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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

3. Would you like to opt out of the Fast Track Process?

◯ **Yes** ✔ **No**

4. Consultation

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

If yes, which groups have you consulted with?	
Who else have you consulted with?	

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

5. Applicant Details

Name/s: Mark & Fiona Darin

Email: [redacted]

Phone number:

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

6. Address for Correspondence

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

Name/s: Steven Sanson - Bay of Islands Planning

Email: [redacted]

Phone number:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s: Refer CT attached - Applicants are the owners

Property Address/ Location: 1426C Inland Road, Karikari Peninsula

Postcode 0483

8. Application Site Details

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

Name/s: Mark & Fiona Darin

Site Address/ Location: 1426C Inland Road, Karikari Peninsula

Postcode 0483

Legal Description: Lot 11 DP 174431 **Val Number:**

Certificate of title: NA107A/432

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.

New shed on the property

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

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

- ◯ **Subdividing land**
- ◯ **Changing the use of a piece of land**
- ◯ **Disturbing, removing or sampling soil**
- ◯ **Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Mark Darin

Email: [redacted]

Phone number: [redacted]

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

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) Mark Darin

Signature:
(signature of bill payer) [redacted] Date 20/08/2025

MANDATORY

15. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You may apply for 2 or more resource consents that are needed for the same activity on the same form.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

15. Important information continued...

Declaration

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

Name: (please write in full) Steven Sanson

Signature: [redacted] **Date** 19-Aug-2025

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

Checklist (please tick if information is provided)

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

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

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri
Email – office@bayplan.co.nz Website - www.bayplan.co.nz

Dear Team Leaders

Re: Application for Resource Consent (Land use) – Proposed Shed at 1426C Inland Road, Karikari Peninsula

Please find enclosed a land use consent application to construct a new farm building (shed) on our client's property at 1426 Inland Road, Karikari Peninsula.

The proposed development is on a site which is zoned Coastal Living within the Operative District Plan (**ODP**). The site is zoned Rural Lifestyle under the Proposed District Plan (**PDP**).

The application requires resource consent as a Discretionary Activity overall, relating to the following matters:

- Visual Amenity: The proposed shed exceeds the permitted gross floor area for a new building.
- Stormwater Management: The proposal exceeds the permitted threshold for impermeable surfaces, triggering a Restricted Discretionary Activity status for this matter.

This application is supported by the following documents:

- **Appendix A:** Record of Title for NA107A/432
- **Appendix B:** Proposed Plans [DSA]
- **Appendix C:** Stormwater Mitigation Report [Wilton Joubert]

Should you require any further information please do not hesitate to contact me.

Steven Sanson
Consultant Planner

INTRODUCTION

The applicants, Mark & Fiona Darin, seek resource consent to construct a shed on their property at 1426 Inland Road, Karikari Peninsula.

The site is legally described as Lot 11 Deposited Plan 174431, comprising a total land area of 3.1002 hectares. A copy of the Record of Title is attached in **Appendix A.**

The application is supported by a full set of plans produced by DSA, attached in **Appendix B,** and a Stormwater Mitigation Report prepared by Wilton Joubert, attached in **Appendix C**.

This Assessment of Environmental Effects (**AEE**) has been prepared in accordance with Schedule 4 of the Resource Management Act 1991 (**RMA**). It concludes that any potential adverse effects on the environment will be less than minor.

SITE DESCRIPTION

Figure 1 – Site (Source: Prover)

Figure 2 – Site flood hazards (Source: PDP Maps)

DESCRIPTION OF THE SITE AND SURROUNDS

The subject site is a large 3.1-hectare lot located on Inland Road, as part of a wider rural-residential subdivision. Built development on-site currently comprises two existing barns and a metal driveway. The remaining ground cover consists predominantly of pasture with olive trees scattered around the property. The topography of the proposed building platform is generally flat.

The property is surrounded by other large lots of a similar character. Under the ODP, the site is zoned Coastal Living. Under the PDP, the site is zoned Rural Lifestyle. The site is not identified as being within the Coastal Environment as mapped by the Northland Regional Policy Statement (RPS).

Parts of the site and surrounds are subject to flooding, however this is not relevant as it relates to the area proposed to be developed (refer Figure 2).

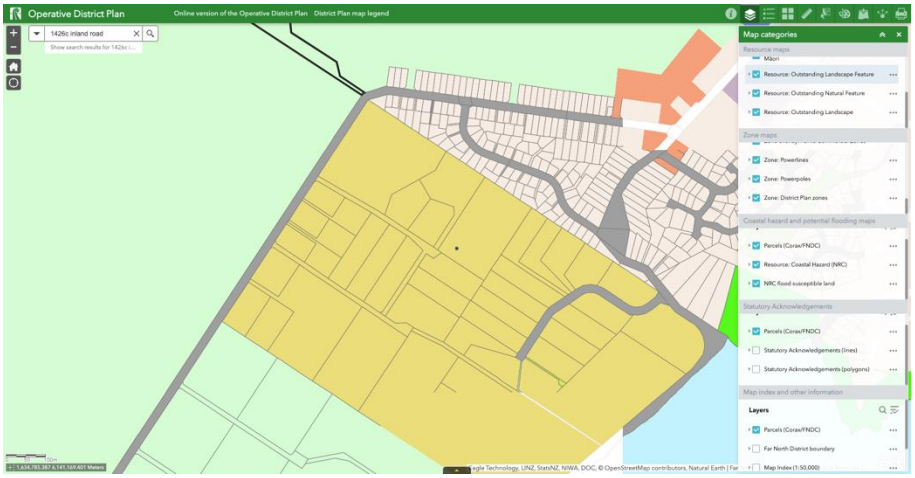


Figure 3 – Zoning (Source: Far North Maps)

RECORD OF TITLE (INSTRUMENTS)

The site Record of Title is attached at **Appendix A**. A consent notice is registered on the title D043692.8. Conditions 1, 2, and 5 do not relate to the site.

The following matters are relevant:

- Condition 3 – Effluent disposal.
    - This is not relevant as the proposed building does not require effluent disposal.
- Condition 4 – Olive Grove Management Plan
    - This is not on the Record of Title and is assumed not relevant.

Therefore, there are no relevant consent notices on the title.

DESCRIPTION OF THE PROPOSAL

The proposal is for the construction of a 108m^2 pole-type farm building. The shed will have dimensions of 12m by 9m.

The proposed maximum height of the shed is approximately 3.6 metres. The exterior cladding will be board and batten with a Coloursteel roof. Earthworks will be minimal and limited to the scraping of topsoil to establish the building platform.

Stormwater from the new roof will be collected and reticulated to a new 25,000-litre dual-purpose rainwater tank. This tank will provide detention and an attenuated discharge via a multi-orifice outlet to a 6-metre-long above-ground spreader bar.

Please refer to the plans in **Appendix B** and the Stormwater Report in **Appendix C** for full details. An impression of the building is provided below.

Figure 4 – Proposed shed

REASONS FOR CONSENT

The ODP zones the site Coastal Living. The site is Rural Lifestyle under the PDP and is not identified as being within the Coastal Environment. The site is not implicated by any resource features. Soils are Class 4.

Table 1 below provides an assessment against the applicable ODP performance standards (rules) and identifies the reasons for resource consent.

Table 1 – Relevant Rules ODP

Rule #		Assessment
Rule 10.7.5.1.1 Visual Amenity	**Permitted Activity:** (a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m^2.	The proposed shed is 108m^2 and is not located within an approved building envelope. **Discretionary Activity**
Rule 10.7.5.1.2 Residential Intensity	**Permitted Activity:** Residential development shall be limited to one unit per 4ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m^2 for its exclusive use surrounding the unit plus a minimum of 3.7ha elsewhere on the property.	The proposal is for a shed that will not be used for residential purposes. **Complies**
Rule 10.7.5.1.3 Scale of Activities	Not applicable	Proposal is associated with the existing activity on site. **Complies**
Rule 10.7.5.1.4 Building Height	**Permitted Standard:** Maximum Height = 8m	Proposed maximum height of the shed = ~3.6m **Complies**
Rule 10.7.5.1.5 Sunlight	**Permitted Standard:** No part of any building to project beyond 45-degree recession plan as measured inwards from any point 2m vertically above the ground on any site	Proposed shed does not breach the sunlight recession plane from any of the property boundaries.

	boundary	**Complies**
Rule 10.7.5.1.6 Stormwater Management **Rule 10.7.5.3.8**	**Permitted Standard:** Maximum proportion of the gross site area covered by buildings is 10% or 600m^2 whichever is the lesser. **Restricted Discretionary Standard:** The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m^2, whichever is the lesser.	Proposed total impermeable surfaces coverage exceed 600m^2 [611m^2 proposed] **Restricted Discretionary Activity**
Rule 10.7.5.1.7 Setback from Boundaries	**Permitted Standard:** Minimum setback is 10m from all boundaries except on any site less than 5,000m^2 the setback if 3m.	The shed is sufficiently setback as outlined in **Appendix B**. **Complies**
Rule 10.7.5.1.8 Screening for Neighbours Non-Residential Activities	Not applicable	Proposal is associated with the existing residential activity on site. **Complies**
Rule 10.7.5.1.9 Transportation		No parking, traffic or access arrangements change as a result of the proposal. **Complies**
Rule 10.7.5.1.10 Hours of Operation Non-		Proposal is associated with the existing residential activity on site.

residential Activities		**Complies**
Rule 10.7.5.1.11 Keeping of Animals	Not applicable	Not applicable
Rule 10.7.5.1.12 Noise		Proposal is associated with the existing residential activity on site. **Complies**
Rule 10.7.5.1.13 Helicopter Landing	Not applicable	Not applicable
12.1 Landscapes & Natural Features	Not applicable	Not applicable
12.2 Indigenous Flora and Fauna		No indigenous vegetation clearance required. **Complies**
12.3 Soils & Minerals	**Permitted Standard:** (a) it does not exceed 300m^3 in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.	Earthworks are for foundations only and are well below the permitted threshold. **Complies**
12.4 Natural Hazards		No hazards present at development area.

		Complies
12.5 Heritage	Not applicable	Not applicable
12.7 Setbacks from Waterways		The site is setback sufficiently from waterways. **Complies**

The application is a **Discretionary Activity** under the ODP.

Table 2 – Relevant Rules PDP

Proposed District Plan				
Matter	**Rule/Std Ref**	**Relevance**	**Compliance**	**Evidence**
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not relevant as no such substances proposed.
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	Not indicated on Far North Proposed District Plan

for example)				
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan

Area (in the operative plan they are called site of cultural significance to Maori)				
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not indicated on Far North Proposed District Plan
Orongo Bay Zone (Property specific as	Rule OBZ-R14 has partial immediate	N/A	Yes	Not indicated on Far North

rule relates to a zone only)	legal effect because RD-1(5) relates to water			Proposed District Plan

No consents are required under the PDP.

Having considered the proposal against the Proposed Regional Plan, no regional council consents are required.

STATUTORY CONSIDERATIONS

Section 104B governs the determination of applications for Discretionary Activities.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent.

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, 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 to offset or compensate for any adverse 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.

For this application, the following relevant RMA plans, policy statements and national environmental standard have been considered:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011
- The Northland Regional Policy Statement
- Operative Far North District Plan 2009
- Proposed Far North District Plan 2022

As part of this application and Assessment of Effects, the relevant matters relevant to visual amenity and stormwater management breaches in the ODP have been considered.

The following assessment addresses all of the relevant considerations under s104 of the RMA.

Assessment of Effects on The Environment (AEE)

The RMA (section 3) meaning of effect includes:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

(a) any positive or adverse effect; and

(b) any temporary or permanent effect; and

(c) any past, present, or future effect; and

(d) any cumulative effect which arises over time or in combination with other effects—

regardless of the scale, intensity, duration, or frequency of the effect, and also includes—

(e) any potential effect of high probability; and

(f) any potential effect of low probability which has a high potential impact.

Section 104(2) of the RMA states that:

> *"when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect."*

This is referred to as the "permitted baseline", which is based on the permitted performance standards and development controls that form part of a district plan. For an effects-based plan such as the Far North District Plan where specified activities are not regulated, determining the permitted baseline is a useful tool for determining a threshold of effects that are enabled by the zone. In this instance, an application for a building over 50m^2 in size requires resource consent. Further, the maximum quantum of impermeable surface permitted on the site is 10% of the site or 600m^2.

The focus of this AEE is on addressing the effects of the proposed shed on visual amenity and stormwater management.

Visual Amenity

(i) the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;

It is considered that the visual amenity considerations are limited in this scenario. The site is not within the Coastal Environment as mapped by the Regional Policy Statement for Northland

(**RPS**). The site has no influence on, or from, the coastal environment. The site cannot be seen from the coastline and vice versa. Therefore, the site is rural lifestyle in character.

There are no natural features or ridgelines that influence or are affected by the proposed shed.

Given the sites disassociation with the coastal environment, the natural character provisions and assessment criteria below are largely irrelevant. A shed is not out of place in the rural environment.

(ii) *the colour and reflectivity of the building;*

This is not considered relevant given the disassociation with the coastal environment (as above).

(iii) *the extent to which planting can mitigate visual effects;*

The site is heavily vegetated with Olive trees.

(iv) *any earthworks and/or vegetation clearance associated with the building;*

Minimal earthworks are required, being limited to scrapping of topsoil for the building platform.

(v) *the location and design of associated vehicle access, manoeuvring and parking areas;*

No additional vehicle access is proposed for the shed, access can be gained from the existing driveway.

(vi) *the extent to which the building will be visually obtrusive;*

The location of the shed is near the centre of the site and well away from elevated areas that would make it obtrusive.

(vii) *the cumulative visual effects of all the buildings on the site;*

The cumulative impact is minimal as the site only incurs an 11m^2 breach of the stormwater management rule.

(viii) *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*

The site will be retained largely in an olive grove and the shed supports this use. The landscape will largely be retained and it would be common to see farming sheds like this proposed to support rural production uses.

(ix) *the extent to which private open space can be provided for future uses;*

The majority of the site is retained as open space.

(x) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*

The siting of buildings is due to operational requirements for the olive grove. Its location central to the site does not generate visual domination effects.

(xi) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

Given the setback to properties in the surrounds there are no effects from the non-compliances proposed in terms of privacy, outlook and enjoyment.

Overall, it is considered that the effects on visual amenity are less than minor and no mitigation is required.

Stormwater Management

The proposal will result in a total impermeable area of 611m^2, which exceeds the 600m^2 permitted activity threshold. A comprehensive Stormwater Mitigation Report has been prepared by Wilton Joubert (**Appendix C**) to address this.

The report details an engineered solution to fully mitigate the stormwater effects from the new 108m^2 roof area. The key components are:

- Runoff will be collected in a 25,000-litre rainwater tank, which serves a dual purpose for potable water supply and stormwater detention.
- The tank is fitted with a multi-orifice outlet designed for Water Quality Volume (WQV) control and 1% AEP Flood Control. This uses Low Impact Design principles to manage runoff.
- The attenuated flow is discharged overland via a 6m long spreader bar, dispersing it evenly and preventing erosion.

The key finding of the engineering assessment is that the proposed system will mitigate stormwater runoff to a level that is better than the existing situation.

The calculated post-development peak flow rate for the 1% AEP storm event (1.09 L/s) is less than the pre-development peak flow rate (1.21 L/s).

The report concludes that through this mitigation, the effects of stormwater runoff will be less than minor, equivalent to conditions under the Permitted Activity threshold.

There are other impervious surfaces on the 'site' which are not considered relevant as they relate to accessways which have already been established and considered in terms of stormwater through the underlying subdivision consent. These do not need to be counted again and the stormwater report has not attempted to do so.

National Policy Statements & National Environmental Standards

When considering this activity, it is noted that:

- The site is not within the Coastal Environment. Therefore, the New Zealand Coastal Policy Statement is not relevant.
- The site has class 4 soils. Therefore, the National Policy Statement for Highly Productive Land is not relevant.
- The use of the site remains unchanged from the proposal. The site is not known to be HAIL. Therefore, the National Environmental Standard for Soil Contamination is not relevant.
- The site is not urban. The National Policy Statement for Urban Development is not relevant.
- There are no known wetlands that affect the proposal. The National Environment Standard for Freshwater Management is not relevant.

Regional Policy Statement for Northland (RPS)

The role of the RPS is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The subject site is not located within the coastal environment as identified in the RPS. A shed does not impact the aims and intents of the RPS.

The Proposed Far North District Plan (PDP)

The PDP was notified in July 2022. The subject site is zone Rural Lifestyle in the PDP. While the rules in the PDP do not apply to this application until decisions have been released, consideration of the objectives and policies are relevant.

Little weighting can be given to the relevant objectives and policies that relate to this application at the hearing of submissions is in process and a decision is yet to be made.

In terms of the objectives and policies in the Rural Lifestyle zone:

- The site is being used for a low density residential activity as well as areas of vegetation made up of an olive grove. It is consistent with the scale and character anticipated by the Rural Lifestyle environment.
- The activity proposed will not compromise the character and amenity of the zone or any rural production activities. The location, scale and design of the shed is sympathetic within the context of the site and wider environs.

It is considered that the application is consistent with the relevant objectives and policies in the PDP.

Operative Far North District Plan (ODP) - Coastal Living Zone

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any operative and proposed district plan. The relevant provisions contained in the ODP are contained within the Coastal Living Zone chapter.

Objective 10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.

It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The shed provides a facility for the landowner to store gear and machinery. The density of the site does not change.

Objective 10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.

The shed provides a facility for the landowner to store gear and machinery, is consistent with the surrounding development and is considered not have any adverse effects on the natural

character of the coastal environment. It is noted that the site is no longer considered to be within the coastal environment in accordance with the RPS and the PDP.

Policy 10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.

The proposal is for a shed ancillary to the existing uses on the site. It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The site is no longer considered to be within the coastal environment in accordance with the RPS and the PDP.

Policy 10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.

Adequate infrastructure is proposed for the new shed. Stormwater management will be addressed in accordance with the Stormwater Mitigation Report in **Appendix C**.

Policy 10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:...
...b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;...

The site is no longer considered to be within the coastal environment in accordance with the RPS and the PDP. No earthworks other than those required for scraping to prepare the building footprint is required.

Summary

The relevant objectives and policies of the ODP are those related to the Coastal Living Zone. The proposal, which consists of a shed ancillary to the existing use on the site, is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the coastal amenity value of the area (it is no longer considered to be within the coastal environment in accordance with the RPS and the PDP).

The proposal is considered to be consistent with the objectives and policies of the ODP.

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

PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS

Public Notification

Section 95A of the RMA specifies the steps to be taken to determine whether to publicly notify an application.

Step 1: Mandatory public notification in certain circumstances

- *The applicant has requested public notification*
- *Public notification is required under section 95C*
- *The application is made jointly with an application to exchange recreation reserve land.*

The applicant does not request public notification, and it is assumed that the latter two points will not apply.

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

- *A national environmental standard precludes public notification.*
- *The application is for a resource consent for 1 or more of the following, but no other, activities:*
- *a controlled activity:*

- *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*

None of the above apply to the activity.

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

The criteria for step 3 ore as follows:

- *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:*
- *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

As demonstrated through this assessment, the adverse effects are considered to be less than minor.

Step 4: Public notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified*

No special circumstances have been identified to warrant public notification. The proposal for a shed is not considered to be controversial or of significant public interest, particularly given that it is private land, and the site already developed which is considered neither exceptional nor unusual.

Limited Notification

Section 95B of the RMA specifies the steps to be taken to determine whether to limited notify an application.

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

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*

- *Determine whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an RMA specified in Schedule 11; and whether the person to whom the statutory acknowledgement is mode is an affected person under section 95E.*

It is considered that there are no affected protected customary rights groups or affected customary marine title groups, and the proposal will not affect any land subject to a statutory acknowledgment.

Step 2: If not required by step 1, limited notification precluded in certain circumstances
The criteria for step 2 are as follows:

- *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:*
- *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).*

None of the above apply to the activity

Step 3: If not precluded by step 2, certain other affected persons must be notified
Determine whether, in accordance with section 95E the following persons are affected persons:

- *in the case of a boundary activity, an owner of an allotment with an infringed boundary; and*
- *In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*
- *Notify each affected person identified above of the application.*

There are no boundary infringements applying to the application.

With respect to section 95B(8) and section 95E, the Coastal Living zone anticipates buildings ancillary to a residential use, in this case a shed to store gear and machinery. It is concluded

therefore that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

- *Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons).*

No special circumstances have been identified to warrant limited notification.

Based upon the above it is considered that there is no requirement for Council to notify the application.

PART 2 OF THE RMA

Part 2 of the RMA sets out the purpose and principles including matters of national importance. The purpose of the RMA as outlined in section 5(1) is to promote the sustainable management of natural and physical resources.

The proposal will sustain the potential of natural and physical resource whilst meeting the foreseeable needs of future generations as the site is being used for its intended use. In addition, the proposal will avoid adverse effects on the environment and will maintain the natural character of the site and surrounding environment.

Section 6 of the RMA lists seven matters of national importance that must be recognised and provided for in the decision on this application. The natural character of the coastal environment is relevant and has been recognised and provided for within the application:

- A shed is anticipated on the subject site and the natural character and amenity values of the coastal environment have been considered, assessed and concluded that there will no more than minor effects.

- The proposal is not located within an identified outstanding natural feature, landscape, area containing significant indigenous vegetation or habitat of indigenous fauna.

In terms of section 7, the RMA lists eleven matters that Council must have particular regard to, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

Section 8 of the RMA requires that all persons exercising functions and powers under the RMA take into account the principles of the Treaty of Waitangi in managing the use, development and protection of natural and physical resources. It is considered that the proposal raises no Treaty issues. The subject site is not located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application.

Given that consistency, it is concluded that the proposal achieves the purposes of sustainable management set out by section 5 of the RMA.

CONCLUSION

The proposed shed is suitable in the context of the site and surrounding environment.

Overall, it is considered that the proposal will result in no more than minor effects on the environment.

While not necessary, the relevant provisions within Part 2 of the RMA have been addressed as part of this application. The overall conclusion is that the proposal is consistent with the sustainable management purpose of the RMA.

It is considered appropriate for the proposal to be granted on a non-notified basis.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Steven Sanson
Consultant Planner

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier	**NA107A/432**
Land Registration District	**North Auckland**
Date Issued	10 September 1996

Prior References
NA212/53

Estate	Fee Simple
Area	3.1002 hectares more or less
Legal Description	Lot 11 Deposited Plan 174431
Registered Owners	

Spud Holdings Limited

Estate	Fee Simple - 1/2 share
Area	7399 square metres more or less
Legal Description	Lot 13 Deposited Plan 174431
Registered Owners	

Spud Holdings Limited

Interests

Subject to Section 241(2) Resource Management Act 1991

D043692.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.9.1996 at 2.57 pm

D043692.9 Resolution pursuant to Section 321(3) (c) Local Government Act 1974 - 10.9.1996 at 2.57 pm

Appurtenant hereto is a right of way (pedestrian only) specified in Easement Certificate D058192.1 - 18.10.1996 at 2.40 pm

The easements specified in Easement Certificate D058192.1 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way (pedestrian only) specified in Easement Certificate D058192.2 - 18.10.1996 at 2.40 pm

The easements specified in Easement Certificate D058192.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a telecommunication right (in gross) over part marked A on DP 174431 in favour of Telecom New Zealand Limited created by Transfer D058192.3 - 18.10.1996 at 2.40 pm (affects Lot 13 DP 174431)

The easements created by Transfer D058192.3 are subject to Section 243 (a) Resource Management Act 1991

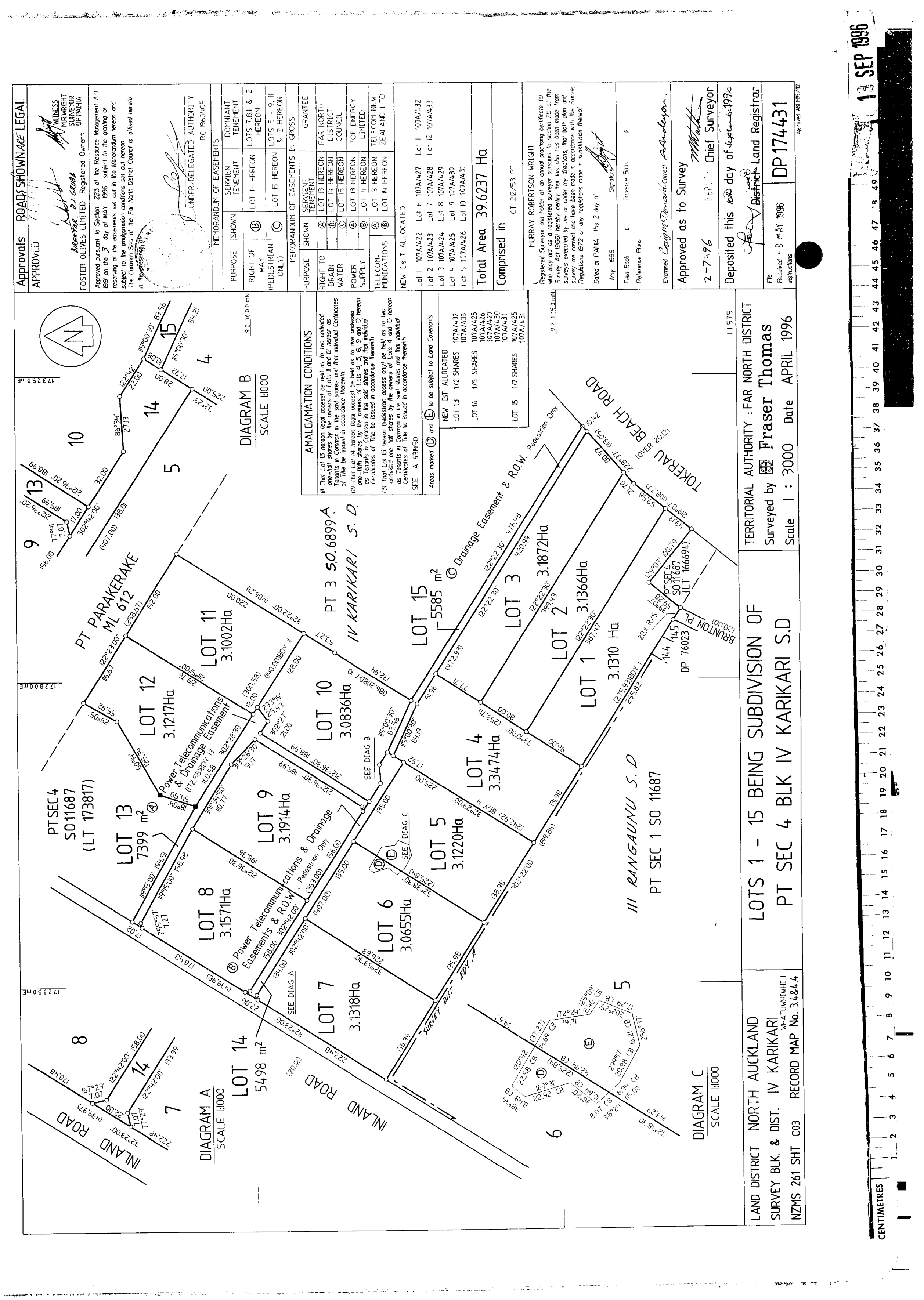
Subject to a power supply right (in gross) over part marked A on DP 174431 in favour of Top Energy Limited created by Transfer D058192.4 - 18.10.1996 at 2.40 pm (affects Lot 13 DP 174431)

The easements created by Transfer D058192.4 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer D069099.1 - 19.11.1996 at 11.47 am

Land Covenant in Transfer D069099.1 - 19.11.1996 at 11.47 am

12164507.1 Mortgage to ANZ Bank New Zealand Limited - 1.7.2021 at 2:47 pm


LOTS 1 - 15 BEING SUBDIVISION OF PT SEC 4 BLK IV KARIKARI S.D
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV KARIKARI
NZMS 261 SHT 003 RECORD MAP No. 3,4&4.4
TERRITORIAL AUTHORITY : FAR NORTH DISTRICT
Surveyed by Fraser Thomas
Scale 1 : 3000 Date APRIL 1996
DP 174431
Total Area 39.6237 Ha
Comprised in CT 2I2/53 PT
13 SEP 1996
Approved as to Survey 2-7-96 Chief Surveyor
District Land Registrar
MEMORANDUM OF EASEMENTS
MEMORANDUM OF EASEMENTS IN GROSS
AMALGAMATION CONDITIONS
NEW C's T ALLOCATED
Lot 1 107A/422 Lot 6 107A/427 Lot 11 107A/432
Lot 2 107A/423 Lot 7 107A/428 Lot 12 107A/433
Lot 3 107A/424 Lot 8 107A/429
Lot 4 107A/425 Lot 9 107A/430
Lot 5 107A/426 Lot 10 107A/431
FAR NORTH DISTRICT COUNCIL
TOP ENERGY LIMITED
TELECOM NEW ZEALAND LTD
MURRAY ROBERTSON WRIGHT
LOT 1 3.1310 Ha
LOT 2 3.1366Ha
LOT 3 3.1872Ha
LOT 4 3.3474Ha
LOT 5 3.1220Ha
LOT 6 3.0655Ha
LOT 7 3.1318Ha
LOT 8 3.1571Ha
LOT 9 3.1914Ha
LOT 10 3.0836Ha
LOT 11 3.1002Ha
LOT 12 3.1217Ha
LOT 13 7399 m²
LOT 14 5498 m²
LOT 15 5585 m²
PT PARAKERAKE ML 612
PT 3 S.O. 6899 A IV KARIKARI S. D
III RANGAUNU S. D
PT SEC 1 SO 11687
PT SEC 4 SO 11687 (LT 173817)
TOKERAU BEACH ROAD
INLAND ROAD
BRUNTON PL
DIAGRAM A SCALE 1:1000
DIAGRAM B SCALE 1:1000
DIAGRAM C SCALE 1:1000
Power Telecommunications & Drainage Easement
Drainage Easement & R.O.W. Pedestrian Only
CENTIMETRES

D043692.8 CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:
The Subdivision of
Pt Sec 4, Blk V Karikari SD
North Auckland Registry

PURSUANT to Section 221 and 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 Schedule 1 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 this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

(1) The olive trees planted on Lots 1, 2 and 3 on the plan are to be maintained at a maximum height of 3.6 metres.

(2) Trees on Lot 1 are not to be planted within 6 metres of the southern boundary of that allotment.

(3) Any building on any of the allotments requiring provision of sewerage effluent disposal is to be reticulated with [at least] a three-chamber septic tank as part of that disposal system. On Lots 1 - 3 and 6 - 8, submit to Council's satisfaction a specific engineering design for such disposal; and Regional Council discharge permission if applicable.

(4) A copy of the Olive Grove Management Plan, produced in accordance with Condition (2)(g) herein, shall be given to the purchaser of each new allotment by the consent holder and passed on with any subsequent transfer of the land. This plan is to be followed and adhered to by the person responsible [as arranged between the allotment owner and the grove management company] for the olive grove managment on each new title.

(5) That the area identified pursuant to Condition (2)(h) above shall be protected, conserved and managed in accordance with its status as a potential habitat for a Category C threatened species. Activities which have the potential to adversely affect this area are to be avoided.

SCHEDULE 2

(1) Condition (1) in Schedule 1 refers to Lots 1 - 3 DP 174431 being contained in CsT 107A/422 - 424

(2) Condition (2) in Schedule 1 refers to Lot 1 DP 174431, being contained in CT 107A/422

(3) Condition (3) in Schedule 1 refers to Lots 1 - 12 DP 174431 , being contained in CsT 107A/422 - 433

(4) Condition (4) in Schedule 1 refers to Lots 1 - 12 DP 174431 , being contained in CsT 107A/422 - 433

(5) Condition (5) in Schedule 1 refers to Lots 5 & 6 DP 174431 , being contained in CsT 107A/426-427

SIGNED _____

Manager Resource Consents

SIGNED: _____

By the Far North District Council - Pursuant to Section 252 of the Local Government Act 1974

DATE: 17-7-96

SIGNED by)
)
and)
)
as registered proprietors)

in the presence of:

Local Authority Officer

11/7/96

P3PCN6405.DOC

257 10.SEP96 D 043692.8

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR
2/2/53

1—12

C22 2/5 i

8

Layout Page Table

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

DSA

Mark Darin

NEW POLE TYPE FARM BUILDING

1426 Inland Road . Karikari Peninsula

Appellation: Lot 11 DP 174431

Location: Karikari Peninsula

Climate Zone: 1

Earthquake Zone: Zone 1

Exposure Zone: Zone C

Lee Zone: No

Rainfall Range: 90 - 100

Wind Region: A

Wind Zone: High

F5.2 Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:
(a) Objects falling onto people on or off the site.
(b) Objects falling on property off the site.
(c) Other hazaards arising on the site affecting people off the site and other property,and
(d) Unauthorised entry of children to hazards on the site.
If any of these scenarios are likely then Clause F5 of the NZ Building Code must be adhered to.

NOTES-

ANY FILL DEEPER THAN .600MM GROUND SHALL BE APPROVED AND INSTALLED
WITH THE GUIDANCE FROM AN ENGINEER.
BEFORE CONSTRUCTION ENSURE ALL ORGANIC , NOXIOUS MATERIALS OR
RUBBISH (IF ANY) IS REMOVED FROM THE AREA COVERED BY THE BUILDING.
ENSURE GROUND LEVELS FALL AWAY FROM THE BUILDING PLATFORM.

CONTRACTOR TO ENSURE SITE IS SURVEYED OR BOUNDARY POINTS ARE
CONFIRMED 100% BEFORE SITE SET OUT OF BUILDING .
UNDER GROUND SERVICE LOCATIONS TO BE CONFIRMED BEFORE SITE WORKS.

NO CONSTRUCTION TO COMMENCE UNTIL BUILDING CONSENT & ANY PLANNING
CONSENTS ARE APPROVED .

STEPS MUST BE TAKEN TO ENSURE CONTROL OF STORMWATER
& SEDIMENT DURING CONSTRUCTION - FAILURE TO COMPLY MAY RESULT IN
ENFORCEMENT ACTION BEING TAKEN UNDER THE BUILDING ACT 2004

THINK BEFORE YOU DIG - 0800 248 344 . OR DETECT SERVICES 027 445 4860

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

SITE PLAN
1:200

DSA Architectural Design

CLIENT:
DARIN

PROJECT NAME:
NEW POLE TYPE FARM BUILDING

PROJECT CODE:
DSA 1127

TITLE:
SITE PLAN

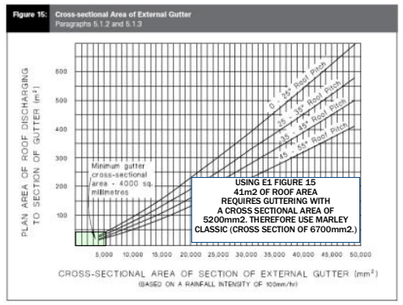
NOTES:

CONFIRM ALL DIMENSIONS ON SITE

DO NOT SCALE

ORIGINAL SIZE IS A3

Date Printed
17/07/2025



STORMWATER CALCULATION

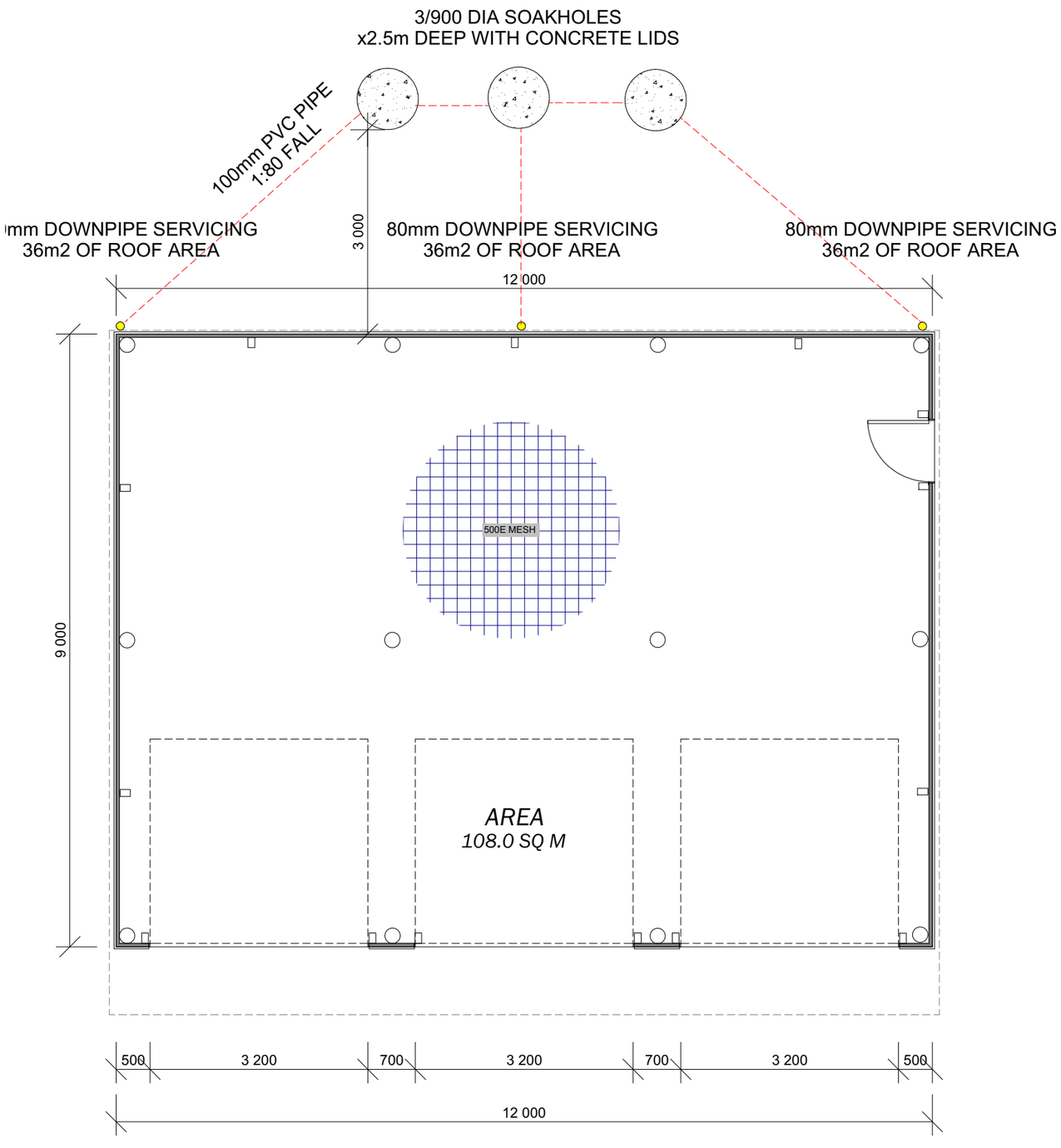
Rc=10 CIA
Rc=10x1x43.5x0.0123
Rc=5.351m3

Area of 3x900dia soak holes
Area=pi x R squared x 3
Area=3.142 x 0.45 squared x 3
Area=1.91m2

V soak=Asp x Sr/1000
V soak=1.91x400/1000
V soak=0.764m3

V store=Rc - V soak
V store=5.35 - 0.764
V store=4.5895m3

Depth of soak holes required
Depth=Vstore/Area of 3 soak holes
Depth=4.5895/1.91
Depth=2.4m (say 2.5m)



FLOOR PLAN 1:75

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

Architectural Design

CLIENT:
DARIN

PROJECT NAME:
NEW POLE TYPE FARM BUILDING

PROJECT CODE:
DSA 1127

TITLE:
FLOOR PLAN

NOTES:

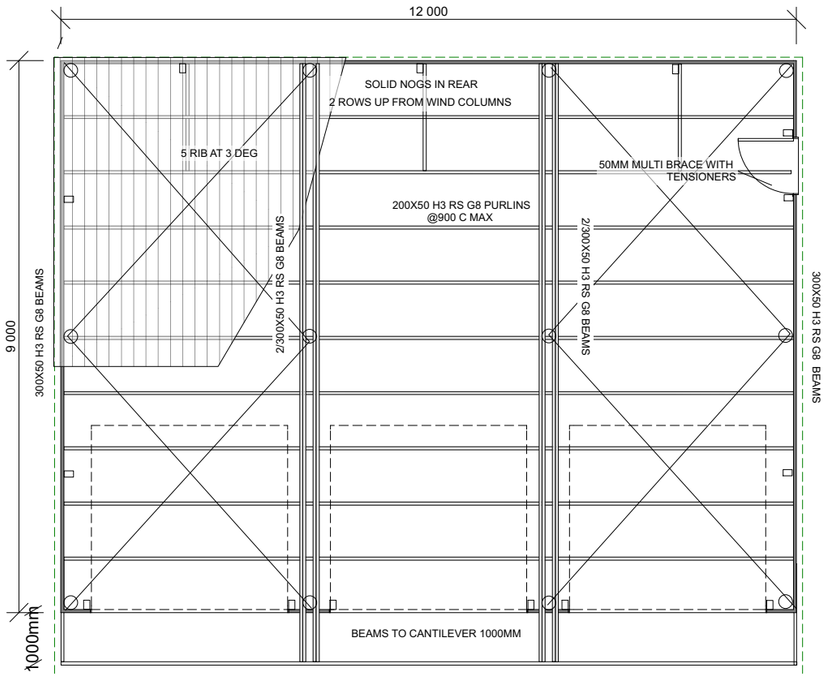
CONFIRM ALL DIMENSIONS ON SITE

DO NOT SCALE

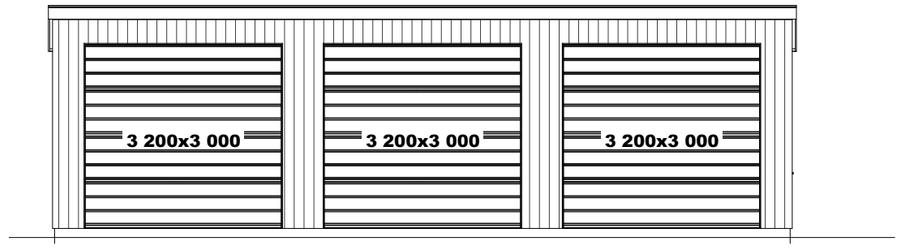
ORIGINAL SIZE IS A3

Date Printed
17/07/2025

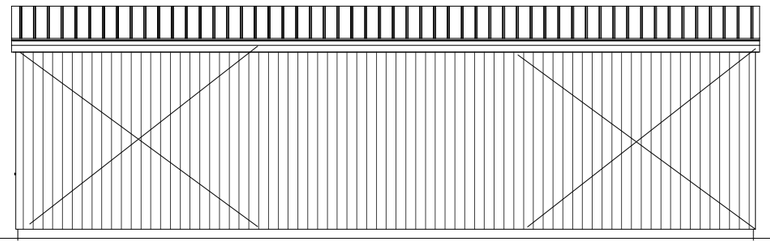
Sheet 3



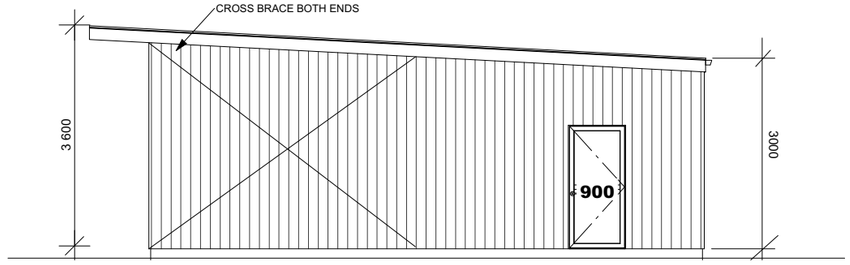
FLOOR & ROOF PLAN 1:100



FRONT ELEVATION 1:100



REAR ELEVATION 1:100



TYPICAL SIDE ELEVATION 1:100

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

Architectural Design

CLIENT:

DARIN

PROJECT NAME:

NEW POLE TYPE FARM BUILDING

PROJECT CODE:

DSA 1127

TITLE:

MAIN

NOTES:

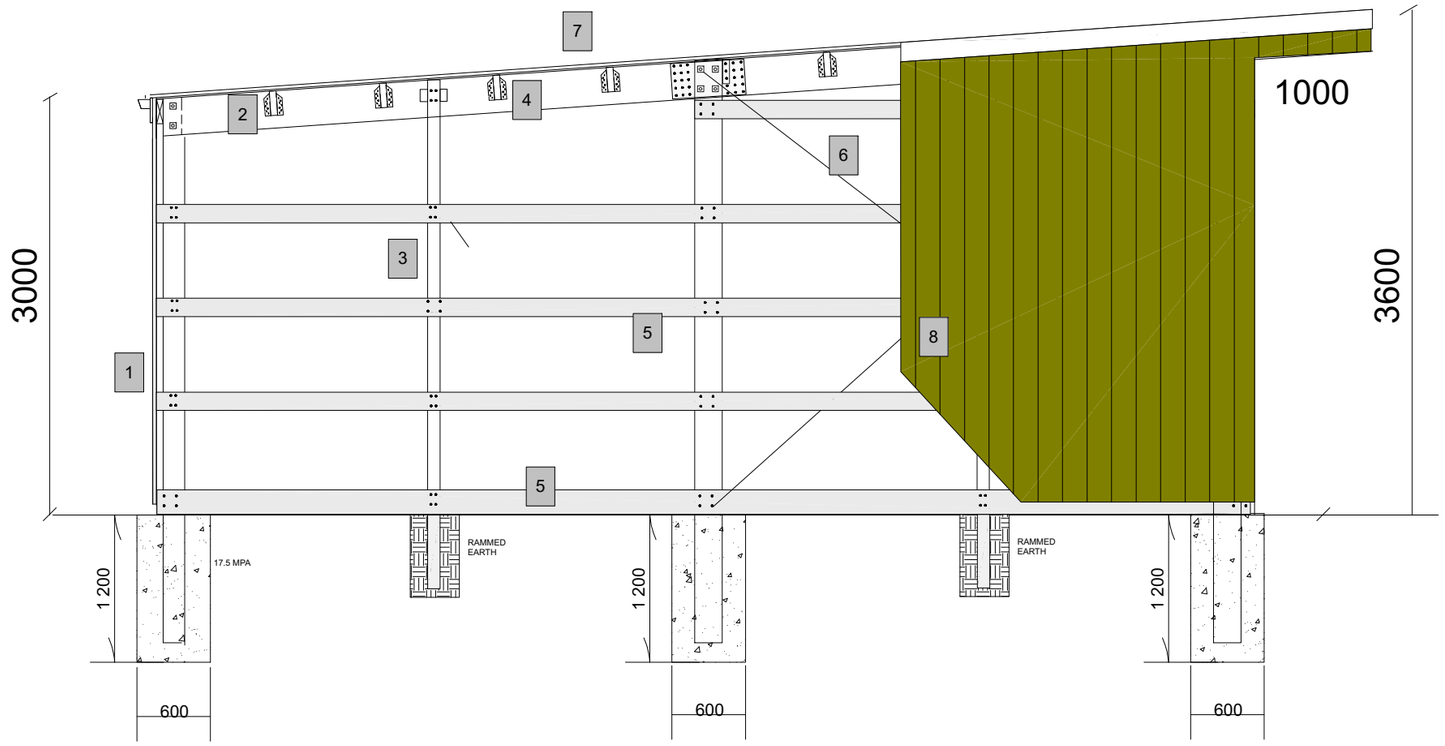
CONFIRM ALL DIMENSIONS ON SITE

DO NOT SCALE

ORIGINAL SIZE IS A3

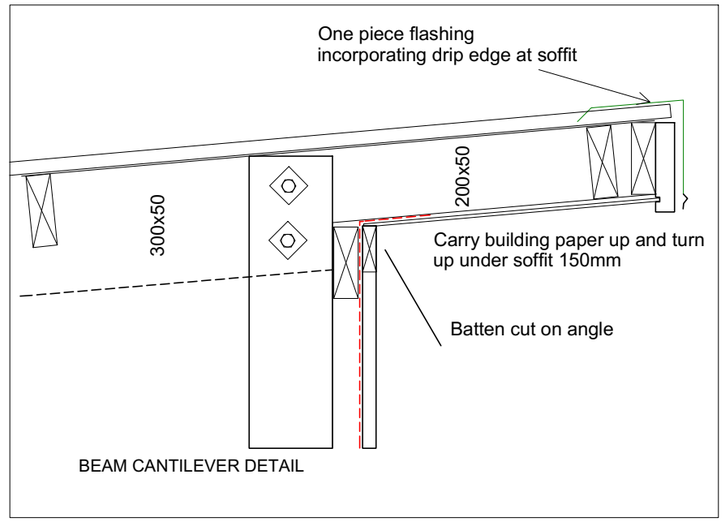
Date Printed
17/07/2025

Sheet 4



TYPICAL SIDE VIEW 1:50

WALL RAIL LAYOUT MAY CHANGE BUT NOT TO EXCEED 800MM CENTRES



BEAM CANTILEVER DETAIL

CONSTRUCTION DETAILS -

1-STRUCTURAL POLES 225 SED H5 1200D X 600DIA 17.5MPA

CHECK OUTS LEAVE A MIN 60% LEFT IN TOP OF POLE

2-MAIN BEAMS 1x300X50 G8 H3.2 G8 2/PAIR IN CENTRE BAYS

FIX WITH 6 x 125 X 14g BUGLE HEAD SCREWS
2 X M12 BOLTS TO POLE INTERSECTION 50X50X3 WASHERS
JOIN @ CENTRE POLE WITH A 15MM X 290MM X 600MM PLY FLITCH
FIX WITH 15 65MM ROUND HEAD AG GUN NAILS

3-WIND COLUMNS 150X100G8 H5 G8 800D X 400DIA

FIX TO BEAMS WITH 4 X 125 X 14g BUGLE HEAD SCREWS & 2XCPC80s

4-ROOF PURLINS 200X50 H3.2 G8 900MM CENTRES MAX

FIX TO MAIN BEAMS WITH 4 X 125 X 14g BUGLE HEAD SCREWS & FIT INTO 120MM JOIST HANGERS WITH 8 X 32MM TYPE 17 HEX SCREWS

5-WALL RAILS 150X50 H3.2 G8 600 MM CENTRES
200 x 50 H4 BOTTOM RAIL

FIX TO POLES & WIND COLUMNS WITH 4 x 125 X 14g BUGLE HEAD SCREWS
BOTTOM RAIL TO BE 200X50 H4 SAWN

6- 50MM MULTI CROSS BRACING SHOWN ON ROOF PLAN AND ELEVATIONS

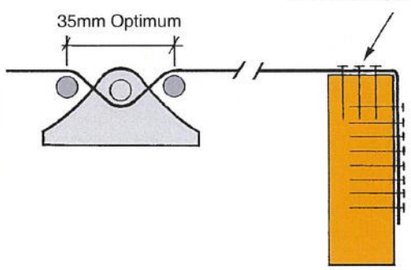
FIX AS PER DETAIL

7- .4g COLOURSTEEL 5 RIB ROOFING

8- BOARD AND BATTEN

Loadings

3 nails top edge, 8 nails vertical face (not in same line)



0.91mm x 53mm G300 Z275 GALVANISED STEEL
0.9mm x 53mm STAINLESS STEEL 304-2B

Tension	Multi-Brace Only	Multi-Brace With Tensioner*
Characteristic Load	14.8kN	14.8kN
Elongation 0.2mm/m/kN including nail slip		
End nail fixing - 11 x LUMBERLOK Product Nails 30mm x 3.15 dia. if Multi-Brace is folded over timber face. Otherwise use 15 Product Nails.		

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

Architectural Design

CLIENT:

DARIN

PROJECT NAME:

NEW POLE TYPE FARM BUILDING

PROJECT CODE:

DSA 1127

TITLE:

CROSS SECTION

NOTES:

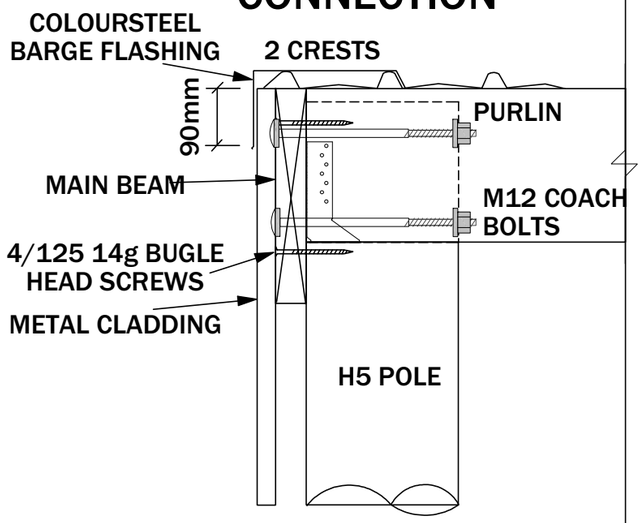
CONFIRM ALL DIMENSIONS ON SITE

DO NOT SCALE

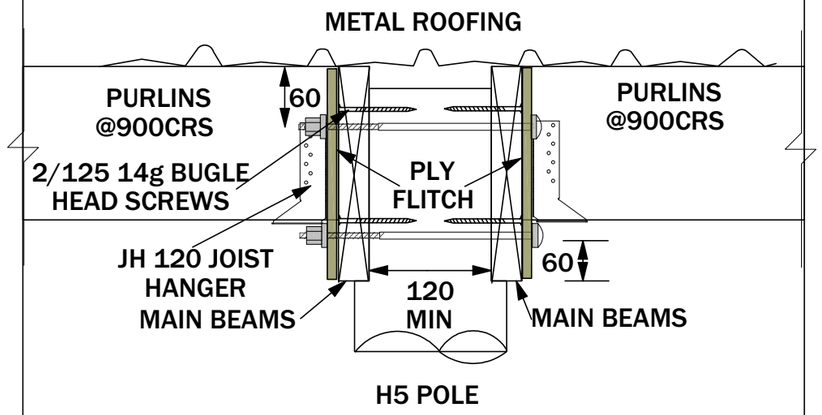
ORIGINAL SIZE IS A3

Date Printed
17/07/2025

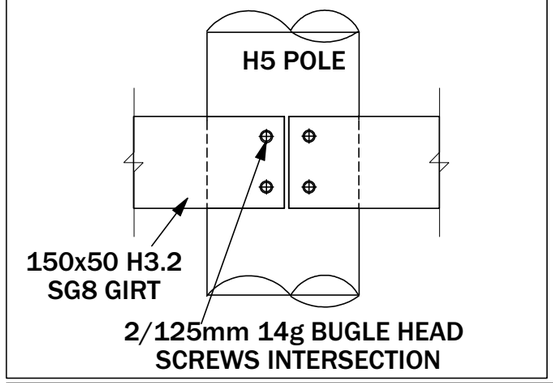
SIDE BEAM CONNECTION

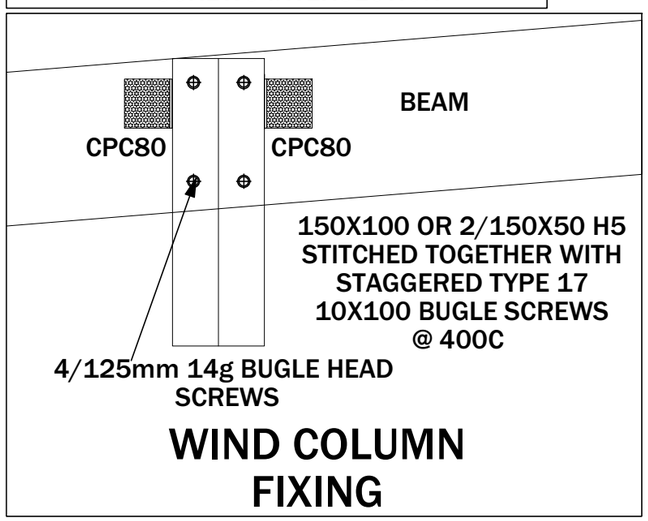


CENTRE POLE CONNECTION



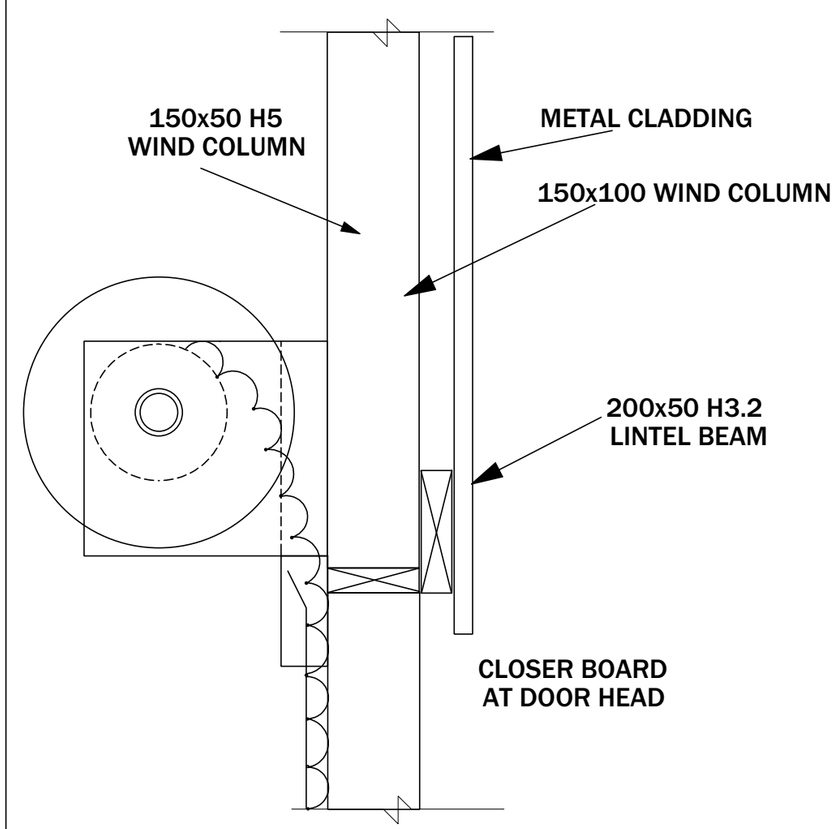
GIRT CONNECTION





WIND COLUMN FIXING

ROLLER DOOR HEAD



Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

DSA Architectural Design

CLIENT:
DARIN

PROJECT NAME:
NEW POLE TYPE FARM BUILDING

PROJECT CODE:
DSA 1127

TITLE:
DETAILS

NOTES:

CONFIRM ALL DIMENSIONS ON SITE

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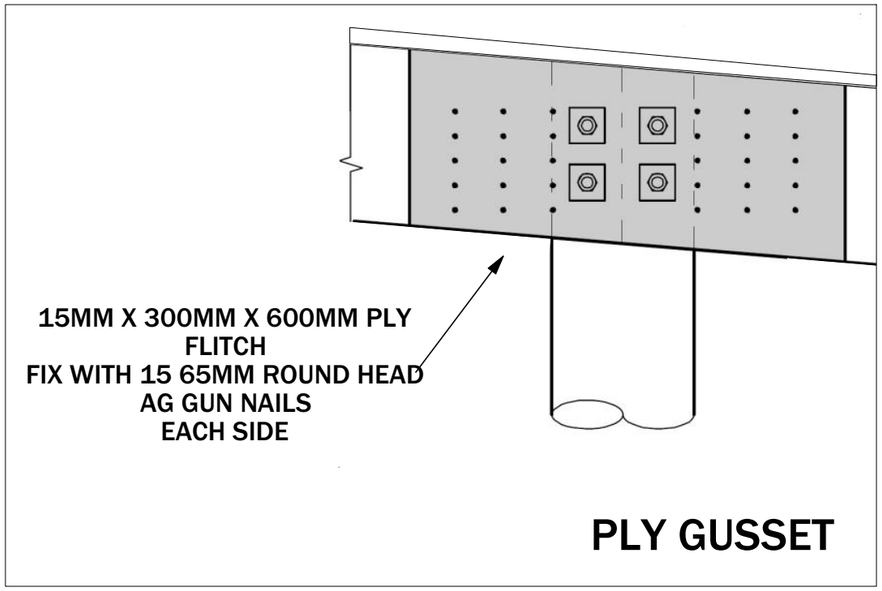
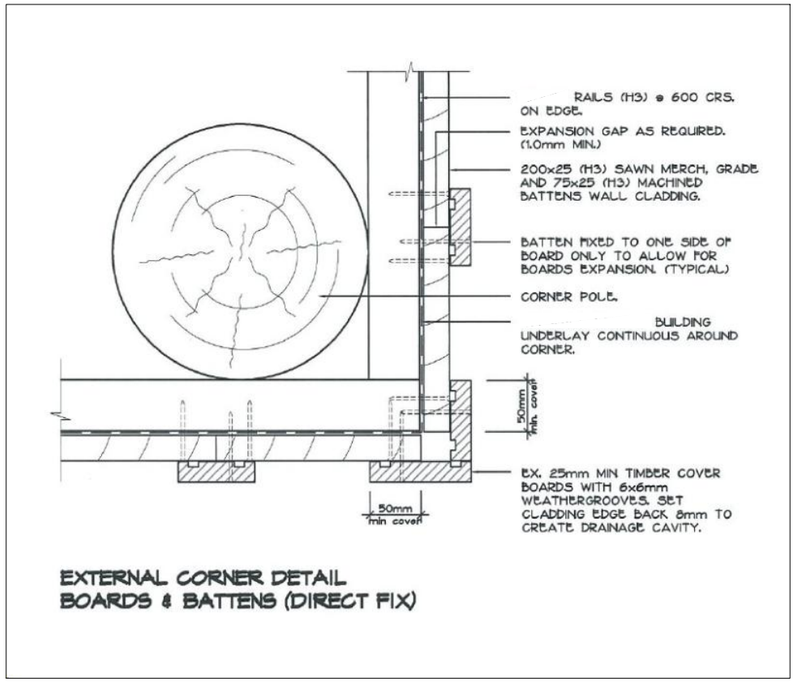
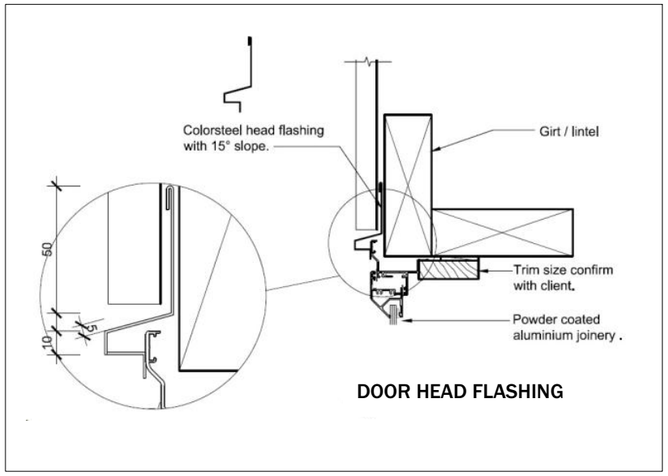


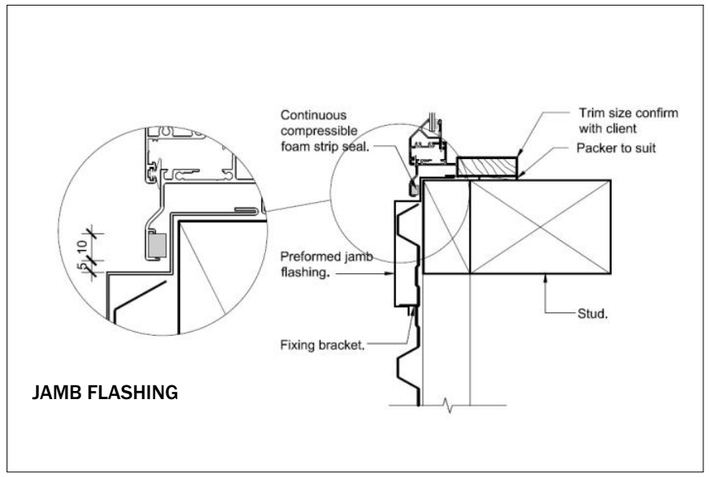
PLY GUSSET



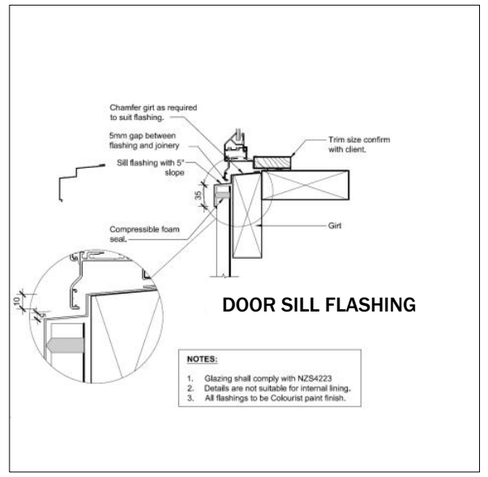
EXTERNAL CORNER DETAIL
BOARDS & BATTENS (DIRECT FIX)



DOOR HEAD FLASHING



JAMB FLASHING



DOOR SILL FLASHING

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

Architectural Design

CLIENT:

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TITLE:

DETAILS

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WHERE TIMBER TREATMENTS ARE USED

Level	species	building element
Floor framing protected from weather but exposed to ground atmosphere		
H1.2	Radiata pine Douglas fir	Jackstuds, subfloor braces, wall plates, floor joists to subfloor, blocking, walings, and battens, nogs and diagonal boards
H1.2	Radiata pine Douglas fir	Interior solid wood flooring for ground floors
Enclosed roof framing and trusses		
H1.2	Radiata pine Douglas fir	Sarking and framing not protected from solar-driven moisture through absorbent cladding materials
H1.2	Radiata pine Douglas fir	Enclosed flat roof framing and associated roof members
H1.2	Radiata pine Douglas fir	Enclosed skillion roof framing and associated with roof members
H1.2	Radiata pine Douglas fir	Valley boards and boards supporting flashings for box gutters, roof penetrations and upstairs to roof decks
H1.2	Radiata pine Douglas fir	All roof trusses, including gable and trusses, roof framing, ceiling and eaves framing, purlins and battens
Enclosed wall framing protected from the weather		
H1.2	Radiata pine Douglas fir	Framing and other members within or beneath a parapet
H1.2	Radiata pine Douglas fir	Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)
H3.2	Radiata pine	Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)

WHERE TIMBER TREATMENTS ARE USED

Level	species	building element
Enclosed wall framing protected from the weather *continued*		
H1.2	Radiata pine Douglas fir	Framing and other members supporting enclosed decks or balconies (including for cantilevered decks)
H3.1	Radiata pine	Battens used behing cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-printed)
H1.2	Radiata pine Douglas fir	All other exterior wall framing and other members including exterior and boundary joists
Internal wall framing		
H1.2	Radiata pine Douglas fir	Internal walls
Mid-floor framing		
H1.2	Radiata pine Douglas fir	All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates
Interior flooring		
H1.2	Pinus species Douglas fir	interior flooring
Other framing		
None	Radiata pine Douglas fir	Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc
H3.2	Radiata pine	Framing exposed to the weather and above ground
H4	Radiata pine	Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground
H5	Radiata pine	Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground

FIXING DETAILS

Joint	Hand driven nails Length (mm) x diameter (mm) and type	Number and location type	Power driven nails Length (mm) x diameter (mm) and	Number and location
Truss or rafter to top plate of internal wall	100x3.75	2	90x3.15	2
Ceiling batten to parallel top plate of internal wall bracing element	75x3.15	2 at 400mm centres	90x3.15	2 at 400mm centres
Steel strip brace:				
(i) at ends	60x3.15	2		
(ii) other cases	60x3.15	2		
Blocking between rafters or truss chords	100x3.75	2(end nailed)	90X3.15	2(end nailed)
Outrigger to rafter	100x3.75 or 75x3.75	2(end nailed) 4 skewed	90x3.15	3(end nailed)
Flying rafter to outrigger	100x3.75	2	90x3.15	3
Outrigger blocking to top plate	100x3.75	4 skewed	90x3.15	4 skewed

FIXING DETAILS

Joint	Hand driven nails Length (mm) x diameter (mm) and type	Number and location type	Power driven nails Length (mm) x diameter (mm) and	Number and location
Dwang to stud	75x3.5 or 100x3.75	2 (skewood) 2 (end nailed)	75X3.06 or 90x3.15	2(skewood) 2(end nailed)
Lintel to trimming stud	75x3.15 or 100x3.75	4(skewed) or 2(end nailed)	90x3.15	3(end nailed)
Sill or head trimmer to trimming stud (max 2.4 m long)	100x3.75	2(end nailed)	90X3.15	3(end nailed)
Sill or head trimmer to trimming stud (max 3.6 m long)	100x3.75	3(end nailed)	90x3.15	5(end nailed)
Stud to plate	100x3.75 or75x3.15	2(end nailed) 4(skewed)	75x3.06 90x3.15	4(skew nailed) 3(end nailed)
Top plate 140x35mm to 90x45mm and top plate to lintel	100x3.75	2 at 500mm centres	90x3.15 90x3.15	3 at 500mm centres
Trimming studs at openings, blocking and studs at wall intersections	100x3.75	600mm centres	90x3.15 90.315	600mm centres
Trimming stud to doubled stud immediately under lintel	100x3.75	2	90x3.15	2

FIXING DETAILS

Joint	Hand driven nails Length (mm) x diameter (mm) and type	Number and location type	Power driven nails Length (mm) x diameter (mm) and	Number and location
Ceiling batten (70x35mm) to rafter or truss	*75x3.15*	*2*	*75x3.06*	*2*
Blocking piece to top plate and truss or rafter	*100x3.75*	*4-2 each end*	*90x3.15*	*6-3 each end*

Architectural Design

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NEW POLE TYPE FARM BUILDING

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NOTES 2

NOTES:

CONFIRM ALL DIMENSIONS ON SITE

DO NOT SCALE

ORIGINAL SIZE IS A3

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Sheet 8

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

Table 2.5 Compatibility of materials in contact
Paragraph 2.6

		Clay bricks (cement mortar)	Fibre cement, painted	Timber, copper treated, unpainted	Timber, painted	Aluminium, anodised or mill-finish	Aluminium, coated [1]	Lead (including lead-edged), unpainted	Roof tiles, masonry glazed or painted	Stainless steel	Steel, galvanised coil-coated [1]	Zinc/aluminium coated [1]	Zinc/aluminium, unpainted
Aluminium, anodised or mill-finish	Sea Spray, Zone 1	**N**	Y	**N**	Y	Y	Y	**N**	Y	**N**	Y	Y	Y
	Zones 2, 3, 4	**N**	Y	**N**	Y	Y	Y	**N**	Y	Y	Y	Y	Y
Aluminium, coated [1]	Sea Spray, Zone 1	**N**	Y	**N**	Y	Y	Y	**N**	Y	**N**	Y	Y	Y
	Zones 2, 3, 4	**N**	Y	Y	Y	Y	Y	**N**	Y	Y	Y	Y	Y
Lead (including lead-edged), unpainted	Sea Spray, Zone 1	Y	Y	**N**	Y	**N**	**N**	Y	Y	**N**	Y	**N**	**N**
	Zones 2, 3, 4	Y	Y	**N**	Y	**N**	**N**	Y	Y	Y	Y	**N**	**N**
Roof tiles, masonry glazed or painted	Sea Spray, Zone 1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Zones 2, 3, 4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Stainless steel	Sea Spray, Zone 1	Y	Y	Y	Y	**N**	**N**	**N**	Y	Y	**N**	**N**	**N**
	Zones 2, 3, 4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Steel, galvanised coil-coated [1]	Sea Spray, Zone 1	Y	Y	**N**	Y	Y	Y	**N**	Y	**N**	Y	Y	Y
	Zones 2, 3, 4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Zinc/aluminium steel, coated [1]	Sea Spray, Zone 1	Y	Y	**N**	Y	Y	Y	**N**	Y	**N**	Y	Y	Y
	Zones 2, 3, 4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Zinc/aluminium steel, unpainted	Sea Spray, Zone 1	**N**	Y	**N**	Y	Y	Y	**N**	Y	**N**	Y	Y	Y
	Zones 2, 3, 4	**N**	Y	**N**	Y	Y	Y	**N**	Y	Y	Y	Y	Y
Compatibility of fixings with *flashings*		***Flashing* materials**											
Aluminium fixings	Sea Spray, Zone 1	Y	Y	**N**	Y	**N**	Y	Y	Y				
	Zones 2, 3, 4	Y	Y	**N**	Y	Y	Y	Y	Y				
Galvanised steel fixings	Sea Spray, Zone 1	Y	Y	**N**	Y	**N**	Y	Y	Y				
	Zones 2, 3, 4	Y	Y	Y	Y	**N**	Y	Y	Y				
Stainless steel fixings	Sea Spray, Zone 1	**N**	**N**	**N**	Y	Y	**N**	**N**	**N**				
	Zones 2, 3, 4	Y	Y	Y	Y	Y	Y	Y	Y				

Y = Acceptable, **N** = Unacceptable

Note 1: 'Coated' includes factory-painted, coil-coated and powder-coated

Note 2: Refer to Paragraph 2.5 Durability for descriptions of corrosion zones and fixings

Table 2.6 Compatibility of materials subject to water runoff
Paragraph 2.6

Material that water flows FROM ↓ / Material that water flows ONTO →	Clay bricks (cement mortar)	Fibre cement, painted	Timber, copper treated, unpainted	Timber, painted	Aluminium, anodised or mill-finish	Aluminium, coated [1]	Lead (including lead-edged), unpainted	Roof tiles, masonry glazed or painted	Stainless steel	Steel, galvanised coil-coated [1]	Zinc/aluminium coated [1]	Zinc/aluminium, unpainted
Clay bricks (cement mortar)	Y	Y	Y	Y	**N**	**N**	Y	Y	Y	Y	Y	**N**
Fibre cement, painted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Timber, copper treated, unpainted	Y	Y	Y	Y	**N**	**N**	**N**	Y	Y	**N**	**N**	**N**
Timber, painted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Aluminium, anodised or mill-finish	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Aluminium, coated [1]	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lead (including lead-edged), unpainted	Y	Y	Y	Y	**N**	**N**	Y	Y	Y	Y	Y	**N**
Roof tiles, masonry glazed or painted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Stainless steel	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Steel, galvanised coil-coated [1]	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Zinc/aluminium coated [1]	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Zinc/aluminium, unpainted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Y = Acceptable, **N** = Unacceptable

Note 1: 'Coated' includes factory-painted, coil-coated and powder-coated.

Note 2: Refer to Paragraph 2.5 Durability for descriptions of corrosion zones and fixings.

Exempt Building Work as Per
2.7. Single-storey pole sheds and hay barns in rural zones – Licensed Building Practitioner

Architectural Design

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TITLE:
COMPATIBILITY TABLES

NOTES:

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DO NOT SCALE

ORIGINAL SIZE IS A3

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17/07/2025

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

SITE	1426C Inland Road, Karikari Peninsula
LEGAL DESCRIPTION	Lot 11 DP 174431
PROJECT	Proposed Shed
CLIENT	Mark & Fiona Darin
REFERENCE NO.	141946
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	01
DATE OF ISSUE	14th August 2025

Report Prepared For	Email
Mark & Fiona Darin	Mark.darin@cass.co.nz

Authored by	**G.Brant** *(BE(Hons) Civil)*	Civil Engineer	Gustavo@wjl.co.nz	
Reviewed & 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 11 DP 174431
Site Area:	31,002m²
Development Type:	Proposed Shed
Development Proposals Supplied:	Markup from client received
District Plan Zone:	Coastal Living
Permitted Activity Coverage:	600m²
Impermeable Coverage:	**Post-Development Impermeable Areas** Total Roof Area 311m² Proposed Metal Driveway 300m² Total impermeable area = 611m² or 2% of the site area Total increase = 108m²
Activity Status:	Restricted Discretionary Activity
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 4 via the proposed dual-purpose rainwater tanks. **Proposed Tank** – 1 x 25,000 litre Rainwater Tanks (or similar) **Dimensions** – 3600mmØ x 2600mm high (or greater) **WQV Control Orifice** – 15mmØ orifice; located >440mm below the overflow outlet **1% AEP Control Orifice** – 35mmØ orifice; located 240mm above the WQV Control Orifice **Overflow** – 100mmØ at the top of the tank
Point of Discharge:	To 6m long above ground spreader bar installed level with topography.

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the clients, Mark & Fiona Darin, to produce an on-site stormwater management assessment at the above site for the proposed shed.

At the time of report writing, we have not been supplied with architectural development plans. We have received written confirmation from the clients that they intend to construct a 108m² shed on-site as per the client supplied markup shown in Figure 1 below.

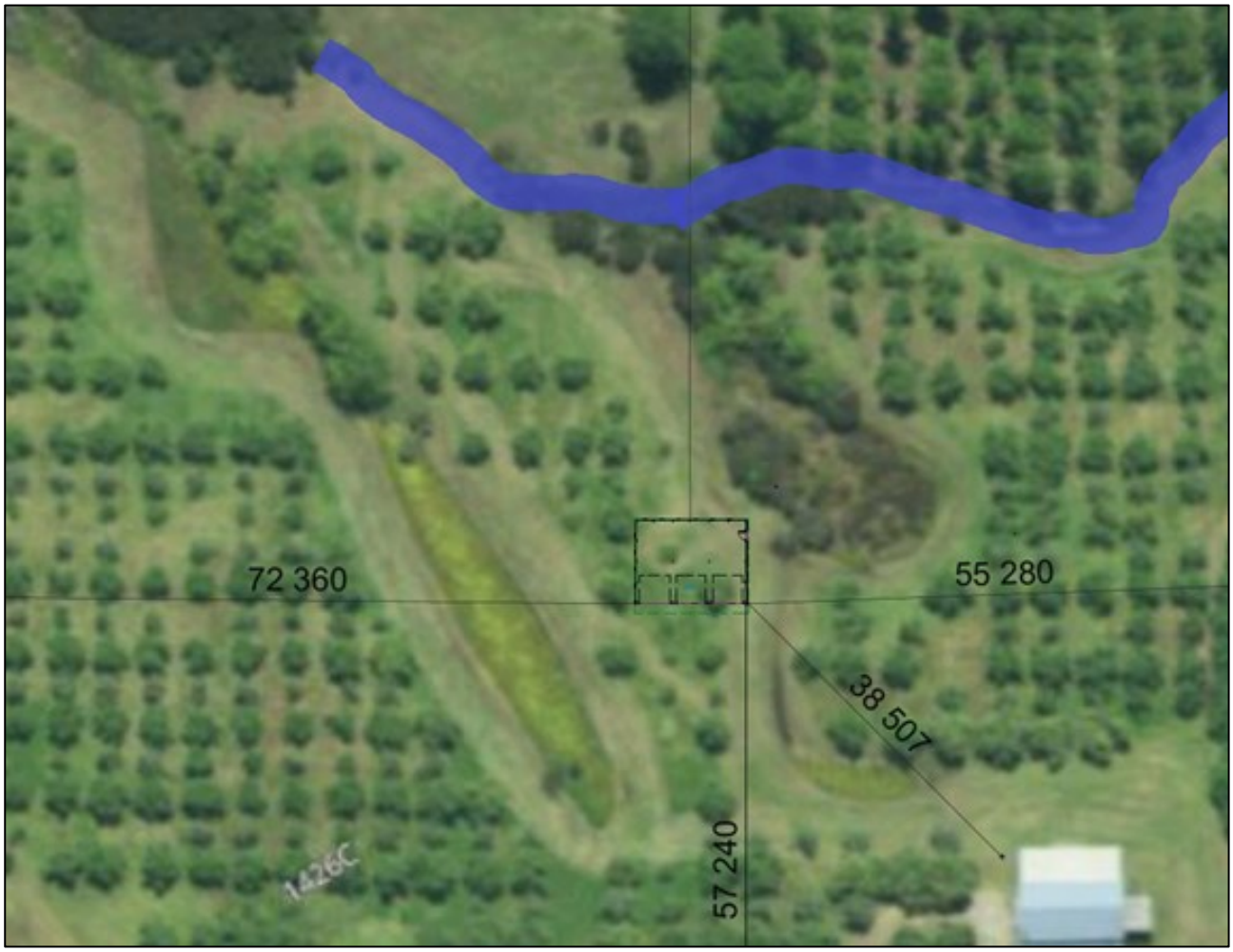

Figure 1: Client markup showing proposed shed location

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

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

3. SITE DESCRIPTION

The 31,002m² property is legally described as Lot 11 DP 174431 and is located off the eastern side of Inland Road. The lot is accessed via a shared accessway off Inland Road.

Built development on-site comprises two existing barns and a metal driveway. The remaining ground cover consists predominantly of pasture with trees/shrubs scattered around the property.

The Far North District Council (FNDC) GIS Water Services Map indicates that the property is not serviced by public stormwater or potable water reticulation. An existing wastewater line is shown to cross through the northern third of the site, however, it is unknown whether the site has a connection to this line.

Figure 2: Aerial snip from FNDC Maps showing site boundaries (cyan)

4. ASSESSMENT CRITERIA

Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 31,002m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Total Roof Area	**203 m²**	**311 m²**	108 m²
Existing Barns	~203 m²	203 m²	
Proposed Shed	0 m²	108 m²	
Existing Metal Driveway	**~300 m²**	**~300 m²**	0 m²
Pervious	30,499 m²	30,391 m²	-108 m²

The total amount of impermeable area on site, post-development, equates to 611m² or 2% of the site area. The total increase in impermeable area post-development equates to 108m². 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 Coastal Living. The following rules apply under the FNDC District Plan:

10.7.5.1.6 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m² whichever is the lesser.

10.7.5.3.8 – **Restricted Discretionary Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.

The total proposed impermeable area exceeds 600m² and therefore does not comply with Permitted Activity Rule (10.7.5.1.6). Therefore, the proposal is considered a Restricted Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 10.7.5.3.8 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.

In accordance with Table 4-1 of the Engineering Standards, Water Quality Volume (WQV) control will be provided for the 90th percentile of the 24-hour storm event for the proposed shed roof area. TP108 methodology has been utilised in WQV Control calculations with a pre-development 90th percentile rainfall value of 25mm being adopted in accordance with Table 4-1 of the FNDC Engineering Standards.

In addition to the above, Flood Control attenuation will be provided for the proposed shed roof area. The Type IA storm profile was utilised for Flood Control calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 1% AEP rainfall value of 241mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

5. STORMWATER MITIGATION ASSESSMENT

To meet the requirements outlined in Section 4, the following must be provided:

Potable Water Supply

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

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

The upper section of the potable water tanks is to act as a detention volume to achieve WQV and Flood Control for the proposed shed. The tank is to be fitted with a 100mmØ overflow outlet with flow attenuation outlets as specified below.

Potable Tanks Detention Volume

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

Proposed Tank	1 x 25,000 litre Rainwater Tank (or similar)
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet Orifice (WQV Control)	**15mm diameter orifice**; located >440mm below the overflow outlet - 240mm water elevation - 2.37m³ storage
Outlet Orifice (1% AEP Control)	**35mm diameter orifice**; located 240mm above the WQV Control Orifice - 200mm water elevation - 2.0m³ storage - 440mm cumulative water elevation - 4.37m³ cumulative storage
Overflow Outlet	**100mm diameter**; located at the top of the tank

Discharge from the potable water / detention tank must be transported via sealed pipes to the dispersal device specified below. The tanks must be installed in accordance with the tank suppliers' details and specifications. Levels are to be confirmed by the contractor on-site prior to construction. Adequate fall (minimum 1% grade) from the tank's outlet to the discharge point is required. If this is not achievable, WJL must be contacted for review of the design. Refer to the appended Site Plan (141946-C200), Tank Detail (141946-C201) and calculation set for clarification.

Stormwater Mitigation – Dispersal Device

It is recommended that discharge from the potable water / detention tank be directed via sealed pipes to a dispersal device to the west of the proposed shed. Refer to the appended Site Plan (141796-C200), Dispersal Device Detail (141796-C202) and calculation set for clarification. The dispersal device is to have the following specifications:

- Minimum 6m dispersal bar length and 100mm bar diameter,
- Dispersal bar to be installed parallel to property's topography,
- The dispersal bar is to be installed well clear and downslope of any wastewater effluent fields,
- Dispersal bar installed maximum 150mm above ground level via waratah standards & stainless wire or plastic clips,
- 15mmØ outlet holes drilled at 150mm centres along the bar,
- One end of dispersal bar fitted with open 90° bend with mesh/grated cover to serve as emergency overflow,
- Other end of dispersal bar fitted with screw cap installed for maintenance / cleaning access.

Alternatively, a dispersal trench in accordance with Figure 21 of the Countryside Living Toolbox can be used.

6. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Pre-Development Scenario – 1% AEP Storm Event + CCF

Surface	*Area*	*Runoff CN*	*1% AEP Peak Flow Rate*
Pre-Development Shed Roof Area	108 m²	74	1.21ℓ/s

Post-Development Scenario – 1% AEP Storm Event + CCF

Surface	*Area*	*Runoff CN*	*1% AEP Peak Flow Rate*
Post-Development Shed Roof Area via Detention Tank	108 m²	98	1.09ℓ/s

Given the design parameters, Flood Control will be achieved for the proposed shed's roof area.

7. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 10.7.5.1.6, 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 below, (a) through (m) of FNDCDP Section 10.7.5.3.8.

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

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;	Impermeable surfaces resulting from the development increase site impermeability by 108m². Through tank attenuation, WQV Control and Flood Control will be achieved for the proposed shed's roof area.

(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	Through tank attenuation, WQV Control and Flood Control will be achieved for the proposed shed's roof area.
(c) any cumulative effects on total catchment impermeability;	Impervious coverage will increase by 108m².
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;	Runoff resulting from the proposed impermeable roof area is to be collected and directed to the discharge point via sealed pipes. Given the above, it is expected that the proposed development may result in some temporary ponding on the low points during large storm events but should clear with the proposed drainage system. This will not worsen the ability of natural ground to absorb water in normal conditions.
(e) the physical qualities of the soil type;	Early Pleistocene - Middle Pleistocene windblown deposits – good drainage
(f) any adverse effects on the life supporting capacity of soils;	Stormwater runoff from the proposed impermeable roof area is to be collected and directed to stormwater management devices via sealed pipes. Runoff from impermeable roof area to be directed to existing watercourse, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;	Stormwater runoff from the proposed impermeable roof area is to be collected and directed to stormwater management devices via sealed pipes. Runoff from impermeable roof area to be directed to existing watercourse, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils. The site is large enough for on-site stormwater and effluent disposal (i.e. setbacks between water sources and effluent disposal comply with Table 9 of the PRPN).
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	No proposed changes to hardstand.
(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
(j) any recognised standards promulgated by industry groups;	Not applicable.
k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;	Through tank attenuation, runoff is to be attenuated to peak flows below the Permitted Activity threshold for the 1% AEP storm event, adjusted for climate change.
(l) the extent to which the proposal has considered and provided for climate change;	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

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 (141946-C200, 141946-C201 & 141946-C202).

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. 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), geotechnical requirements, vehicular access and the consideration of road/street water flooding is all assumed to be undertaken by a third party.

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

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

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

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

Wilton Joubert Ltd.

Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Tank Detail – C201 (1 sheet)
- Dispersal Device Detail – C202 (1 sheet)
- Calculation Set

NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
5. IMPERVIOUS SURFACES FOR MITIGATION:
   SITE AREA = 31,002m²
   PROPOSED SHED ROOF COVER = 108m²

DRAINAGE LINE FROM TANK TO DISPERSAL DEVICE. 100Ø uPVC @ >1%

1 x 25,000L RAINWATER TANK FOR POTABLE WATER / DETENTION

DRAINAGE LINE FROM GUTTERS TO TANK

02 C202

01 C201

SW SW SW

DP DP DP

6m LONG ABOVEGROUND SPREADER BAR INSTALLED LEVEL WITH TOPOGRAPHY

EXISTING WATERCOURSE

PROPOSED SHED ROOF COVERAGE 108m²

5.3 5.4 5.5 5.6 5.7 5.8 5.9 6.0 6.0 5.9 5.8 5.7 5.6 5.5 5.4 5.3 5.2

WILTON JOUBERT
Consulting Engineers
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Christchurch: 021 824 063 Wanaka: 03 443 6209
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	AUG '25	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 ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 11 DP 174431 1426C INLAND ROAD KARIKARI PENINSULA NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: OREWA
DRAWING SCALE: 1:150
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 141946-C200
ISSUE: 01

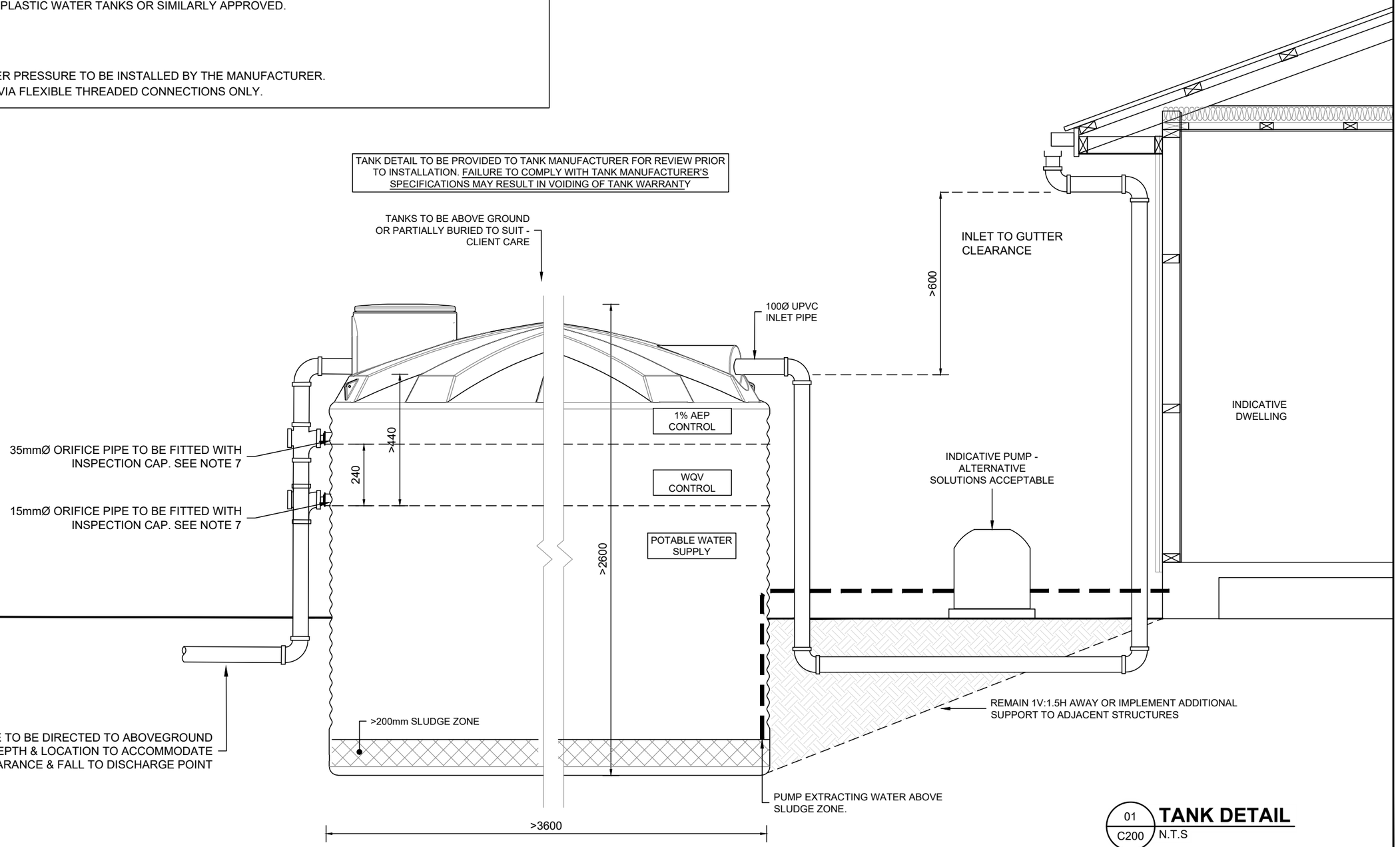
NOTES:

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

PLASTIC TANKS NOTES:

7. ALL OUTLETS / PENETRATIONS UNDER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.
8. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE THREADED CONNECTIONS ONLY.

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



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

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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	AUG '25	GMB	STORMWATER MITIGATION REPORT

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

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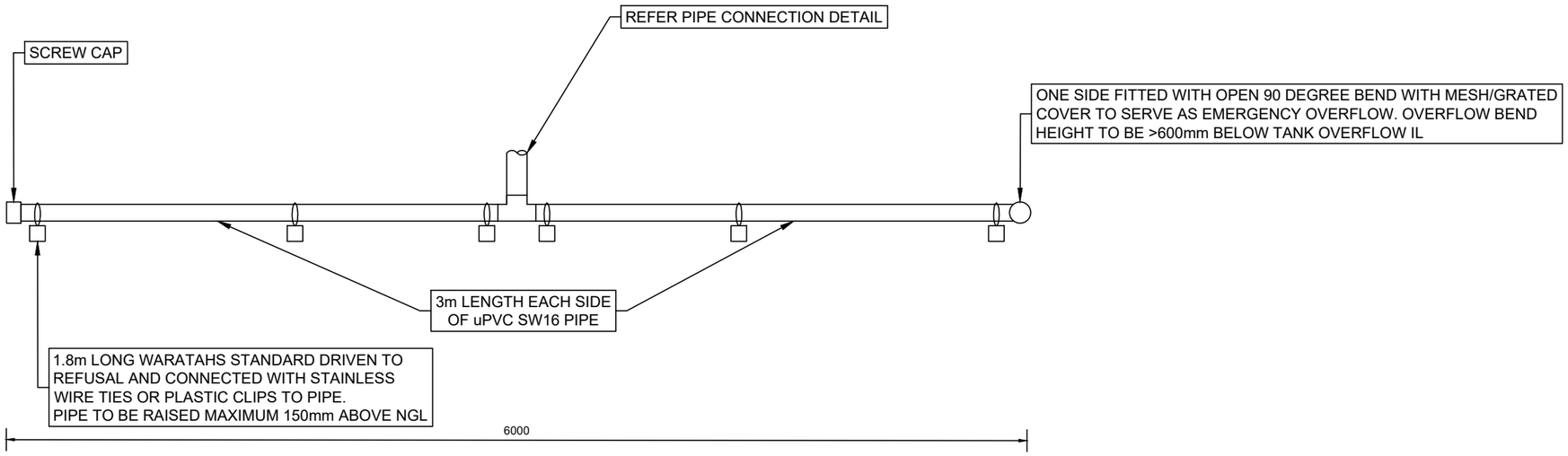
BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **TANK DETAIL**

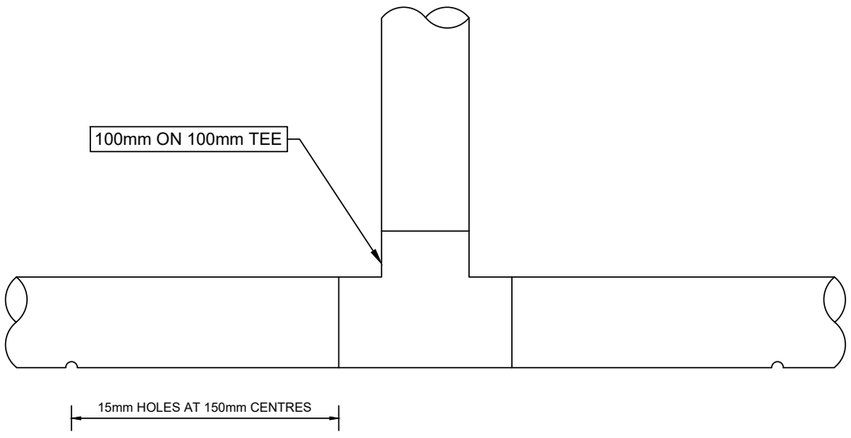
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 11 DP 174431 1426C INLAND ROAD KARIKARI PENINSULA NORTHLAND**

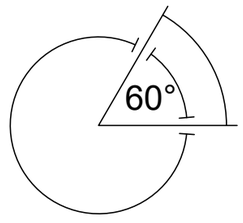
ORIGINAL DRAWING SIZE: A3
OFFICE: OREWA
DRAWING SCALE: N.T.S
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 141946-C201
ISSUE: 01

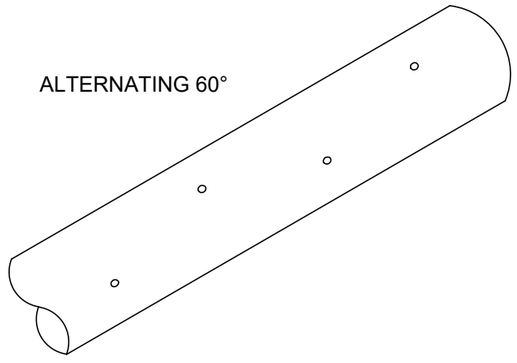


PLAN



PIPE CONNECTION DETAIL





PIPE OUTLET HOLE
ARRANGEMENT DETAIL

03
C200

DISPERSAL DEVICE DETAIL

N.T.S

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DESIGNED BY: GMB
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BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **TANK DETAIL**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 11 DP 174431 1426C INLAND ROAD KARIKARI PENINSULA NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: **OREWA**
DRAWING SCALE: **N.T.S**
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: **141946-C202**
ISSUE: **01**

WILTON JOUBERT
Consulting Engineers

Volume Control Calculations

Job Number	141946	Date:	14.08.2025
Address	1426 Inland Road	Initials:	GMB
	Karikari Peninsula	Revision	1

Catchment Information For Pre-Development Conditions

108	m²	0.000108	km^2	
Group C	soil type		see TP108 page 8 section 3.2 for soil designations	
25.00	P_{24}		90th Percentile Rainfall - Table 4-1 FNDC EES	
		CN		
108	m²	74	Pervious	
0	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	0		
108	m² tot	74.00	CN -mean	TP108 Eq3.4

5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.02	Tp (hrs)	Time to peak
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
3.662	Q_{24} (mm)	Run-Off Depth
0.40	m^3	Volume

Catchment Information For Post-Development Conditions

108	m²	0.000108	km^2	
Group C	soil type		see page 8 section 3.2 for soil designations	
30.00	P_{24}		90th Percentile + 20% CCF - Table 4-1 WDC EES	
		CN		
0	m²	74	Pervious	
108	m²	98	Sealed roof(s)	
0	m²	98	Sealed conrete	
0	m²	89	Metal/Gravel	
108	m² tot	98.00	CN -mean	TP108 Eq3.4

0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12
0.01	Tp (hrs)	Time to peak
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6
25.580	Q_{24} (mm)	Run-Off Depth
2.76	m^3	Volume

Total Detention Volume Required: **2.37** m^3

WILTON JOUBERT
Consulting Engineers

ADDRESS	1426C Inland Road
REFERENCE	WQV Control

JOB NO	141946
DATE	14.08.2025
DESIGNER	GMB
CHECKER	BGS

Outlet Orifice: 24-hour release

Q=(C)(A)(2gh)^0.5

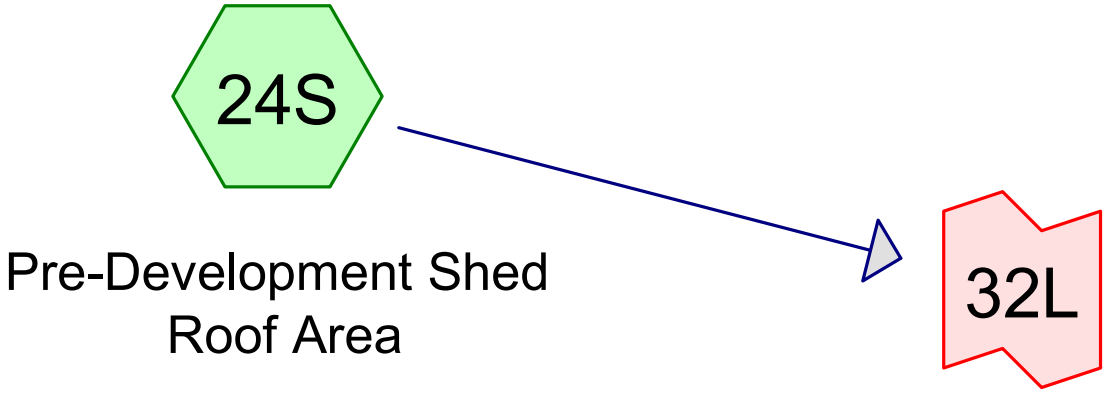
Q = orifice discharge capacity (m3/s)
C = orifice constant (0.9), value considered conservative
A = orifice area (m2)
g = acceleration due to gravity9.8m/s2
h = head on orifice (m)

Select orifice size (D)	0.004000			
Orifice Area (A)	0.000013			
Select hydraulic height	0.240000			
Flow from tank	0.025	*l/s*	0.09	m^3/h

Flow Required

Tank Size	2.37	m^3		
24-hr release	0.027	*l/s*	0.10	m^3/h

Pre-Development



Pre-Development Shed Roof Area

Pre-Development Flows

Subcat Reach Pond Link

Routing Diagram for 141946
Prepared by Wilton Joubert Limited, Printed 13/08/2025

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

Subcatchment 24S: Pre-Development Runoff Area=108.0 m² 0.00% Impervious Runoff Depth>159 mm
Tc=10.0 min CN=74 Runoff=1.21 L/s 17.2 m³

Link 32L: Pre-Development Flows Inflow=1.21 L/s 17.2 m³
Primary=1.21 L/s 17.2 m³

Summary for Subcatchment 24S: Pre-Development Shed Roof Area

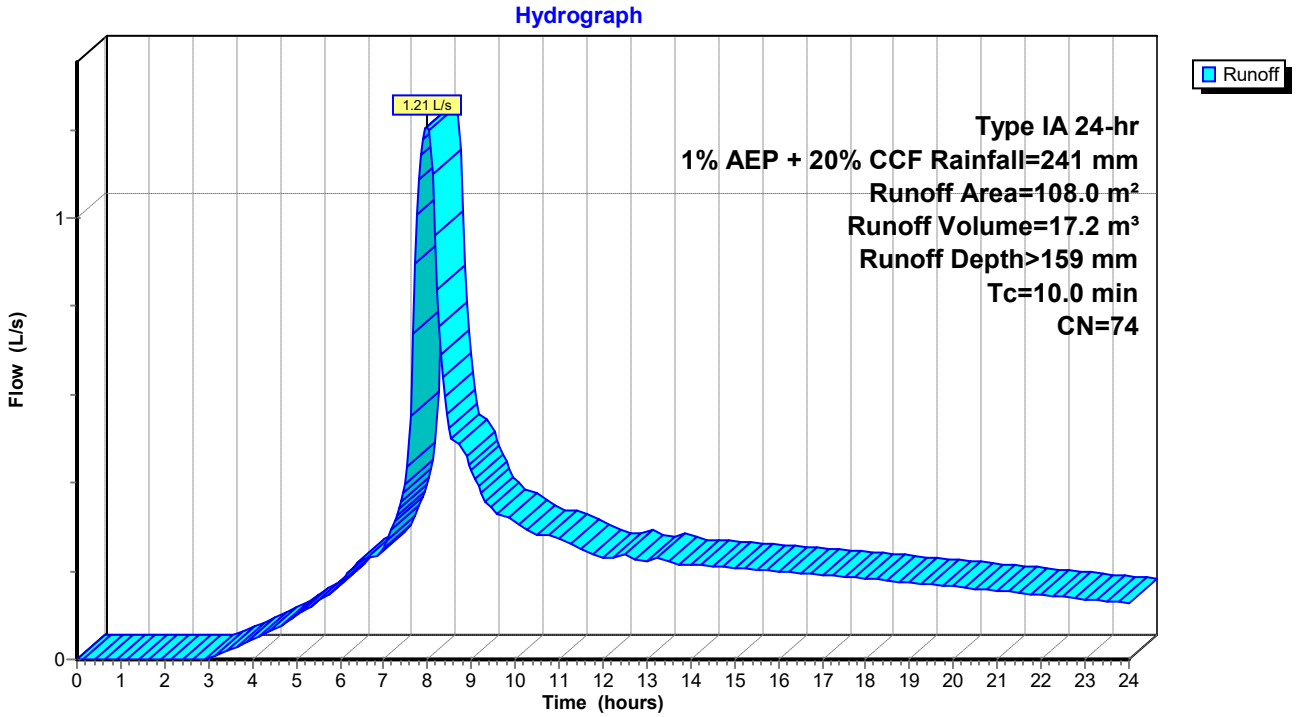
Runoff = 1.21 L/s @ 7.99 hrs, Volume= 17.2 m³, Depth> 159 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
108.0	74	>75% Grass cover, Good, HSG C
108.0		100.00% Pervious Area

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

Subcatchment 24S: Pre-Development Shed Roof Area

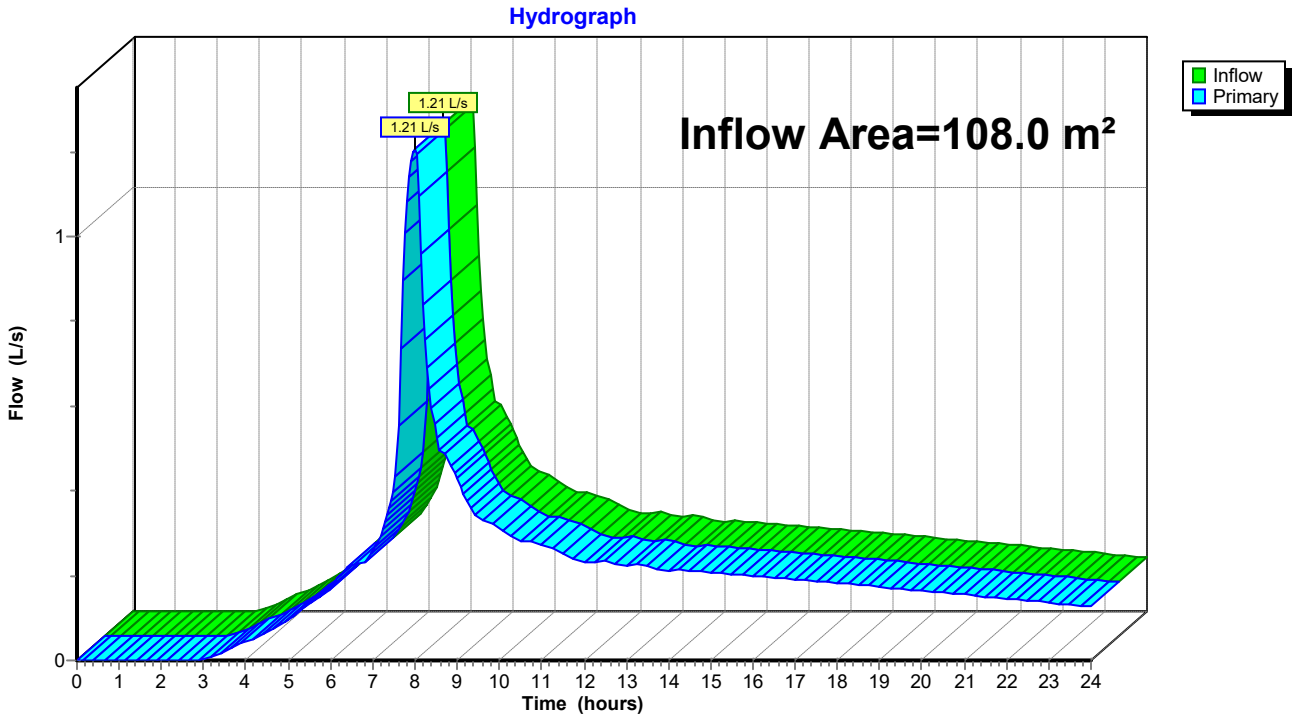


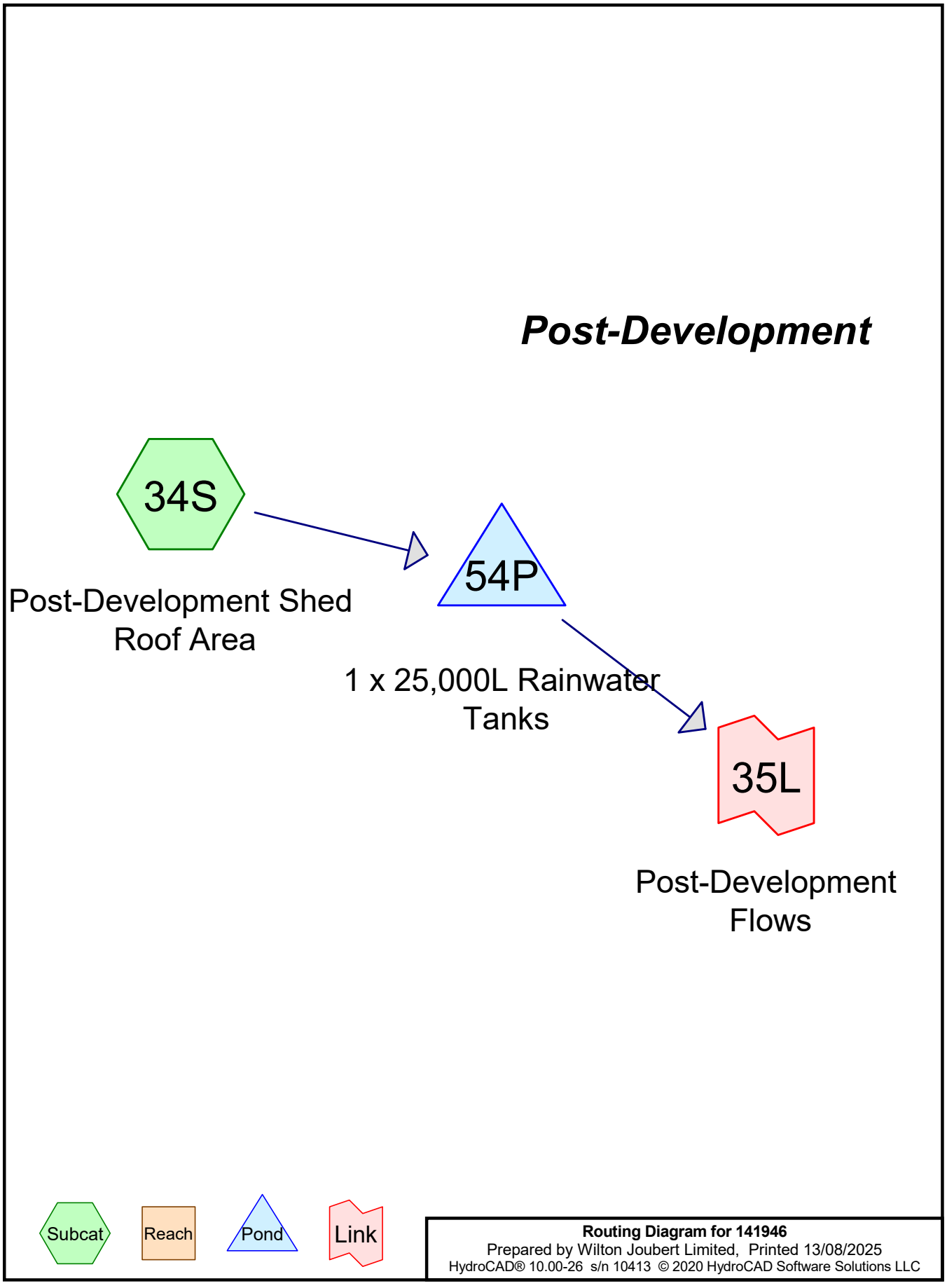
Summary for Link 32L: Pre-Development Flows

Inflow Area = 108.0 m², 0.00% Impervious, Inflow Depth > 159 mm for 1% AEP + 20% CCF event
Inflow = 1.21 L/s @ 7.99 hrs, Volume= 17.2 m³
Primary = 1.21 L/s @ 7.99 hrs, Volume= 17.2 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Pre-Development Flows




Post-Development
34S
Post-Development Shed Roof Area
54P
1 x 25,000L Rainwater Tanks
35L
Post-Development Flows
Subcat
Reach
Pond
Link
Routing Diagram for 141946
Prepared by Wilton Joubert Limited, Printed 13/08/2025
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

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

Subcatchment 34S: Post-Development Runoff Area=108.0 m² 100.00% Impervious Runoff Depth>234 mm
Tc=10.0 min CN=98 Runoff=1.71 L/s 25.3 m³

Pond 54P: 1 x 25,000L Rainwater Tanks Peak Elev=0.199 m Storage=2.0 m³ Inflow=1.71 L/s 25.3 m³
Outflow=1.09 L/s 25.1 m³

Link 35L: Post-Development Flows Inflow=1.09 L/s 25.1 m³
Primary=1.09 L/s 25.1 m³

Summary for Subcatchment 34S: Post-Development Shed Roof Area

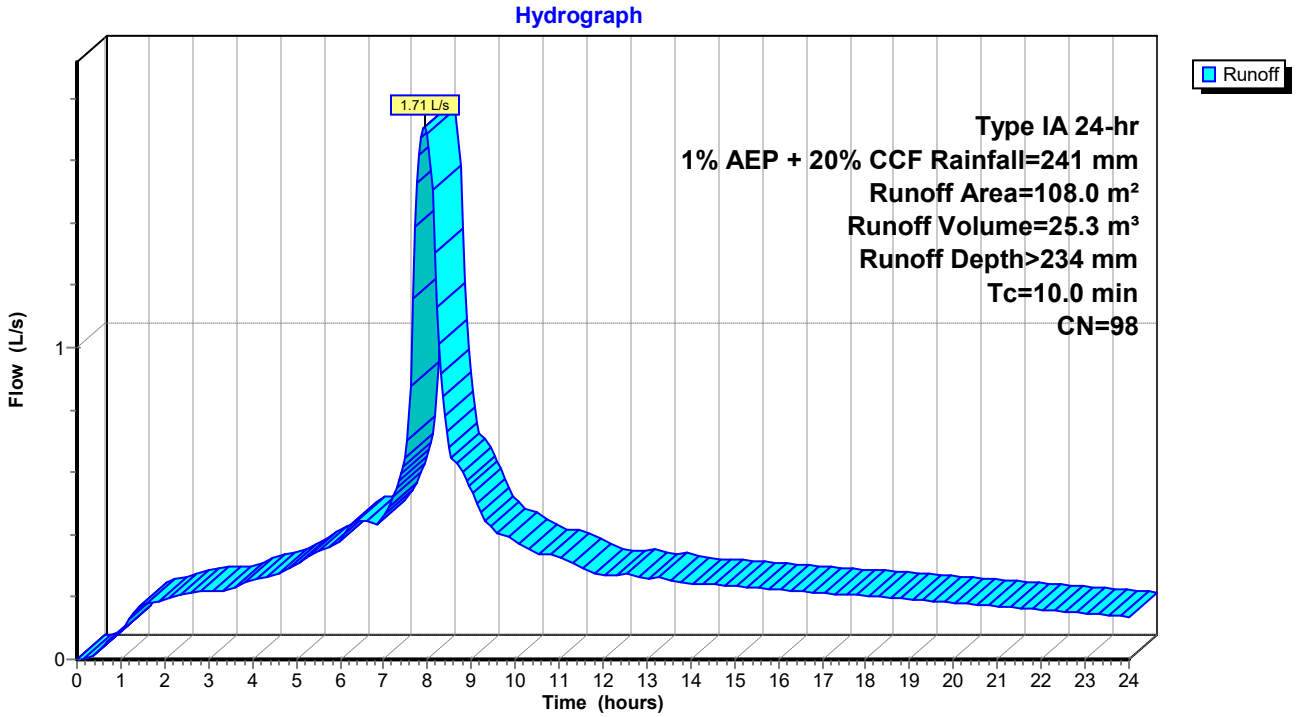
Runoff = 1.71 L/s @ 7.94 hrs, Volume= 25.3 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=241 mm

Area (m²)	CN	Description
108.0	98	Roofs, HSG C
108.0		100.00% Impervious Area

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

Subcatchment 34S: Post-Development Shed Roof Area



Summary for Pond 54P: 1 x 25,000L Rainwater Tanks

Inflow Area = 108.0 m²,100.00% Impervious, Inflow Depth > 234 mm for 1% AEP + 20% CCF event
Inflow = 1.71 L/s @ 7.94 hrs, Volume= 25.3 m³
Outflow = 1.09 L/s @ 8.22 hrs, Volume= 25.1 m³, Atten= 36%, Lag= 16.9 min
Primary = 1.09 L/s @ 8.22 hrs, Volume= 25.1 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.199 m @ 8.22 hrs Surf.Area= 10.2 m² Storage= 2.0 m³

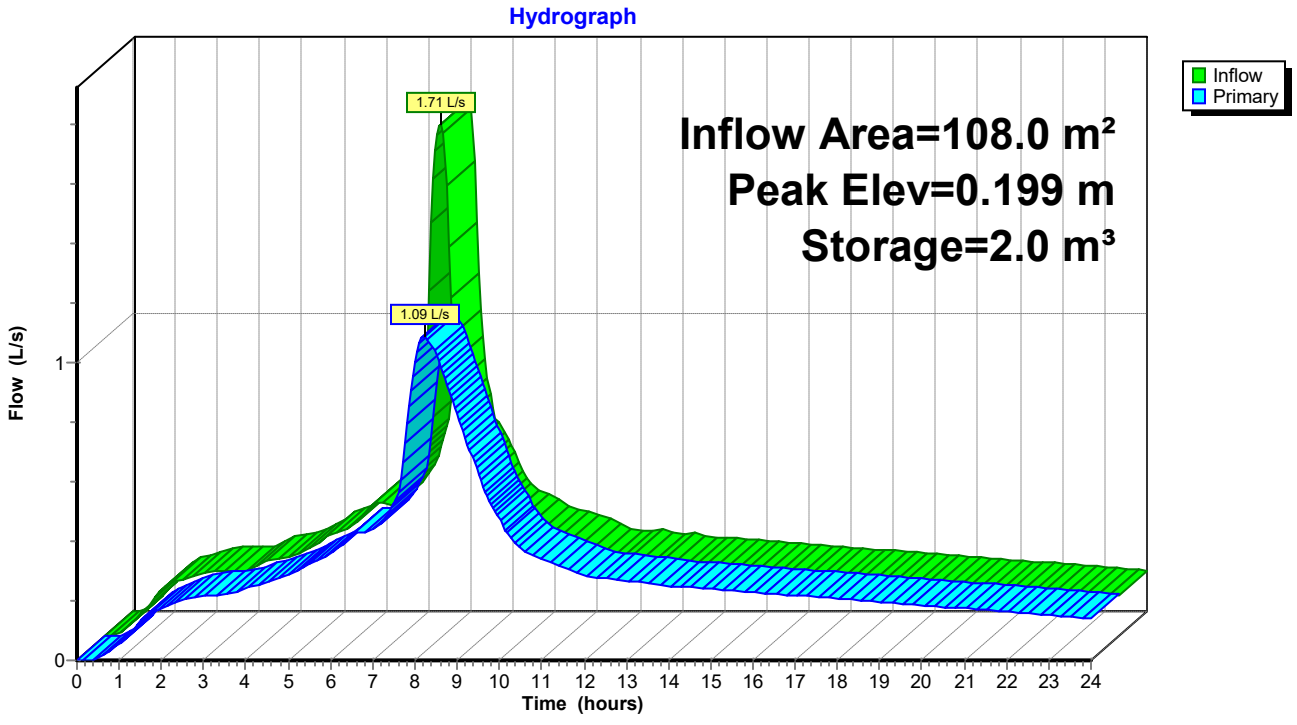
Plug-Flow detention time= 20.8 min calculated for 25.1 m³ (99% of inflow)
Center-of-Mass det. time= 15.8 min (662.4 - 646.6)

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

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	**35 mm Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.09 L/s @ 8.22 hrs HW=0.199 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 1.09 L/s @ 1.13 m/s)

Pond 54P: 1 x 25,000L Rainwater Tanks



Summary for Link 35L: Post-Development Flows

Inflow Area = 108.0 m²,100.00% Impervious, Inflow Depth > 233 mm for 1% AEP + 20% CCF event
Inflow = 1.09 L/s @ 8.22 hrs, Volume= 25.1 m³
Primary = 1.09 L/s @ 8.22 hrs, Volume= 25.1 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows