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

Office Use Only
Application Number:

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☑ **Yes** ○ **No**

If yes, who have you spoken with? Discussion on phone with Aroha Chase & confirmation from Trish Routley

## 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:**

**Email:**

**Phone number:** Work | Home

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

Postcode

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

If yes, please provide details.

## 6. Address for correspondence

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

**Name/s:** Nicola O'Brien

**Email:** [redacted]

**Phone number:**

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

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

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

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

**Name/s:** Dirk Saville-Wood

Property address/
location: 25B Access Road,
Kerikeri

Postcode 0230

## 8. Application site details

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

**Name/s:** Dirk Saville - Wood

**Site address/ location:** 25B Access Road,
Kerikeri
Postcode 0230

**Legal description:** Lot 2 DP 545788 **Val Number:**

**Certificate of title:** 927779

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

**Site visit requirements:**

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

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

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

## 9. Description of the proposal

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

Proposed future dwelling, pole shed & shade house. The impermeable surfaces breach permitted in a Rural Living zone
3 existing water tanks with controlled attenuation release to an existing soakage pit effectively manages stormwater.
Pole shed & shade house within 10m of a neighbouring property in Rural Production zone. Neighbour gives permission.

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

## 10. Would you like to request public notification?

◯ **Yes** ✓ **No**

## 11. Other consent required/being applied for under different legislation

*(more than one circle can be ticked):*

✓ **Building Consent** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

## 13. Assessment of environmental effects:

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

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

## 14. Draft conditions:

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

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

## 15. Billing Details:

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

**Name/s:** **(please write in full)** Dirk Saville - Wood

**Email:** [redacted]

**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.

## *15. Billing details* continued...

**Declaration concerning Payment of Fees**

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

**Name:** (please write in full) Dirk Saville - Wood

**Signature:**
(signature of bill payer) [redacted] Date 01.02.2026

MANDATORY

## 16. Important Information:

**Note to applicant**

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

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

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

**Fast-track application**

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

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

**Privacy Information:**

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

## 17. Declaration

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

**Name** (please write in full) Dirk Saville - Wood

**Signature** [redacted] Date 01.02.2026

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

*See overleaf for a checklist of your information...*

## Checklist

***Please tick if information is provided***

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

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

O'BRIEN DESIGN CONSULTING

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

# Stormwater Management & Boundary Breach Resource Consent

| | |
|---|---|
| Date: | 5th February 2026 |
| Clients Name: | Dirk Saville-Wood |
| Site Address: | 25B Access Road, Kerikeri |
| Legal Description: | Lot 2 DP 545788 |

This Resource Consent and layout was discussed with Aroha Chase via email and phone with confirmation from Trish Routley 29th January 2026.

Lot 2 DP 545788 is located at 25B Access Road, Kerikeri. The property is zoned Rural Living in the Far North District Plan. The 6,048m², flat to very slightly sloping property includes a metal right of way which provides access to 25A and 25B Access Road, Kerikeri. The metal driveway from the right of way leads to an existing 140m² shed. The property is currently serviced by 3 water tanks and an aeration system with buried lines. A temporary bund and plantings are located on the lot. The remainder of the property is well maintained grassed lawn. The Certificate of Title and Consent Notices for the property are attached as Appendix 1. Sheet A01a of the Architectural Plans, attached as Appendix 2 shows the location of Lot 2 DP 545788 and the surrounding area. Sheet A01b and c show the existing and proposed structures.

A 356.7m², future dwelling is proposed. The poles for a 48m² pole shed and 24m² shade house have been stood in place ready for building consent to be approved. The floor plan and elevations for the shade house are shown on Sheet A02 of the Architectural Plans, Appendix 1. The shed plans are attached as Appendix 3.

Total impermeable surfaces for the property for all buildings and metaled areas are 1,382.7m². Refer to Sheet A01b of the Architectural Plans, Appendix 2 for calculations. The total permitted impermeable surfaces proposed are 22.9% of the gross site area above the 12.5% permitted (756m²) in a Rural Living zone. The breach is Discretionary as it does not comply with the permitted rule 8.7.5.1.5 for stormwater management.

The Stormwater Disposal Report written by Core Engineering Solutions, dated 22nd January 2026 attached as Appendix 4 states that flow rates will be limited to post development 20% and 1% AEP events to 80% of predevelopment flows. This will be achieved by using controlled attenuation and release via the 3 existing stormwater tanks discharging to an existing stormwater trench onsite. The orifices have been previously installed and are currently directed to the soakage pit therefore no further mitigation is required.

The Stormwater Disposal Report addresses 8.7.5.2.2 Stormwater Management criteria (a-i) listed in the operative Far North District Plan for a Rural Living Zone (p.6-7 of the report).

The proposed pole shed is 3.1m from the southwest boundary whilst the shade house is 1.5m from the same boundary. The neighboring property who the breach potentially effects is 11C Access Road, Kerikeri, Lot 2 DP 480108. This property and other properties to the southwest are zoned Rural Production, therefore, a 10m setback is required as per the Far North District Plan,

8.7.5.1.6, Setback from Boundaries.

The owners of 11C Access Road, Kerikeri, have signed a Notice of Written Approval Form, attached as Appendix 5 stating they give permission for the pole shed and shade house to be within 10m of their boundary.

Photographs 1-2 below show that there are numerous established plantings along the boundary of 11C Access Road, Kerikeri. The plantings provide privacy between the 2 residential properties. Shrubs are kept trimmed whilst palm and other species grow taller. A shed on 11C Access Road, Kerikeri, near the boundary, blocks visibility (Photograph 2). A fence made from green shade cloth further reduces visibility between the 2 properties.

There is a residential property which may have some rural production activities located on it at 35A Access Road, Kerikeri. Lilly Pilly (*Syzygium smithii*) hedge has been planted on 25B Access Road, Kerikeri along the boundary, as shown in Photograph 3.

8.7.5.1.6 (c) states "a continuous shelter belt is to be established comprising species capable of growing to a height of 6m on any boundary which adjoins a Rural Production and Mineral Zone, provided that a break in this shelter belt is permitted where is necessary in order to provide access to the site".

The rule above may be important where Rural Production activities occur on the adjacent piece of land. For example, to reduce potential noise, dust and odour from rural production activities. In this case 11C Access Road, Kerikeri although zoned Rural Production is a 3,570m² property used residentially without rural production activities. 35A Access Road, Kerikeri may have potential rural production activities associated with neighboring 27 Access Road, Kerikeri. A metaled turning area with sheds are visible on Northland Regional Council Maps. Lilly Pilly hedge has been planted on 25B Access Road, Kerikeri along the boundary, from the water tanks, between the 2 properties. Lilly Pilly can grow to a height of 30m if left untrimmed. Therefore, this meets criteria 8.7.5.1.6 above regarding a species capable of growing to a height of 6m

Photograph 1: Showing the shade cloth fence between the 2 properties and numerous plantings along the boundary of 11C Access Road, Kerikeri which provide privacy between the 2 residential lots.

Photograph 2: Showing taller species growing on 11C Access Road and an existing shed providing screening between the 2 lots.

Photograph 3: Showing Lili Pili hedging which can grow taller than 6m located on 25B Access Road, Kerikeri. This boundary is between 25B Access Road, Kerikeri and 35A Access Road, Kerikeri with possible rural production activities.

Stormwater from all existing and proposed impermeable surfaces will be managed by existing water tanks directing overflow at a controlled rate to an existing soakage pit on 25B Access Road, Kerikeri. No further mitigation for stormwater is required.

The proximity of the shade house and pole shed to the southwest boundary has the potential to effect adjacent 11C Access Road, Kerikeri. The owners of 11C Access Road, Kerikeri have signed a Notice of Written Approval giving permission for the breach. Existing vegetation and an existing shed on 11C Access Road, Kerikeri reduce and in some place's obscure visibility between the 2 properties. A shade cloth fence between the 2 properties further reduces visibility.

Any questions please do not hesitate to contact O'Brien Design Consulting.

Nicola & Martin O'Brien
O'Brien Design Consulting
nicola@obrienconsulting.co.nz
martin@obrienconsulting.co.nz
027 444 6115
027 407 5208

# Appendix 1 Certificate of Title & Consent Notices

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

**Search Copy**

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| **Identifier** | **927779** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 12 August 2020 |

**Prior References**
NA121A/955

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 6048 square metres more or less |
| **Legal Description** | Lot 2 Deposited Plan 545788 |
| **Registered Owners** | |

Dirk Henry Saville-Wood

**Interests**

Appurtenant hereto are water rights created by Transfer 510763 - 1.7.1952 at 12.15 pm

Appurtenant hereto are water rights created by Transfer A339436 - 4.2.1969 at 2.10 pm

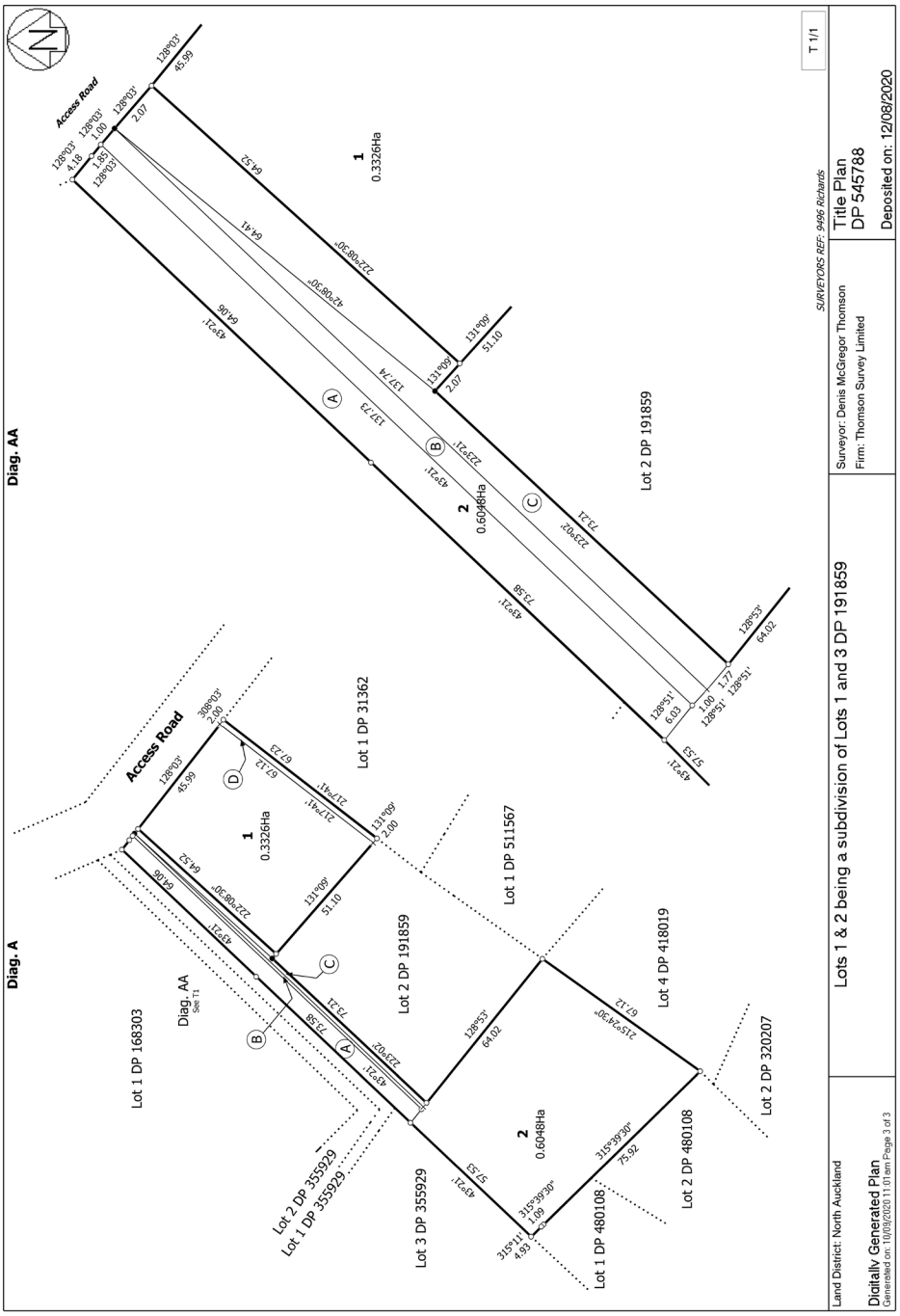
Subject to a right of way over part marked A and to telephone, water and electricity rights over parts marked A and B, all on DP 545788 specified in Easement Certificate D187831.4 - 28.8.1997 at 11.14 am

Appurtenant hereto is a right of way and telephone, water and electricity rights specified in Easement Certificate D187831.4 - 28.8.1997 at 11.14 am (affects part formerly Lot 2 DP174381)

The easements specified in Easement Certificate D187831.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and rights to convey telecommunications and electricity over part marked A, B and C on DP 545788 specified in Easement Certificate D364211.4 - 4.3.1999 at 12.53 pm

11807224.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.8.2020 at 3:27 pm


Diag. AA
Diag. A
Access Road
Lot 1 DP 168303
Lot 1 DP 31362
Lot 2 DP 191859
Lot 1 DP 511567
Lot 4 DP 418019
Lot 2 DP 320207
Lot 2 DP 480108
Lot 1 DP 480108
Lot 3 DP 355929
Lot 2 DP 355929
Lot 1 DP 355929
Lot 2 DP 191859
1
0.3326Ha
2
0.6048Ha
Lots 1 & 2 being a subdivision of Lots 1 and 3 DP 191859
Land District: North Auckland
Digitally Generated Plan
Generated on: 10/03/2020 11:01 am Page 3 of 3
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
SURVEYORS REF: 9496 Richards
Title Plan
DP 545788
Deposited on: 12/08/2020
T 1/1

# View Instrument Details

| | |
|---|---|
| **Instrument No** | 11807224.2 |
| **Status** | Registered |
| **Date & Time Lodged** | 12 August 2020 15:27 |
| **Lodged By** | Scully, Simone Marie |
| **Instrument Type** | Consent Notice under s221(4)(a) Resource Management Act 1991 |

| Affected Records of Title | Land District |
|---|---|
| 927778 | North Auckland |
| 927779 | North Auckland |

**Annexure Schedule** Contains 2 Pages.

**Signature**

Signed by Danielle Meddings as Territorial Authority Representative on 12/08/2020 03:25 PM

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

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

*Te Kaunihera o Tai Tokerau Ki Te Raki*

*the top place where hard work is for real reward*

## THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC 2200048**
Being the Subdivision of LOTS 1 3 DP 191859 BLK X KERIKERI SD-SUBJ TO & INT IN ESMT
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

Lot 2 DP 545788

(i) In conjunction with any application for Building Consent, the Lot owner shall submit for the approval of Council's Stormwater Engineer a site-specific Stormwater Management Report prepared by a suitably qualified Chartered Professional Engineer or suitably qualified and experienced IQP.

The report shall detail the on-site detention and flow attenuation of stormwater from the site. The flow shall be limited to the pre-development level for rainfall events up to those with a 10% AEP with a climate change allowance included. Any required attenuation storage shall be installed within 1 month of the roof being constructed and evidence of the attenuation storage installation provided to the FNDC Resource Consents Monitoring Officer (email to: rcmonitoring@fndc.govt.nz ).

(ii) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall install the wastewater treatment and effluent disposal system as detailed in the Site Suitability Report prepared by Kerikeri Drainage Ltd, dated 28 June 2019 and submitted with Resource Consent 2200048-RMASUB.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above-mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

*Te Kaunihera o Tai Tokerau Ki Te Raki*

(iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lots 1 & 2 DP 545788

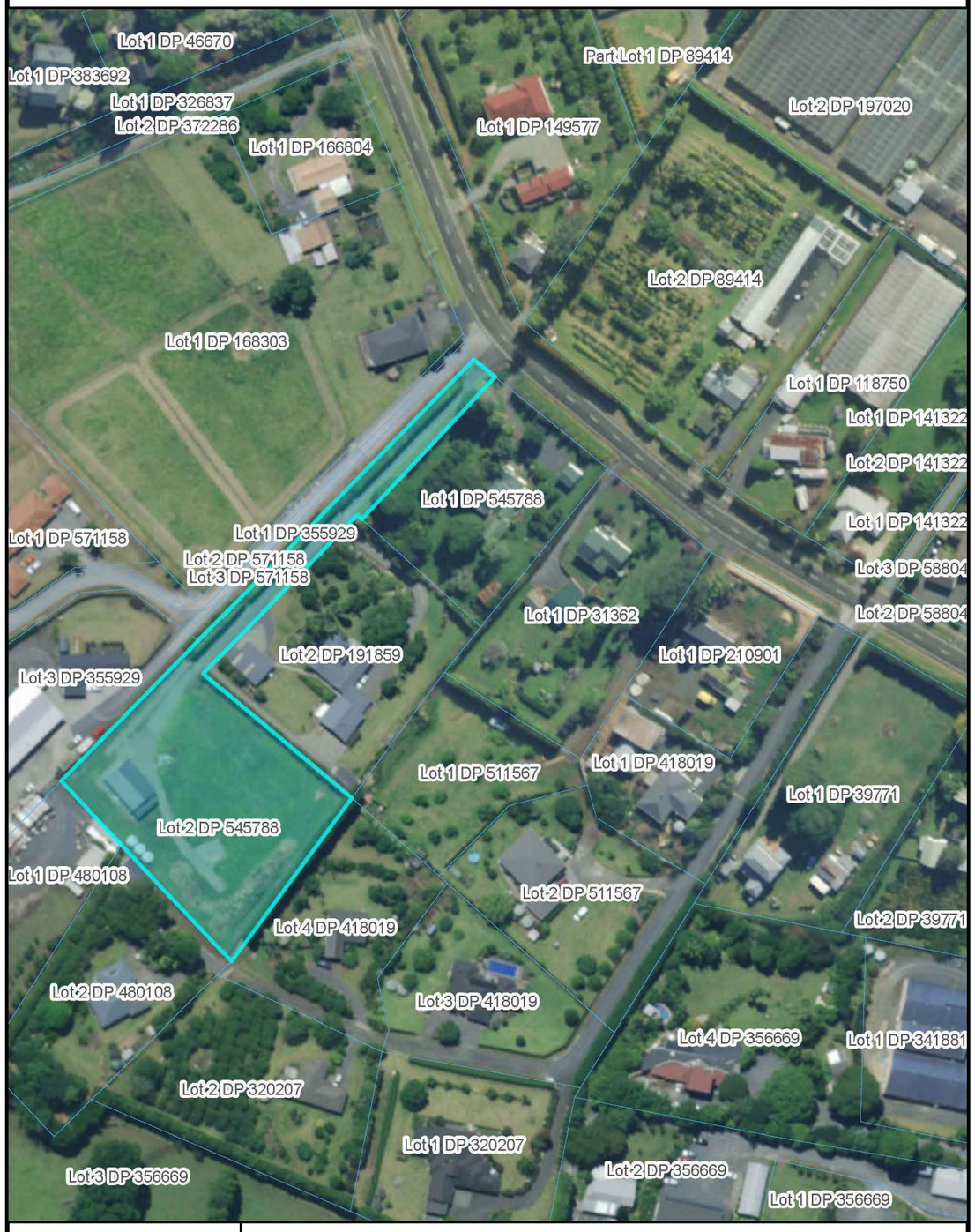
(iv) The Lot is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

SIGNED: P J Killalea.

Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 13th day of July 2020

# Far North Maps



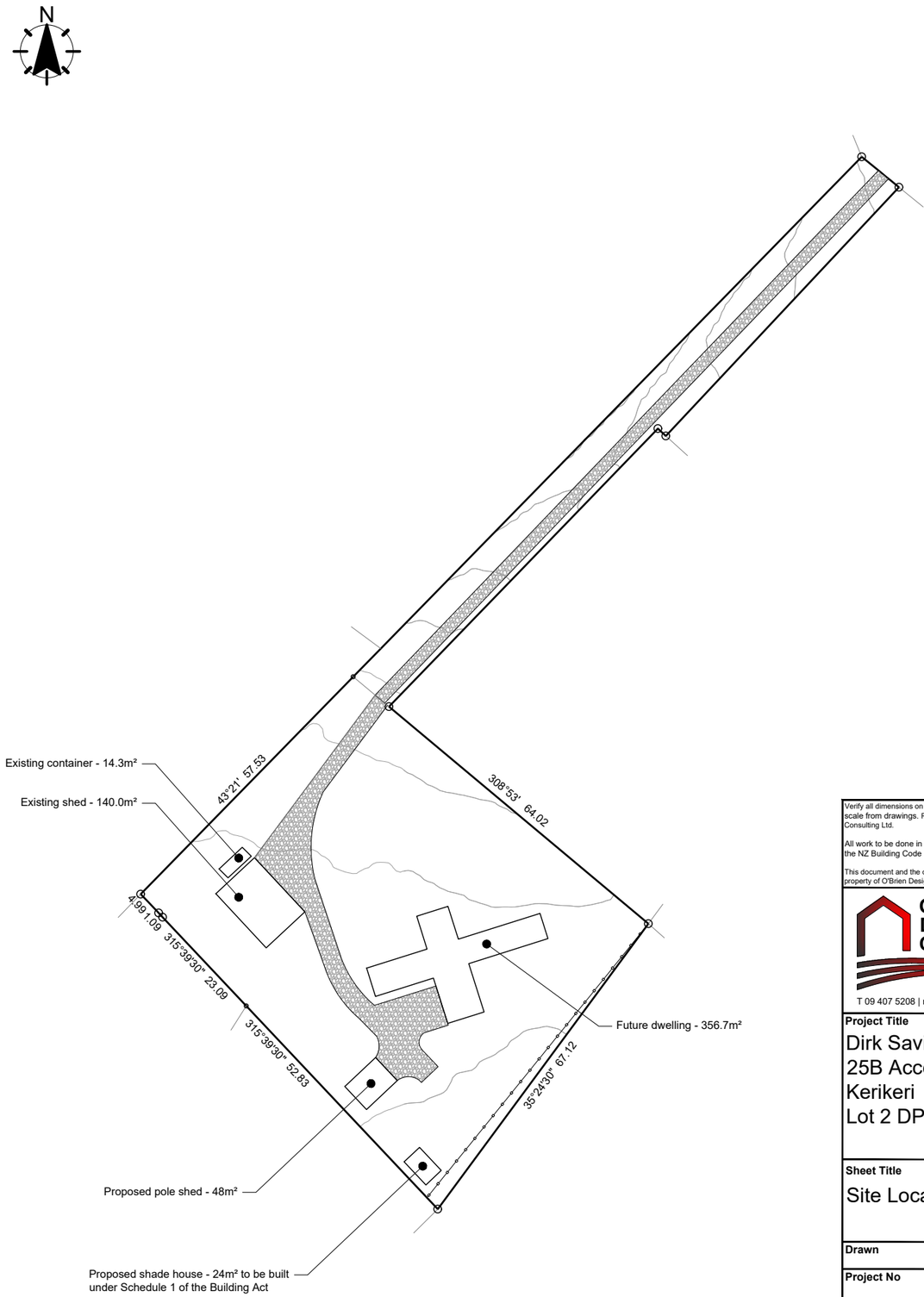

Te Kaunihera o Te Hiku o te Ika
Far North District Council

0 30 60 90 m

Projection NZTM2000. Datum NZGD2000. Scale:1:1,672

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Created: 10/12/2025






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

**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Site Location Plan

**Drawn** 29 January 2026

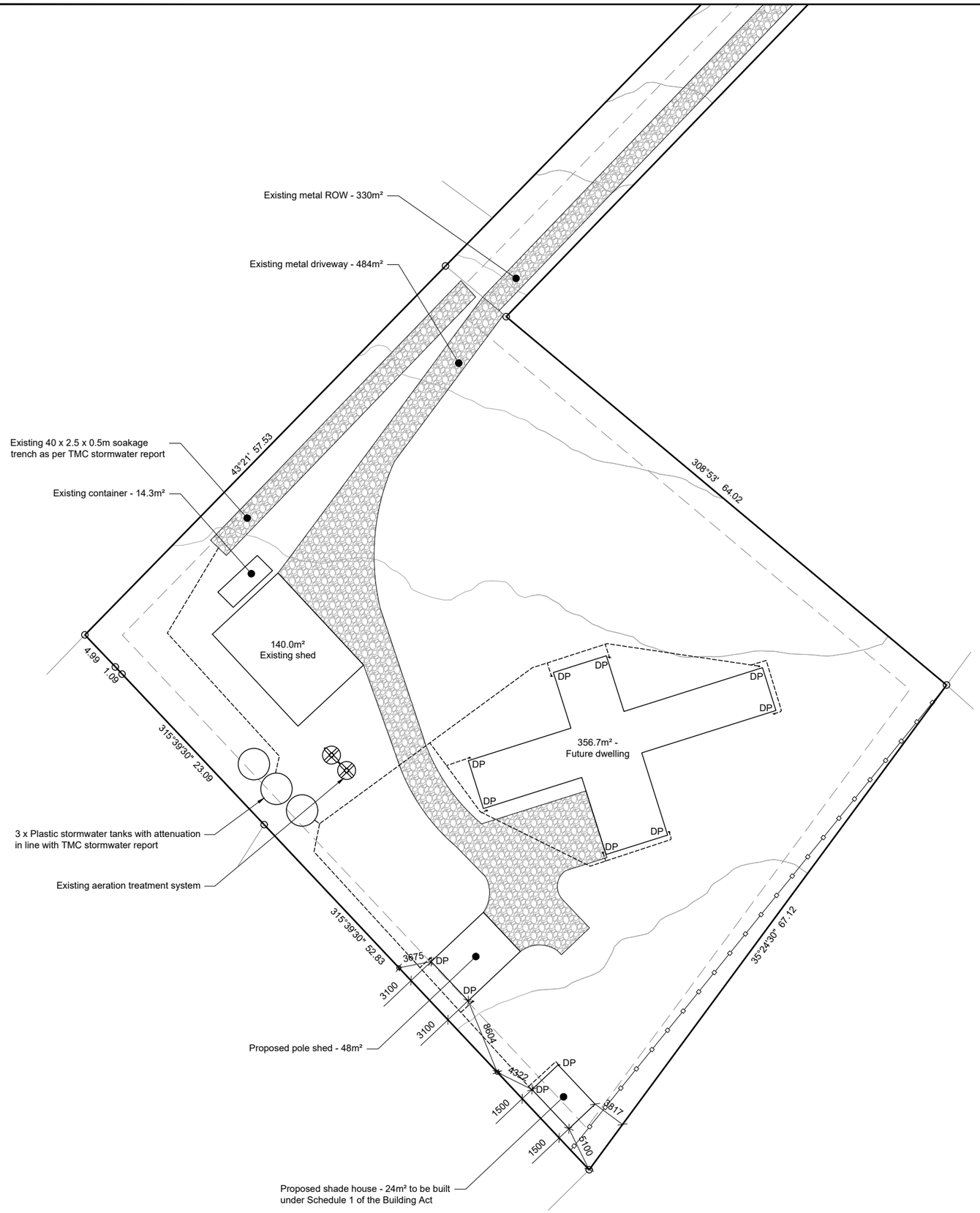
**Project No** 4280

**Rev** B

**Sheet** A01a

**Scale ( A3 Original )** 1: 1000

10 5 0 10 20 m




Lot 2 DP 545788
Lot area: 6048m²
Wind zone: High
Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

| | |
|---|---|
| Existing metal ROW: | 330.0m² |
| Existing metal driveway: | 484.0m² |
| Existing shed: | 140.0m² |
| Future dwelling: | 356.7m² |
| Proposed pole shed: | 48.0m² |
| Proposed shed house: | 24.0m² |
| Total proposed: | 1,382.7m² |

Total permitted = 12.5% of gross site area = 756m²
Total proposed = 1,382.7m² = 22.9% RC Required

Setbacks to boundaries: 3m min. RC Required for pole shed.

10m setback if lot is adjacent with boundary from a rural production Lot. RC Required

Building height:
Permitted: 9m max
Proposed: 4m approx. Complies

Building Coverage:

| | |
|---|---|
| Existing shed: | 140.0m² |
| Future dwelling: | 356.7m² |
| Proposed pole shed: | 48.0m² |
| Proposed shed house: | 24.0m² |
| Total proposed: | 568.7m² |

Total permitted = 10% of gross site area = 604.8m²
Total Proposed = 568.7m² = 9.4% Complies

Earthworks

No earthworks required



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

**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Site Plan

**Drawn** 29 January 2026

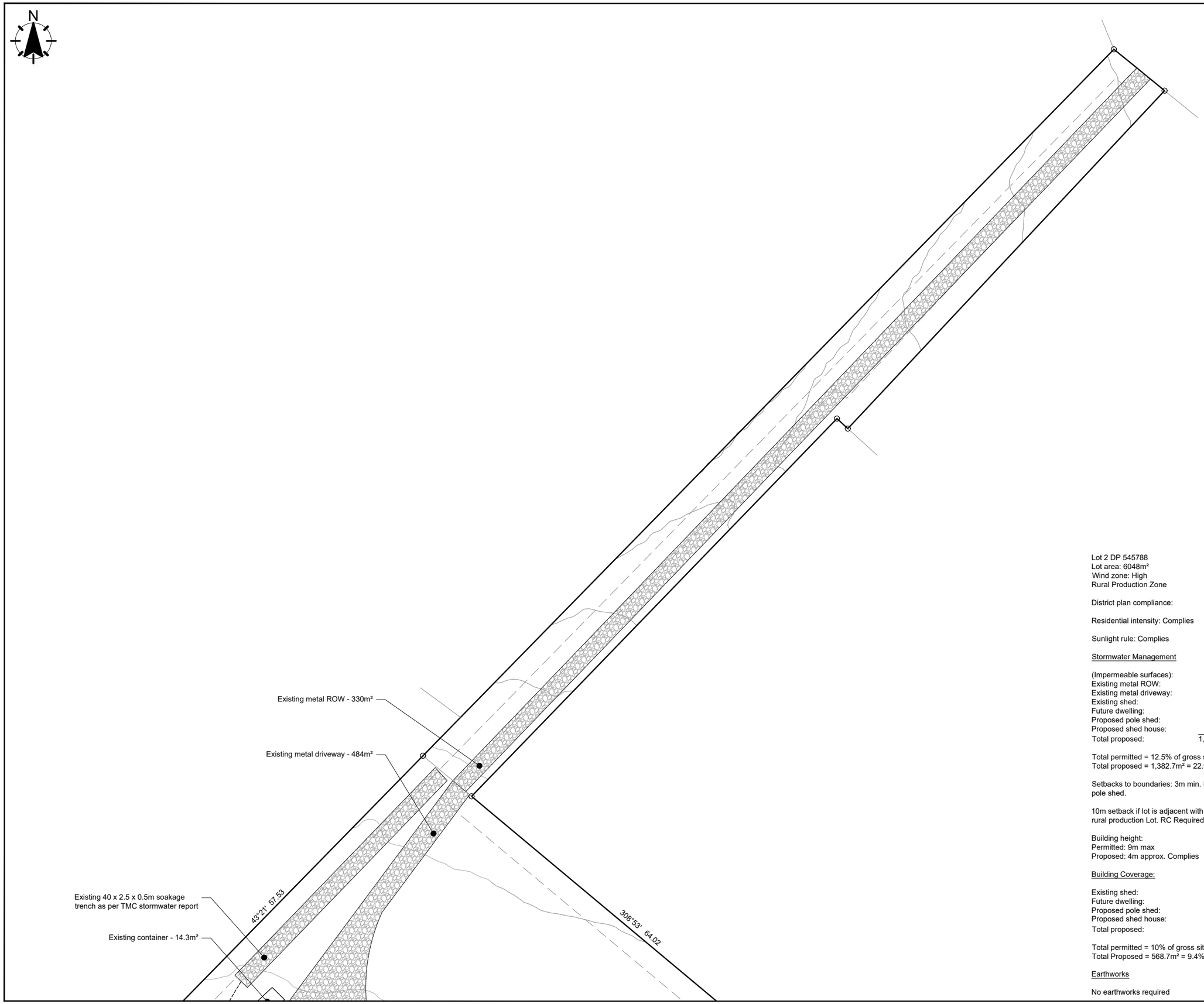
**Project No** 4280

**Rev** B

**Sheet** A01b

**Scale ( A3 Original )** 1: 500

5 2.5 0 5 10 m

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Rural Production Zone

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Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

| | |
|---|---|
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10m setback if lot is adjacent with boundary from a rural production Lot. RC Required

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| | |
|---|---|
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| Proposed shed house: | 24.0m² |
| Total proposed: | 568.7m² |

Total permitted = 10% of gross site area = 604.8m²
Total Proposed = 568.7m² = 9.4% Complies

Earthworks

No earthworks required



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

**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Site Plan

**Drawn** 29 January 2026

**Project No** 4280

**Rev** B

**Sheet** A01c

**Scale ( A3 Original )** 1: 500

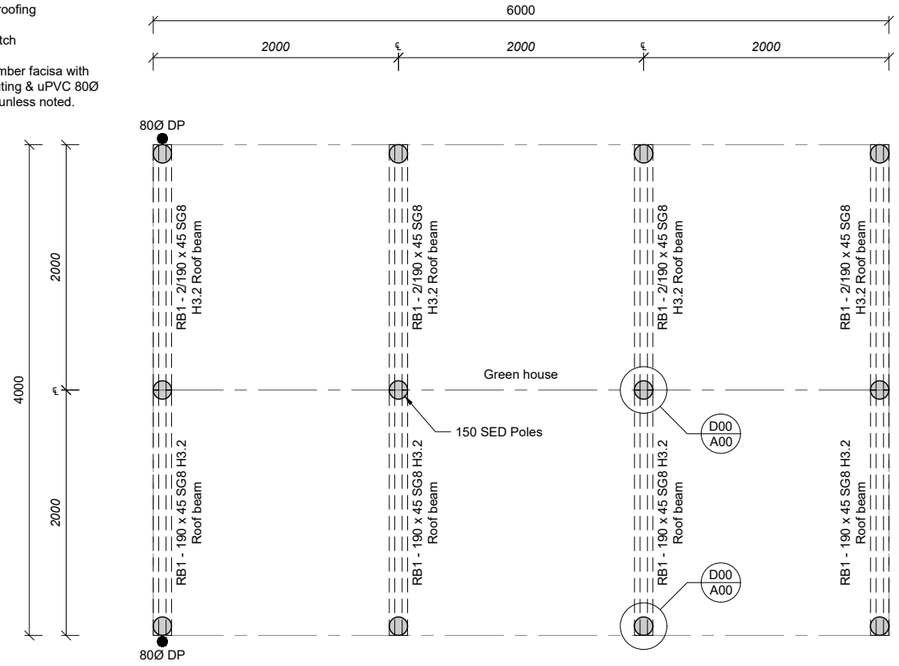
5 2.5 0 5 10 m

BUILDING AREA:

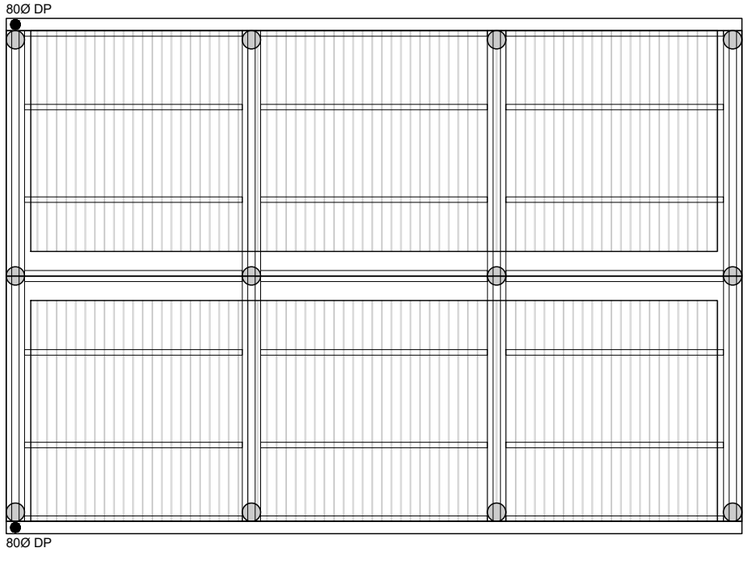
Roof Area: 24.0m²


SPECIFACTION:

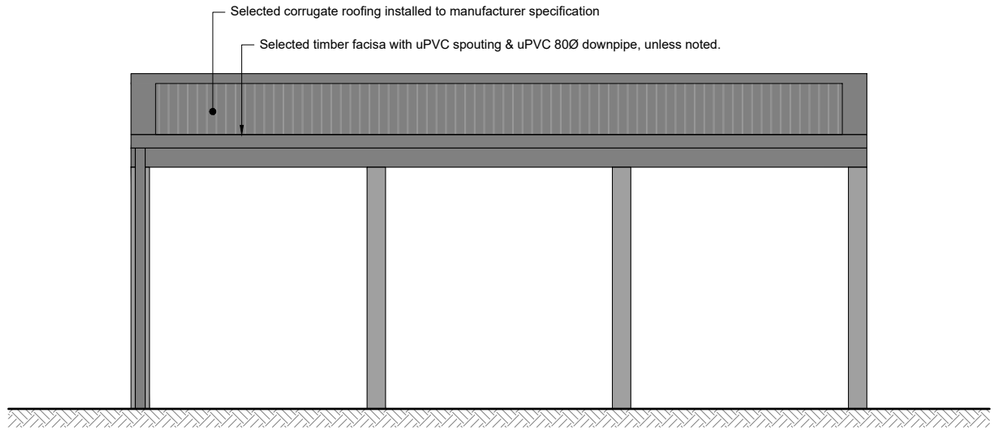
- High wind zone
- Exposure zone C
- 2.2m Pole height
- Corrugate roofing
- 13° Roof pitch
- Selected timber facisa with uPVC spouting & uPVC 80Ø downpipe, unless noted.



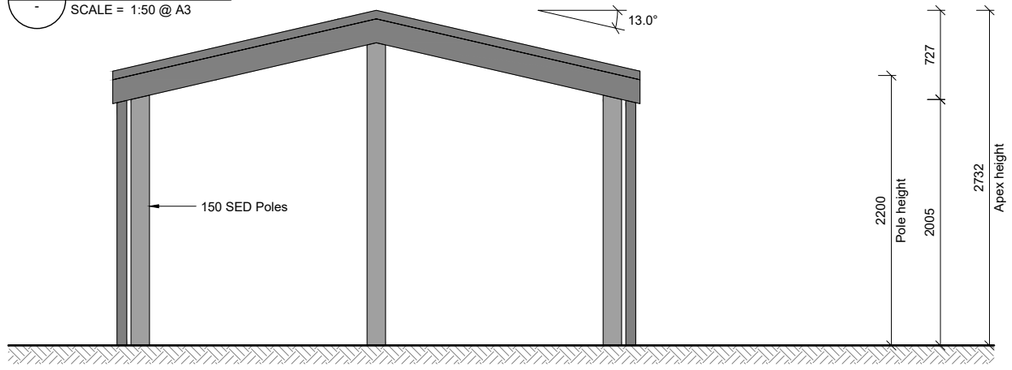

Floor Plan
SCALE = 1:50 @ A3



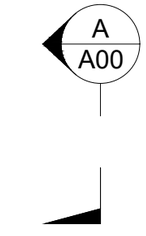

Roof Plan
SCALE = 1:50 @ A3

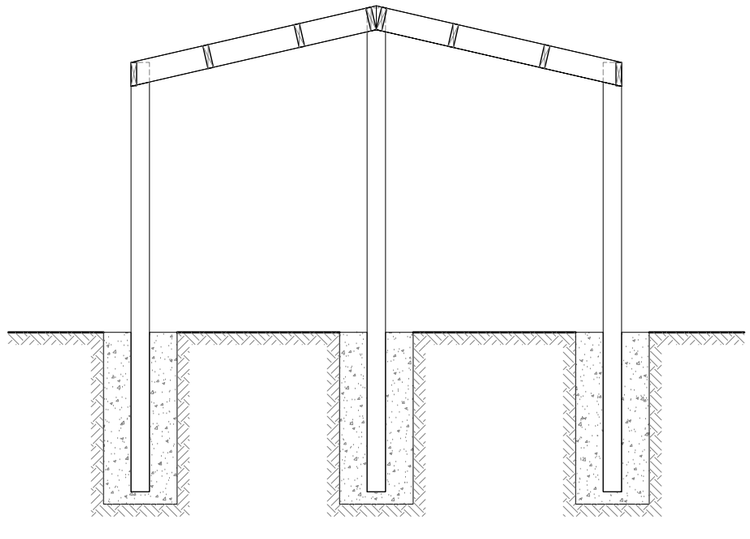



Elevations A & C
SCALE = 1:50 @ A3




Elevations B & D
SCALE = 1:50 @ A3



Section A
SCALE = 1:50 @ A3

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to attached sheet for roofing notes & details.
3. All roof framing typically H3.2 treated unless specifically stated.
4. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

FIXINGS

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

Fixings within 600mm of finished ground level to be 304 stainless steel.
Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)



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**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Floor Plan & Elevations

**Drawn** 29 January 2026

**Project No** 4280

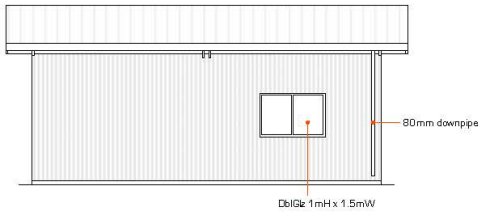
**Rev** B

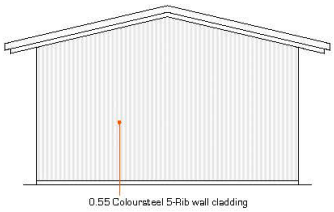
**Sheet** A02

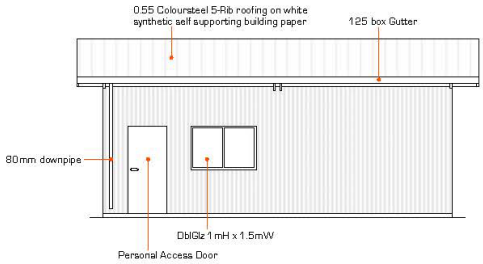
**Scale ( A3 Original )** 1: 50

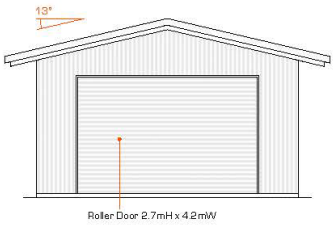
0.5 0.25 0 0.5 1 m

# Appendix 3 Shed Plans




| | |
|---|---|
| Site Address | 25 Access Road, Kerikeri |
| Legal Description | Lot 2 DP 545788 |
| Climate | Zone 1 |
| Earthquake | Zone 1 |
| Exposure | Zone C |
| Rainfall Range | 80 - 90 |
| Wind Region | A |
| Wind Zone | Very High |

| | | |
|---|---|---|
| Rafter | 2/290x45 | |
| EndRafter | 240x45 | **KILN DRIED FRAMING** |
| Purlin | 190x45 at max 1.0m crs | |
| Girt140 | 140x45 at max 1.1m crs | |
| Girt190 | 190x45 at max 1.1m crs | |
| TrimT2 | 2/140x45 | |
| TrimT3 | 3/140x45 | |
| Pole | 150 SED. Footing depth 1400mm x 600 dia H5 Normal Grade | |
| StrapBrace | 29.5x1.0mm G550 Z275 Galvanised Steel | |

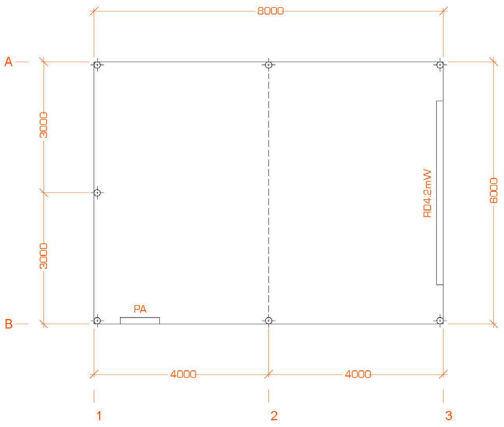
All dimensions/specifications etc found within this planset to be checked on site before commencing any work.

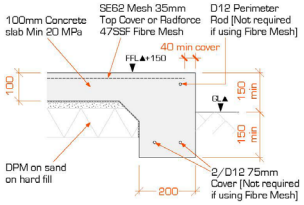
All glazing to comply with NZ4223

All work to comply with Health & Safety Act 2015 and NZBC F5

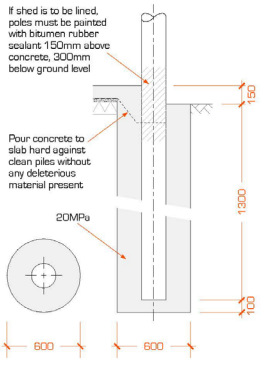
**Proposed Shed for Dirk Saville-Wood** — **S1**

Job: 121951 Ver: 05.11.25 | Scale 1:70 on A3 | Elevations




**Perimeter Edge Thickening**




**Pole Footing**

| | | |
|---|---|---|
| Rafter | 2/290x45 | |
| EndRafter | 240x45 | **KILN DRIED FRAMING** |
| Purlin | 190x45 at max 1.0m crs | |
| Girt140 | 140x45 at max 1.1m crs | |
| Girt190 | 190x45 at max 1.1m crs | |
| TrimT2 | 2/140x45 | |
| TrimT3 | 3/140x45 | |
| Pole | 150 SED. Footing depth 1400mm x 600 dia H5 Normal Grade | |
| StrapBrace | 29.5x1.0mm G550 Z275 Galvanised Steel | |

**Proposed Shed for Dirk Saville-Wood** — **S3**

Job: 121951 Ver: 05.11.25 | Scale 1:70 on A3 | Pole Setout/Floor

CORE
ENGINEERING SOLUTIONS

# STORMWATER DISPOSAL REPORT

Lot 2 DP 545788
25B Access Road, Kerikeri

| | |
|---|---|
| **Job Details:** | Stormwater management for existing and proposed new structures |
| **Job number:** | 25-0444 |
| **Date - Revision:** | 22 January 2026 – Revision 01 |
| **Author:** | Joel Scheepens |
| **Author email:** | jobs@coreeng.nz |
| **Author Phone No:** | 09 553 3660 |

# TABLE OF CONTENTS

# Core Engineering Solutions Limited

Stormwater Disposal Report for existing and proposed structures
at
25B Access Road, Kerikeri, Lot 2 DP 545788

## 1. EXECUTIVE SUMMARY

**REPORT APPLICABILITY**

- This report is provided to accord solely with the Client development proposal and the information made available to CES at the time of report writing.
- Core Engineering Solutions Ltd was engaged to carry out a stormwater assessment for the proposed development.

**PROPOSAL**

- The purpose of this assessment is to provide an indicative stormwater disposal system design which will manage runoff generated from the impermeable areas associated with the Proposed Development.
- It is proposed to mitigate peak stormwater runoff using the existing stormwater attenuation tanks.

**ATTENUATION DESIGN AND DISPOSAL**

- It is proposed to utilise two of the existing 25,000L rainwater / attenuations tanks to detain and attenuate the runoff from the existing and proposed roof areas, within the property.
- The client provided development plans indicate that the overflow from the two existing attenuation tanks onsite discharges to the existing soakage trench onsite. CES consider this method of disposal to be suitable for the proposed new development onsite.
- Design Summary:
  - The main design elements of the 25,000 litre tanks are:
    - Tank internal diameter 3.7m.
    - Connection of the two tanks to ensure they act as one.
    - Orifice 1; 26mm diameter, 1.32 m below overflow invert.
    - Orifice 2; 47mm diameter, 0.72 m below overflow invert.
    - Overflow = 100mm diameter.
    - Discharges to existing stormwater soakage trench.

**NOTES**

- To minimise silting or blockage of the attenuation tanks, it is recommended that proprietary leaf guards, or other adequate protection are installed in the roof gutters and sumps.
- 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 investigation of any maintenance required.

## 2. INTRODUCTION

This report was prepared by Core Engineering Solutions Limited for the Client; Dirk Saville-Wood.

The Client requires a stormwater system design for an existing shed, future dwelling, proposed pole shed and proposed shade house at: Lot 2 DP 545788, 25B Access Road, Kerikeri.

The purpose of this assessment is to provide an indicative stormwater system design that will manage the peak runoff generated from the increased impermeable areas associated with the Proposed Development.

## 3. PROPERTY SUMMARY

| | |
|---|---|
| **Street Address** | 25B Access Road, Kerikeri, |
| **Legal Description** | Lot 2 DP 545788 |
| **Area** | 6,048m$^2$ |
| **District Council** | Far North District Council |
| **District Plan Zone** | Rural Living Zone |
| **Existing Site Cover** | Pasture / lawn grass |
| **Geology** | Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field |
| **Stormwater Disposal** | On-Site Disposal |
| **Wastewater Disposal** | On-Site Disposal |
| **Potable water supply** | Rainwater/Tank |

*Table 1 – Summary of relevant property details*

## 4. SUPPLIED INFORMATION

The following information has been provided by our Client regarding the proposed development:

| Client Supplied Information | |
|---|---|
| **Document Type** | **Reference** |
| Architectural Plans | O'Brien Design Consulting. (10/12/2025). *Dirk Saville-Wood 25B Access Road, Kerikeri Lot 2 DP 545788*. Ref: 4280. |
| Site Suitability Report | TMC Consulting Engineers. (14/07/2021). *Site Suitability Report – 25B Access Road, Kerikeri*. Ref: S1646-J04586 Revision 2. |
| FNDC Consent Notice | Far North District Council. (13/07/2020). *Section 221: Consent Notice Being the Subdivision of Lots 1 3 DP 191859 BLK X Kerikeri SD-SUBJ*. Ref: RC2200048. |
| **Other Information** | |
| **Document Type** | **Reference** |
| LiDAR DEM | Northland Regional Council (NRC) provided Digital Elevation Model (DEM), captured by RPS Group between December 2018 to February 2020. |
| NRC GIS Hazard Mapping | NRC GIS Flood Hazard Map |

*Table 2 – Client Supplied and Other Information*

## 5. ASSESSMENT CRITERIA / BASIS FOR DESIGN

District / Regional Rules

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

- Far North District Council (FNDC) District Plan - Rural Living Zone.
- New Zealand Building Code Clause E1 – Surface water.
- The Northern Regional Council (NRC) Regional Water and Soil Plan Section 21, Rules for Stormwater Discharges.
- The Far North District Council Engineering Standards (FNDC ES), May 2023.

Impervious areas are defined as follows under the FNDC District Plan;

*"IMPERMEABLE SURFACE*

*In relation to any site means any building or surface on or over the land which creates a barrier to water penetration into the ground. This definition includes but is not restricted to:*

*a) decks (including decks less than 1m in height above the ground), excluding open slatted decks where there are gaps between the boards;*

*b) pools, but does not include pools designed to operate as a detention pond;*

*c) any surfaced area used for parking, manoeuvring, access or loading of motor vehicles, including areas covered with aggregate;*

*d) areas that are paved with concrete, asphalt, open jointed slabs, bricks, gobi or materials with similar properties to those listed;*

*e) roof coverage area on plan, But excludes:*

   *a. Water storage tanks occupying up to a maximum cumulative area of 20m$^2$; and*

   *b. Paths and paving less than 1m wide, provided they are separated from other Impermeable Surfaces by a minimum of 1m. For the purpose of calculating impermeable surfaces, account shall not be taken of any additional areas that are overlapped by another form of impermeable surfaces. In the case of jointly owned access lots that contain impermeable surfaces within their boundaries, the total area of these impermeable surfaces are to be divided equally and considered as parts of the various sites served by the access lot for the purpose of determining compliance with the relevant stormwater management rules."*

**Far North District Council (FNDC) District Plan Rural Living Zone Rules**

8.7.5.1 PERMITTED ACTIVITIES
8.7.5.1.5 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 12.5% or 3,000m², whichever is the lesser.

8.7.5.2 CONTROLED ACTIVITIES
8.7.5.2.2 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3,300m², whichever is the lesser.

In order for an activity to be regarded as a controlled activity a report must be prepared to demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off to no more than the levels that would result from the permitted threshold of buildings and other impermeable surface coverage in Rule 8.7.5.1.5. Any report required by this rule shall be prepared by a Chartered Professional Engineer or other suitably qualified person and must be provided to Council with an application for resource consent.

The total combined existing and proposed impermeable areas of the property is 1,382m², which equates to 22.9%. The activity is therefore considered a discretionary activity in accordance with the FNDC district plan rules. The matters of discretion under the controlled activity have been summarised and commented on below.

Section 8.7.5.2.2 Stormwater Management, the following points have been accounted for in this stormwater management design for the proposed development:

(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;*

Considering the rural surrounding environment and undeveloped areas, CES consider the increase from building site coverage and impermeable surfaces from the proposed development to total catchment impermeability to be negligible. CES are not aware of any provisions of any catchment or drainage plan for the catchment.

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

The client supplied plans indicate that all driveways and right of ways are proposed to be metaled, additionally no paved impermeable areas are proposed. CES consider these to be suitable Low Impact design principles that will reduce site impermeability.

(c) *any cumulative effects on total catchment impermeability;*

An attenuation design has been completed which will limit post-development peak flows to 80% of pre-development flows. Therefore, CES consider the cumulative effect of the development to have a negligible effect on total catchment impermeability.

(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 property is relatively flat with slopes of <5° and stormwater across the proposed exhibits sheet flow behaviour. Therefore, the proposed development is considered to have minimal impact on the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

(e) *the physical qualities of the soil type;*

As stated in Section 3; Property Summary, the soils at the property are part of the Kerikeri Volcanic Group geology. These soils are generally silt based and are considered to have a high permeability potential.

(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;*

CES consider the management of stormwater onsite to have a negligible effect on water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites. Additionally, no groundwater was encountered within 2.1m bgl during the TMC site investigation.

(g) *the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;*

The client supplied plans do not indicate that any proposed paved, impermeable surfaces. All driveways and Right of Ways are proposed to be metalled, therefore minimising the impervious areas of the development.

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

The undeveloped areas of the property are proposed to remain as pastured land, and the stormwater runoff from the water tanks will be disposed of in the existing grassed soakage trench / swale onsite, therefore, acting as a buffer for stormwater runoff and sheet flow across undeveloped areas.

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

The attenuation of flow rates for the 1% and 20% AEP events to 80% of the pre-development flows, through controlled attenuation and release, and disposal to a grassed onsite soakage trench / swale, is considered an effective means of mitigating stormwater runoff to that expected by permitted activity threshold, keeping in accordance with FNDC ES, Table 4.1: Minimum Design Summary.

**The Far North District Council Engineering Standards (FNDC ES), May 2023**

Section 4.1.3 FNDC ES states the following document hierarchy shall be applied:

- The District Plan,
- Relevant FNDC Flood Modelling,
- These standards, then
- Auckland Council GD01 (the adopted design guideline for stormwater treatment and low impact design), and
- Wellington Water- Water Sensitive Design for Stormwater: Treatment Device Guideline.

Note: Any relevant national and or regional policies/plans take precedence over documents listed in this hierarchy.

Section 4.3.2 of the FNDC ES states; "*Where any development increases impervious surface, the development shall be assessed in accordance with Section 4.1.2 Objectives and Section 4.1.3 Performance Standards to determine the requirements, if any, for water quality and quality controls.*

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

Section 4.1.2 of the FNDC ES states, "*The primary objective is to enable design and management of the stormwater system that will minimise flood damage and adverse effects on built and natural environments, people, property, and ecological systems.*

*This can be done by avoiding or mitigating adverse quality and quantity effects of stormwater resulting from development and growth of human activities. "*

Section 4.1.3 of the FNDC ES states, "*The design of the stormwater system shall achieve the objectives and provide for a stormwater system that is fit for purpose, given site constraints and takes into design guidance."*

*"New stormwater systems planned shall achieve the following minimum standards:*

*d) The stormwater system shall operate by gravity. Pumped public systems are not generally acceptable unless specific approval is obtained from FNDC Stormwater Manager before proceeding with design details (see Section 4.3.8.2 Primary System Design Requirements).*

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

*f) The secondary stormwater system shall be capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property.*

*g) The stormwater system shall not connect or be able to overflow to the wastewater network.*

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

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

FNDC ES, Table 4.1: Minimum Design Summary (extract)

| *Criteria* | *Design Parameter* | *When required* |
|---|---|---|
| ***Flood Control (1% AEP event)*** | *Detention is required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.* | *Where downstream flooding hazard has been identified.*<br>*Where there is no CMP or site-specific SMP.*<br>*Refer to Flood Hazard Areas in the District Plan and any known downstream restrictions causing flooding.* |
| ***Flow attenuation (Attenuation of the 50% and 20% AEP events)*** | *Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release.* | *Where there is no CMP or site-specific SMP.*<br>*Catchment location dependent.*<br>*Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur.*<br>*If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.* |

The proposal is to limit the flow rates of post-development 20% and 1% AEP events to 80% of the pre-development flows. This will be achieved by using controlled attenuation and release through attenuation tanks with overflows discharging to the existing stormwater trench onsite.

## 6. STORMWATER MANAGEMENT DESIGN

The most effective way to control stormwater is to control its most concentrated run-off, which is from the roofs via tank overflows. In this case, systems utilising water tanks to attenuate flows and disposing to the existing onsite stormwater trench / swale is the most practical solution for mitigation of peak stormwater flows, stormwater treatment and overall stormwater management for the development.

It is proposed to utilise two of the existing 25,000L rainwater tanks to detain and attenuate the runoff from the existing and proposed roof areas, within the property.

The existing drive area is currently collected into an existing onsite stormwater trench / swale in accordance with the TMC site suitability report. The driveway area has therefore been excluded from the following design.

Attenuation Design

Runoff from the roofs can be collected into the attenuation tanks. Orifices in the system reduce peak discharge flows, attenuating the runoff.

| | Areas ($m^2$) | CN – Cover (Type C Soils) | Total Areas ($m^2$) |
|---|---|---|---|
| **Pre-Development** | | | |
| **Existing shed Roof** | 140 | 98 - Roof | 140 |
| **Proposed pole shed, shade house & future dwelling Roof** | 429 | 86 - Grass | 429 |
| **Total Areas** | | | **569** |
| **Post-Development** | | | |
| **Existing shed Roof** | 140 | 98 - Roof | 195 |
| **Proposed pole shed, shade house & future dwelling Roof** | 429 | 98 - Roof | 429 |
| **Total Areas** | | | **569** |

*Table 3 – Areas Used in Design*

Rainfall intensities have been taken from the HIRDs V4 data where indicated, and an allowance for a 20% increase for the effects of climate change has been included in the system design calculations for the post-development scenario.

The FNDC ES Section 4.3.21.3 states that when stormwater is being re-used (i.e. water supply from rainwater tanks), a reduction in attenuation volume is allowed. Table 4-12 of the FNDC ES specifies a 25% reduction in attenuation for 300m² roof area and 20% reduction in attenuation for 500m² roof area. As the proposed combined roof areas are 569m² a reduction in volume of 20% has been applied to the tanks collecting roof areas.

Included below is the calculation of storage adjustment to account for this in Hydro CAD,

$$Storage\ adjustment = 1/\left[1 - \left(Reduction * \frac{Roof\ Area}{Total\ Area}\right)\right]$$
$$= 1/\left[1 - \left(20\% * \frac{569}{569}\right)\right] = 1.25$$

| | Peak Flows (l/s) | Combined Attenuated Volumes (m³) |
|---|---|---|
| 100% Pre-Development | 1% AEP – 8.80<br>20% AEP – 4.35 | - |
| 80% Pre-Development | 1% AEP – 7.04<br>20% AEP – 3.48 | - |
| Post-Development (+20% CC) | 1% AEP – 5.42<br>20% AEP – 3.27 | 1% AEP– 34.4<br>20% AEP – 21.4 |

*Table 4 – Pre-Development and Post-Development Peak Flows*

Orifices in the proposed attenuation tank reduce peak discharge flows, detaining the runoff before discharging to land via the existing stormwater trench / swale.

On the basis of the information supplied by the Client, stormwater calculations indicate that two 25,000 litre tanks are required for the attenuation of the development.

**Attenuation Tanks**

Two 3.7m diameter, 25,000 litre tanks collecting surface water runoff from the proposed and existing roof areas.

The main design elements of the 25,000 litre tanks are:

- Tank internal diameter 3.7m.
- Connection of the two tanks to ensure they act as one.
- Orifice 1; 26mm diameter, 1.32 m below overflow invert.
- Orifice 2; 47mm diameter, 0.72 m below overflow invert.
- Overflow = 100mm diameter.
- Discharges to existing stormwater soakage trench.

Both of the above orifices have been calculated to match the existing orifices that have been previously installed on the tanks, in accordance with the TMC Site Suitability Report.

Disposal / Treatment

The client provided development plans indicate that the overflow from the two existing attenuation tanks onsite discharges to the existing soakage trench onsite. CES consider this method of disposal to be suitable for the proposed new development onsite.

Refer; 'Client Site Plan' attached.

## 7. CONCLUSION

A design has been achieved that meets the district and regional rules and meets the requirements of FNDC ES.

To minimise blockage of the attenuation tank, it is recommended that proprietary leaf guards or other adequate protection are installed in the roof gutters and sumps.

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 investigation of any maintenance required.

## 8. LIMITATIONS

This assignment only considers the design of an on-site stormwater disposal system and all concept 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 done.

During construction, a person competent to judge whether the site conditions encountered are compatible with the assumption made in this report should examine the site. In all circumstances, should variations in the subsoil occur which differ from that described or assumed to exist, the matter should be referred back to Core Engineering Solutions Limited.

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.

Yours faithfully,
Core Engineering Solutions Limited.

Prepared by:

Joel Scheepens
BSc (Geology)
Engineering Technician

Reviewed by:

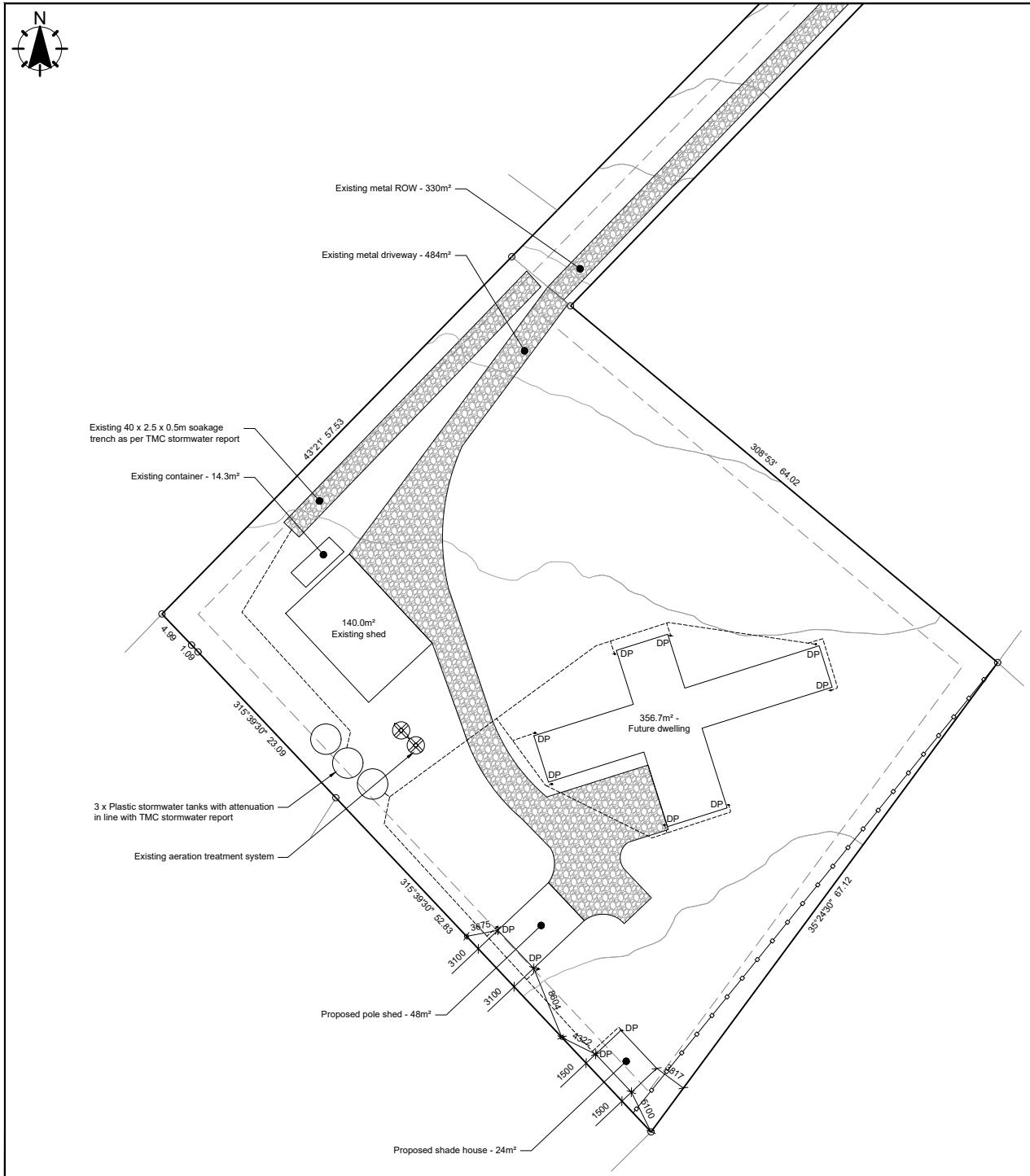
Iain Mackay
NZCE (Mech), NZDE (Civil), MEngNZ
Civil Engineer

Approved by:

David Leslie
BEng (Civil), MEMgt (Hons), DipEng(Civil)
CPEng (Geotechnical / Structural)

## 9. APPENDICES

## Appendix 1 – Client Site Plan




Lot 2 DP 545788
Lot area: 6048m²
Wind zone: High
Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

| | |
|---|---|
| Existing metal ROW: | 330.0m² |
| Existing metal driveway: | 484.0m² |
| Existing shed: | 140.0m² |
| Future dwelling: | 356.7m² |
| Proposed pole shed: | 48.0m² |
| Proposed shed house: | 24.0m² |
| Total proposed: | 1,382.7m² |

Total permitted = 12.5% of gross site area = 756m²
Total proposed = 1,382.7m² = 22.9% RC Required

Setbacks to boundaries: 3m min. Complies

10m setback if lot is adjacent with boundary from a rural production Lot. RC Required

Building height:
Permitted: 9m max
Proposed: 4m approx. Complies

Building Coverage:

| | |
|---|---|
| Existing shed: | 140.0m² |
| Future dwelling: | 356.7m² |
| Proposed pole shed: | 48.0m² |
| Proposed shed house: | 24.0m² |
| Total proposed: | 568.7m² |

Total permitted = 10% of gross site area = 604.8m²
Total Proposed = 568.7m² = 9.4% Complies

Earthworks

No earthworks required



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

**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Site Plan

**Drawn** 10 December 2025

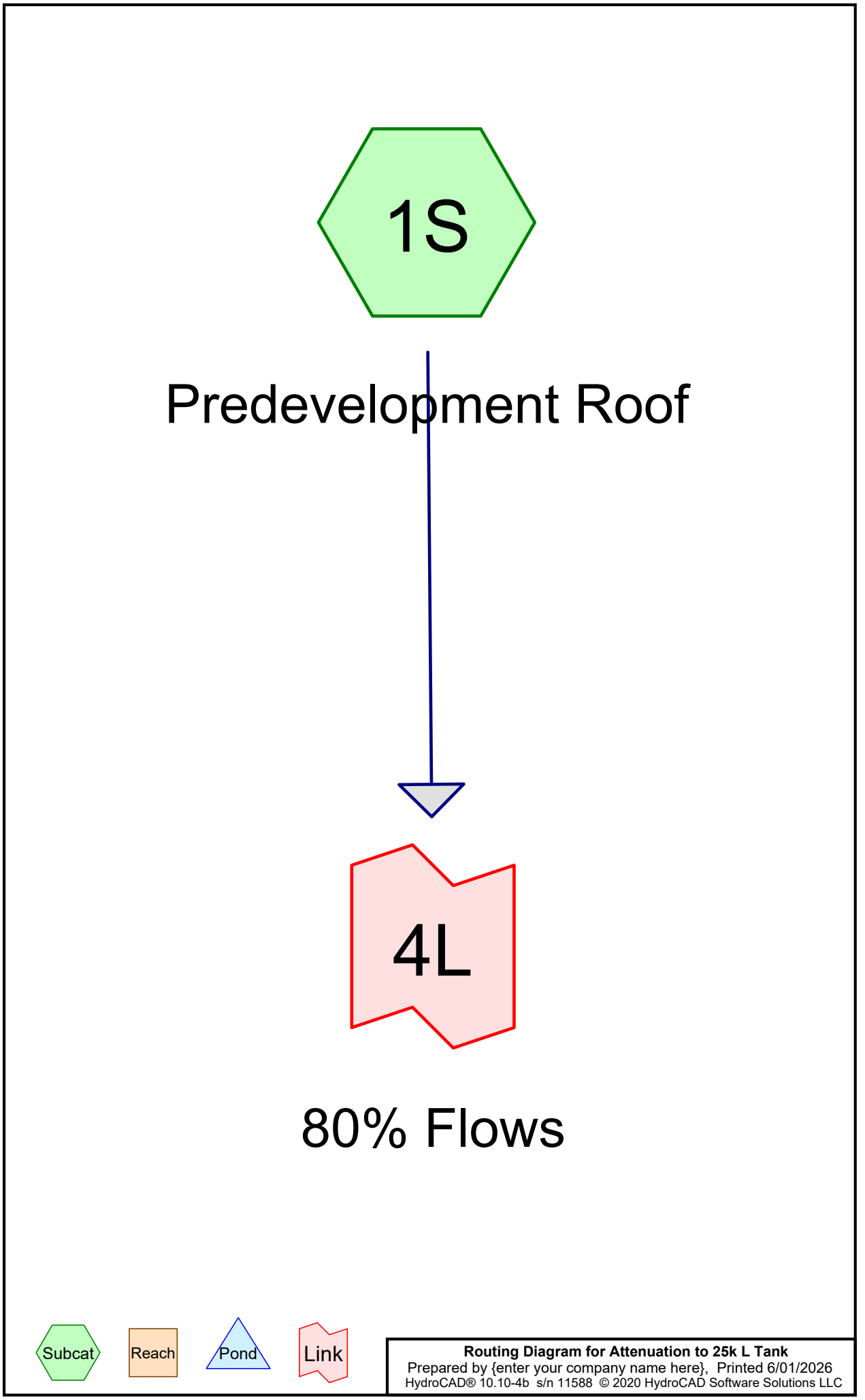
**Project No** 4280

**Rev** A

**Sheet** A01b

**Scale ( A3 Original )** 1: 500
5 2.5 0 5 10 m

# Appendix 2 – Stormwater Design Calculations




**Routing Diagram for Attenuation to 25k L Tank**
Prepared by {enter your company name here}, Printed 6/01/2026

## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (mm) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 1% AEP | Type IA 24-hr | | Default | 24.00 | 1 | 258 | 2 |
| 2 | 20% AEP | Type IA 24-hr | | Default | 24.00 | 1 | 144 | 2 |

## Summary for Subcatchment 1S: Predevelopment Roof

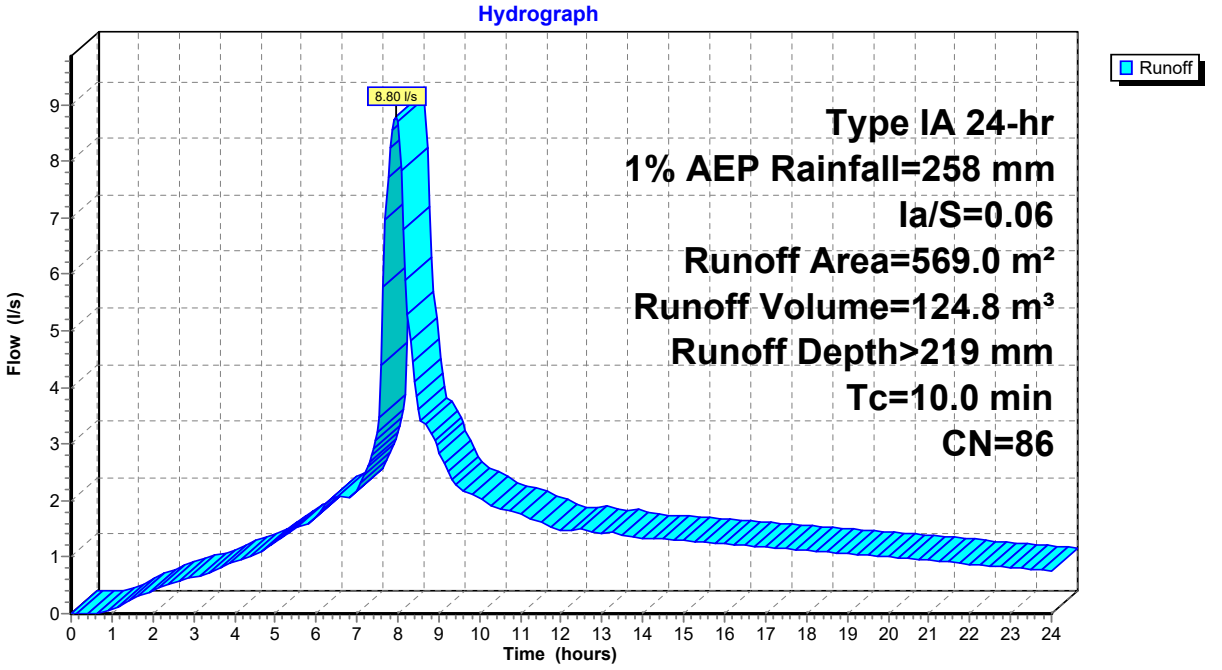
Runoff = 8.80 l/s @ 7.95 hrs, Volume= 124.8 m³, Depth> 219 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP Rainfall=258 mm, Ia/S=0.06

| Area (m²) | CN | Description |
|---|---|---|
| 569.0 | 86 | <50% Grass cover, Poor, HSG C |
| 569.0 | | 100.00% Pervious Area |

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

### Subcatchment 1S: Predevelopment Roof

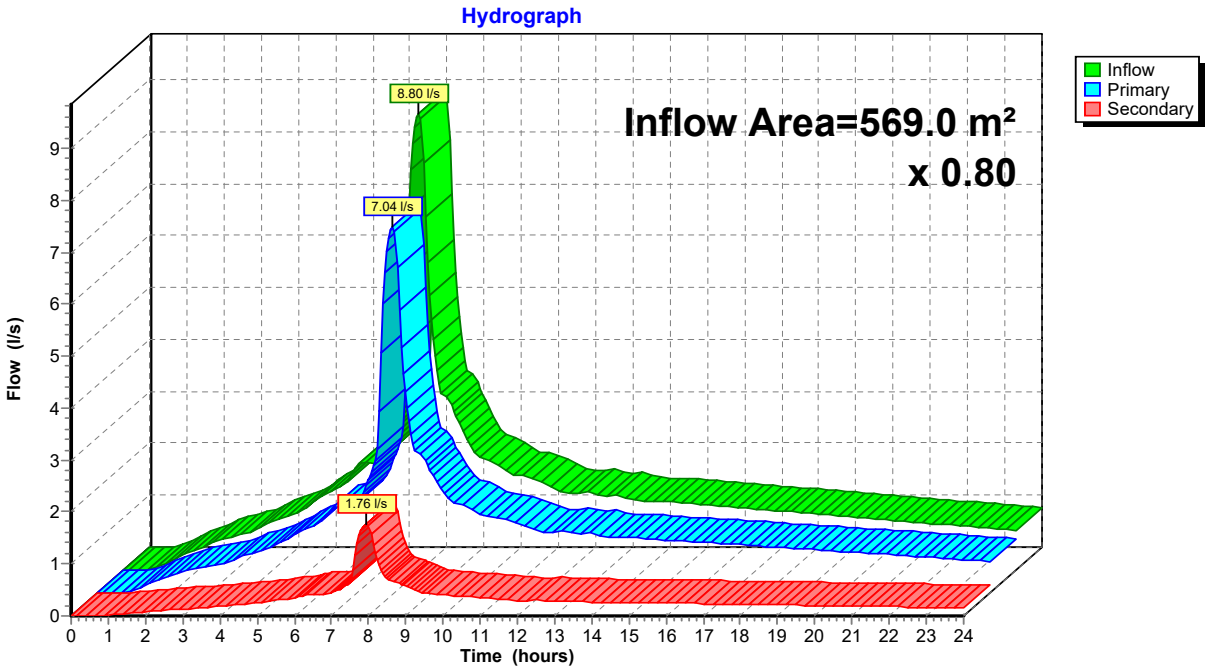


## Summary for Link 4L: 80% Flows

Inflow Area = 569.0 m², 0.00% Impervious, Inflow Depth > 219 mm for 1% AEP event
Inflow = 8.80 l/s @ 7.95 hrs, Volume= 124.8 m³
Primary = 7.04 l/s @ 7.95 hrs, Volume= 99.8 m³, Atten= 20%, Lag= 0.0 min
Secondary = 1.76 l/s @ 7.95 hrs, Volume= 25.0 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link 4L: 80% Flows



## Summary for Subcatchment 1S: Predevelopment Roof

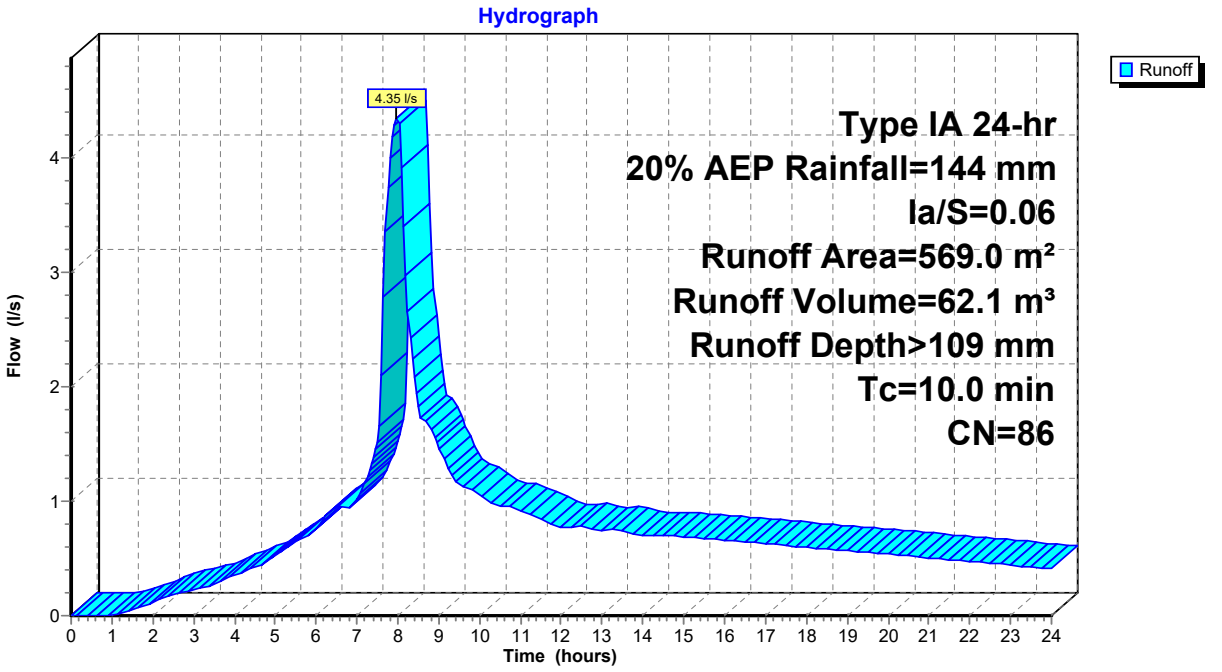
Runoff = 4.35 l/s @ 7.97 hrs, Volume= 62.1 m³, Depth> 109 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP Rainfall=144 mm, Ia/S=0.06

| Area (m²) | CN | Description |
|---|---|---|
| 569.0 | 86 | <50% Grass cover, Poor, HSG C |
| 569.0 | | 100.00% Pervious Area |

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

### Subcatchment 1S: Predevelopment Roof

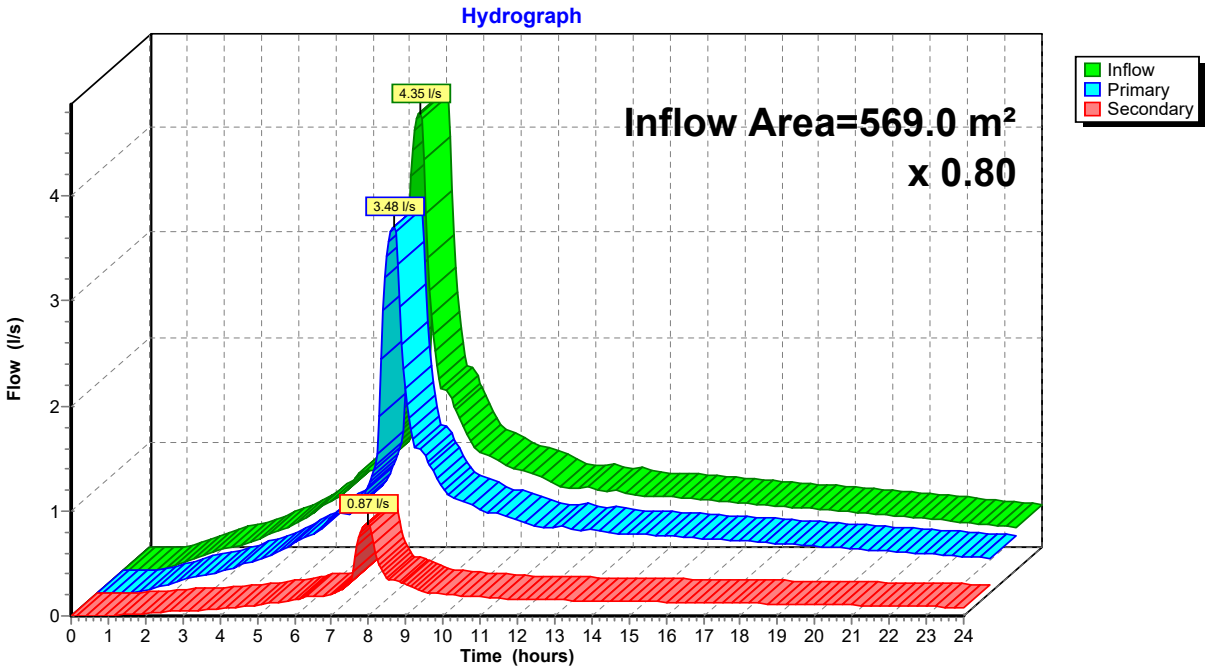


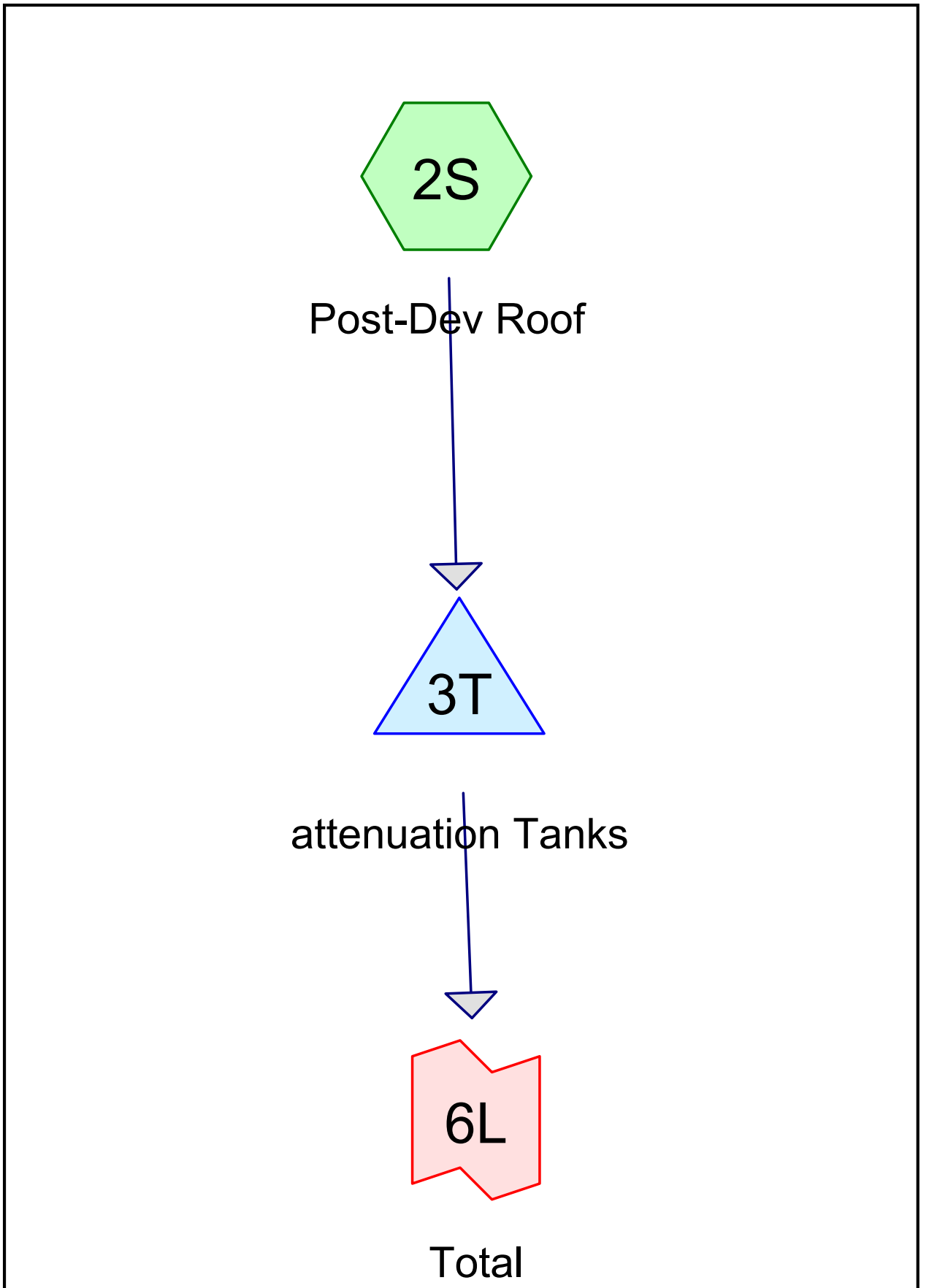
## Summary for Link 4L: 80% Flows

Inflow Area = 569.0 m², 0.00% Impervious, Inflow Depth > 109 mm for 20% AEP event
Inflow = 4.35 l/s @ 7.97 hrs, Volume= 62.1 m³
Primary = 3.48 l/s @ 7.97 hrs, Volume= 49.7 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.87 l/s @ 7.97 hrs, Volume= 12.4 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

### Link 4L: 80% Flows






Subcat Reach Pond Link

**Routing Diagram for Attenuation to 25k L Tank**
Prepared by {enter your company name here}, Printed 6/01/2026

**Rainfall Events Listing (selected events)**

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (mm) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 1% AEP+20% | Type IA 24-hr | | Default | 24.00 | 1 | 310 | 2 |
| 2 | 20% AEP +20% | Type IA 24-hr | | Default | 24.00 | 1 | 173 | 2 |

## Summary for Subcatchment 2S: Post-Dev Roof

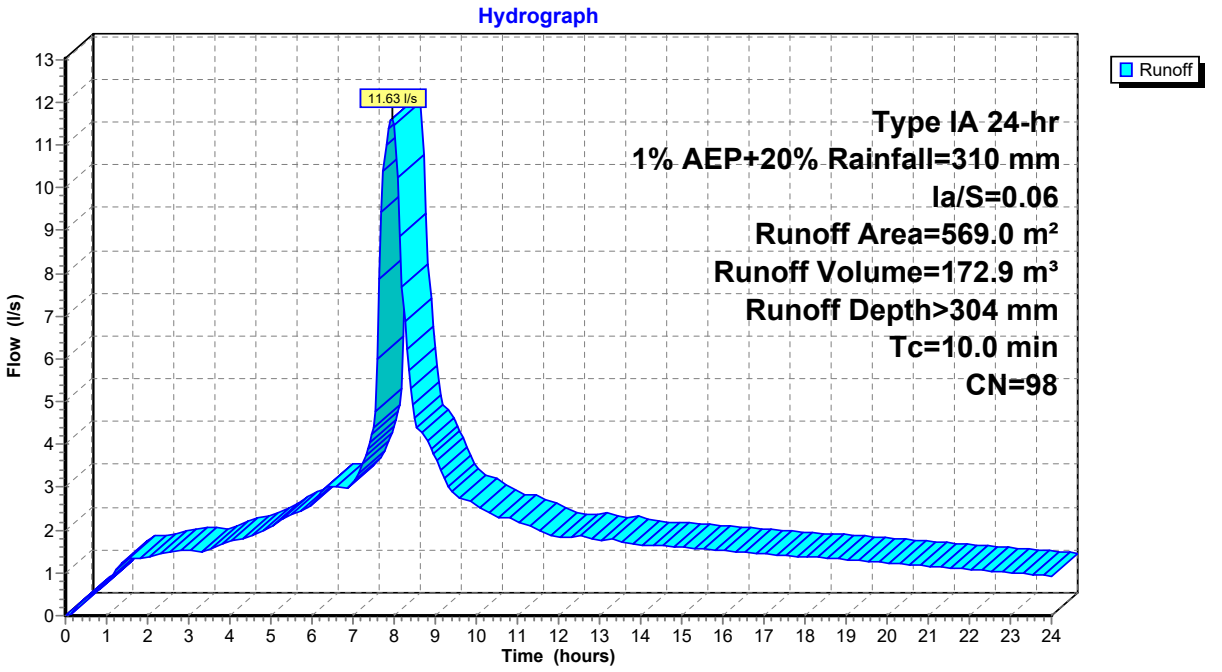
Runoff = 11.63 l/s @ 7.94 hrs, Volume= 172.9 m³, Depth> 304 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=310 mm, Ia/S=0.06

| Area (m²) | CN | Description |
|---|---|---|
| 569.0 | 98 | Roofs, HSG C |
| 569.0 | | 100.00% Impervious Area |

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

### Subcatchment 2S: Post-Dev Roof



## Summary for Pond 3T: attenuation Tanks

Inflow Area = 569.0 m²,100.00% Impervious, Inflow Depth > 304 mm for 1% AEP+20% event
Inflow = 11.63 l/s @ 7.94 hrs, Volume= 172.9 m³
Outflow = 5.42 l/s @ 8.39 hrs, Volume= 157.6 m³, Atten= 53%, Lag= 27.0 min
Primary = 5.42 l/s @ 8.39 hrs, Volume= 157.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 1.308 m @ 8.39 hrs Surf.Area= 26.3 m² Storage= 34.4 m³

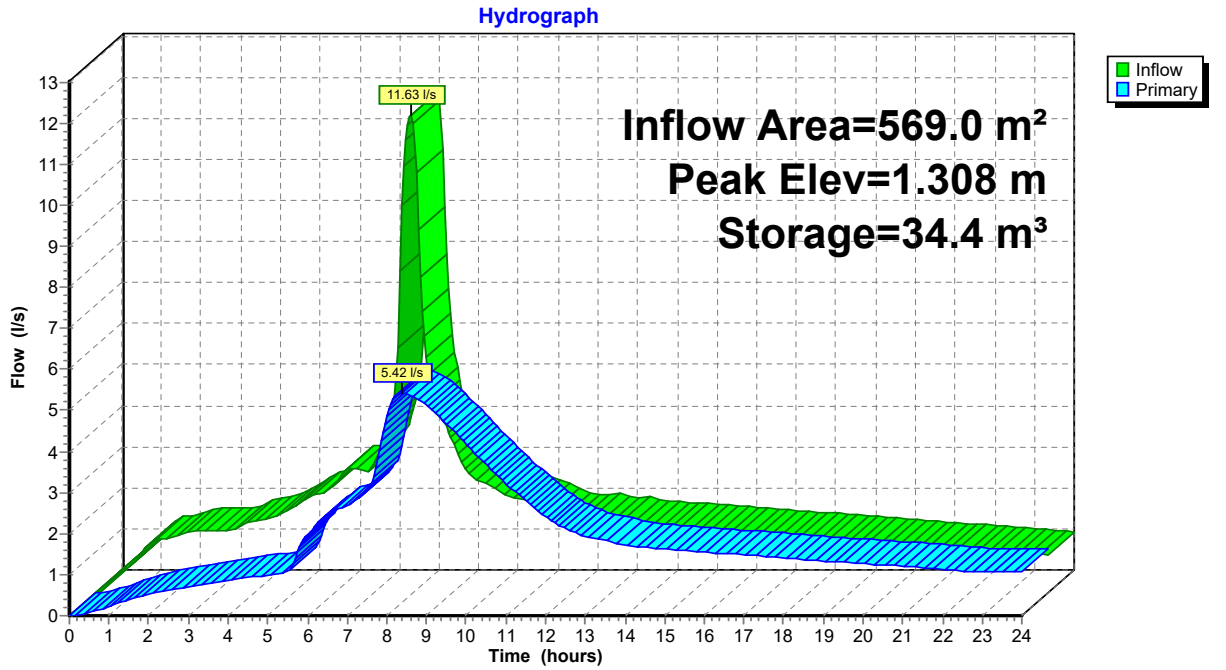
Plug-Flow detention time= 135.7 min calculated for 157.6 m³ (91% of inflow)
Center-of-Mass det. time= 70.0 min ( 712.5 - 642.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 0.000 m | 60.5 m³ | **3.66 mD x 2.30 mH Vertical Cone/Cylinder** x 2.5 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 0.000 m | **26 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #2 | Primary | 0.600 m | **47 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |

**Primary OutFlow** Max=5.42 l/s @ 8.39 hrs HW=1.308 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.61 l/s @ 3.02 m/s)
└**2=Orifice/Grate** (Orifice Controls 3.82 l/s @ 2.20 m/s)

### Pond 3T: attenuation Tanks

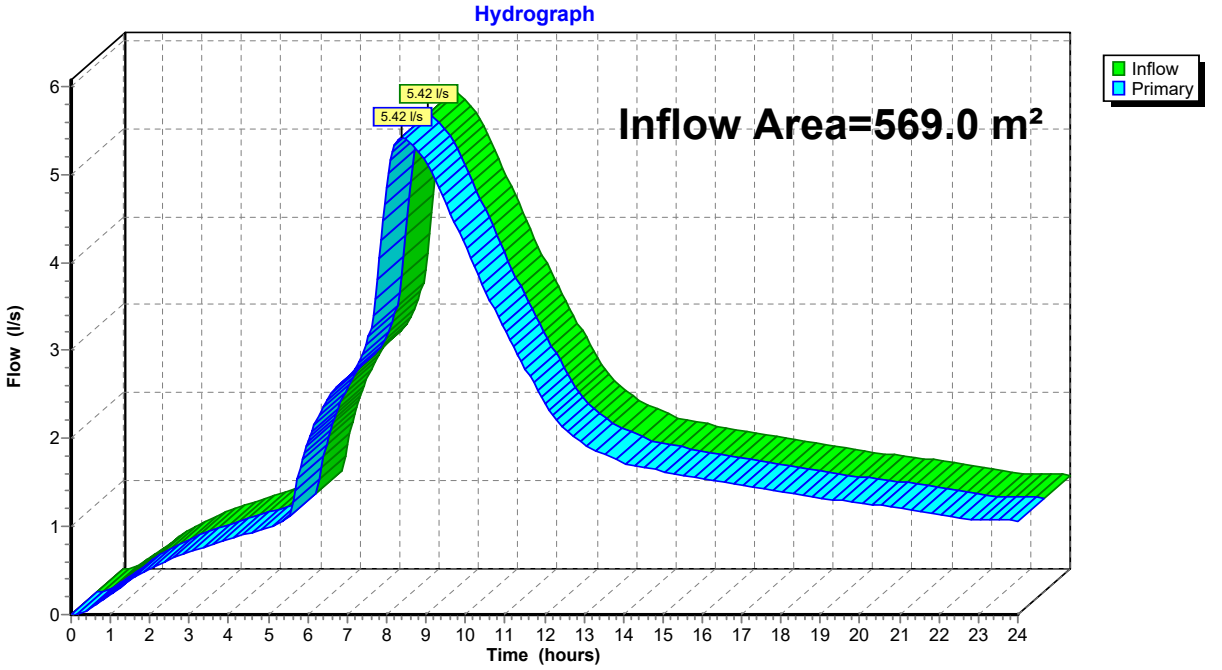


## Summary for Link 6L: Total

Inflow Area = 569.0 m²,100.00% Impervious, Inflow Depth > 277 mm for 1% AEP+20% event
Inflow = 5.42 l/s @ 8.39 hrs, Volume= 157.6 m³
Primary = 5.42 l/s @ 8.39 hrs, Volume= 157.6 m³, Atten= 0%, Lag= 0.0 min

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

### Link 6L: Total



## Summary for Subcatchment 2S: Post-Dev Roof

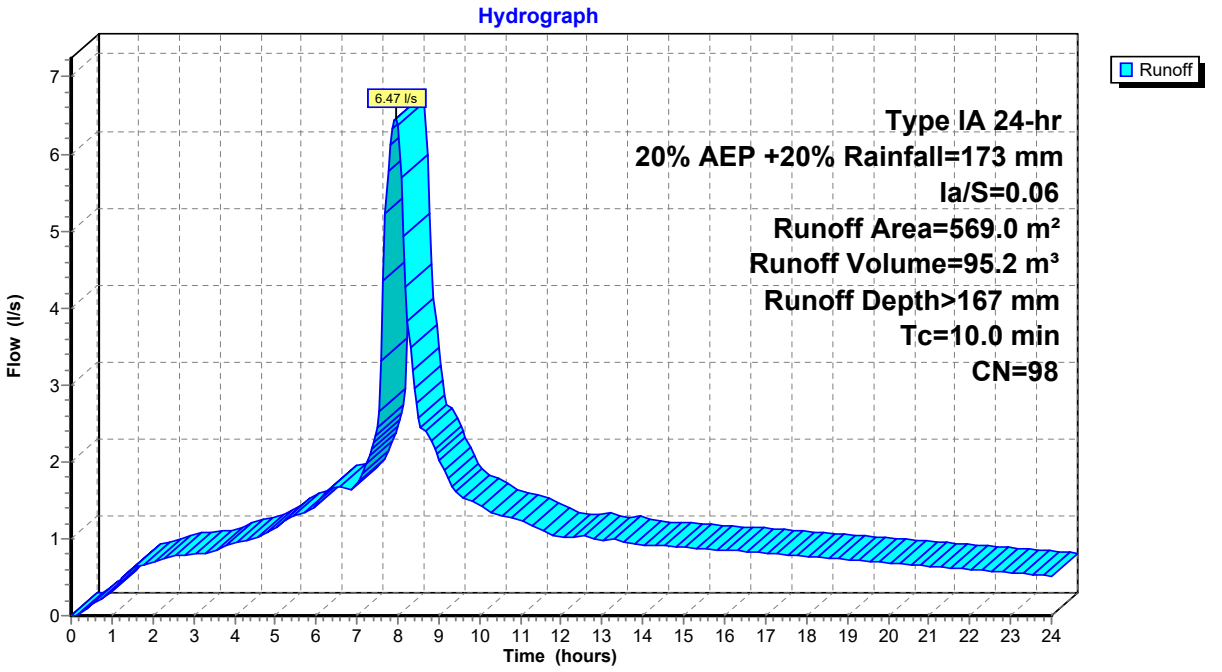
Runoff = 6.47 l/s @ 7.94 hrs, Volume= 95.2 m³, Depth> 167 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=173 mm, Ia/S=0.06

| Area (m²) | CN | Description |
|---|---|---|
| 569.0 | 98 | Roofs, HSG C |
| 569.0 | | 100.00% Impervious Area |

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

### Subcatchment 2S: Post-Dev Roof



## Summary for Pond 3T: attenuation Tanks

Inflow Area = 569.0 m²,100.00% Impervious, Inflow Depth > 167 mm for 20% AEP +20% event
Inflow = 6.47 l/s @ 7.94 hrs, Volume= 95.2 m³
Outflow = 3.27 l/s @ 8.34 hrs, Volume= 87.3 m³, Atten= 49%, Lag= 24.0 min
Primary = 3.27 l/s @ 8.34 hrs, Volume= 87.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 0.813 m @ 8.34 hrs Surf.Area= 26.3 m² Storage= 21.4 m³

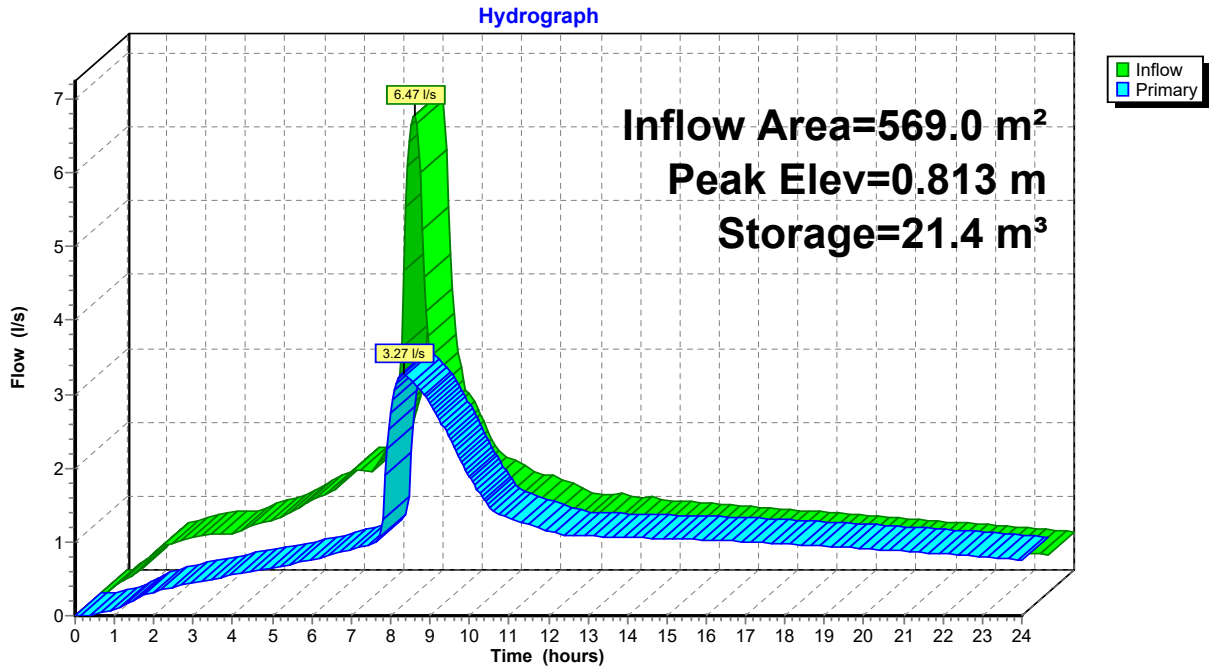
Plug-Flow detention time= 171.6 min calculated for 87.3 m³ (92% of inflow)
Center-of-Mass det. time= 110.3 min ( 759.0 - 648.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 0.000 m | 60.5 m³ | **3.66 mD x 2.30 mH Vertical Cone/Cylinder** x 2.5 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 0.000 m | **26 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #2 | Primary | 0.600 m | **47 mm Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |

**Primary OutFlow** Max=3.27 l/s @ 8.34 hrs HW=0.813 m (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.26 l/s @ 2.38 m/s)
└**2=Orifice/Grate** (Orifice Controls 2.01 l/s @ 1.16 m/s)

### Pond 3T: attenuation Tanks

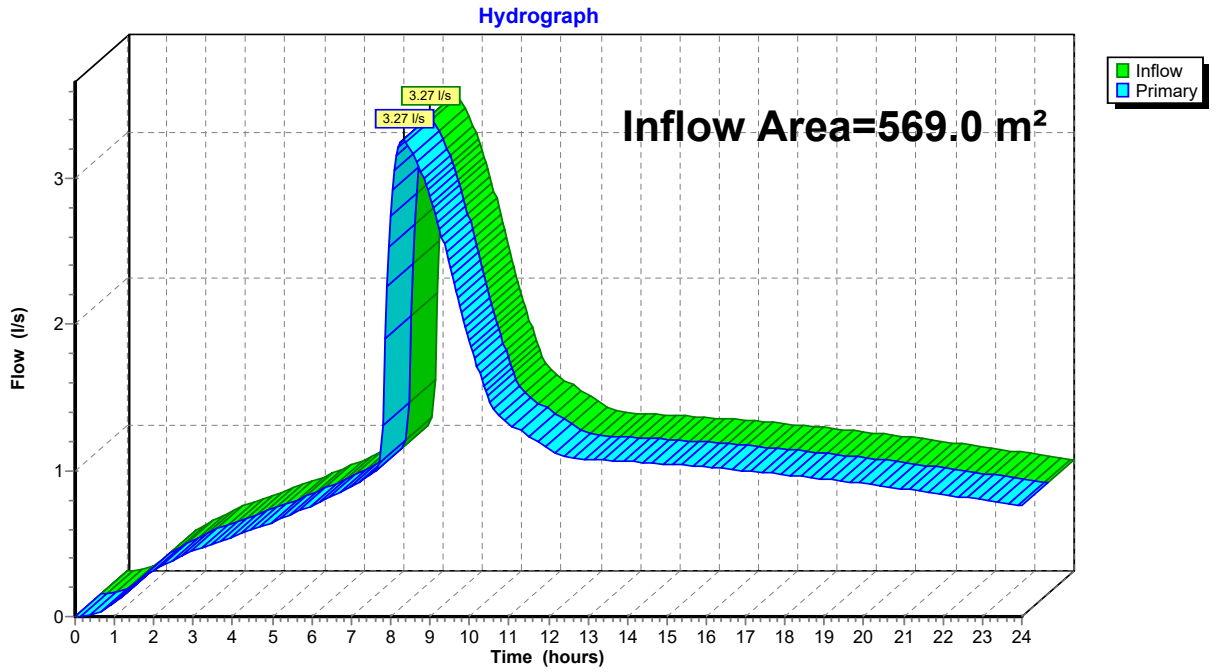


## Summary for Link 6L: Total

Inflow Area = 569.0 m²,100.00% Impervious, Inflow Depth > 153 mm for 20% AEP +20% event
Inflow = 3.27 l/s @ 8.34 hrs, Volume= 87.3 m³
Primary = 3.27 l/s @ 8.34 hrs, Volume= 87.3 m³, Atten= 0%, Lag= 0.0 min

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

### Link 6L: Total



Far North District Council

# NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

| | |
|---|---|
| Applicant/s Name: | Dirk Saville-Wood |
| Address of proposed activity: | 25B Access Road, Kerikeri |
| Legal description: | Lot 2 DP 545788 |
| Description of the proposal (including why you need resource consent): | 48m² pole shed and 24m² shade house to be located on a property zoned Rural Living. Pole shed 3.1m from the southwest boundary whilst shade house is 1.5m from the southwest boundary. The owner of the adjacent property 11C Access Road, Lot 2 DP 480108 is zoned Rural Production. Breaches 10m setback from boundary in RPZ. |
| Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval): | 1. Architectural Plans - A01a, A01b, A02<br>2. Shed Plans - S1, S3<br>3.<br>4.<br>5.<br>6. |

**Notes to Applicant:**

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

## PART B – To be completed by Parties giving approval

**Notes to the party giving written approval:**

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

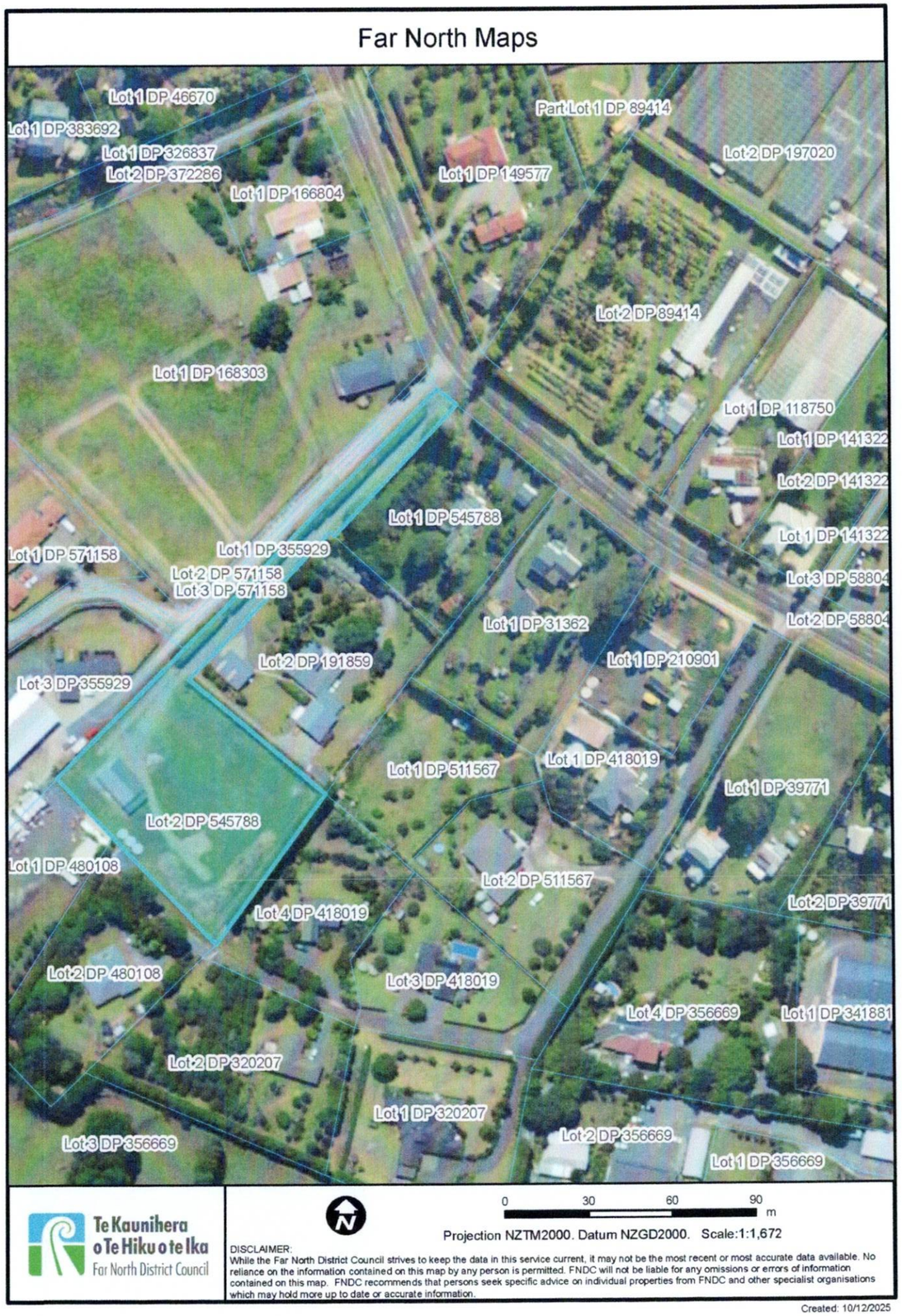
| | |
|---|---|
| Full name/s of party giving approval: | W. Allan Frederick Patton. Rima Moe Mnarua Patton. |
| Address of affected property including legal description | 11c Access Rd. Kerikeri 0230 |
| Contact Phone Number/s and email address | Daytime: 0274 938 608 email: big-berry@xtra.co.nz |

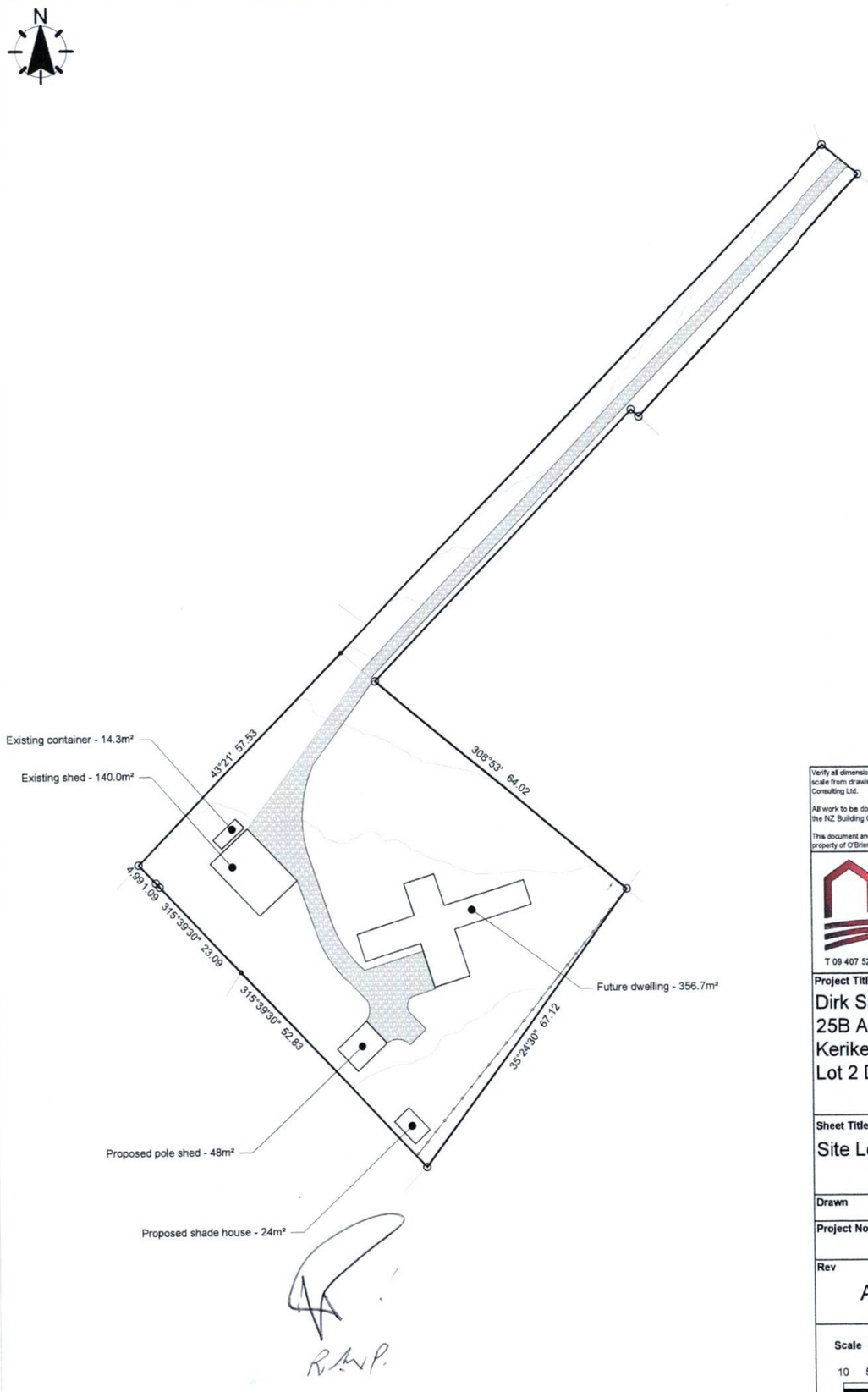
I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

| | | | |
|---|---|---|---|
| Signature | R M Patton | Date | 01/02/26. |
| Signature | W F Patton | Date | 01/02/26 |
| Signature | | Date | |
| Signature | | Date | |




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.



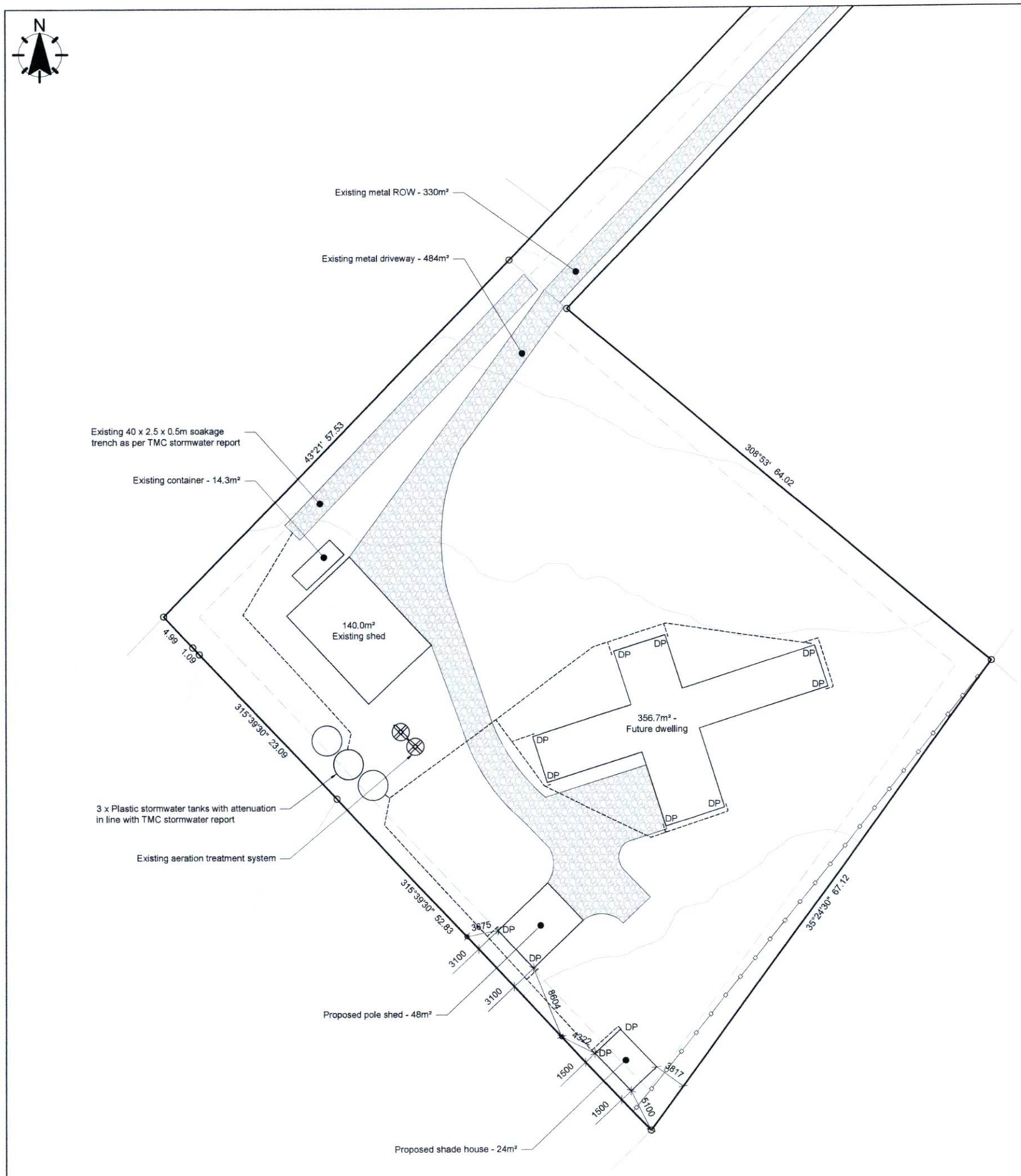
O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Site Location Plan

| | |
|---|---|
| Drawn | 10 December 2025 |
| Project No | 4280 |
| Rev | A |
| Sheet | A01a |

Scale ( A3 Original ) 1: 1000
10 5 0 10 20 m




Lot 2 DP 545788
Lot area: 6048m²
Wind zone: High
Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

| (Impermeable surfaces): | |
|---|---|
| Existing metal ROW: | 330.0m² |
| Existing metal driveway: | 484.0m² |
| Existing shed: | 140.0m² |
| Future dwelling: | 356.7m² |
| Proposed pole shed: | 48.0m² |
| Proposed shed house: | 24.0m² |
| Total proposed: | 1,382.7m² |

Total permitted = 12.5% of gross site area = 756m²
Total proposed = 1,382.7m² = 22.9% RC Required

Setbacks to boundaries: 3m min. Complies

10m setback if lot is adjacent with boundary from a rural production Lot. RC Required

Building height:
Permitted: 9m max
Proposed: 4m approx. Complies

Building Coverage:

| | |
|---|---|
| Existing shed: | 140.0m² |
| Future dwelling: | 356.7m² |
| Proposed pole shed: | 48.0m² |
| Proposed shed house: | 24.0m² |
| Total proposed: | 568.7m² |

Total permitted = 10% of gross site area = 604.8m²
Total Proposed = 568.7m² = 9.4% Complies

Earthworks

No earthworks required



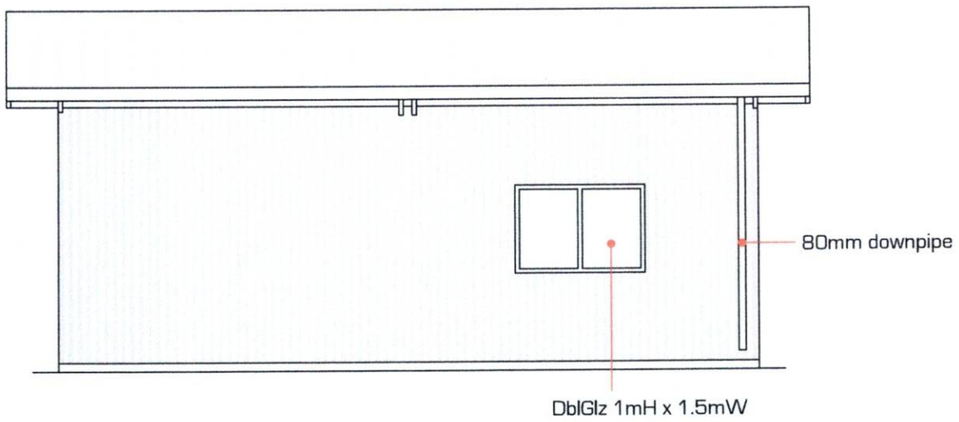
O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

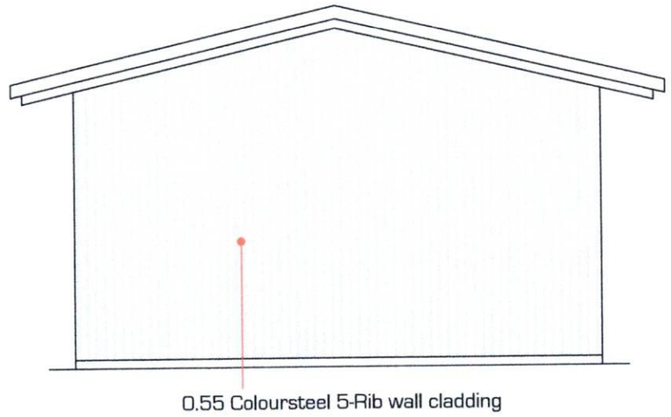
**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

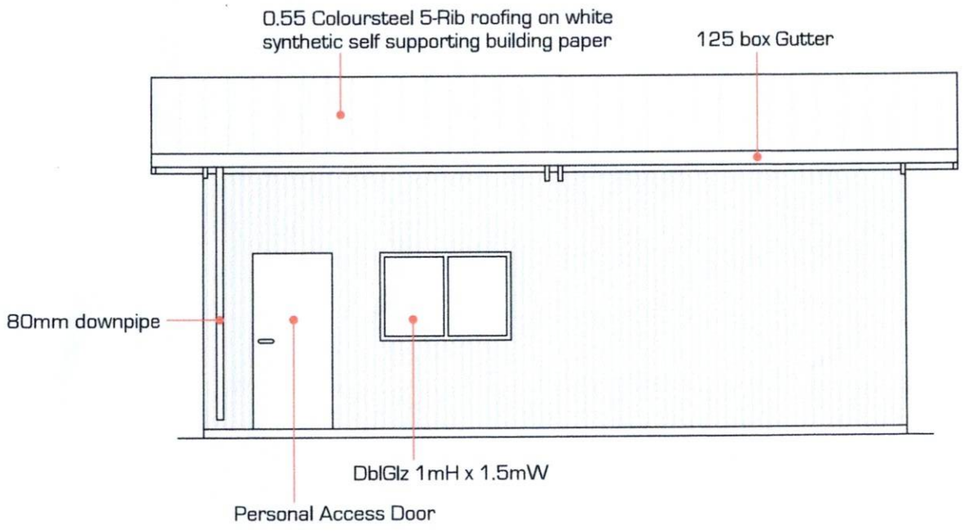
**Sheet Title**
Site Plan

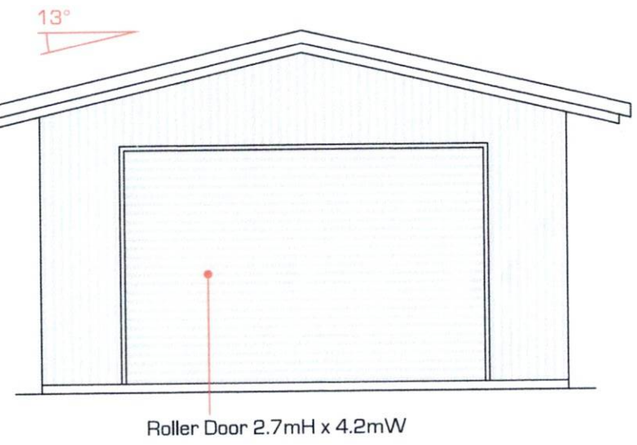
| | |
|---|---|
| **Drawn** | 10 December 2025 |
| **Project No** | 4280 |
| **Rev** A | **Sheet** A01b |

**Scale ( A3 Original )** 1: 500
5 2.5 0 5 10 m




| | |
|---|---|
| Site Address | 25 Access Road, Kerikeri |
| Legal Description | Lot 2 DP 545788 |
| Climate | Zone 1 |
| Earthquake | Zone 1 |
| Exposure | Zone C |
| Rainfall Range | 80 - 90 |
| Wind Region | A |
| Wind Zone | Very High |

| | | |
|---|---|---|
| Rafter | 2/290x45 | **KILN DRIED FRAMING** |
| EndRafter | 240x45 | |
| Purlin | 190x45 at max 1.0m crs | |
| Girt140 | 140x45 at max 1.1m crs | |
| Girt190 | 190x45 at max 1.1m crs | |
| TrimT2 | 2/140x45 | |
| TrimT3 | 3/140x45 | |
| Pole | 150 SED. Footing depth 1400mm x 600 dia H5 Normal Grade | |
| StrapBrace | 29.5x1.0mm G550 Z275 Galvanised Steel | |

All dimensions/specifications etc found within this planset to be checked on site before commencing any work.

All glazing to comply with NZ4223

All work to comply with Health & Safety Act 2015 and NZBC F5

**Proposed Shed for Dirk Saville-Wood**

**S1**

Job: 121951
Ver: 05.11.25

Scale 1:70 on A3

**Elevations**

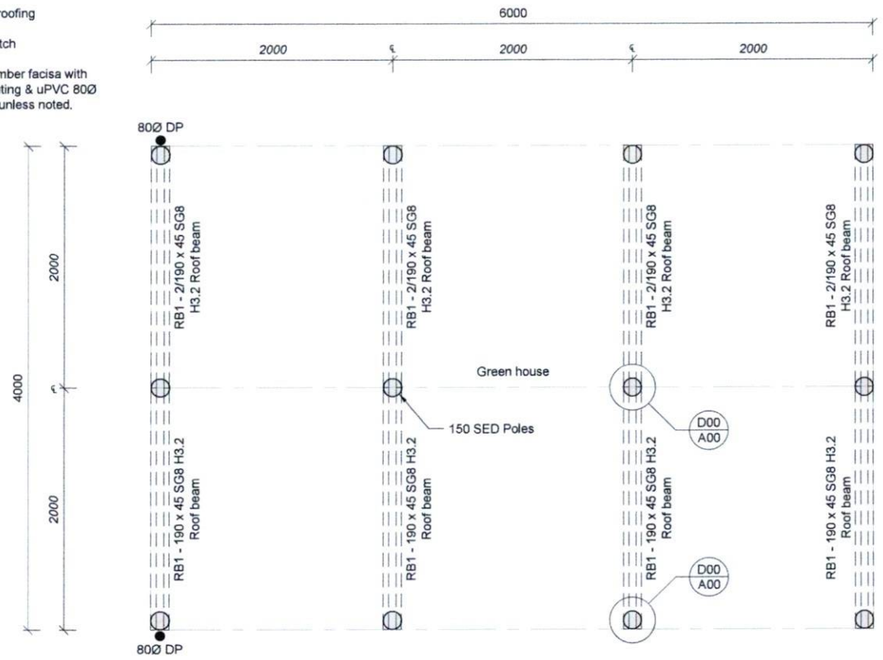
Sheds4U co nz

BUILDING AREA:

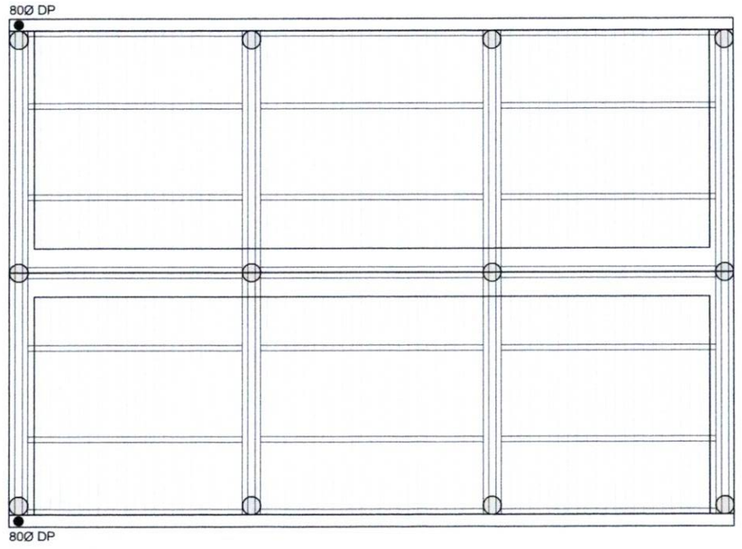
Roof Area: 24.0m²


SPECIFACTION:

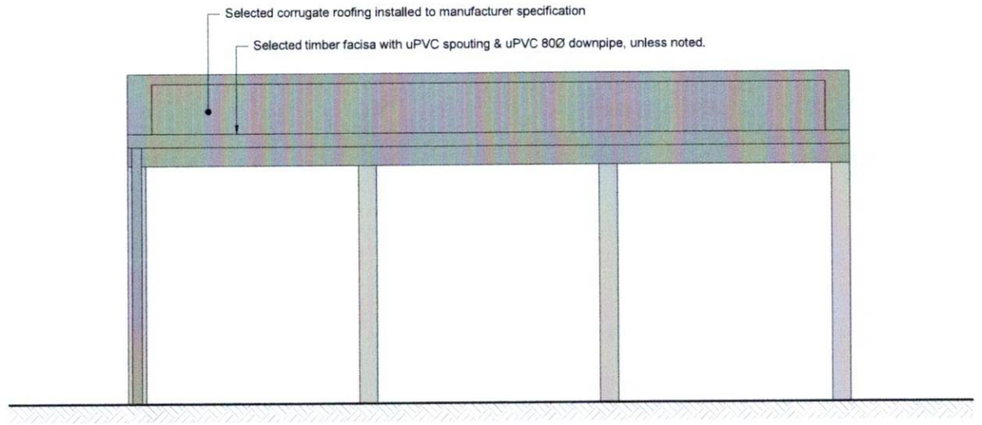
- High wind zone
- Exposure zone C
- 2.2m Pole height
- Corrugate roofing
- 13° Roof pitch
- Selected timber facisa with uPVC spouting & uPVC 80Ø downpipe, unless noted.



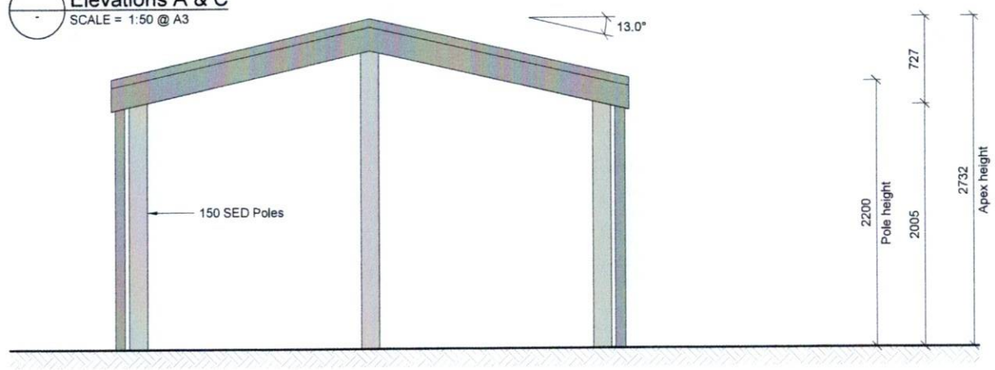

Floor Plan
SCALE = 1:50 @ A3



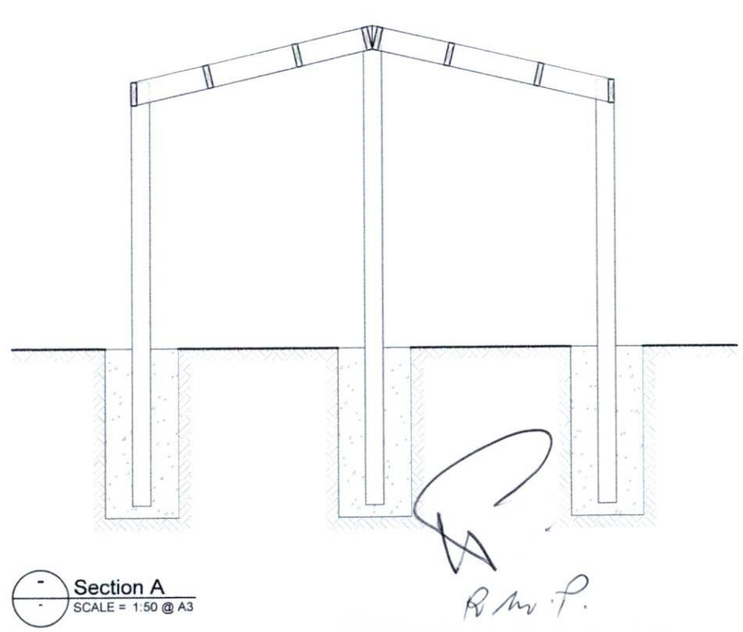

Roof Plan
SCALE = 1:50 @ A3




Elevations A & C
SCALE = 1:50 @ A3




Elevations B & D
SCALE = 1:50 @ A3




Section A
SCALE = 1:50 @ A3

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to attached sheet for roofing notes & details.
3. All roof framing typically H3.2 treated unless specifically stated.
4. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

FIXINGS

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

Fixings within 600mm of finished ground level to be 304 stainless steel.
Exposed fixings to be type 304 stainless steel.
Sheltered fixings to be hot-dipped galvanize.
Closed in nail plates in roof space to be continuous coated galvanized steel.
Closed wire dogs and bolts to be hot dipped galvanized steel.
All other closed structural fixings to be mild steel (uncoated non galvanized)



O'BRIEN DESIGN CONSULTING
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**Project Title**
Dirk Saville-Wood
25B Access Road
Kerikeri
Lot 2 DP 545788

**Sheet Title**
Floor Plan & Elevations

**Drawn** 10 December 2025

**Project No** 4280

**Rev** A

**Sheet** A02

**Scale ( A3 Original )** 1: 50

0.5 0.25 0 0.5 1 m