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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

◯ **Yes** ✔ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the fast track process?

✔ **Yes** ◯ **No**

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, **tehonosupport@fndc.govt.nz***

5. Applicant details

Name/s: Scott Wrightson

Email:

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Northland Planning & Development 2020 Ltd

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: Rachael Popplewell and Scott Wrightson

Property address/
location:

8. Application site details

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

Name/s: Scott Wrightson

Site address/ location:
5 Millers Lane
Kerikeri
0230
Postcode

Legal description: Lot 2 DP 552266 **Val Number:** 00213-28606

Certificate of title: 958534

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.

Please contact Applicant to arrange site 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.

Land use resource consent to construct a sleepout within the site. Consent is required as the proposal infringes the permitted rule for impermeable surface coverage within the Rural Residential zone under the PDP-AV. Consent is sought as a Restricted Discretionary Activity under the PDP-AV.

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)	Scott Wrightson
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.

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)

Signature:
(signature of bill payer)

Date 30/10/16

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)

Signature

Date 30/10/16

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.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **958534**
Land Registration District **North Auckland**
Date Issued 13 January 2022

Prior References
913349

Estate Fee Simple
Area 3209 square metres more or less
Legal Description Lot 2 Deposited Plan 552266
Registered Owners
Scott Roderick Wrightson and Rachael Lynda Popplewell

Interests

Subject to a right of way and a right to convey water and to telecommunication and electricity rights over parts marked K and R on DP 552266 specified in Easement Certificate D620487.4 - produced 10.7.2001 at 9.00 am and entered 17.7.2001 at 9.00 am

The easements specified in Easement Certificate D620487.4 are subject to Section 243 (a) Resource Management Act 1991

11732846.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.5.2020 at 9:43 am

Subject to a right (in gross) to convey telecommunications over part marked K and R on DP 552266 in favour of Chorus New Zealand Limited created by Easement Instrument 11732846.4 - 1.5.2020 at 9:43 am

Subject to a right of way, a right to convey electricity, telecommunications and water over part marked K and R on DP 552266 created by Easement Instrument 11732846.5 - 1.5.2020 at 9:43 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and water and a right to drain water created by Easement Instrument 11732846.5 - 1.5.2020 at 9:43 am

The easements created by Easement Instrument 11732846.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 11841403.2 - 8.9.2020 at 11:31 am

Appurtenant hereto is a right of way created by Easement Instrument 12134184.1 - 3.12.2021 at 4:11 pm

12033632.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.1.2022 at 11:15 am

Land Covenant in Covenant Instrument 12033632.3 - 13.1.2022 at 11:15 am

Subject to a right to drain water over parts marked AA and AC and AD, a right of way and a right to convey water, electricity and telecommunications and a right to drain water over parts marked R and K all on DP 552266 created by Easement Instrument 12033632.5 - 13.1.2022 at 11:15 am

Appurtenant hereto is a right of way, a right to drain water and a right to convey water, telecomunications and electricity created by Easement Instrument 12033632.5 - 13.1.2022 at 11:15 am

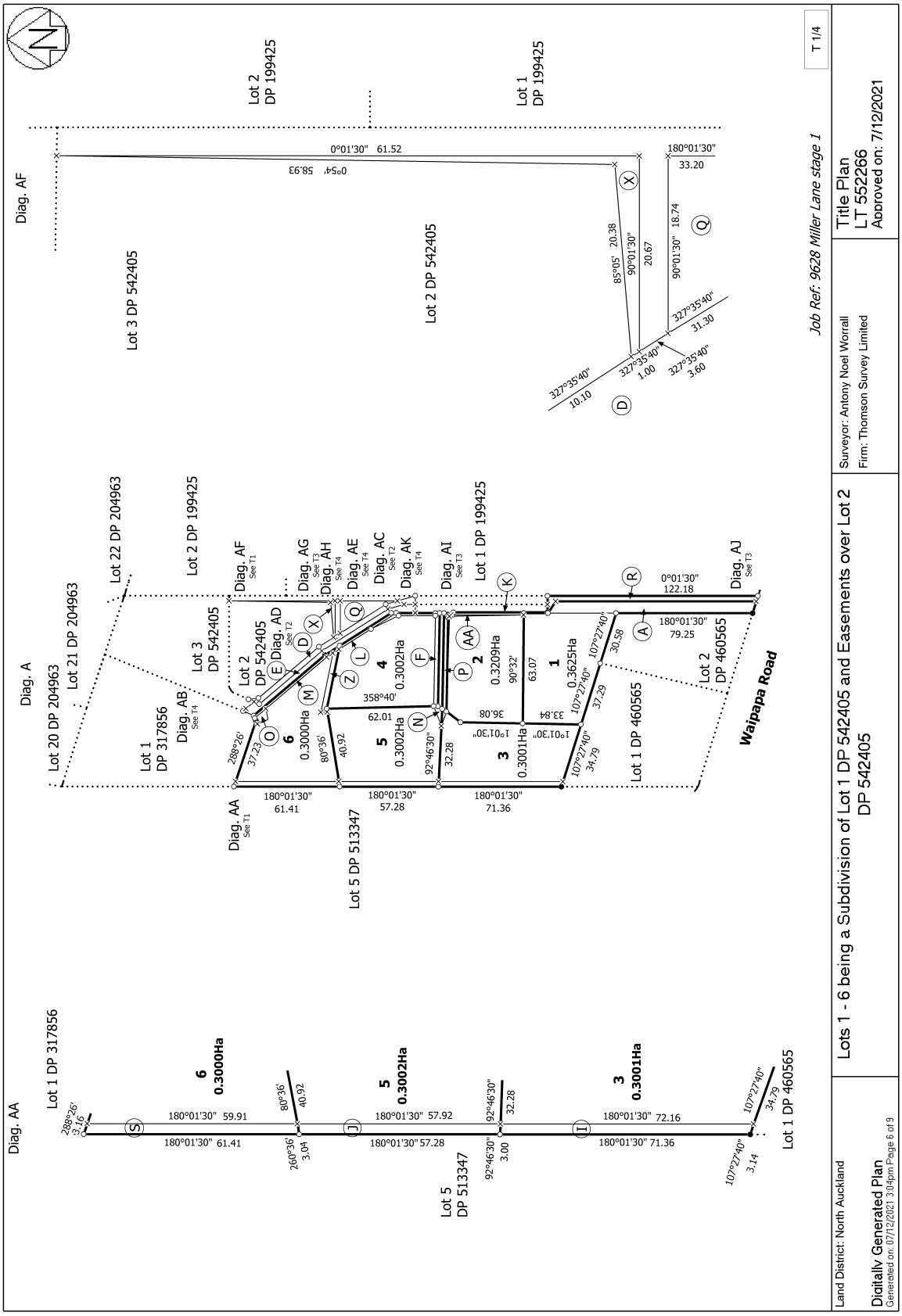
Some of the easements created by Easement Instrument 12033632.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 552266)

Fencing Covenant in Transfer 12387549.2 - 7.3.2022 at 4:10 pm

Subject to a right (in gross) to convey electricity over part marked R on DP 552266 in favour of Top Energy Limited created by Easement Instrument 12563213.1 - 17.2.2023 at 1:00 pm

12982159.1 Variation of Consent Notice 12033632.2 pursuant to Section 221(5) Resource Management Act 1991 - 8.4.2024 at 2:45 pm

13000673.3 Mortgage to ASB Bank Limited - 31.5.2024 at 12:27 pm


Lot 2 DP 199425
Lot 1 DP 199425
Diag. AF
0°01'30" 61.52
180°01'30" 33.20
Lot 3 DP 542405
Lot 2 DP 542405
Job Ref: 9628 Miller Lane stage 1
T 1/4
Lot 22 DP 204963
Lot 2 DP 199425
Lot 1 DP 199425
Diag. AG
Diag. AH
Diag. AE
Diag. AC
Diag. AK
Diag. AI
Diag. AJ
Diag. A
Lot 20 DP 204963
Lot 21 DP 204963
Lot 3 DP 542405
Diag. AD
Lot 2 DP 542405
Lot 1 DP 317856
Diag. AB
0°01'30" 122.18
180°01'30" 79.25
Lot 2 DP 460565
Waipapa Road
Lot 1 DP 460565
0.3000Ha
0.3002Ha
0.3001Ha
0.3209Ha
0.3625Ha
358°40'
90°32'
180°01'30" 61.41
180°01'30" 57.28
180°01'30" 71.36
Diag. AA
Lot 5 DP 513347
180°01'30" 59.91
180°01'30" 57.92
180°01'30" 72.16
Lot 5 DP 513347
Lot 1 DP 460565
Lots 1 - 6 being a Subdivision of Lot 1 DP 542405 and Easements over Lot 2 DP 542405
Surveyor: Antony Noel Worrall
Firm: Thomson Survey Limited
Title Plan
LT 552266
Approved on: 7/12/2021
Land District: North Auckland
Digitally Generated Plan
Generated on: 07/12/2021 3:04pm Page 6 of 9

View Instrument Details

Instrument No	11732846.2
Status	Registered
Date & Time Lodged	01 May 2020 09:43
Lodged By	Thompson, Emma Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
913349	North Auckland
913350	North Auckland
913351	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Richard Adrian Ayton as Territorial Authority Representative on 01/05/2020 09:03 AM

***** 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 a Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC 2190618**
Being the Subdivision of Lot 2 DP 317856
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 – 3 DP 542405

(i) 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

(ii) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the Subdivision Suitability Report prepared by Ecolife Enterprises Limited and submitted with Resource Consent 2190618 - 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.

(iii) In conjunction with the construction of any building with an area greater than 30 m^2, the owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 2% AEP plus allowance for climate change. The details of the on site detention storage and flow attenuation shall be prepared by a suitably qualified person and submitted with the building consent application.

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

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 28th day of March 2020

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN - LAND USE DECISION ON RESOURCE CONSENT APPLICATION AND VARIATION TO CONSENT NOTICE CONDITION

Resource Consent Number: **2300313-RMALUC**

Applicant: **Bert Ltd**

Subject Site Details

Address: **122 Waipapa Road, Kerikeri**

Legal Description: **Lots 1, 2 and 3 of DP 542405 (R.T.s 913349, 913350, 913351)**

Lot 1 DP 317856 (R.T. 70068)

Decision A – land use consent

Pursuant to section 104B of the Resource Management Act 1991 (the Act), Far North District Council (Council) hereby grants resource consent as follows:

- **To exceed the permitted activity threshold for stormwater management in the Rural Living zone (12.5% or 3,000 m² whichever is the lesser) as follows:**

Lot 2 DP 542405	**29.7% (up to 1,187 m² comprising up to 400 m² future roof area, 150 m² for future driveway etc and the right of way within the lot)**
Lot 3 DP 542405	**33.3% (up to 1,344 m² comprising up to 500 m² future roof area, 350 m² for future driveway etc and the right of way within the lot)**
Lots 1 to 5 of Stage 1 of RC2200411	**20.2% - 28.4% (up to 550 m² plus rights of way)**
Lot 6 of Stage 1 of RC2200411	**22.3% (up to 670 m² comprising existing and future buildings/structures plus driveway)**
Lot 2 of Stage 2 of RC2200411	**18.3% (up to 550 m² plus rights of way)**

- **To exceed the permitted activity threshold for building coverage in the Rural Living zone (10% or 2,400 m² whichever is the lesser) as follows:**

Lot 3 DP 542405	**11%**
Lots 1 to 6 of Stage 1 of RC2200411	**12% (360 m²)**
Lot 1 of Stage 2 of RC2200411	**12.5% for existing coverage**

Lot 2 of Stage 2 of RC2200411 12% (360 m²)

Pursuant to section 108 of the Act, this consent is issued subject to the following conditions:

1. That subject to incorporating any changes required by the following condition of consent, the land use shall be undertaken in general accordance with the application and further information prepared by Thomson Survey Ltd.

2. That prior to built development requiring building consent occurring on Lots 2 and 3 of DP 542405 (R.Ts 913350 and 913351), evidence shall be provided with the building consent application that clause (iii) of consent notice 11732846.2 as it relates to those lots has been varied as outlined in Decision B below.

   All other lots shall be subject to the consent notice restrictions applying to the respective titles.

Decision B – variation of consent notice condition

Far North District Council also resolves in accordance with section 221(3) of the Act to cancel clause (iii) of consent notice 11732846.2 as it relates to Lot 1 DP 542405 (R.T 913349) as it will become redundant upon title issuing to Lots 1 to 6 of RC2200411.

~~*In conjunction with the construction of any building with an area greater than 30 m², the owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site after development is no greater than the predevelopment flow from the site for rainfall events up to a 2% AEP plus allowance for climate change. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified person and submitted with the building consent application.*~~

Far North District Council also resolves in accordance with section 221(3) of the Act to vary clause (iii) of consent notice 11732846.2 as it relates to Lots 2 and 3 of DP 542405 (R.Ts 913350 and 913351), with the condition to be varied as follows:

In conjunction with the construction of any building with an area greater than 30 m², the owner shall install a stormwater ~~*detention tank with a flow attenuated outlet. The*~~ ***management*** *system* ~~*shall be*~~ *designed such that the total stormwater discharged from the site after development is no greater than the predevelopment flow from the site for rainfall events up to a* ***1%****, 2% and* ***10%*** *AEP plus allowance for climate change. The details of the on-site* ~~*detention storage and flow attenuation*~~ ***stormwater management system*** *shall be prepared by a suitably qualified person and submitted with the building consent application.* ***Stormwater management methodology should reference the Stormwater Report for Lots 2 & 3 DP 542405 Waipapa Road, Kerikeri, prepared by Haigh Workman, dated 29 September 2020 and provided with RC2300313.***

Decision C – Time extension

Far North District Council also resolves in accordance with sections 37 and 37A of the Act to double the processing timeframe to accommodate ongoing discussions throughout the process regarding the mitigation required, with the application subsequently varied.

In extending the timeframe, Council is of the opinion that the interests of any persons would not be adversely affected, with the interests of the community better served in ensuring an adequate assessment of the effects of the proposal.

Reasons for the Decision

1. Application details

The application details; including the proposal, district plan zoning and other notations have been outlined in the notification assessment report. In addition, the notification assessment details, the reasons for consent, the application site and the surrounding environment have been described.

2. Principal issues in contention and main findings on those issues:

Pursuant to section 104B of the Act, when considering an application for a discretionary activity, Council may grant or refuse the application, and if it grants the application, may impose conditions under section 108 of the Act.

The principal issues in contention relate to stormwater management and the local landscape/amenity. Council has determined (by way of an earlier report and resolution addressing the Act's requirements relating to notification) that the adverse environmental effects associated with the proposed activity will be less than minor and that there are no affected persons, customary rights group or customary marine title group.

3. Relevant statutory provisions:

The planning report prepared by Thomson Survey Ltd includes an assessment of Part 2 of the Resource Management Act 1991, the Regional Policy Statement for Northland and the Far North District Plan.

Based upon the assessment provided and the matters addressed in Council's notification assessment, subject to compliance with the conditions of consent, the land use resource consent and consent notice variation are considered consistent with the statutory documents, providing for those matters of relevance to the proposal.

4. Overall evaluation

Having considered the application against the relevant provisions of the Act and the District Plan, it is recommended that this application be granted subject to requiring the development to be undertaken as per the information submitted. Conditions have been imposed accordingly.

Approval

This resource consent has been prepared by Liz Searle, Senior Planner, and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from Council by:



Louise Wilson
Team Leader Resource Consents

Date: 21 January 2021

Right of objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse **five years** after the date of commencement of consent unless, before the consent lapses;

(a) It is given effect to before the end of that period; OR

(b) An application is made to Council to extend the period after which the consent lapses and Council decides to grant an extension. The statutory considerations that apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

View Instrument Details

Landonline

Toitu te Land whenua Information New Zealand

Instrument No.	11841403.2
Status	Registered
Date & Time Lodged	08 Sep 2020 11:31
Lodged By	Hoffmann, Danielle Lorraine
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
913349	North Auckland
913350	North Auckland

Annexure Schedule Contains 3 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 Richard Adrian Ayton as Covenantor Representative on 07/09/2020 02:08 PM

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 Richard Adrian Ayton as Covenantee Representative on 07/09/2020 02:08 PM

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

© Copyright: Land Information New Zealand

COVENANT INSTRUMENT TO NOTE LAND COVENANT

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

Covenantor *Surname(s) must be underlined or in CAPITALS*

BERT LIMITED.

Covenantee *Surname(s) must be underlined or in CAPITALS*

BERT LIMITED

Grant of Covenant

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

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

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Restrictive Land Covenants	N/A	Lot 2 on Deposited Plan 542405 (RT 913350	Lot 1 on Deposited Plan 542405 (RT 913349)

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

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

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

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

[Annexure Schedule B].

Insert instrument type

Covenant instrument to note land covenants

Continue in additional Annexure Schedule, if required

LAND COVENANTS

It is the Covenantor's intention to create for the benefit of the Benefited Land in Schedule A (hereinafter referred to as the "Benefited Land") the Land Covenants set out in Schedule B over the burdened land in Schedule A (hereinafter referred to as the "Burdened Land") TO THE INTENT that the Burdened Land shall be bound by the stipulations and restrictions set out in Schedule B hereto and the Covenantee may enforce the observance of such stipulations against the owners for the time being of the Burdened Land.

AND the Coveantee DOTH HEREBY COVENANT AND AGREE on the manner set out in Schedule B hereto so that the Covenants run with the Burdened Land for the benefit of the Benefited Land as described in Schedule A.

Schedule B

1. The Covenantor shall:

   a. Ensure that any dwelling to be erected on the burdened land shall be a new residence not being a pre-built transportable or relocatable house unless plans and specifications are approved in writing by the developer.

   b. Ensure that the dwelling shall have a floor area of not less than 120m^2 (the floor area measurement to be exclusive of garage, carports, decking breezeways and roof overhang).

   c. Not use any second-hand materials in the construction of the dwelling or any outbuildings on the burdened land.

   d. Ensure that any carport to be constructed on the burdened land shall be attached to the dwelling. Garages can either be attached to or separate from the dwelling.

   e. Ensure that construction of the dwelling on the burdened land shall be completed within eighteen (18) months of commencement of laying down the foundations for such building and within that 18 month period to construct in a proper and tradesmanlike manner a driveway or vehicle access. Lawns are to be laid and landscaping undertaken immediately following completion of the residence taking into account the time of the year and weather conditions.

   f. Not erect or allow to be erected any fence constructed of roofing iron, fibrolite board or second hand materials.

   g. Not permit the burdened land to be occupied or used as a residence unless the dwelling on the burdened land has been substantially completed in accordance with any local authority building consent and a compliance certificate has issued.

   h. Not bring on or to allow to remain on the burdened land or any carriageway used for access in the subdivision any temporary building, caravan, trade vehicle or other equipment or materials or machinery unless garaged or screened from the road and neighbouring properties, so as to preserve the amenities of the neighbourhood and also to prevent noise likely to cause offence to residents in the subdivision.

Insert instrument type

Covenant instrument to note land covenants

Continue in additional Annexure Schedule, if required

l. Keep and maintain the burdened land in a neat and tidy condition and prevent it from becoming unsightly.

j. Not allow on any of the buildings, structures or fencing placed on the burdened land to become dilapidated or to fall into disrepair.

k. Not use adjacent or abutting land including wetlands and right of way access stockpiling and storage of materials and dumping of rubbish.

l. Not carry out any activity on a regular basis other than property maintenance that generates high level of noise.

2. The Covenantor acknowledges that Covenantee shall not be liable for or contribute towards the cost of erection or maintenance of any dividing or boundary fence between the Burdened Land and any adjoining land owned by the Covenantee. The benefit of this covenant shall not enure for the benefit of any subsequent transferee of such adjoining land.

3. Where the Covenantor as registered owner of the burdened land commits a breach of any covenant and that breach is ongoing the Covenantee, or their nominee shall be authorised to enter upon the property and to take such steps as may be reasonably and/or expedient for the purpose of remedying the breach. Any costs incurred in remedying the breach shall be recoverable from the Covenantor as a debt payable, and shall bear interest at the rate of 18% per annum from the date of demand until the date of payment. There shall be no obligation on the Covenantee to take any steps to enforce these covenants.

4. If any dispute arises under these covenants, the Covenantor and Covenantee will in good faith:
   a. Attempt without delay to resolve the dispute by negotiation between them; and
   b. Failing such resolution refer the dispute to mediation with the assistance of a suitably qualified and experience mediator agreed between them or failing such agreement, appointed by the President of the New Zealand Law Society; and
   c. The Covenantor and Covenantee will each pay half the expenses of any mediation under this clause.

5. The above restrictions in clauses 1(a) to (g) shall not apply after 31 December 2035.

-EASEMENT VARIATION INSTRUMENT TO VARY EASEMENT OR *PROFIT À PRENDRE*

Section 112 Land Transfer Act 2017

Grantor

BRIAN CATES and MARGARET LESLEY CATES

Grantee

FAR NORTH DISTRICT COUNCIL

Variation of Easement or *Profit à prendre*

The rights and powers that apply to the easement or *profit(s) à prendre* set out in Schedule A are hereby **varied, added to or excluded** as set out in Schedule B.

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement or *Profit*	Creating Instrument number	Burdened Land (Record of Title)	Benefited Land (Record of Title) *or* in gross
Right to drain water	11950644.1	Lot 1 on Deposited Plan 317856 (RT 70068)	In gross

Schedule B

Continue in Annexure Schedule, if required

Easement granting the right to drain water over the area marked "V" on Deposited Plan 553384

1. Bert Limited is currently undertaking a subdivision of Lot 1 DP 542405 being all the land contained in RT 913349 ("the Development"). Lot 1 DP 542405 currently receives the benefit of the right to drain water pursuant to easement instrument 11732846.5. The stormwater for the Development will be managed by a stormwater attenuation pond which is marked "Q" and "X" on DP 552266 situated on Lot 2 DP 542405 for the benefit of the new lots in the Development being Lots 1 to 6 on Deposited Plan 552266 being all the land contained in RT 958533, 958536, 958537, 958534, 958535, 958538. The stormwater attenuation pond drains into areas marked "G", "H", "T" and "U" on DP 542405 and area "V" on DP 553384.

Insert instrument type

Easement Variation Instrument

Continue in additional Annexure Schedule, if required

Schedule B continued...

2. Regulations 11(1), (2) and (3) are deleted and replaced with the following:

"11 (1) The registered owners of Lots 1 to 6 on Deposited Plan 552266 being all the land contained in Record of Titles 958533, 958534, 958535, 958536, 958537, 958538 (the "Benefited Owners") are solely responsible for the repair and maintenance of the easement facility shown as area V on Deposited Plan 553384, and for the associated costs, so as to keep the facility in good order and to prevent it from becoming a danger or nuisance. In the event the Benefited Owners to not comply with the terms of this easement, the Grantee shall have the right to give notice in writing to the Benefited Owners of the alleged breach and requiring them to rectify the breach. If the Benefited Owners do not comply with such notice within one month of such notice being given, the Grantee shall have the right to carry out the works required to rectify the breach which shall be at the cost of the Benefited Owners."

3. Regulation 11(5) is deleted and replaced with the following:

"11 (5) Any repair or maintenance of the easement facility that is attributable solely to an act or omission by the grantor, or the grantee or any of the Benefited Owners must be carried out by that grantor, grantee or the Benefited Owners at their sole cost."

4. Regulation 11(6) is deleted and replaced with the following:

"11 (6) However, if the repair and maintenance of the easement facility is only partly attributable to an act or omission by the grantor or grantee or Benefited Owners,-

(a) That party must pay the portion of the costs of the repair and maintenance that is attributable to that act or omission; and

(b) The balance of those costs is payable in accordance with subclause (1)."

24/2/2021

Landonline

Toitu te Land whenua Information New Zealand

Title Plan - LT 552266

Survey Number	LT 552266
Surveyor Reference	9628 Stage 1 Waipapa Rd
Surveyor	Antony Noel Worrall
Survey Firm	Thomson Survey Limited
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 6 being a Subdivision of Lot 1 DP 542405 and Easements over Lots 2 & 3 DP 542405 & Lot 1 DP 317856		
Status	Initiated		
Land District	North Auckland	**Survey Class**	Class A
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

RT 913349

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 552266	Fee Simple Title	0.3625 Ha	958533
Lot 4 Deposited Plan 552266	Fee Simple Title	0.3002 Ha	958536
Lot 5 Deposited Plan 552266	Fee Simple Title	0.3002 Ha	958537
Area A Deposited Plan 552266	Easement		
Area L Deposited Plan 552266	Easement		
Area F Deposited Plan 552266	Easement		
Area I Deposited Plan 552266	Easement		
Area J Deposited Plan 552266	Easement		
Area S Deposited Plan 552266	Easement		
Area R Deposited Plan 552266	Easement		
Area N Deposited Plan 552266	Easement		
Area Z Deposited Plan 552266	Easement		
Area O Deposited Plan 552266	Easement		
Area M Deposited Plan 552266	Easement		
Area K Deposited Plan 552266	Easement		
Area AA Deposited Plan 552266	Easement		
Lot 2 Deposited Plan 552266	Fee Simple Title	0.3209 Ha	958534
Lot 3 Deposited Plan 552266	Fee Simple Title	0.3001 Ha	958535
Lot 6 Deposited Plan 552266	Fee Simple Title	0.3000 Ha	958538
Area P Deposited Plan 552266	Easement		
Area X Deposited Plan 552266	Easement		
Area Q Deposited Plan 552266	Easement		
Total Area		1.8839 Ha	

THOMSON SURVEY LIMITED
SURVEYORS AND RESOURCE PLANNERS

Plan Number

DP 552266

Schedule of Existing Easements			
Purpose	**Shown**	**Servient Tenement (Burdened land)**	**Created by**
Right of Way Right to convey Water, Telecommunications and Electricity	A	Lot 1 Hereon	D620487.4
	K R	Lot 2 Hereon	
Right of Way Right to convey Water, Telecommunications and Electricity	A	Lot 1 Hereon	11732846.5
	K R	Lot 2 Hereon	
	L	Lot 4 Hereon	
	M	Lot 6 Hereon	

Schedule of Existing Easements in Gross			
Purpose	**Shown**	**Servient Tenement (Burdened land)**	**Created by**
Right to convey Water	I	Lot 3 Hereon	11732846.3
	J	Lot 5 Hereon	
	S	Lot 6 Hereon	
Right to convey Telecommunications	A	Lot 1 Hereon	11732846.4
	K R	Lot 2 Hereon	
	L	Lot 4 Hereon	
	M	Lot 6 Hereon	
Right to Convey Water	I	Lot 3 Hereon	D620487.3
	J	Lot 5 Hereon	
	S	Lot 6 Hereon	

315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, sam@tsurvey.co.nz

Telephone: **09 4077360**

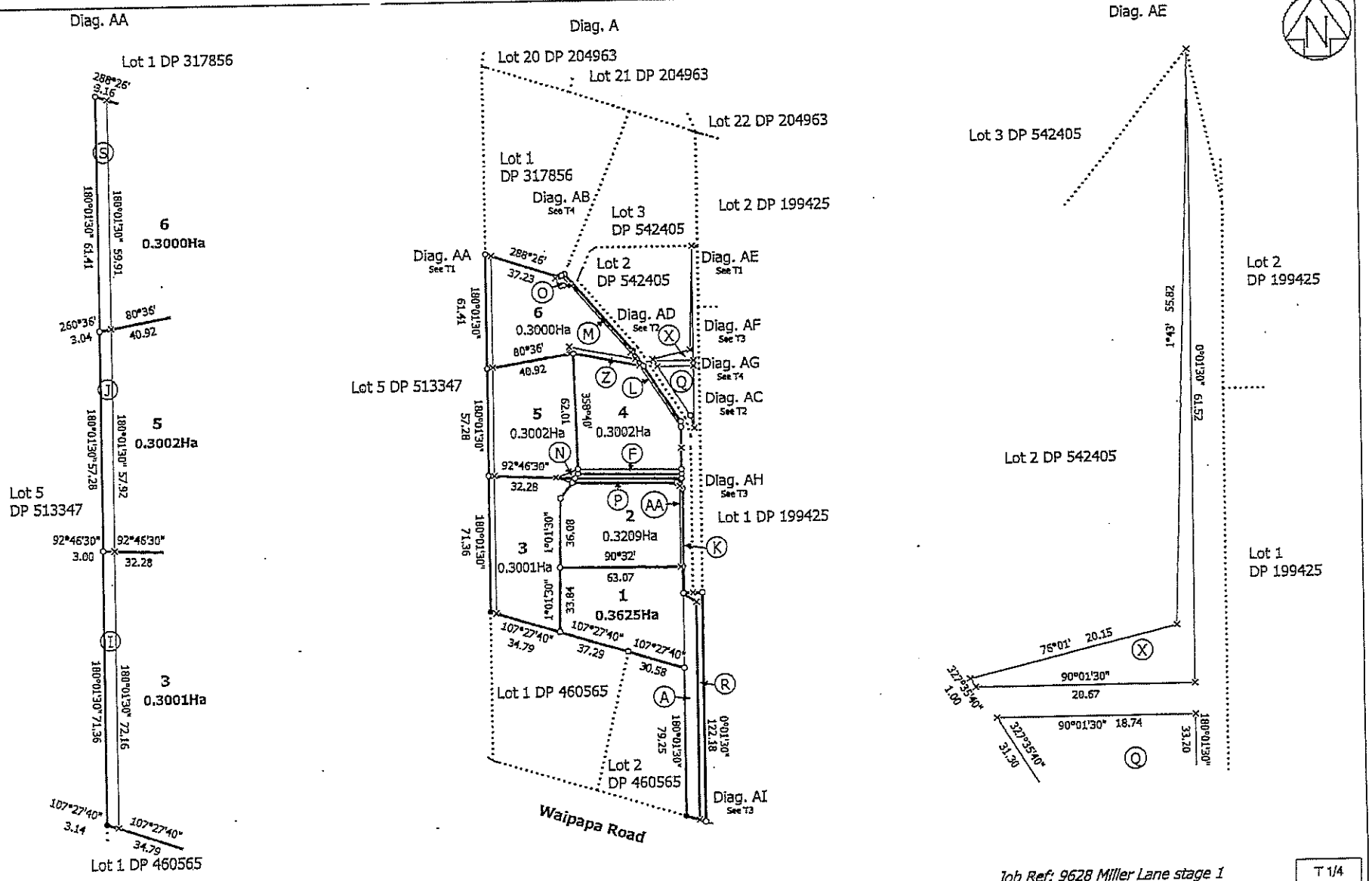
*After Hours:*Director: Denis Thomson 09 4071372
*After Hours:*Office Manager: Sam Lee 021 1370060

Schedule / Memorandum

Memorandum of Easements			
Purpose	**Shown**	**Servient Tenement** (Burdened land)	**Dominant Tenement** (Benefited land)
Right of Way	O	Lot 6 Hereon	Lots 1-5 Hereon
Right to Drain Water	AA K	Lot 2 Hereon	Lot 1 Hereon
Right of Way Right to Convey Water, Telecommunications and Electricity	P	Lot 3 Hereon	Lot 5 Hereon
Right to Drain Water	P	Lot 3 Hereon	Lots 1, 2 & 5 Hereon
Right of Way Right to Convey Water, Telecommunications and Electricity	N	Lot 5 Hereon	Lot 3 Hereon
Right to Drain Water	N	Lot 5 Hereon	Lots 1, 2 & 3 Hereon
Right of Way Right to Convey Water, Telecommunications and Electricity	F	Lot 4 Hereon	Lots 3 & 5 Hereon
Right to Drain Water	F	Lot 4 Hereon	Lots 1, 2, 3 & 5 Hereon
	Z M	Lot 6 Hereon	Lots 4 & 5 Hereon
Right of Way Right to convey Water, Telecommunications and Electricity Right to drain Water,	A	Lot 1 Hereon	Lots 2-6 Hereon
	R K	Lot 2 Hereon	Lots 1 & 3-6 Hereon
	L	Lot 4 Hereon	Lots 1-3, 5 & 6 Hereon
	M	Lot 6 Hereon	Lot 1-5 Hereon
Right to Drain Water	S	Lot 6 Hereon	Lots 3 & 5 Hereon
	J	Lot 5 Hereon	Lot 3 Hereon
	Q X	Lot 2 DP 542405	Lot 1-6 Hereon

Schedule / Memorandum

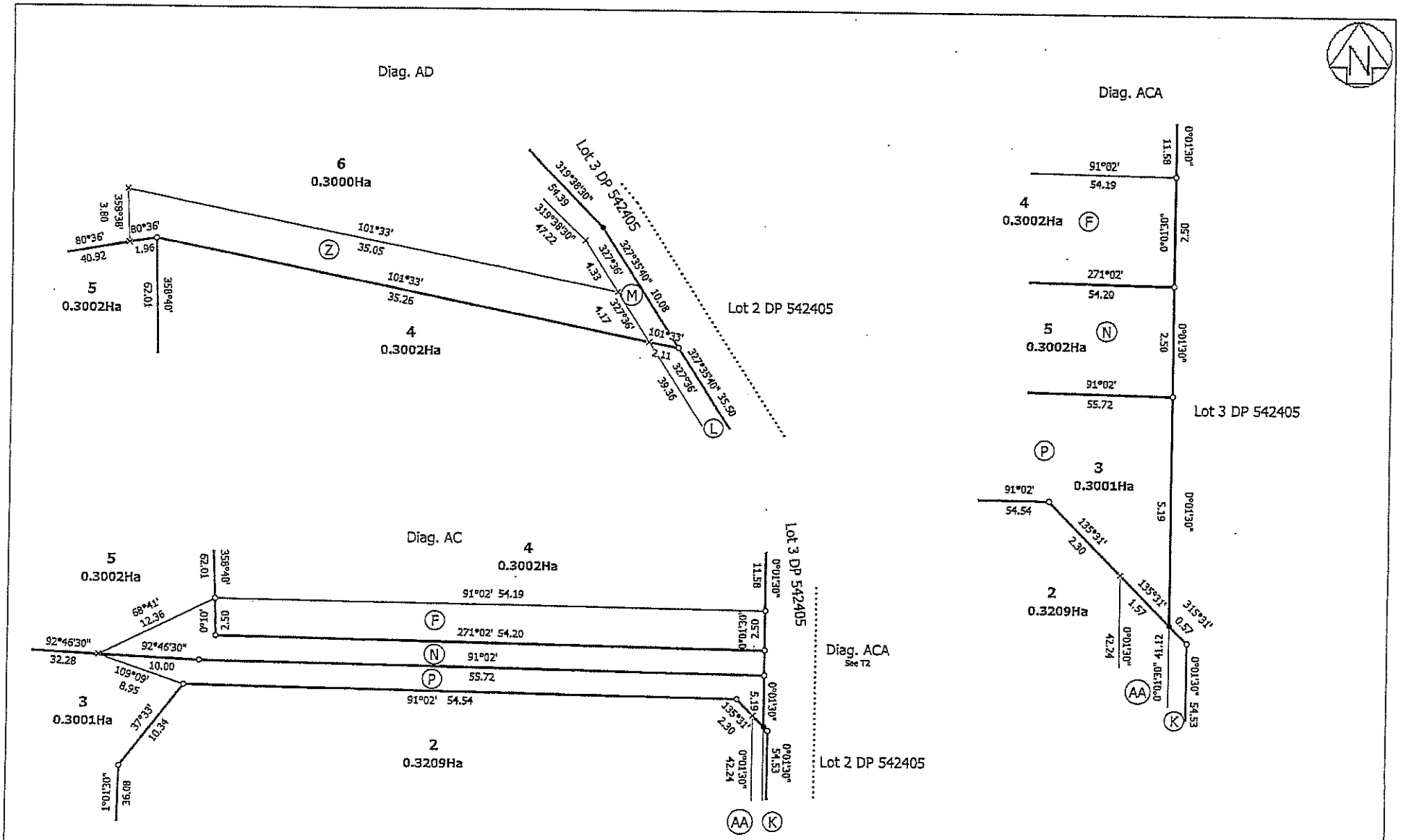
Proposed Easements in Gross			
Purpose	**Shown**	**Servient Tenement** (Burdened land)	**Grantee**
Right to convey Telecommunications	F	Lot 4 Hereon	Chorus Ltd
	P	Lot 3 Hereon	
	N	Lot 5 Hereon	
Right to Drain Water	I	Lot 3 Hereon	Far North District Council
	J	Lot 5 Hereon	
	S	Lot 6 Hereon	



Job Ref: 9628 Miller Lane stage 1

T 1/4

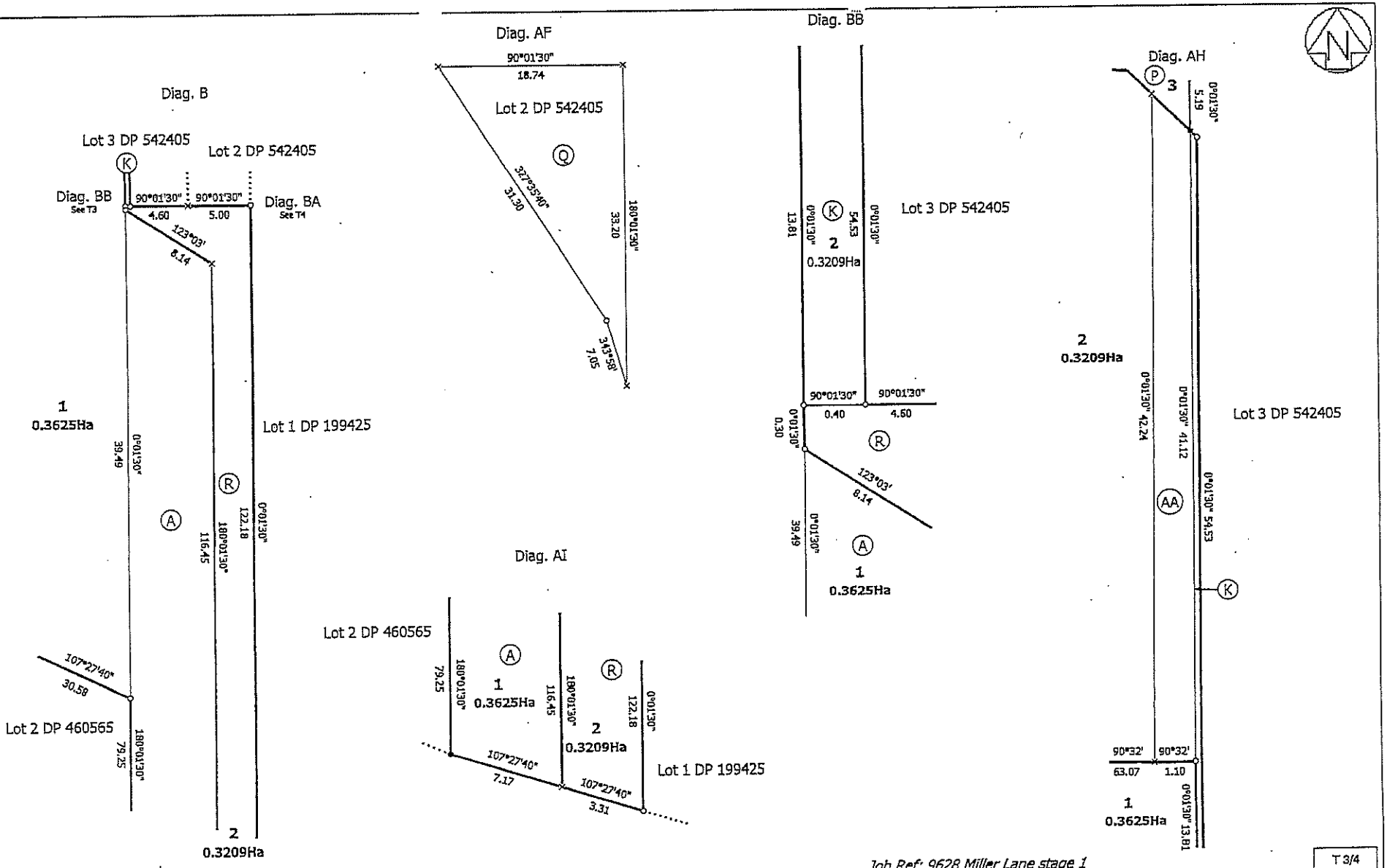
Land District: North Auckland Digitally Generated Plan Generated on: 15/02/2021 12:37am Page 5 of 8	Lots 1 - 6 being a Subdivision of Lot 1 DP 542405 and Easements over Lots 2 & 3 DP 542405 & Lot 1 DP 317856	Surveyor: Antony Noel Worrall Firm: Thomson Survey Limited	Title Plan LT 552266 DRAFT



Job Ref: 9628 Miller Lane stage 1

T 2/4

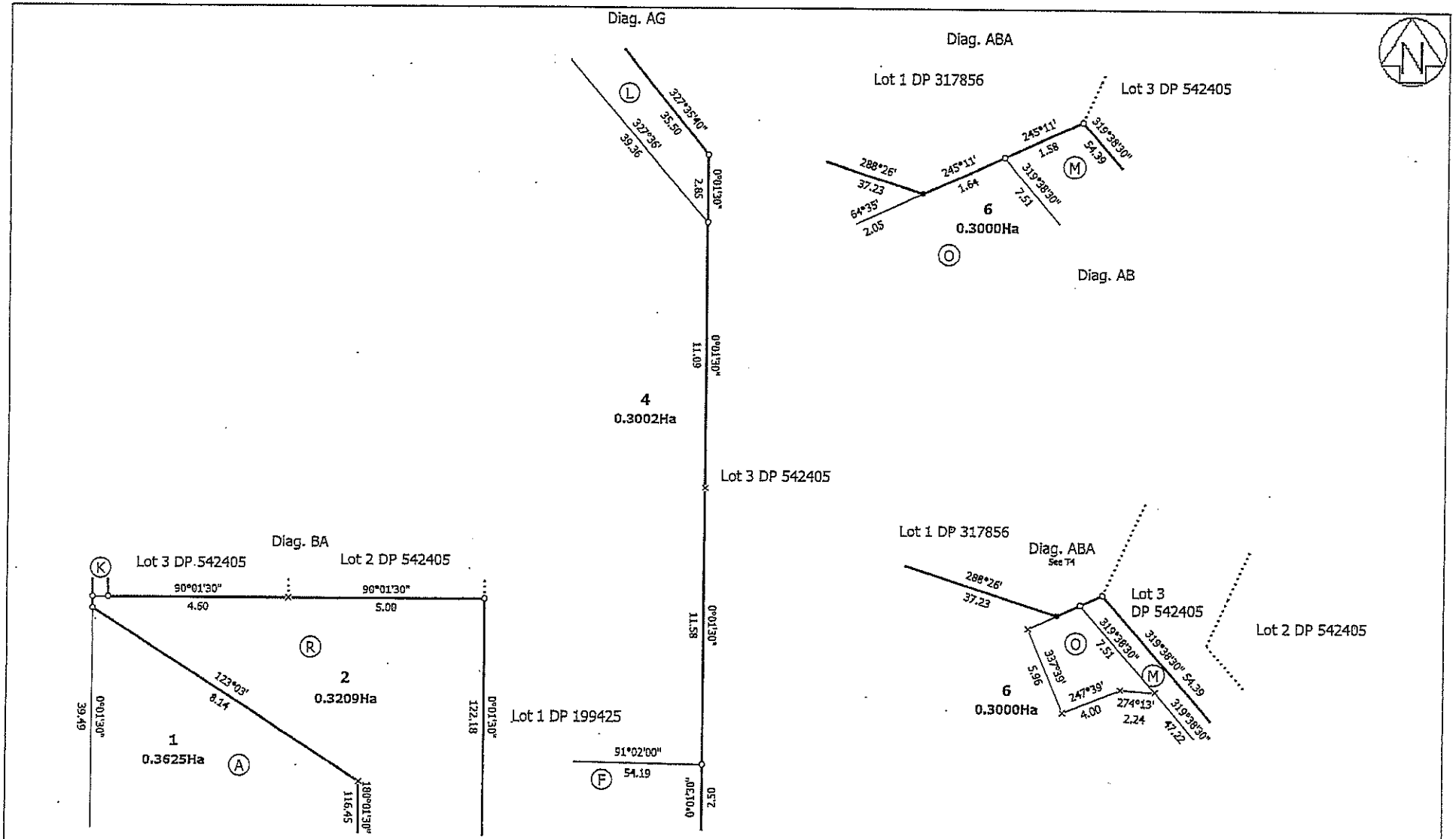
Land District: North Auckland Digitally Generated Plan Generated on: 15/02/2021 12:37am Page 6 of 8	Lots 1 - 6 being a Subdivision of Lot 1 DP 542405 and Easements over Lots 2 & 3 DP 542405 & Lot 1 DP 317856	Surveyor: Antony Noel Worrall Firm: Thomson Survey Limited	Title Plan LT 552266 DRAFT



Job Ref: 9628 Miller Lane stage 1

T 3/4

Land District: North Auckland Digitally Generated Plan Generated on: 15/02/2021 12:37am Page 7 of 8	Lots 1 - 6 being a Subdivision of Lot 1 DP 542405 and Easements over Lots 2 & 3 DP 542405 & Lot 1 DP 317856	Surveyor: Antony Noel Worrall Firm: Thomson Survey Limited	Title Plan LT 552266 DRAFT



Job Ref: 9628 Miller Lane stage 1

T 4/4

Land District: North Auckland Digitally Generated Plan Generated on: 15/02/2021 12:37pm Page 6 of 8	Lots 1 - 6 being a Subdivision of Lot 1 DP 542405 and Easements over Lots 2 & 3 DP 542405 & Lot 1 DP 317856	Surveyor: Antony Noel Worrall Firm: Thomson Survey Limited	Title Plan LT 552266 DRAFT

Far North District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (COMBINED)

Resource Consent Number: 2200411-RMASUB
Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Bert Ltd & Brian & Margaret Cates

The activities to which this decision relates are listed below:
Proposal A – Subdivision: To subdivide creating six additional lots in two stages, breaching Access in the Rural Living zone.

Proposal B - Land use: Consent the existing development to breach Stormwater Management on Lot 6 (Stage1) at 14% and Lot 1 (Stage 2) at 24.2% and Earthworks.

Subject Site Details

Address:	Lot 2, Waipapa Road, Kerikeri 0295
Legal Description:	Lot 1 DP 317856 and Lot 1 DP 542405
Certificate of Title reference:	CT-70069, CT-70068

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

Decision A – Subdivision:
Stage 1 (creation of lots 1-6):

1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced: Proposed subdivision of Lot 1 DP 542405 & Easement over Lot 1 DP 317856 (stage 1),9628, dated: 25-11-19 and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

(a) All easements to be duly granted or reserved.

3 Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

3(a) Submit to Councils Development Engineer or duly designated officer for approval, plans, specifications & details of all works on legal road for the approval of Council prior to commencing construction. Such works shall be

designed in accordance with the Council's Engineering Standards and Guidelines 2004 (revised March 2009) and NZS4404:2004.

In particular the plans and details shall show:

i. Crossing to be upgraded to an intersection and road to NZTA Diagram D standard with a minimum radius of 9m (no widening on the opposite side of Waipapa Road). Details of intersection markings, signage. The new entranceway pavement and surfacing layers are to match the existing pavement/surfacing layers on Waipapa Road and are to be benched in. Stormwater drainage channelling at the entranceway is to match the existing watertable drainage on Waipapa Road.

ii. The existing cycle lane shall not be included into the proposed Taper. Additional road marking to highlight cycle lane (green coloured surfacing) shall be provided in general accordance with NZTA guidelines (Chapter 2.10 of the MOTSAM Part-2).

iii. Sight distances at the crossing location to be compliant with the requirements of the FNDC Engineering Standards (115m) and NZS4404:2004.

iv. The consent holder shall extend the culvert below as per the FNDC engineering standards.

v. Stormwater runoff from roads and accessways to be intercepted at the boundary and directed away from the Waipapa Rd carriageway.

vi. If required a new culvert is to be installed under the crossing with traversable headwalls on both ends.

vii. Additional scouring protection must be provided for the existing swale drain on Waipapa Road, to re

(b) The consent holder shall submit to Councils Resource Consents Engineer or designate for approval, plans, specifications & construction details of all private subdivision site works to form the access road, stormwater drainage and stormwater mitigation works including the detention basin for the approval of Council prior to commencing construction. Such works shall be designed by a Chartered Professional engineer or suitably qualified person and in general accordance with the Council's District Plan section 15.1, appendix 3B-1, Council's Engineering Standards and Guidelines 2004 (revised March 2009) and NZS4404:2004.

In particular the plans and details shall show:

i. Access road construction on ROW A, R and C up to ROW F, N and P to a 5m sealed or concreted formation.

ii. Access road construction on ROW F, N and P to 3m sealed or concreted formation.

iii. Access road construction on ROW C after ROW F, N and P and ROW E to 5m sealed or concreted formation.

iv. The intersection into ROW Y shall be formed as a 'Y' as per NZS 4404:2004 to allow both passing and turning, refer Drawing No. P4. NZS 4404 Cl. 3.3.17 requires a turning head at end of access serving 3 lots or more.

v. formed and concreted or sealed access on ROW Y to 3m sealed or concreted formation.

vi. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.

vii. A formed and concreted or sealed entrance to the boundary of each lot.

viii. The formation shall include kerbing or a concreted ditch channel to contain stormwater runoff as well as catch pits and culverts as required to control and direct the discharge of stormwater runoff.

ix. Storm water drainage and construction for access road and disposal to permanent stormwater control structures.

x. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.

xi. Plans for the redirection of the existing overland flow path on lot 2 (Stage 2).

xii. The proposed stormwater control works to be in place prior to and during construction.

xiii. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

(c) Following approval of the plans and selection of the contractor, provide to Council:

i. Details of the successful contractor.
ii. Details of the planned date and duration of the contract.
iii. Details of the supervising engineer.
iv. A traffic management plan.

(d) Provide for Councils approval a preferred road name and two alternatives for the private way. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.

(e) Provide to the satisfaction of Council's Resource Consent Engineer or duly delegated officer, a detailed management and maintenance agreement document which apportions future maintenance of the owner maintained stormwater system as identified in the report prepared by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210, dated: 6 February 2020.and submitted with Resource Consent 2200411 – RMACOM (including Lot 2 DP 542405).

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

(a) That, prior to the commencing of any physical site works, a construction management plan shall be submitted to and approved by the Council's Resource Consent Engineer or duly designated officer. The plan shall contain information on, and site management procedures, for the following:

i. The timing construction works, including hours of work, key project and site management personnel.
ii. The transportation of demolition and construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. The bulk earthworks construction, including retaining structures.
iv. Control of dust and noise on-site and any necessary avoidance or remedial measures.

v. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
vi. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
vii. Erosion and sediment control plan and measures to be in place for the duration of the works.

(b) That all construction works on the site are to be undertaken in accordance with the approved construction management plan.

(c) Upon completion of the works specified in condition 3(b) and (c) above, provide certification of the work from a Chartered Professional Engineer or an approved suitably qualified person (IQP), that all work has been completed in accordance with the approved plans

(d) Upon completion of the drainage works specified in condition 3(b) and (c) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.

(e) Provide to Council written confirmation from a registered Surveyor that the access carriageway and stormwater drainage is fully contained within the easements provided for access and drainage.

(f) Pay to Council the cost of purchasing and installing road name signs for the private way.

(g) Pay to Council the cost of purchasing and installing a streetlight for the intersection along Waipapa Road.

(h) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.

(i) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.

(j) Provide a solicitor's undertaking to register the document required by condition 3(e) against the titles of the affected allotments (including Lot 2 DP 542405).

(k) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the **All Lots** affected. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

(i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting 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.

(ii) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210, dated: 6 February 2020.and submitted with Resource Consent 2200411 – RMACOM.

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.

(iii) At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.

The foundation designs shall make reference to the report prepared by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210, dated: 6 February 2020.and submitted with Resource Consent 2200411 – RMACOM.

(iv) Any development requiring building consent on the lot shall be accompanied by a Stormwater Management report prepared by a suitably qualified practitioner shall be prepared by and submitted with the Building Consent application. The stormwater management report shall provide on-site detention for peak stormwater runoff does not exceed pre-development flows during a design 2 % AEP including an allowance for climate change. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 2% AEP plus allowance for climate change.

The report shall make reference to the report by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210, dated: 6 February. 2020.and submitted with Resource Consent 2200411 – RMACOM.

(v) Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q_{100}) flow path.

(vi) All stormwater asset located within the lots are to remain in private ownership, including the detention basin constructed. Ongoing maintenance of the detention basin will be the responsibility of the future lot owners of the allotments.

(vii) The owner of the lot shall be required to comply with all aspects of the management plan referenced:____ approved under condition 3(e) of RC2200411 – RMACOM.

Stage 2 (creation of lots 1 and 2:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced: Proposed subdivision of Lot 1 DP 317856 (stage 2),9628, dated: 25-11-19 and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

   (a) Provide a report and plan from a Council approved TP58 writer or chartered professional engineer which confirms that the effluent disposal field and reserve disposal area are fully contained within the boundaries of lot 1 (Stage 2).

3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

   (a) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.

   (b) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

      (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting 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.

      Lot 2.

      (ii) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210,

dated: 6 February 2020.and submitted with Resource Consent 2200411 – RMACOM.

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.

Lot 2.

(iii) Any building requiring building consent erected on the lot shall provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction, to be provided

The foundation designs shall make reference to the report prepared by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210, dated: 6 February 2020.and submitted with Resource Consent 2200411 – RMACOM.

Lot 2.

(iv) Any development requiring building consent on the lot shall be accompanied by a Stormwater Management report prepared by a suitably qualified practitioner shall be prepared by and submitted with the Building Consent application. The stormwater management report shall provide on-site detention for peak stormwater runoff does not exceed pre-development flows during a design 2 % AEP including an allowance for climate change. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 2% AEP plus allowance for climate change.

The report shall make reference to the report by prepared by Haigh Workman, referenced: Site Suitability Report for Proposed Subdivision 122 Waipapa Road, Kerikeri, Lot 1 DP 542405 & Lot 1 DP 317856 for Thomson Survey Ltd, ref: 19 210, dated: 6 February 2020.and submitted with Resource Consent 2200411 – RMACOM.

Lot 2.

Decision B – Landuse:

1. The activity shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced: Proposed subdivision Stage 1 & 2, 9628, dated: 25-11-19 and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The total volume of earthworks on site shall not exceed 1000m³.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

2. Please note that careful consideration for the layout of onsite wastewater system disposal system will be required to maintain setbacks from stormwater drainage or overland flow paths. If these are unable to be achieved, then Resource Consent maybe required.
3. A building consent maybe required for private piped drainage works, the consent holder is advised to contact the Council's Building Consent team for further information.

4. The Consent holder shall when conducting works in or close to Waipapa Road reserve shall submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) prior to works commencing.

5. The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite should 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.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

2. **Description of the Activity:**
The proposal seeks to undertake a seven-lot subdivision across two stages in the Rural Living zone with additional breaches to Stormwater Management and Earthworks.

3. **District Plan Rules Affected:**
The subdivision is a Discretionary activity in accordance with Rule 13.7.
The proposed landuse is a Discretionary activity in accordance with Rule 8.7.5 of the Operative District Plan as the proposed land use activity does not comply with the Stormwater Management and Earthworks rules.

4. **Principal Issue(s) in Contention and Main Findings on Those Issues:**
The main issues in contention related to stormwater attenuation and access These matters were carefully assessed in Section 10 of the s 95A-95G Assessment Report where it was has determined that, subject to the recommended conditions of consent being imposed, the adverse environmental effects associated with the proposed

activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

The Operative Far North District Plan 2009
The following objectives and policies of the District Plan have been considered:

Chapter 8 - Rural Environment and Chapter 8.7 – Rural Living
The proposed pattern of subdivision is considered to be consistent with that pattern that already existing in the vicinity being mostly smaller lifestyle lots. The proposed lots are of sufficient size that it is considered that the proposed land use is compatible with surrounding uses and is consistent with the objectives and policies of the Rural Environment.
The objectives and policies for the Rural Living Zone focus on achieving an appropriate transition environment between rural and residential areas through compatible, low-density development. Compatible is not defined but is implied through a standard which manages amenity, open space, character, and reverse sensitivity. 'Low density development' is also not defined in the Plan but is implicitly outlined by the residential intensity, scale of activities and subdivision standards.
The proposed subdivision has been carefully considered with regard to the above matters.

Chapter 13 – Subdivision
The objectives and policies in this Chapter address a number of matters which ensure adverse effects of a subdivision are avoided, remedied and mitigated. This includes reverse sensitivity and land use compatibility, provision of access and services, natural hazards and protection for a range of cultural and historic heritage, outstanding landscape and feature, and flora and fauna resources. These matters have been addressed in the application and assessed alongside their particular effects. Conditions of consent have been imposed where relevant to ensure compliance with the objective and policy suite.

It is considered that the proposal is generally consistent with the objectives and policies of the Plan and generates effects that are no more than minor.

5. **Relevant Statutory Provisions:**
The Northland Regional Policy Statement 2016 (RPS)
The RPS was made operative on the 9th May 2016, except for provisions relating to the use of genetic engineering and the release of genetically modified organisms. The RPS contains high level policy guidance for the development of lower order statutory documents, including, for example, the Regional Water and Soil Plan and the District Plan. District Plan's must give effect to the regional policy statement of a region and must not be inconsistent with regional plans.
The relevant parts of the RPS that have been considered in relation to this proposal include:

a) Objective 3.6 – Economic Activities, Reverse Sensitivity and Sterilisation
    a. Related Policy 5.1
b) Objective 3.8 – Efficient and Effective Infrastructure
    a. Related Policies 5.1 and 5.2
c) Objective 3.11 – Regional Form
    a. Related Policies 5.1 and 5.2
d) Objective 3.12 – Tangata Whenua Role in Decision Making

a. Related Policies 8.1, 8.2, and 8.3

The assessments in relation to the sections provided for in the application are agreed with and that the proposal is consistent with the approach to managing the environment outlined in the RPS.

No other non – statutory documents were considered relevant in making this decision.

6. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval
This resource consent has been prepared by Mineeta Patel Intermediate Resource Plannerand is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:

PJ Killalea.

Pat Killalea, Principal Planner

Date: 14th May 2020

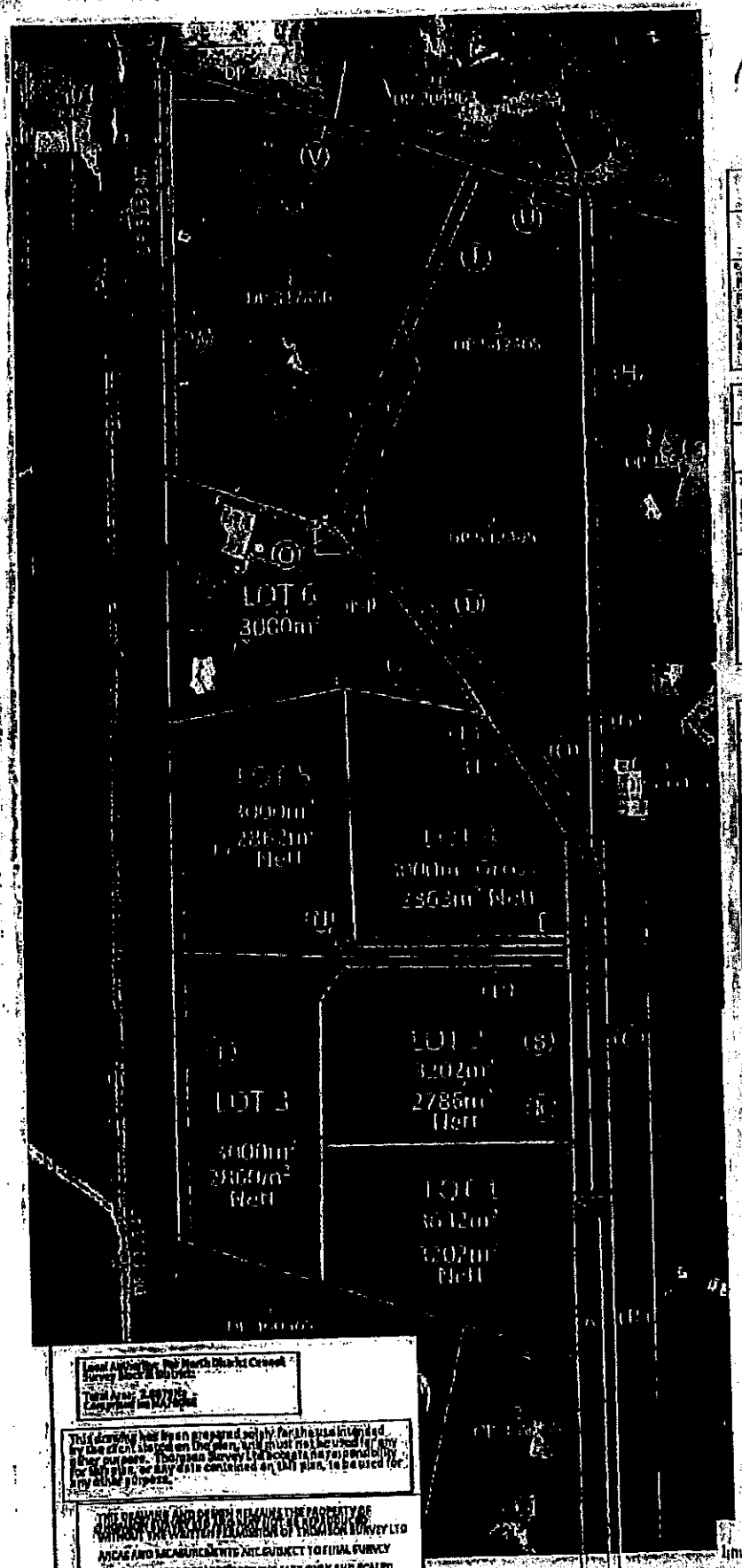
Right of Objection
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent
Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Appendix 1 Page 1.



Schedule of Existing Easements

Purpose	Shown	Servient Tenement (Burdened land)	Created by
Right of Way Right to Convey Electricity, Telecommunications and Water	A	Lot 1 Hereon	DP 542405 & LT 542406
	K	Lot 2 Hereon	
	L	Lot 4 Hereon	
	M	Lot 5 Hereon	

Schedule of Existing Easements to be Cleared

Purpose	Shown	Servient Tenement (Burdened land)	Created by
Right to Convey Water	J	Lot 3 Hereon	DP 542405 & LT 542406
	J	Lot 4 Hereon	
	J	Lot 5 Hereon	
Right to Convey Telecommunications	A	Lot 1 Hereon	
	K	Lot 2 Hereon	
	L	Lot 4 Hereon	
	M	Lot 5 Hereon	

Schedule of Proposed Easements

Purpose	Shown	Servient Tenement (Burdened land)	Dominant Tenement (Benefited land)
Right of Way Right to Convey Electricity, Telecommunications and Water	A	Lot 1 Hereon	Lot 2 Hereon
	K	Lot 2 Hereon	Lot 1 Hereon
	L	Lot 4 Hereon	Lot 1 Hereon
	P	Lot 4 Hereon	Lot 5 Hereon
	M	Lot 5 Hereon	Lot 1 Hereon
	P	Lot 5 Hereon	Lot 1 Hereon
	Y	Lot 3 DP 542405	Lot 1 DP 317856 & Lot 2 DP 542405
Right to Drain Water	V	Lot 1 DP 317856	Lot 3 Hereon
	Q	Lot 2 DP 542405	Lot 1 Hereon
	Z	Lot 4 Hereon	Lot 3 Hereon
Right of Way	Q	Lot 2 Hereon	Lot 1 Hereon & Lot 2 DP 542405

APPROVED PLAN
Planner: minnief
RC: RC2200411
Date: 14/05/2020

Limits of Survey

0 20 40 60 80 100m
Plot Scale

Land Area: Part North District Council
Survey Block: All Blocks
Total Area: 2.607ha
Comprised in: 317856

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Bay Surveying Ltd
P.O. Box 912, Whangarei
Email: whangarei@baysurveying.co.nz
Phone (09) 4577 048 Fax (09) 4077 532
Bay Based Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 1 DP 542405 & EASEMENT OVER LOT 1 DP 317856 (stage 1)
PREPARED FOR THOMSON

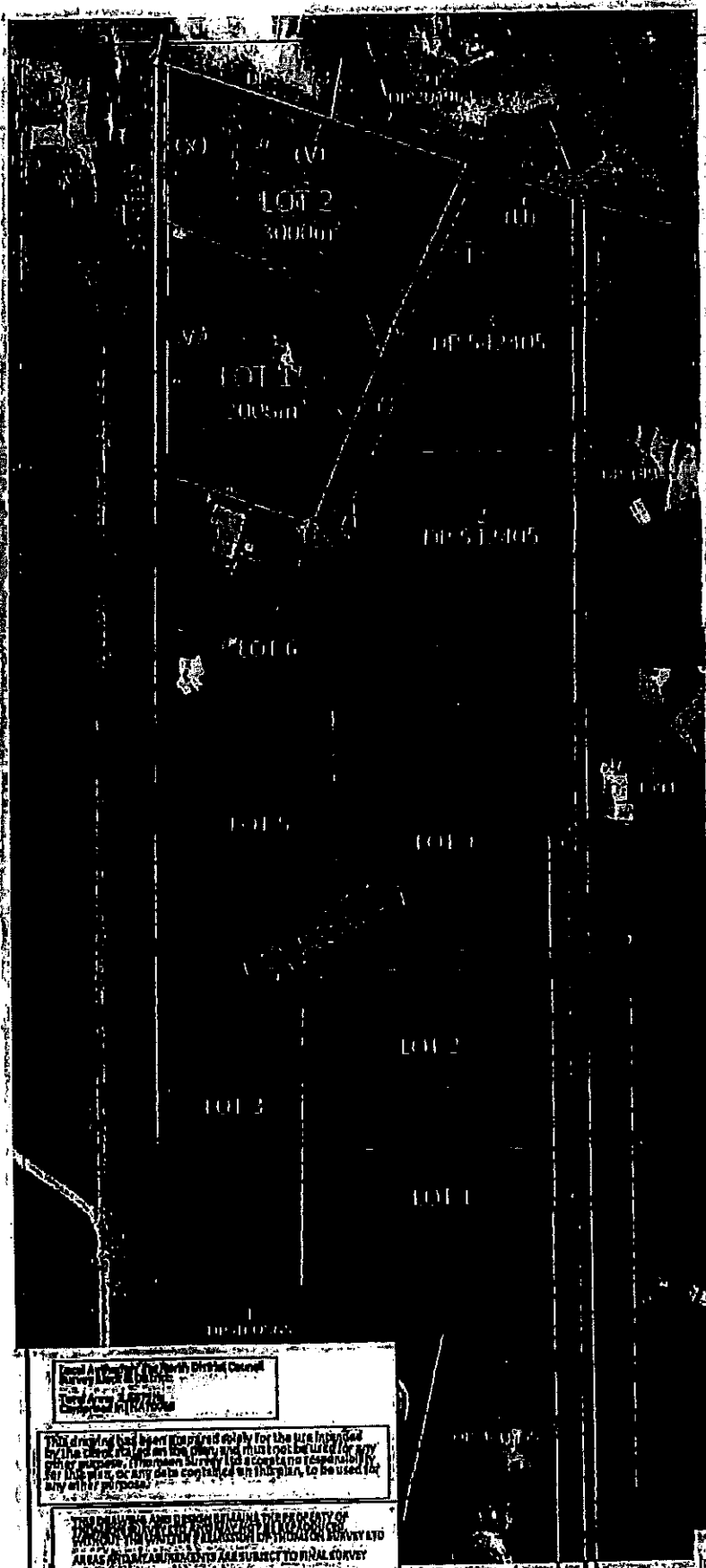
	Name	Date
Survey		
Design		
Drawn	TW	19-11-20
Approved		
Rev		

ORIGINAL SCALE 1:1000 SIZE A3

Job No. 9628
Sheet 1 of 1

1918 Scheme STAGE Survey LTD

Appendix 1 Page 2



Schedule of Existing Easements

Purpose	Shown	Servient Tenement (burdened land)	Created by
Right of Way, Right of Carriageway, Electricity, Telecommunications and Water	Y	Lots 4 DP 542405	Stage 1
Right to Drain Water	X-Y	Lot 3 Herein	Stage 1

Schedule of Existing Easements in Gross

Purpose	Shown	Servient Tenement (burdened land)	Created by
Right of Carriageway, Water	X-Y	Lot 1 Herein	Stage 1
		Lot 2 Herein	Stage 1

Memorandum of Easements

Purpose	Shown	Servient Tenement (burdened land)	Dominant Tenement (benefited land)
Right of Way, Right of Carriageway, Electricity, Telecommunications and Water	Y	Lots 4 DP 542405	Lots 1 & 2 Herein
Right to Drain Water	X-Y	Lot 2 Herein	Lot 1 Herein

APPROVED PLAN

Planner: minnlef
RC: RC2200411
Date: 14/05/2020

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BOUNDARIES SHOWN ARE APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

0 10 20 40 60 80 100m
Bar Scale

Bid Kennard Rd
P.O. Box 873 Gisborne
Email: info@thomsonsurvey.co.nz
Ph: (06) 8677866 Fax: (06) 8677832
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 1 DP 317856 (Stage 2)

PREPARED FOR: THOMSON

	Name	Date
Survey		
Design		
Drawn	TW	28-11-19
Approved		
As-Built		

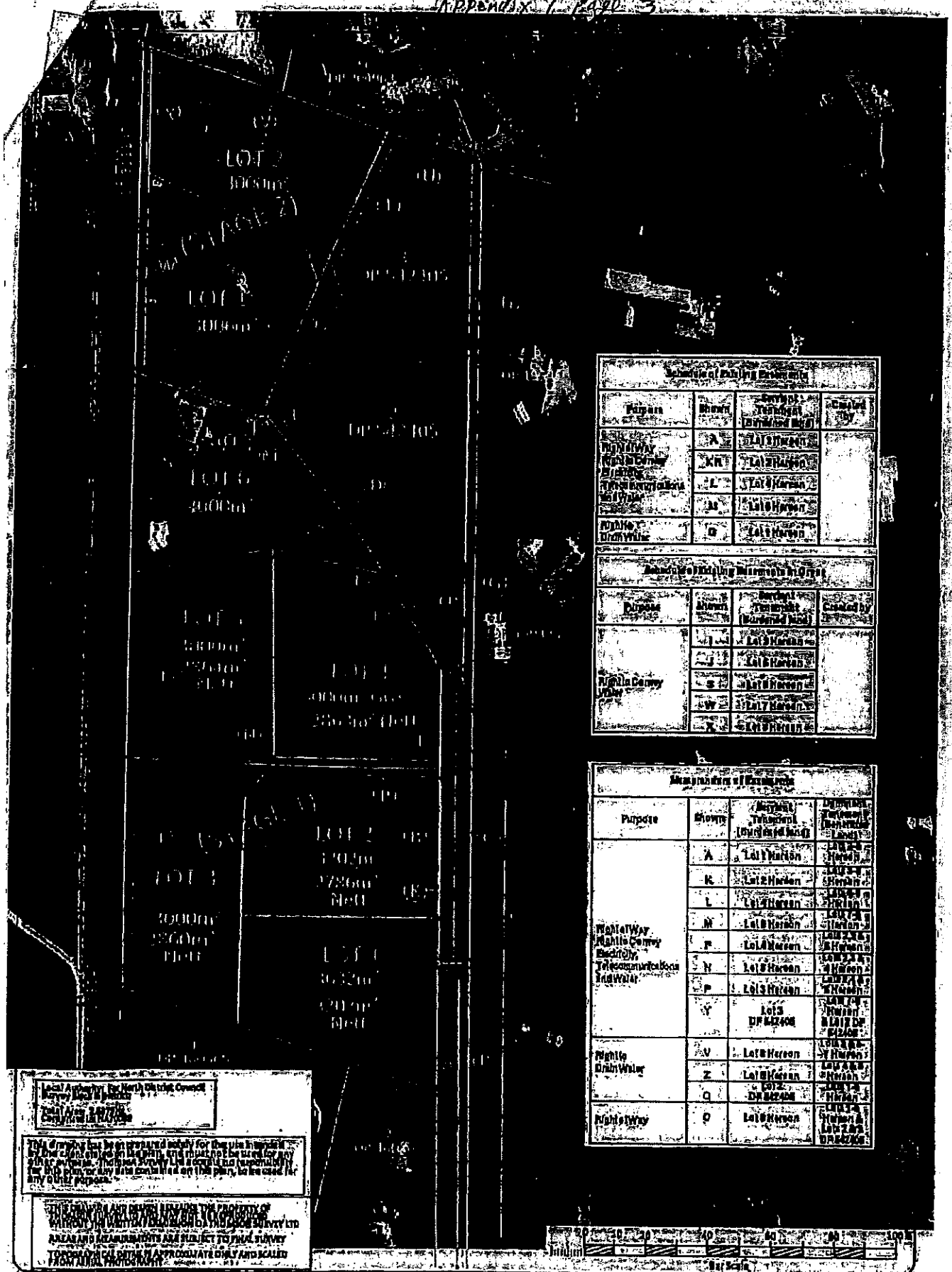
ORIGINAL SCALE 1:1000 SHEET SIZE A3

S:\TT\Schemes\STAGE2.dwg | LCD

Surveyors Ref No: 9628

Series Sheet 1 of 1

Appendix 1 Page 3



MB

07

View Instrument Details

Instrument No	12982159.1
Status	Registered
Date & Time Lodged	08 April 2024 14:45
Lodged By	Thompson, Emma Jane
Instrument Type	Variation of Consent Notice Condition under s221(5) Resource Management Act 1991

Affected Records of Title	**Land District**
958534	North Auckland

Affected Instrument Consent Notice under s221(4)(a) Resource Management Act 1991 12033632.2

Annexure Schedule Contains 1 Pages.

Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 08/04/2024 02:44 PM

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

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

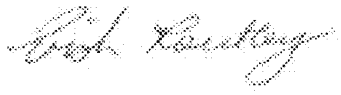
THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 (3) CANCELLATION\VARIATION OF CONSENT NOTICE

PURSUANT to section 221 (3) of the Resource Management Act 1991, the **FAR NORTH DISTRICT COUNCIL** hereby consents to the variation of Consent Notice 12033632.2 as registered on the Identifier to Lot 2 Deposited Plan 552266 (Record of Title 958534 North Auckland Registry) as follows:

- Clause (vii) of the Consent Notice 12033632.2 shall be varied by substituting instrument number 12033632.6 for instrument number 12033632.7.

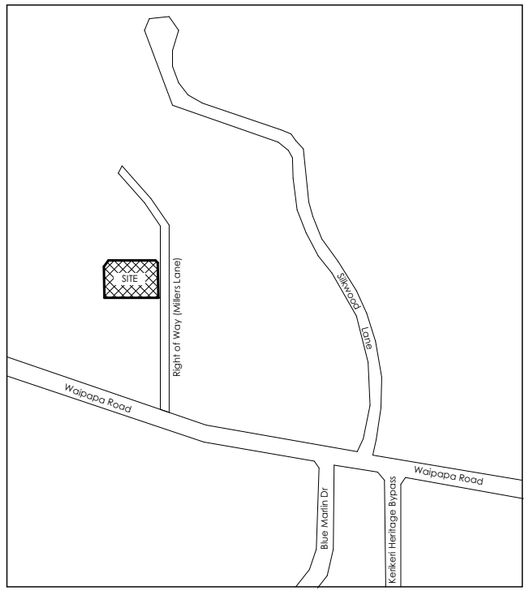
  For clarify, clause (vii) shall now read "*The owner of the lot acknowledges and agrees to comply with its maintenance obligations in relation to the stormwater asset pursuant to variation of easement 11950644.1 created by instrument 12033632.6. The owner of the lot shall not seek to vary of surrender instrument 11950644.1.*"



SIGNED:

Ms Patricia (Trish) Routley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
MANAGER – RESOURCE CONSENTS

DATED at **KERIKERI** 4th of April **2024.**



Locality Sketch - not to scale

DISTRICT PLAN

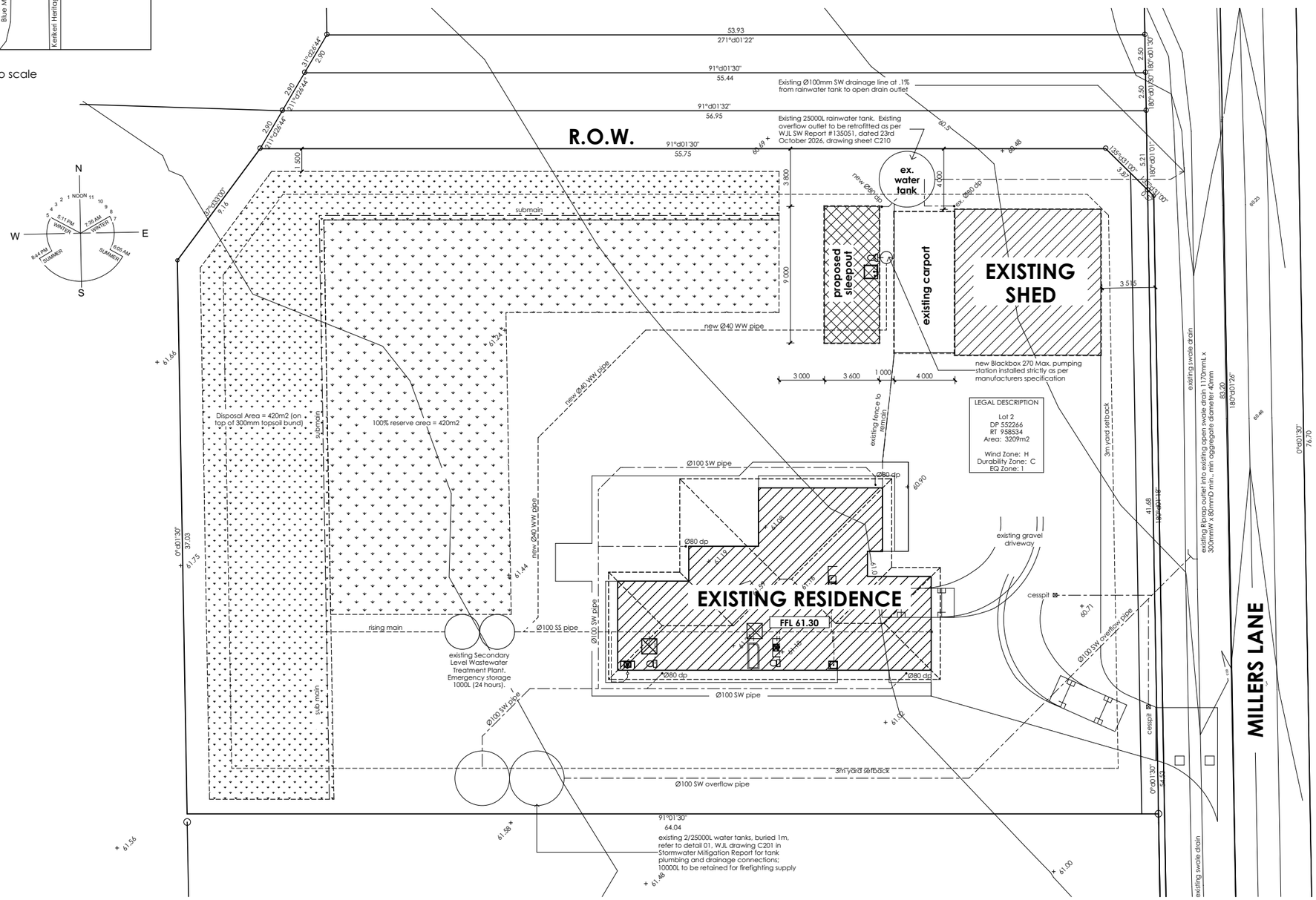
Zone:	Rural Residential
Site Area:	3209m2

PROPOSED STORMWATER MANAGEMENT

Existing Residence roof to eaves:	241m2
Existing Paved/Metal Areas:	406m2
Existing Watertanks:	28.8m2
Watertank exclusion:	- 20m2
Existing Shed 92m2	
Existing Carport	37.2m2
Proposed Sleepout to eaves:	32.4m2
Total Stormwater Management:	**817.4m2 (26%)**

BUILDING COVERAGE

Maximum Building Coverage: (as per granted RC)	360m2
Existing Residence:	181.5m2
Existing shed:	92m2
Existing Carport	37.2m2
Proposed Sleepout	32.4m2
Actual Building Coverage: (COMPLIES)	**343.1m2**



absolute build

p 09 407 4227 m 027 227 7543
PO Box 875, Kerikeri 0245 I absolutebuild.co.nz

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Job

Proposed New Sleepout
at 5 Millers Lane, Kerikeri

Client

Rachael Popplewell and Scott Wrightson

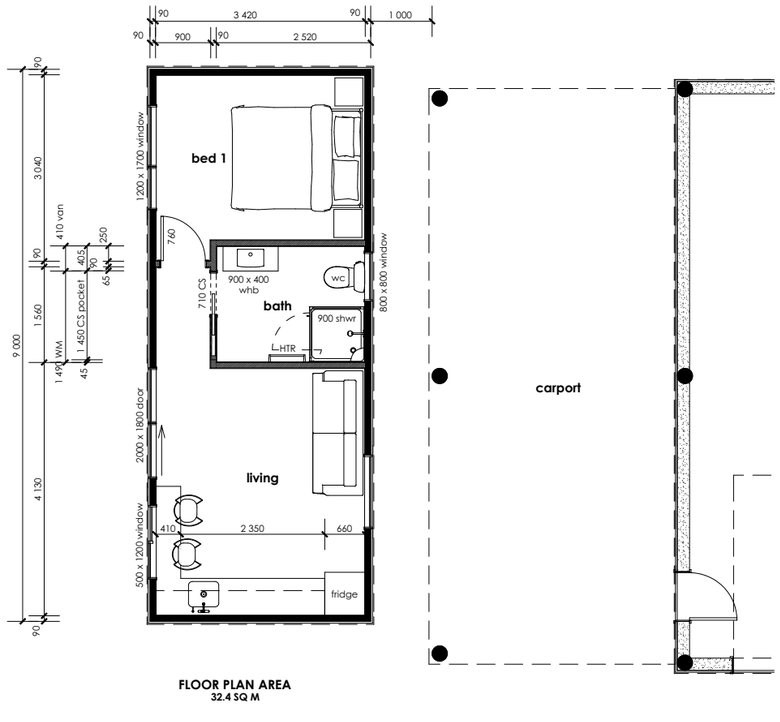
Drawing

Locality Sketch and Overall Site Plan

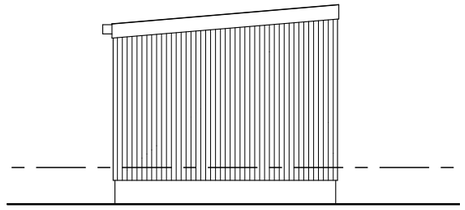
Rev. No.	Description	Date

Designed	Job No. 2026385
Drawn N Todd	Drawing Number 1
Date Sept 2026	
Scale 1:150	Revision

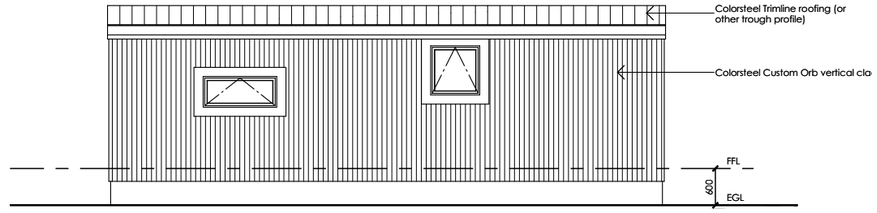
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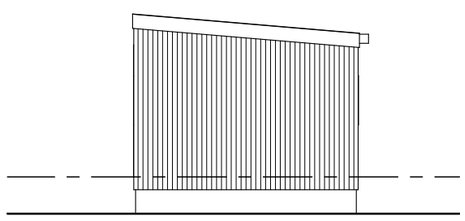
FLOOR PLAN AREA
32.4 SQ M



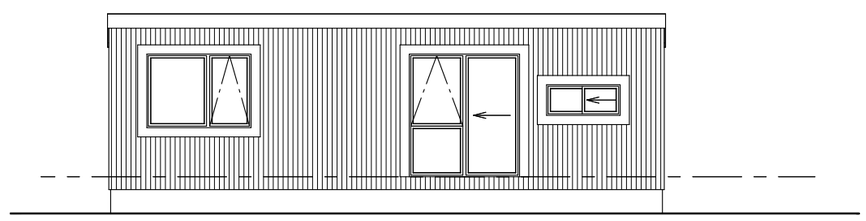
Sleepout North Elevation



Sleepout East Elevation



Sleepout South Elevation



Sleepout West Elevation

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Job
Proposed New Sleepout
at 5 Millers Lane, Kerikeri

Client
Rachael Popplewell and Scott Wrightson

Drawing
Floor Plan and Elevations

Rev. No.	Description	Date

Designed	Job No. 2026385
Drawn N Todd	Drawing Number 2
Date Sept 2026	
Scale 1:50	Revision

ORIGINAL DRAWING SIZE IS A1

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

SITE	5 Millers Lane, Kerikeri
LEGAL DESCRIPTION	Lot 2 DP 552266
PROJECT	Proposed Sleepout
REFERENCE NO.	135051
DOCUMENT	Stormwater Management Memorandum
STATUS/REVISION No.	2
DATE OF ISSUE	23rd October 2026

Report Prepared For	Email
Rachael Popplewell & Scott Wrightson	scottwrightson@outlook.com rachael.bills@hotmail.com

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

1. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client to produce a stormwater management assessment for a proposed sleepout at the subject site.

At the time of report writing, the following documents were referred to for background data and details of the proposed development:

- Plan Set by Absolute Build Ltd (Ref No: 2026385, dated: Sept 2026)

2. SITE DESCRIPTION

The 3,202m² subject site, legally described as Lot 2 DP 552266, is accessed from the western side of the newly formed Millers Lane, approximately 150m north of the Millers Lane–Waipapa Road intersection.

The site is generally flat, with the surrounding land also being relatively flat to gently sloping. An existing dwelling is located centrally within the site and is accessed via a gravel driveway off Millers Lane. An existing shed and carport are located near the lot's northeastern corner. The existing wastewater disposal field and designated reserve area are located to the west of the dwelling.

The property is not serviced by Far North District Council (FNDC) reticulated wastewater or potable water networks.

An existing open stormwater drain runs along the western side of Millers Lane, immediately east of the subject site's eastern boundary. The provided plans indicate that stormwater runoff from the existing dwelling and shed is managed via separate stormwater systems, each discharging to individual outlets within the aforementioned open drain.

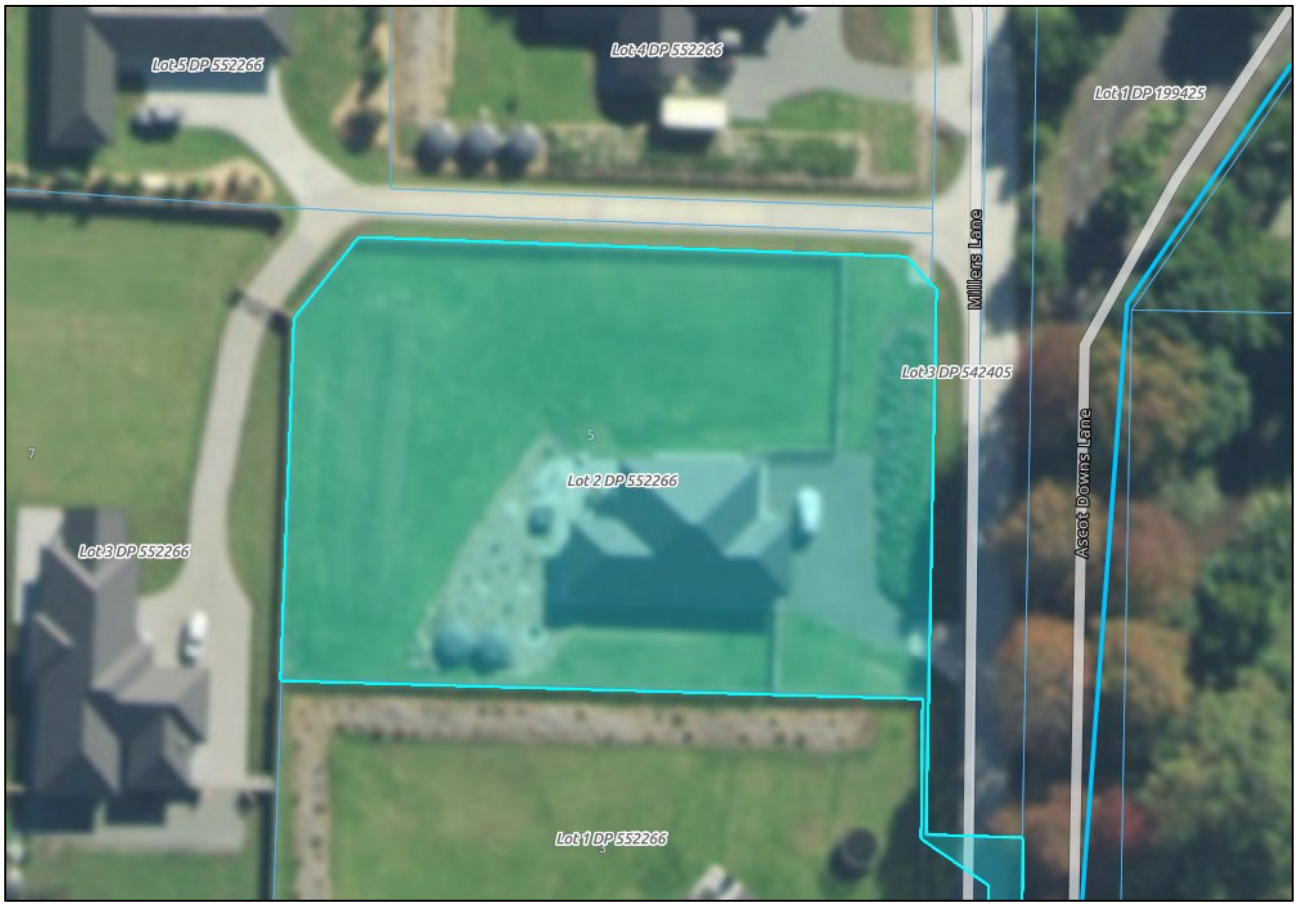


Figure 1: Aerial snip from FNDC Water Services Map showing site boundaries (cyan) – aerial image is not up to date

3. DEVELOPMENT PROPOSALS

The development proposal, as provided by the client, is to construct a 32.4m² sleepout on-site, as depicted in the plan set by Absolute Build Ltd (Ref No: 2026385, dated: September 2026).

The principal objective of this memorandum is to provide stormwater management recommendations for runoff generated from the roof areas of the existing shed (92m²), existing carport (37.2m²) and proposed sleepout (32.4m²).

Suitable stormwater management measures have previously been established for the remaining existing impermeable areas on-site, as detailed in the Stormwater Report prepared by Wilton Joubert Ltd (WJL Ref No: 107848). Accordingly, these areas are excluded from the scope of this memorandum, with the assessment limited to the aforementioned roof areas.

4. ASSESSMENT CRITERIA

District Plan Rules

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

RRZ-R2 – **Permitted Activities – Stormwater Management** - The impermeable surface coverage of any site is no more than 12.5% or 2,500m², which ever is lesser.

The total proposed impermeable area exceeds 12.5% and does not comply with Permitted Activity Rule (RRZ-R2). Therefore, the proposal is considered a **Restricted Discretionary Activity**. Additional considerations for stormwater management as outlined in the FNDC District Plan Section RRZ-R2 are required. A District Plan Assessment has been included in Section 7 of this report.

Design Requirements

The site is under the jurisdiction of the Far North District Council. This design has been completed in general accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the District Plan.

Consent notices dictate the following:

> (iii) In conjunction with the construction of any building with an area greater than 30 m², the owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events up to a 2% AEP plus allowance for climate change. The details of the on site detention storage and flow attenuation shall be prepared by a suitably qualified person and submitted with the building consent application.

Therefore, stormwater attenuation will be provided for via a flow attenuated outlet in the existing rainwater tank currently servicing the existing shed and carport for the 2% AEP storm event in accordance with the above consent conditions. Post-development rainfall values will be adjusted for climate change.

5. STORMWATER MANAGEMENT RECOMMENDATIONS

Potable Water Supply

It is recommended that existing rainwater tank servicing the existing shed and carport is utilised to provide the proposed sleepout with a potable water supply. A proprietary guttering system is required to collect roof runoff from the proposed roof area and direct runoff to the existing rainwater tank. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the existing / proposed roof areas. Provision should be made by the homeowner for top-up of the tank via water tankers in periods of low rainfall.

Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tank.

The upper section of the potable water tank is to act as a detention volume to achieve stormwater neutrality for the existing shed, carport and the proposed sleepout roof areas. The existing overflow outlet is to be retrofitted with a flow attenuating outlet as specified below.

Detention Volume

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

Existing Tank	1 x 25,000 litre Rainwater Tank
Tank dimensions	3600mm Ø (or greater) x 2600mm high (or greater)
Outlet orifice (2% AEP control)	**28mm diameter orifice**; located >770mm below the overflow outlet - 765mm water elevation - 7.8m³ Storage
Overflow Outlet	**100mm diameter**; located at the top of the tank

Discharge from the existing potable water / detention tank should continue to be transported via sealed pipes to the existing riprap outlet to the open swale drain east of the property. Refer to the appended Site Plan (135051-C200) for clarification.

6. RUNOFF SUMMARY

Please refer to the appended HydroCAD Calculation output.

Pre-Development Scenario – 2% AEP Storm Event @ 60min Duration

Surface	*Area*	*Runoff C*	*2% AEP Flow Rate*
Existing Shed & Carport Area – Greenfields Conditions	130 m²	0.59	**1.61ℓ/s**
Existing Rainwater Tank - Greenfields	8.8 m²	0.59	
Proposed Sleepout - Greenfields	32.4 m²	0.59	

Post-Development Scenario – 2% AEP Storm Event + CCF @ 117min Critical Duration

Surface	*Area*	*Runoff C*	*2% AEP Flow Rate*
Existing Shed, Existing Carport & Proposed Sleepout Roof Areas via Potable Water / Detention Tank	162.4 m²	0.96	1.53ℓ/s
Existing Rainwater Tank – Over-Mitigated	8.8 m²	0.96	

Given the design parameters, stormwater neutrality has been achieved for the 2% AEP storm event across the proposed impermeable areas in accordance with the consent conditions.

7. DISTRICT PLAN ASSESSMENT

The proposed development does not comply with Permitted Activity Rule RRZ-R2 and is therefore assessed as a Restricted Discretionary Activity.

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

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

Matter of Discretion	Response
(a) the extent to which landscaping or vegetation may reduce adverse effects of run off;	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment.
(b) the effectiveness of the proposed method for controlling stormwater on site;	The proposed stormwater management system is considered effective for the scale of development proposed. Stormwater runoff from the proposed roof areas will be collected and directed to a potable water / detention tank discharging to an existing riprap outlet to a roadside swale. In accordance with the consent conditions, the proposed system has been sized to reduce peak discharge rates to pre-development flows for the 2% AEP storm event, adjusted for climate change.
(c) the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites;	The proposal incorporates Low Impact Design principles by minimising new impermeable surfaces, retaining existing pervious areas, and utilising rainwater tanks for stormwater reuse and detention. In accordance with the consent conditions, the proposed system has been sized to reduce peak discharge rates to pre-development flows for the 2% AEP storm event, adjusted for climate change. The site provides sufficient land area to accommodate on-site wastewater disposal. Refer to Wastewater Report (WJL Ref. 150173). Given the scale of the proposed development, the available disposal area, and the recommended stormwater management measures, the proposal is not expected to result in adverse effects on adjoining

	waterbodies, groundwater resources, aquifers, neighbouring properties, or downstream receiving environments.
(d) whether water sensitive design methods and use of green spaces can be used;	Water Sensitive Design methods have been incorporated into the proposal where practicable. The development minimises the creation of new impermeable surfaces, retains existing pervious areas, and utilises rainwater tanks to provide stormwater reuse and detention and reduce peak runoff rates. These measures assist in maintaining a more natural hydrological response to rainfall events. The site also retains substantial areas of vegetated and permeable land that contribute to stormwater infiltration and provide opportunities for the filtering and treatment of runoff. Given the nature and scale of the proposal, the recommended stormwater management approach represents an appropriate application of Water Sensitive Design principles and makes effective use of available green space to support sustainable stormwater management outcomes.
(e) any cumulative effects on total catchment impermeability;	The proposed development will increase impervious coverage by 32.4m². In accordance with the consent conditions, the proposed system has been sized to reduce peak discharge rates to pre-development flows for the 2% AEP storm event, adjusted for climate change. On this basis, cumulative effects on total catchment impermeability and downstream stormwater runoff are expected to be less than minor.
(f) natural hazard mitigation and site constraints; and	The site has a minimal external catchment contributing runoff towards the proposed buildings. In accordance with the consent conditions, the proposed system has been sized to reduce peak discharge rates to pre-development flows for the 2% AEP storm event, adjusted for climate change. Runoff will discharge via the existing riprap outlet to the existing roadside drain to minimise concentration and erosion. Secondary overland flowpaths and flood hazards have not been assessed as part of this report, and no conclusion is made regarding their effects on the proposed development.
(g) extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.	No direct discharge to a natural waterbody is proposed. Stormwater runoff will be attenuated and discharged to the existing roadside swale via an existing riprap outlet. Given the small scale of the proposed increase in impervious area and the use of detention, adverse effects on the cultural, spiritual, heritage and amenity values of downstream receiving environments are expected to be less than minor.

8. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (135051-C200 & 135051-C210).

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

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

9. LIMITATIONS

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

This assignment only considers the primary stormwater system. The secondary stormwater system, Overland Flow Paths (OLFP), vehicular access and the consideration of road/street water flooding is not included in this assessment.

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

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

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

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

Wilton Joubert Ltd.



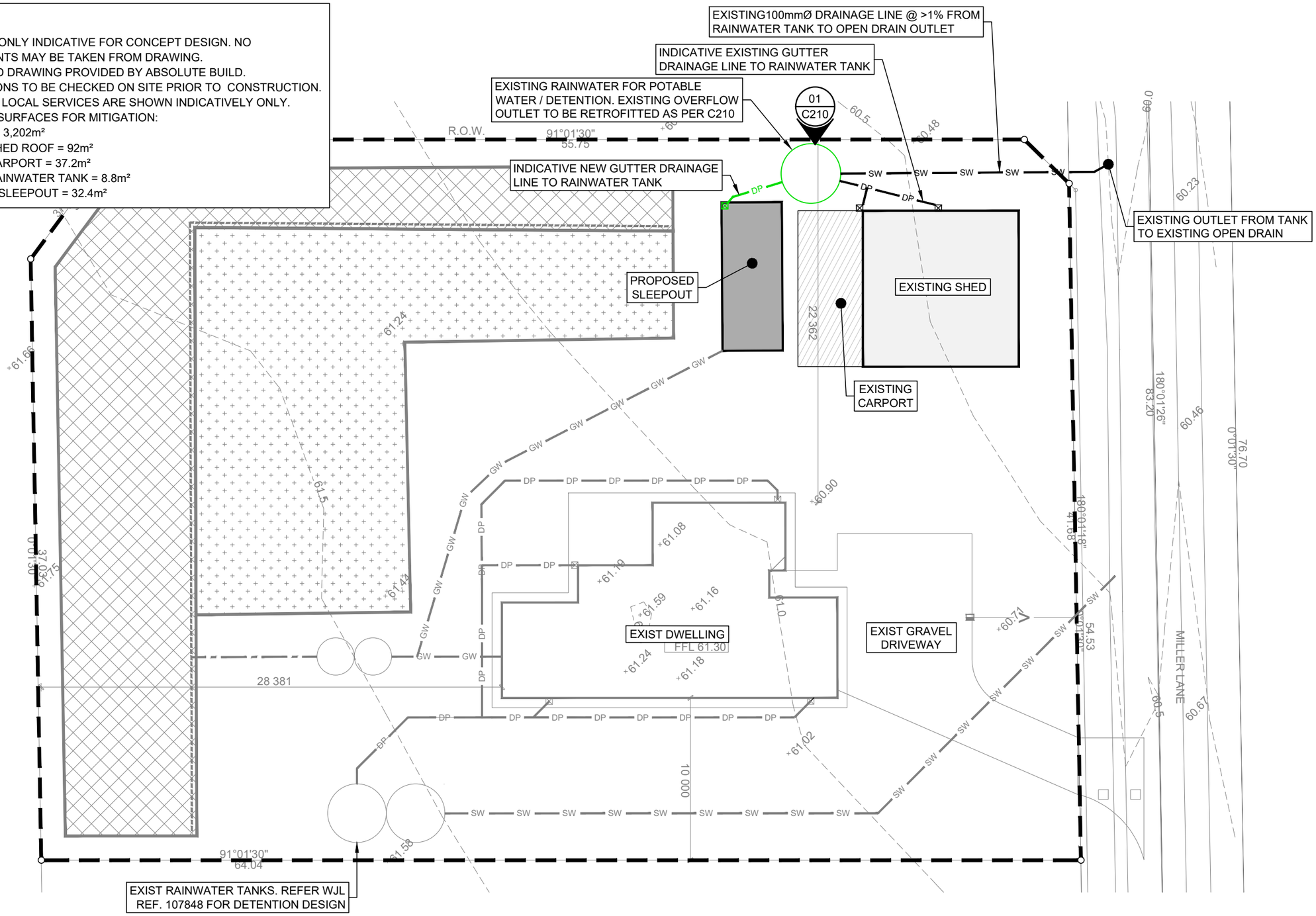
Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

1. Site Plan - C200 (1 sheet)
2. Tank Detail – C210
3. Calculation Set

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND DRAWING PROVIDED BY ABSOLUTE BUILD.
3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
4. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.
5. IMPERVIOUS SURFACES FOR MITIGATION:
   - SITE AREA = 3,202m²
   - EXISTING SHED ROOF = 92m²
   - EXISTING CARPORT = 37.2m²
   - EXISTING RAINWATER TANK = 8.8m²
   - PROPOSED SLEEPOUT = 32.4m²



WILTON JOUBERT Consulting Engineers	ISSUE / REVISION			
Northland: 09 945 4188 Auckland: 09 527 0196	No.	DATE	BY	DESCRIPTION
Christchurch: 021 824 063 Wanaka: 03 443 6209	01	JUL '24	PM	STORMWATER REPORT
www.wiltonjoubert.co.nz	02	OCT '26	GMB	UPDATED FOR PROPOSED SLEEPOUT

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

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 2 DP 552266 5 MILLERS LANE KERIKERI**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:250	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
135051-C200	02

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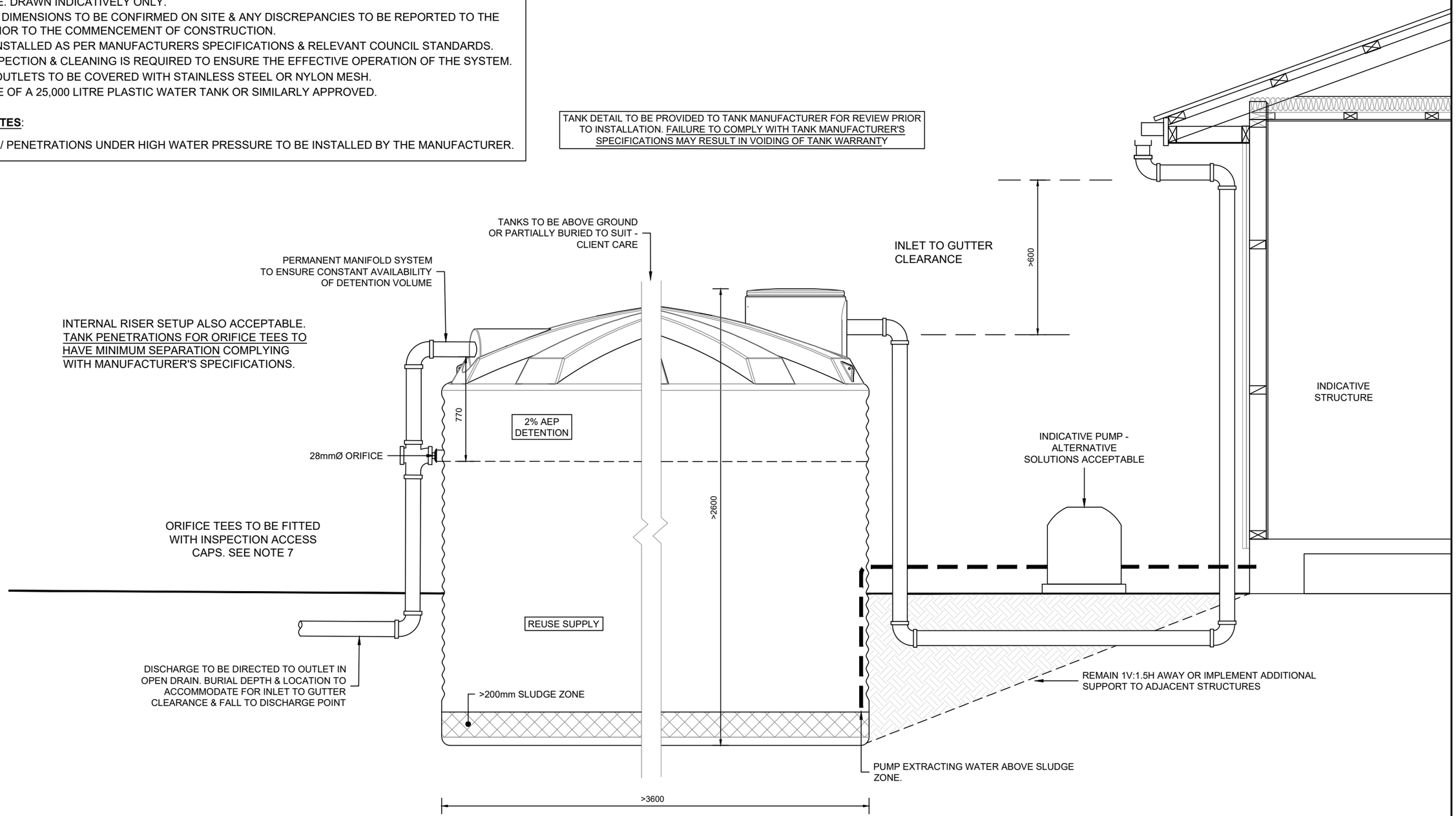
NOTES:

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

PLASTIC TANK NOTES:

7. ALL OUTLETS / PENETRATIONS UNDER HIGH WATER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.

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



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

WILTON JOUBERT
Consulting Engineers
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	JUL '24	PM	STORMWATER REPORT
02	OCT '26	GMB	UPDATED FOR PROPOSED SLEEPOUT

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

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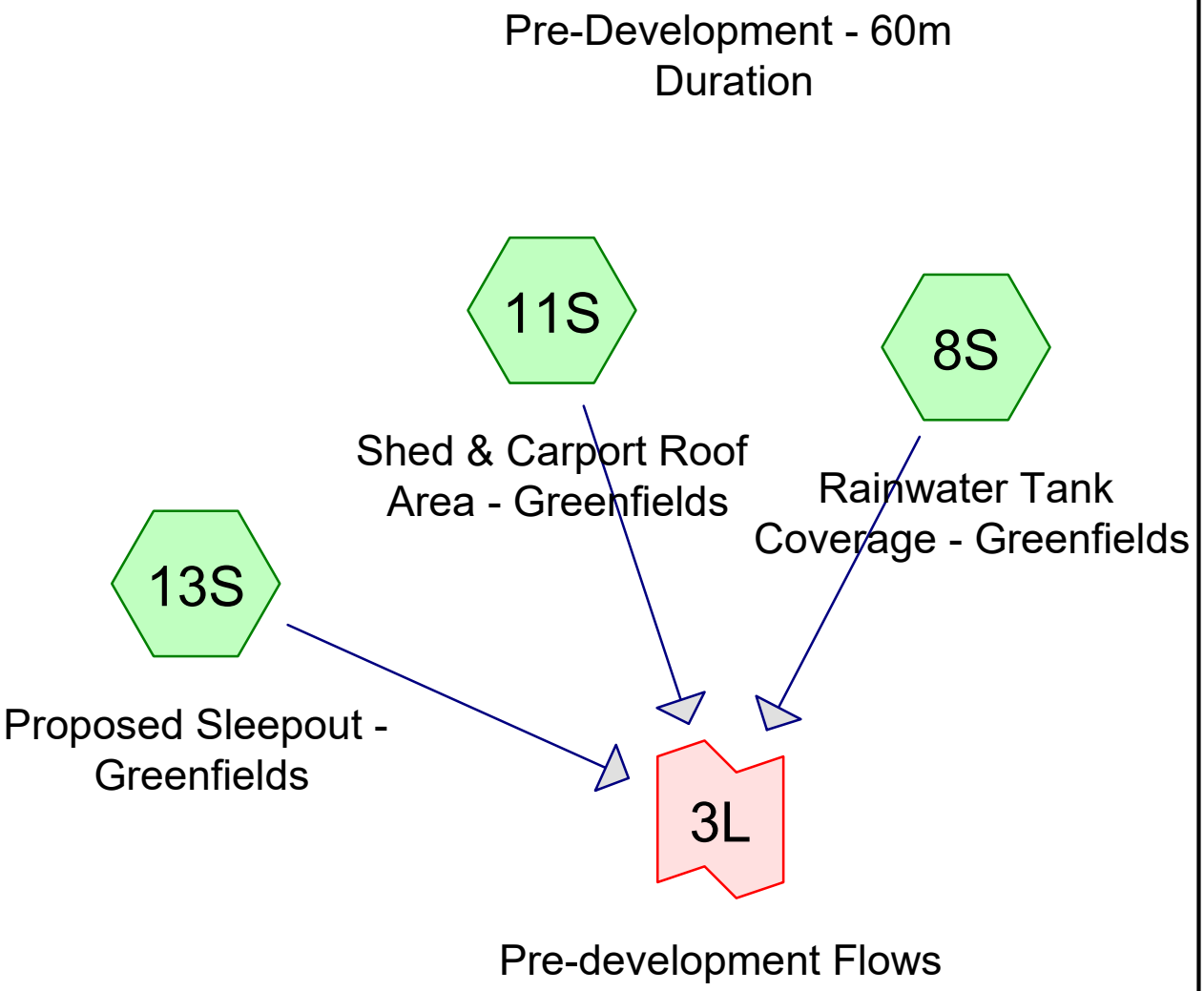
BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **TANK DETAIL**
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 2 DP 552266 5 MILLERS LANE KERIKERI**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **N.T.S**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **135051-C210**
ISSUE: **02**

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Subcat Reach Pond Link

Routing Diagram for 135051 - 02
Prepared by Wilton Joubert Limited, Printed 22/10/2026
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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 8S: Rainwater Tank Runoff Area=8.8 m² 0.00% Impervious Runoff Depth=34 mm
Tc=10.0 min C=0.59 Runoff=0.08 L/s 0.3 m³

Subcatchment 11S: Shed & Carport Runoff Area=130.0 m² 0.00% Impervious Runoff Depth=34 mm
Tc=10.0 min C=0.59 Runoff=1.22 L/s 4.4 m³

Subcatchment 13S: Proposed Sleepout Runoff Area=32.4 m² 0.00% Impervious Runoff Depth=34 mm
Tc=10.0 min C=0.59 Runoff=0.30 L/s 1.1 m³

Link 3L: Pre-development Flows Inflow=1.61 L/s 5.8 m³
Primary=1.61 L/s 5.8 m³

Summary for Subcatchment 8S: Rainwater Tank Coverage - Greenfields

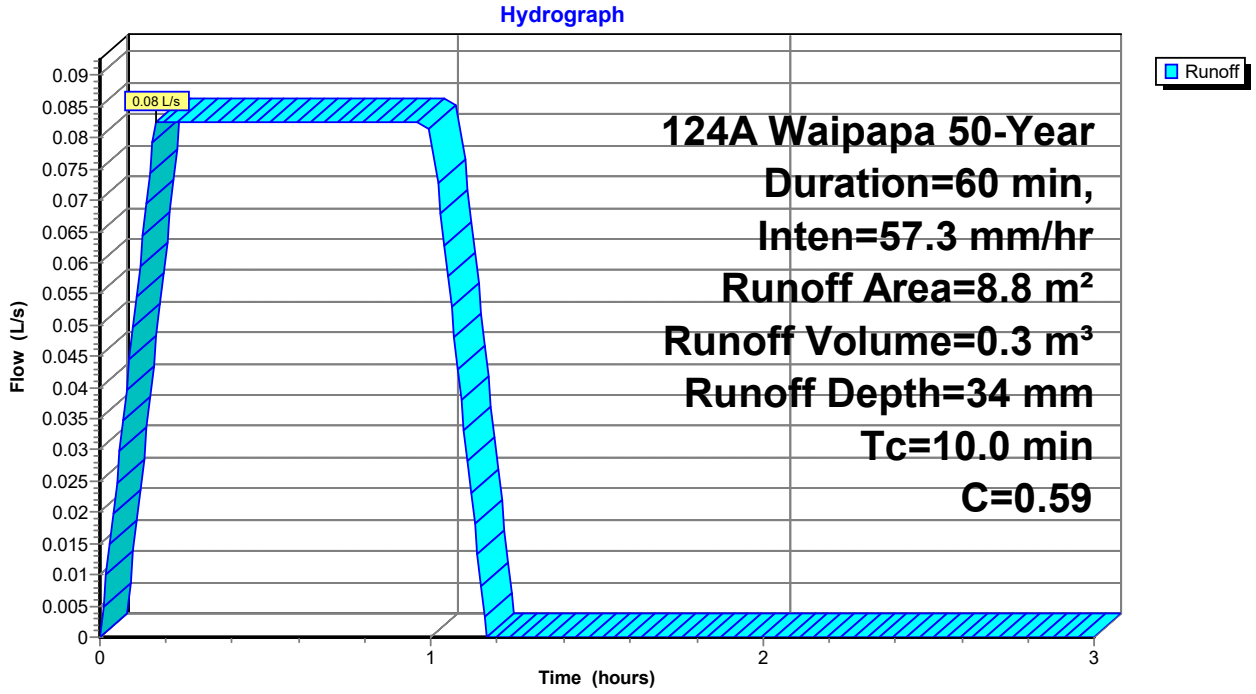
Runoff = 0.08 L/s @ 0.17 hrs, Volume= 0.3 m³, Depth= 34 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
124A Waipapa 50-Year Duration=60 min, Inten=57.3 mm/hr

Area (m²)	C	Description
8.8	0.59	RW Tank
8.8		100.00% Pervious Area

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

Subcatchment 8S: Rainwater Tank Coverage - Greenfields



Summary for Subcatchment 11S: Shed & Carport Roof Area - Greenfields

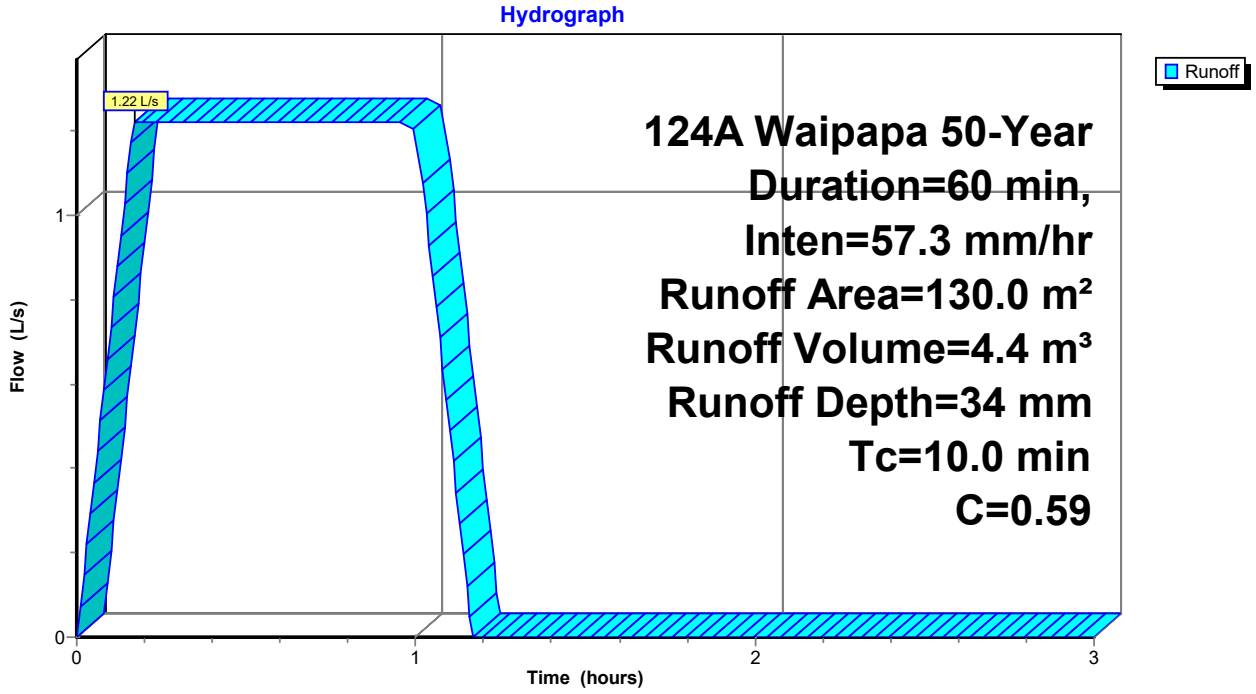
Runoff = 1.22 L/s @ 0.17 hrs, Volume= 4.4 m³, Depth= 34 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
124A Waipapa 50-Year Duration=60 min, Inten=57.3 mm/hr

Area (m²)	C	Description
130.0	0.59	Shed & Carport Roof
130.0		100.00% Pervious Area

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

Subcatchment 11S: Shed & Carport Roof Area - Greenfields



Summary for Subcatchment 13S: Proposed Sleepout - Greenfields

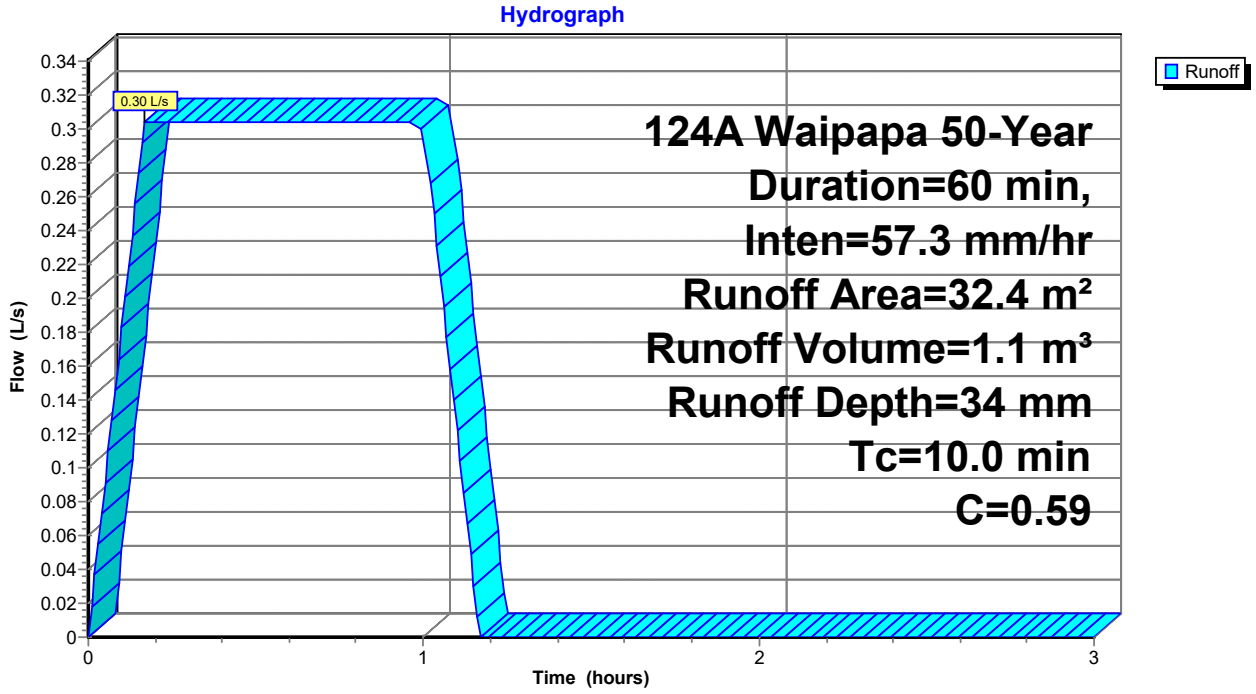
Runoff = 0.30 L/s @ 0.17 hrs, Volume= 1.1 m³, Depth= 34 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
124A Waipapa 50-Year Duration=60 min, Inten=57.3 mm/hr

Area (m²)	C	Description
32.4	0.59	Proposed MHU
32.4		100.00% Pervious Area

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

Subcatchment 13S: Proposed Sleepout - Greenfields

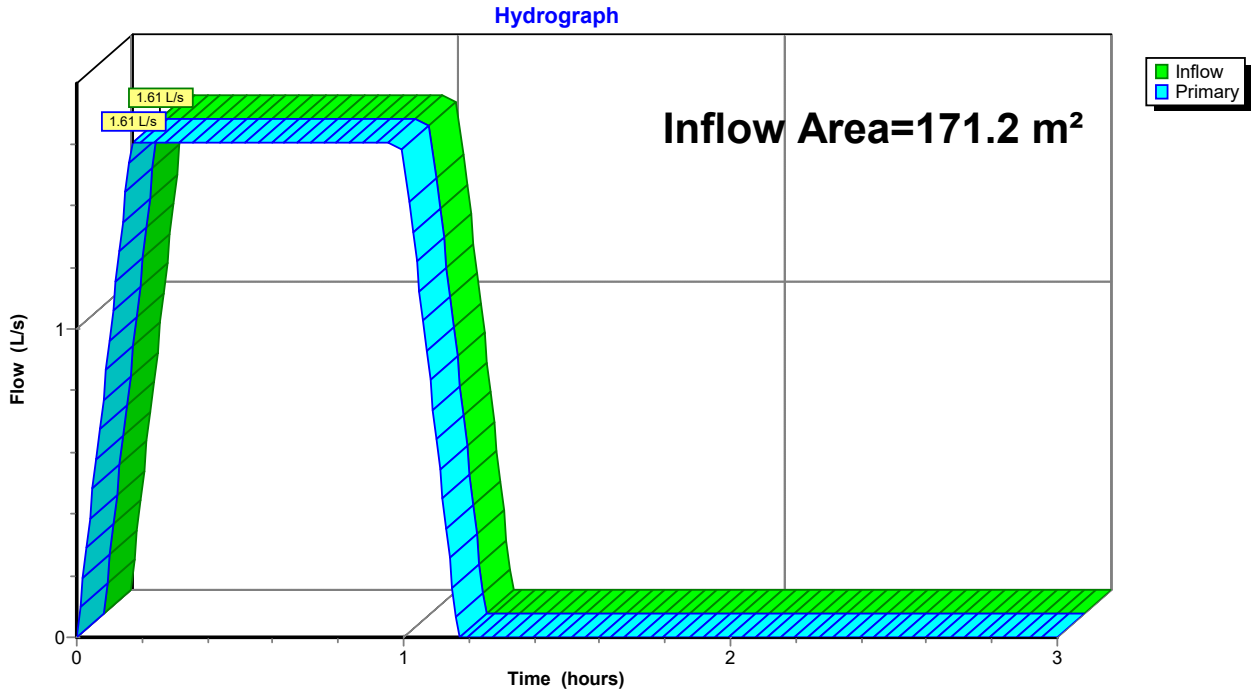


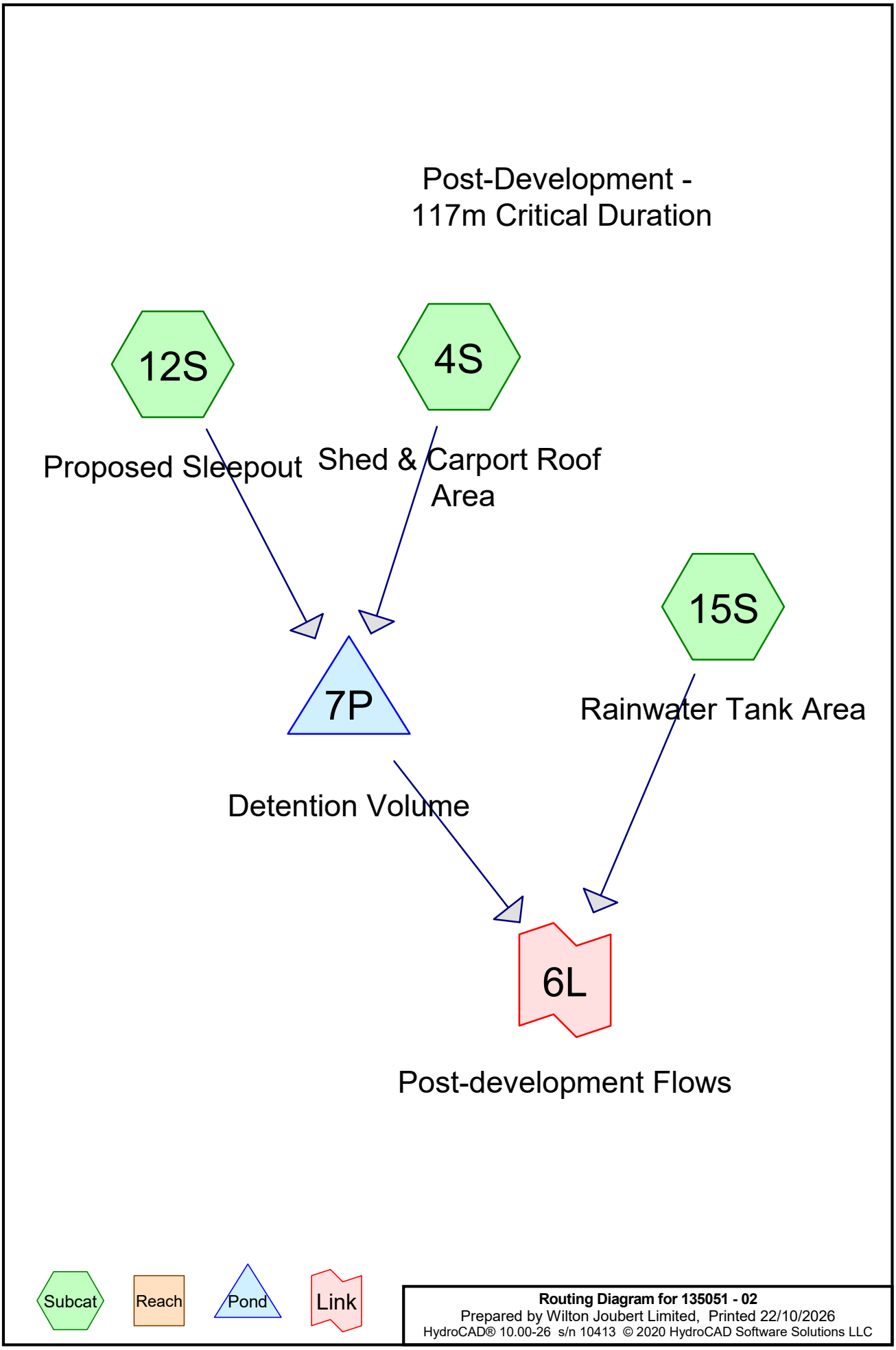
Summary for Link 3L: Pre-development Flows

Inflow Area = 171.2 m², 0.00% Impervious, Inflow Depth = 34 mm for 50-Year event
Inflow = 1.61 L/s @ 0.17 hrs, Volume= 5.8 m³
Primary = 1.61 L/s @ 0.17 hrs, Volume= 5.8 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link 3L: Pre-development Flows





Routing Diagram for 135051 - 02
Prepared by Wilton Joubert Limited, Printed 22/10/2026
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 4S: Shed & Carport Runoff Area=130.0 m² 100.00% Impervious Runoff Depth=93 mm
Tc=10.0 min C=0.96 Runoff=1.73 L/s 12.2 m³

Subcatchment 12S: Proposed Runoff Area=32.4 m² 100.00% Impervious Runoff Depth=93 mm
Tc=10.0 min C=0.96 Runoff=0.43 L/s 3.0 m³

Subcatchment 15S: Rainwater Tank Runoff Area=8.8 m² 100.00% Impervious Runoff Depth=93 mm
Tc=10.0 min C=0.96 Runoff=0.12 L/s 0.8 m³

Pond 7P: Detention Volume Peak Elev=0.765 m Storage=7.8 m³ Inflow=2.16 L/s 15.2 m³
Outflow=1.42 L/s 11.5 m³

Link 6L: Post-development Flows Inflow=1.53 L/s 12.3 m³
Primary=1.53 L/s 12.3 m³

Summary for Subcatchment 4S: Shed & Carport Roof Area

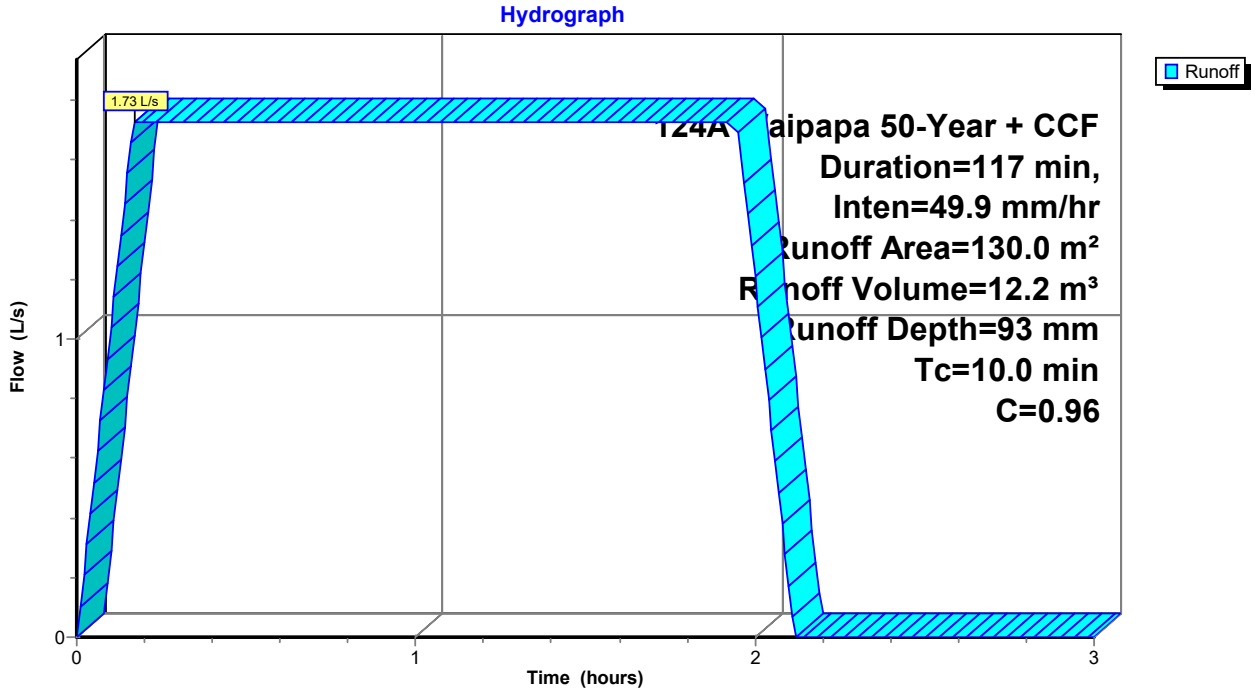
Runoff = 1.73 L/s @ 0.17 hrs, Volume= 12.2 m³, Depth= 93 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
124A Waipapa 50-Year + CCF Duration=117 min, Inten=49.9 mm/hr

Area (m²)	C	Description
130.0	0.96	
130.0		100.00% Impervious Area

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

Subcatchment 4S: Shed & Carport Roof Area



Summary for Subcatchment 12S: Proposed Sleepout

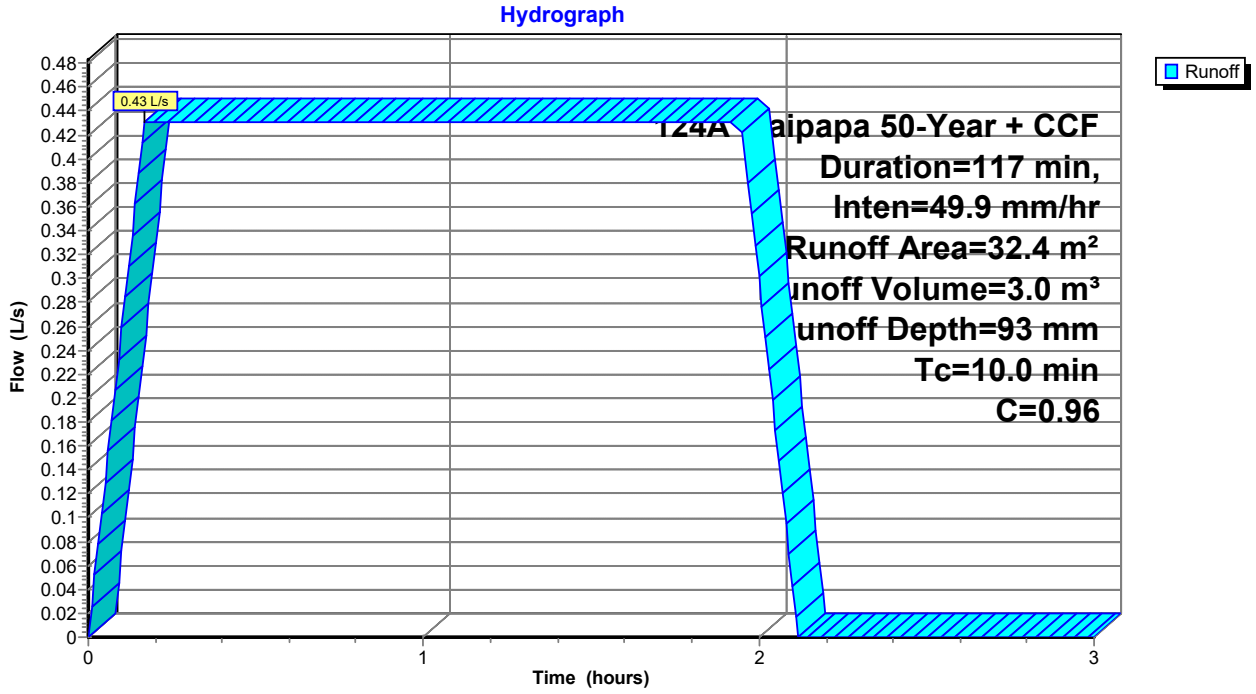
Runoff = 0.43 L/s @ 0.17 hrs, Volume= 3.0 m³, Depth= 93 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
124A Waipapa 50-Year + CCF Duration=117 min, Inten=49.9 mm/hr

Area (m²)	C	Description
32.4	0.96	
32.4		100.00% Impervious Area

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

Subcatchment 12S: Proposed Sleepout



Summary for Subcatchment 15S: Rainwater Tank Area

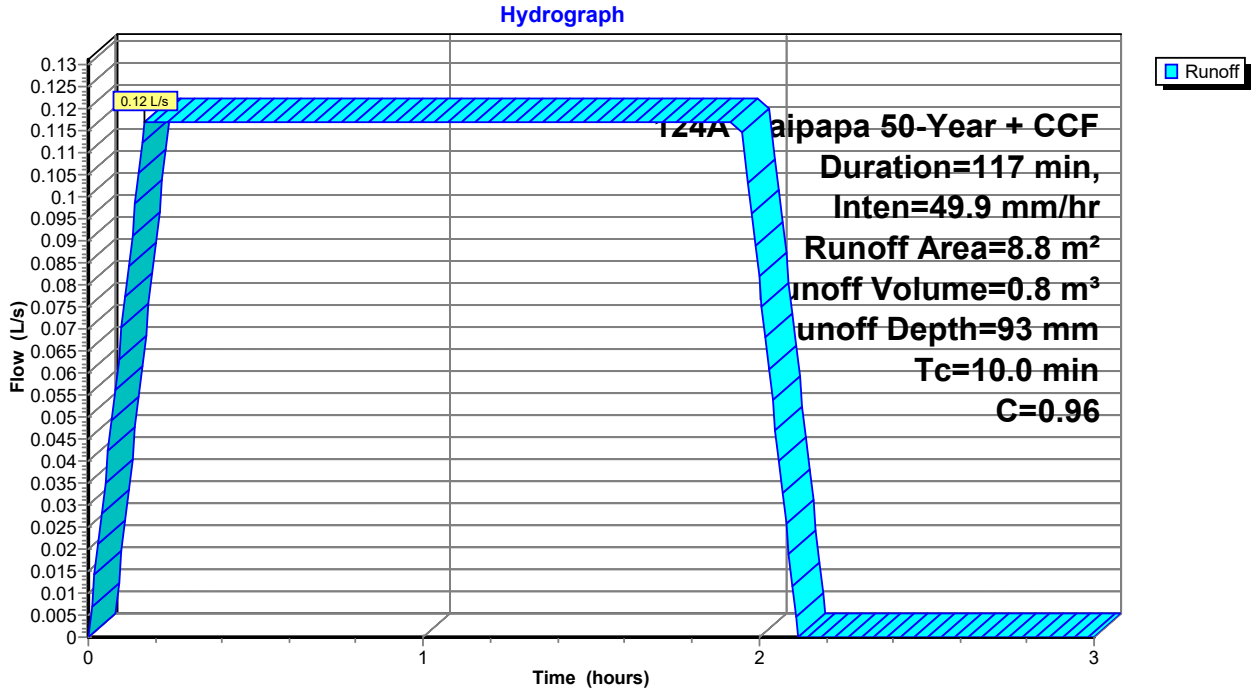
Runoff = 0.12 L/s @ 0.17 hrs, Volume= 0.8 m³, Depth= 93 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
124A Waipapa 50-Year + CCF Duration=117 min, Inten=49.9 mm/hr

Area (m²)	C	Description
8.8	0.96	
8.8		100.00% Impervious Area

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

Subcatchment 15S: Rainwater Tank Area



Summary for Pond 7P: Detention Volume

Inflow Area = 162.4 m²,100.00% Impervious, Inflow Depth = 93 mm for 50-Year + CCF event
Inflow = 2.16 L/s @ 0.17 hrs, Volume= 15.2 m³
Outflow = 1.42 L/s @ 2.01 hrs, Volume= 11.5 m³, Atten= 34%, Lag= 110.2 min
Primary = 1.42 L/s @ 2.01 hrs, Volume= 11.5 m³

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 0.765 m @ 2.01 hrs Surf.Area= 10.2 m² Storage= 7.8 m³

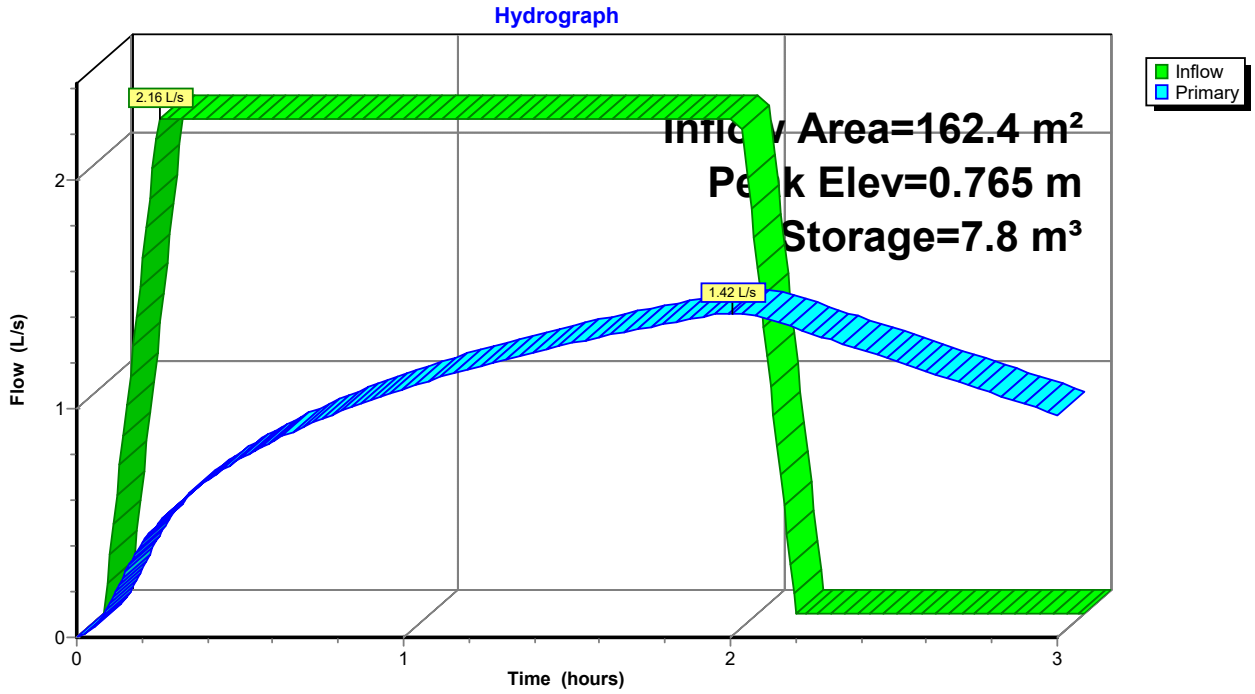
Plug-Flow detention time= 52.2 min calculated for 11.5 m³ (75% of inflow)
Center-of-Mass det. time= 37.8 min (101.3 - 63.5)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	26.5 m³	**3.60 mD x 2.60 mH Vertical Cone/Cylinder**

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**28 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.42 L/s @ 2.01 hrs HW=0.765 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.42 L/s @ 2.30 m/s)

Pond 7P: Detention Volume

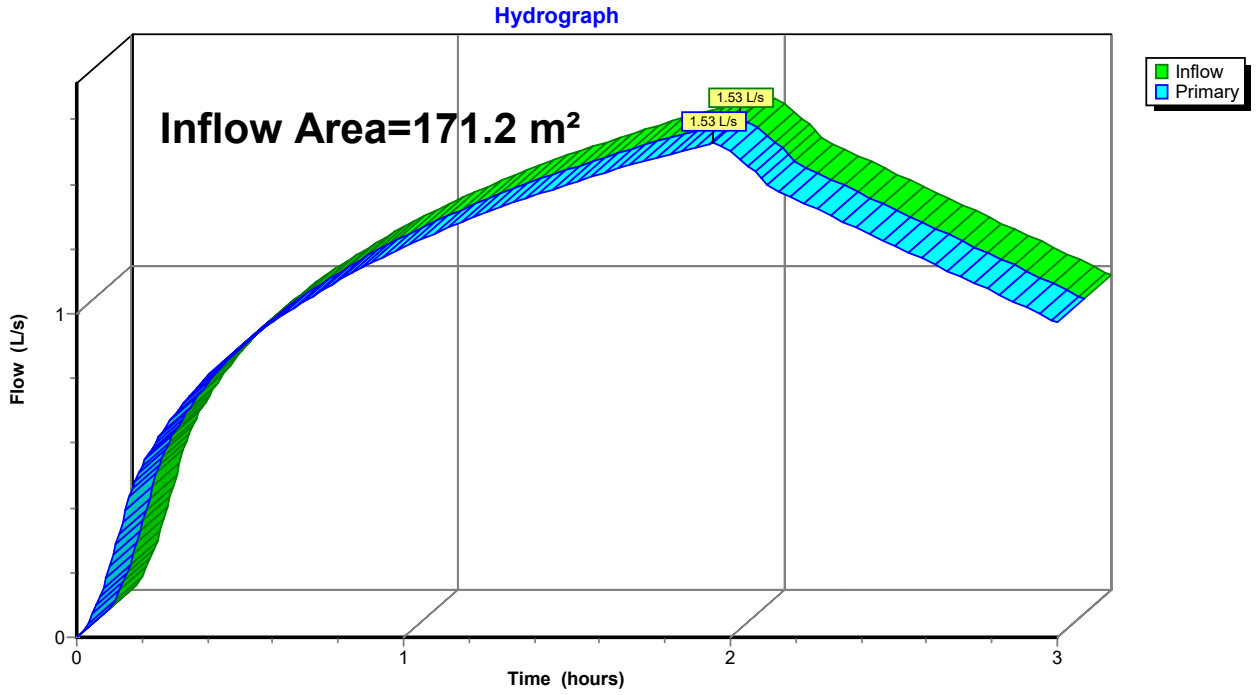


Summary for Link 6L: Post-development Flows

Inflow Area = 171.2 m²,100.00% Impervious, Inflow Depth > 72 mm for 50-Year + CCF event
Inflow = 1.53 L/s @ 1.95 hrs, Volume= 12.3 m³
Primary = 1.53 L/s @ 1.95 hrs, Volume= 12.3 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link 6L: Post-development Flows



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

SITE	5 Millers Lane, Kerikeri
LEGAL DESCRIPTION	Lot 2 DP 552266
PROJECT	Proposed Sleepout
REFERENCE NO.	150173
DOCUMENT	On-site Effluent Disposal Report
STATUS/REVISION No.	01
DATE OF ISSUE	23rd October 2026

Report Prepared For	Email
Rachael Popplewell & Scott Wrightson	scottwrightson@outlook.com rachael.bills@hotmail.com

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

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot 2 DP 552266
Site Area:	3,202m²
Development Type:	Proposed Residential Sleepout
Development Proposals Supplied:	Plan Set by Absolute Build Ltd (Ref No: 2026385, dated: Sept 2026)
Associated Documents:	WJL Geotechnical Report Ref. 107846 (2021) WJL Wastewater Report Ref. 107847 (2021) WJL Stormwater Report Ref. 107848 (2021) WJL Stormwater Memorandum Ref. 135051 (2024)
Overall Site Gradient within Disposal Area:	Disposal area less than ~3°
Geology Encountered:	Kerikeri Volcanic Group
Site Soil Category (AS/NZS 1547:2012):	Category 5 – Clayey SILT & Silty CLAY
Daily Application Rate:	3mm/day
Number of Bedrooms:	3-bedroom existing dwelling & 1-bedroom proposed sleepout
Max Dwelling Occupancy:	5 + 2 = 7
Water Source:	Rainwater Supply (180L/pp/pd)
Daily Wastewater Production:	1,260L/day
Disposal Area:	420m²
Reserve Area:	420m² (100%)
Application Method:	Surface Laid (atop 300mm thick raised topsoil bed): Pressure Compensating Drip Irrigation Lines
Effluent Treatment Level:	Secondary Aerated Package Treatment Plant (<BOD5 20 mg/L, TSS 30 mg/L)

2. SCOPE OF WORK

Wilton Joubert Ltd was engaged by the client to undertake an on-site wastewater assessment for the subject site, where it is understood that a new sleepout is proposed to be constructed.

The existing dwelling is currently serviced by a secondary-level wastewater treatment plant, with effluent discharged via a pressure-compensating dripper irrigation (PCDI) disposal field.

The principal objective of this assessment is to determine the suitability and capacity of the existing wastewater treatment system to accommodate the additional wastewater flows generated by the proposed sleepout, and to provide recommendations for extending the existing PCDI disposal field to accommodate the increased wastewater loading.

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

- Plan Set by Absolute Build Ltd (Ref No: 2026385, dated: Sept 2026)

Any revision of drawings and/or development proposals with implications on the wastewater design should be referred back to WJL for review.

3. SITE DESCRIPTION

The 3,202m² subject site, legally described as Lot 2 DP 552266, is accessed from the western side of the newly formed Millers Lane, approximately 150m north of the Millers Lane–Waipapa Road intersection.

The site is generally flat, with the surrounding land also being relatively flat to gently sloping. An existing dwelling is located centrally within the site and is accessed via a gravel driveway off Millers Lane. An existing shed and carport are located near the lot's northeastern corner. The existing wastewater disposal field and designated reserve area are located to the west of the dwelling.

The property is not serviced by Far North District Council (FNDC) reticulated wastewater or potable water networks.

An existing open stormwater drain runs along the western side of Millers Lane, immediately east of the subject site's eastern boundary. The provided plans indicate that stormwater runoff from the existing dwelling and shed is managed via separate stormwater systems, each discharging to individual outlets within the aforementioned open drain.



Figure 1: Aerial snip from FNDC Water Services Map showing site boundaries (cyan) – aerial image is not up to date

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a 1-bedroom sleepout on-site, as depicted in the plan set by Absolute Build Ltd (Ref No: 2026385, dated: Sept 2026).

The principal objectives of our investigation were to investigate the soil profile, variability, relative density, and strength of soils together with any observed groundwater levels, other water sources and potential short-circuiting pathways within the proposed effluent disposal area.

5. MAPPED GEOLOGY & SOIL ASSESSMENT

Local geology across the property and surrounding influential land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **Kerikeri Volcanic Group Late Miocene Basalt of Kaikohe – Bay of Islands Volcanic Field**. These deposits are approximately 1.8 to 9.7 million years in age and described as; "*Basalt lava, volcanic plugs and minor tuff.*" (ref: GNS Science Website).

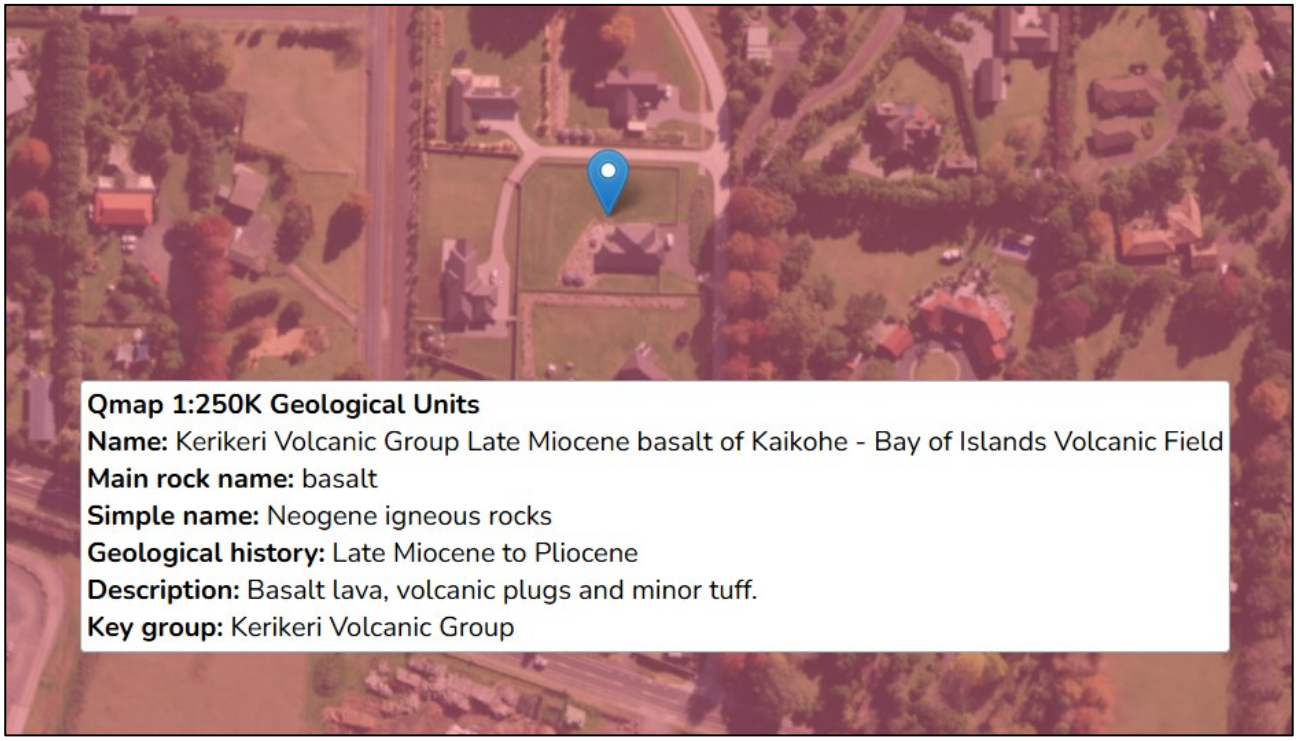


Figure 2: Screenshot from New Zealand Geology Web Map hosted by GNS Science

In addition to the above, geotechnical hand auger testing was completed by WJL (Ref No: 107846) in June 2021.

In general terms, the subsoils encountered within the proposed disposal area consisted of very stiff silty CLAYs and clayey SILTs, indicative of Kerikeri Volcanic Group, as mapped by GNS. Approximately 200mm of TOPSOIL is overlying the investigated area. Although HA2 showed no topsoil, the test was done in a localised area without grass/topsoil cover. Refer to the appended 'HA Logs'.

Given the above information, the site's soils have been classified as Category 5 in accordance with AS/NZS 1547:2012. Based on our investigation, and provided that all recommendations herein are adhered to, WJL consider that there should be no wastewater disposal issues associated with the site.

6. ASSESSMENT CRITERIA

Table 1: Compliance with Section C.6.1.3 of the RPN

C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity			
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:			
#	Rule	✓/x	Explanation
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and	✓	Design has been carried out in accordance with AS/NZS 1547:2012
2	The volume of wastewater discharged does not exceed two cubic metres per day, and	✓	Total proposed discharge = 1260L
3	The discharge is not via a spray irrigation system or deep soakage system, and	✓	Pressure compensated drip irrigation lines proposed
4	The slope of the disposal area is not greater than 25 degrees, and	✓	Disposal area slope = less than 3°
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:	✓	Secondary Treatment and Pressure compensated drip irrigation lines proposed
	a) dose loaded, and	✓	Dose loading proposed
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and	✓	Drip lines to be surface laid and recovered in 100mm of bark or mulch.
6	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:		Disposal area slope = less than 3°
	a) the wastewater, excluding greywater, has received at least secondary treatment, and	n.a	
	b) the irrigation lines are firmly attached to the disposal area, and	n.a	
	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and	n.a	
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and	n.a	
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or	n.a	
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and	n.a	
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas	✓	From on-site investigation the Field positions comply with table 9

	and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and		
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and	n.a	
9	the following reserve disposal areas are available at all times:		
	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or	n.a	
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and	✓	100% reserve area provided as per the Site Suitability Report's Recommendations.
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and	✓	Maintenance as outlined within section 12 of this report
11	the discharge does not contaminate any groundwater water supply or surface water, and	✓	Groundwater was encountered in boreholes (winter) at 1.30m bgl in HA01, rising to 1.00m bgl upon completion of the drilling and at 1.10m bgl in HA02, rising to 0.80m bgl. We have knowledge of the surrounding area that the winter groundwater table might raise above this. We have therefore placed a requirement for the dripper lines to be founded on a 300mm thick topsoil bed to ensure adequate separation, as is common in the Waipapa area. Appropriate offsets supplied to all other sources as well to avoid adverse effects on water sources.
12	there is no surface runoff or ponding of wastewater, and	✓	Appropriate application rates applied for subsoil permeation capabilities/site conditions
13	there is no offensive or objectionable odour beyond the property boundary.	✓	WJL anticipate compliance as long as all recommendations within this report are adhered to

7. REQUIRED SETBACK DISTANCES

As per Point 7 above, the disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the RPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Table 2: "Table 9" of the RPN (Regional Plan for Northland).

Feature	Primary treated domestic wastewater	Secondary treated domestic wastewater	Greywater
Exclusion areas			
Floodplain	5% AEP	5% AEP	5% AEP
Horizontal setback distances			
Identified stormwater flow paths (downslope of disposal area)	5 meters	5 meters	5 meters
River, lake, stream, pond, dam or wetland	20 meters	15 meters	15 meters
Coastal marine area	20 meters	15 meters	15 meters
Existing water supply bore	20 meters	20 meters	20 meters
Property boundary	1.5 meters	1.5 meters	1.5 meters
Vertical setback distances			
Winter groundwater table	1.2 meters	0.6 meters	0.6 meters

In compliance with above:

- No floodplains were identified near the site.
- No overland flow paths were identified within the property boundaries or within close proximity to the disposal field.
- The site is inland, i.e not in close proximity to the coastal marine area.
- Ground water bore sources were not identified within the property or anticipated to exist within close proximity to the property's boundaries given a review of NRC bore location maps.
- Groundwater was encountered at 800mm – 1000mm below ground level onsite during boreholes excavations. However, we have knowledge that the winter groundwater table can reach higher. We have therefore placed a requirement for the dripper lines to be founded on a 300mm thick topsoil bed to ensure adequate separation (>600mm).

The disposal and reserve areas are proposed to be situated west of the proposed building platform with appropriate offsets to the property's boundary (>1.5m) and the proposed dwelling (>3.0m).

8. DISCHARGE DETAILS

Water supply for the existing dwelling and proposed sleepout will be sourced from on-site domestic tank supply. A per capita flow allowance of 180 litres/person/day was used in the calculations as outlined in Table 3 below.

Table 3: Design flows for proposed dwelling

Existing / Proposed Development	3 bedrooms (existing dwelling) + 1 bedroom (proposed sleepout)
Combined Occupancy Allowance	5 (existing dwelling) + 2 (proposed sleepout) = 7-person peak occupancy
Water Reduction	No
Daily Flow Allowances	180L / person / day
Design Flow Rate	1260L / day
Water Meter	None required.
Other Notes	No garbage grinder

Notes: Additional Occupancy Allowance takes account of additional rooms above and beyond any marked as 'dining', 'lounge' or 'bedrooms'. The calculation is made on the basis of one extra person times the ratio of the total floor area of the additional rooms to that of the smallest designated bedroom & rounded up to the next whole number. Therefore, for the purpose of this application and design report, the total peak design occupancy was calculated as 7 persons.

9. WASTEWATER TREATMENT

It is understood that the existing dwelling is currently serviced by a secondary-level wastewater treatment system. It is recommended that the existing treatment system continue to be utilised to service both the existing dwelling and the proposed sleepout, provided the system has a minimum daily treatment capacity of 1,260L/day and an emergency storage capacity exceeding 1,260L.

Treated effluent from the existing treatment system is to continue to be discharged to the existing pressure-compensating dripper irrigation (PCDI) disposal field, which is to be extended to accommodate the additional wastewater loading generated by the proposed sleepout.

The basic system requirements are summarised in Table 4 below.

Table 4: Secondary Treatment Requirements

Emergency Storage Capacity	Minimum >1,260L
Alarm System	Visual and Audible alarm located at plant.
Location	Please refer to Site Plan.

	More than 3.0m clear of habitable buildings; 1.5m clear of boundaries; 5.0m clear of OLFP; 15.0m clear of ponds
Discharge Quality	Secondary Level BOD^5 <= 20mg/L, TSS <= 30mg/L

10. DESIGN VOLUMES

Maximum Daily Wastewater Discharge = Maximum Occupancy x Flow Allowance (litres/ person/ day). This calculation results in a total wastewater flow rate of 1,260 litres per day. The ratio of lot area to design flow = Gross Lot Area (3,202m²) / 1,260 Max Daily Flow (litres/day). This calculation provides an A:V Ratio of approximately 2.5 m²/litre/day.

The proposed design discharge of 1,260L/day complies with the 2,000L/day volume limit under Rule C.6.1.3 of the Regional Plan for Northland. Subject to compliance with all other conditions of this rule, as assessed in this report, the discharge is a permitted activity and Northland Regional Council resource consent is not required.

11. LAND DISPOSAL METHOD

Surface Laid Lines on a Raised Topsoil Bed

Dripper lines must be founded on a 300mm thick topsoil bed to ensure adequate separation to the winter ground water table. The drip lines are recommended to be surface laid on this mounded bed with a daily application rate of 3mm/day. A minimum disposal field area of 420m^2, amounts.

The drip lines must be securely pinned to the ground surface and installed in a regular 'grid' pattern, laid generally parallel to the site contours, as far as practicable, with row spacings of no more than 1.0m. The grid should consist of 420 linear metres of drip line split into individual rows not exceeding 65m, with a manual flushing valve at the end of each row. The manual flushing valves should be located within flush boxes for inspection and maintenance purposes. End-feeding the drip lines will lower the cost of installation, with each drip line only requiring one manual flushing valve. 65m long drip lines should be easily flushed by the pump supplied with the system.

The disposal field area requires re-covering with 100mm of bark or mulch and plantings introduced at a density of 1 plant per m², to assist in evapotranspiration and nutrient removal. See a summary of the system in Table 5 below.

Table 5: Land Disposal System

Land Disposal System:	PCDI drip irrigation (Ref: Soil Assessment)
Type:	Surface laid, pressure compensating dripper irrigation lines
Soil Category (AS/NZS 1547):	Category 5
Buffer Zone:	Not required
Cut-off Drain:	Not required
Loading Rate:	3mm/day

Loading Method:	Pump
Pump:	High water level alarm is installed in pump chamber – audible/visual alarm Design head is subject to supplier specs. Pump Chamber Volume is integral to the treatment system Required Emergency Storage volume - >1,260L
Primary Disposal Area:	420m^2 at 1.0m centres - surface laid
Reserve Disposal Area:	420m^2 (100%)

12. ASSESSMENT OF ENVIRONMENTAL EFFECTS

This section provides an assessment of wastewater-related environmental effects for the proposed on-site effluent disposal system.

In conclusion:

The system has been designed in accordance with AS/NZS 1547:2012. It further complies with the setbacks stipulated in the RPN.

It is anticipated that the proposed secondary treatment system and PCDI disposal system for the site will have a less than minor effect on the environment. The irrigation field area will be surface laid atop a raised topsoil bed, recovered in mulch or bark or topsoil, with introduced plantings facilitating evapotranspiration and nutrient removal.

Separation distances shall be maintained from the property's boundary and existing vegetation will assist with the retention, breakdown and uptake of effluent at the site and prevent effluent from being washed off-site. Given the appropriate separation distances to water sources, a reserve area of 100% and the discharge of secondary level of effluent treatment, the proposed wastewater disposal is considered to be suitable to protect the environment and the effects are deemed less than minor.

Additionally:

- To protect against any possible failure of the disposal area, the reserve area should remain undeveloped and should be maintained with a grassed/vegetated surface ready for the possible installation of additional drip lines into it.

- To protect the integrity of the disposal area from unwanted damage from vehicles, persons or animals we recommend that adequate protection measures be put in place.

- To protect the physical treatment plant from misuse or neglect the manufacturer of the plant will supply a detailed maintenance schedule that must be adhered to. It is imperative that the operator of the system both schedule and undertake regular maintenance of the system to ensure its effectiveness.

Based on our site assessment and calculations, we consider that the site is able to provide for the sustainable treatment and land application of domestic effluent generated from the proposed residential dwelling.

Since the proposed discharge volume is 1,260L/day and does not exceed 2m³/day, the proposed discharge complies with the volume limit under Rule C.6.1.3 of the Regional Plan for Northland. Subject to compliance with the remaining permitted activity conditions of Rule C.6.1.3, Northland Regional Council resource consent is not required.

13. LIMITATIONS

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and upon data from the field investigation as well as the results of in-situ testing of soil carried out by Wilton Joubert Ltd. Inferences are made about the nature and continuity of sub soils away from and beyond the exploratory holes but cannot be guaranteed. The descriptions detailed on the exploratory borehole logs are based on the field descriptions of the soils encountered.

This assignment only considers the design of a secondary on-site effluent treatment system and all drainage designs are up to the connection point for each building face of any new structures/slabs; no internal building plumbing or layouts have been done. This report does not consider stormwater management, overland flow paths, or structural / geotechnical design beyond the wastewater system.

During construction, a person competent to judge whether the conditions 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 Wilton Joubert Ltd.

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,

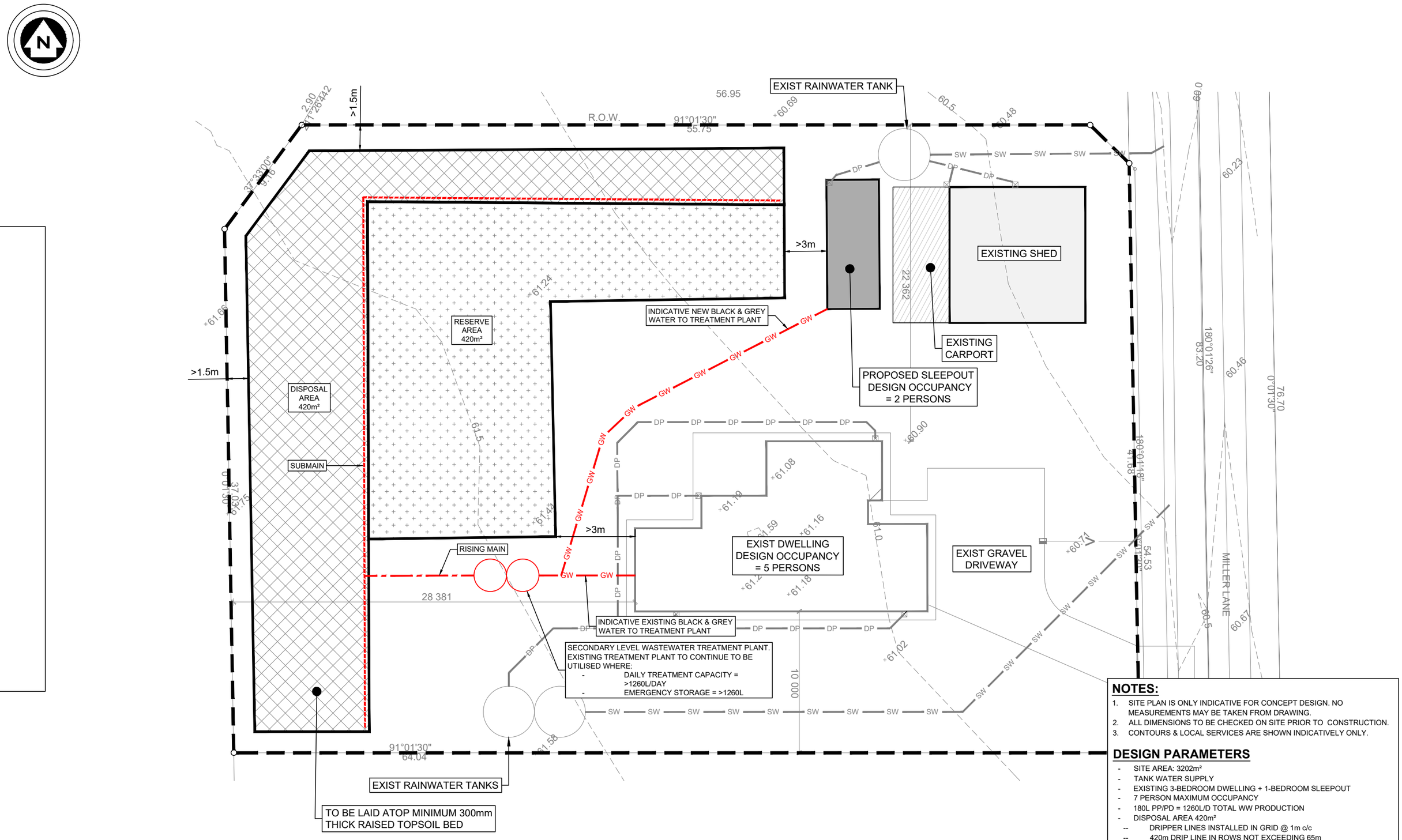
Wilton Joubert Ltd.



Gustavo Medina Brant
BE(Hons)

REPORT ATTACHMENTS

- Site Plan (1 sheet)
- Borelogs (2 sheets)
- FNDC AS/NZS 1547:2012 PS1 (1 sheet)



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
3. CONTOURS & LOCAL SERVICES ARE SHOWN INDICATIVELY ONLY.

DESIGN PARAMETERS

- SITE AREA: 3202m²
- TANK WATER SUPPLY
- EXISTING 3-BEDROOM DWELLING + 1-BEDROOM SLEEPOUT
- 7 PERSON MAXIMUM OCCUPANCY
- 180L PP/PD = 1260L/D TOTAL WW PRODUCTION
- DISPOSAL AREA 420m²
  - -- DRIPPER LINES INSTALLED IN GRID @ 1m c/c
  - -- 420m DRIP LINE IN ROWS NOT EXCEEDING 65m
- RESERVE AREA 420m² (100% OF DISPOSAL AREA)

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	OCT '26	GMB	WASTEWATER REPORT

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

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **WASTEWATER REPORT**

PROJECT TITLE: **LOT 2 DP 552266 5 MILLERS LANE KERIKERI**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **1:250**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **150173-C300**
ISSUE: **01**

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HAND AUGER: HA1

CLIENT: Michael & Jacki Podbury
PROJECT: Lot 1, 124A Waipapa Road
SITE LOCATION: Waipapa

JOB NO.: 107846 **SHEET:** 1 OF 1
START DATE: 04/06/2021 **NORTHING:** **GRID:**
DIAMETER: 50mm **EASTING:**
SV DIAL: 2079 **ELEVATION:** Ground
FACTOR: 1.506 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
	TOPSOIL.	TS	0.0						
Kerikeri Volcanic Group	Clayey SILT, brown, very stiff, moist, slightly to moderately plastic.		0.2						
			0.4		120	33	3.6		
	Gravelly (fine - rounded) SILT, brownish orange mottled dark orange, very stiff, moist, slightly plastic.		0.6						
	Clayey SILT, dark orange, very stiff, moist, slightly to moderately plastic, frequent fine gravels.		0.8						
			1.0	04/06/2021	211+	-	-		
			1.2		UTP	-	-		
	1.3m: lens of silty GRAVEL (fine), saturated.		1.4						
	Gravelly (fine) SILT, orange, inferred very dense, saturated, non-plastic.		1.6		UTP	-	-	16	
	1.6m Unable to Penetrate - Too Dense to Auger EOH: 1.60m		1.8					12	
			2.0					11	
			2.2					7	
			2.4					8	
			2.6					7	
			2.8					7	
			3.0					3	
			3.2					1	
			3.4					3	
			3.6					2	
			3.8					4	
			4.0					3	
			4.2					2	
			4.4					3	
			4.6					5	
			4.8					9	
			5.0					11	
			5.2					17	
			5.4					18	
								21	
								22	
								30	

REMARKS
End of borehole @ 1.60m (Target Depth: 3.00m)
Groundwater encountered @ 1.30m during drilling. Standing groundwater @ 1.00m.

OBSERVATION / COMMENTS

LOGGED BY: HS
CHECKED BY: NA

WILTON JOUBERT
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Phone: 09 945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

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HAND AUGER: HA2

JOB NO.: 107846 **SHEET:** 1 OF 1

START DATE: 04/06/2021 **NORTHING:** **GRID:**

CLIENT: Michael & Jacki Podbury **DIAMETER:** 50mm **EASTING:**

PROJECT: Lot 1, 124A Waipapa Road **SV DIAL:** 2079 **ELEVATION:** Ground

SITE LOCATION: Waipapa **FACTOR:** 1.506 **DATUM:**

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE PEAK STRENGTH (kPa)	SHEAR VANE REMOULD STRENGTH (kPa)	SHEAR VANE SENSITIVITY	SCALA (Blows / 100mm)	COMMENTS, SAMPLES, OTHER TESTS
Kerikeri Volcanic Group	Clayey SILT, brown becoming brownish orange, very stiff, moist, slightly to moderately plastic.		0.0						
	0.2m: lens of GRAVEL (fine).		0.2						
	Silty CLAY, brownish orange, very stiff, moist, moderately plastic, occasional fine gravels.		0.4		151	84	1.8		
			0.6						
			0.8	04/06/2021	154	90	1.7		
	Clayey SILT, dark orange mottled grey, very stiff to hard, moist, slighty to moderately plastic.								
	1.0m: lens of gravelly (fine) SILT.		1.0						
	Slightly gravelly, slightly clayey SILT, dark orange & grey, very stiff to hard, saturated, non-plastic.		1.2					8	
	1.20m Unable to Penetrate - Too Dense to Auger							1	
	EOH: 1.20m		1.4					3	
			1.6					4	
			1.8					5	
			2.0					4	
			2.2					4	
			2.4					10	
			2.6					10	
			2.8					3	
			3.0					3	
			3.2					3	
			3.4					4	
			3.6					4	
			3.8					3	
			4.0					2	
			4.2					3	
			4.4					3	
			4.6					4	
			4.8					5	
			5.0					4	
			5.2					4	
			5.4					5	
								10	
								16	
								26	
								30	

SOIL DESCRIPTION

TOPSOIL CLAY SAND PEAT

FILL SILT GRAVEL ROCK

REMARKS

End of borehole @ 1.20m (Target Depth: 3.00m)

Groundwater encountered @ 1.10m during drilling. Standing groundwater @ 0.80m.

OBSERVATION / COMMENTS

LOGGED BY: HS

CHECKED BY: NA

WILTON JOUBERT Consulting Engineers

45B Norfolk St, Kensington 0145, Whangarei
Phone: 09 945 4188
Email: jobs@wjl.co.nz
Website: www.wiltonjoubert.co.nz

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PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (AS/NZS 1547:2012)

ISSUED BY: Ben Steenkamp on behalf of Wilton Joubert Ltd (approved qualified design professional)

TO: Rachael Popplewell & Scott Wrightson (owner)

TO BE SUPPLIED TO: ……Far North District Council……

PROPERTY LOCATION: 5 Millers Lane, Kerikeri

LOT…2 ……DP……552266…VALUATION NUMBER……

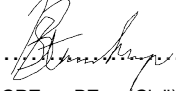
TO PROVIDE : Design an on-site effluent disposal system in accordance with AS/NZS 1547:2012 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.



……(Signature of approved design professional)

CPEng, BEng (Civil), BSc (Geology), CMEngNZ (Professional qualifications)

2001008 (Licence Number or professional Registration number)

Address 498 Hibiscus Coast Highway, Orewa, Auckland

Phone Number 09 527 0196 Fax Number …… Cell Phone 0272792392

Date 23.10.2026

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

Part 3 – Area Specific Rural Residential Zone	
Objectives	
RRZ-O1	*The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity values of the zone.*
RRZ-O2	*The predominant character and amenity values of the Rural Residential zone are maintained and enhanced, which includes:* *a. peri-urban scale residential activities;* *b. small-scale farming activities with limited buildings and structures;* *c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and* *d. a diverse range of rural residential environments reflecting the character and amenity values of the adjacent urban area.*
RRZ-O3	*The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.*
RRZ-O4	*Land use and subdivision in the Rural Residential zone:* *a. maintains rural residential character and amenity values;* *b. supports a range of rural residential and small-scale farming activities; and* *c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.*
Policies	
RRZ-P1	*Enable activities that will not compromise the role, function and predominant character and amenity values of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:* *a. rural residential activities;* *b. small-scale farming activities;* *c. home business activities;* *d. visitor accommodation; and*

	e. small-scale education facilities.
RRZ-P2	*Avoid activities that are incompatible with the role, function and predominant character and amenity values of the Rural Residential zone including:* *a. activities that are contrary to the density anticipated for the Rural Residential zone;* *b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and* *c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.*
RRZ-P3	*Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zones and Horticulture precinct.*
RRZ-P4	*Encourage all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary::* *a. telecommunications:* *i. fibre where it is available;* *ii. copper where fibre is not available;* *iii. copper where the area is identified for future fibre deployment.* *b. local electricity distribution network.*
RRZ-P5	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone:* *a. consistency with the scale and character of the rural residential environment;* *b. location, scale and design of buildings or structures;* *c. at zone interfaces and the rail designation boundary:* *i. any setbacks, fencing, screening or landscaping required to address potential conflicts;* *ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;* *d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*

	e. the adequacy of roading infrastructure to service the proposed activity; *f. managing natural hazards;* *g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and* *h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

S104(1A) Matters which are now outside of scope.

Land-Use Consent for
Scott Wrightson & Rachael Popplewell
5 Millers Lane, Kerikeri

Date: 4 November 2026

Attention: Nick Williamson & Swetha Maharaj (Resource Consent Team Leaders)

Please find attached:

- an application for a Land-use Resource Consent to construct a sleepout in the ***Rural Residential Zone*** (RRZ) under the Proposed District Plan – Appeals Version (PDP-AV);
- an Assessment of Environmental Effects of the proposal on the environment.

This application is for a resource consent to construct a sleepout at 5 Millers Lane, Kerikeri. The site is zoned Rural Residential (RRZ) under the PDP-AV and Rural Living Zone (RLZ) under the ODP. On the 30th of June 2026, the Council's notified PDP-DV determined the site zoning to be RRZ. This decision is not subject to any appeal that would affect the activity status of the proposed activity in the RRZ. For this reason, this application is applied for on the basis that the RRZ is the operative zone at the site.

The proposed activity will see the impermeable surface coverage exceed the permitted thresholds for the RRZ. A Stormwater Management Report has been completed by Wilton Joubert in support of the application, which is attached within **Appendix 6**. Overall, the proposal is a **Restricted Discretionary Activity** under the PDP-AV.

If you require further information, please do not hesitate to contact our office.

Regards,



Alex Billot

Resource Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **Application Form**
2. **Record of Title –** *LINZ*
3. **Consent Notice 11732846.2 –** *LINZ*
4. **Consent Notice 12033632.2 & Variation Document 12982159.1 –** *LINZ*
5. **Plan Set –** *Absolute Build*
6. **Stormwater Mitigation Report –** *Wilton Joubert Ltd*
7. **Onsite Effluent Disposal Report –** *Wilton Joubert Ltd*
8. **Relevant PDP-AV Objectives and Policies**

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. The Applicants, Scott Wrightson & Rachael Popplewell, are seeking land use resource consent to construct a sleepout at 5 Millers Lane, Kerikeri. The sleepout is proposed to have a floor area of 32.4m^2, as shown within the Plan Set attached in **Appendix 5**.

1.2. The property is developed with an existing dwelling centrally located along the southern boundary of the site and an existing shed and carport located within the northeastern corner, with the remainder of the property being lawn. The site is accessed from the southeastern corner of the site via a shared accessway.

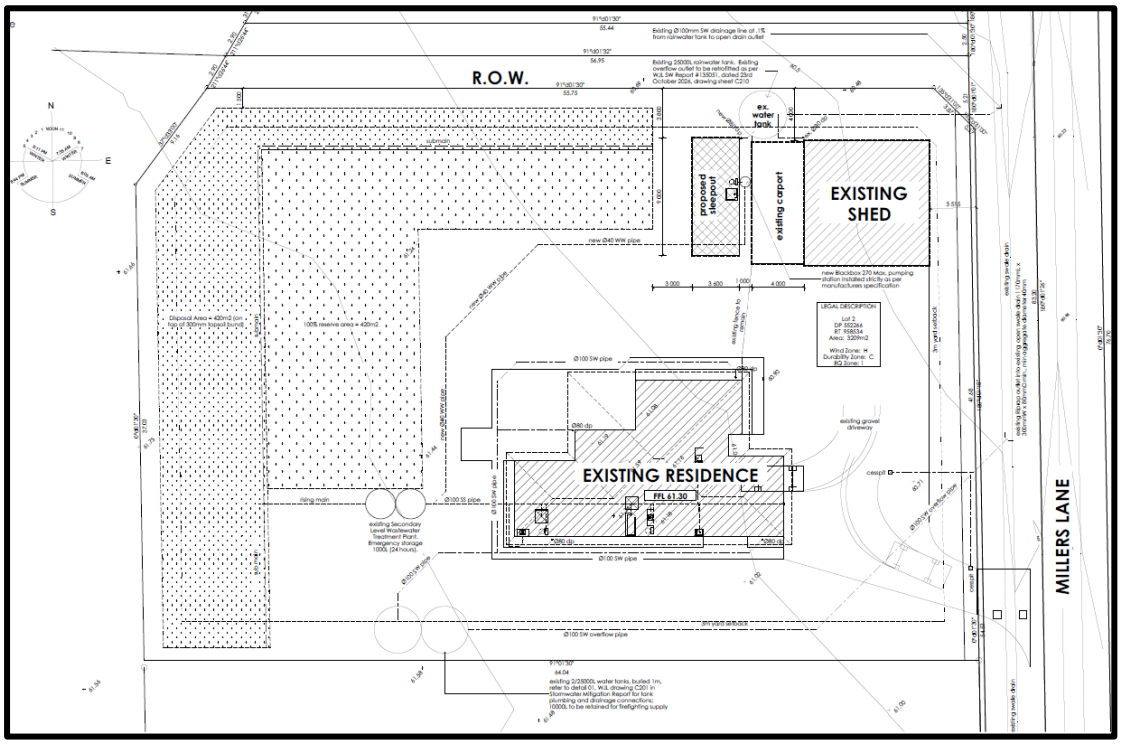


Figure 1: Site Plan.

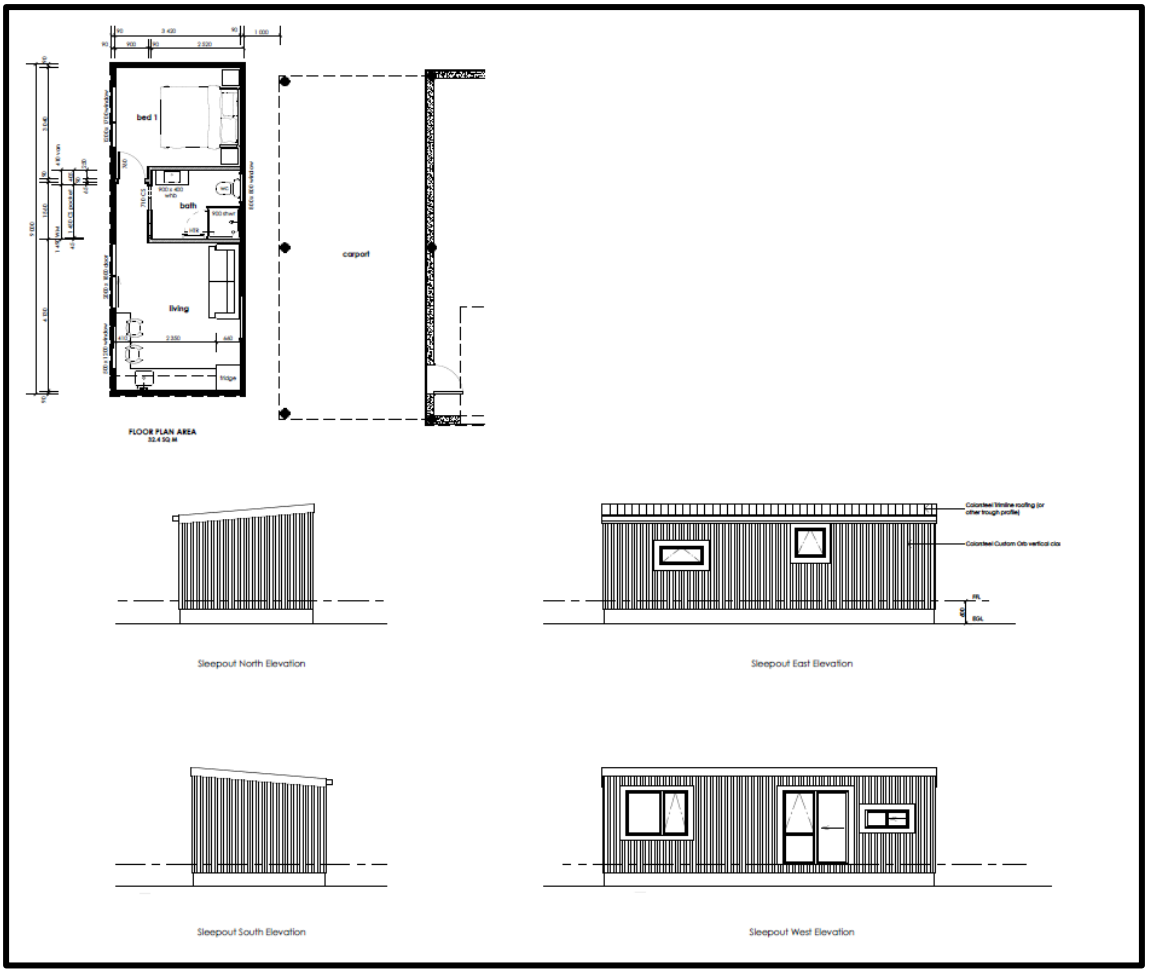


Figure 2: Sleepout floor plan and elevations.

1.3. The proposed activity when combined with the existing house, shed/carport and driveway areas would comprise an impermeable surface area of 817.4m^2 or 26% of the total site area as per the Plan Set. This exceeds the PDP-AV permitted standards for impermeable surface coverage on the site.

1.4. Wilton Joubert Engineers have completed a Stormwater Mitigation Report (SMR) in support of the application which is attached within **Appendix 6**. Wilton Joubert have stated that suitable stormwater management measures have been previously established for the existing impermeable areas on site and as such, the SMR attached with this application will address the runoff generated from the roof areas of the existing shed, existing carport and proposed sleepout. Stormwater attenuation has been provided for via a flow attenuated outlet in the existing rainwater tank currently servicing the existing shed and carport for the 2% AEP storm event, in accordance with the consent notice condition registered on the title (which will be detailed further in this report).

1.5. Water supply for the sleepout has been recommended to be supplied via the existing rainwater tank servicing the existing shed and carport. A guttering system is required to collect roof runoff from the proposed roof area and direct this to the existing rainwater tank. The upper section of the water tank will act as a detention volume to achieve stormwater neutrality for the existing shed, carport and proposed sleepout roof areas. The existing overflow outlet is to be retrofitted with a flow attenuating outlet. Discharge from the tank is to continue being directed to the existing riprap outlet in the open swale drain east of the property.

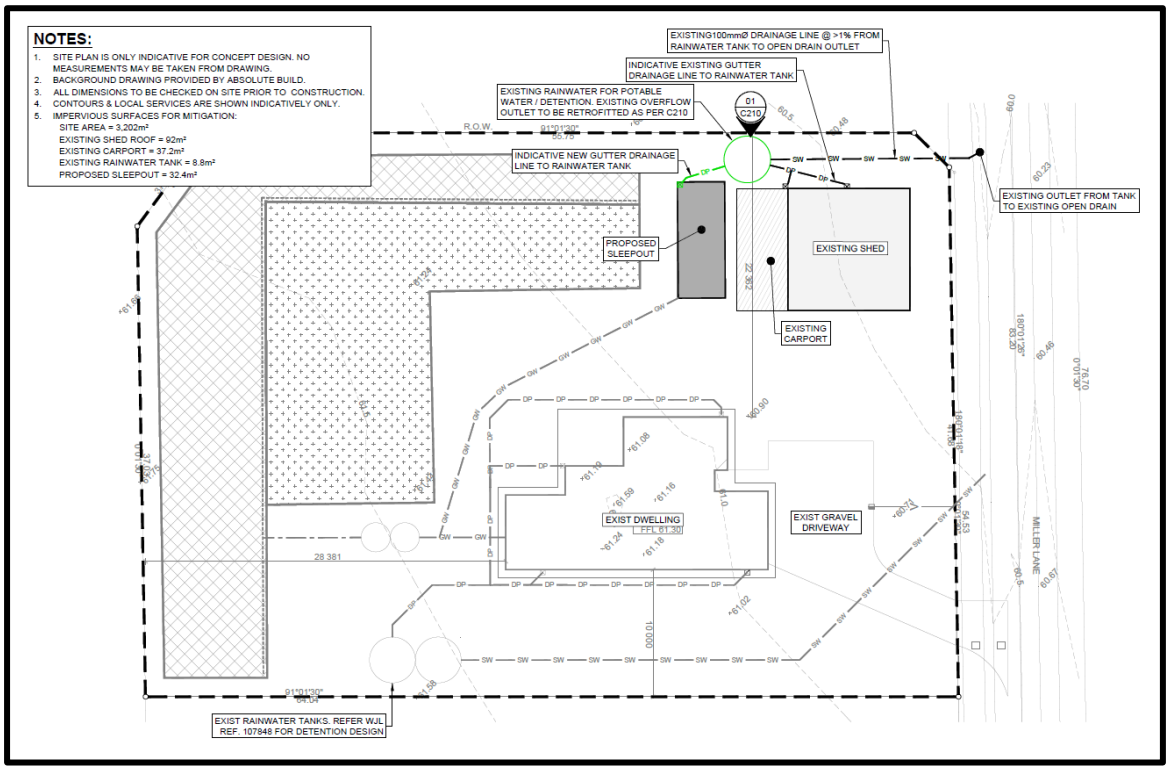


Figure 3: Wilton Joubert Stormwater Management Plan.

1.6. There is an existing onsite wastewater system within the site which services the dwelling. Wilton Joubert have completed an On-Site Effluent Disposal Report, which is contained within **Appendix 7** of this application. This report concluded that the existing system can also service the sleepout, with the disposal field proposed to be extended to accommodate the additional wastewater loading generated by the proposed sleepout. The existing system and proposed extended disposal field are shown within *Figure 1*, earlier in this report and within the On-site Effluent Disposal Report within **Appendix 7**.

1.7. Earthworks are anticipated to be minimal, with only topsoil required to be scraped and excavations for foundations. Earthworks are anticipated to be well within the permitted threshold of 300m^3 for the Rural Residential zone.

1.8. The site is located within an area where Development Contributions are applied. As the sleepout will be utilised as an accessory building to the principal dwelling on the site and will not increase the number of Household Equivalents (HE) on the site, it is determined that Development Contributions do not apply to the proposed sleepout.

1.9. The proposed activity has been assessed as a **Restricted Discretionary Activity** within the Rural Residential Zone under the PDP-AV in relation to matters of impermeable surfaces.

2. Description of the Site and Surrounding Environment

2.1. The application site is located at 5 Millers Lane, which is within the rural-residential outskirts of Kerikeri. The site is legally described as Lot 2 DP 552266. The site is of rectangle shape that contains an existing dwelling located towards the southern side of the property and an existing shed and carport within the northeastern corner of the site. The remainder of the site is maintained lawn and access areas. Vehicle access to the site is from Millers Lane via a dog leg access and a series of ROW. The proposed sleepout location is adjacent to the existing shed and carport, within the northeastern corner of the site.



Figure 4: Proposed location of sleepout, with carport and shed in background.



Figure 5: Existing access to shed and carport, with existing dwelling to the left of the image. Proposed sleepout location can be seen to the left of the carport.



Figure 6: Existing dwelling.

2.2. The site is not shown to be susceptible to natural hazards.

2.3. The site is not within an area of PNA but is shown to be within an area which is noted as having kiwi present.

2.4. There are no archaeological sites registered within the site on the FNDC Mapping system.

2.5. The immediately surrounding area to the north, west and east is predominantly rural residential, with lot sizes sitting around 3,000m^2 – 7,000m^2 in area. To the south of the site, on the opposite side of Waipapa Road, is a larger industrial/productive site, which has also been rezoned as Rural Residential under the PDP-AV. This site is separated from the subject site by developed Rural Residential lots as well as Waipapa Road as is shown in *Figure 7* below.



Figure 7: Aerial image of the site and surrounding environment.

Record of Title

2.6. The subject site is held within Record of Title 958534 which is dated 13th January 2022. The site is legally described as Lot 2 DP 552266 with an area of 3209m^2. There are two consent notice documents and one variation to a consent notice registered on the title which will be detailed below. There are also existing easements which will remain unaffected.

Consent Notice 11732846.2

2.7. This consent notice document was registered in March 2020 as a result of RC 2190618. This consent notice refers to Lots 1-3 DP 542405, with Lot 1 DP 542405 being the parent lot of the subject site. As such, these consent notice conditions apply to the site and will be assessed below.

2.8. Condition (i) refers to requirements of a dwelling. The sleepout is not defined as a dwelling and as such Condition (i) is not applicable to the proposal.

2.9. Condition (ii) requires that at the time of construction of any building requiring a wastewater disposal system, the lot owner is to obtain a building consent for the wastewater disposal system. As detailed earlier in this report, Wilton Joubert have determined that the existing onsite system is sufficient to handle the additional loading from the sleepout, with an extension to the disposal field proposed. This will be dealt with as part of the BC for the sleepout.

2.10. Condition (iii) requires that any building with an area greater than 30m^2 shall have a stormwater detention tank with a flow attenuated outlet. Wilton Joubert have complied with this consent notice condition within their SMR attached within **Appendix 6**. This condition has been complied with.

Consent Notice 12033632.2

2.11. This consent notice condition was registered on 7th December 2021 and is relevant to the subject site.

2.12. Conditions (i) – (iv) will all be dealt with as part of the BC application. Condition (v) is not applicable. Conditions (vi) and (vii) are advice notes to be complied with on an ongoing basis.

Variation to Consent Notice 12033632.2 – Document 12982159.1

2.13. This variation to consent notice document 12033632.2 was registered on 4th April 2024 and varied condition (vii) of Consent Notice 12033632.2 which required the substitution of instrument number 12033632.6 to 12033632.7. The proposal is not objectionable with this document.

3. Reasons for Consent

3.1. The property is situated within the Far North District which is subject to the Operative Far North District Plan and the Proposed District Plan. These planning documents have been prepared and are currently administered under the Resource Management Act 1991 (RMA). While the RMA remains the operative legislation for resource consent processing, the resource management system is undergoing reform through the introduction of the Planning Act 2026 and the Natural Environment Act 2026, which are intended to replace the RMA. As part of these reforms, the Planning Act 2026 has introduced additional out-of-scope matters into section 104(1A) of the RMA. These provisions require consent authorities to disregard specified matters when assessing district land use consent applications.

3.2. In particular, matters such as the effects on trade competition, retail distribution, project demand or financial viability, the type of residents who may occupy a development, and views from private property are no longer relevant considerations. For residential development, additional matters including glazing area, balconies, outdoor living space, internal layout, residential unit size, and landscaped area size (except where relevant to permeability) are also outside the scope of assessment.

3.3. Accordingly, this Assessment of Environmental Effects focuses on those matters that remain within the statutory scope of consideration and does not rely on, or seek an assessment of, matters that are now expressly excluded under section 104(1A). As the Operative Far North District Plan and Proposed Far North District Plan have not yet been comprehensively reviewed or amended to reflect these legislative changes, the following rules and policy assessment identifies those provisions that, in the opinion of Northland Planning and Development 2020 Limited, relate wholly or partly to matters that are now outside the scope of consideration under section 104(1A). This assessment is provided to assist the consent authority in determining the relevance and weight that should be given to individual objectives, policies and rules when assessing the application.

District Plan(s) Status

3.4. The site is zoned Rural Residential (RRZ) under the PDP. The Appeals Version of the PDP-AV which includes references to any relevant appeals, has now been published. There are no appeals relating to the RRZ, other than a generic request to add new provisions. Council

guidance about applying the Appeals Version of the PDP-DV provisions is that where these are not subject to appeal, they may be treated as operative. In respect of zoning matters and provisions that relate to this application, the ODP is no longer relevant and is not included in the assessment of this application.

Proposed District Plan (PDP)

3.5. The Council notified its decisions on the PDP on the 30 June 2026 (PDP-DV). A thirty-day appeal period has concluded. Where there are no appeals to proposed provisions, Council guidance states that those parts of the PDP-DV will be treated as operative.

3.6. The site is zoned RRZ under the PDP-AV. No overlays apply to the site.

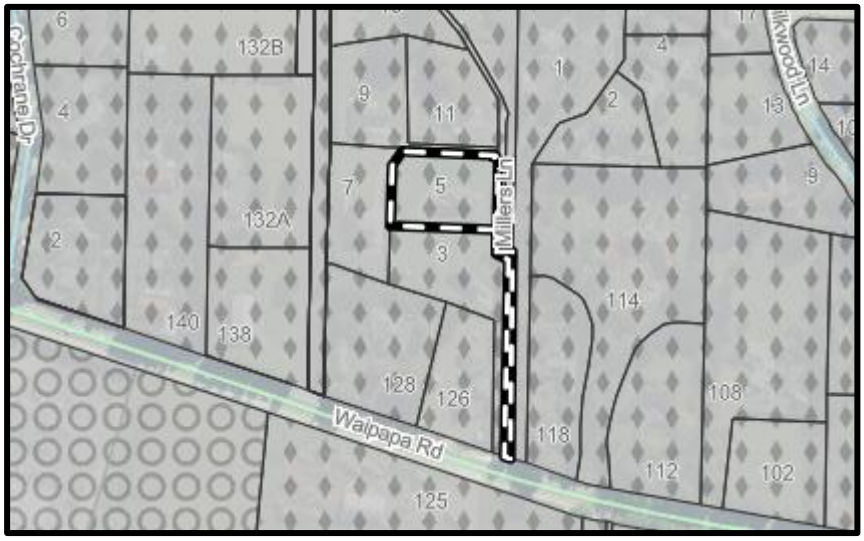


Figure 8: Site Zoning – Proposed District Plan Zone – Rural-Residential Zone

3.7. An assessment of the relevant PDP-AV rules is set out in **Table 1** below:

Table 1 – Assessment against the PDP-DV notified rules		
Plan Reference	**Rule**	**Compliance of Proposal**
Area Specific Matters – Zone Rural Residential Zone		
RRZ-R1	New Buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	**Permitted.** **PER-1**

		The proposed sleepout is defined as a building. The proposed activity has been assessed as a restricted discretionary activity for impermeable surface coverage. **PER-2** The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: RRZ-S1 Maximum height; *Complies – the proposed sleepout will have a height of less than 8m.* RRZ-S2 Height in relation to boundary; *Complies.* RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); *Complies - setback distance from the boundary is at least 3m. Clauses 1-4 are complied with. The water tank is excluded from setback requirements given it is less than 2.7m in height.* RRZ-S4 Building or structure coverage; *Complies - The building and structure coverage amounts to 343.1m2 or 10.7% of the total site area, as per the Plan Set. The proposal complies with the permitted threshold of 12.5%* RRZ-S5 Not applicable; RRZ-S6 Not applicable; and RRZ-S7 Not applicable

		PER-3 *Not Applicable.*
RRZ-R2	Impermeable Surface Coverage Activity Status – Permitted where PER-1 is met.	**Restricted Discretionary** **PER-1** The impermeable surface coverage of any site is no more than 12.5% or 2,500m^2, whichever is lesser. *Comment – The proposal does not comply as the impermeable surface coverage is 817.4m^2 or 26% of the site area. Consent required.*
RRZ-R3 – RRZ-R25	Not applicable	
District Wide Matters – General **Earthworks**		
EW-R1	Earthworks	**PER-1** The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; *Complies – Earthworks are anticipated to be well within the permitted standard for the RRZ which is 300m^3.* EW-S2 Maximum depth; *Complies. The maximum cut depth for foundations will be within the permitted threshold.* EW-S3 Accidental discovery protocol; *Complies.* EW-S4 Site reinstatement;

		Complies. EW-S5 Erosion and sediment control; *Complies.* EW-S6 Setbacks; *Complies. Earthworks will be setback 3m from boundaries. An exemption applies to the formation of infrastructure, which includes stormwater drainage.* EW-S7 Land stability; *Complies.* EW-S8 Nature of filling material; and *Complies.* EW-S9 Flood and coastal hazards *Complies.*

PDP Activity Status

3.8. From the assessment above, no applicable rules have been considered outside the scope under the new transitional provisions introduced under the amendments to section 104(1A) of the RMA.

3.9. The proposal is a **Restricted Discretionary Activity** under the PDP-AV in relation to matters relating to impermeable surface coverage.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

3.10. The site is not a registered HAIL site as mapped by FNDC nor are any activities known to have been or currently be undertaken on the site. There is no proposed change of use.

3.11. The NESCS does not apply to this proposal.

3.12. No other NES are considered applicable to the proposed activity.

4. Statutory Assessment under the Resource Management Act (RMA)

Section 104C of the RMA

4.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. In the case of this application, this section applies to the consent under the PDP-AV. When deciding an application, a consent authority may only consider those matters over which a discretion has been restricted in any relevant national standard or a Plan or Proposed Plan.

4.2. The proposal is restricted discretionary activity because of a breach to the PDP-AV impermeable surface rule RRZ-R2. The Council has reserved its discretion to the following matters:

Impermeable surface coverage

a. *the extent to which landscaping or vegetation may reduce adverse effects of run off;*
b. *the effectiveness of the proposed method for controlling stormwater on site;*
c. *the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites;*
d. *whether water sensitive design methods and use of green spaces can be used;*
e. *any cumulative effects on total catchment impermeability;*
f. *natural hazard mitigation and site constraints; and*
g. *extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.*

Section 104(1) of the RMA

4.3. The relevant parts of Section 104(1) of the RMA state that when considering an application for resource consent –

"the consent authority must, subject to Part 2, and section 77M have regard to –

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

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

(b) any relevant provisions of –

i. a national environmental standard:

ii. other regulations:

iii. a national policy statement:

iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

4.4. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). This proposal will have positive effects that contribute to the Applicants wellbeing as well as enabling use of an existing residential site to accommodate their growing family. The PDP states that the *'role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement.'* The proposal will positively contribute to the Applicant's wellbeing enabling a functioning residential site which can be enjoyed by their family.

4.5. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes 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'. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As assessed, stormwater can be managed utilising the existing drainage infrastructure within the site to capture roof runoff from the proposed sleepout.

4.6. Section 104(1)(b) requires the consent authority to consider the provisions of regulatory documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below. The breach to the PDP-AV is a restricted discretionary activity about which an assessment and decision is limited to the matters over which the Council has reserved its discretion.

4.7. There are no national policy statements that are directly relevant to the assessment of this application.

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

Section 104(1)(a) - Assessment of Effects on the Environment

4.9. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the RMA, the matters over which the Council has discretion are discussed in the following paragraphs.

Stormwater Effects

4.10. The proposed activity involves constructing a sleepout within the site which will increase the amount of impermeable surfaces within the site. Wilton Joubert Engineers have completed a Stormwater Mitigation Report (SMR) in support of the application which is attached within **Appendix 6**. Wilton Joubert have stated that suitable stormwater management measures have been previously established for the existing impermeable areas on site and as such, the SMR attached with this application will address the runoff generated from the roof areas of the existing shed, existing carport and proposed sleepout. Stormwater attenuation has been

provided for via a flow attenuated outlet in the existing rainwater tank currently servicing the existing shed and carport for the 2% AEP storm event, in accordance with the consent notice condition registered on the title as detailed earlier in this application.

4.11. Water supply for the sleepout has been recommended to be supplied via the existing rainwater tank servicing the existing shed and carport. A guttering system is required to collect roof runoff from the proposed roof area and direct this to the existing rainwater tank. The upper section of the water tank will act as a detention volume to achieve stormwater neutrality for the existing shed, carport and proposed sleepout roof areas. The existing overflow outlet is to be retrofitted with a flow attenuating outlet. Discharge from the tank is to continue being directed to the existing riprap outlet in the open swale drain east of the property.

4.12. The Council has limited its discretion over stormwater matters. Expert civil engineers Wilton Joubert have commented on these in Section 7 of their report attached at **Appendix 6.** These are adopted as forming part of this assessment of effects on the environment.

4.13. The proposed design is an appropriate design response to the potential change in stormwater runoff characteristics at the site generated by the addition of the proposed sleepout as well as taking into consideration the existing shed and carport. Potential adverse stormwater effects are assessed to be no more than minor.

Section 104(1)(b) – Relevant provisions of any statutory planning document

4.14. In accordance with Section 104(1)(b) of the Act, the following documents require consideration to determine their relevance to this proposal.

National Environmental Standards and Regulations (section 104(1)(b)(i) & (2)

4.15. There are no National Environmental Standards that apply to the proposed activity.

National Policy Statements (section 104(1)(b)(iii)

4.16. There are currently 10 National Policy Statements in place. These are as follows:

- New Zealand Coastal Policy Statement
- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management

- National Policy Statement for Electricity Networks
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for greenhouse gas emissions from industrial process heat
- National Policy Statement for Natural Hazards

4.17. There are no NPS that are directly relevant to this application.

Regional Policy Statement for Northland (2016 - updated 2018)

4.18. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.

4.19. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The site is located outside of any regionally mapped outstanding landscape, areas of high natural character and the coastal environment.

4.20. The proposed activity is small-scale, the effects of which can be managed within the land use framework of the PDP. The proposal would not affect the life supporting capacity of air, water, soil and ecosystems.

4.21. It is considered that in the context of the existing site zoning the proposed development will not be contrary to the objectives and policies of the RPSN.

Proposed Far North District Plan – Appeals Version (PDP-AV)

4.22. The application site is zoned 'Rural Residential' under the PDP. The Council has applied the RRZ to land around the periphery of Kerikeri where much of this change has occurred under the ODP RLZ. The RRZ is described as a spacious, peri-urban living environment located close to settlements that will provide a transition to the surrounding Rural Production and Rural Lifestyle zones.

4.23. The Millers Lane area is predominantly rural-residential. The PDP-DV RRZ overview statement anticipates that the zone will have peri-urban residential character and that the adjoining Kerikeri settlement will provide for day-to-day services.

4.24. Given the minor nature of the proposed activity as well as the fact that effects can be managed within the site boundaries, the proposed activity is considered to be consistent with the relevant objectives and policies of the PDP-AV. The proposed activity has been assessed as a Restricted Discretionary Activity such that it is considered to be anticipated by the plan.

4.25. Overall, it is considered that the development as proposed would not be contrary to the relevant PDP-AV objectives and policies.

5. Notification Assessment

5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications. There is no mandatory requirement to publicly notify this application under Section 95A. There are no more than minor adverse effects arising from this application that would warrant public notification. There are no affected groups to which the application should be limited notified.

5.2. There are no other landowners or persons that would be adversely affected by proposed activity.

Section 95A – Public Notification Assessment

5.3. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

5.4. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

5.5. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

Step 3: If not precluded by step 2, public notification required in certain circumstances

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

5.6. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

5.7. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land

S95D(b)	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority must disregard any effect on a person who has given written approval to the relevant application

5.8. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded.

5.9. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline.

5.10. An assessment of potential effects on the existing environment is set out in Section 4 above. Potential adverse effects are limited to the extent of impermeable surface coverage. The effects are internal to the site and would not affect the wider public environment.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

5.11. Now out of scope in accordance with Section 104(1A).

Section 95B – Limited Notification Assessment

5.12. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

5.13. The proposed activity would not affect any protected customary rights groups or marine title groups. The site is not known to adjoin or be within a Statutory Acknowledgement Area.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land.

5.14. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

Step 3: If not precluded by step 2, certain other affected persons must be notified

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.15. The proposal is not a boundary activity. The activity status is Restricted Discretionary under the PDP because of a breach to the RRZ impermeable surface rule.

5.16. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.17. The land use consent component is Restricted Discretionary Activity. The Council must disregard the effects of an activity on a person if the effects does not relate to a restricted matter. The application is supported by a Stormwater Management Report that has determined that runoff generated from within the property can be appropriately managed and where there are not expected to be any adverse effects on adjoining landowners.

5.18. Section 95(3) states that a person is not affected in relation to an application if the person has given written approval. The stormwater drainage system within the site will be utilised to ensure that existing downstream effects are mitigated.

5.19. On that basis, it is considered that there are no persons who are affected by the proposed activity.

5.20. For the reasons above, the Applicant requests that the application be processed on a non-notified basis.

6. Part 2 Matters

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. The proposal is considered to maintain the residential character while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and maintain the residential character of the site and surrounding environment in keeping with the intent of the RRZ.

6.3. Section 6 of the Act contains the matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor near any rivers, lakes or wetlands. The sites does not contain any areas of indigenous vegetation. The site does not contain any areas of Outstanding Natural Features or Landscapes. The site is not known to contain any historic heritage nor be of significance to Māori. The activity is not considered to exacerbate natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.

6.4. Section 7 identifies a number of "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not within a documented area of significance to Māori. The proposal has considered the principals of the Treaty of Waitangi and would not be contrary to these principals.

6.6. Overall, the application is assessed to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

7.1. The Applicant is seeking to construct a sleepout at his site at 5 Millers Lane, Kerikeri.

7.2. The proposed activity results in an infringement of the permitted PDP-AV RRZ rule in relation to impermeable surface coverage. The proposal has been assessed as a Restricted Discretionary Activity under the PDP-AV. The proposed site wide drainage design and engineering assessment confirm that potential adverse effects on the downstream environment can be avoided. Effects from the increased impermeable surface coverage are considered to be less than minor.

7.3. The proposed activity would not be contrary to any applicable or current PDP objectives and policies. There are no adjacent landowners or members of the wider public that would be affected by the proposed activity. The Applicant requests that the application be processed on a non-notified basis.

8. Limitations

8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

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