

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | ☐ Subdivision |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Existing Use Certificate (s.139A) |
| ☐ Certificate of Compliance (s.139) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ 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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Les Ludlow

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 Limited 2020 c/- Rochelle Jacobs

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:

Jayson Ruffles and Michele Ruffles

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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.

16. 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)

Les Ludlow

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Signature:

(signature of bill payer)

Date

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full)

Rochelle Jacobs

Signature

Date 03-Sep-2026

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

See overleaf for a checklist of your information...

Checklist of your information

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.*

16. 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) Les Ludlow

Email:

Phone number:

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

Fees Information

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Name: (please write in full)

Signature:
(signature of bill payer)

Date 03/09/2026

17. 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.

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18. Declaration

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

Name (please write in full)

Rochelle Jacobs

Signature

Date 03-Sep-2026

Land-Use Consent for
Les and Janette Ludlow
33a Skudders Beach Road, Kerikeri

Date: 3 September 2026

Attention: Jo Graham (Resource Consent Team Leaders)

Please find attached:

- an application for a Land-use Resource Consent to establish a minor residential unit in the ***Rural Residential Zone*** (RRZ) under the Proposed District Plan – Decisions Version (PDP-DV);
- an application to cancel an existing consent notice under the Resource Management Act; and
- an Assessment of Environmental Effects of the proposal on the environment.

This application is for a resource consent to establish a single, Detached Minor Residential Unit (DMRU) at 33a Skudders Beach Road, Kerikeri. The site is zoned Rural Living Zone (RLZ) under the ODP and Rural Residential (RRZ) under the PDP-DV. 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 a DMRU 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 Council has decided that the RRZ qualifies under the National Environment Standard for Detached Minor Residential Units (DMRU) as a rural zone location for a permitted DMRU. However, the proposal cannot meet the NES-DMRU Regulation 7(3)(iii) and breaches the permitted standards RRZ-R2 for the maximum area of impermeable surface on the site.

Overall, the proposal is a **Restricted Discretionary Activity** under the PDP-DV. Wilton Joubert has prepared a Stormwater Mitigation Report that supports the application (**Appendix 6**). The application plans have been prepared by O'Brien Design Consulting Limited and are attached at **Appendix 5**.

There is an existing consent notice condition on the land title that restricts the number of residential units on the site to one and the minimum distance a building must be located from a boundary. The application includes a proposal to cancel the consent notice condition as it relates to the site. An application to vary or cancel a consent notice condition is a **Discretionary Activity** under section 221 and 127(3)(a) of the Resource Management Act.



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

Regards,



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **Far North District Council Application Form**
2. **Record of Title – LINZ**
3. **Consent Notice D443507.2 – LINZ**
4. **Consent Notice 6212806.1 – LINZ**
5. **Application Plans – O'Brien Design Consulting Ltd**
6. **Stormwater Mitigation Report – Wilton Joubert Ltd**
7. **RC 1990718 - RMASUB – FNDC decision**



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Applicants, Les and Janette Ludlow are seeking a land use consent to locate a 45m² detached minor residential unit (DMRU) on a 4,020m² rural residential site at 33a Skudders Beach Road, Kerikeri. The site is owned by the Applicant's daughter and son in law who are Jayson and Michele Ruffles. The DMRU would be owned and occupied by the Applicants.
- 1.2. As shown on the site plan attached at **Appendix 5**, the DMRU would be located within an existing gravel driveway area adjacent to and approximately 23m west of the existing principal dwelling (refer **Figure 1** below). The DMRU would be downslope of existing retaining walls that define the driveway area (refer **Figure 2**).

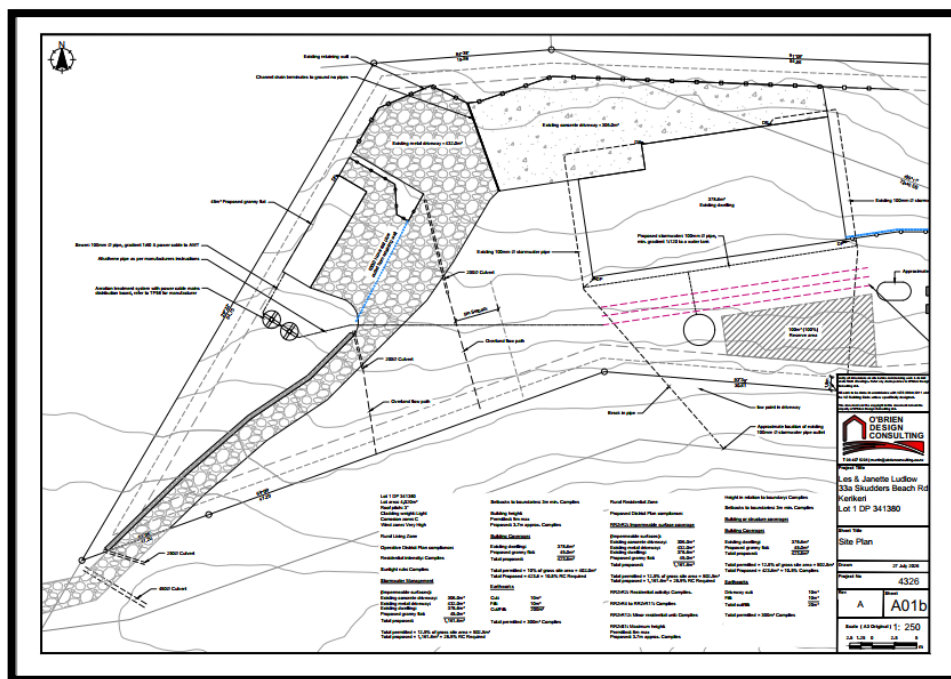


Figure 1 – Site Layout Plan





Figure 2 – Proposed location for DMRU onto existing gravel area

- 1.3. The DMRU is a 3.6m wide x 12.5m long, 45m² single storey building (refer **Figure 2** below) with a small exterior timber deck to be accessed from the main living area. The unit floor plan contains a single bedroom, open plan living kitchen, a combined bathroom and laundry. Exterior building materials will likely include corrugated coloursteel and powder coated aluminium joinery. The building would be positioned 3 metres from the western boundary.

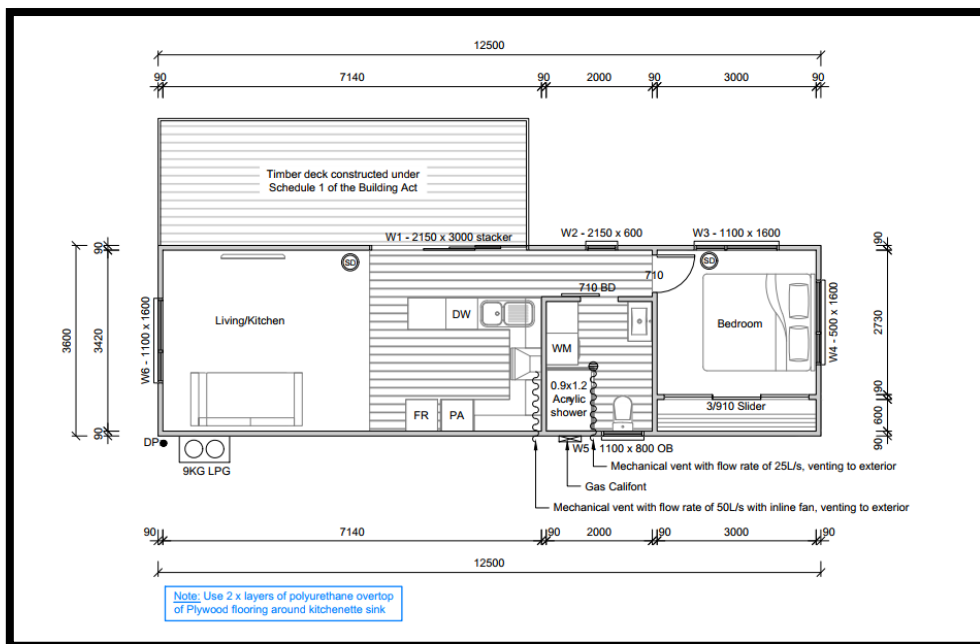


Figure 3 –DMRU floor plan

- 1.4. Vehicle access to the DMRU and designated carpark is from the existing vehicle crossing and driveway. No garage or carport building is proposed.
- 1.5. The DMRU when combined with the existing house site would comprise a building area total of 390m² or 9.7% of the site. The total area of impermeable surface including the proposed DMRU is 1,161m² or 28.9% of the site area and would exceed the PDP-DV permitted standards for stormwater management on the site. The proposed DMRU roof will occupy an existing impermeable (gravel) surface. While both are defined in the PDP as impermeable, the material difference between the two surfaces is the runoff coefficient.
- 1.6. To mitigate potential adverse effects of the varying impermeable surfaces, Wilton Joubert engineers have recommended that roof water runoff from the DMRU roof, and driveway areas be directed via sealed pipes and existing surface drainage to an extended riprap-lined channel that runs down the western side of the gravel driveway. The channel will convey runoff to a new silt trap on site fitted with a scruffy dome or grated inlet at the upstream end of the existing culvert. The culvert will continue to convey runoff southeast to the existing off-site discharge point and open drain that is south of the site boundary. Some additional upgrading to the existing driveway and retaining wall drainage system is recommended, including re-routing roof runoff from the existing house to the driveway channel drain. The Wilton Joubert Stormwater Mitigation Report and drainage 'site plan' is attached at **Appendix 6**.
- 1.7. The proposal includes a new wastewater treatment and disposal system to accommodate the existing dwelling and proposed DMRU. The location of the disposal field and reserve area is illustrated on the O'Brien Design Consulting 'site plan' that is attached at **Appendix 5**.
- 1.8. Minor earthworks comprising 20m³ are required to establish the building platform for the DMRU. The volume of earthworks does not exceed the permitted standards for the RRZ and is sufficiently setback from the site boundary. The proposed stormwater drainage works within the coastal environment overlay are exempt as infrastructure from the PDP earthworks rule.

Cancellation of Consent Notice

- 1.9. The application site land title includes reference to two consent notices. The details of these title instruments are described in Section 2 below. CN D443507.2 restricts the number of residential units on the site to one and requires that all buildings are located a minimum of six meters from all boundaries.



- 1.10. The proposal includes an application under section 221(3) and section 127(3)(a) of the Resource Management Act to cancel the CN D443507.2 consent notice conditions 1 and 4 as they apply to the site.

2. Description of the Site and Surrounding Environment

- 2.1. The application site is located at 33a Skudders Beach Road, which is within the rural-residential outskirts of Kerikeri. The site is legally described as Lot 1 DP 341380. The site was established by way of a non-complying / controlled subdivision consent granted under the Transitional District Plan (Bay of Islands Section) and the Revised Proposed District Plan in 2004.

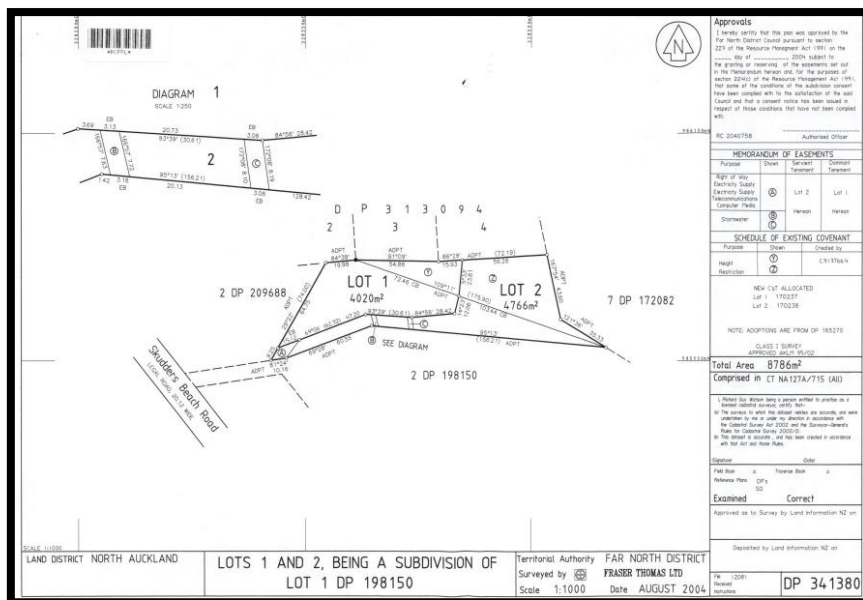


Figure 4 – 2004 Approved Subdivision Plan

- 2.2. The site has an irregular shape that contains an existing dwelling located centrally on the property. Vehicle access to the site is from Skudders Beach Road via a ROW over 33B and the adjacent vacant lot which is Lot 2 DP 341380. The site is well established with mature garden planting and trees. The rear of the DMRU site is densely planted with a hedgerow along the western boundary within the neighbouring property that will completely screen the new building. As a rear site that is well screened with existing planting, the new building will not be visible from any other adjoining landowner.



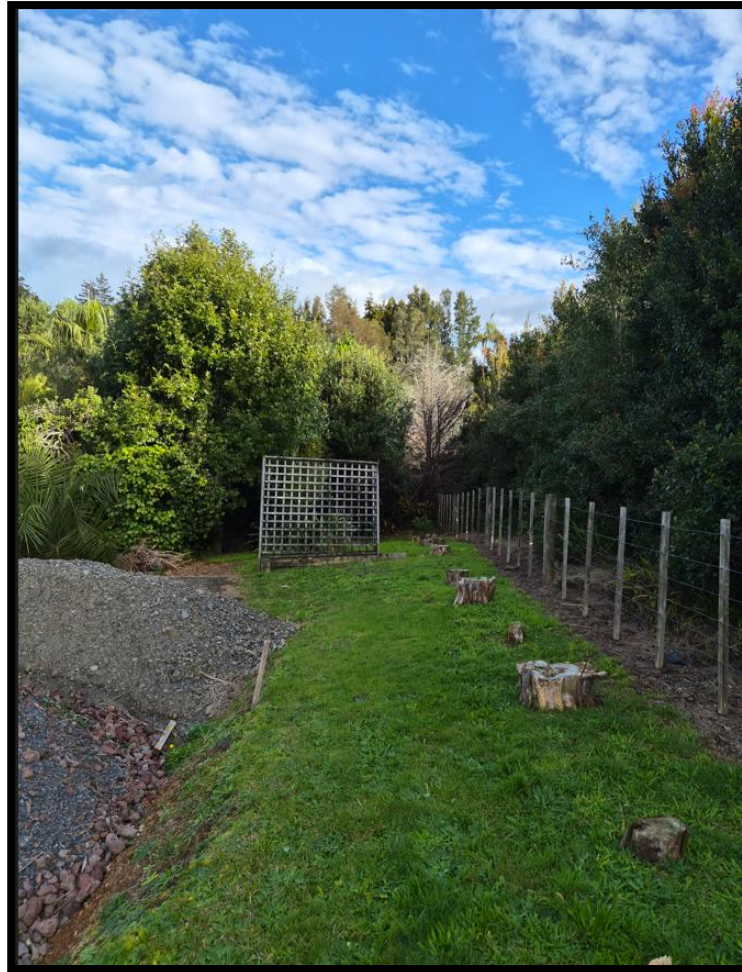


Figure 5 – Screen planting at rear of DMRU site

- 2.3. As illustrated on the Wilton Joubert Site Plan (**refer Appendix 6**), there is an existing stormwater drainage system within the site, which drains runoff from the driveway areas to an existing rock lined channel adjacent to the driveway. From the end of the channel, stormwater runoff is diverted into an open drain on the neighbouring property via a culvert under the shared ROW driveway.



Figure 6 – Existing riprap rock lined channel adjacent to driveway with neighbouring driveway to the right

- 2.4. The site benefits from FNDC reticulated potable water supply as confirmed by the Applicant. The site relies on on-site wastewater and stormwater disposal infrastructure.
- 2.5. The immediately surrounding area is predominantly rural residential. Rural lifestyle subdivision has been occurring in the area since the late 1990's. The immediately surrounding sites vary in size between 1,000m² and 1 hectare.





Figure 7 – Application site – Lot 1 DP 341380 and surrounds

3. Title, Instruments & Consent History

RC 1990718

3.1. The application site was created via a non-complying subdivision of a parent lot that was originally approved in 1999 and then further subdivided in 2004. The decision RC 1990718 included the following consent notice conditions set out below (D443507.2). Condition 1 and 4 apply to the application site that were transferred as part of the 2004 subdivision approval. Conditions 2 and 3 apply to Lot 2.

<u>SCHEDULE</u>	
1.	That each lot be limited to one dwelling only and associated accessory buildings
2.	That the dwelling for Lot 2 is to be located on the building area identified in the Brown and Thomson Engineers Report dated 18 June 1999.
3.	That the dwelling for Lot 2 will require a wastewater treatment and disposal system designed by a registered engineer, the details of which are to be submitted in conjunction with the building consent application
4.	All buildings are to be located a minimum distance of 6 metres from all boundaries.



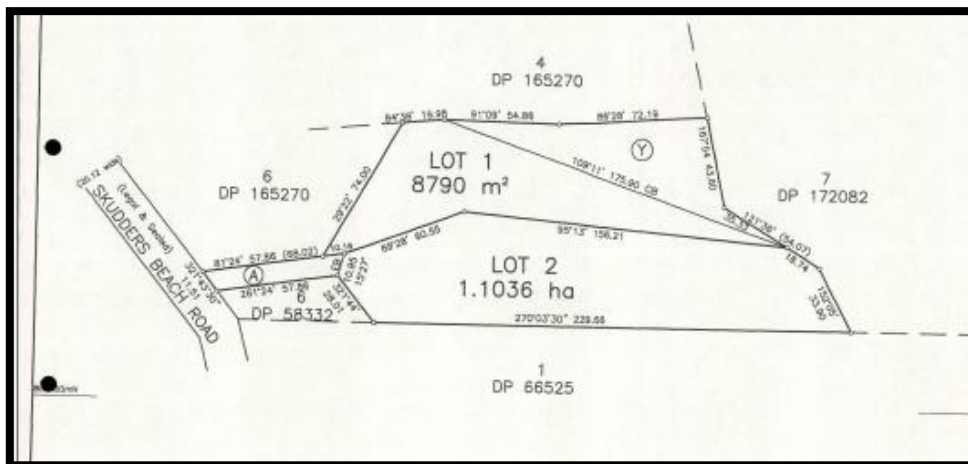


Figure 8 - RC 1990718 Deposited Plan - 1999

- 3.2. The 1999 officers report paragraphs set out below provides the rationale for the residential unit restriction. The Coastal 2 zone at the time permitted two dwellings / site. In the context of the site and the fact that the 2-hectare average wasn't achieved, a consent notice placed a residential intensity limitation on the site(s). The environment was described by the reporting planner as *'rural /lifestyle in in close proximity to the coast'*. The subdivision at the time was assessed to be consistent with the zone policy which was concerned with the location, design and appearance of structures in the coastal environment and the maintenance of visual coherence in the landscape. As the rule allowed two dwellings per site, a consent notice to restrict each site to one unit was considered appropriate given that the 2ha average lot wasn't achieved. Area Y was set aside as a height restriction.

Visual Impact

The construction and development of 2 dwellings and associated accessory buildings will, in my opinion, not have an adverse effect on the coastal character of the area.

The Coastal 2 zone allows as of right (permitted activity) the construction of 2 dwellings per site. However, the site is presently undeveloped, and Council cannot anticipate that the site will have two dwellings constructed now or in the future. The fact that because 2 dwellings can be constructed, should not become a pre-emptive factor in the granting of approval to the subdivision.

In my opinion, subject to a consent notice being imposed on each lot, limiting the number of dwellings to one per lot, then the creation of one additional allotment and subsequent single dwelling, will not have an adverse visual effect on the coastal character of the area.



CONCLUSION

In my opinion the application passes one of the threshold tests in Section 105(2A) of the Act, in that the adverse effects on the environment will not be more than minor.

In order to satisfactorily mitigate the adverse effects on the amenity values and coastal character of the surrounding environment, it is recommended that each lot be limited to one dwelling to control the density of the proposal.

It is my opinion the issues have been addressed and any effects of the proposal will not be more than minor and the proposal satisfies the requirements of the Resource Management Act 1991.

I therefore recommend that this application for subdivision be approved subject to conditions of consent.

A subdivision of this nature and size is not envisaged by the rules of the Plan, and the degree of non-compliance in my opinion is more than minor. A 2.0 hectare average rule achieves a variety of lot sizes with a balance “large” site that retains the sense of open-space associated with the rural and coastal environment.



Figure 9 – Site aerial - 2000

RC 2040758

- 3.3. The 2004 subdivision adopted the same consent notices as the earlier 1999 consent with a one-line statement (see below) that confirmed the dwelling restriction remained appropriate – this is despite an argument from the Applicant’s agent that the restriction was now redundant under the Rural Living zones rules that limited a site to one dwelling (and no provision for an MRU).





Figure 10 – site aerial 2005-2006

2. THE PROPOSAL

The proposal is to create two lots of 4020m² and 4750m² with Lot 1 having an easement over Lot 2 for access and servicing. Both lots will have access and servicing via the existing appurtenant easement over Lot 2 DP 198150.

Lot 2 can comfortably accommodate a dwelling satisfying the conditions imposed by the existing land covenant and Consent Notice.

Council might consider cancelling the Consent Notice D443507.2 as the one dwelling per lot stipulation is effectively controlled by the District Plan and building setbacks can equally be controlled by the planning rules. We believe the Consent Notice is unnecessary and should be cancelled, but the subdivision is not dependent on this.



RMA Number	:	2040758	
RFS Type	:	Subdivision	
Val Number / Property ID	:	213 - 802 -00	
Applicant	:	W & F TRASK	
Start Date	:	26.02.04	
Location	:	Skudders Beach Road, Kerikeri	
Hearing Date	:	N A	
Activity (TDP/PDP)	:	E 10 Non Complying / Controlled	
Outcome	:	Approved	
Application type	:	Subdivision	
No. of lots	:	2	
Types of lots	:	Lifestyle	
Zone (TDP/PDP)	:	B 4 RRL Cos 2 / Rural Living	
Area of Site	:	0.8189 ha	
Proposal	:	Subdivide	
		New lot sizes are	Lot 1 – 0.4020ha Lot 2 – 0.4750ha

Issues : Controlled Activity under PDP. Non complying under TDP. The zoning has not been appealed. The subdivision rules have been appealed to get the wording corrected to enable 4000m2 lots to be created where there is no structure plan as intended. Therefore the subdivision rules under TDP can be considered as not applicable. The proposal is considered to be a controlled activity. Therefore neighbour consents are not required. Telecom & Top Energy requirements provided.

Community Board has raised concerns on stormwater disposal. Environmental Services Engineer is of the opinion that the land area is adequate for onsite disposal of stormwater and effluent disposal. However due to the steep nature of the site and the availability of reticulated water supply, any future development on Lot 2 exceeding 50m2 will require a stormwater detention tank.

It is also considered appropriate to limit development to one dwelling and associated accessory buildings.

As all building consent applications that include onsite effluent disposal now require a TP 58 report, it is not considered necessary to continue with item 3 of the existing Consent Notice.

Proposal requires roading, reserve and foot path contribution.

3.4. The current situation is that the consent notices restricting the site to one residential unit and a 6m building setback from boundaries still apply to the site. It is evident from how the surrounding area has intensified and the fact that the Council has rezoned the site Rural-Residential (with a provision for minor residential units) that concerns about visual impact are no longer valid and somewhat redundant. A decision seeking that Condition 1 and 4 of DC D443507.2 as it applies to the site be cancelled, is sought.

4. Reasons for Consent

National Environmental Standard for Detached Minor Residential Units (NES-DMRU)

4.1. The NES-DMRU came into force on the 15th of December 2025 to establish a consistent, nationwide framework that allows landowners to build a DMRU with a floor area of up to 70m² without a resource consent and subject to certain requirements and permitted standards.



4.2. The following assessment covers the relevant sections of the NES-DMRU to determine whether resource consent is required for the activity. A proposed DMRU is a permitted activity if it can meet the permitted activity rule standards in Clause 5 of the NES-DMRU, which includes the standards set out in regulations 6, 7 and 8. In terms of reference to any District Plan, only the matters in Regulation 7 can be assessed.

Regulation 5 – Permitted Activity Rule

4.3. The proposal is for one 45m² DMRU on the site.

4.4. Under the PDP, the Council includes the RRZ as a qualifying ‘rural zone’ in terms of the rural zones listed in the National Planning Standards¹. The DMRU is a permitted ‘activity’ under the NES-DMRU.

Regulation 6 – Permitted activity - Standards

4.5. The permitted standards in Regulation 6 can be met. The DMRU is a detached residential building that meets the 70m² floor area standard in Regulation 6(a).

4.6. Building coverage on the site will not exceed the maximum 12.5% permitted standard for the PDP RRZ, which complies with the Regulation (6)(b)(iv) standard.

4.7. The DMRU will be located 23.7 metres from the principal residential unit, which complies with the minimum 2 metre Regulation 6(c) standard.

4.8. The site is not within a Māori Purpose Zone.

4.9. In reference to Regulation 6(d)(ii), the site is in a rural zone. The proposed setback from the external (side) boundary is 3m rather than the specified 5m. However, Regulation 9(1) states that a district plan rule may be more lenient than the Regulation 6 rule. In this case, the proposed setback is 3 metres which complies with the PDP RRZ standard Rule Standard RRZ-S3.

¹ <https://environment.govt.nz/assets/publications/RM-reform/NES-DMRU-Frequently-Asked-Questions.pdf?v=7db012396c638414e88b701e79603510adf6f029> [p6]



Regulation 7 – Permitted activity - Standards

- 4.10. Regulation 7 sets out the District Plan rule standards that a DMRU must comply with. Applicable to this application are Regulation 7(2)(e) earthworks, and Regulation (7)(3)(iii) site specific infrastructure requirements including wastewater and stormwater. The proposed earthworks cut / fill volume is 20m³. The maximum permitted earthworks standard for the RRZ is 300m³.
- 4.11. The site is not within an area that the Applicant's engineers have identified as being susceptible to natural hazards.
- 4.12. The proposed DMRU exceeds the maximum 12.5% PDP standards for impermeable surfaces (stormwater management) on the site and requires a resource consent under those rules as described in Table 1 below. Regulation 7(4) states that no other rules or standards in a district plan apply.

Regulation 8 – Regional Rules

- 4.13. A DMRU must comply with all relevant regional council rules. In this case, the relevant rules relate to on-site wastewater disposal.
- 4.14. The upgraded wastewater system that will service both the existing dwelling and the DMRU has been designed to meet all the Regional Plan for Northland (RPN) requirements.
- 4.15. The proposed DMRU location is not within any NRC mapped hazard area, wetland or riparian management zone where more restrictive standards may apply. The activity is permitted under the RPN.

Section 221(3) and 127(3)(a) of the Resource Management Act

- 4.16. Section 221(3) states that *"at any time after the deposit of a survey plan (a) an owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice."*
- 4.17. The application site land title is subject to a consent notice condition that restricts the number of residential units on the site and specifies the setback distance for buildings from boundaries.
- 4.18. The PDP defines a residential unit or dwelling as:



'means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.'

- 4.19. As a building (regardless of size) intended for independent residential living, the proposed DMRU would fall within the above definition and is therefore subject to the consent notice restriction. To locate a second 'dwelling' on the site, a variation or cancellation of the consent notice under RMA Section 221(3) is required. The application is seeking to cancel the consent notice(s), which is a **Discretionary Activity** under Section 127(3)(a) of the RMA.

District Plan(s) Status

- 4.20. 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 minor residential units, the ODP is no longer relevant and is not included in the assessment of this application. There is no equivalent PDP coastal environment overlay provisions that must be referred to.

Proposed District Plan (PDP)

- 4.21. The Council notified its decisions on the PDP on the 30 June 2026 (PDP-DV). A thirty-day appeal period is concluded. Where there are no appeals to proposed provisions, Council guidance states that those parts of the PDP-DV will be treated as operative.
- 4.22. The site is zoned RRZ under the PDP-AV. The coastal environment overlay applies to a small area of land running parallel to the southern boundary of the site. Other than a minor upgrade to the stormwater drainage on the site, there is no development proposed within the overlay area. The Coastal Environment overlay provisions have been appealed. Proposed activities that are subject to the coastal environment overlay provisions are limited to minor earthworks required to upgrade the lower part of the existing stormwater system. Appeals to the coastal



environment are limited to matters relating to vehicles on beaches and mapping discrepancies² and where they coincide with ONL provisions³.

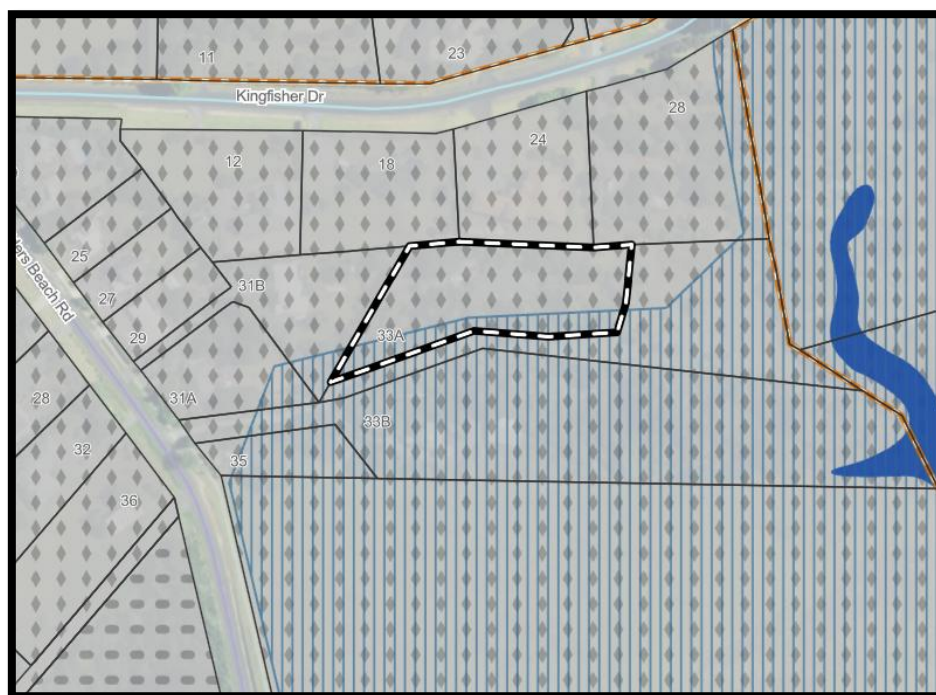


Figure 11 – Site Zoning – Proposed District Plan Zone – Rural-Residential Zone and Coastal Environment overlay

4.23. 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 new building or structure and relocated building or extension or alteration to an existing building or structure, will accommodate a

² Lucklaw Farm Limited

³ Bentzen Farm Limited and Matauri Trustee Limited



		permitted, controlled or restricted discretionary activity. <i>Comment: The MRU is for residential use by the Applicant and will accommodate a minor residential unit that is a <u>Permitted</u> Activity under the NES-DMRU and a restricted discretionary activity for impermeable surface.</i> 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; <i>Complies – the proposed height is less than 8m.</i> RRZ-S2 Height in relation to boundary; <i>Complies.</i> RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); <i>Complies – setback distance from the boundary is 3m. The site is not located along Kerikeri Road. The site is not within 20m of an unsealed road and is not within 30m of a commercial forest. The site is not within 20m of a boundary with the RP zone or Horticulture precinct. Water tanks are exempt from this standard.</i> RRZ-S4 Building or structure coverage; <i>Complies - The permitted threshold is 12.5% of the total site area which amounts to 502.5m².</i>
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		<i>The proposed area of building coverage is 390m² or 9.7%.</i> RRZ-S5 Not applicable; RRZ-S6 Not applicable; and RRZ-S7 Not applicable PER-3 <i>Not Applicable.</i>
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 2,500m², whichever is lesser. <i>Comment – The proposal does not comply as the impermeable surface coverage is 1,161.6m² or 28.9% of the site area. Consent required.</i>
RRZ-R3	Residential Activity Activity status – Permitted where PER-1 is met.	PER-1 The site area per residential unit is at least 4,000m². PER-1 does not apply to: i. a single residential unit located on a site less than 4,000m² or ii. A detached minor residential unit established in accordance with rule RRZ-R12. <i>A MRU is proposed and applied for under the NES-DMRU.</i>



RRZ-R4	Visitor Accommodation	Not applicable – the proposed MRU is for private residential use.
RRZ-R5	Home Business	Not applicable
RRZ-R6	Educational Facility	Not Applicable
RRZ-R7	Farming	Not Applicable
RRZ-R8	Conservation Activity	Not applicable
RRZ-R9	Rural produce retail	Not applicable
RRZ-R10	Artificial crop protection structures and crop support structures.	Not applicable.
RRZ-R11	Vegetation within airport protection surface area	Not applicable.
RRZ-R12	Minor Residential Unit	Not applicable <i>The proposed DMRU is a permitted ‘activity’ under the NES-DMRU.</i>
RRZ-R13 – RRZ-R25	Not applicable	
District Wide Matters – General		
Earthworks		
EW-R1	Earthworks	PER-1 The <u>earthworks</u> complies with standards: <u>EW-S1 Maximum earthworks thresholds;</u> <i>Complies – 20m³ of earthworks is proposed. The permitted standard for the RRZ is 300m³.</i> <u>EW-S2 Maximum depth;</u> <i>Complies.</i> <u>EW-S3 Accidental discovery protocol;</u>



		<i>Complies.</i> <u>EW-S4 Site reinstatement;</u> <i>Complies.</i> <u>EW-S5 Erosion and sediment control;</u> <i>Complies.</i> <u>EW-S6 Setbacks;</u> <i>Complies. Earthworks to construct the DMRU building platform will be setback 3m from the western boundary. An exemption applies to the formation of infrastructure, which includes stormwater drainage.</i> <u>EW-S7 Land stability;</u> <i>Complies.</i> <u>EW-S8 Nature of filling material; and</u> <i>Complies.</i> <u>EW-S9 Flood and coastal hazards</u> <i>Complies.</i>
District Wide Matters – Coastal Environment		
CE-R1	New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	Not applicable <i>The proposed DMRU location is not within the coastal environment overlay.</i>
CE-R2	Earthworks or indigenous vegetation clearance	Not applicable <i>No vegetation will be removed. Earthworks volumes will not exceed 100m².</i>
CE-R3	Farming	Not applicable
CE-R4-CE-R7		Not applicable



PDP Activity Status

4.24. The proposal is a **Restricted Discretionary Activity** under the PDP-AV RRZ impermeable surfaces Rule RRZ-R2.

4.25. An application to cancel a consent notice condition is a **Discretionary Activity**.

National Environmental Standards

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

4.26. 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.

4.27. The NESCS does not apply to this proposal.

National Environment Standard for Freshwater Regulations 2020 (NES-F)

4.28. The proposed activity would not affect any wetland on the site.

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

Section 104C of the RMA

5.1. 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.

5.2. 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:

- 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 104B of the RMA

- 5.3. Section 104B governs the determination of applications for a Discretionary Activity. In the case of this application, this section applies to the cancellation of the consent notice conditions. A consent authority may grant or refuse consent and impose conditions under section 108.

Section 104(1) of the RMA

- 5.4. 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.”



- 5.5. 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 housing supply in Kerikeri in a location where the Council is seeking to enable further residential intensification. 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 them to reside on family the land. Central government has determined that the simplifying the ability to accommodate a DMRU on a site in certain locations and subject to conditions has national benefit.
- 5.6. 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 with a minor upgrade to extend the riprap and the provision of an improved silt trap control.
- 5.7. 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 proposed activity is permitted under the NES-DMRU and is enabled national standards. 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.
- 5.8. There are no national policy statements that are directly relevant to the assessment of this application.
- 5.9. 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

5.10. 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

5.11. The proposed activity involves covering an existing impermeable surface with a building roof which will have a slightly higher runoff 'peak flow' coefficient. Up until 2017, gravel aggregate surfaces were unregulated as they were not included in the ODP definition of an impermeable surface. The addition of the 45m² building onto the existing impermeable surface will essentially overlap an area of formed gravel driveway and will result in a minor increase to the rate at which stormwater discharges from the site.

5.12. Notwithstanding that there will be very little change to the stormwater runoff situation, Wilton Joubert engineers have reviewed the existing stormwater drainage system and recommended changes that will mitigate adverse effects of runoff from the main house onto the neighbouring property below. This includes an extension to the existing riprap in the lower part of the site adjacent to the driveway and the inclusion of silt trap and to consolidate flow into the main driveway riprap and discharge culvert in the lower part of the site and shared driveway. No retention or attenuation of stormwater is recommended given the site's location in the lower part of the catchment and proximity to the coastal marine area.

5.13. 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.

5.14. 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 DMRU. Potential adverse stormwater effects are assessed to be no more than minor.



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

5.15. 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))

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

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

5.17. 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 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

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

Regional Policy Statement for Northland (2016 - updated 2018)

5.19. 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.

5.20. 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 and areas of high natural character. The site is partially within the mapped coastal environment.



- 5.21. 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.
- 5.22. 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)

Rural Residential Zone

- 5.23. The application site is zoned 'Rural Residential' under the PDP. The coastal environment overlay applies to a lower strip of land running parallel to the southern boundary.
- 5.24. Since the consent notice condition restricting the number of dwellings on the site was imposed, the existing residential environment has changed considerably. The basis for that restriction has become redundant. 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.
- 5.25. The Skudders Beach Road / Kingfisher Drive area is predominantly rural-residential. There are some undeveloped land holdings south of the property, however these are also zoned RRZ. 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. The RRZ provides for residential activity at a density of 1 unit per 4,000m². In addition, a single MRU is a controlled activity where it can meet the specified standards.
- 5.26. Despite its permitted status under the NES-DMRU, the proposal is consistent with the anticipated outcome for RRZ whilst maintaining the character and amenity of the surrounding environment (RRZ-O1 and RRZ-O2). The proposal will help meet the demand for growth around the Kerikeri Urban Centre (RRZ-O3) and not detract from the rural residential character of the RRZ and maintaining the character and amenity values of the existing environment (RRZ-O4). The new building will not be visible from surrounding properties or Skudders Beach Road.



5.27. The proposal does not interface with any rural activity that could result in reverse sensitivity effects (RRZ-P3). The proposal is consistent with the scale and character of the existing rural residential environment (RRZ-P5(a) & (b)). On site infrastructure, including stormwater drainage and on-site wastewater has been provided for (RRZ-P5(d)). There are no identified natural hazards that would be exacerbated (RRZ-P5(f)). The site does not contain any historic heritage or cultural values or any areas of natural character, landscapes or indigenous biodiversity (RRZ-P5(g) & (h)) that would be affected by the proposed activity.

Coastal Environment

5.28. The Coastal Environment overlay applies to a strip of land that runs parallel to the southern boundary of the site. The overlay is intended to identify land that has a visual or biophysical relationship with the coast, and which may contain an area of high or outstanding natural character. The natural character of the coastal environment is to be protected from inappropriate land use (Objective CE-O1). The part of the site that is within the Coastal Environment is not visible from the coast and is affected to the extent that stormwater runoff will drain into it from the adjacent stream.

5.29. The matters set out in CE-P9 are relevant to deciding a land use proposal. They are primarily focussed on the visual effects of land use development including the placement of buildings and infrastructure. The proposed DMRU is located outside of the coastal environment overlay and is not subject to an assessment that would include the visual effects of buildings. In any case, the DMRU enables small residential buildings without limiting their location relative to the coastal. The minor upgrade to the stormwater drainage system within the overlay area would have no effect on the identified coastal environment values and are avoided.

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

6. Notification Assessment

6.1. 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.

- 6.2. In addition to varying the controlled activity status for a MRU in the RRZ, the Applicant is seeking to cancel the consent notice condition relating to MRU on the site. Section 127 requires that a consent authority consider how any person on who made a submission on the original subdivision application may be affected. No submissions were made on the 2004 subdivision application.
- 6.3. There are no other landowners or persons that would be adversely affected by the varying of the applicable consent notice condition. Locating the MRU on the site will enable small-scale additional accommodation on an existing lifestyle property that will contribute positively to overall housing supply in Kerikeri.

Section 95A – Public Notification Assessment

- 6.4. 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.

- 6.5. 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.
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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.
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- 6.6. 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.

- 6.7. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.
- 6.8. 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 <u>must</u> 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 <u>may</u> 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 <u>must</u> , 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 <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

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

6.10. 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. The proposed residential activity is permitted under the NES-DMRU.

6.11. 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 surfaces. 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?
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6.12. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. There are no extraordinary or unique circumstances.

6.13. Potential adverse effects beyond the immediate site boundary are less than minor. Public notification of the application is not necessary, nor is it required.

Section 95B – Limited Notification Assessment

6.14. 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?

6.15. 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).

6.16. 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.

6.17. 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.



- 6.18. 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 <u>may</u> 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 <u>must</u> disregard an adverse effect arising from 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 <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

- 6.19. 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 Mitigation 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 landowners⁴.
- 6.20. 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 reconfigured to ensure that existing downstream effects are mitigated and redirected to the culvert and open drain in the lower part of the shared driveway.
- 6.21. On that basis, it is considered that there are no persons who are affected by the proposed activity.

⁴ Appendix 6 – Wilton Joubert Stormwater Mitigation Report [p7]



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

7. Conclusion

- 7.1. The Applicant is seeking to establish a DMRU at 33a Skudders Beach Road, Kerikeri. The additional residential activity is permitted under the NES-DMRU but remains restricted by a consent notice that was applied to the site in 2004. The consent notice was imposed under an earlier planning regime and in a relatively undeveloped rural environment. Since that time, the existing environment has changed considerably and the reasons for the restrictions, notably maintaining a more open and spacious rural-residential environment, have become redundant. This is also influenced by the fact that central government has enabled minor residential units that would otherwise be subject to district plan controls.
- 7.2. Because of the breach to the PDP RRZ impermeable surface rule, the proposed DMRU is a restricted discretionary activity. Stormwater management is a matter which remains subject to PDP zone rules because of the potential for downstream effects. The proposed site wide drainage design and engineering assessment confirm that potential adverse effects on the downstream environment can be avoided.
- 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.

- 8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **170237**
Land Registration District **North Auckland**
Date Issued 11 November 2004

Prior References
NA127A/715

Estate Fee Simple
Area 4020 square metres more or less
Legal Description Lot 1 Deposited Plan 341380
Registered Owners
Jayson Lawrence Ruffles and Michele Lisa Ruffles

Interests

Land Covenant in Transfer C913766.4 - 30.10.1995 at 3.02 pm

Appurtenant hereto is a right to convey water specified in Easement Certificate C993027.4 - produced 9.5.1996 at 2.56 and entered 29.5.1996 at 9.00 am

Fencing Covenant in Transfer D232677.2 - 7.1.1998 at 9.03 am

Land Covenant in Transfer D232677.2 - 7.1.1998 at 9:03 am

D443507.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 27.10.1999 at 9.00 and entered 10.11.1999 at 9.00 am

Appurtenant hereto is a right of way and rights to convey water, transmit electricity and telecommunications specified in Easement Certificate D443507.5 - produced 27.10.1999 at 9.00 and entered 10.11.1999 at 9.00 am

The easements specified in Easement Certificate D443507.5 are subject to Section 243 (a) Resource Management Act 1991

6212806.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.11.2004 at 9:00 am

Appurtenant hereto is a right of way, power supply, water supply, telecommunications and computer media easement and a stormwater easement created by Easement Instrument 6212806.3 - 11.11.2004 at 9:00 am

The easements created by Easement Instrument 6212806.3 are subject to Section 243 (a) Resource Management Act 1991

12793031.3 Mortgage to Westpac New Zealand Limited - 3.8.2023 at 2:48 pm

Search Copy Dated 01/07/26 8:59 am, Page 2 of 2
Register Only

3507.2 Cons

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC1990718 The
subdivision of Lot 5 Deposited Plan
165270 (North Auckland Registry)

PURSUANT to Section 221 and for the purpose of Section 224 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 is to be registered on the appropriate new Titles.

SCHEDULE

1. That each lot be limited to one dwelling only and associated accessory buildings
2. That the dwelling for Lot 2 is to be located on the building area identified in the Brown and Thomson Engineers Report dated 18 June 1999.
3. That the dwelling for Lot 2 will require a wastewater treatment and disposal system designed by a registered engineer, the details of which are to be submitted in conjunction with the building consent application
4. All buildings are to be located a minimum distance of 6 metres from all boundaries.

Signed for **THE FAR NORTH DISTRICT COUNCIL** under delegated
Authority



Dated at KAIKOHE this 28th day of September 1999

PRODUCED 9.00
ENTERED

27 OCT 99

PATRIQUILARS ENTERED
L AND REGISTRY
REGISTRY



D 4435072

[Handwritten signature]



FAR NORTH DISTRICT COUNCIL

CONO 6212806.1 Consen

Cpy - 01/04, Pgs - 002, 11/11/04, 08:06



DocID: 311677690

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2040758

The subdivision of Lot 1 DP 198150

North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 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 is to be registered on the title of Lot 2 DP 341380

SCHEDULE

Any building over 50m² will require the installation of a stormwater detention tank to mitigate the effect of additional stormwater generated from impermeable surfaces. The detention system is to be designed in concurrence with ARC publication TP 10 with details submitted in conjunction with the building consent application. Maintenance of the tank is the responsibility of the property owner.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *21st* day of *September* 2004

RC2040758
SRMCERT\3221
4trask221

Landonline User ID: smcallister001

Dealing / SUD Number:
(LINZ Use only)

LODGING FIRM: S T DAVIES (AUCK) LTD

HEREWITH
Survey Plan (#)

Priority Barcode/Date Stamp
(LINZ use only)

Address: DX DP94507 TITIRANGI

Title Plan (#)

PO BOX 15 1161 NEW LYNN

Traverse Sheets (#)

AUCKLAND

Field Notes (#)

Uplifting Box Number: 43 10/11/04

Calc Sheets (#)

ASSOCIATED FIRM: D J BLAIKIE

Survey Report

Plan Number Pre-Allocated or
to be Deposited:

Client Code / Ref:

Rejected Dealing Number:

Other (state)

CONO 6212806.1 Consen
Cpy - 03/04, Pgs - 002, 11/11/04, 08:06
Copies
(inc. original)
DocID: 31577690

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	REDEMPTION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1		C221	FAR NORTH DISTRICT COUNCIL	50.00							\$50.00
2	170237 & 170238	OCT	TRASK: WA & FTW	212.00							\$212.00
3	As Above	EI	TRASK: WA & FTW	50.00							\$50.00
4											
5											
6											
Land Information New Zealand Lodgement Form											
Annotations (LINZ use only)											
Original Signatures?											
Subtotal (for this page)											\$312.00
Total for this dealing											\$312.00
Less Fees paid on Dealing #											
Debit my Account for											\$312.00

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Proposed Granny Flat

Les & Janette Ludlow
33a Skudders Beach Rd
Kerikeri
Lot 1 DP 341380

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	C
A01b	Site Plan	C
A01c	Site Plan	C
A01d	Wastewater Details	C
A02	Floor Plan & Elevations	C
Revisions		
-	-	-

Concept Drawings
Date: 19 August 2026
Job Number: 4326
Drawn by:

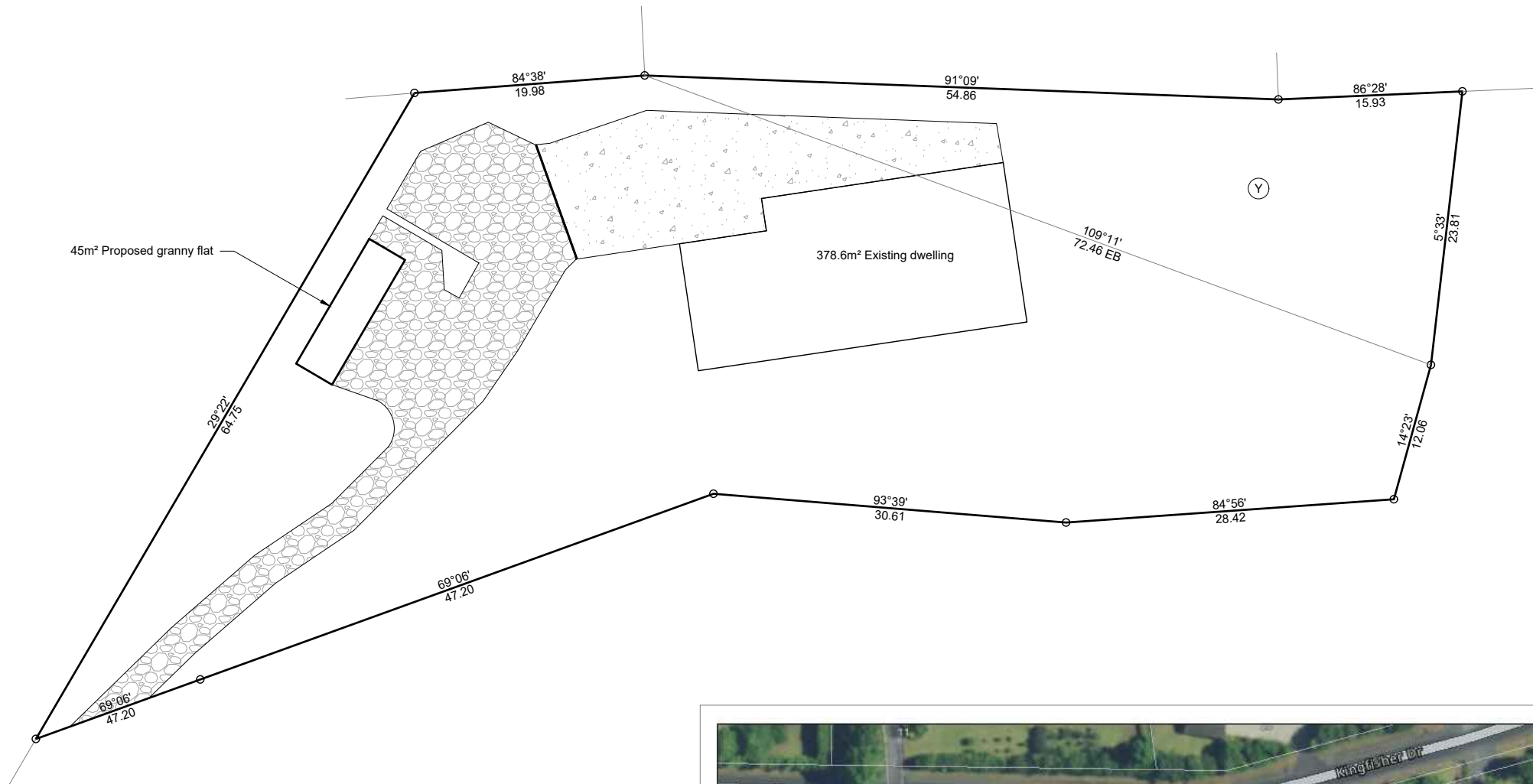


T 09 407 5208 | martin@obrienconsulting.co.nz



45m² Proposed granny flat

378.6m² Existing dwelling



Northland
REGIONAL COUNCIL

Site Location Plan



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

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Project Title
Les & Janette Ludlow
33a Skudders Beach Rd
Kerikeri
Lot 1 DP 341380

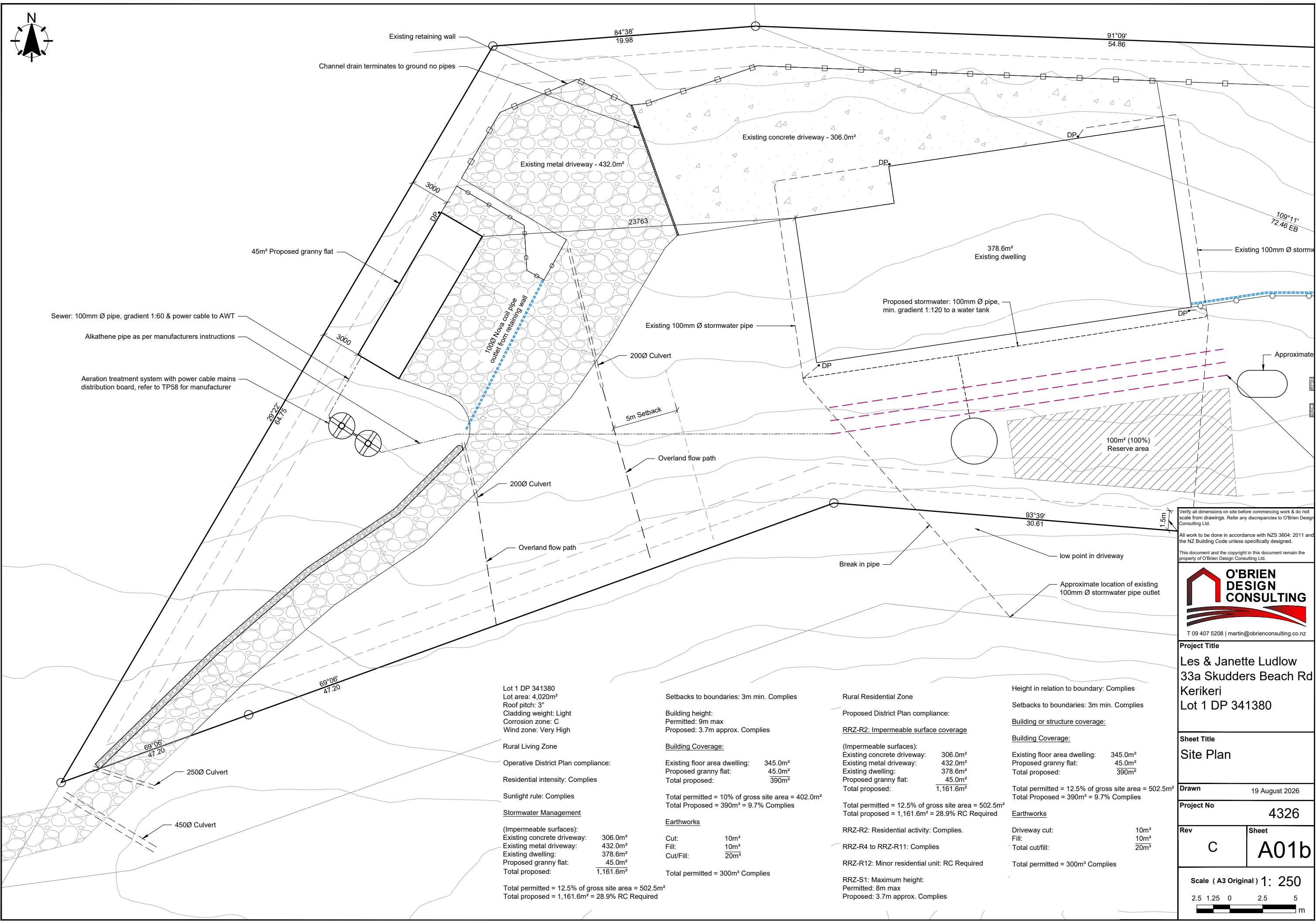
Sheet Title
Site Location Plan

Drawn 19 August 2026

Project No 4326

Rev C **Sheet** A01a

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



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Project Title
Les & Janette Ludlow
33a Skudders Beach Rd
Kerikeri
Lot 1 DP 341380

Sheet Title
Site Plan

Drawn 19 August 2026

Project No 4326

Rev	Sheet
C	A01b

Scale (A3 Original) 1: 250
2.5 1.25 0 2.5 5 m

Lot 1 DP 341380
Lot area: 4,020m²
Roof pitch: 3°
Cladding weight: Light
Corrosion zone: C
Wind zone: Very High

Rural Living Zone
Operative District Plan compliance:
Residential intensity: Complies
Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):	
Existing concrete driveway:	306.0m²
Existing metal driveway:	432.0m²
Existing dwelling:	378.6m²
Proposed granny flat:	45.0m²
Total proposed:	1,161.6m²

Total permitted = 12.5% of gross site area = 502.5m²
Total proposed = 1,161.6m² = 28.9% RC Required

Setbacks to boundaries: 3m min. Complies

Building height:
Permitted: 9m max
Proposed: 3.7m approx. Complies

Building Coverage:

Existing floor area dwelling:	345.0m²
Proposed granny flat:	45.0m²
Total proposed:	390m²

Total permitted = 10% of gross site area = 402.0m²
Total Proposed = 390m² = 9.7% Complies

Earthworks

Cut:	10m³
Fill:	10m³
Cut/Fill:	20m³

Total permitted = 300m³ Complies

Rural Residential Zone

Proposed District Plan compliance:

RRZ-R2: Impermeable surface coverage

(Impermeable surfaces):	
Existing concrete driveway:	306.0m²
Existing metal driveway:	432.0m²
Existing dwelling:	378.6m²
Proposed granny flat:	45.0m²
Total proposed:	1,161.6m²

Total permitted = 12.5% of gross site area = 502.5m²
Total proposed = 1,161.6m² = 28.9% RC Required

RRZ-R2: Residential activity: Complies.

RRZ-R4 to RRZ-R11: Complies

RRZ-R12: Minor residential unit: RC Required

RRZ-S1: Maximum height:
Permitted: 8m max
Proposed: 3.7m approx. Complies

Height in relation to boundary: Complies

Setbacks to boundaries: 3m min. Complies

Building or structure coverage:

Building Coverage:

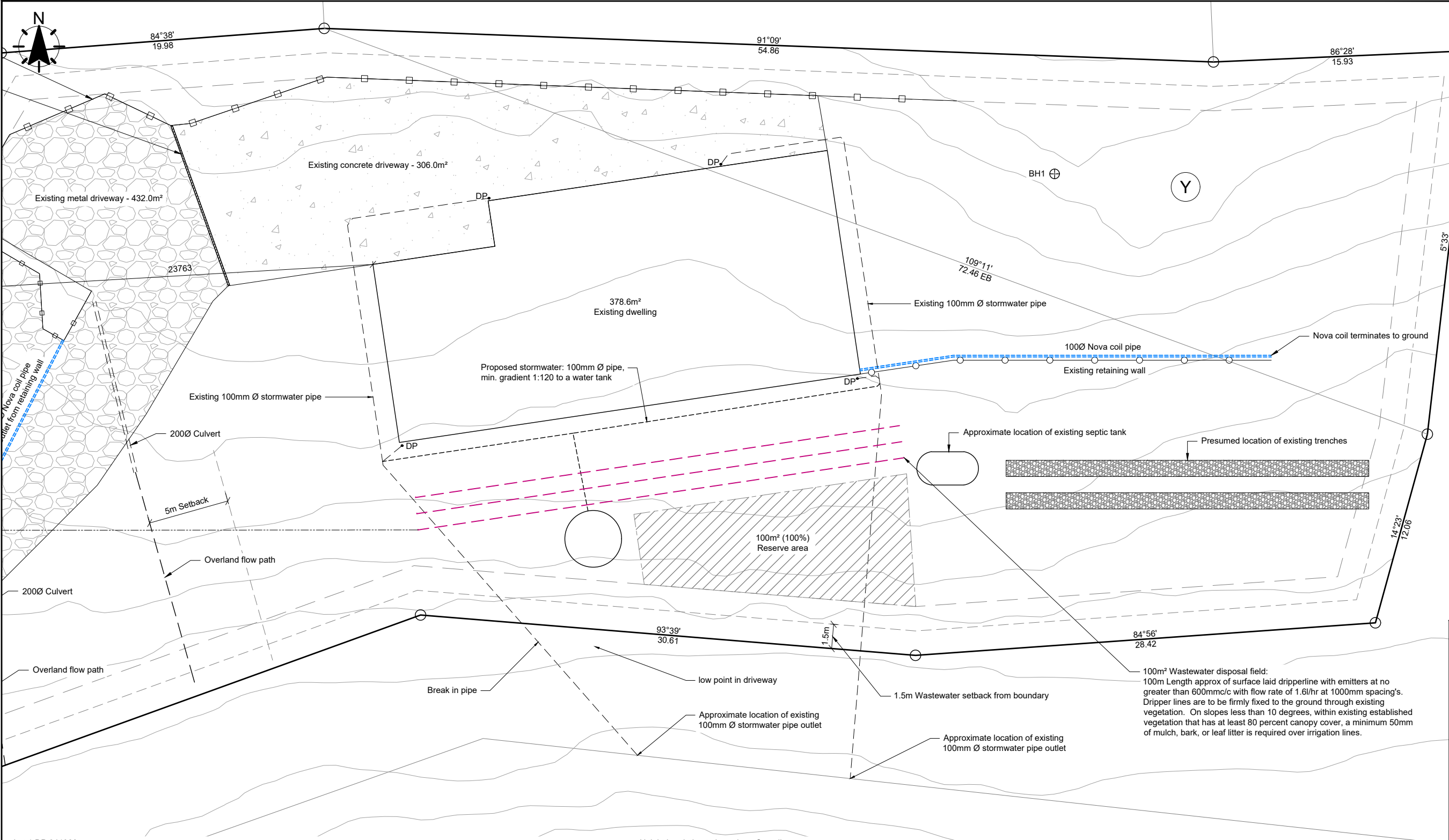
Existing floor area dwelling:	345.0m²
Proposed granny flat:	45.0m²
Total proposed:	390m²

Total permitted = 12.5% of gross site area = 502.5m²
Total Proposed = 390m² = 9.7% Complies

Earthworks

Driveway cut:	10m³
Fill:	10m³
Total cut/fill:	20m³

Total permitted = 300m³ Complies



- NOTES**
1. Contour lines at 1m increments, sourced from NRC.
 2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
 3. Length of dripper lines to be no more than 100m between feed points.
 4. Dripper lines to follow contour lines
 5. Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
 6. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
 7. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
 8. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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

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O'BRIEN DESIGN CONSULTING

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Project Title

Les & Janette Ludlow
33a Skudders Beach Rd
Kerikeri
Lot 1 DP 341380

Sheet Title

Site Plan

Drawn 19 August 2026

Project No 4326

Rev	Sheet
C	A01c

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

Lot 1 DP 341380
Lot area: 4,020m²
Roof pitch: 3°
Cladding weight: Light
Corrosion zone: C
Wind zone: Very High

Rural Living Zone

Operative District Plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):
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Earthworks

Cut:	10m ³
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Cut/Fill:	20m ³

Total permitted = 300m³ Complies

Rural Residential Zone

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Setbacks to boundaries: 3m min. Complies

Building or structure coverage:

Building Coverage:

Existing floor area dwelling:	345.0m ²
Proposed granny flat:	45.0m ²
Total proposed:	390m ²

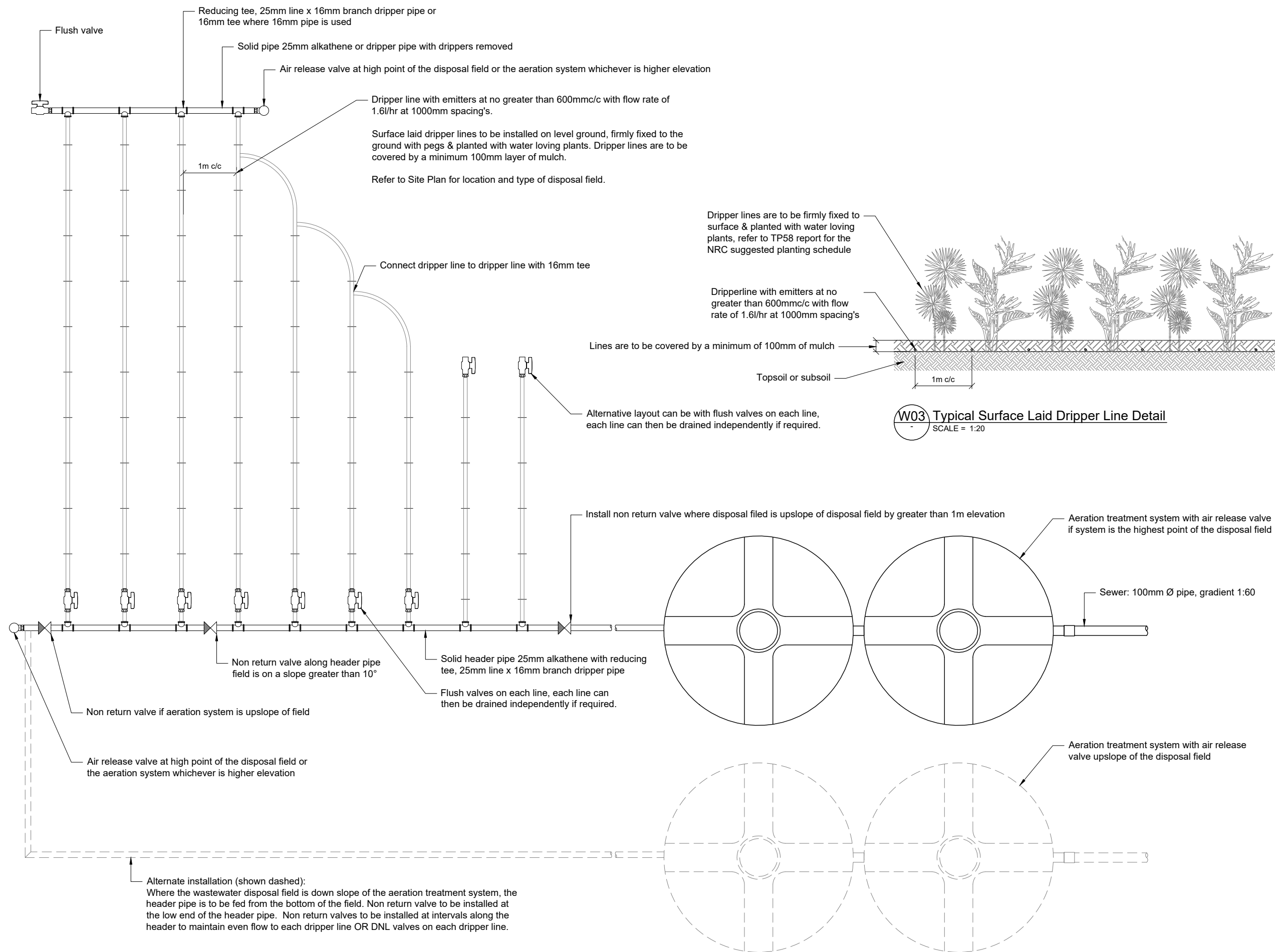
Total permitted = 12.5% of gross site area = 502.5m²
Total Proposed = 390m² = 9.7% Complies

Earthworks

Driveway cut:	10m ³
Fill:	10m ³
Total cut/fill:	20m ³

Total permitted = 300m³ Complies

- LEGEND**
- Open drain / overland flow path
 - Setbacks
 - Sewer: 100mm Ø pipe, gradient 1:60
 - Power cable
 - Alkathene pipe
 - Wastewater disposal field
 - Reserve area
 - Stormwater: 100mm Ø pipe, min. gradient 1:120
 - Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
 - Nova coil pipe



NOTES

1. All drainage is diagrammatical, do not scale from drawing.
2. Length of dripper lines to be no more than 100m between feed points.
3. Dripper lines to follow contour lines.
4. Dripper lines to be laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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Project Title
Les & Janette Ludlow
33a Skudders Beach Rd
Kerikeri
Lot 1 DP 341380

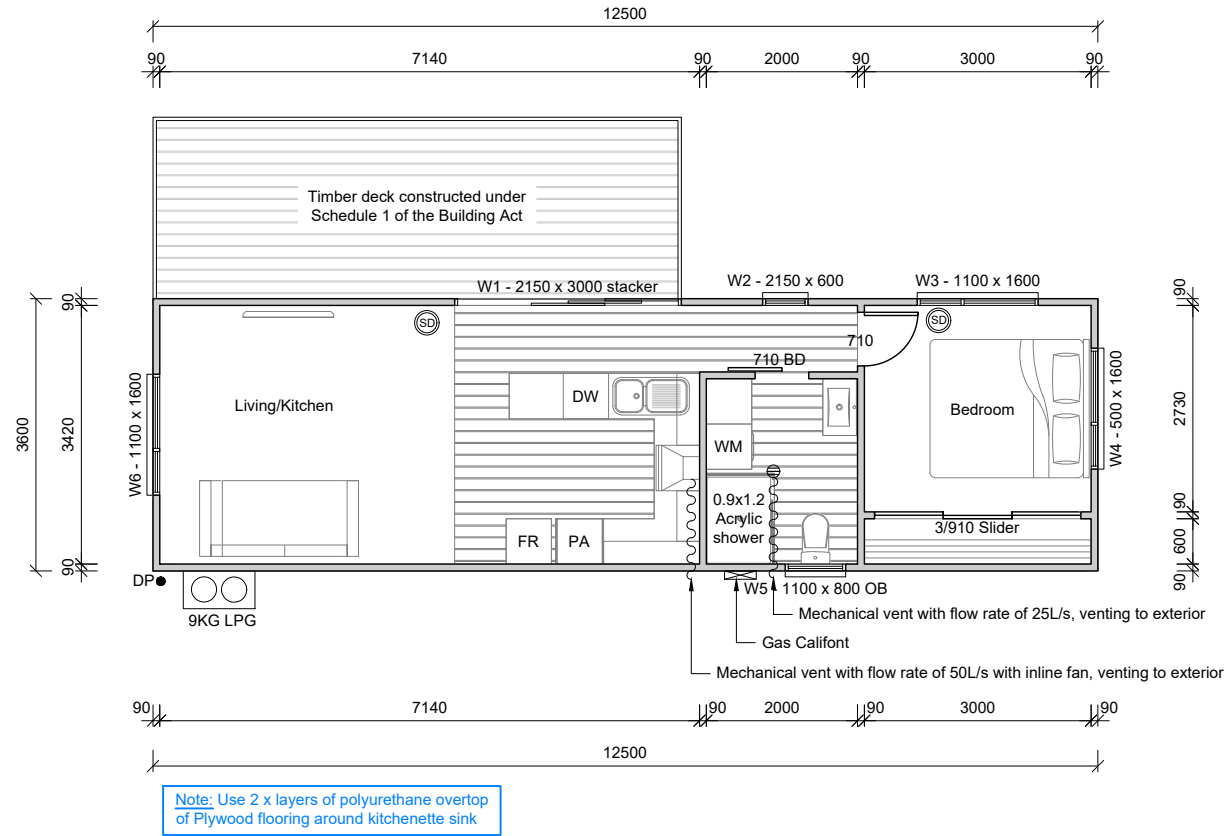
Sheet Title
Wastewater Details

Drawn 19 August 2026

Project No 4326

Rev C **Sheet** A01d

Scale (A3 Original) 1: 20
0.2 0.1 0 0.2 0.4 m



SPECIFICATION:

- Very High wind zone
- Exposure zone C
- Pile foundations
- 2.4m Stud height
- Vertical corrugate
- Trimline roofing
- 3° Roof pitch
- Triboard wall lining
- Triboard ceiling lining
- Timber facisa with uPVC spouting & uPVC 80Ø downpipe, unless noted.
- All windows and doors double glazed (Solux-E)
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

H1 SPECIFICATION:

- Subfloor: Expol R2.5
- Walls: Pink batts R2.2
- Ceiling: Pink batts R3.6
- Double glazing Solux-E R0.37

H1 calculations included in BC information.

SPECIFICATIONS					
Cladding Type	Vertical corrugate cladding				
Stud Height	2460				
Roofing Type	Trimline				
Roof Pitch	3°				
Joinery	Aluminum				
Wind Zone	Very high				
Earth Quake Zone	1				
RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	5
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
	Total				7

LEGEND

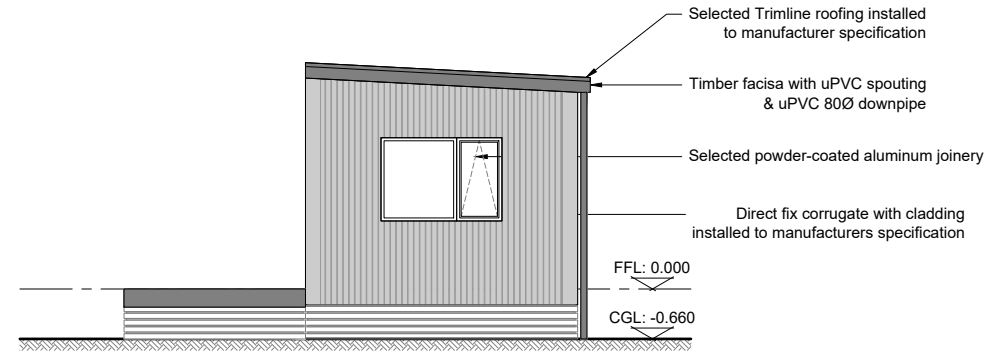
- Smoke Detector
- 90 x 45 SG8 H1.2 Timber framing walls
- Sheet vinyl flooring
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 9KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

BUILDING AREA:

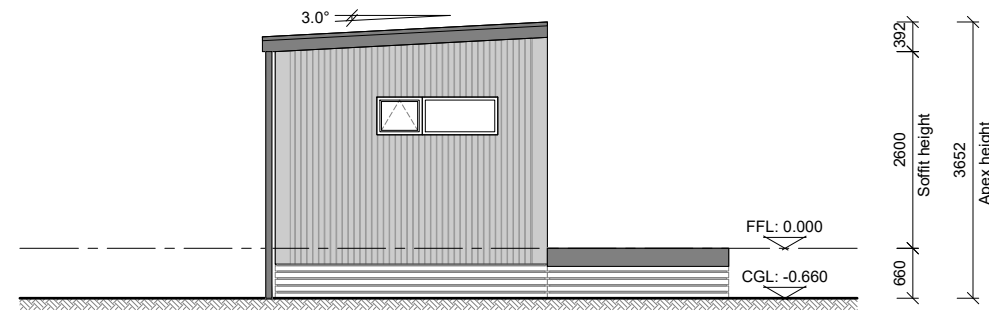
Floor Area: 45.0m²
Roof Area: 45.0m²

NOTE:

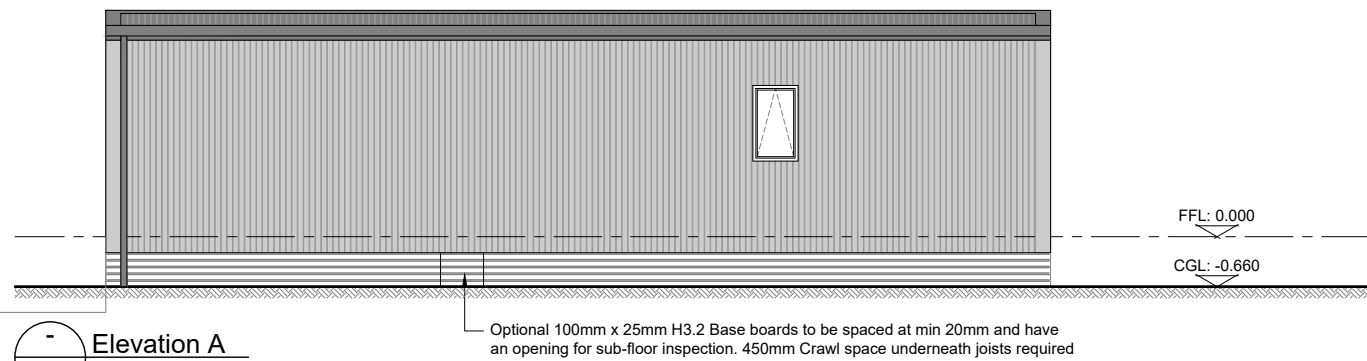
- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Section for lintel dimensions, stud spacing & external door offsets.
- Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
- Refer to attached sheet for cladding & roofing notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
- Grade A safety glazing in shower screens inline with NZS 4223
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.
- Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.



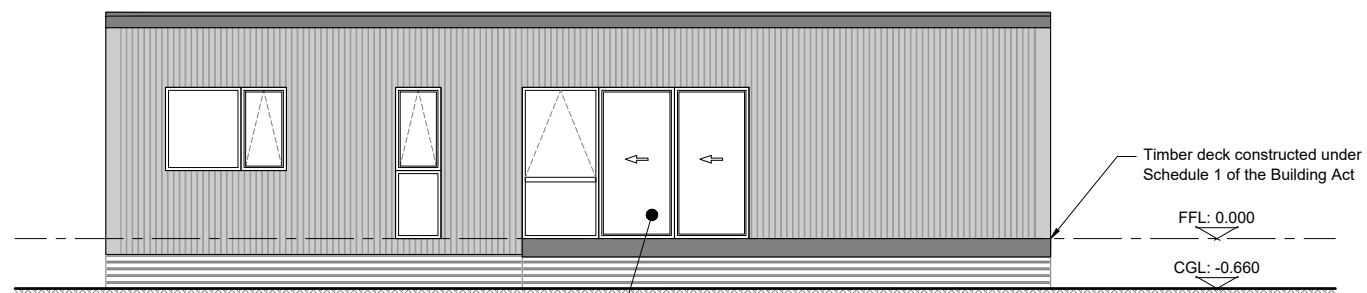
Elevation B
SCALE = 1:100 @ A3



Elevation D
SCALE = 1:100 @ A3



Elevation A
SCALE = 1:100 @ A3



Elevation C
SCALE = 1:100 @ A3

FIXINGS:

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

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Project Title
Les & Janette Ludlow
33a Skudders Beach Rd
Kerikeri
Lot 1 DP 341380

Sheet Title
Floor Plan & Elevations

Drawn 19 August 2026

Project No 4326

Rev C **Sheet** A02

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m

SITE 33A Skudders Beach Road, Kerikeri
LEGAL DESCRIPTION Lot 1 DP 341380
PROJECT Proposed Granny Flat
CLIENT Leslie Ludlow
REFERENCE NO. 148652
DOCUMENT Stormwater Mitigation Report
STATUS/REVISION No. 01
DATE OF ISSUE 12th August 2026

Report Prepared For	Email
Leslie Ludlow	lesludlow@outlet.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 1 DP 341380
Site Area:	4,020m ²
Development Type:	Proposed Granny Flat
Development Proposals Supplied:	Plan Set by O'Brien Design Consulting Ltd (Ref No: 4326, dated: 27.07.2026)
District Plan Zone:	Rural Residential
Permitted Activity Coverage:	<u>12.5%</u>
Post-Development Impermeable Areas	
Impermeable Coverage:	Total Roof Areas = 423.6m ²
	Total Hardstand Areas = 738m ²
	Total impermeable area = 1,161.6m ² or 28.9% Total increase in impermeable area = 45m ²
Activity Status:	<u>Restricted Discretionary Activity</u>
Stormwater Management Approach:	Stormwater runoff from the proposed granny flat roof, existing dwelling roof, concrete driveway and metal driveway will be directed via sealed pipes and existing surface drainage to the riprap-lined channel along the metal driveway. The channel will convey runoff to a new silt trap fitted with a scruffy dome or grated inlet at the upstream end of the existing 250mmØ culvert. The culvert will continue to convey runoff southeast to the existing off-site discharge point.

2. SCOPE OF WORK

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

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

- Plan Set by O'Brien Design Consulting Ltd (Ref No: 4326, dated: 27.07.2026)

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

3. SITE DESCRIPTION

The proposed development will be constructed within the following property, which is located off the eastern side of Skudders Beach Road:

- 33A Skudders Beach Road, legally described as Lot 1 DP 341380.



Figure 1: Aerial snip from FNDC Water Services Map showing site boundaries (cyan) and public water (blue)

The 4,020m² subject site is accessed via an existing shared metal accessway from Skudders Beach Road, which provides access to the centrally located existing dwelling via an existing metal / concrete driveway. The lot's remaining ground cover consists predominantly of vegetated land.

The Far North District Council (FNDC) online GIS Water Services Map indicates that the property is not serviced by public stormwater or wastewater connections. A water meter is shown at the western end of the shared accessway which is assumed to provide the site with a potable water connection.

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a granny flat on-site as depicted in the plan set by O'Brien Design Consulting Ltd (Ref No: 4326, dated: 27.07.2026).

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

5. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 4,020m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Total Roof Areas	378.6 m²	423.6 m²	45 m²
Existing Dwelling	378.6 m ²	378.6 m ²	
Proposed Granny Flat	0 m ²	45 m ²	
Total Hardstand	738 m²	738 m²	0 m²
Existing Metal Driveway	432 m ²	432 m ²	
Existing Concrete Driveway	306 m ²	306 m ²	
Pervious	2,903.4 m²	2,858.4 m²	-45 m²

The total amount of impermeable area on-site, post-development, equates to 1,161.6m² or 28.9% of the site area. The total increase in impermeable area on-site, post-development, equates to 45m². Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

The site is zoned Rural 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. The design has been completed in accordance with the recommendations and requirements contained within the Far North District Council Engineering Standards, the Far North District Council District Plan and Clause E1 of the New Zealand Building Code.

The proposed development exceeds the permitted impermeable-area coverage specified by the Far North District Plan. While on-site attenuation is generally encouraged where the permitted coverage is exceeded, its suitability must be considered in the context of the site's position within the wider catchment. The subject site is located near the downstream extent of the contributing catchment. Given this location, attenuation is not considered necessary, as it could delay discharge from the site and cause it to coincide more closely with peak flows arriving from upstream areas. This could reduce the marginal benefit of attenuation and potentially contribute to localised increases in water levels. Accordingly, the scope of this report is limited to recommendations for managing stormwater generated from the proposed impermeable areas using a collection system, sealed pipes and suitable outlets designed in accordance with the FNDC Engineering Standards.

The Type IA storm profile was utilised for stormwater management calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 10% AEP rainfall value of 190mm with a 24-hour duration. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

6. STORMWATER MITIGATION ASSESSMENT

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

Stormwater Mitigation – Proposed Granny Flat

A proprietary guttering system is required to collect roof runoff from the proposed granny flat and direct runoff to an outlet to the existing riprap-lined channel along the western side of the existing metal driveway. Refer to the appended Site Plan (148652-C200) and calculation set for clarification.

Leaf filters in-line between the roof and the discharge point may be installed (where deemed necessary). The filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed granny flat.

Stormwater Mitigation – Existing Dwelling

A proprietary guttering system is required to collect roof runoff from the existing dwelling and direct runoff to an outlet to the existing riprap-lined channel along the western side of the existing metal driveway. Existing drainage lines may continue to be utilised following confirmation that they are in good operational condition. Refer to the appended Site Plan (148652-200) and calculation set for clarification.

Leaf filters in-line between the roof and the discharge point may be installed (where deemed necessary). The 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 dwelling.

Stormwater Mitigation – Existing Concrete Driveway

It is recommended that a catchpit with a sump be installed at the downstream end of the existing strip drain at the western end of the existing concrete driveway. The catchpit is to be fitted with a 100mmØ (minimum 1% grade) outlet line directing runoff to the existing riprap-lined channel. Refer to the appended Site Plan (148652-C200) and calculation set for clarification. The sump will assist with sediment collection.

The 100mmØ drainage line to the proposed discharge point must have a minimum grade of 6% downslope of the joint between any driveway drainage lines with any roof drainage lines, or the line is to be upsized to a 150mmØ with a minimum 1% grade.

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

Stormwater Mitigation – Existing Metal Driveway

It is recommended that the existing metal driveway remain as is, draining to the existing riprap channel or sheet flow to the south. Any concentrated flows from the driveway must be suitably managed as described in this report.

The existing stormwater culvert(s) crossing the driveway and directing flows to the south are recommended to be rerouted to the existing riprap-lined channel or replaced with outlet lines directing runoff to the discharge point. Refer to the appended Site Plan (148652-C200) and calculation set for clarification.

Stormwater Mitigation – Existing Retaining Walls

It is recommended that the existing stormwater draincoils to be fitted with a plastic chamber (if not already), with an outlet directing runoff to the existing riprap-lined channel. Refer to the appended Site Plan (148652-C200). Where this is not possible, it is recommended to direct it to a minimum 0.5m long dispersal trench / spreader bar located clear of any effluent fields and on stable soils not directly below any structures.

Stormwater Mitigation – Existing Channel & Discharge Outlet

The existing riprap-lined channel shall be inspected at the proposed roof drainage and hardstand drainage discharge location(s) to confirm that a suitable geotextile filter underlies the riprap. If no geotextile filter is present, or if the existing geotextile is damaged or otherwise unsuitable, the affected section of the channel shall be reconstructed with a suitable geotextile filter and a minimum nominal riprap size of 150mm. The lining shall extend sufficiently upstream and downstream of the outlet to prevent erosion and undermining.

It is recommended that a silt trap fitted with either a scruffy dome or grated inlet be installed at the upstream end of the existing 250mmØ culvert, which conveys runoff from the existing channel towards the southeast and off the site. The silt trap shall provide a >300mm sump depth for sediment collection and allow temporary storage of runoff before it enters the existing culvert. The existing riprap-lined channel shall be extended to the proposed silt trap to provide a continuous, erosion-resistant flow path. The connection between the channel, silt trap and culvert shall be appropriately formed and protected against erosion, scour and undermining. Refer to the appended Site Plan (148652-C200) and calculation set for clarification.

The existing 250mmØ culvert proposed to receive the site's stormwater discharges to a suitable, established outlet within the existing gully. The outlet is considered appropriately located to convey flows into the existing drainage feature without causing adverse scour or erosion. Accordingly, no additional works or erosion protection are considered necessary at the culvert outlet.

7. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule (RRZ-R2), it is therefore regarded 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
<i>(a) the extent to which landscaping or vegetation may reduce adverse effects of run off;</i>	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
<i>(b) the effectiveness of the proposed method for controlling stormwater on site;</i>	The proposed stormwater management system is considered effective for the scale of development. Runoff from impermeable areas will be collected and conveyed via sealed pipes or the existing riprap-lined channel to the established discharge point. Catchpit sumps and the proposed silt trap will provide sediment pre-treatment, while geotextile and riprap will protect discharge locations against erosion. Subject to regular inspection and maintenance, the system will safely manage runoff generated by the development.
<i>(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;</i>	Runoff from impermeable areas will be collected and conveyed via sealed pipes or the existing riprap-lined channel to the established discharge point. Catchpit sumps and the proposed silt trap will provide sediment pre-treatment, while geotextile and riprap will protect discharge locations against erosion. Subject to regular inspection and maintenance, the system will safely manage runoff generated by the development. The site provides sufficient land area to accommodate on-site wastewater disposal. 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.
<i>d) whether water sensitive design methods and use of green spaces can be used;</i>	Water Sensitive Design methods have been incorporated into the proposal where practicable. The development minimises the creation of new impermeable surfaces and retains existing pervious areas. 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.

<i>(e) any cumulative effects on total catchment impermeability;</i>	The proposed development will increase impervious coverage by 45m ² . On this basis, cumulative effects on total catchment impermeability and downstream stormwater runoff are expected to be less than minor.
<i>(f) natural hazard mitigation and site constraints; and</i>	The site is not subject to any mapped natural hazards. The proposed stormwater management system responds to the site's sloping topography and existing drainage constraints by collecting and directing runoff to the established riprap-lined channel and downstream culvert. Sealed pipes, sediment sumps, geotextile and riprap protection will reduce the potential for uncontrolled runoff, erosion, scour and localised instability. Accordingly, the proposal is not expected to create or exacerbate natural-hazard risks on the site or surrounding properties.
<i>g) extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</i>	No direct discharge to a natural waterbody is proposed. Given the small scale of the proposed increase in impervious area, 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 (148652-C200).

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

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

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

9. OPERATION & MAINTENANCE

The owner shall be responsible for the ongoing inspection and maintenance of the stormwater mitigation system to ensure it continues to operate as intended. This shall include periodic inspection and cleaning of roof gutters, leaf guards, catchpits, silt traps, channels and the discharge culvert to prevent blockage, sediment build-up, or erosion. Any damaged or eroded components shall be repaired promptly to maintain system performance and prevent adverse downstream effects.

10. LIMITATIONS

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

This assignment only considers the primary stormwater system. The secondary stormwater system, Overland Flow Paths (OLFP), vehicular access and the consideration of road/street water flooding is 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.

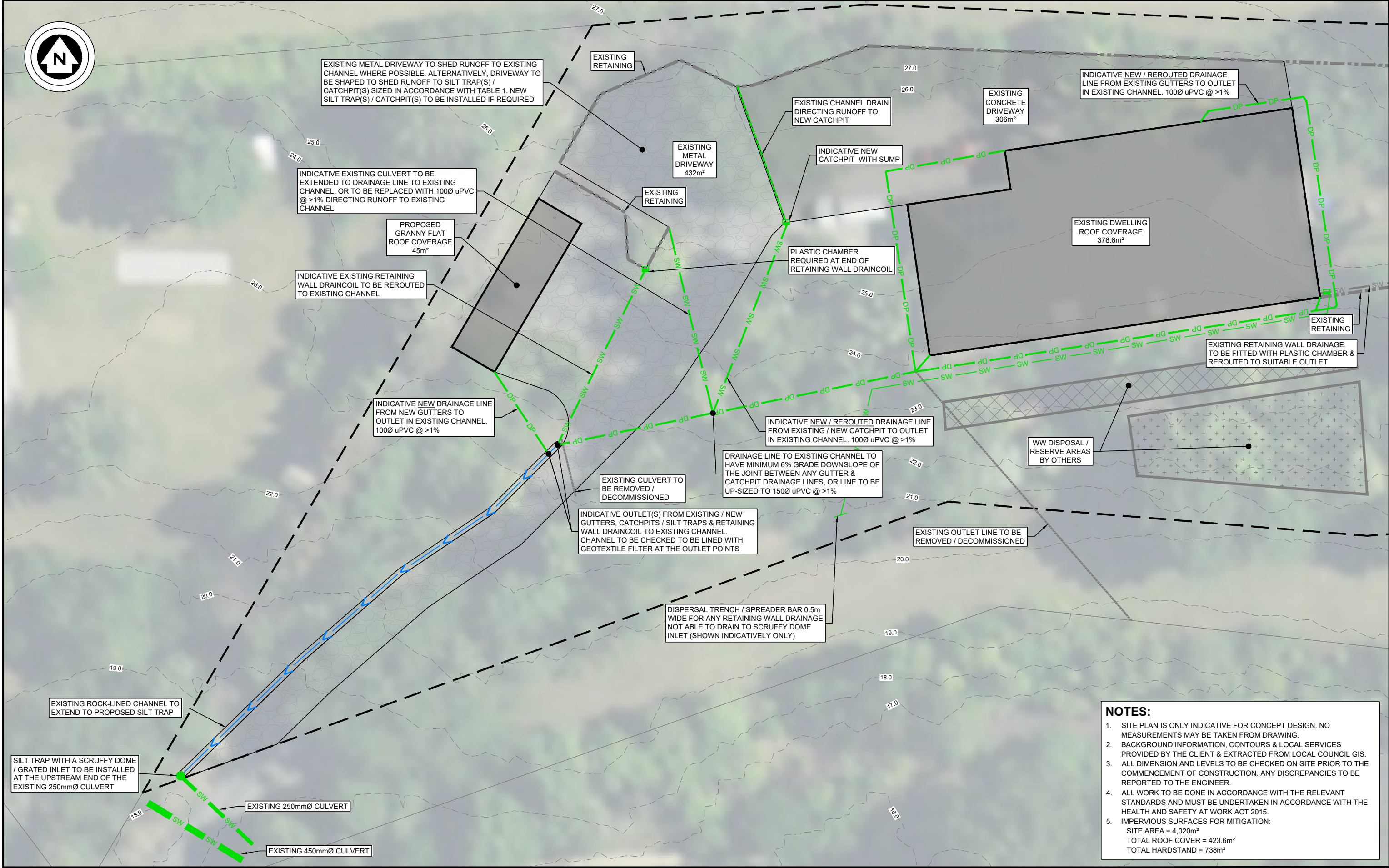
Wilton Joubert Ltd.



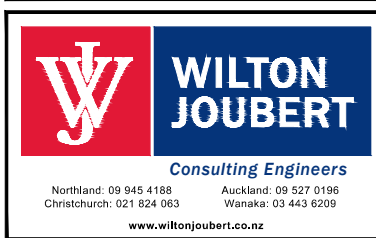
Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Calculation Set
- Construction Monitoring Information



- NOTES:**
1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
 2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
 3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
 5. IMPERVIOUS SURFACES FOR MITIGATION:
SITE AREA = 4,020m²
TOTAL ROOF COVER = 423.6m²
TOTAL HARDSTAND = 738m²



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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	AUG '26	GMB	STORMWATER MITIGATION REPORT

DESIGNED BY:
GMB

DRAWN BY:
GMB

CHECKED BY:
BGS

SURVEYED BY:
N/A

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:

SITE PLAN

PROJECT DESCRIPTION:

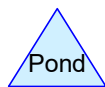
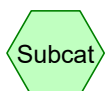
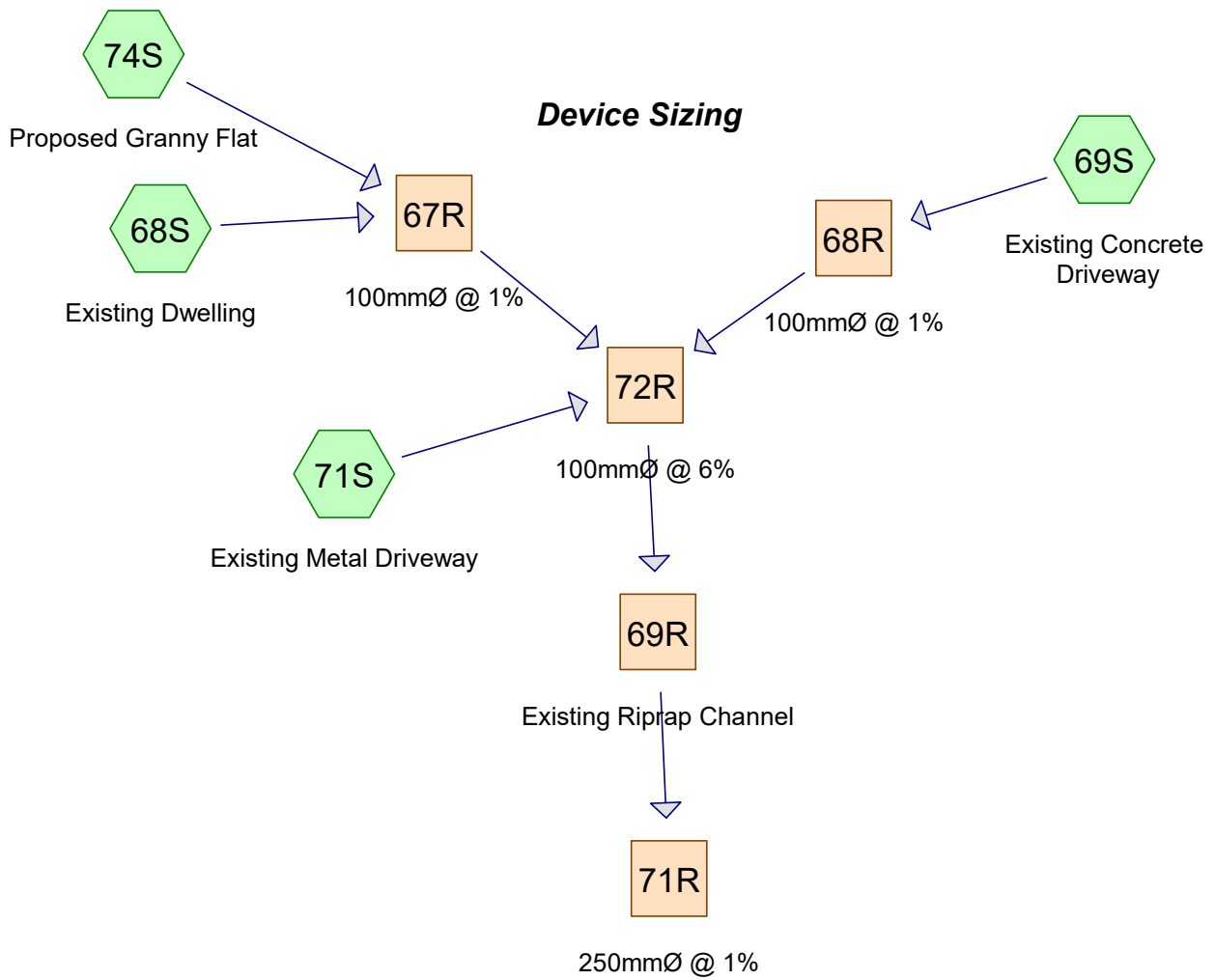
STORMWATER MITIGATION REPORT

PROJECT TITLE:

**LOT 1 DP 341380,
33A SKUDDERS BEACH
ROAD,
KERIKERI,
NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:250	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
148652-C200	01
COPYRIGHT - WILTON JOUBERT LIMITED	

Device Sizing



Routing Diagram for 148652

Prepared by Wilton Joubert Limited, Printed 12/08/2026
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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
 Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 68S: Existing Runoff Area=378.6 m² 100.00% Impervious Runoff Depth>183 mm
 Tc=10.0 min CN=98 Runoff=4.73 L/s 69.5 m³

Subcatchment 69S: Existing Runoff Area=306.0 m² 100.00% Impervious Runoff Depth>183 mm
 Tc=10.0 min CN=98 Runoff=3.82 L/s 56.1 m³

Subcatchment 71S: Existing Metal Runoff Area=432.0 m² 0.00% Impervious Runoff Depth>156 mm
 Tc=10.0 min CN=89 Runoff=4.85 L/s 67.6 m³

Subcatchment 74S: Proposed Runoff Area=45.0 m² 100.00% Impervious Runoff Depth>183 mm
 Tc=10.0 min CN=98 Runoff=0.56 L/s 8.3 m³

Reach 67R: 100mmØ @ 1% Avg. Flow Depth=0.07 m Max Vel=0.88 m/s Inflow=5.29 L/s 77.7 m³
 100 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=5.29 L/s 77.7 m³

Reach 68R: 100mmØ @ 1% Avg. Flow Depth=0.06 m Max Vel=0.82 m/s Inflow=3.82 L/s 56.1 m³
 100 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=6.10 L/s Outflow=3.82 L/s 56.1 m³

Reach 69R: Existing Riprap Avg. Flow Depth=0.14 m Max Vel=0.48 m/s Inflow=13.96 L/s 201.4 m³
 n=0.069 L=10.00 m S=0.0500 m/m Capacity=37.06 L/s Outflow=13.96 L/s 201.4 m³

Reach 71R: 250mmØ @ 1% Avg. Flow Depth=0.08 m Max Vel=1.12 m/s Inflow=13.96 L/s 201.4 m³
 250 mm Round Pipe n=0.011 L=10.00 m S=0.0100 m/m Capacity=70.28 L/s Outflow=13.96 L/s 201.3 m³

Reach 72R: 100mmØ @ 6% Avg. Flow Depth=0.08 m Max Vel=2.16 m/s Inflow=13.96 L/s 201.4 m³
 100 mm Round Pipe n=0.011 L=10.00 m S=0.0600 m/m Capacity=14.95 L/s Outflow=13.96 L/s 201.4 m³

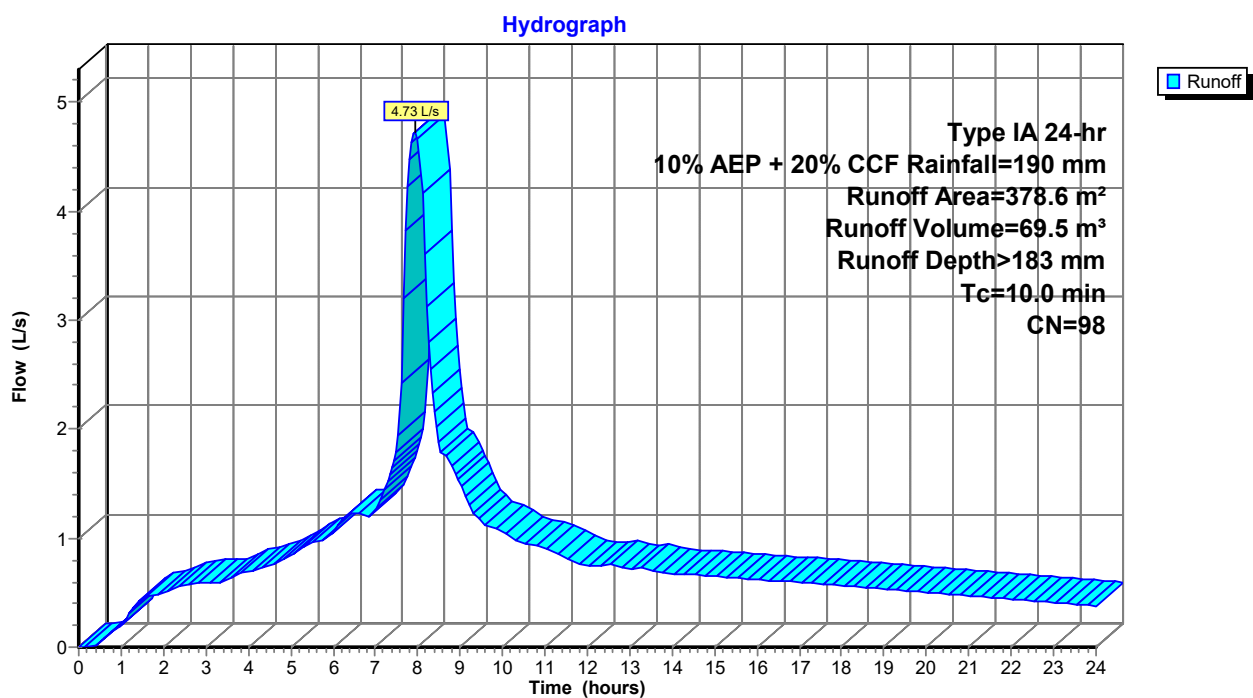
Summary for Subcatchment 68S: Existing Dwelling

Runoff = 4.73 L/s @ 7.94 hrs, Volume= 69.5 m³, Depth> 183 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Area (m ²)	CN	Description
378.6	98	Roofs, HSG C
378.6		100.00% Impervious Area

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

Subcatchment 68S: Existing Dwelling

148652

Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

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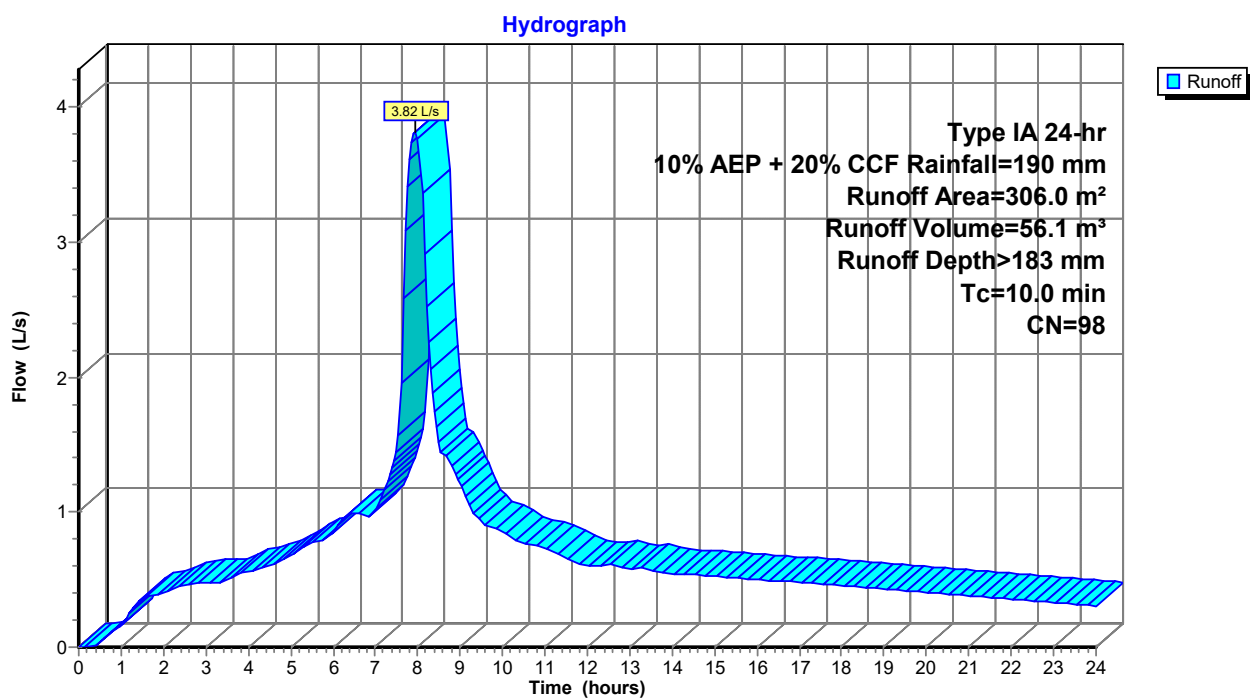
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Summary for Subcatchment 69S: Existing Concrete DrivewayRunoff = 3.82 L/s @ 7.94 hrs, Volume= 56.1 m³, Depth> 183 mmRunoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Area (m ²)	CN	Description
306.0	98	Roofs, HSG C
306.0		100.00% Impervious Area

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

Subcatchment 69S: Existing Concrete Driveway

Summary for Subcatchment 71S: Existing Metal Driveway

Runoff = 4.85 L/s @ 7.96 hrs, Volume= 67.6 m³, Depth> 156 mm

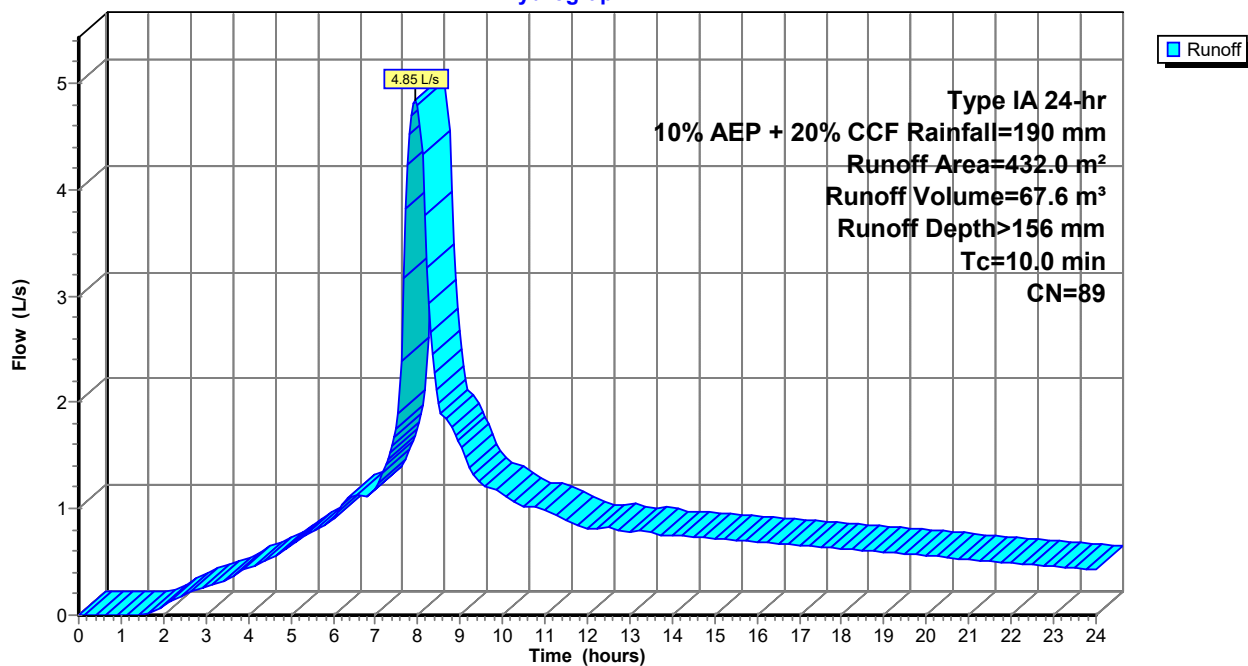
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Area (m ²)	CN	Description
432.0	89	Gravel roads, HSG C
432.0		100.00% Pervious Area

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

Subcatchment 71S: Existing Metal Driveway

Hydrograph



148652

Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

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Summary for Subcatchment 74S: Proposed Granny Flat

Runoff = 0.56 L/s @ 7.94 hrs, Volume= 8.3 m³, Depth> 183 mm

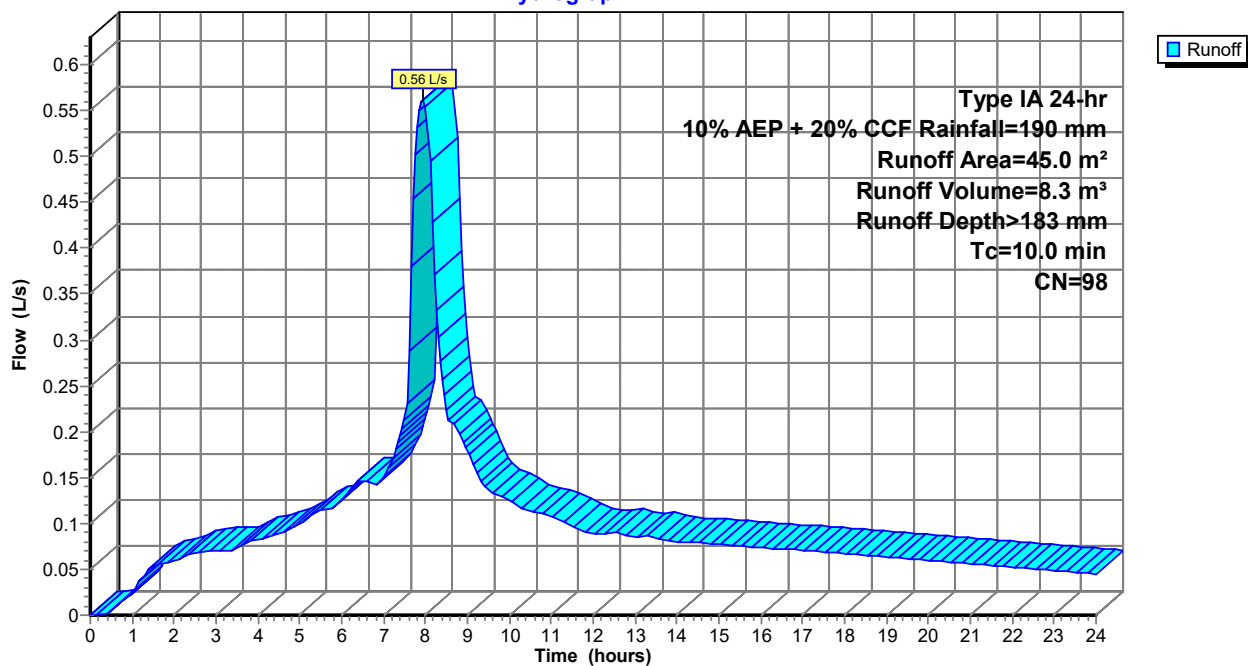
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Area (m²)	CN	Description
45.0	98	Roofs, HSG C
45.0		100.00% Impervious Area

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

Subcatchment 74S: Proposed Granny Flat

Hydrograph



148652

Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Prepared by Wilton Joubert Limited

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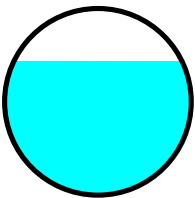
Summary for Reach 67R: 100mmØ @ 1%

Inflow Area = 423.6 m², 100.00% Impervious, Inflow Depth > 183 mm for 10% AEP + 20% CCF even
Inflow = 5.29 L/s @ 7.94 hrs, Volume= 77.7 m³
Outflow = 5.29 L/s @ 7.94 hrs, Volume= 77.7 m³, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.88 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.54 m/s, Avg. Travel Time= 0.3 min

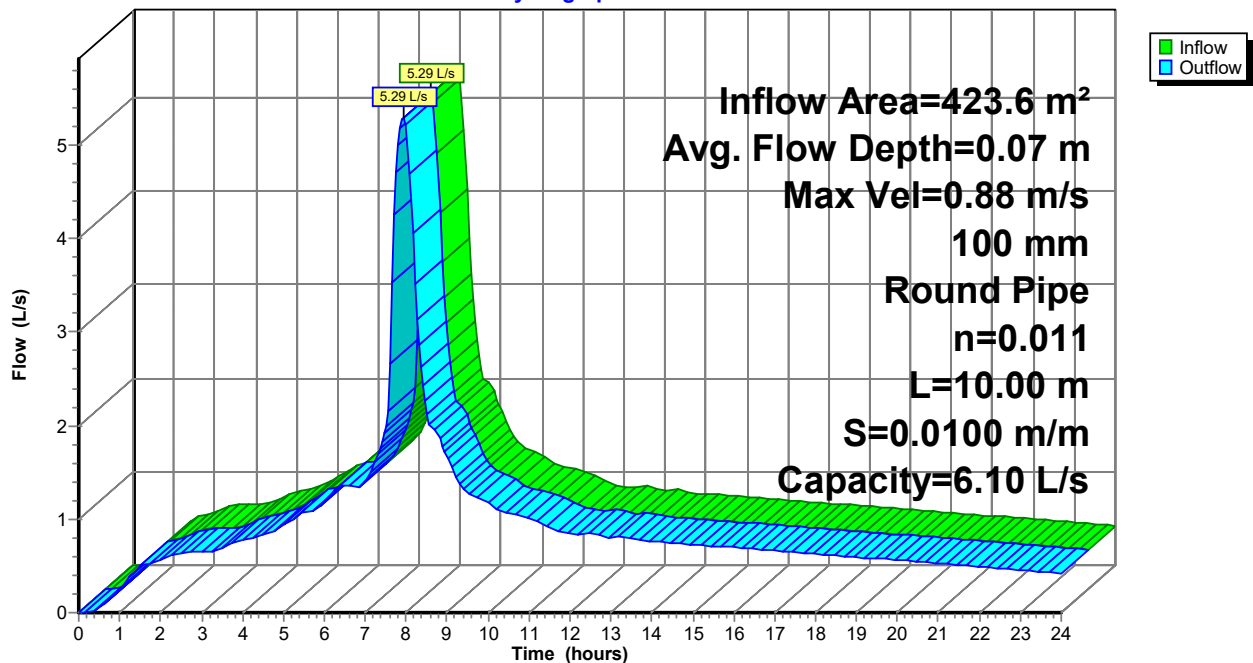
Peak Storage= 0.1 m³ @ 7.94 hrs
Average Depth at Peak Storage= 0.07 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 67R: 100mmØ @ 1%

Hydrograph



148652

Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Prepared by Wilton Joubert Limited

Printed 12/08/2026

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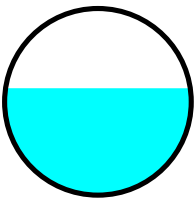
Summary for Reach 68R: 100mmØ @ 1%

Inflow Area = 306.0 m², 100.00% Impervious, Inflow Depth > 183 mm for 10% AEP + 20% CCF even
Inflow = 3.82 L/s @ 7.94 hrs, Volume= 56.1 m³
Outflow = 3.82 L/s @ 7.94 hrs, Volume= 56.1 m³, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.82 m/s, Min. Travel Time= 0.2 min
Avg. Velocity = 0.49 m/s, Avg. Travel Time= 0.3 min

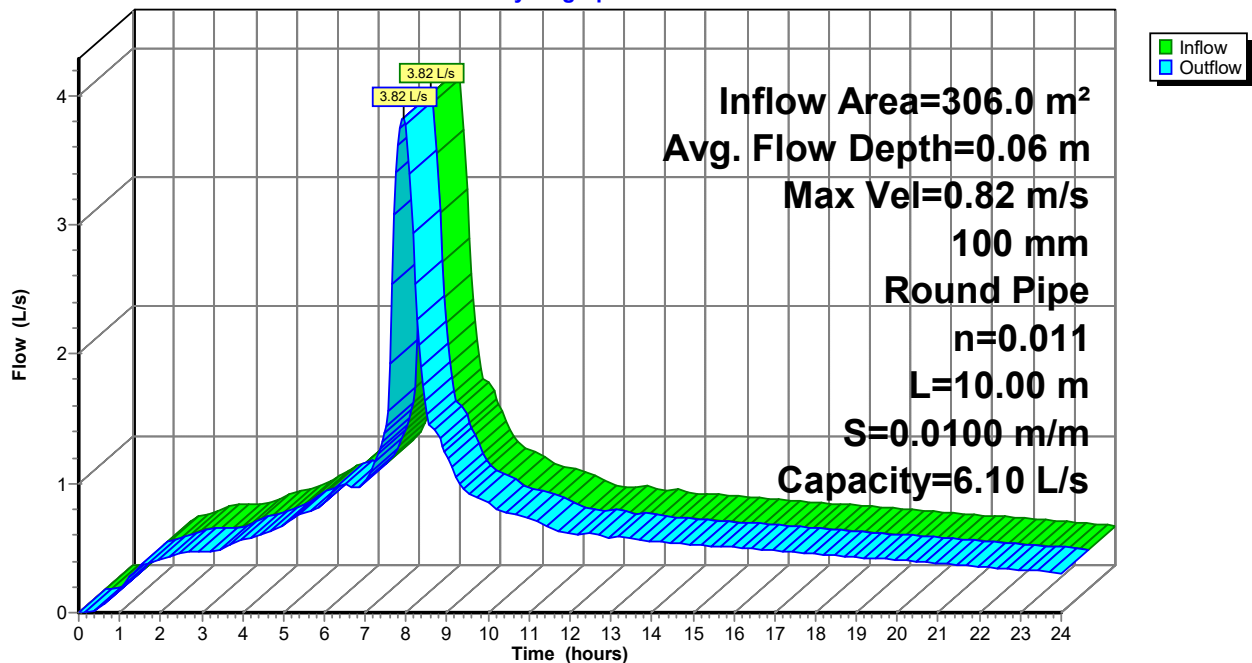
Peak Storage= 0.0 m³ @ 7.94 hrs
Average Depth at Peak Storage= 0.06 m
Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 6.10 L/s

100 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 68R: 100mmØ @ 1%

Hydrograph



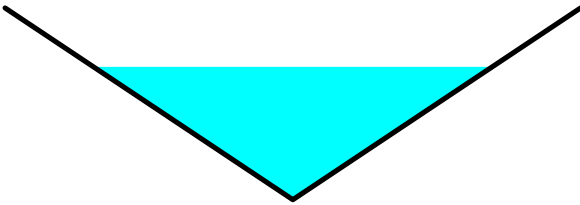
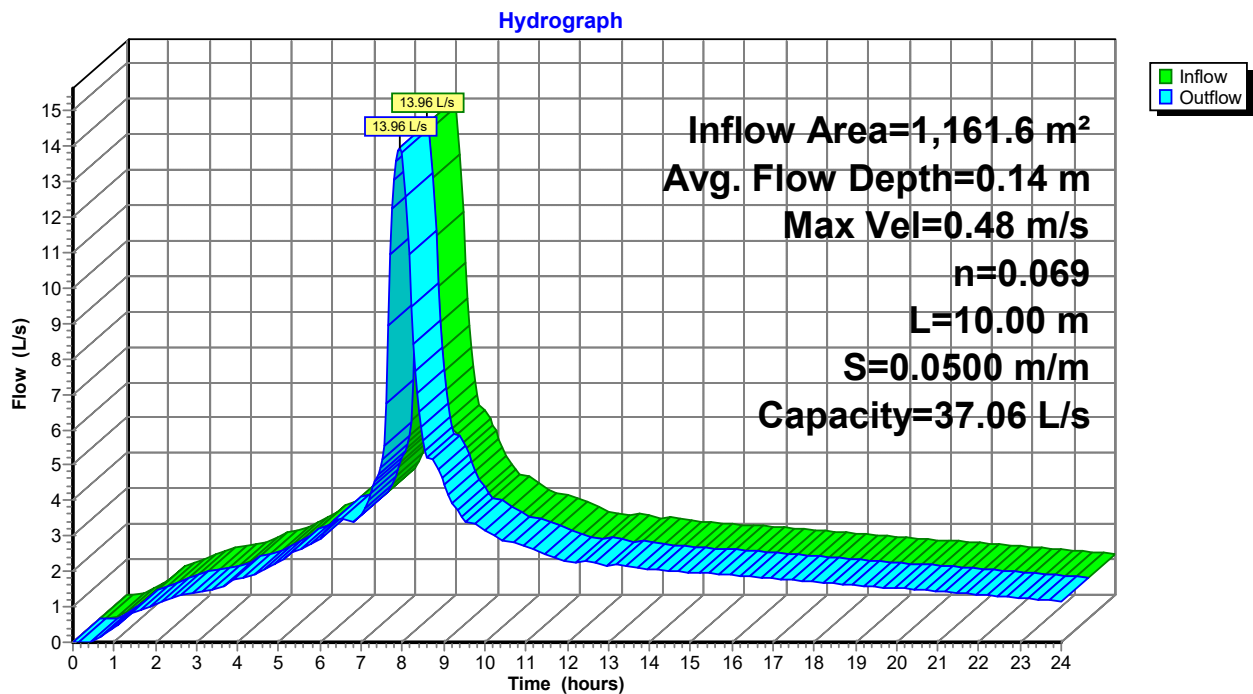
Summary for Reach 69R: Existing Riprap Channel

Inflow Area = 1,161.6 m², 62.81% Impervious, Inflow Depth > 173 mm for 10% AEP + 20% CCF even
 Inflow = 13.96 L/s @ 7.95 hrs, Volume= 201.4 m³
 Outflow = 13.96 L/s @ 7.95 hrs, Volume= 201.4 m³, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.48 m/s, Min. Travel Time= 0.3 min
 Avg. Velocity = 0.30 m/s, Avg. Travel Time= 0.6 min

Peak Storage= 0.3 m³ @ 7.95 hrs
 Average Depth at Peak Storage= 0.14 m
 Bank-Full Depth= 0.20 m Flow Area= 0.06 m², Capacity= 37.06 L/s

0.00 m x 0.20 m deep channel, n= 0.069 Riprap, 6-inch
 Side Slope Z-value= 1.5 m/m Top Width= 0.60 m
 Length= 10.00 m Slope= 0.0500 m/m
 Inlet Invert= -0.700 m, Outlet Invert= -1.200 m

**Reach 69R: Existing Riprap Channel**

148652

Type IA 24-hr 10% AEP + 20% CCF Rainfall=190 mm

Prepared by Wilton Joubert Limited

Printed 12/08/2026

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Page 10

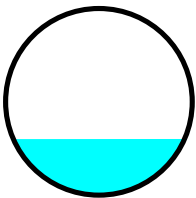
Summary for Reach 71R: 250mmØ @ 1%

Inflow Area = 1,161.6 m², 62.81% Impervious, Inflow Depth > 173 mm for 10% AEP + 20% CCF even
Inflow = 13.96 L/s @ 7.95 hrs, Volume= 201.4 m³
Outflow = 13.96 L/s @ 7.95 hrs, Volume= 201.3 m³, Atten= 0%, Lag= 0.1 min

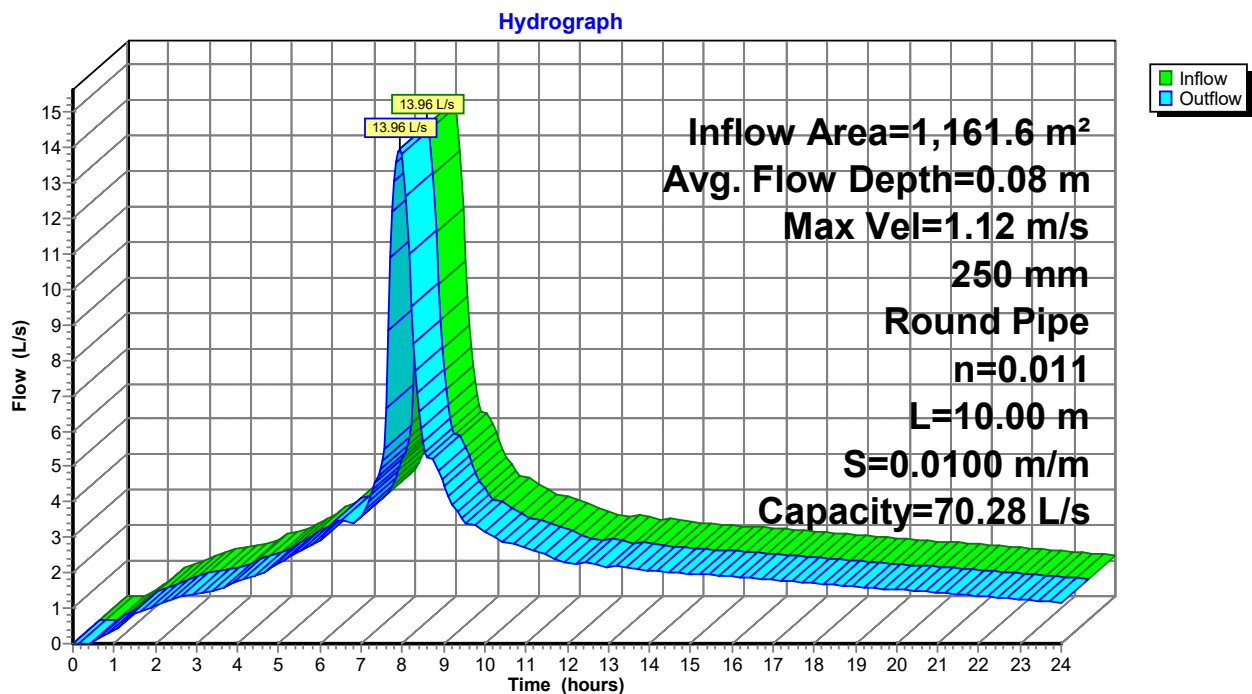
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.12 m/s, Min. Travel Time= 0.1 min
Avg. Velocity = 0.63 m/s, Avg. Travel Time= 0.3 min

Peak Storage= 0.1 m³ @ 7.95 hrs
Average Depth at Peak Storage= 0.08 m
Bank-Full Depth= 0.25 m Flow Area= 0.05 m², Capacity= 70.28 L/s

250 mm Round Pipe
n= 0.011 PVC, smooth interior
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= -1.200 m, Outlet Invert= -1.300 m



Reach 71R: 250mmØ @ 1%



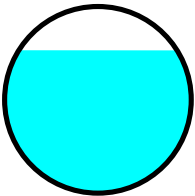
Summary for Reach 72R: 100mmØ @ 6%

Inflow Area = 1,161.6 m², 62.81% Impervious, Inflow Depth > 173 mm for 10% AEP + 20% CCF even
 Inflow = 13.96 L/s @ 7.95 hrs, Volume= 201.4 m³
 Outflow = 13.96 L/s @ 7.95 hrs, Volume= 201.4 m³, Atten= 0%, Lag= 0.1 min

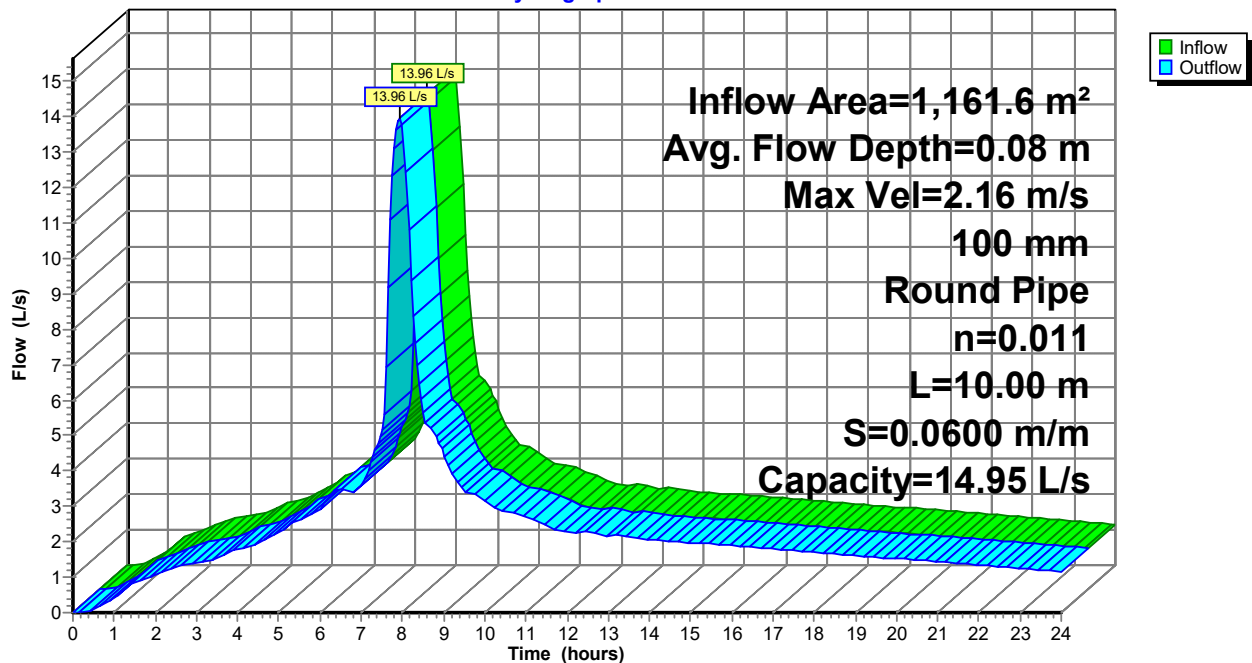
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.16 m/s, Min. Travel Time= 0.1 min
 Avg. Velocity= 1.33 m/s, Avg. Travel Time= 0.1 min

Peak Storage= 0.1 m³ @ 7.95 hrs
 Average Depth at Peak Storage= 0.08 m
 Bank-Full Depth= 0.10 m Flow Area= 0.01 m², Capacity= 14.95 L/s

100 mm Round Pipe
 n= 0.011 PVC, smooth interior
 Length= 10.00 m Slope= 0.0600 m/m
 Inlet Invert= -0.100 m, Outlet Invert= -0.700 m

**Reach 72R: 100mmØ @ 6%**

Hydrograph



Wilton Joubert Ltd.

SPECIALISTS IN RESIDENTIAL ENGINEERING

Helping Kiwis build with confidence.

CONSTRUCTION MONITORING

Construction monitoring is when our engineer visits the site at key stages of construction to check that the work is being built in accordance with the consented engineering drawings and specifications.

We offer construction monitoring throughout the build to ensure compliance with consented designs. Our team works closely with your builder and site manager to keep the project running smoothly and ensure a quality result at each inspection stage.

BOOKING INSPECTIONS

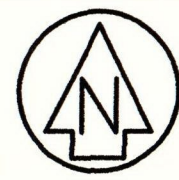
If your project requires construction monitoring, please contact us to book inspections at the required stages before work is covered.

Please book inspections with enough notice to avoid delays to your build.

PS4

A PS4 (Producer Statement Construction Review) is a document issued by an engineer after construction monitoring has been completed for the relevant engineered works.

RC 1990718



SCHEDULE OF EXISTING COVENANT		
purpose	shown	created by
Area subject to land covenants being height restrictions above R.L. 29.52 A.M.S.L	Y	C.913766.4

Approvals

.....

Director
CHRYSTAL POINT DEVELOPMENTS LTD

Registered Owners

I hereby certify that this plan was approved by the FAR NORTH DISTRICT COUNCIL pursuant to section 223 of the Resource Management Act 1991 on the 17th day of August 1999. Subject to the granting or reserving of the easements set out in the Memorandum hereon.

P. J. Killelea
Authorised Officer
RC 1990718

MEMORANDUM OF EASEMENTS			
purpose	shown	servient tenement	dominant tenement
right of way, right to transmit electricity, telecomm-unications right to convey water.	A	Lot 2 Hereon	Lot 1 Hereon

SURVEY CLASS II

New Certificates of Title Allocated:
LOT 1:
LOT 2:

Total Area 1.9826 ha

Comprised in CT 99D/334(all)

I, Glenn Michael Wilson of Kerikeri, being a person entitled to practise as a registered surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations
Dated at Kerikeri this day of 19...

Field Book p. Traverse Book p.
Reference Plans
Examined Correct

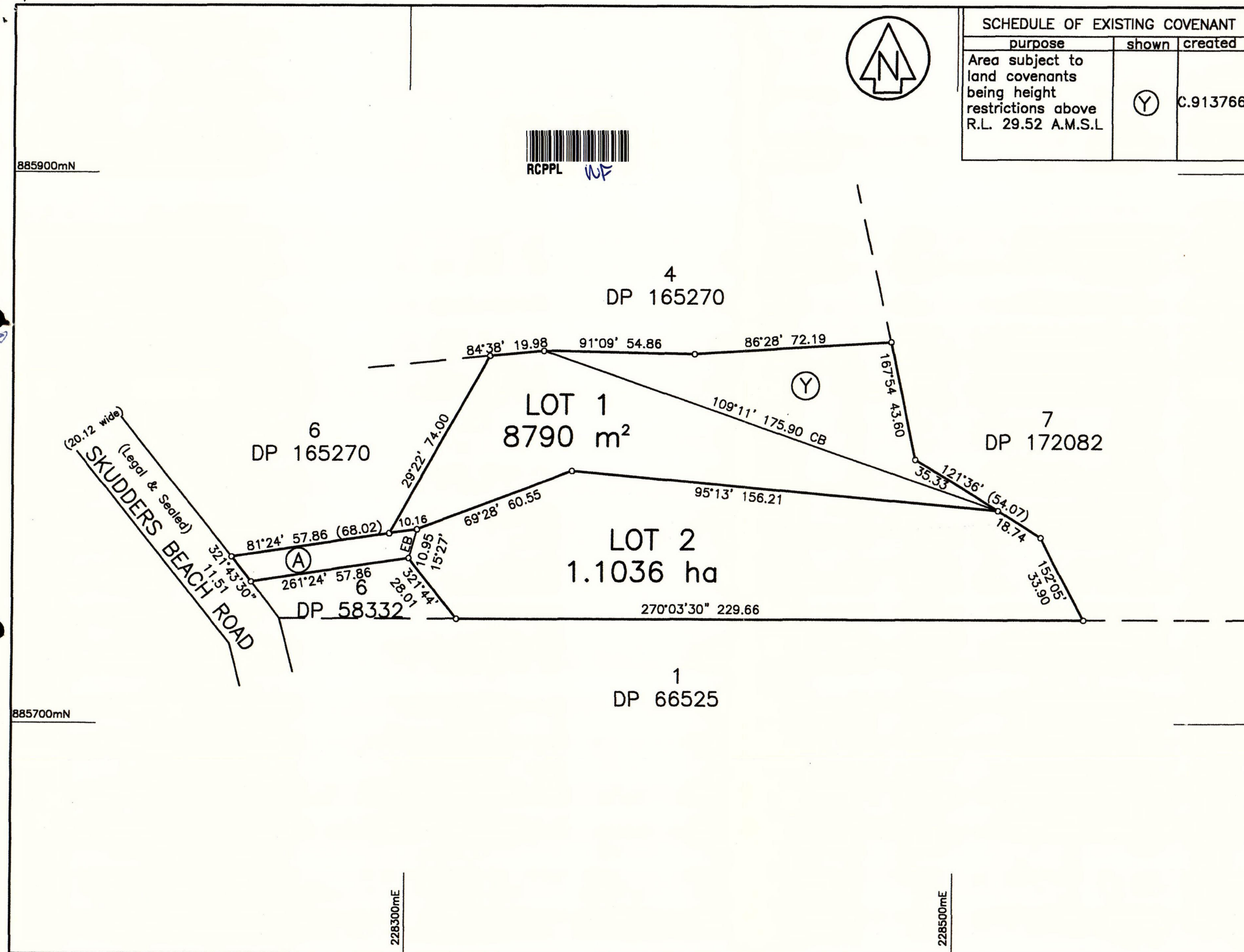
Approved as to Survey

..... / / Chief Surveyor

Deposited this day of 19.....

District Land Registrar

File: 5412
Received
Instructions
Approved LM 93/06



LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: VII KERIKERI S.D
NZMS P.05 SHEET No. 6.1&7.1

LOTS 1 & 2 BEING A
SUBDIVISION OF LOT 5 DP 165270

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:1000 Date: July 1999

RC PPL 1990718

RC 1990718



SCHEDULE OF EXISTING COVENANT		
purpose	shown	created by
Area subject to land covenants being height restrictions above R.L. 29.52 A.M.S.L	Y	C.913766.4

Approvals

Director
CHRYSTAL POINT DEVELOPMENTS LTD

Registered Owners

I hereby certify that this plan was approved by the FAR NORTH DISTRICT COUNCIL pursuant to section 223 of the Resource Management Act 1991 on the day of 1999. Subject to the granting or reserving of the easements set out in the Memorandum hereon.

Authorised Officer
RC 1990718

MEMORANDUM OF EASEMENTS			
purpose	shown	servient tenement	dominant tenement
right of way, right to transmit electricity, telecomm-unications right to convey water.	A	Lot 2 Hereon	Lot 1 Hereon

SURVEY CLASS II

New Certificates of Title Allocated:
LOT 1:
LOT 2:

Total Area 1.9826 ha

Comprised in CT 99D/334(all)

I, Glenn Michael Wilson of Kerikeri, being a person entitled to practise as a registered surveyor, certify that -

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations

Dated at Kerikeri this day of 19...

Signature

Field Book p Traverse Book p
Reference Plans
Examined Correct

Approved as to Survey

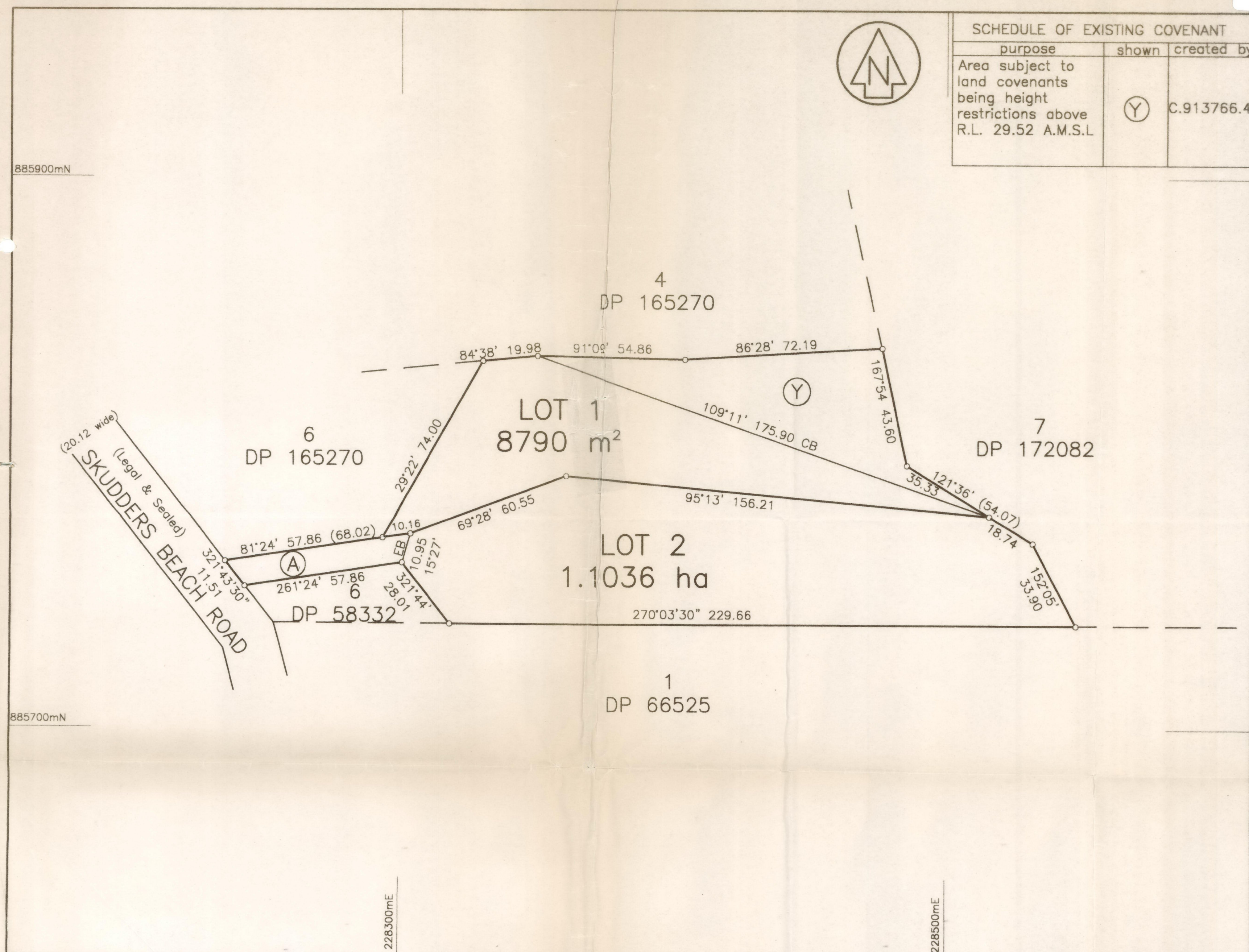
..... / / Chief Surveyor

Deposited this day of 19.....

District Land Registrar

File: 5412
Received
Instructions

Approved LM 9/3/06

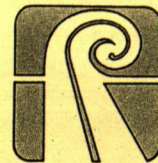


LAND DISTRICT: NORTH AUCKLAND SURVEY BLK & DIST: VII KERIKERI S.D NZMS P.05 SHEET No. 6.1&7.1	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 5 DP 165270	LOCAL AUTHORITY: Far North District Surveyed by: Thomson & King (Kerikeri) Scale: 1:1000 Date: July 1999
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FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991



VALUATION NO :	213-802-00
FILE NUMBER :	RC 1990718
APPLICANT :	CHRYSTAL POINT DEVELOPMENTS LTD

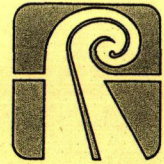
IN THE MATTER OF LAND TRANSFER PLAN NO: 198150

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the **FAR NORTH DISTRICT COUNCIL**, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this 13th day of October 1999.

RE [REDACTED]

FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 213-802-00
FILE NUMBER	: RC 1990718
APPLICANT	: CHRYSTAL POINT DEVELOPMENTS LTD

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent 1990718 being subdivision of Lot 5 DP 165270 at Skudders Beach Road, Kerikeri adequate access to Lot 1 is provided over other land pursuant to an easement of right of way running with the land and appurtenant to that allotment; such that Sub-section (1) of Section 321 of the of the Act shall not apply.

DATED at Kaikohe this 13th day of October 1999.


RESOURCE CONSENTS MANAGER

DELEGATED AUTHORITY

DATE: 13.8.99

NAME OF

APPLICANT: CRYSTAL POINT DEV

NUMBER: 1990718

DISTRICT SCHEME: KTA / MANG / WHG / HOK / BOI / KHE

CHECKED BY RESOURCE PLANNER  AND IS IN
ORDER FOR SIGNING AND SEALING.

COMMENTS:

DATE RECEIVED AT ENVIRONMENTAL SERVICES:

DATE SIGNED UNDER DELEGATED AUTHORITY:

DATE SENT TO KAIKOHE FOR SEALING:

13.8.99
18/8/99

DATE SEALED: / /

PLAN RETURNED TO: T+K Keri.

DATE: 18/8/99

PHOTOCOPY RETURNED TO: KAWAKAWA / KAITIAIA / RAWENE

221
224c

FILE COPY

FAR NORTH DISTRICT COUNCIL



Our reference

RC 1990718

Resource Planner

All replies should be addressed to the District Secretary

6 July, 1999

Thomson & King
P O Box 372
KERIKERI

Dear Sir,

re: **RC 1990718 APPLICATION BY CHRYSTAL POINT
DEVELOPMENTS LTD TO CREATE LIFESTYLE LOT**

I enclose a copy of Council's decision on the above application.

The Resource Management Act provides a right of appeal to the Environment Court, in respect of the whole or any part of the Council's decision. This must be lodged within 15 working days of receipt of this decision. An information sheet on appeals is attached.

Also attached is an invoice for \$812.91, being additional costs incurred during the application process.

Yours faithfully,

for RESOURCE PLANNER

FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource
Management Act 1991:

AND

IN THE MATTER of an application
under the aforesaid Act, 1991
by CHRYSTAL POINT
DEVELOPMENTS LTD

APPLICATION NUMBER RC 1990718

HEARINGS APPLICATION TO CREATE ADDITIONAL LIFESTYLE LOT

The property in respect of which the application is made, is situated at SKUDDERS
BEACH ROAD, KERIKERI

HEARING

Before the Hearings Committee of the Far North District Council, on the 21 JUNE
1999

DECISION

"THAT PURSUANT TO SECTION 105(1)(C) OF THE RESOURCE
MANAGEMENT ACT 1991, THE FAR NORTH DISTRICT COUNCIL
GRANTS CONSENT TO CHRYSTAL POINT DEVELOPMENTS LTD TO
SUBDIVIDE LOT 5 DP 165270, SKUDDERS BEACH ROAD, KERIKERI,
INTO TWO LIFESTYLE ALLOTMENTS (LOT 1 OF 1.1045 HECTARES AND
LOT 2 OF 8780M²) AS SHOWN ON THE PLAN PREPARED BY THOMSON
KING SURVEYORS DATED APRIL 1998 (REF 5412), SUBJECT TO THE
FOLLOWING CONDITIONS:

- 1) THAT THE SURVEY PLAN SHALL SHOW:
 - a) ALL EASEMENTS DULY GRANTED OR RESERVED.
- 2) THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO
SECTION 224(C) OF THE ACT THE SUBDIVIDING OWNER SHALL:
 - a) PREPARE A CONSENT NOTICE PURSUANT TO SECTION 221
OF THE ACT WHICH SHALL IMPOSE THE FOLLOWING
CONDITIONS. ALL COSTS OF PREPARING THIS DOCUMENT
ARE TO BE MET BY THE APPLICANT:
 - i) THAT EACH LOT BE LIMITED TO ONE DWELLING ONLY
AND ASSOCIATED ACCESSORY BUILDINGS.
 - ii) THAT THE DWELLING FOR LOT 2 IS TO BE LOCATED
ON THE BUILDING AREA IDENTIFIED IN THE BROWN

AND THOMSON ENGINEERS REPORT DATED 18 JUNE 1999.

- iii) THAT THE DWELLING FOR LOT 2 WILL REQUIRE A WASTEWATER TREATMENT AND DISPOSAL SYSTEM DESIGNED BY A REGISTERED ENGINEER, THE DETAILS OF WHICH ARE TO BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION.
- iv) ALL BUILDINGS ARE TO BE LOCATED A MINIMUM DISTANCE OF 6 METRES FROM ALL BOUNDARIES.
- b) PROVIDE A FORMED AND METALLED DOUBLE WIDTH ENTRANCE TO RIGHT OF WAY 'A'. SEAL THE ENTRANCE PLUS SPLAYS FOR A MINIMUM DISTANCE OF 2M FROM THE EXISTING SEAL EDGE.
- c) PROVIDE A FORMED AND METALLED CARRIAGEWAY ON RIGHT OF WAY 'A' TO 3.5M FINISHED METALLED WIDTH, CONSISTING OF A MINIMUM OF 100MM OF COMPACTED HARDFILL, PLUS A SUITABLE RUNNING COURSE.
- d) PAY TO COUNCIL A GST INCLUSIVE RESERVES CONTRIBUTION BEING THE VALUE OF 130M² OR 7^{1/2}% (WHICHEVER IS THE LESSER) OF THE ESTIMATED MARKET VALUE OF LOT 2. SUCH A VALUE IS TO BE OBTAINED FROM A REGISTERED VALUER, AND A COPY SENT TO COUNCIL IN CONJUNCTION WITH THE 224(C) CERTIFICATE REQUEST.
pd ✓
- e) THAT PURSUANT TO SECTION 36 OF THE RESOURCE MANAGEMENT ACT 1991 THE APPLICANT SHALL PAY TO COUNCIL ALL ADDITIONAL COSTS ASSOCIATED WITH PROCESSING THE APPLICATION BEING \$812.91, WITHIN 30 DAYS OF RECEIPT OF THIS DECISION.
pd ✓

Reasons for the Decision

1. The proposal satisfies one of the decision criteria for non-complying activities under Section 105 of the Resource Management Act 1991 in that the effects on the environment will not be more than minor.
2. The proposal is consistent with the purpose and principles of the Act.
3. The conditions of consent imposed (consent notice controlling density and an identified building platform) will mitigate the adverse effects on the surrounding environment as a result of this subdivision.
4. The 6-metre building setback will ensure that any development is consistent with the plan presented to those parties who have given written consent to the proposal.

Advice Note:

- 1) Obtain all necessary building, plumbing and drainage consents.

"THAT COUNCIL RESOLVES PURSUANT TO SECTION 321(3)(C) OF THE LOCAL GOVERNMENT ACT 1974, THAT IT IS SATISFIED THAT ADEQUATE ACCESS TO LOT 1 IS PROVIDED OVER OTHER LAND PURSUANT TO AN EASEMENT OF RIGHT OF WAY RUNNING WITH THE LAND AND APPURTENANT TO THAT ALLOTMENT; SUCH THAT SUB-SECTION (1) OF SECTION 321 OF THE ACT SHALL NOT APPLY."