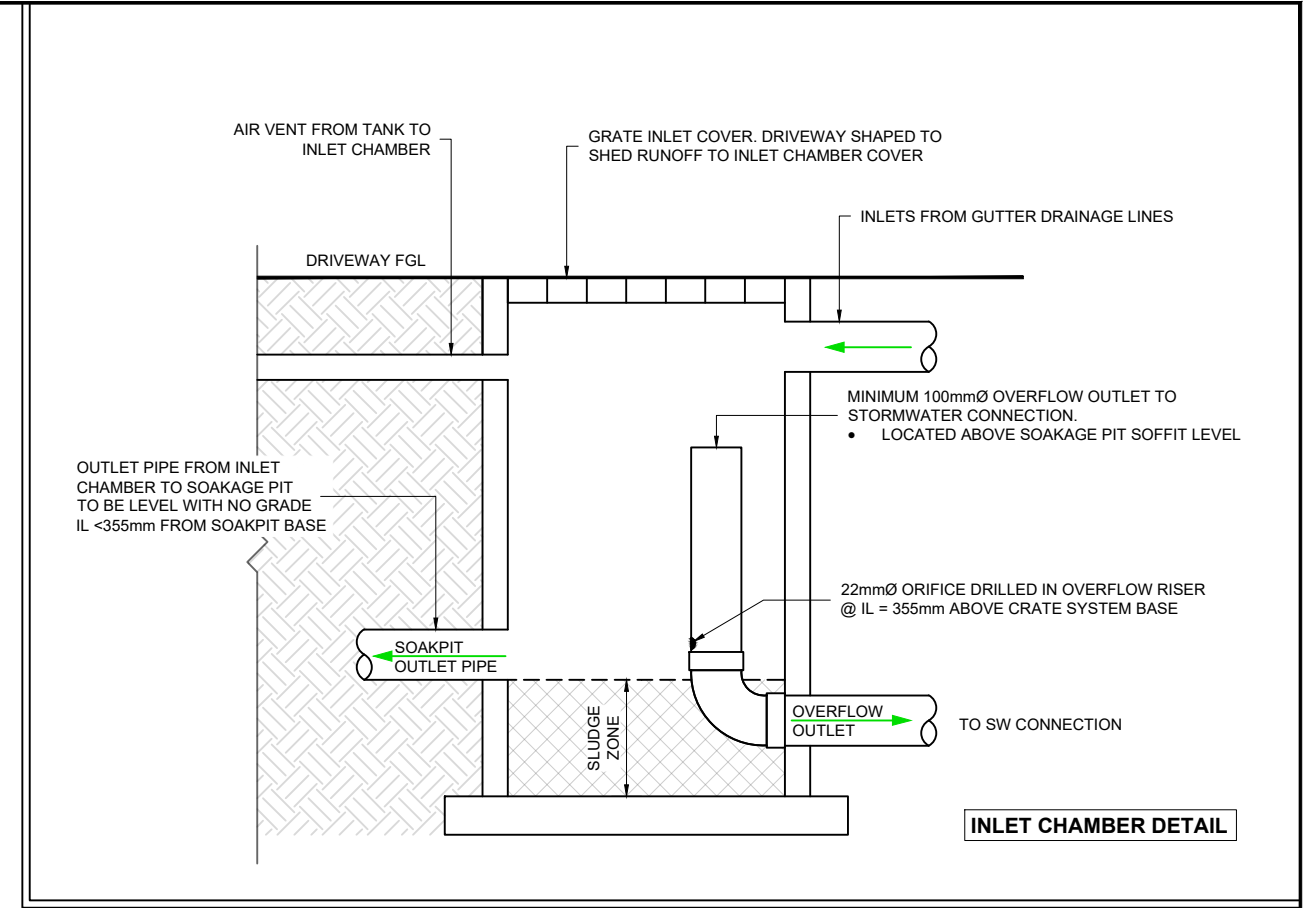
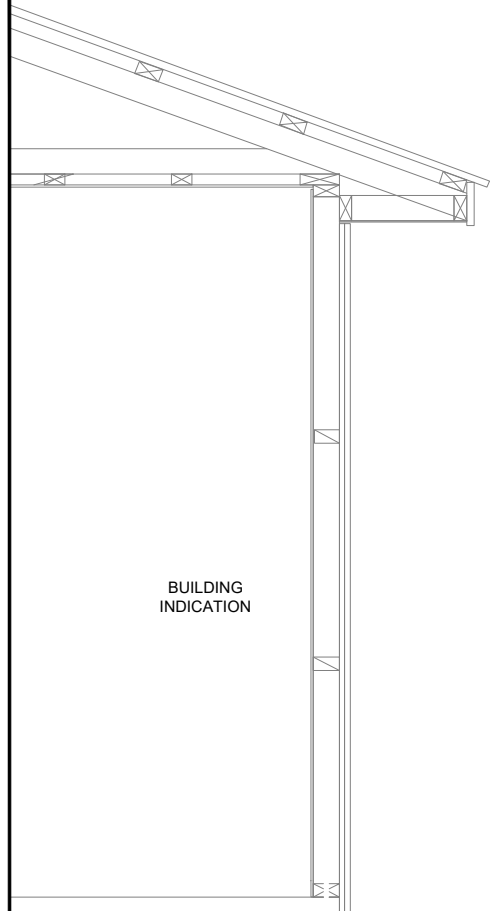
PROJECT DESCRIPTION:
STORMWATER MITIGATION REPORT

PROJECT TITLE:
**LOT 22 LT 596768
TE URU LANE
KERIKERI**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:75	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 135498-C200	ISSUE: 01
COPYRIGHT - WILTON JOUBERT LIMITED	

NOTES:

1. DRAWN INDICATIVELY ONLY. NOT TO SCALE. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
3. SITE ENGINEER TO INSPECT PIT EXCAVATION PRIOR TO COMMENCEMENT OF SOAKAGE & DETENTION TANK SYSTEM CONSTRUCTION.
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.



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	AUG '24	BGS	STORMWATER REPORT

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

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE:
SOAKAGE PIT DETAIL

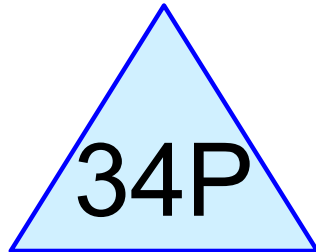
PROJECT DESCRIPTION:
STORMWATER MITIGATION REPORT

PROJECT TITLE:
**LOT 22 LT 596768
TE URU LANE
KERIKERI**

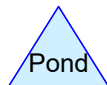
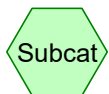
ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
135498-C201	01
COPYRIGHT - WILTON JOUBERT LIMITED	



MPD Area -
Impermeable



Soakage Pit (60 x cirtex
rainsmart single
modules)



Lot 22 Te Uru Lane

Type IA 24-hr 20% AEP + CC Rainfall=178 mm, Ia/S=0.06

Prepared by Wilton Joubert Limited

Printed 7/08/2024

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Page 2

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

Subcatchment 33S: MPD Area - Runoff Area=210.0 m² 100.00% Impervious Runoff Depth>172 mm
Tc=10.0 min CN=98 Runoff=2.46 l/s 36.2 m³

Pond 34P: Soakage Pit (60 x cirtex rainsmart Peak Elev=0.355 m Storage=5.9 m³ Inflow=2.46 l/s 36.2 m³
Discarded=0.64 l/s 36.1 m³ Primary=0.00 l/s 0.0 m³ Outflow=0.64 l/s 36.1 m³

Total Runoff Area = 210.0 m² Runoff Volume = 36.2 m³ Average Runoff Depth = 172 mm
0.00% Pervious = 0.0 m² 100.00% Impervious = 210.0 m²

Summary for Subcatchment 33S: MPD Area - Impermeable

This subcatchment reproduces the runoff calculation from Sample Job #1 in the TR-20 manual.

Since TR-20 has no CN or Tc calculation procedures, these values have been entered directly, rather than using HydroCAD's built-in CN lookup table and Tc calculation procedures.

The resulting peak flow of 2176cfs is approximately 4% higher than the published TR-20 value of 2097cfs. This difference occurs at small Tc values due to the additional detail provided by the polynomial-based rainfall distributions used in HydroCAD.

If a more exact TR-20 match is desired, an optional "Type II 24-hr Tabular" rainfall definition is available, which produces a peak runoff of 2099cfs, just 0.1% higher than TR-20.

Runoff = 2.46 l/s @ 7.94 hrs, Volume= 36.2 m³, Depth> 172 mm

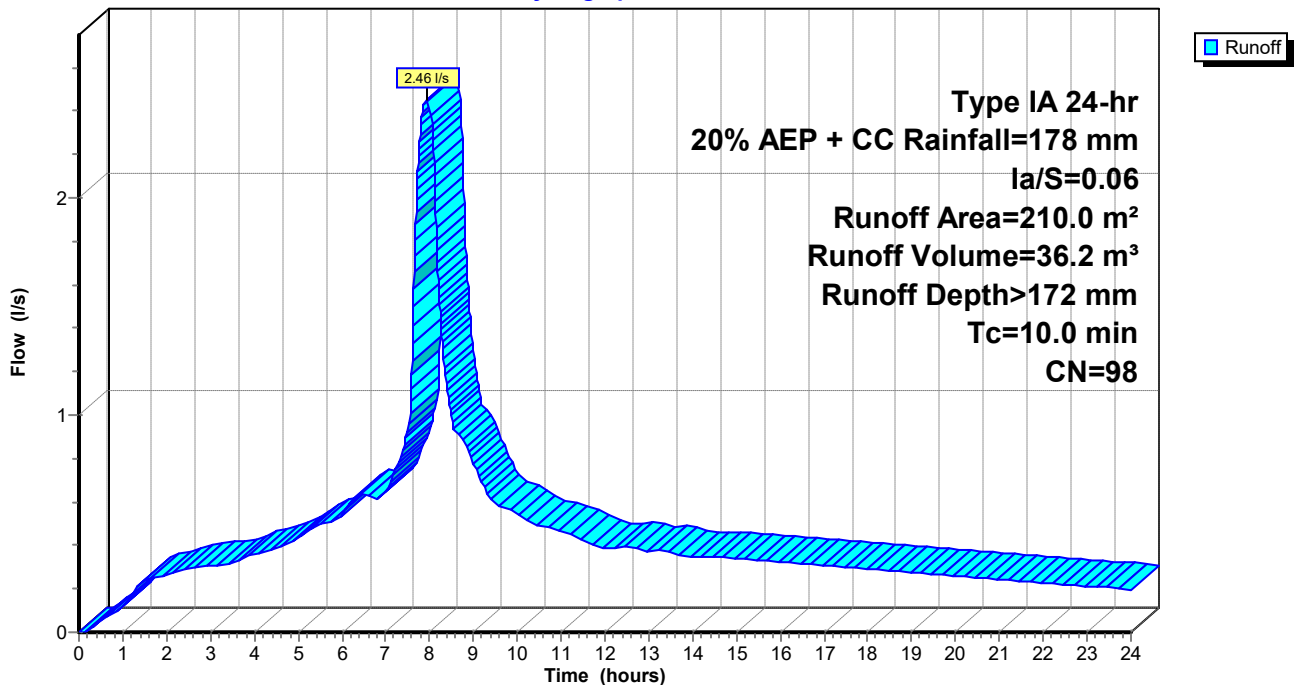
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 20% AEP + CC Rainfall=178 mm, Ia/S=0.06

Area (m²)	CN	Description
210.0	98	Impermeable
210.0		100.00% Impervious Area

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

Subcatchment 33S: MPD Area - Impermeable

Hydrograph



Summary for Pond 34P: Soakage Pit (60 x cirtex rainsmart single modules)

Inflow Area = 210.0 m², 100.00% Impervious, Inflow Depth > 172 mm for 20% AEP + CC event
 Inflow = 2.46 l/s @ 7.94 hrs, Volume= 36.2 m³
 Outflow = 0.64 l/s @ 9.32 hrs, Volume= 36.1 m³, Atten= 74%, Lag= 82.7 min
 Discarded = 0.64 l/s @ 9.32 hrs, Volume= 36.1 m³
 Primary = 0.00 l/s @ 0.00 hrs, Volume= 0.0 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 0.355 m @ 9.32 hrs Surf.Area= 17.2 m² Storage= 5.9 m³

Plug-Flow detention time= 63.6 min calculated for 36.1 m³ (100% of inflow)
 Center-of-Mass det. time= 62.9 min (710.9 - 648.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	7.3 m ³	3.58 mW x 4.80 mL x 0.44 mH Prismatoid 7.6 m ³ Overall x 97.0% Voids

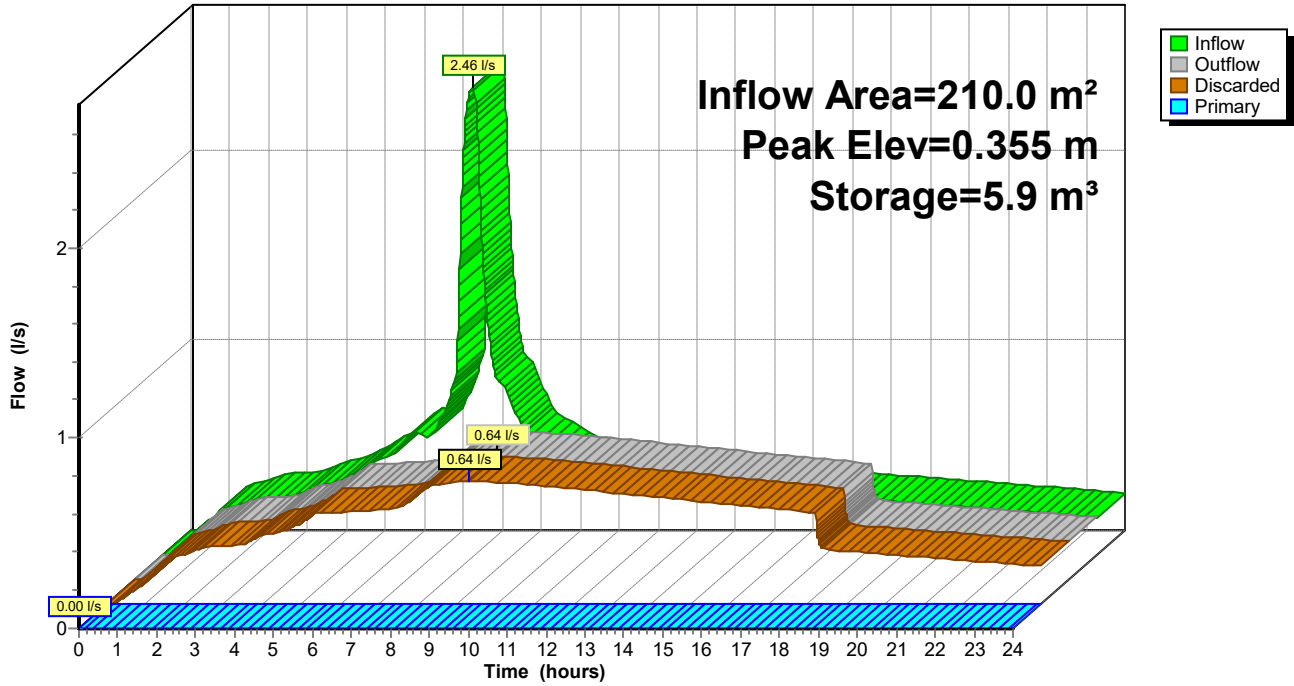
Device	Routing	Invert	Outlet Devices
#1	Discarded	0.000 m	100.00 mm/hr Exfiltration over Wetted area
#2	Primary	0.400 m	100 mm Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.64 l/s @ 9.32 hrs HW=0.355 m (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.64 l/s)

Primary OutFlow Max=0.00 l/s @ 0.00 hrs HW=0.000 m (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 l/s)

Pond 34P: Soakage Pit (60 x cirtex rainsmart single modules)

Hydrograph



Lot 22 Te Uru Lane

Type IA 24-hr 1% AEP Rainfall=266 mm, Ia/S=0.06

Prepared by Wilton Joubert Limited

Printed 7/08/2024

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Page 1

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

Subcatchment 47S: Area Exceeding

Runoff Area=25.6 m² 0.00% Impervious Runoff Depth>193 mm
Tc=10.0 min CN=74 Runoff=0.35 l/s 5.0 m³

**Total Runoff Area = 25.6 m² Runoff Volume = 5.0 m³ Average Runoff Depth = 193 mm
100.00% Pervious = 25.6 m² 0.00% Impervious = 0.0 m²**

Lot 22 Te Uru Lane

Prepared by Wilton Joubert Limited

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Type IA 24-hr 1% AEP Rainfall=266 mm, Ia/S=0.06

Printed 7/08/2024

Page 2

Summary for Subcatchment 47S: Area Exceeding Permitted Threshold (25.6m2) - PRE

Runoff = 0.35 l/s @ 7.97 hrs, Volume= 5.0 m³, Depth> 193 mm

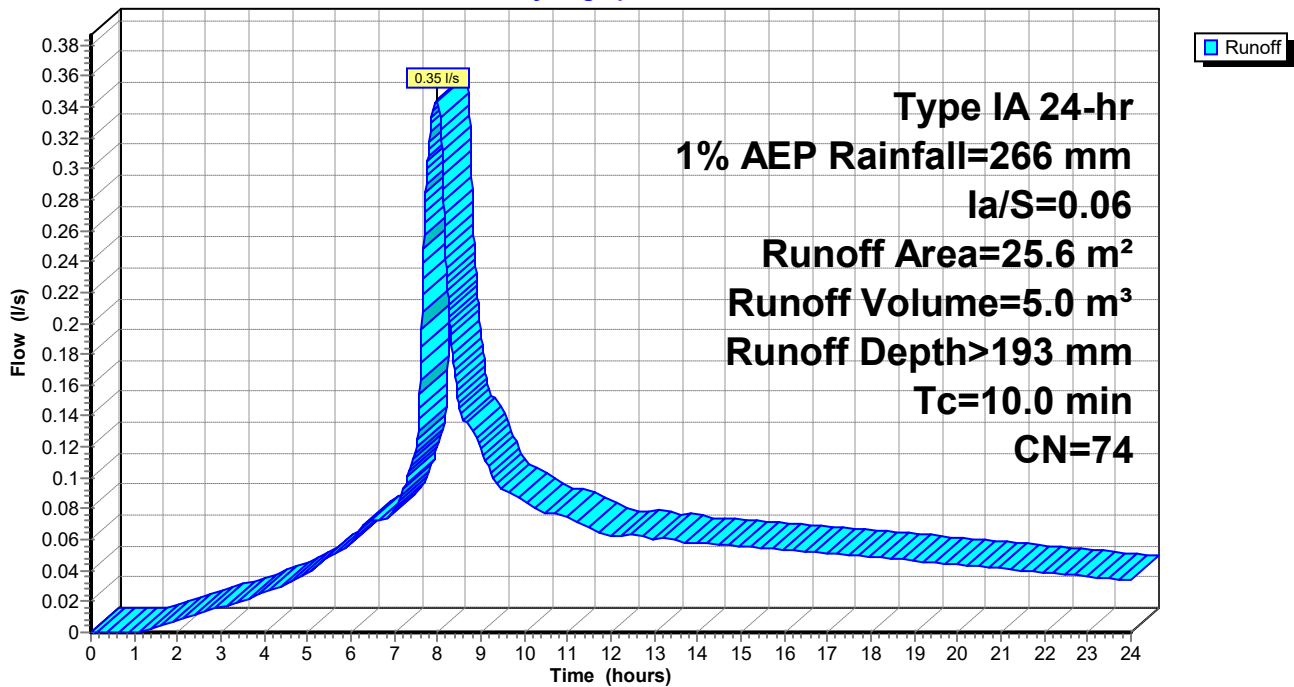
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 1% AEP Rainfall=266 mm, Ia/S=0.06

Area (m²)	CN	Description
* 25.6	74	
25.6		100.00% Pervious Area

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

Subcatchment 47S: Area Exceeding Permitted Threshold (25.6m2) - PRE

Hydrograph



Lot 22 Te Uru Lane

Type IA 24-hr 10% AEP Rainfall=174 mm, Ia/S=0.06

Prepared by Wilton Joubert Limited

Printed 7/08/2024

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Page 3

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

Subcatchment 47S: Area Exceeding

Runoff Area=25.6 m² 0.00% Impervious Runoff Depth>110 mm
Tc=10.0 min CN=74 Runoff=0.19 l/s 2.8 m³

Total Runoff Area = 25.6 m² Runoff Volume = 2.8 m³ Average Runoff Depth = 110 mm
100.00% Pervious = 25.6 m² 0.00% Impervious = 0.0 m²

Lot 22 Te Uru Lane

Type IA 24-hr 10% AEP Rainfall=174 mm, Ia/S=0.06

Prepared by Wilton Joubert Limited

Printed 7/08/2024

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Page 4

Summary for Subcatchment 47S: Area Exceeding Permitted Threshold (25.6m2) - PRE

Runoff = 0.19 l/s @ 7.99 hrs, Volume= 2.8 m³, Depth> 110 mm

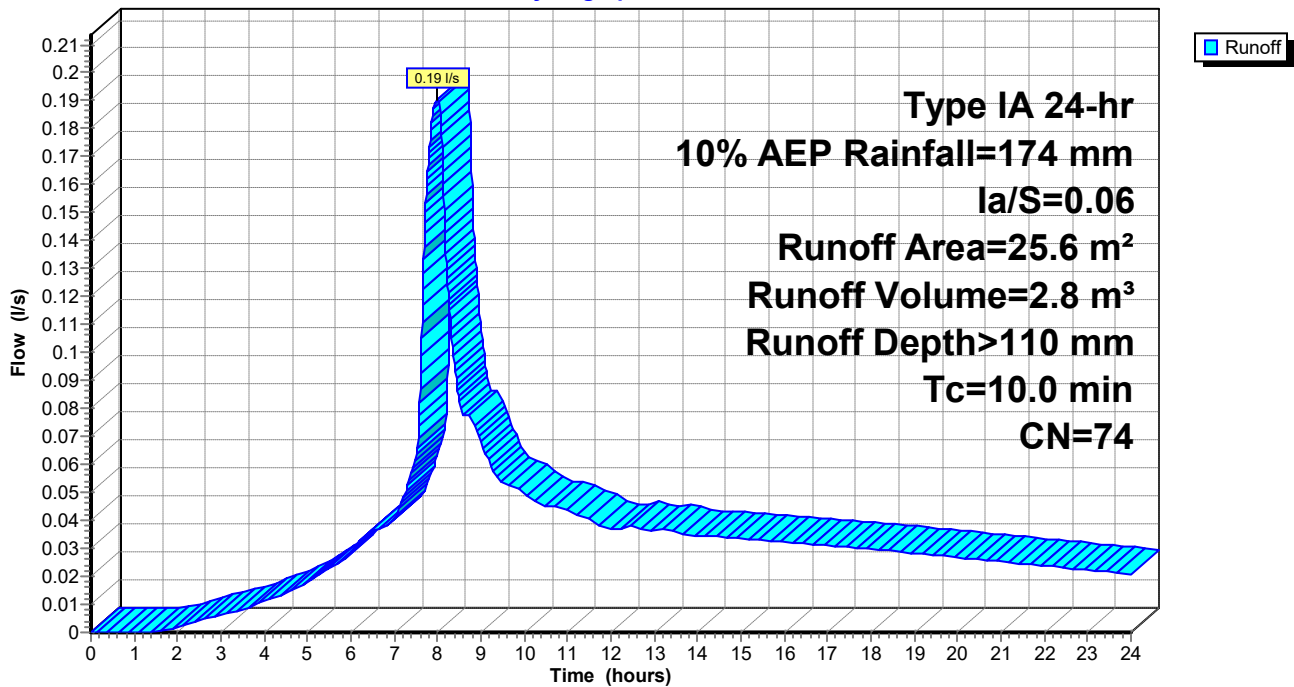
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10% AEP Rainfall=174 mm, Ia/S=0.06

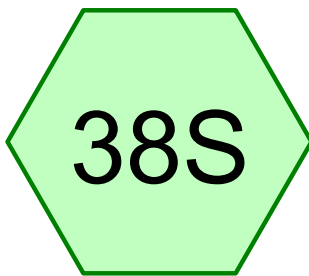
Area (m²)	CN	Description
* 25.6	74	
25.6		100.00% Pervious Area

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

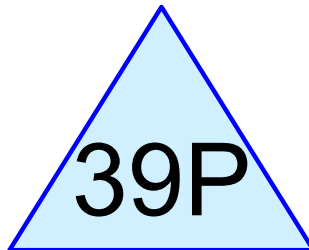
Subcatchment 47S: Area Exceeding Permitted Threshold (25.6m2) - PRE

Hydrograph

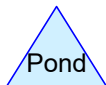
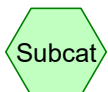




Area Exceeding
Permitted Threshold
(25.6m²)



Soakage Pit (60 x cirtex
rainsmart single
modules)



Lot 22 Te Uru Lane

Type IA 24-hr 1% AEP + CC Rainfall=319 mm, Ia/S=0.06

Prepared by Wilton Joubert Limited

Printed 7/08/2024

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Page 2

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points

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

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

Subcatchment 38S: Area Exceeding

Runoff Area=25.6 m² 100.00% Impervious Runoff Depth>313 mm

Tc=10.0 min CN=98 Runoff=0.54 l/s 8.0 m³

Pond 39P: Soakage Pit (60 x cirtex rainsmart

Peak Elev=0.425 m Storage=7.1 m³ Inflow=0.54 l/s 8.0 m³

Outflow=0.24 l/s 7.8 m³

**Total Runoff Area = 25.6 m² Runoff Volume = 8.0 m³ Average Runoff Depth = 313 mm
0.00% Pervious = 0.0 m² 100.00% Impervious = 25.6 m²**

Summary for Subcatchment 38S: Area Exceeding Permitted Threshold (25.6m2)

Runoff = 0.54 l/s @ 7.94 hrs, Volume= 8.0 m³, Depth> 313 mm

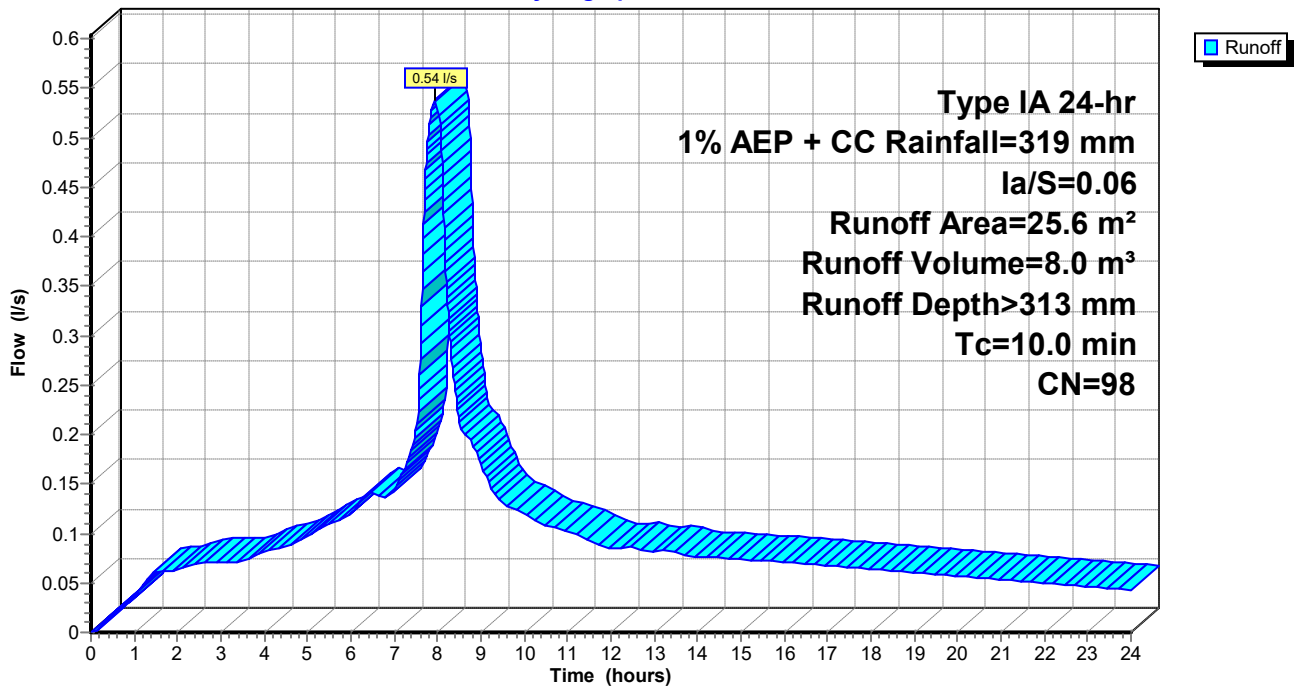
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 1% AEP + CC Rainfall=319 mm, Ia/S=0.06

Area (m²)	CN	Description
* 25.6	98	
25.6		100.00% Impervious Area

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

Subcatchment 38S: Area Exceeding Permitted Threshold (25.6m2)

Hydrograph



Summary for Pond 39P: Soakage Pit (60 x cirtex rainsmart single modules)

Inflow Area = 25.6 m², 100.00% Impervious, Inflow Depth > 313 mm for 1% AEP + CC event
 Inflow = 0.54 l/s @ 7.94 hrs, Volume= 8.0 m³
 Outflow = 0.24 l/s @ 8.40 hrs, Volume= 7.8 m³, Atten= 55%, Lag= 27.8 min
 Primary = 0.24 l/s @ 8.40 hrs, Volume= 7.8 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Starting Elev= 0.355 m Surf.Area= 17.2 m² Storage= 5.9 m³
 Peak Elev= 0.425 m @ 8.40 hrs Surf.Area= 17.2 m² Storage= 7.1 m³ (1.2 m³ above start)

Plug-Flow detention time= 903.0 min calculated for 1.9 m³ (24% of inflow)
 Center-of-Mass det. time= 45.2 min (687.1 - 641.9)

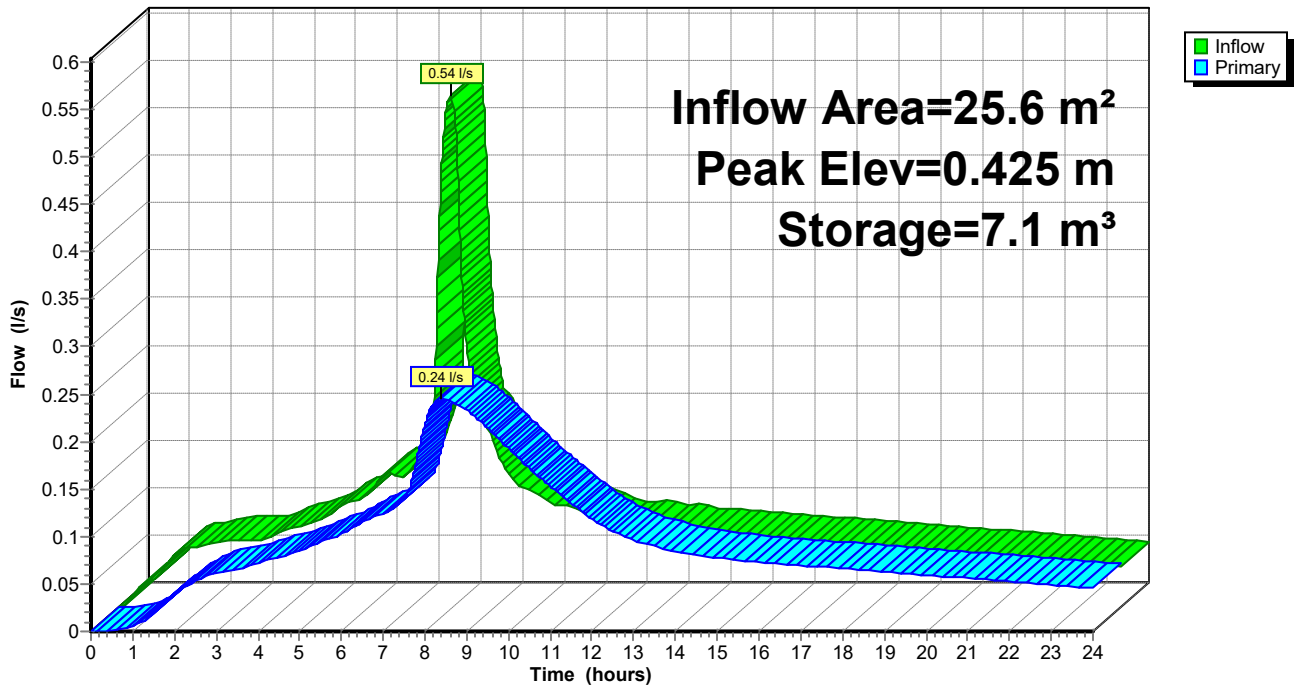
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	7.3 m ³	3.58 mW x 4.80 mL x 0.44 mH Prismatoid 7.6 m ³ Overall x 97.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	0.355 m	22 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.24 l/s @ 8.40 hrs HW=0.425 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 0.24 l/s @ 0.64 m/s)

Pond 39P: Soakage Pit (60 x cirtex rainsmart single modules)

Hydrograph



Lot 22 Te Uru Lane

Type IA 24-hr 10% AEP + CC Rainfall=209 mm, Ia/S=0.06

Prepared by Wilton Joubert Limited

Printed 7/08/2024

HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Page 5

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

Subcatchment 38S: Area Exceeding Runoff Area=25.6 m² 100.00% Impervious Runoff Depth>203 mm
Tc=10.0 min CN=98 Runoff=0.35 l/s 5.2 m³

Pond 39P: Soakage Pit (60 x cirtex rainsmart) Peak Elev=0.398 m Storage=6.6 m³ Inflow=0.35 l/s 5.2 m³
Outflow=0.18 l/s 5.0 m³

Total Runoff Area = 25.6 m² Runoff Volume = 5.2 m³ Average Runoff Depth = 203 mm
0.00% Pervious = 0.0 m² 100.00% Impervious = 25.6 m²

Summary for Subcatchment 38S: Area Exceeding Permitted Threshold (25.6m2)

Runoff = 0.35 l/s @ 7.94 hrs, Volume= 5.2 m³, Depth> 203 mm

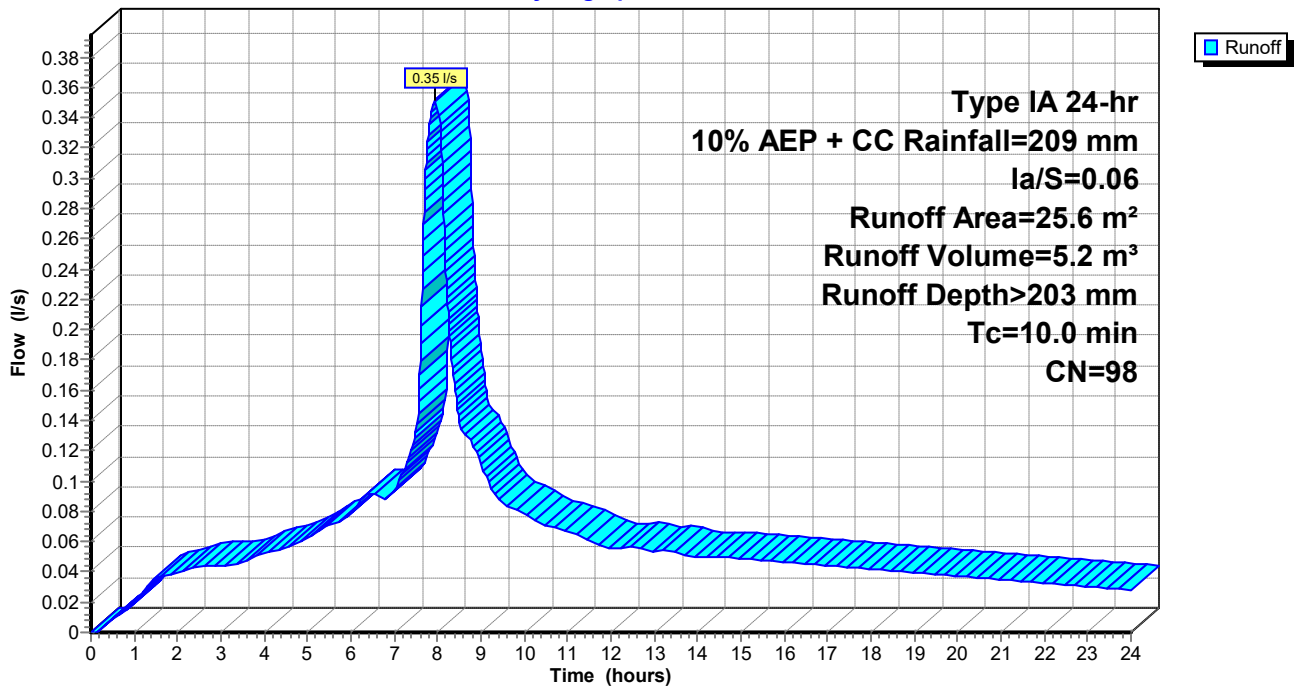
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10% AEP + CC Rainfall=209 mm, Ia/S=0.06

Area (m²)	CN	Description
* 25.6	98	
25.6		100.00% Impervious Area

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

Subcatchment 38S: Area Exceeding Permitted Threshold (25.6m2)

Hydrograph



Summary for Pond 39P: Soakage Pit (60 x cirtex rainsmart single modules)

Inflow Area = 25.6 m², 100.00% Impervious, Inflow Depth > 203 mm for 10% AEP + CC event
 Inflow = 0.35 l/s @ 7.94 hrs, Volume= 5.2 m³
 Outflow = 0.18 l/s @ 8.33 hrs, Volume= 5.0 m³, Atten= 49%, Lag= 23.1 min
 Primary = 0.18 l/s @ 8.33 hrs, Volume= 5.0 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Starting Elev= 0.355 m Surf.Area= 17.2 m² Storage= 5.9 m³
 Peak Elev= 0.398 m @ 8.33 hrs Surf.Area= 17.2 m² Storage= 6.6 m³ (0.7 m³ above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= 43.5 min (689.6 - 646.1)

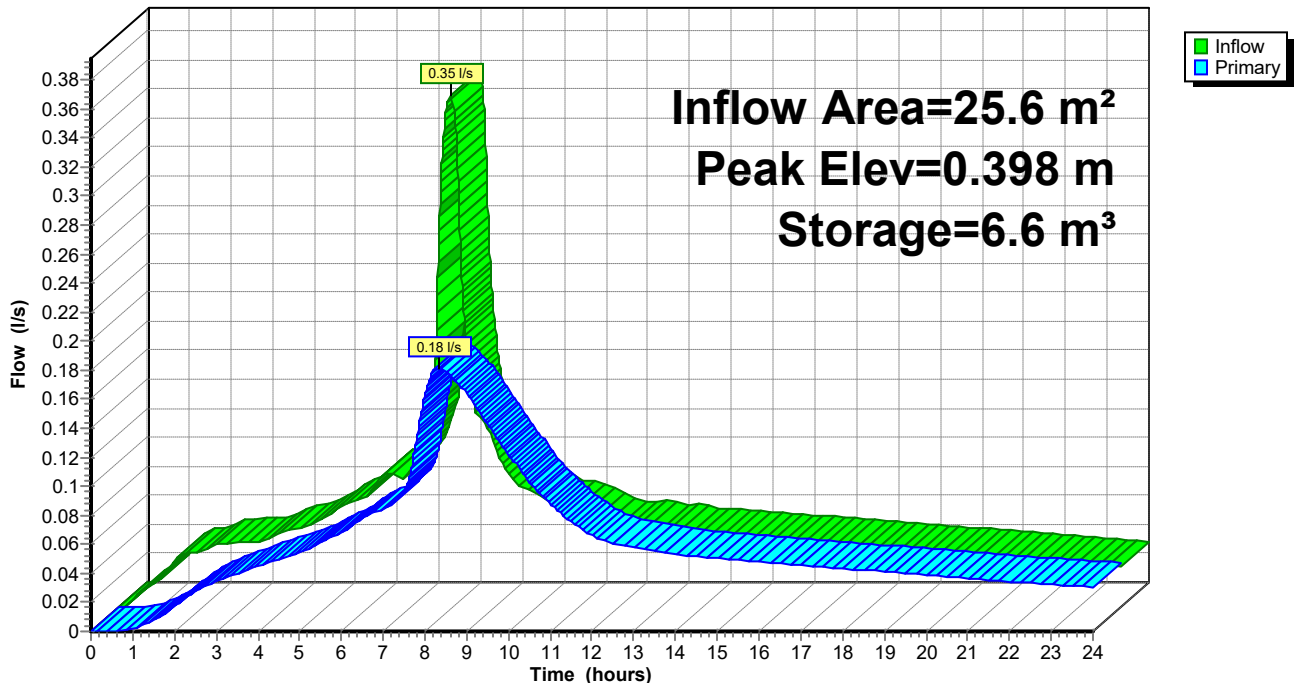
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	7.3 m ³	3.58 mW x 4.80 mL x 0.44 mH Prismatoid 7.6 m ³ Overall x 97.0% Voids

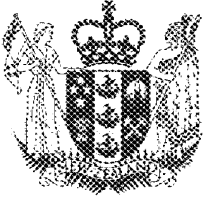
Device	Routing	Invert	Outlet Devices
#1	Primary	0.355 m	22 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.18 l/s @ 8.33 hrs HW=0.398 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 0.18 l/s @ 0.48 m/s)

Pond 39P: Soakage Pit (60 x cirtex rainsmart single modules)

Hydrograph





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



R. W. Muir
Registrar-General
of Land

Identifier **1156122**
Land Registration District **North Auckland**
Date Issued 29 July 2024

Prior References

1101259

Estate	Fee Simple
Area	421 square metres more or less
Legal Description	Lot 22 Deposited Plan 596768

Registered Owners

Traverse Limited

Interests

Appurtenant hereto is a water right created by Transfer 570870 - 14.3.1956 at 2:20 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 12674566.8 - 20.4.2023 at 2:43 pm

The easements created by Easement Instrument 12674566.8 are subject to Section 243 (a) Resource Management Act 1991

12674566.10 Mortgage to David John Kingdom - 20.4.2023 at 2:43 pm

12674566.11 Mortgage to Rex Stanley Rackham and Kenneth Edgar Rackham - 20.4.2023 at 2:43 pm

12893937.1 Variation of Mortgage 12674566.11 - 31.1.2024 at 1:01 pm

12965271.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2024 at 4:43 pm

Land Covenant in Covenant Instrument 12965271.10 - 29.7.2024 at 4:43 pm



View Instrument Details

Instrument No. 12965271.5
Status Registered
Date & Time Lodged 29 Jul 2024 16:43
Lodged By Summerton, Vaughn
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156104	North Auckland
1156105	North Auckland
1156106	North Auckland
1156107	North Auckland
1156108	North Auckland
1156109	North Auckland
1156110	North Auckland
1156111	North Auckland
1156112	North Auckland
1156113	North Auckland
1156114	North Auckland
1156115	North Auckland
1156116	North Auckland
1156117	North Auckland
1156118	North Auckland
1156119	North Auckland
1156120	North Auckland
1156121	North Auckland
1156122	North Auckland
1156123	North Auckland
1156124	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Vaughn Summerton as Territorial Authority Representative on 29/07/2024 03:51 PM

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



HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Phone 09 751 1600 New Zealand

info@fndc.govt.nz

0800 166 077

fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2220850-RMACOM

Being the Subdivision of Lot 1 DP 25752, Pt Lot 2 DP 86081 and Lot 1 DP 162472
North Auckland Registry

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

SCHEDULE

Lots 1-22, 30 and 33 DP 596768

- (i). Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.
- (ii). Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.
- (iii). At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Lots 2-5 DP 596768

- (iv). Shall not form nor utilise any vehicle crossing access onto Kerikeri Road.



HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Pitohou Reg 751, Te Hiku o te Ika, New Zealand

☎ 0800 555 079

🌐 hdc.govt.nz

📧 hdc@govt.nz

Lots 1-5 DP 596768

- (v). The earth bund, fence and landscaping implemented under Condition 3. (i) in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lots 1 – 5. A copy of the Plan shall be attached to this consent notice.

A handwritten signature in black ink, appearing to read 'Tianxu Huang'.

SIGNED: Mr Tianxu Huang - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
TEAM LEADER – RESOURCE CONSENTS

DATED at **KERIKERI** this 25th day of July 2024



Instrument No. 12965271.10
Status Registered
Date & Time Lodged 29 Jul 2024 16:43
Lodged By Summerton, Vaughn
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1156101	North Auckland
1156102	North Auckland
1156103	North Auckland
1156104	North Auckland
1156105	North Auckland
1156106	North Auckland
1156107	North Auckland
1156108	North Auckland
1156109	North Auckland
1156110	North Auckland
1156111	North Auckland
1156112	North Auckland
1156113	North Auckland
1156114	North Auckland
1156115	North Auckland
1156116	North Auckland
1156117	North Auckland
1156118	North Auckland
1156119	North Auckland
1156120	North Auckland
1156121	North Auckland
1156122	North Auckland
1156123	North Auckland
1156124	North Auckland

Annexure Schedule Contains 9 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 Vaughn Summerton as Covenantor Representative on 28/05/2024 09:34 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 Vaughn Summerton as Covenantee Representative on 28/05/2024 09:34 AM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

TRAVERSE LIMITED

Covenantee

TRAVERSE 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 Schedule of Land Covenants.

Schedule A required

Continue in additional Annexure Schedule, if

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	Deposited Plan ("DP") 596768	Lots 1 - 22 inclusive and Lots 30 and 33 on DP 596768 (RT 1156101- 1156122 inclusive, 1156123 and 1156124)	Lots 1 - 22 inclusive and Lots 30 and 33 on DP 596768 (RT 1156101- 1156122 inclusive, 1156123 and 1156124)

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].

[Schedule of Land Covenants].

SCHEDULE OF LAND COVENANTS

1. Background

- 1.1 The Covenantor is the Registered Proprietor of the Burdened Land and the Benefited Land.
- 1.2 The Burdened Land and the Benefited Land are the second stage of a residential development.
- 1.3 The Covenantor has agreed to create the covenants as set out herein in favour of the Covenantee in order to ensure that the character of the residential estate is maintained, preserved and enhanced.

2. Definitions and Interpretation:

- 2.1 In this Schedule, except where a contrary intention appears from the context:
 - (a) Accessory Building means a building on a Lot which is not a Main Dwelling but which is permitted under these rules and the applicable rules and regulations of the Council but does not include a Garden Shed.
 - (b) Council means the Far North District Council.
 - (c) Café means a business establishment where you can buy drinks and simple meals to be consumed on the premises and includes any building, structure, chattels or equipment, installed or used in the Café Lots.
 - (d) Café Lots means Lots 5, 6 and 7 on the Deposited Plan.
 - (e) Childcare Centre means a childcare facility for childminding, day-care or preschool and includes any building, structure, chattels or equipment to be constructed, installed or used in the Childcare Lots.
 - (f) Childcare Lots means Lots 5, 6 and 7 on the Deposited Plan.
 - (g) Deposited Plan(s) means DP 596768.
 - (h) Covenantor means the Covenantor and its successors and assigns.
 - (i) Development means the residential subdivision undertaken by Traverse Limited on the Land as shown by the Deposited Plan(s) and includes but is not limited to dwellings, roads, open spaces and all other associated infrastructure.
 - (j) Developer means Traverse Limited and its successor and assigns.

- (k) Front Yard means:
- (i) For Lots 5 to 22 inclusive on the Deposited Plan(s) Front Yard means that part of those lots situated between the road boundary of Lot 50 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 50 from the point of the Main Dwelling closest to the said Lot 50. If the land has frontage to more than one road then for the purpose of these covenants it shall have a front yard facing each road.
 - (ii) For Lot 4 on the Deposited Plan(s) Front Yard means that part of Lot 4 situated between the road boundary of Lot 50 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 50 from the point of the Main Dwelling closest to the said Lot 50 AND that part of Lot 4 situated between the boundary of Lot 49 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 49 from the point of the Main Dwelling closest to the said Lot 49.
 - (iii) For Lots 1, 2, 3 and 33 on the Deposited Plan(s) Front Yard means that part of those lots situated between the boundary of Lot 49 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 49 from the point of the Main Dwelling closest to the said Lot 49.
 - (iv) For Lot 30 on the Deposited Plan(s) Front Yard means that part of Lot 30 situated between the boundary of Lot 49 on the Deposited Plan(s) and a line drawn parallel to the boundary of the said Lot 49 from the point of the Main Dwelling closest to the said Lot 49 AND that part of Lot 30 situated between any road boundary and a line drawn parallel to the boundary of the road from the point of the Main Dwelling closest to the road boundary. As Lot 30 has frontage to more than one road then for the purpose of these covenants it shall have a front yard facing each road and the said Lot 49.
- (l) Garden Shed means a single storey building on a Lot having a floor area not exceeding 10m².
- (m) Land means the Burdened Land as set out in Schedule A.
- (n) Lot means each and all of the lots shown on the Deposited Plan(s).
- (o) Main Dwelling means the principal dwelling on a Lot.
- (p) Owner means the registered owner for the time being of a Lot.
- (q) Traverse Limited, and its successors and assigns is the Developer of the subdivision of which the Land forms part.

2.2 In interpreting this Schedule, unless the context otherwise requires:

- (a) Words importing the singular number include the plural and vice versa and words importing one gender also include the other genders; and
- (b) Any covenant or agreement on the part of two or more persons will bind those persons jointly and severally.

3. Covenants

3.1 The Covenantor for the Covenantor and the Covenantor's successors in title with and for the benefit of the Covenantee and the Covenantee's successors in title, so as to bind the land set out in Schedule A ("the Land") in favour of all of the other lots now or hereafter comprising the Land, that the Covenantor shall:

- (a) Not place, erect construct or permit to remain on any part of the Land any Main Dwelling or other building or structure that:
 - (i) Is constructed in whole or in part with second-hand materials with the exception of bricks and native timbers; or
 - (ii) Incorporates fibrolite, hardiflex, hardiplank or any like product or flat plywood (soffits excepted), unless such cladding is coated externally with a plastered or rendered finish. Areas of outdoor cladding can be low profile long run, board and batten and products such as Corten are also acceptable cladding **or** alternative modern claddings.
 - (iii) Uses any exterior roofing product or material which is not factory pre-finished.
 - (iv) Is greater than 2 stories in height.
- (b) Not place, erect, construct or permit to remain on any part of the Land any Accessory Building other than a Garden Shed unless the Accessory Building is constructed in the same materials as are used for the construction of the Main Dwelling and does not detract from the visual amenity of the Development.
- (c) Not place, erect, construct or permit to remain on any part of the Land any Garden Shed unless the Garden Shed:
 - (i) Has a floor area less than 10m²;
 - (ii) Is single storey only;
 - (iii) Is constructed in new permanent materials, appropriately painted, or is a new proprietary brand Garden Shed precoated with a factory colour finish that will not detract from the visual amenity of the Development.

- (d) Not place erect construct or permit to remain any fencing:
 - (a) On any part of the Front Yard;
 - (b) On any part of the balance of the Land which exceeds 1.8 metres in height measured from the original ground level of the Land;
 - (c) That is constructed using long run metal, corrugated iron, fibre cement boards or planks or any pressed material.
- (e) Not place, erect, construct or permit to remain on any part of the Land any second hand, relocatable or transportable building, or shipping container or similar structure provided however relocatable or transportable buildings are permitted as long as they are new buildings that comply with these covenants and do not incorporate any re-cycled, used or second hand materials. Builders sheds or such other buildings as are reasonably required during the course of the construction of a Main Dwelling may be placed on the Land but must be removed immediately on completion of construction of the Main Dwelling to which it relates.
- (f) Ensure that all clothes lines, satellite dishes, aerials, antennae, air conditioning units and heat pumps are installed/located so as not to detract from the visual amenity of the Development.
- (g) Not occupy or use any building erected on the Land (whether temporarily or permanently) as a residence unless all buildings on the Land have been substantially completed in accordance with the provisions of this Schedule of Covenants and the Council building consent relating thereto.
- (h) Ensure that once construction of a Main Dwelling has commenced, the exterior of the same is fully closed in and finished within nine (9) months from the date of commencement of construction and that construction is fully completed within twenty-four (24) months from the date of commencement.
- (i) Within the same period of twenty-four months as referred to above complete all driveways, vehicle accessways, parking areas and paving to a proper and tradesmen like standard in concrete seal or a similar product or like product. All concrete that will be visible once construction is completed shall be finished either as exposed aggregate or with 5kg per m³ of colour oxide (at 5kg kilograms per cubic metre) in the concrete mix.
- (j) Ensure that the Covenantor and the Covenantor's contractors will maintain a tidy construction site during the construction process and (without affecting the generality of this sub-clause) will:

- (i) Have an adequate rubbish skip or receptacle on site at all times from the commencement of construction until construction is complete; and
 - (ii) Ensure that washing of all plant and machinery, including but not limited to concrete trucks, takes place on the lot in question and not on public property, road or access strips, and ensure that all run-off is contained within the lot in question.
- (k) Not bring or permit to be brought or remain upon the Land (except in the course of construction of a permitted structure) any debris, rubbish, garden rubbish, unregistered vehicles, vehicle body parts or any other item which might in any way detract from the appearance or reputation of the Development or the quiet enjoyment of its residents
- (l) Keep the Land in a neat and tidy condition and ensure that grass is kept mown and weeds are kept under control. Any area that lies between the road frontage or road adjoining any Lot and formed carriage ways or access ways or right of ways shall be maintained in grass and regularly mown.
- (m) Ensure that exposed banks or sloping ground on the Land are planted in grass or shrubs so that there are no areas of bare clay.
- (n) Not place erect construct or permit to remain on the Land any retaining walls or structures (other than a Main Dwelling, Accessory Building or Garden Shed) in excess of 1 metre in height.
- (o) Not bring onto, raise, breed or keep any animal, livestock or poultry on the Land other than a domestic dog or cat, which shall be registered with the Relevant Authority as required.
- (p) Not allow the Land to be used as a dog kennel facility, cattery or animal breeding facility.
- (q) Not place, erect, construct or permit to remain on any part of the Land any advertisement, sign or hoarding of a commercial nature other than one sign advertising the Land "For Sale". Any advertisement, sign or hoarding advertising a show home as permitted in covenant 3.1(r) herein will not be deemed to be a breach of this covenant provided that the Covenantor has first obtained the prior written consent of the Developer to such advertisement, sign or hoarding.
- (r) Not use any part of the Land wholly or partly for any trading or commercial purpose and no commercial building will be erected on any part of the Land. However, a home office complying in all respects with the applicable Council rules and bylaws will be permitted. A show home will not be deemed to be a breach of this covenant provided that the Covenantor has first obtained the prior written consent of the Developer to such show home.

- (s) Not cause or suffer to be done or caused any damage to the landscape, roads, jointly owned access lots, shared accessways, right of ways, kerbing, concrete or other structures in the Development arising directly or indirectly from the use of any Lot by the Owner or any agent or invitee of the Owner and the Owner will reinstate, replace or repair any such damage at the Owners sole cost.
- (t) Not locate any utilities, services or wiring above ground level on any part of the Land.
- (u) Ensure that all water tanks are fully buried provided however, if due to supplier specifications, or due to terrain or site position, it is necessary for any part of the tank(s) to remain above ground, then all exposed parts of the tank(s) are to be fully screened from view. All screening to be constructed of permanent materials and those materials further screened from view by planting.
- (v) Not make any changes to what the Developer has constructed in regard to fencing, vehicle crossings, gates, entrance ways, roads, access ways, right of ways, planting and landscaping as located on the Land as at the date of registration of this Covenant Instrument.
- (w) Not object to any operations of the Developer on neighboring Lots during daylight hours on the condition that the Developer will use its best endeavors to keep all inconvenience caused by the movement of earth, machinery plant and equipment to a reasonable level, having regard to the nature of the work being undertaken.

4. Remedies for Breach or Non-Observance

4.1 If there should be any breach or non-observance by the Covenantor of any of the covenants or restrictions expressed or implied in this Schedule, then without prejudice to any other remedy which the Covenantee or any other person or persons having the benefit of these covenants and restrictions may have against the Covenantor, the Covenantor will upon written demand made by the Developer or it's nominee or by the registered owner of any Lot in the Development:

- (a) Pay to the person making such demand as liquidated damages the sum of Five Hundred Dollars (\$500.00) (which sum will, on the 1st of April each year, commencing in the year immediately following deposit of the Deposited Plan, be adjusted to take account of movement in the preceding year in the Consumer Price (All Groups) Index) per day for every day or part of a day that the breach or non observance of the covenants continues from and after the date upon which written demand is made: and
- (b) Remove or cause to be removed from the Lot any building or structure erected, placed or located in breach or non observance of these

covenants and otherwise take all steps necessary to remedy the breach or non-observance of these covenants if it is capable of remedy.

- 4.2 The Developer shall be neither required nor liable to enforce or be answerable to any Covenantee or Covenantor for any breach of any of these covenants by the registered owner of any other Lot.

5.0 Further Development by the Developer

- 5.1 The Covenantor acknowledges that the Developer will undertake the Development in stages and will not oppose, frustrate, object to, nor take any action or encourage others to oppose, frustrate, object or take any action that might, in any way, prevent or hinder the Developer from progressing or completing the further subdivision of the Developer's adjoining land. This covenant extends to and includes (but is not limited to) development, planning, resource consents, earthworks, Consent Authority matters, building consent matters (including without limitation any height to boundary dispensations that have or may in the future be granted by the Far North District Council) and any other consents, earthworks, development and general works.
- 5.2 The Covenantor agrees to the Developer undertaking further development on the adjoining land and to the Developer being permitted to vary any of these covenants for use on future stages of the Development.

6.0 Vestings

- 6.1 The covenants in this instrument will cease to apply to any land that is intended to vest in the Crown or any territorial authority as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by Land Information New Zealand.
- 6.2 The Covenantee and the Covenantor together with any Mortgagee, Encumbrancee, Bondholder or Grantee (together referred to as "Registered Interest Holder") of any mortgage, encumbrance, bond, easement or land covenant registered on the Burdened Land and/or the Benefited Land after the date of registration of this instrument will take their interest in the Burdened Land and the Benefited Land subject to the terms of this instrument and, in particular (without limitation) irrevocably consent to any part of the Burdened Land and the Benefited Land being vested or dedicated as any road or reserve in the Far North District Council or any other territorial authority, NZ Transport Agency (or any such replacement entity) or the Crown.
- 6.3 Clause 6.2 will be deemed to be the Registered Interest Holder's irrevocable consent required to allow the roads and/or reserves to be vested or dedicated as road and/or reserves including (without limitation) under section 224(b)(i) of the Resource Management Act 1991 and section 114(2) of the Public Works Act 1981.

7.0 Exceptions:

7.1 The following exceptions apply to the covenants in this Schedule of Covenants:

7.2 The Developer is permitted to construct:

- (i) A Childcare Centre on any of the Childcare Lots; and
- (ii) A Café on any of the Cafe Lots.

7.3 The Covenantor is permitted to construct:

- (i) A Childcare Centre on any of the Childcare Lots; and
- (ii) A Café on any of the Café Lots

provided that the Covenantor has first obtained the prior written approval of the Developer (in its absolute discretion) to such business operation and such business operation complies in all respects with the Council's applicable rules, regulations, zoning and bylaws. The Covenantor will provide the Developer with full plans and specifications and hours of business when requesting the Developer's consent.

7.4 Nothing contained in the foregoing Schedule of Land Covenants shall apply to or affect the residential building, sheds, garages, reticulation/infrastructure services and fencing standing on or in Lot 1 on the Deposited Plan(s) at the date of registration of this instrument or to any demolition or repair, alteration, modification or extension thereof unless such demolition or repair, alteration, modification or extension is more than of a minor nature in which case all repairs, alterations, modifications and extensions must comply in all respects with the foregoing Schedule of Land Covenants.

8.0 Qualifications

8.1 The provisions contained in this Schedule of Land Covenants shall cease to have effect on and from the 25th anniversary of the deposit of the Deposited Plan(s).