Far North District Council

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Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for (more than one circle can be ticked):

- ☑ Land Use
- ○ Fast Track Land Use*
- ○ Subdivision
- ○ Discharge
- ○ Extension of time (s.125)
- ○ Change of conditions (s.127)
- ○ Change of Consent Notice (s.221(3))
- ○ Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- ○ Other (please specify) Minor Residential Unit as Controlled Activity withn 1.2km of airport runway, Discretionary.

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

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

Yes / ~~No~~

4. Applicant Details:

Name/s: Penny & Rob Abraham

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

Postal Address: (*or* alternative method of service under section 352 of the Act)

5. Address for Correspondence: *Name and address for service and correspondence (if using an Agent write their details here).*

Name/s: Martin O'Brien

Electronic Address for Service (E-mail): [redacted]

Phone Numbers:

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.

6. **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: Penny and Rob Abraham

Property Address/: Location 238B Waimate North Road, Kerikeri

7. **Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/ Location: 238B Waimate North Road, Kerikeri

Legal Description: Lot 4 DP 201128 Val Number:

Certificate of Title: NA129B/396

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.

Call Penny or Rob for the gate code.

8. **Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Application for a minor residential unit in a Rural Production zone as a Controlled Activity as per the Far North District Plan Section 8.6.5.2.3, Minor Residential Unit. The minor dwelling meets assessment criteria listed in Section 8.6.5.2.3.

Application for Resource Consent as a Discretionary activity due to the proposed dwelling, MRU & sleepout, identified as a noise sensitive activity, being within a 1.2km radius of Kerikeri Airport runway. ~~Far North Holdings does not object to the proposal.~~

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. **Would you like to request Public Notification** ~~Yes~~/No

14. 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.

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

Name: Penny Abraham (please print)

Signature: [redacted] (signature)

Date: 29/08/24

(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)
- ○ 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND **SINGLE SIDED** **NO LARGER THAN A3 in SIZE**

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

Ø Building Consent (BC ref # if known)

O Regional Council Consent (ref # if known)

O National Environmental Standard consent

O Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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)

O yes Ø no O don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

O yes Ø no O don't know

O Subdividing land

O Changing the use of a piece of land

O Disturbing, removing or sampling soil

O Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. 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 all names in full) Penny & Rob Abraham Family Trust

Email: [redacted]

Postal Address: [redacted]

Phone Numbers: [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: Penny Abraham (please print)

Signature: [redacted] (signature of bill payer – **mandatory**) Date: 30/08/24

ASSESSMENT OF ENVIROMENTAL EFFECTS FOR MINOR RESIDENTIAL UNIT WITHIN 1.2KM OF AIRPORT RUNWAY

Penny & Rob Abraham Family Trust

238B Waimate North Road

Kerikeri

Lot 4 DP 201128

Written by:	Nicola O'Brien
Reviewed by:	Martin O'Brien
Rev:	A
Date:	30th August 2024
Job No:	4092.3

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Contents

Form 9

Application for Resource Consent under Sections 87AAC, 88, and 145, Resource Management Act 1991

To Far North District Council

1. Penny and Rob Abraham, owners of 238B Waimate North Road, Kerikeri, Lot 4 DP 201128, apply for the following Resource Consents:

   - Application for a minor residential unit (MRU) in a Rural Production zone as a Controlled Activity as per the Far North District Plan Section 8.6.5.2.3, Minor Residential Unit.
   - Application for Resource Consent as a Discretionary activity due to the proposed dwelling, MRU and sleepout, identified as a noise sensitive activity, being within a 1.2km radius of Kerikeri Airport runway. The permitted rule is 15.2.5.1. The activity is Discretionary as "(a) it does not comply with rule 15.2.5.1.2".

2. The activity to which the application relates (the proposed activity) is as follows:

The owners propose to construct a dwelling (with a floor area of 59.9m^2), along with an MRU and sleepout (each with a floor area of 34.2m^2) on Lot 4 DP 201128. This report addresses relevant criteria in the existing and proposed Far North District Plan and Resource Management Act (1991) with reference to mitigating potential effects of the buildings within 1.2km from Kerikeri Airport runway and an MRU within the Rural Production zone. The property will be zoned Horticulture in the proposed District Plan.

3. The location of the proposed activity:

Lot 4 DP 201128 is located at 238B Waimate North Road, Kerikeri. The buildings are to be located to the east of the property. A metal right of way off Waimate North Road provides access to the lot. Waimate North Road is located to the east. The airport runway is located approximately 601.5m from the eastern property boundary. Refer to the Site Location Plan, Sheet A01a, Appendix II showing Lot 4 DP 201128 and surrounds.

4. The owners listed are the only owner/occupier of the site to which this application relates.

5. There are no other activities that are part of the proposal to which this application relates.

6. No additional resource consents are required for the proposal to which this application relates.

7. Attached is an assessment of the proposed activity's effect on the environment that:

   a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and

   b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and

   c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

10-13 Not applicable.

14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Executive Summary

O'Brien Design Consulting were engaged by Penny and Rob Abraham to prepare an Assessment of Environmental Effects Report to accompany a Resource Consent application addressing the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

A 59.9m², 2-bedroom dwelling, a 34.2m² minor residential unit and a cabin are proposed on the 78,800m² property zoned Rural Production. The proposed activity is within the 1.2km radius of Kerikeri Airport runway.

The 3 buildings with a total floor area of 128.3m² will be located close together. The minor dwelling will be 15m from the principal dwelling, well under the 30m maximum separation distance. The buildings will share driveway access and be connected to an aeration treatment system with surface laid, planted dripper lines. 3 water tanks will provide potable water to the buildings. Electricity, telecommunications, and internet can be shared. The remainder of the 78,800m² property will be available for grazing.

The visibility of the buildings from the right of way and neighbouring properties will be low. This is because the buildings are located at a distance from the right of way, property boundaries and neighbouring, rural houses. The right of way is approximately 128m to the south of the proposed development. Existing vegetation including mature gum trees obscure or partially obscure the development from neighbouring lots. The buildings will be painted the same colour for visual amenity purposes. The property is well maintained and cared for.

The construction of the buildings within 1.2km of the airport runway will not limit the safe and efficient operation of the airport or the ability for it to expand in the future. Far North Holdings do not object to the construction of the buildings on Lot 4. Insulation and double glazing of the buildings will reduce airport noise. Acoustic insulation is not required. The property is not located in the airport zone in the proposed District Plan.

Relevant District Plan rules and Far North Proposed District Plan rules have been assessed along with objectives and policies, for each plan. District Plan Criterion 8.6.5.2.3 for the minor residential unit have been addressed. Assessment criteria 15.2.6.2 for Airport Noise are also discussed.

An assessment of effects on the surrounding environment, neighbouring properties and rural production zone are addressed. This includes any positive or adverse effect, temporary or permanent effect, past present future effect, cumulative effects over time and any potential effect of high probability or of low probability which has a high potential impact.

The assessment overall concludes any potential adverse effects are unlikely or less than minor.

2.0 Proposal

Lot 4 DP 201128 is a 78,800m² property in a Rural Production zone within a 1.2km radius of Kerikeri airport runway. The property is zoned Rural Production in the operative Far North District Plan and Horticulture in the proposed District Plan. The property is not located in the Outer Control Boundary (55dB Ldn), or the Airport Protection Surfaces overlay in the proposed District Plan.

The Certificate of Title is attached as Appendix I. No Consent Notices are listed on the title.

A 59.9m², 2-bedroom dwelling, a 34.2m² 1-bedroom minor dwelling and cabin are proposed. The dwelling, minor dwelling and cabin will not have a garage or carport. The Architectural Plans for all 3 buildings are attached as Appendix II. Sheet A02 shows the floor plan and elevations.

3.0 Site Description

Lot 4 DP 201128 is located at 238B Waimate North Road, Kerikeri. Lot 4 is a 7.88 ha, irregular shaped, flat to slightly sloping, grassed rural property accessed via a metal right of way off Waimate North Road. The metal right of way runs along the southern property boundary. A metal parking area and scaffolding are located to the south of the property. The remainder of the lot is grassed, fenced pasture used for grazing. Mature gum trees line the northern and western property boundaries.

Waiwhakangarongaro Stream runs along the western boundary. Lot 4 is surrounded by similar rural properties. A 10.1412 ha lot is located to the east (Lot 3 DP 2014128) then smaller residential properties run parallel to Waimate North Road. A conservation strip then Kerikeri Airport are located on the other side of Waimate North Road. The eastern boundary of Lot 4 is approximately 601.5m from the airport. Refer to the NRC Map, Section 3.1 and the Site Location Plan, Sheet A01a, Appendix II showing Lot 4 DP 201128 and the surrounding area.

The Site Location Plan, Sheet A01a, Appendix II shows the proposed location of the driveway, dwelling, minor dwelling and cabin. The MRU will be 15m from the primary dwelling, well under the 30m required. The buildings will be located close together on flat to slightly sloping pasture as shown in Photographs 1-6.

The buildings will share 3 potable water tanks as a water supply and for stormwater management. The overflow from the tanks will be directed to stormwater spreader. Sheet A01b shows the proposed location of the tanks and stormwater spreader.

The buildings will be connected to an aeration treatment system which will pump to surface laid, planted dripper lines as shown on Sheet A01b, Appendix II. Electricity, telecommunications, and internet can be shared.

The development during and after construction will have low visibility from the right of way and neighboring properties. This is because the distance from the closest building (sleepout) to the right of way is approximately 128m. Mature gumtrees provide partial screening. Photograph 1 shows the location of the dwelling looking towards the right of way to the south. The scaffolding in the photograph background is near the right of way. Photograph 2 is taken from the metal area near the scaffolding towards the buildings. Both photographs show that the buildings will have low visibility from the right of way and any neighboring properties to the south. Photograph 3 shows juvenile Harakeke flax, *Phormium tenax*, planted on a bund along part of the southern right of way. The flax once mature can grow to a height of 3m and width of 2m. The plantings will further obscure the buildings from view, from the south.

Photographs 4 and 5 show the view from the proposed building location to the north and west. The size of the property, distance from boundaries to the north and west, and mature gum trees along boundaries obscure or partially obscure the development from view. The visibility of the development from neighboring properties to the north and west is low. A 480m² planted wastewater disposal field is proposed to the west of the buildings as shown on Sheet A01b, Appendix II. The planted field will, once mature, further screen the buildings from view.

Photograph 6 shows the view to the east. The hilly topography and gum trees located on the neighboring eastern lot (Lot 3 DP 201128) obscure the development from view from the east.

3.1 NRC Map

Photograph 1: View to the south towards the right of way (beyond scaffolding) showing the location of the buildings and low visibility of the right of way and neighbouring southern properties.

Photograph 2: View to the north from the metal area near the right of way. The blue string line shows the location of the buildings (in photograph background). Visibilty of the buildings is low from the right of way and southern properties.

Photograph 3: Showing juvenille Harakeke flax which once mature will further screen the development from view from the south.

Photograph 4: View to the north showing low visiblity of the buildings due to the distance from the northern boundary and existing gum trees.

Photograph 5: View to the east showing grassed pasture on the property and gum trees lining the boundary. The buildings have low visibility from the nieghbouirng eastern properties.

Photograph 6: View to the east towards neighbouring Lot 3 DP 201128. The gum trees and topography of the area obscure the buildings from view further east.

4.0 Far North District Plan Review

4.1 Operative Far North District Plan Other Rule Assessment:

8.6.5.1.1 Residential Intensity: Complies.

8.6.5.1.2 Sunlight Rule: Complies

8.7.5.1.3 Stormwater Management: Complies

Impermeable Surfaces:

Proposed metal driveway:	798m²
Proposed dwelling:	71.6m²
Proposed MRU:	44.5m²
Proposed sleepout:	44.5m²
Total proposed:	958.6m²

Total permitted = 15% of gross site area = 11,820m²

Total proposed =958.6m² =1% Complies

8.6.5.1.4 Setback from boundaries: 10m minimum. Complies

8.6.5.1.5 Transportation: Complies

8.6.5.1.6 Keeping of Animals: Complies

8.6.5.1.7 Noise: Discretionary activity

8.6.5.1.8 Building Height: Complies.

Permitted: 12m max

Proposed: 3.7m approx.

8.6.5.1.9 Helicopter Landing Area: Complies

8.6.5.1.10 Building Coverage

Proposed dwelling:	59.9m²
Proposed MRU:	34.2m²
Proposed sleepout:	34.2m²
Total Building Coverage:	128.3m²

Total permitted = 12.5% of gross site area = 9,850m²

Total Proposed = 128.3m² = 1% Complies

8.6.5.1.11 Scale of Activities: Complies

8.6.5.1.12 Temporary Events: Complies

8.6.5.2.3 Minor Residential Unit: Controlled

12.3.6.1.1 Earthworks Excavation and/or Filling: Complies

Driveway cut: 69.5m³
Fill: 69.5m³
Cut/fill: 139.0m³

Total permitted = 5,000m³ Complies

4.2 District Wide Performance Standards:

CHAPTER 12 NATURAL & PHYSICAL RESOURCES

12.1 Landscape & Natural Features: Not applicable
12.2 Indigenous Flora and Fauna: Not applicable
12.3 Soils and Minerals: Permitted earthworks
12.4 Natural Hazards: No mapped natural hazards or hazards known of by owner. A small area of flooding near the northwest corner shown on NRC Maps, Section 3.1. The flooding is well away from the proposed development.
12.5 Heritage: Not applicable
12.6 Air: Not applicable
12.7 Lakes, Rivers, Wetlands, and the Coastline: The buildings are well away from Waiwhakangarongaro Stream along the western boundary and a pond on neighbouring Lot 3 DP 201128.
12.8 Hazardous Substances: Not applicable
12.9 Renewable Energy and Energy Efficiency: Not applicable

CHAPTER 15 TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A Traffic: Permitted activity for daily one-way traffic movements in a Rural Production is 60 (or 30 if accessed via a State Highway). According to Appendix 3A, p.1, 10 traffic movements (traffic intensity factor) per Standard Residential Unit is permitted. According to the table the principal dwelling, minor dwelling and cabin will create 30 traffic intensity units under the 60 permitted.

15.1.6B Parking: Sufficient parking is available as shown on the Architectural Site Plans, Site Location Plan sheet A01a and A01b.

15.1.6C Access: The principal dwelling, minor dwelling and cabin will share driveway access.

4.3 Operative Far North District Plan Objectives & Policies

4.3.1 RURAL PRODUCTION ZONE, SECTION 8.6, OPERATIVE FAR NORTH DISTRICT PLAN

8.6.3 OBJECTIVES

8.6.3.1 *To promote the sustainable management of natural and physical resources in the Rural Production Zone.*

The dwelling, minor dwelling and cabin are to be located close to each other to the east of the lot. The total floor area of the buildings combined is 128.3m². The remainder of the 7.88 ha property will remain grassed pasture. The minor dwelling meets criteria listed in the Far North District Plan, Section 8.6.5.2.3 (refer to Section 5). The construction of the buildings is not expected to affect the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 *To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety.*

Additional, affordable housing is of benefit during a time where accommodation is limited. The proposal will not conflict with existing rural activities nearby such as farming.

8.6.3.3 *To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

Due to the location of the buildings on the property and existing gum trees the visibility of the buildings from the right of way and neighbouring properties is low. An effect on the amenity value and productive intent of the Rural Production zone is not expected.

8.6.3.4 *To promote the protection of significant natural values of the Rural Production Zone.*

The development is not expected to negatively affect the significant natural values of the Rural Production zone.

8.6.3.5 *To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.*

Not applicable as not located at the frontage of Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 *To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*

Potential conflicts not anticipated.

8.6.3.7 *To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*

The buildings create affordable accommodation and are located together so that remaining farmland is available for grazing. The development is not expected to have adverse effects on natural and physical resources.

8.6.3.8 *To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*

The proposal is not expected to affect the establishment and operation of activities and services that have a functional need to be located in the local rural area.

8.6.3.9 *To enable rural production activities to be undertaken in the zone.*

The proposal is not expected to affect rural production activities on neighbouring properties or in the surrounding Rural Production zone.

8.6.4 POLICIES

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied, or mitigated and are not to the detriment of rural productivity.

The construction of the buildings is not expected to be detrimental to rural productivity in the area or have a detrimental environmental effect. The buildings are located down a metal right of way which accesses similar rural properties. The buildings are located close together to the east of the property. The remainder of the lot can be used for grazing. Wastewater meets current regulatory standards and will be managed onsite as per the Onsite Wastewater Report (TP58) written by O'Brien Design Consulting, 20th August 2024, Job Number 4092.3. The report is attached as Appendix III. Rainwater is collected from the roof of the buildings and directed to 3 water tanks. Overflow from the tanks is dispersed evenly via a stormwater spreader. Stormwater on the site is a permitted activity.

8.6.4.2 That standards be imposed to ensure that the offsite effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

Not applicable.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

Onsite wastewater manages wastewater treatment. Water tanks and a stormwater spreader manage stormwater. Removal of weed species is ongoing. The property is well maintained and cared for.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

The buildings are located close together to the east of the property. The principal dwelling is small with a floor area of 59.9m² (smaller than the allowance for a 65m² minor dwelling). The minor dwelling and cabin have a floor area of 34.2m². The total floor area of the building is 128.3m² which is around the same as a small single dwelling. Traffic movements are permitted. Section 5

outlines that the development meets requirements for a minor dwelling as a Controlled Activity. The construction and location of the minor dwelling will not affect the productive intent of nearby farmland.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

The buildings are located close to each other. The remainder of the 78,800m² property is available as farmland, currently used for grazing.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

Not applicable as not along Kerikeri Road or the intersection with SH10 and Cannon Drive.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

Residential use in a rural setting is not expected to create adverse effects or conflicting land use activities in the Rural Production zone. The buildings are located down a gated, right of way well away from the northern, western and southern property boundaries.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.

Adverse effects not anticipated. Proposal located down a gated right of way. Proposed buildings are over 128m from the right of way and well away from the northern and western property boundaries.

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

The activity is not expected to compromise established existing activities in the Rural Production zone or neighbouring zones.

4.3.2 AIRPORTS, SECTION 15.2., OPERATIVE FAR NORTH DISTRICT PLAN

15.2.2 OBJECTIVES

15.2.2.1 To maintain the safe and efficient operation of the airports in the District;

The activity on Lot 4 DP 201128 will not affect the safe and efficient operation of the airport.

15.2.3 POLICIES

15.2.3.1 That restrictions be imposed on use and development which could limit the operation of the airports;

The development will not limit the operation of the airport.

15.2.3.2 That provision be made for the continued use and any future requirements for expansion of the existing airports;

The property is over 601.5m to the west of the airport. The airport is unlikely to extend this far if expanded in the future.

4.4 Horticulture, Proposed Far North District Plan

Lot 4 DP 201128 is zoned Horticulture in the proposed Far North Proposed District Plan. The 1.2km airport rule does not apply in the proposed plan. The property is not located in the Outer Control Boundary (55dB Ldn) or the Airport Protection Surfaces overlay. These overlays are located much closer to the airport.

OBJECTIVES

HZ-01 The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.

The proposed buildings will provide necessary and affordable accommodation potentially for those working in the agriculture or horticultural industry. The small buildings with a combined floor area of 128.3m² are located close to each other to the east of the lot. The remainder of the property is potentially available for horticultural purposes. The current owners graze the land.

HZ0-2 The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.

The remaining land will be available for agricultural or horticultural activities. Onsite wastewater and stormwater are managed onsite.

HZ0-3 Land use and subdivision in the Horticulture zone:

- *a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity;*
- *b. avoids land fragmentation that comprises the use of land for horticultural activities;*
- *c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities;*
- *d. does not exacerbate any natural hazards;*
- *e. maintains the rural character and amenity of the zone;*
- *f. is able to be serviced by on-site infrastructure.*

The buildings will occupy a small area of land on the property. The remainder of the land is available for horticultural purposes. The land is currently productive pasture used for grazing. A small area of flooding is shown on NRC Maps near the northwest corner of the property. The flooding is well away from the proposed activity and will not be exacerbated by it. The visibility of the

proposed development is low therefore the rural character and amenity of the zone will be maintained. The property will be serviced by onsite infrastructure including water tanks and onsite wastewater.

POLICIES

HZ-P1 Identify a Horticulture zone in the Kerikeri/Waipapa area using the following criteria:

a. *presence of highly productive land suitable for horticultural use;*
b. *access to a water source, such as an irrigation scheme or dam able to support horticultural use; and*
c. *infrastructure available to support horticultural use.*

The property is identified as belonging to the Horticulture zone in the proposed District Plan.

HZ-P2 Avoid land use that:

a. *is incompatible with the purpose, function and character of the Horticulture zone;*
b. *will result in the loss of productive capacity of highly productive land;*
c. *compromises the use of highly productive land for horticultural activities in the Horticulture zone; and*
d. *does not have a functional need to be located in the Horticultural zone and is more appropriately located in another zone.*

The proposed buildings will provide accommodation at an affordable rate in an area where workers are required. The buildings are located close together with a total floor area of 128.3m^2. The remainder of the property will remain available productive land. The land is currently grazed.

HZ-P3 Enable horticulture and associated ancillary activities that support the function of the Horticulture zone, where:

a. *adverse effects are contained on site to the extent practicable; and*
b. *they are able to be serviced by onsite infrastructure.*

Accommodation can be considered an associated ancillary activity supporting the zone. The buildings will be serviced by onsite infrastructure including onsite wastewater and stormwater.

HZ- P4 Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.

The buildings are located close together to the east of the property. The area is currently rural production with grazing. There are currently no adverse effects associated with dust, noise, spray drift and potable water collection. If the property or nearby properties become horticultural then strategies will be implemented for example a first flush system. There is currently no requirement for this. The buildings are located well away from the northern, southern and western property boundaries.

HZ- P5 Manage the subdivision of land in the Horticulture zone to:

a. *avoid fragmentation that results in loss of highly productive land for use by horticulture and other farming activities;*
b. *ensure the long-term viability of the highly productive land resource to undertake a range of horticulture uses;*
c. *enable a suitable building platform for a future residential unit; and*

d. ensure there is provision of appropriate onsite infrastructure.

Not a subdivision.

HZ- P6 Encourage the amalgamation or boundary adjustments of Horticulture zoned land where this will help to make horticultural activities more viable on the land.

Not applicable.

HZ- P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

a. *whether the proposal will increase production potential in the zone;* Could provide affordable accommodation for workers in the area.
b. whether the activity relies on the productive nature of the soil; Not reliant.
c. consistency with the scale and character of the rural environment; Is consistent with the scale and character of the rural environment. Buildings are grouped together rather than spread apart.
d. *location, scale and design of buildings or structures;* The buildings are located to the east of the property well away from the northern, southern and western property boundaries. The total floor area of all buildings is 128.3m² similar to the size of a small residential dwelling. All buildings are a rectangular shape and will be painted the same colour. The buildings are located close to each other leaving the remaining property area available for production if required.
e. for subdivision or non-primary production activities:
    (i) scale and compatibility with rural activities; A small development to provide affordable accommodation.
    (ii) potential reverse sensitivity effects on primary production activities and existing infrastructure; Reverse sensitivity effects not anticipated. Traffic movements are permitted. The buildings will utilise onsite wastewater and tank water supply.
    (iii) the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces: The buildings are located close to each other. Therefore, remaining land is available for production if required.
f. *At zone interfaces:*
    (i) *any setbacks, fencing, screening or landscaping required to address potential conflicts;* Not required. The buildings are well away from the northern, western and southern property boundaries. The distance and existing gum trees along boundaries minimise the visibility of the proposed development. The buildings meet the required 10m minimum setback from the eastern boundary. The topography and existing gums obscure the development from the east as shown in Photograph 6. Juvenile Harake flax, on a bund, along part of the southern boundary will provide additional screening from the right of way once mature. The planted wastewater field will provide additional screening from the west.
    (ii) the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; As previously discussed the proposed activity has low visibility from the right of way and neighbouring properties. Wastewater will be treated onsite with an aeration treatment system and surface laid, planted dripper lines. Onsite wastewater will meet current regulatory standards therefore adverse effects to adjoining sites is not anticipated. Stormwater will be collected from the rooves of all buildings and directed to 3 water tanks. A stormwater spreader will disperse overflow evenly. Impermeable surfaces are permitted.

g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;* Water tanks will provide potable water. A stream runs along the western boundary. A drain runs through the property.

h. *the adequacy of roading infrastructure to service the proposed activity;* 15.1.6A Traffic: Permitted activity for daily one-way traffic movements in a Rural Production is 60. According to Appendix 3A, p.1, 10 traffic movements (traffic intensity factor) per Standard Residential Unit is permitted. According to the table the principal dwelling, MRU and cabin will create 30 traffic intensity units well under the 60 permitted.

i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;* Not anticipated.

j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.* Not anticipated.

RULES

The buildings meet HZ-R1 rules for new buildings or structures and extensions or alterations to existing buildings or structures. As per HZ-R3 the activity would be discretionary as the number of residential units exceeds one.

4.5 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	*The following rules have immediate legal effect:* *Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.* *HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori.* *HS-R6 relates to a hazardous facility within an SNA.* *HS-R9 relates to a hazardous facility within a scheduled heritage resource.*	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	*All rules have immediate legal effect (HAR1 to HA-R14)* *All standards have immediate legal effect (HA-S1 to HA-S3)*	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	*All rules have immediate legal effect (HHR1 to HH-R10)* *Schedule 2 has immediate legal effect*	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	*All rules have immediate legal effect (NTR1 to NT-R9)* *All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect*	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	*All rules have immediate legal effect (SASM-R1 to SASM-R7)* *Schedule 3 has immediate legal effect*	Not applicable. The site does not contain any sites or areas of significance to Maori.
Ecosystems and Indigenous Biodiversity	*All rules have immediate legal effect (IB-R1 to IB-R5)*	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance, or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IBR5.
Subdivision	*The following rules have immediate legal effect:* *SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUBR17*	Not applicable. The proposal is not a subdivision
Activities on the Surface of Water	*All rules have immediate legal effect (ASWR1 to ASW-R4)*	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	*The following rules have immediate legal effect: EW-R12, EW-R13* *The following standards have immediate legal effect: EW-S3, EW-S5*	Earthworks are permitted.
Signs	*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*	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	*Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water*	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan.

Therefore, no further assessment of these rules will be undertaken.

5.0 Far North District Plan Section 8.6.5.2.3 Assessment Criteria

5.1 Minor Residential Unit

Minor residential units are a Controlled Activity in the zone provided that:

(a) There is no more than one minor residential unit per site;

Only one minor residential unit is proposed. The other building is a sleepout.

(b) The site has a minimum net site area of 5,000m²;

Lot 4 DP 201128 is 78,800m² in area.

(c) The minor residential unit shares vehicles access with the principal dwelling;

The minor residential unit shares access with the principal dwelling as shown on the Architectural Plans, Sheet A01a.

(d) The separation distance of the minor residential unit is no greater than 30m from the principal dwelling:

The proposed minor dwelling will be 15m from the principal dwelling well under the 30m maximum.

In considering this application under this provision, the Council will restrict the exercise of its control to the following matters:

(i) The extent of the separation between the principal dwelling and the minor residential unit;

The proposed minor dwelling will be 15m south of the principal dwelling meeting the requirement above.

(ii) The degree to which design is compatible with the principal dwelling;

The dwelling, minor dwelling and cabin will be clad in shadowclad whilst rooves will be trimline. The exterior of the buildings will be the same colour.

(iii) The extent to which services can be shared;

The buildings will be accessed via a shared driveway.

An aeration treatment system with 480m² of surface laid, planted dripper lines will service the buildings. The Onsite Wastewater Report (TP58) written by O'Brien Design Consulting; 20th August 2024 is provided as Appendix III.

Potable water will be provided by 3 water tanks. Overflow from the tanks will be dispersed evenly via a stormwater spreader. Sheet A01b shows the location of the water tanks and spreader bar.

Connections for electricity, telecommunications and internet can be shared.

(iv) The ability to mitigate any adverse effects by way of provision of landscaping and screening;

The development during and after construction will have low visibility from the right of way and neighboring properties. This is because the distance from the closest building (sleepout) to the right of way is approximately 128m. Mature gumtrees provide partial screening. Photograph 1 shows the location of the dwelling looking towards the right of way to the south. The scaffolding in the photograph background is near the right of way. Photograph 2 is taken from the metal area near the scaffolding towards the buildings. Both photographs show that the buildings will have low visibility from the right of way and any neighboring properties to the south. Photograph 3 shows juvenile Harakeke flax, *Phormium tenax*, planted on a bund along part of the southern right of way. The flax once mature can grow to a height of 3m and width of 2m. The plantings will further obscure the buildings from view.

Photographs 4 and 5 show the view from the proposed building location to the north and west. The size of the property, distance of the development from boundaries and mature gum trees along boundaries obscure or partially obscure the development from view. The visibility of the development from neighboring properties to the north and west is low. A 480m² planted wastewater disposal field is proposed to the west of the buildings as shown on Sheet A01b. The planted field will, once mature, will further screen the buildings from view.

Photograph 6 shows the view to the east. The hilly topography and gum trees located on the neighboring eastern lot (Lot 3 DP 201128) obscure the development from view from the east.

(v) The location of the unit;

The Site Location Plan, Sheet A01a, Appendix II shows the location of the minor dwelling. The minor dwelling is located 15m south of the principal dwelling well under the 30m required. The buildings are located to the east of the lot close to each other, well away from the northern, southern and western property boundaries.

5.2 Airport Noise, Assessment Criteria 15.2.6.2

(a) Whether the proposed land use is a noise sensitive activity which could limit airport operations.

The construction of a dwelling, minor dwelling and cabin is not a noise sensitive activity which could limit airport operations. Far North Holdings owns and operates Kerikeri Airport. In correspondence dated 27th August 2024, Appendix IIII, Far North Holdings state that “We have no objection to the construction”.

The buildings are to have insulation in the floors, walls and ceiling. The insulation proposed is as follows Expol under floor insulation R2.5, Pink batts R2.2 in the walls, Pink batts R3.6 in the ceiling. Windows and doors will be double glazed with double glazing low Excel R0.37. Insulation and double glazing will reduce noise for the occupants. Refer to Appendix II, Floor Plans and Elevations, Sheet A02 for details of the 3 buildings.

(b) Whether acoustic insulation should be required as a condition of consent.

Acoustic insulation is not required because the property is not located inside the Outer Control Boundary 55dB Ldn. The proposed Far North District Plan provides a map showing the 55dB Ldn boundary, Lot 4 DP 201128 is well outside the boundary line.

6.0 Resource Management Act Section 104 Assessment

6.1 Section 104 Assessment

(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

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. This has been carried out in the assessment in Section 7. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

(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;

Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.

(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.

The Regional Plan has been reviewed and there are no documents that are relevant to the proposal.

6.2 Part 2 of the Resource Management Act

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Mitigation measures are outlined in Section 5.0. From this assessment it is concluded that the proposed activity will have less than minor effect on the items in Part 2 of the Resource Management Act.

6.3 Neighbouring Properties

There is not expected to be any negative effects such as social, economic, or cultural on the neighborhood or wider community or any physical effects on the landscape or ecosystems such as native bush and streams near the property. Wastewater and stormwater are to be managed onsite to current regulatory standards therefore environmental effects are mitigated. The activity will not exacerbate natural hazards (for example flooding or land stability).

The buildings are to be located well away from the southern, northern and western property boundaries. The distance along with established gum trees obscure the proposed activity from the south, north and west. Flax along part of the southern boundary and the proposed 480m² planted wastewater field will further screen the development from view. Visibility is obscured from the east due to the topography and existing gum trees on the neighbouring lot. Visibility of the buildings is low, partially to fully obscuring the buildings from neighbouring properties.

7.0 Schedule 4

6 Information required in assessment of environmental effects.

(*1) An assessment of the activity's effects on the environment must include the following information:*

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The activity will not result in any significant adverse effects on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:

Refer to Section 5.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations proposed.

(d) if the activity includes the discharge of any contaminant, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No contaminants are proposed.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Refer to Section 5.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Not applicable.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is required for this activity.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The activity will not have a more than minor effect on protected customary rights groups.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4 and 5.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Not applicable.

7 Matters that must be addressed by assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

(b) any physical effect on the locality, including any landscape and visual effects:

(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4.0 - 6.0 which address the items required as per Schedule 4, Section 7.

8.0 Conclusion

The proposed buildings will be located to the east of the property close to each other. The remainder of the 78,800m² lot will be available for production. The land is currently grazed. The proposed development is not expected to affect the natural environment, or production activities carried out in the Rural Production zone. Reverse sensitivity effects are not anticipated.

The application meets assessment criteria for a Controlled Activity as listed in the Far North District Plan, Section 8.6.5.2.3. There is only 1 minor residential unit proposed for the site. The site has an area greater than 5000m². The 34.2m² minor dwelling (well under 65m²), will be 15m from the primary dwelling (well under the 30m required). The buildings will be clad in the same material and painted the same colour. The minor dwelling will share vehicle access with the principal dwelling. Traffic movements meet permitted. Wastewater and stormwater can be shared and managed onsite without adverse effects to the environment or neighbouring lots.

The visibility of the buildings from the right of way and neighbouring properties is low with partial to full screening due to distance, existing and proposed plantings.

The construction of the buildings within 1.2km of the airport runway will not limit the safe and efficient operation of the airport or the ability for it to expand in the future. Far North Holdings do not object to the construction of the buildings. Insulation and double glazing will reduce airport noise. Acoustic insulation is not required. The property is not located in the airport zone in the proposed District Plan.

Assessment of relevant sections in the existing and proposed Far North District Plan and Resource Management Act (1991) were discussed in relation to the breach. An assessment of the requirements under Section 95A – 95G, Section 104 is provided. The assessment overall concludes that any potential adverse effects on the surrounding environment, neighbouring properties and Rural Production zone will be less than minor.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA129B/396**
Land Registration District	**North Auckland**
Date Issued	20 June 2000

Prior References
NA93A/295

Estate	Fee Simple
Area	7.8800 hectares more or less
Legal Description	Lot 4 Deposited Plan 201128

Registered Owners

Clinton Lee Atkinson and Deanna Rachel Atkinson as to a 1/2 share

Robert Micheal Abraham, Penelope Rose Abraham and Alison Margaret Denne as to a 1/2 share

Interests

Subject to Section 59 Land Act 1948

Appurtenant hereto is a water supply right specified in Easement Certificate C165108.3 - 18.7.1990 at 1.56 pm and varied C533554.5 - 3.11.1993 at 2.39 pm

Subject to a right of way and rights to transmit electricity and telecommunications over part marked B on DP 201128 specified in Easement Certificate C496178.3 - 7.7.1993 at 2.25 pm

Appurtenant hereto is a right of way and rights to transmit electricity and telecommunications specified in Easement Certificate C496178.3 - 7.7.1993 at 2.25 pm

The easements specified in Easement Certificate C496178.3 are subject to Section 309 (1) (a) Local Government Act 1974

The easements created by Transfer C496178.4 are subject to Section 309 (1) (a) Local Government Act 1974

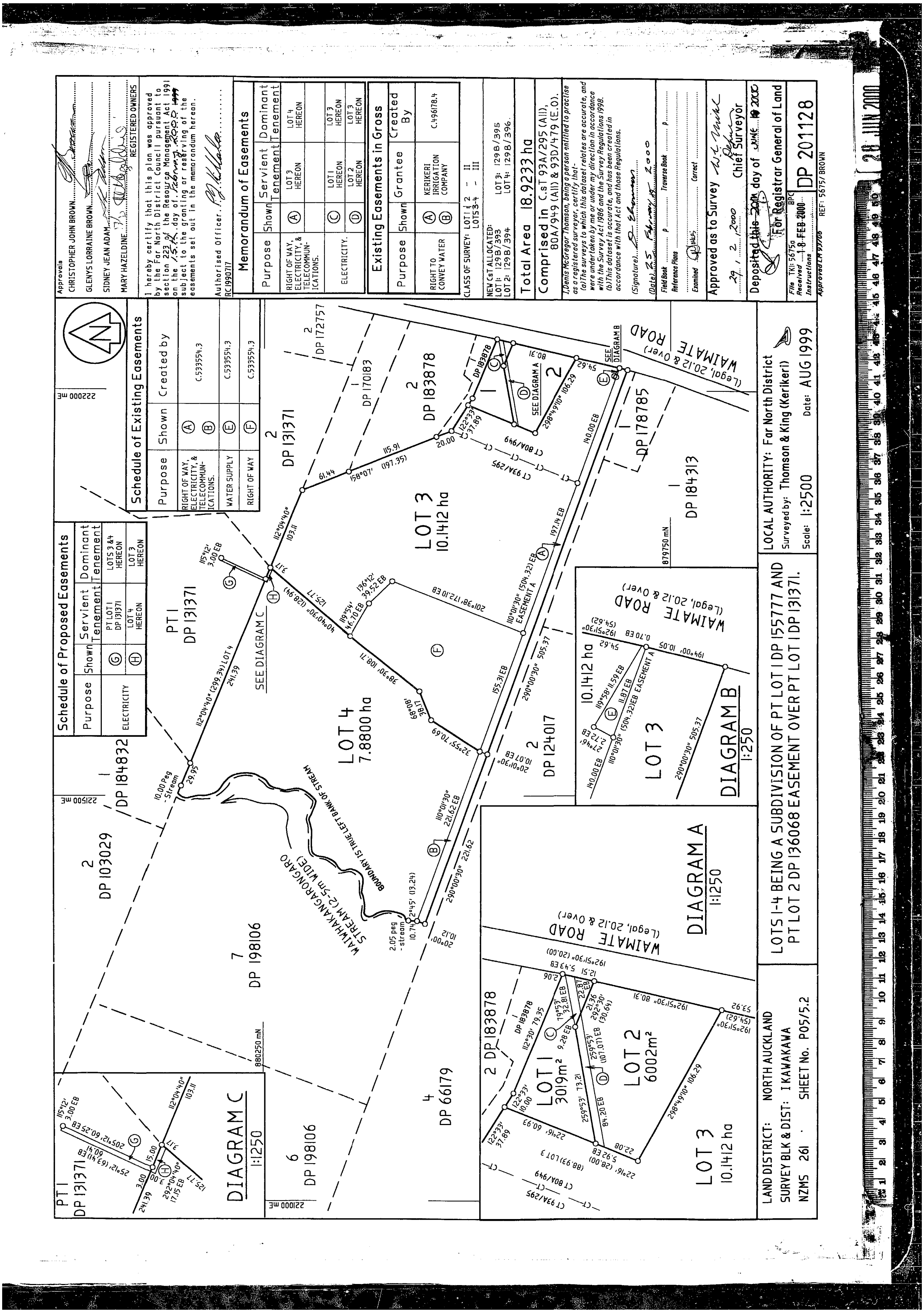
Subject to a right (in gross) to convey water over part marked B on DP 201128 in favour of Kerikeri Irrigation Company Limited created by Transfer C496178.4 - 7.7.1993 at 2.25 pm

Appurtenant hereto is a right of way and electricity and telecommunications rights specified in Easement Certificate D516078.5 - 20.6.2000 at 9.00 am

Subject to an electricity right over part marked H on DP 201128 specified in Easement Certificate D516078.5 - 20.6.2000 at 9.00 am

Some of the easements specified in Easement Certificate D516078.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 201128)

Appurtenant hereto is a right to convey electricity created by Transfer D516078.6 - 20.6.2000 at 9.00 am


Schedule of Proposed Easements
Schedule of Existing Easements
Memorandum of Easements
Existing Easements in Gross
Total Area 18.9233 ha
Comprised in C.T 93A/295 (All), 80A/949 (All) & 93D/479 (E.O.)
LOT 1 3019m²
LOT 2 6002m²
LOT 3 10.1412 ha
LOT 4 7.8800 ha
WAIMATE ROAD (Legal, 20.12 & Over)
WAIWHAKANGARONGARO STREAM (2-5m WIDE)
DIAGRAM A 1:250
DIAGRAM B 1:250
DIAGRAM C 1:250
LOTS 1-4 BEING A SUBDIVISION OF PT LOT 1 DP 155777 AND PT LOT 2 DP 136068 EASEMENT OVER PT LOT 1 DP 131371.
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:2500 Date: AUG 1999
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: I KAWAKAWA
NZMS 261 SHEET No. P05/5.2
DP 201128

Penny & Rob Abraham Family Trust
Proposed Dwelling

238B Waimate North Road, Kerikeri

Lot 4 DP 201128

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	G
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A09	Roof Details	G
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A11	Drainage Details	G
Revisions		
-	-	-

Construction Drawings

Date: 29 August 2024

Job Number: 4029.3

Drawn by: Matei Ion Paveluc

T: 09 407 5208

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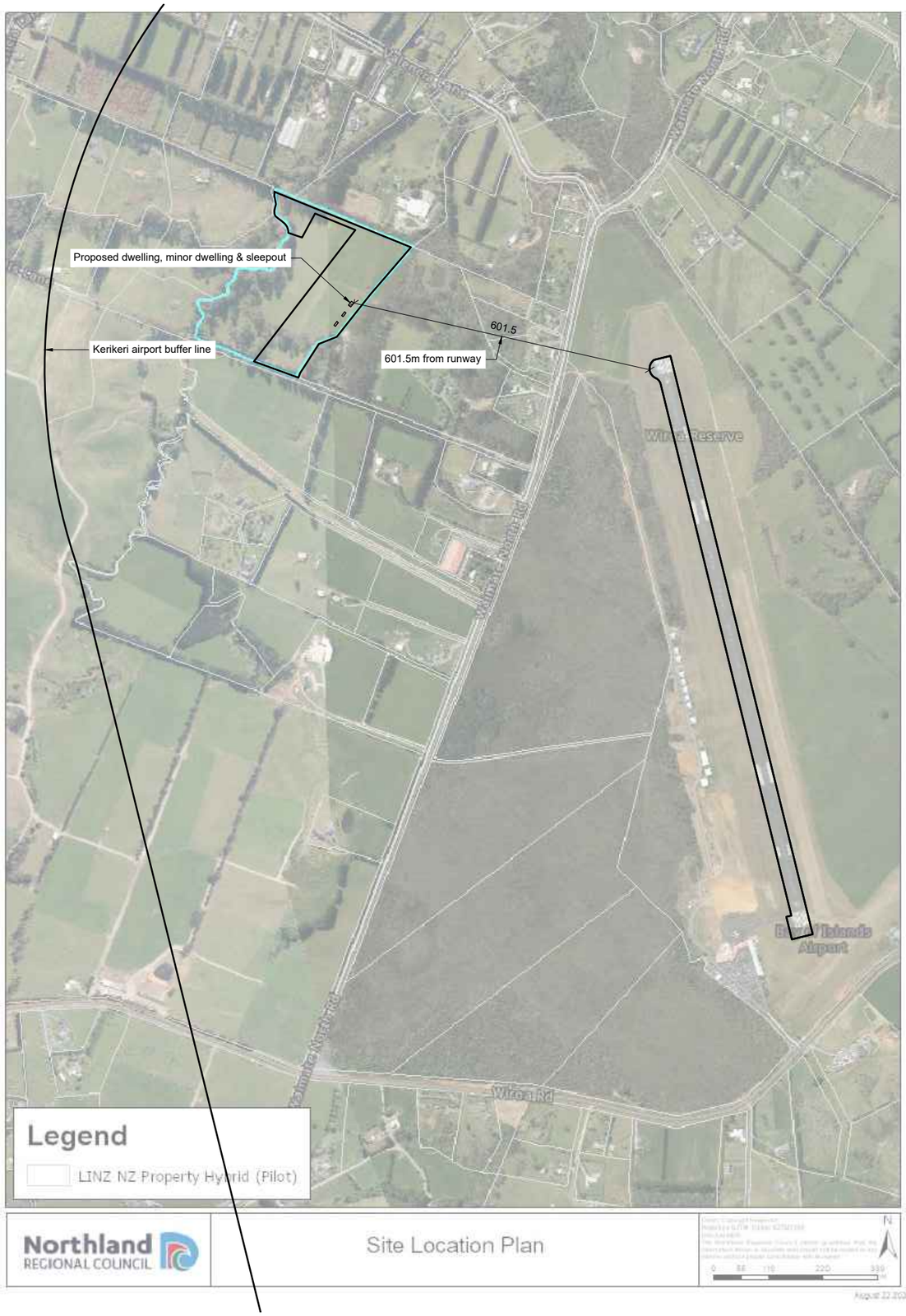
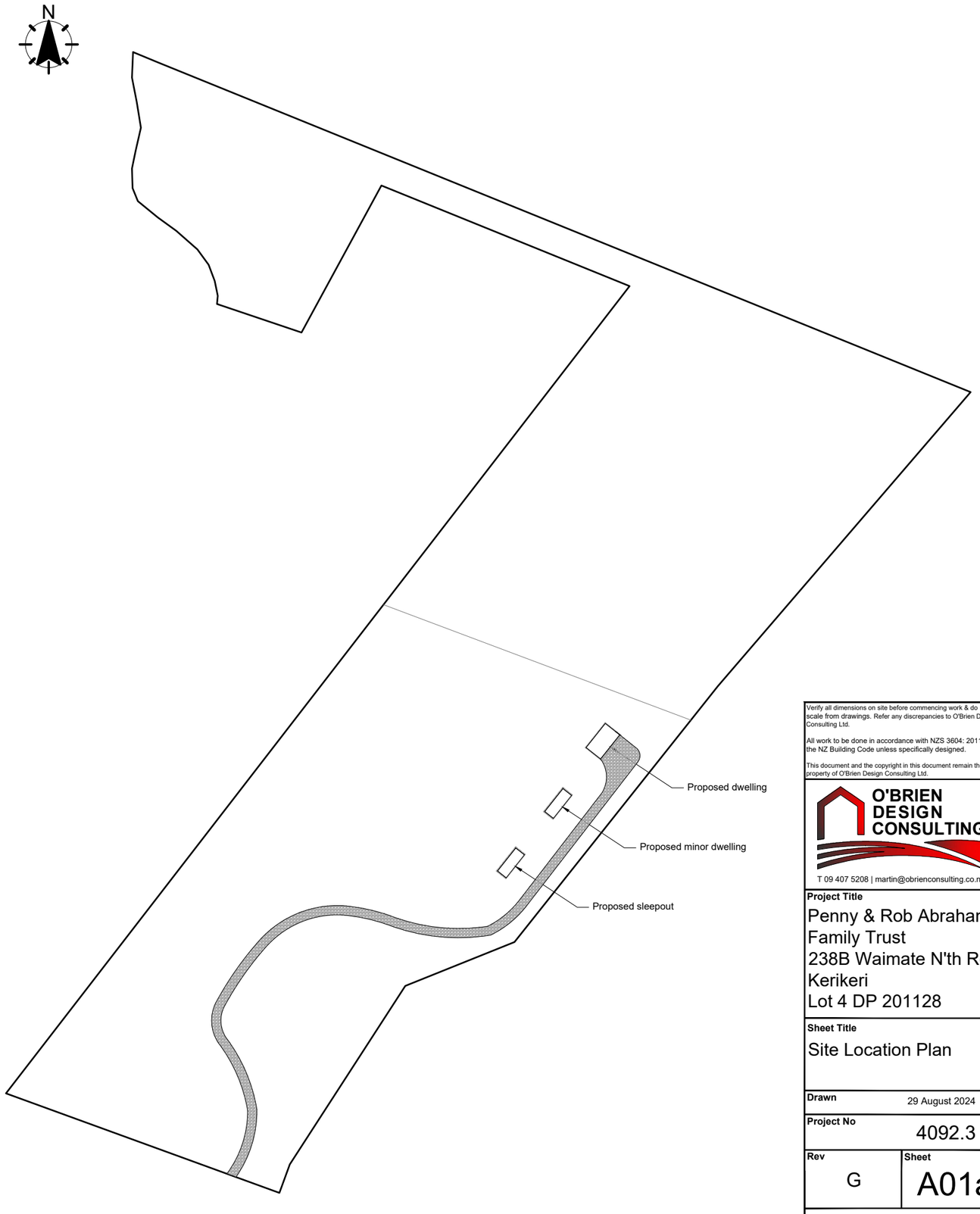


Northland Regional Council

Site Location Plan

August 22 2024



O'BRIEN DESIGN CONSULTING

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

Project Title

Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title

Site Location Plan

Drawn	29 August 2024
Project No	4092.3
Rev	G
Sheet	A01a

Scale (A3 Original) 1: 1500

15 7.5 0 15 30 m

Lot 4 DP 201128
Lot area: 78,800m²
Cladding weight: light
Corrosion zone: C
Wind zone: High
Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Proposed metal driveway:	798.0m²
Proposed dwelling:	71.6m²
Proposed sleepout:	44.5m²
Proposed sleepout:	44.5m²
Total proposed:	958.6m²

Total permitted = 15% of gross site area= 11,820m²
Total proposed = 958.6m² = 1% Complies

Setbacks to boundaries: 10m min. Complies

Building height:
Permitted: 12m max
Proposed: 3.7m approx. Complies

Building Coverage:

Proposed dwelling:	59.9m²
Proposed sleepout 1:	34.2m²
Proposed sleepout 2:	34.2m²
Total proposed:	128.3m²

Total permitted = 12.5% of gross site area = 9,850m²
Total Proposed = 128.3m² = <1% Complies

Earthworks

Driveway cut:	69.5m³
Fill:	69.5m³
Cut/Fill:	139.0m³

Total permitted = 5,000m³ Complies

480m² (100%) Reserve area

480m² Wastewater disposal field:
480m Length approx of dripperline with emitters at no greater than 400mm centres with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to surface & planted with water loving plants. Lines are to be covered by a minimum of 100mm of mulch.

Possible future boundary

Legend

- Power cable
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Setback line
- Wastewater disposal field
- Reserve area

NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:

- 1.5m from buildings
- 1.5m from property boundaries
- 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
- 15m from surface water such as pond
- 30m from stream

6. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:

- Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
- Refer to the report outlining Section 3 of the Building Code, detailing smoke alarm regulations.

Alkathene pipe as per manufacturers instructions

Aeration treatment system

Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT

3 x 23,000Ltr Promax water tanks buried 1m

100mm Ø pipe, min. gradient 1:120 to a 100mm Ø spreader to open pasture

Water pump with power cable & water supply pipe to house, pump to be installed with a double jumbo water filter

BH5
Proposed sleepout

BH4
Proposed minor dwelling

BH3
Proposed dwelling

BH1

BH2

15000

15000

DP

DP

DP

Sewer: 100mm Ø pipe, gradient 1:60

100mm Ø pipe, min. gradient 1:120 to tanks

15000

15000

15000

Proposed metal driveway 798m²

10m District Plan setback from boundary line

1.5m Wastewater setback from boundary

1.5m

31769

23450

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Project Title
Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Site Plan

Drawn 29 August 2024

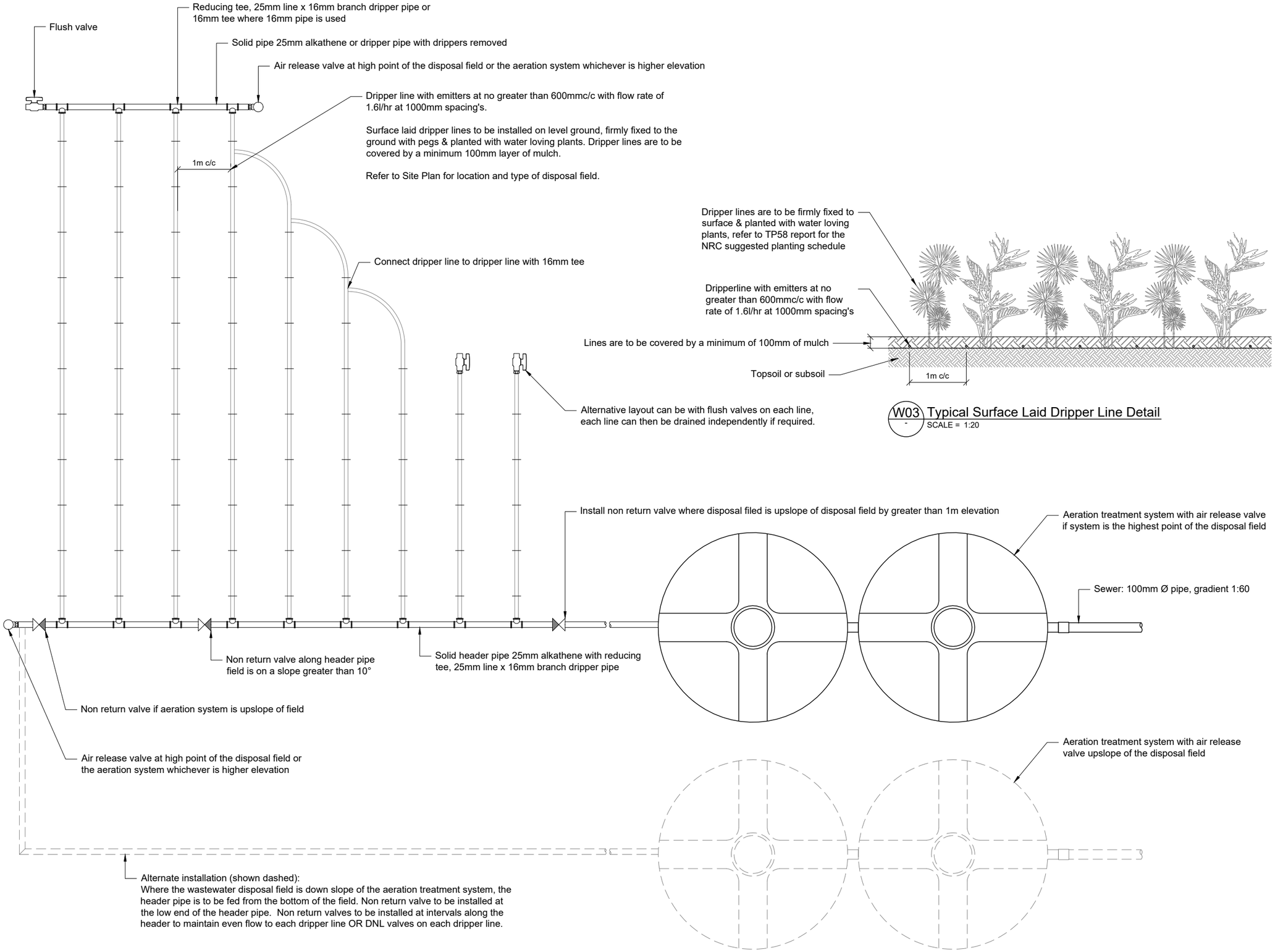
Project No 4092.3

Rev G

Sheet A01b

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

NOTES

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

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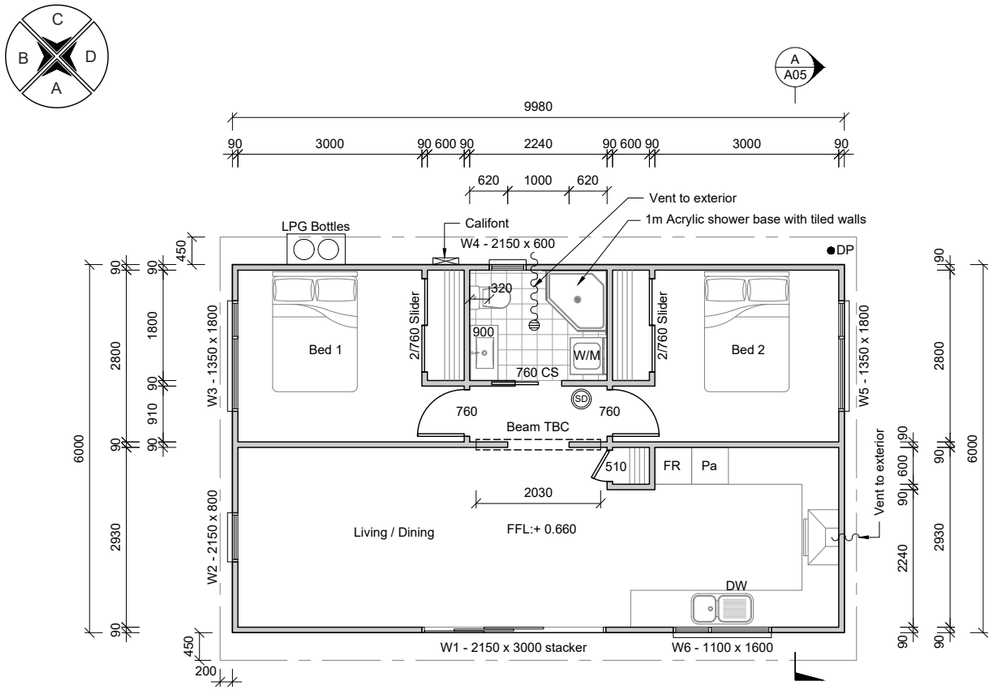
Project Title
Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Wastewater Details

Drawn	29 August 2024
Project No	4092.3
Rev	G
Sheet	A01c

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



Floor Plan
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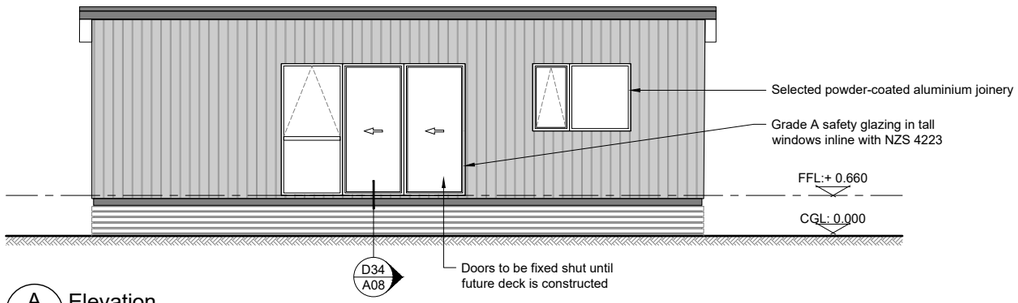
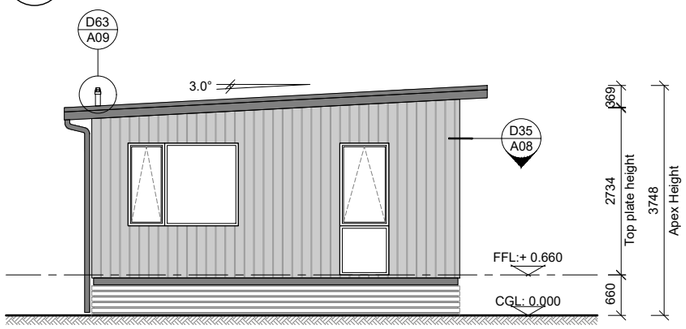


A Elevation
SCALE = 1:100 @ A3



B Elevation
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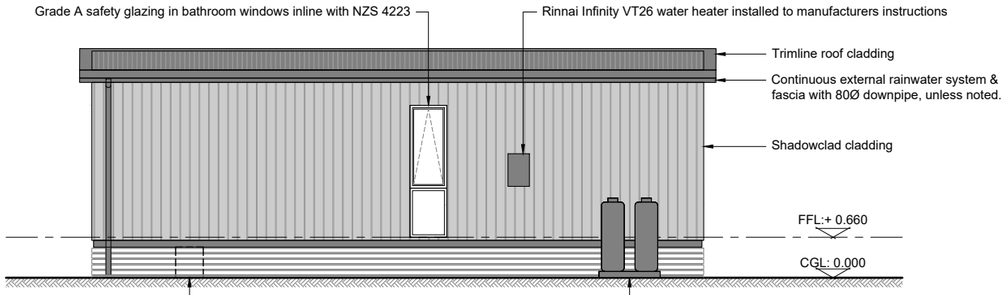
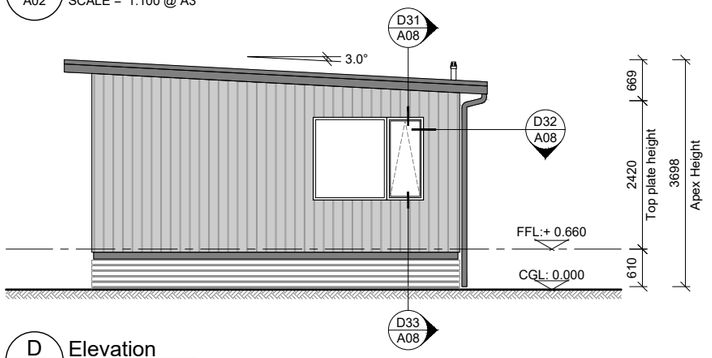


C Elevation
SCALE = 1:100 @ A3



D Elevation
SCALE = 1:100 @ A3

RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	1
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	5
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
	Total				6

H1 SPECIFICATION:

- Expol under floor Insulation *R2.5*
- Walls: Pink batts *R2.2*
- Double glazing low E Xcel *R0.37*
- Ceiling: Pink batts *R3.6*

H1 Note:

H1 calculations included in BC information.

SPECIFACTION:

- High wind zone
- Exposure zone C
- Subfloor with pile foundations
- 2.4m to 2.7m Stud height
- Shadowclad cladding
- Trimline roofing
- 3° Roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Hardieflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless noted.
- All windows and doors double glazed (low Xcel).
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

LEGEND

- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Selected vinyl on selected underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
2. Refer to Eave detail for stud, lintel and soffit framing heights.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, , wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0

BUILDING AREA:

Floor Area: 59.9m²
Roof Area: 71.6m²

FIXINGS:

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

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Project Title
Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Floor Plan

Drawn 29 August 2024

Project No 4092.3

Rev G

Sheet A02

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

Penny & Rob Abraham Family Trust
Proposed Transportable Minor Dwelling

Construction Location:
BC#: EBC-2023-1118_0_A

238B Waimate North Road, Kerikeri

Lot 4 DP 201128

Relocated to:

238B Waimate North Road, Kerikeri

Lot 4 DP 201128

AMENDMENT LIST:

A02 Floor layout & drainage layout changed.
Shower changed to acrylic base with tiled walls.
New lintel calculations for joinery changes.
W4 deleted.
H1 Calculations.

A03 Floor layout & drainage layout changed.

A04 Floor layout & drainage layout changed.
W4 deleted.
New bracing plan for plan layout change.

A09 Updated roof details.

Sheet Index		
Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	P
A01b	Site Plan	P
A02	Floor Plan & Elevations	P
A03	Foundation, Joist Layout & Drainage Plans	P
A04	Roof, Framing & Lintel, Drainage Plans	P
A05	Section A	P
A06	Foundation Details	P
A07	Hold Down Details	P
A08	Cladding Details	P
A09	Roof Details	P
A10	Membrane Details	P
A11	Drainage Details	P
A12	SOLATUBE 160DS Daylight System Detail	P
Revisions		
All	Address notes revsied	F
A02	2 x layers of polyurethane added on kitchenette flooring	G
A02	Various notes revised	H
	Change of address	I
	Minor variation, plan change, new lintels and bracing	J
A02-A04	Bathroom window W4 removed	L
A09	Updated roof details.	O

Proposed Relocation Drawings

Date: 29 August 2024

Job Number: 4092.1

Drawn by: Matei Ion Paveluc

T: 09 407 5208

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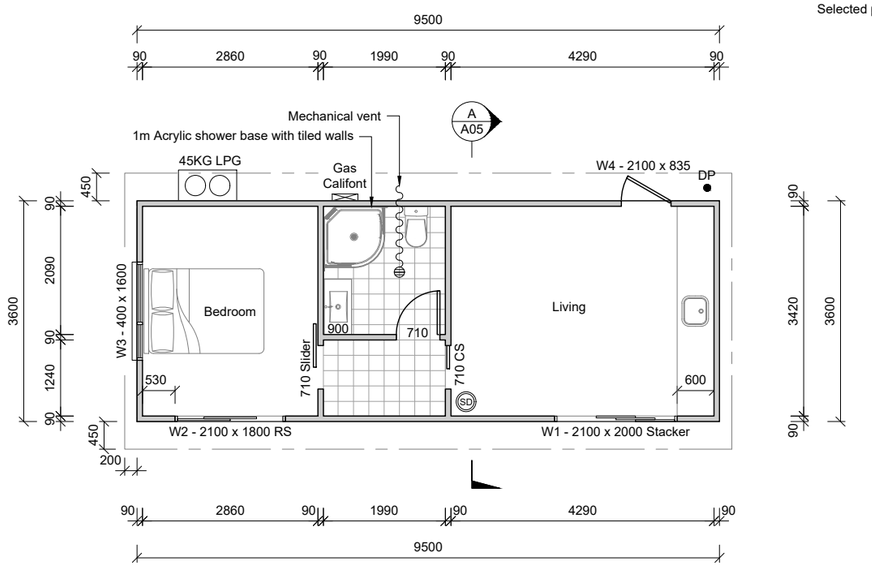
SPECIFICATION:

- Very high wind zone
- Exposure zone C
- Timber subfloor & pile foundations
- Shadowclad cladding on 20mm Cavity
- Trimline Roofing
- 4.8° Roof pitch
- 10mm GIB wall lining **&** 13mm GIB ceiling lining
- R2.2 Wall insulation
- R3.6 Pink Superbatts Skillion roof insulation
- R2.5 Expol under-floor insulation
- Hardieflex soffit lining
- 140 Continuous fascia & spouting with 80Ø downpipes.
- All windows and doors double glazed.
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

Note: Use 2 x layers of polyurethane overtop of Plywood flooring around kitchenette sink



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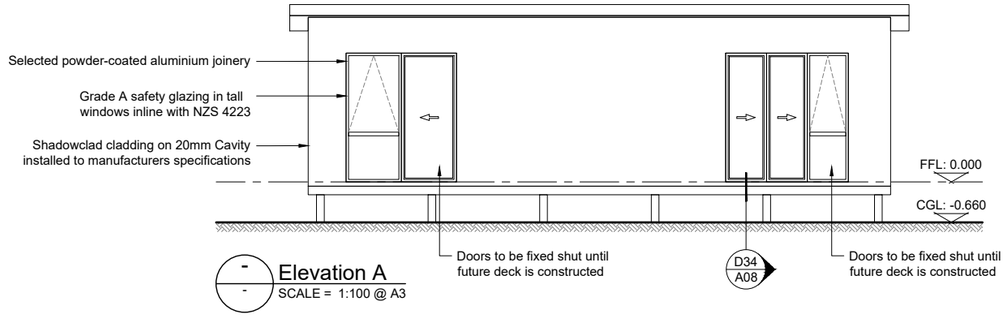

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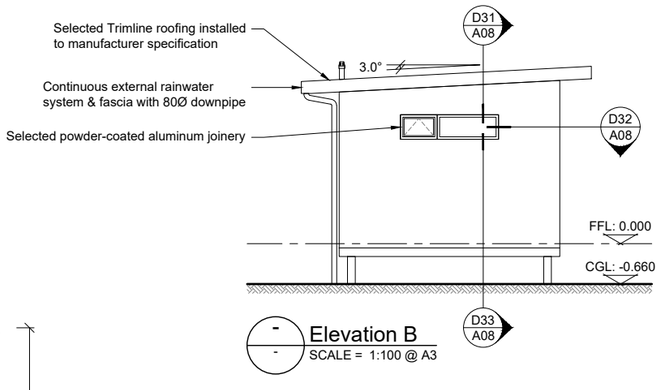

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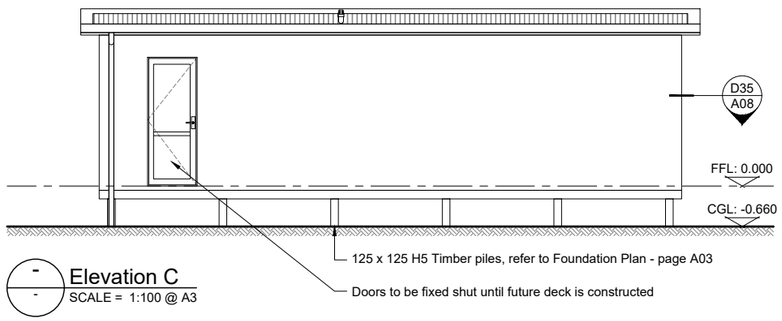

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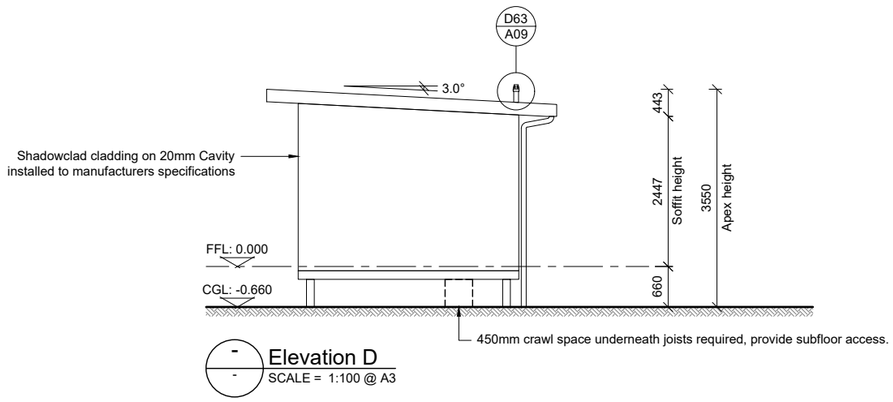

Elevation D
SCALE = 1:100 @ A3

SPECIFICATIONS	
Cladding Type	Shadowclad
Stud Height	2330 - 2530
Roofing Type	Trimline
Roof Pitch	4.8°
Joinery	Aluminum
Wind Zone	Very high
Earth Quake Zone	1

RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	5
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
	Total				7

LEGEND

- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump & A/C units where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

BUILDING AREA:

Floor Area: 34.2m²
Roof Area: 44.5m²

FIXINGS:

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

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Rob Abraham: 051 387 427

Drawn by:
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Penny & Rob Abraham Family Trust
238B Waimate North Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Floor Plan & Elevations

Drawn 29 August 2024

Project No 4092.1

Rev P

Sheet A02

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

Proposed Sleepout

Penny & Rob Abraham Family Trust
238B Waimate North Road
Kerikeri
Lot 4 DP 201128

Sheet Index		
Sheet No.	Sheet Title	Rev
A02	Floor Plan & Elevations	B
A03	Foundation, Joist Layout & Drainage Plans	B
A04	Roof, Framing & Lintel, Drainage Plans	B
A05	Section A	B
A06	Foundation Details	B
A07	Hold Down Details	B
A08	Cladding Details	B
A09	Roof Details	B
A10	Membrane Details	B
A11	Drainage Details	B
Revisions		
-	-	-

Construction Drawings
Date: 29 August 2024
Job Number: 4092
Drawn by: Matei Ion Paveluc
T: 09 407 5208

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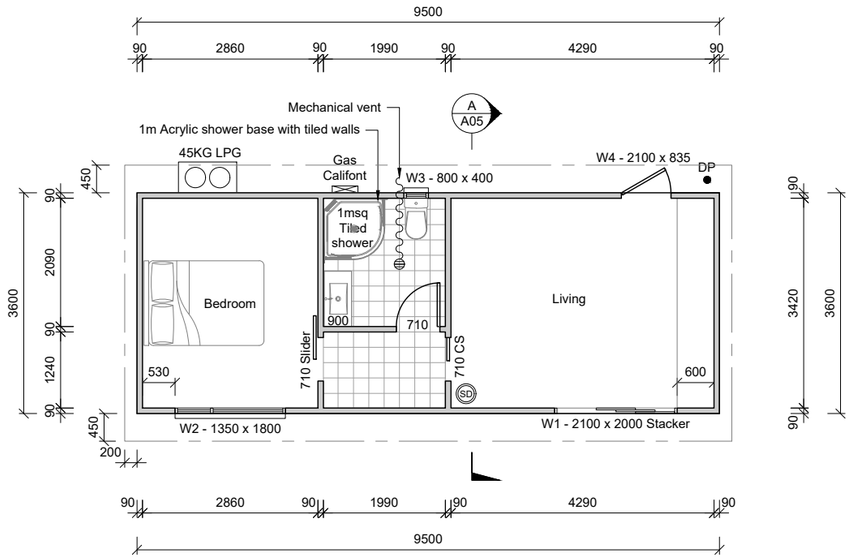
C
B D
A

SPECIFICATION:

- Very high wind zone
- Exposure zone C
- Timber subfloor & pile foundations
- 2.4m Stud height at low end
- 2.7m Stud height at low end
- Shadowclad cladding on 20mm Cavity
- Trimline Roofing
- 4.8° Roof pitch
- 10mm GIB wall lining **&** 13mm GIB ceiling lining
- R2.2 Wall insulation
- R3.6 Pink Superbatts Skillion roof insulation
- R2.5 Expol under-floor insulation
- Hardieflex soffit lining
- 150mm Timber fascia & 180 spouting with 80Ø downpipes.
- All windows and doors double glazed.
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

Note: Use 2 x layers of polyurethane overtop of Plywood flooring around kitchenette sink



Floor Plan
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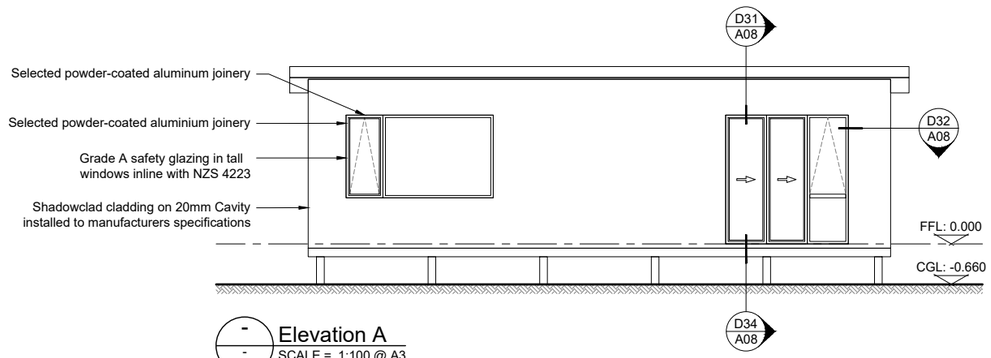

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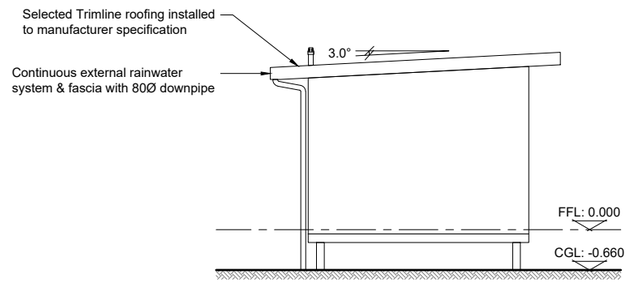

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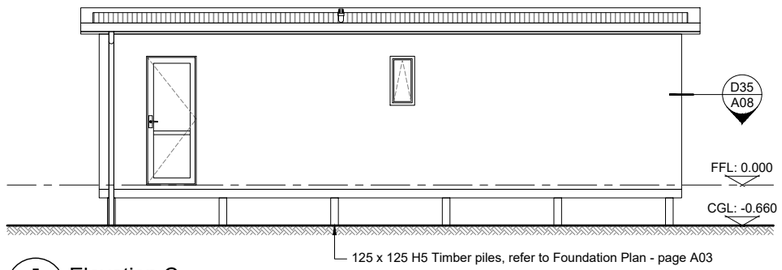

Elevation C
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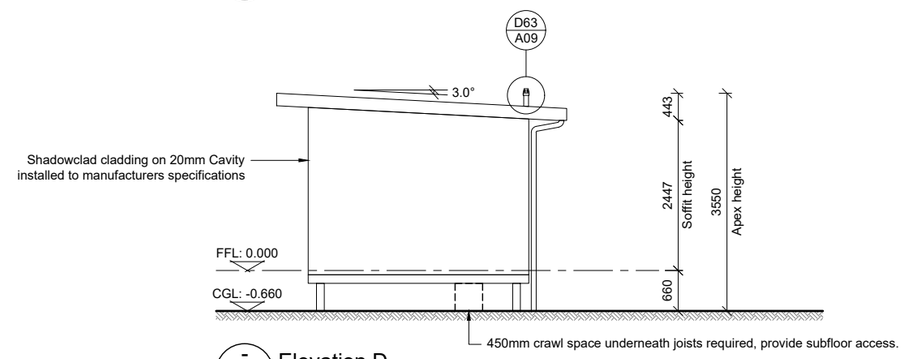

Elevation D
SCALE = 1:100 @ A3

SPECIFICATIONS	
Cladding Type	Shadowclad
Stud Height	2460
Roofing Type	Trimline
Roof Pitch	4.8°
Joinery	Aluminum
Wind Zone	Very high
Earth Quake Zone	1

RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	5
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
	Total				7

LEGEND

- SD — Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump & A/C units where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

BUILDING AREA:

Floor Area: 34.2m²
Roof Area: 42.4m²

FIXINGS:

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

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Drawn by:
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Project Title
Penny & Rob Abraham Family Trust
238B Waimate North Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Floor Plan & Elevations

Drawn 29 August 2024

Project No 4092

Rev B

Sheet A02

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

Onsite Wastewater Report (TP58)

Rob & Penny Abraham Family Trust
238B Waimate North Road
Kerikeri
Far North District
Lot 4 DP 201128

Written by: Nicola O'Brien
Approved by: Martin O'Brien

Rev: A
Date: 30th August 2024
Job No: 4092.3

Ph: (09) 407 5208 | Mob: 027 407 5208
E-mail: martin@obrienconsulting.co.nz
E-mail: nicola@obrienconsulting.co.nz

Contents

Executive Summary

Lot 4 DP 201128 is a 7.88 ha, grassed, flat to slightly sloping rural lot located at 238B Waimate North Road, Kerikeri. The owners propose to construct a 2-bedroom dwelling and 2 x 34.2m², 1-bedroom cabins to the east of the property. One of the cabins will be defined as a minor dwelling. Onsite wastewater is required to service the buildings. A secondary treatment system with surface laid dripper lines is recommended due to category 6, soils with slow draining characteristics.

Recommendations:

- The site is suitable for the disposal of onsite wastewater and a secondary treatment system with surface laid dripper lines is recommended.
- Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code.
- The proposed wastewater disposal field shall consist of approximately 480m of surface laid dripper line spaced at 1m. 480m² area in total. Dripper lines are to be surface laid, on level ground, and planted with water loving plants. The dripper line should be covered by at least 100mm layer of mulch or leaf litter.
- The wastewater field is not to be grazed, driven on or built over.
- There is adequate area to support a 100% reserve wastewater disposal field.
- The field and reserve are to be set inside of proposed Lot 2 as a future subdivision may occur.
- The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
- Correct use and maintenance of the wastewater system is required for it to work effectively and minimise environmental impacts.

1.0 Introduction

1.1 Scope

An on-site effluent disposal investigation, to obtain building consent, has been undertaken in accordance with TP58 On-site Wastewater Systems: Design and Management Manuel Third Edition (2004), Regional Plan for Northland (2019) and the Far North District Plan (2009). An onsite wastewater treatment system and land application method are recommended based on site characteristics including setback distances from surface water, groundwater, and soil type. A wastewater design is provided based on aforementioned documents and site characteristics.

A secondary treatment system with surface laid dripper lines is proposed to service a 2-bedroom dwelling and 2 x 1-bedroom cabins (1 of the cabins defined as a minor dwelling).

1.2 Site Description

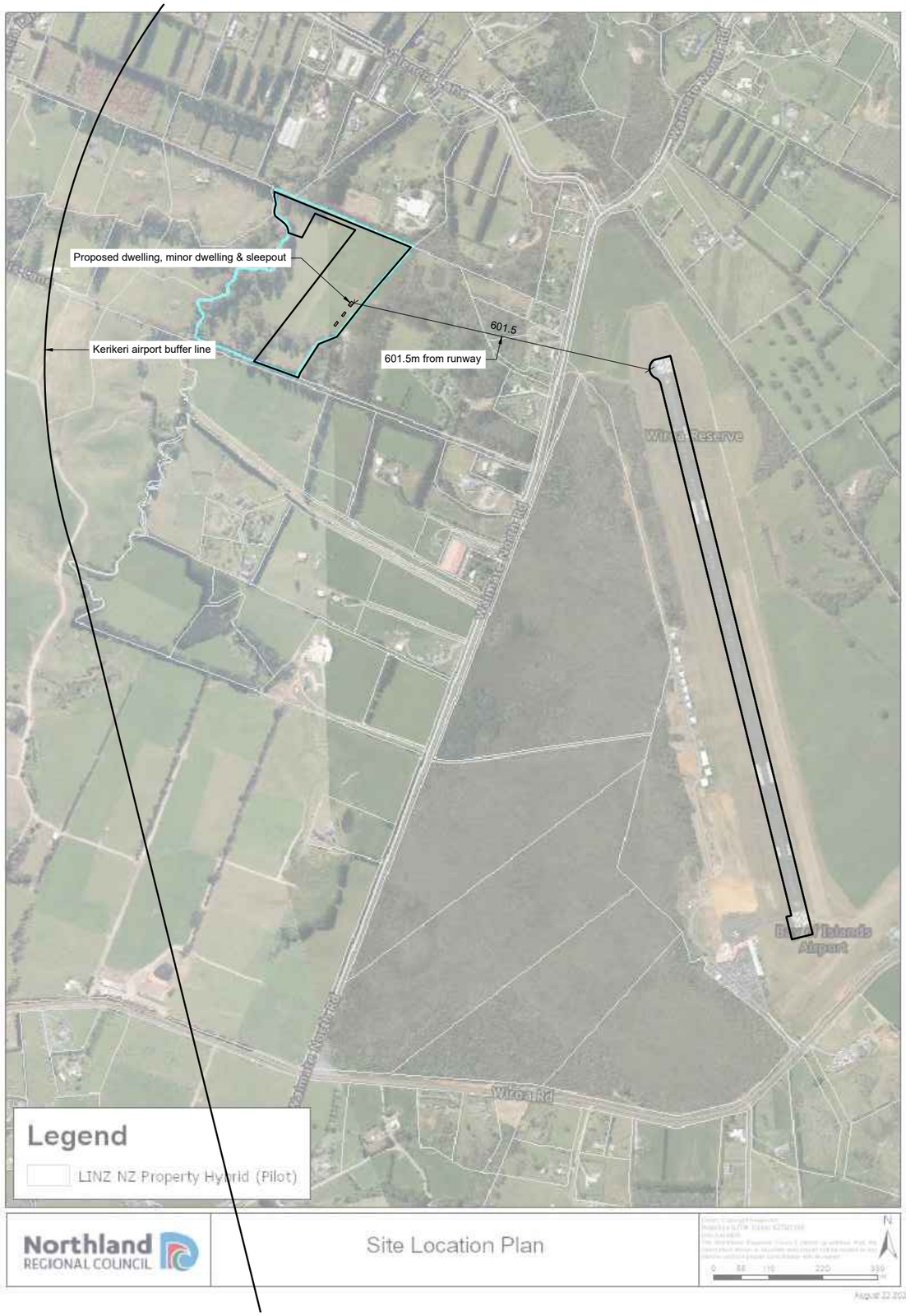
Lot 4 DP 201128 is located off 238B Waimate North Road, Kerikeri and is zoned Rural Production in the Far North District Plan. Lot 4 is a 7.88 ha, grassed, flat to slightly sloping rural section currently used for grazing. Mature trees, primarily Gum trees, are located to the south of the property and along the southern, western, and northern boundaries. Lot 4 may be subdivided into 2 separate lots in the future; therefore, the proposed wastewater field is to be located along the eastern boundary, well away from the proposed boundary. Refer to the Site Location Plan, Section 1.3, showing the location of Lot 4 DP 201128 and the surrounding area along with approximate proposed subdivision boundaries and the proposed location of the buildings on the site.

The proposed wastewater disposal field is to be located on a grassed, flat to slightly sloping area as shown in Photograph 1 and the Site Plan, Section7. The field is not to be grazed following install.

Waiwhakangarongaro Stream runs along the western property boundary amongst mature vegetation. The proposed wastewater disposal field is to be setback a minimum of 30m from the stream as per the Far North District Plan, Section 12.7.6.1.4(b). The proposed field is over 160m from the stream.

A pond is located on neighbouring Lot 3 DP 201128. The pond is at least 20m from the property boundary therefore easily meeting the 15m minimum setback from the pond as per the Regional Plan for Northland (2019), Section C.6.1.3.

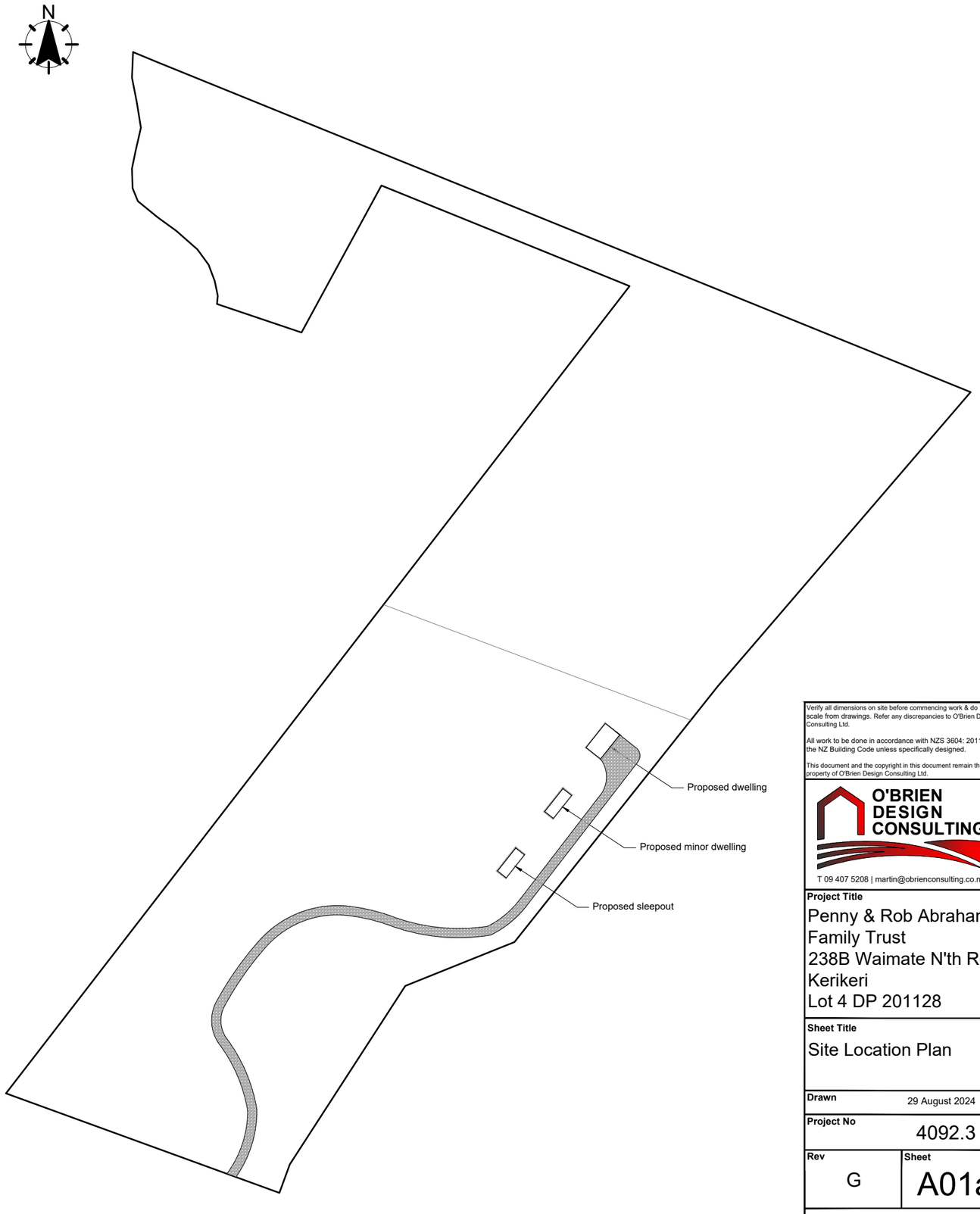
Photograph 1: Showing the approximate location of the proposed wastewater disposal field on a slightly sloping, grassed area.



Northland Regional Council

Site Location Plan

August 22 2024



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Project Title

Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title

Site Location Plan

Drawn	29 August 2024
Project No	4092.3
Rev	G
Sheet	A01a

Scale (A3 Original) 1: 1500

15 7.5 0 15 30 m

2.0 Methodology

2.1 Site Visit

The site investigation was undertaken on 2nd August 2022 & 14 August 2024 and comprised of a visual assessment of the proposed wastewater disposal field and the surrounding area. A 50mm borehole to a depth of 1200mm was undertaken to acquire soil samples and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category. The test location is indicated on the attached Site Plan, Section 7.

2.2 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps, Whangaroa - Kaikohe Soil Map and Google Earth images.

3.0 Site Evaluation

3.1 Soil Profile

Geological Map Reference Number: NZMS 290 Sheet P 04/05 describes the soils over the property as Okaihau gravelly friable clay (OK) and Pungaere gravelly friable clay (PG) with well to moderately well drained soils of the rolling and hill land.

The borehole log showed soils to be category 6 clay with slow draining characteristics. Refer to the Borehole Log, Section 8 and Photograph 2 showing soil layers.

Photograph 2: Borehole showing 100mm of category 4, slightly moist, dark brown topsoil followed by category 5, slightly moist, orangey brown, silty clay to a depth of 700mm. From 700-1200mm soils were category 6, slightly moist, orange, silty clay.

3.2 Groundwater

The Regional Plan for Northland (2019), Section C.6.1.3, Table 9 requires a 600mm separation distance of secondary treated wastewater from groundwater. TP58 (2004), Table 5.2 recommends a more conservative separation distance of 900mm in category 6 soils. Groundwater was not intercepted during the 1200mm borehole taken during Winter, 2nd August 2022.

No freshwater bores were noted on NRC Water Resources map in the near vicinity of the proposed wastewater disposal field meeting the 20m setback from a freshwater bore required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

3.3 Surface water

Due to the flat to slight topography excess stormwater, following heavy rain events, will tend to soak into soils or follow the slight topography, west over farmland.

No surface water bodies were noted in the near vicinity of the proposed wastewater disposal field (30m radius) meeting the 15m separation distance required by the Regional Plan for Northland (2019), Section C.6.1.3, Table 9 and the more conservative 30m separation distance outlined in the Far North District Plan, Section 12.7.6.1.4(b).

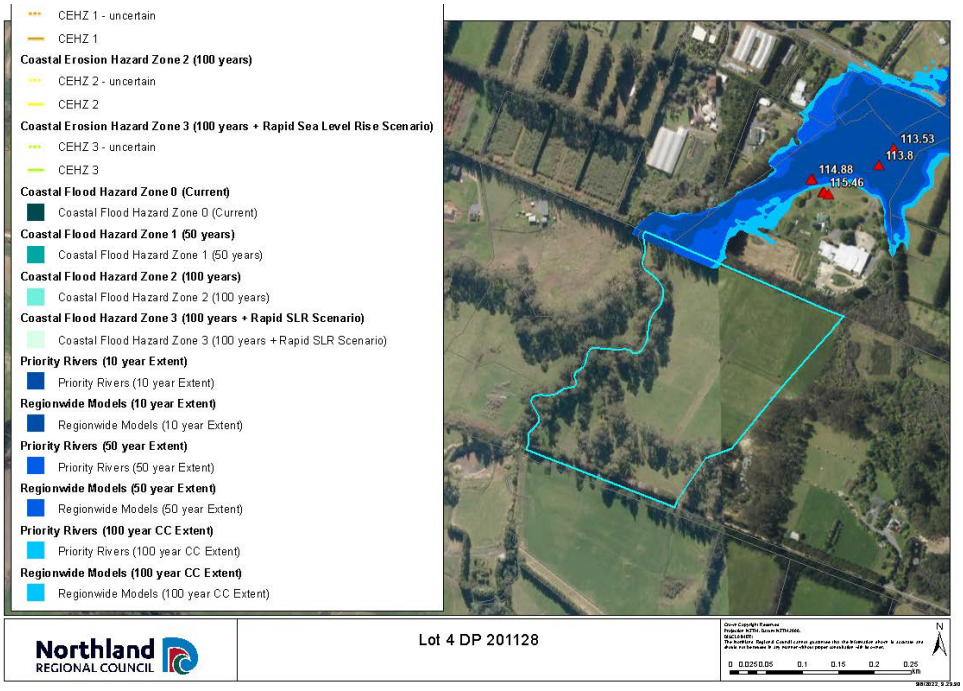
Waiwhakangarongaro Stream, which runs along the western property boundary, is over 160m from the field and reserve.

A pond on neighbouring Lot 3 DP 201128 is well over the 15m setback required.

The wastewater disposal field is to be setback a minimum of 5m from any existing or future intermittent stormwater flow path such as an overland flow path, drain or stormwater spreader as per the Regional Plan for Northland (2019), Section C.6.1.3. No existing intermittent flow paths were noted within 5m of the field during the site visit. Future drains are to be a minimum 5m from the field and reserve.

3.4 Flooding

According to Northland Regional Council maps a small area along the northern boundary, to the west, may be susceptible to potential flooding in a 10-year, 50 year and 100-year event. This area is well away from the proposed wastewater field to be located along part of the eastern boundary.



4.0 On-site Effluent Disposal

4.1 System Requirements

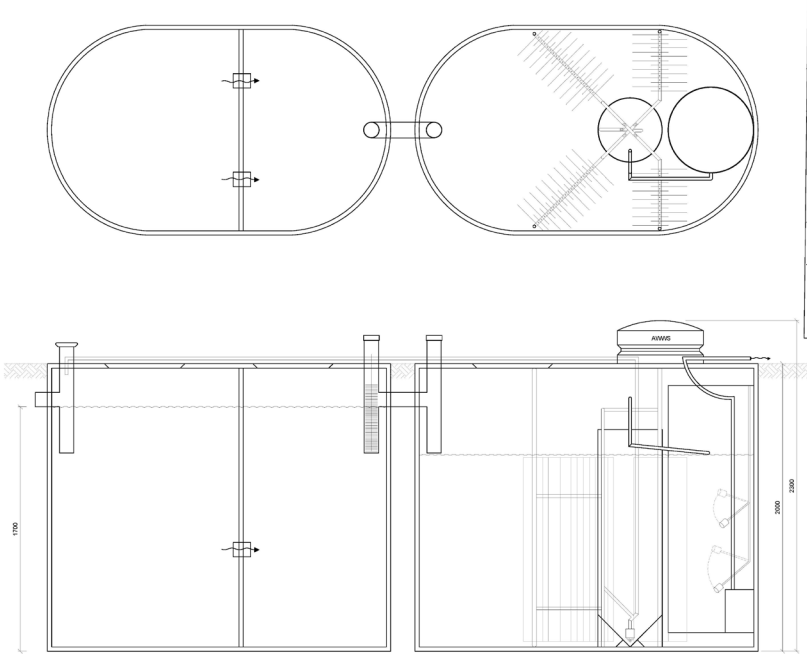
Effluent will be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

The system is to be installed by a registered installer to manufacturer's instructions. It is imperative that a maintenance contract be obtained at the point of installation to avoid problems with the system. Installation and maintenance notes can be found at the back of this report, Section 9 and 10.

Proposed system: AWWS-5000-C

Advanced WasteWater Systems Ltd
AWWS-5000-C Specification



Model: Process Description of System	AWWS-5000-C Vertically mounted thermo formed Poly sheets with fine bubble aeration
Volumes - Total operational Volumes - No of tanks - Pump out Chamber - Primary/Septic - Aeration Tank - Aeration Chamber - Clarification - Pump Out Chamber	 2000L/Day 2 Internal 5000 Dual 5000L 3600L 300L 300L
Filter - NZ 1546 standards	 1/16 inch Bio Filter (primary septic inlet)
Aeration - Type - Make/Model - Run Time - KW - Warranty Irrigation Pump	 Blower Secoh JDK80 - JDK120 9x 2hr 0.045 = 0.81 max KW per day 3 years To be specified if needed (metres head/irr field size)
Recirculation	Sludge Return from Clarification to septic (Auto air operated)
Electrical - Controls	 4Plug ST controller 10Amp Circuit Breaker High Level Alarm Low or no air Alarm

AWWS
ADVANCED WASTEWATER SYSTEMS

1666 SH10, Kerikeri
Ph 021.407.130 Email blair@awws.co.nz
www.awws.co.nz

4.2 Smoke Alarms

Smoke alarms shall be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0. Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door. Refer to Section 11 for Section 3 of the Building Code detailing smoke alarm regulations. This is a requirement by the Far North District Council for all new Building Consents.

4.3 Proposed Effluent Disposal Field

Wastewater calculations as follows:

2-bedroom dwelling with a potential occupancy of 4 people
1-bedroom cabin (defined as a minor dwelling) with a potential occupancy of 2 people
1-bedroom cabin with a potential occupancy of 2 people

Potential occupancy of the buildings x litres per person per day / loading rate = area of wastewater field

8 x 180 litres / 3 = 480m²

The proposed effluent field shall consist of approximately 480m length of surface laid dripper line spaced at 1m in a 480m² area. Dripper lines are to be surface laid, on level ground, and planted with water loving plants. Section 10.3 provides a list of native NZ plants suitable for wastewater disposal fields. Dripper line should be covered by at least 100mm layer of mulch or leaf litter. Refer to the attached Site Plan, Section 7.

The wastewater disposal field should not be grazed, driven on or built over. These activities can result in damage to and failure of the effluent field.

Occupancy is taken from TP58 (2004), Table 6.1, p.51. 180 litres of wastewater produced per person per day with tank water is allocated, in line with TP58 (2004), Table 6.2, p.52. A loading rate of 3 is assigned due to category 6 soils with slow draining characteristics as per TP58 (2004), Table 9.2, p.150.

Installation and maintenance notes can be found at the back of this report, Section 9 and 10, as a guide to the upkeep of the system and disposal field.

4.4 Reserve Area

The site has adequate area to support a 100% reserve wastewater disposal field, greater than the 30% minimum required by the Northland Regional Plan (2019). The purpose of the reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve disposal field must be protected from any development that would prevent its use in the future.

4.5 Stormwater Management

The property does not benefit from a connection to the town main water supply. Stormwater from the roof of the buildings will be collected in water tanks. The overflow from the tanks is to be directed well away from the proposed wastewater disposal field.

A cut off drain is not required due to flat to slightly sloping topography with minimal upslope catchment.

5.0 Summary

A secondary treatment system with 480m² of surface laid dripper lines and 100% reserve is recommended due to category 6 soils.

The proposed system and field are to be located within the boundaries of proposed Lot 2 due to a possible future subdivision. The buildings, field and reserve are to be located to the east of the property.

Setback distances from surface water, intermittent stormwater flow paths and groundwater have been achieved.

6.0 TP58 3rd Edition, Appendix E

PART A: Owners Details

1. **Applicant Details:**

Applicant Name:	Rob & Penny Abraham Family Trust
Company Name:	
Property Owner Name:	Rob & Penny Abraham Family Trust
Nature of Applicant	Owners

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	O'Brien Design Consulting Ltd	
Site Evaluator Name	Martin and Nicola O'Brien	
Postal Address	O'Brien Design Consulting Ltd	
	153B Kerikeri Inlet Road	
	Kerikeri	
Contact Details	Phone	09 407 5208
	Mobile	027 4075208
Name of Contact Person	Martin O'Brien	
E-mail Address	nicola@obrienconsulting.co.nz	
Website	www.obriendesignconsulting.co.nz	

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

No

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted?

None

PART B: Property Details

1. Property for which this application relates:

Physical Address of Property	238B Waimate North Road		
	Kerikeri		
Territorial Local Authority	Far North District Council		
Regional Council	Northland Regional Council		
Legal Status of Activity	Permitted: √	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m^2)	78,000m^2		

2. Legal description of land (as shown on Certificate of Title)

Lot No.	Lot 4	DP No.	DP 201128	CT No.	NA129B/396
Other:					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

Has a relevant property history study been conducted?

Please Tick	No	√	Yes	

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

HAIL: A Preliminary Site Investigation report is not available.

1. Has a Slope Stability Assessment been carried out on the property?

Please tick	No	√	Yes	

If No, state why?

The slope in the area of the proposed wastewater disposal field is flat to slight at <5°and showed no signs of	
slippage or instability.	
If Yes, please give details of report (and if possible, please attach report): fill out if you said yes	
Author:	
Company/Agency:	
Date of Report:	
Brief Description of Report Findings: -	

2. Site Characteristics:

Provide descriptive details below:
Performance of Adjacent Systems:
Unconfirmed.
Estimated Rainfall and Seasonal Variation:
Information available from **N.I.W.A MET RESEARCH**
Northland = 112.6mm average per month during 1981-2010
Vegetation / Tree Cover:
Grass.
Slope Shape: (Please provide diagrams)
Flat to slight slope in area of disposal field.
Slope Angle:
<5°
Surface Water Drainage Characteristics:
Refer to Section 3.3
Flooding Potential: YES/NO
Refer to Section 3.4
Surface Water Separation:
Refer to Section 3.3

3. Site Geology

Okaihau gravelly friable clay (OK) and Pungaere gravelly friable clay (PG) with well to moderately well drained soils of the rolling and hill land.

Geological Map Reference Number	NZMS 290 Sheet P 04/05

4. What Aspect(s) does the proposed disposal system face?

North		West	
Northwest	√	Southwest	
Northeast		Southeast	
East		South	

5. Site clearances

Separation Distance from	Treatment Plant Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	*1.5m minimum*	*1.5m minimum*
Stormwater flow paths e.g. drains	*5m minimum*	*5m minimum*
Surface water	*15m minimum*	*15m minimum*
Groundwater	-	*0.9m minimum*
Stands of trees/shrubs	*Outside tree canopy*	*Within or outside tree canopy*
Wells & potable water bores	*20m minimum*	*20m minimum*
Lakes, rivers, wetland & the coastline	*30m minimum*	*30m minimum*
Buildings	*3m minimum*	*1.5m minimum*
Flood area	*Ensure sealed unit no setback*	*Outside the 100yr ARI flood event*
Other:		

PART D: Site Assessment - Subsoil Investigation

1. Please identify the soil profile determination method:

Borehole	Hand Augured	1200mm deep	No of Boreholes	1
Other:	USDA feel method to determine soil texture and soil			

Soil Report attached?

Please Tick	Yes	√	No	

2. Was fill material intercepted during the subsoil investigation?

Please Tick	Yes		No	√

If yes, please specify the effect of the fill on wastewater disposal

3. Percolation Testing (mandatory and site specific for trenches in soil type 4 to 7)

Not required				
Test Report Attached?	Yes		No	√

4. Are surface water interception/diversion drains required?

Please tick	Yes		No	√
A cut off drain is not required due to flat to slightly sloping topography.				

4a. Are subsurface drains required?

Please tick	Yes		No	√

5. Please state the depth of the seasonal water table:

Winter	>1200 mm
Spring	>1200 mm
Summer	>1200 mm
Autumn	>1200 mm

Measured	√	Estimated	
Measured		Estimated	√
Measured		Estimated	√
Measured		Estimated	√

6. Are there any potential storm water <u>short circuit paths</u>?

Please Tick	Yes		No	√

7. Based on results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	Yes	If so, Topsoil Depth?	100mm
Soil Category	**Description**	**Drainage**	**Tick One**
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	√
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

The borehole log showed 100mm of category 4, slightly moist, dark brown topsoil followed by category 5, slightly
moist, orangey brown, silty clay to a depth of 700mm. From 700-1200mm soils were category 6, slightly moist,
orange, silty clay. Category 6 is assigned due to minimal topsoil and category 6 soils at depth.

PART E: Discharge Details

1. Water supply source for the property:

Rainwater (roof collection)	√
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	4	(Dwelling + 2 cabins)
Design Occupancy	8	(Potential number of people)
Per capita Wastewater Production	180	(Litres per person per day)
Total Daily Wastewater Production	1,440	(Litres per day)

3. Do any special conditions apply regarding water saving devices?

a) Full Water Conservation Devices?	Yes		No	√	(Please tick)
b) Water Recycling - what %?	0%				(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage:

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Please tick	Yes		No	√

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

PART G: Secondary and Tertiary Treatment

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system:

Secondary Treatment			
Home aeration plant	√	Refer to Section 4.2	
Tertiary Treatment			
Ultraviolet disinfection			
Other		Specify	

PART H: Land Disposal Method

1. Please indicate the proposed loading method:

Gravity	
Dosing Siphon	
Pump	√

2. High water level alarm to be installed in pump chambers

Please tick	Yes	√	No	
If not to be installed, explain why:				

3. If a pump is being used, please provide the following information:

Total Design Head	32	(m)
Pump Chamber Volume	150	(Litres)
Emergency Storage Volume	1000	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site:

Surface Dripper Irrigation	√	
Sub-surface Dripper Irrigation		
Mound with Dripper Irrigation		As Per Attached Plan

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	3		(Litres/m²/day)
Disposal Area	Design (m²)	480	For driplines spaced at 1m
	Reserve (m²)	480	For driplines spaced at 1m

Explanation *(Refer TP58 Sections 9 and 10)*

Loading rate of 3 due to category 6 soils with slow draining characteristics as per TP58 (2004), Table 9.2, p.150.

6. What is the available reserve wastewater disposal area
(Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	480	For dripper lines spaced at 1m
Percentage of Disposal Area (%)	100%	

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Refer to Proposed Wastewater Disposal Field, Section 4.3 and the Site Plan, Section 7.					
Plan Attached?	Yes	√	No		(Please tick)

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Please tick	Yes		No	√

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Aeration
treatment systems should have an annual maintenance agreement with the supplier as stated in Far North District
Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.
Client to enter into agreement with chosen system supplier as per FNDC bylaw

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
(Refer to TP58 Section 5. Ensure all issues concerning potential effects addressed)

Please tick	Yes	√	No	

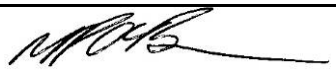
PART K: Is Your Application Complete?

1. In order to provide a complete application have you remembered to:

Fully Complete this Assessment Form	√
Include a *Location Plan* and *Site Plan* (with Scale Bars)	√
Attach an Assessment of Environmental Effects (AEE)	√

2. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name: Martin O'Brien	Signature	
Position: Director	Date	30th August 2024

Note:

Any alteration to the site plan or design after approval will result in noncompliance.

Building consent must be approved before work commences.

Lot 4 DP 201128
Lot area: 78,800m²
Cladding weight: light
Corrosion zone: C
Wind zone: High
Rural Production Zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Proposed metal driveway:	798.0m²
Proposed dwelling:	71.6m²
Proposed sleepout:	44.5m²
Proposed sleepout:	44.5m²
Total proposed:	958.6m²

Total permitted = 15% of gross site area= 11,820m²
Total proposed = 958.6m² = 1% Complies

Setbacks to boundaries: 10m min. Complies

Building height:
Permitted: 12m max
Proposed: 3.7m approx. Complies

Building Coverage:

Proposed dwelling:	59.9m²
Proposed sleepout 1:	34.2m²
Proposed sleepout 2:	34.2m²
Total proposed:	128.3m²

Total permitted = 12.5% of gross site area = 9,850m²
Total Proposed = 128.3m² = <1% Complies

Earthworks

Driveway cut:	69.5m³
Fill:	69.5m³
Cut/Fill:	139.0m³

Total permitted = 5,000m³ Complies

480m² (100%) Reserve area

480m² Wastewater disposal field:
480m Length approx of dripperline with emitters at no greater than 400mm centres with flow rate of 1.6l/hr at 1000mm spacing's. Dripper lines are to be firmly fixed to surface & planted with water loving plants. Lines are to be covered by a minimum of 100mm of mulch.

Possible future boundary

Legend

- Power cable
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Setback line
- Wastewater disposal field
- Reserve area

NOTES

1. Contour lines at 1m increments, sourced from NRC .
2. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
3. Length of dripper lines to be no more than 100m between feed points.
4. Dripper lines to follow contour lines
5. Dripper lines to be setback:

- 1.5m from buildings
- 1.5m from property boundaries
- 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
- 15m from surface water such as pond
- 30m from stream

6. Smoke alarms are to be installed in accordance with the New Zealand Building Code Clause F7 Section 3.0:

- Smoke alarms shall be installed on or near the ceiling in every sleeping space or within 3m of every sleeping space door.
- Refer to the report outlining Section 3 of the Building Code, detailing smoke alarm regulations.

Alkathene pipe as per manufacturers instructions

Aeration treatment system

Sewer: 100mm Ø pipe, gradient 1:60 & power cable to AWT

3 x 23,000Ltr Promax water tanks buried 1m

100mm Ø pipe, min. gradient 1:120 to a 100mm Ø spreader to open pasture

Water pump with power cable & water supply pipe to house, pump to be installed with a double jumbo water filter

BH5
Proposed sleepout

BH4
Proposed minor dwelling

BH3
Proposed dwelling

BH1

BH2

15000

15000

DP

DP

DP

Sewer: 100mm Ø pipe, gradient 1:60

100mm Ø pipe, min. gradient 1:120 to tanks

15000

15000

15000

Proposed metal driveway 798m²

10m District Plan setback from boundary line

1.5m Wastewater setback from boundary

1.5m

31769

23450

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

Project Title
Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Site Plan

Drawn 29 August 2024

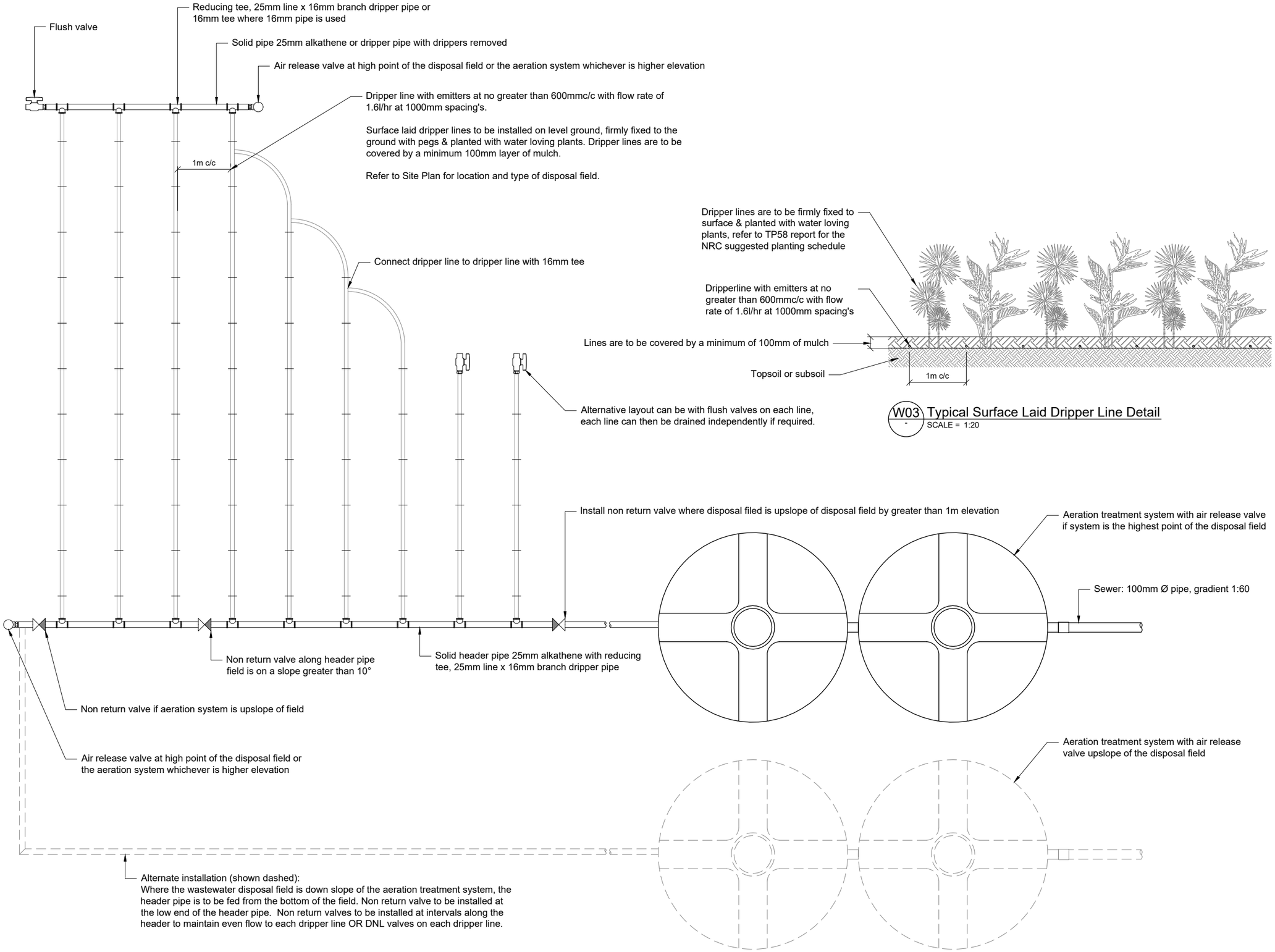
Project No 4092.3

Rev G

Sheet A01b

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m



W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20

W03 Typical Surface Laid Dripper Line Detail
SCALE = 1:20

NOTES

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

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

Project Title
Penny & Rob Abraham Family Trust
238B Waimate N'th Rd
Kerikeri
Lot 4 DP 201128

Sheet Title
Wastewater Details

Drawn	29 August 2024
Project No	4092.3
Rev	G
Sheet	A01c

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

8.0 Borehole Log

BOREHOLE LOG 1

Client	Rob Abraham	**Job No.**	2802
Project	Installation of onsite wastewater	**Date Drilled**	2/09/2022
Site Address	238B Waimate North Rd, Kerikeri	**Drilled By**	M O'Brien
Legal Description	Lot 4 DP 201128	**Drill Method**	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Okaihau gravelly friable clay (OK) & Pungaere gravelly friable clay (PG)		Slightly moist dark brown topsoil	4
200				Slightly moist orangey brown silty CLAY	5
300					
400					
500					
600					
700				Slightly moist brownish orange silty CLAY	6
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend

Fill | Topsoil | Gravel | Sand | Clay | Silt

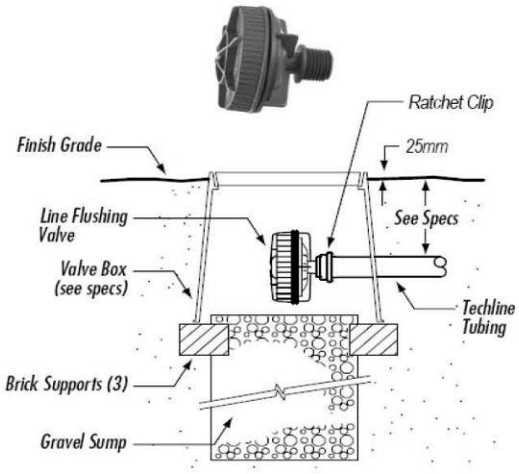
The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

9.0 On Site Wastewater Installation Guide for the Installer

TECHLINE AS™ DESIGN GUIDE

LINE FLUSHING VALVES:
Line Flushing Valves are used to provide a cleansing action in the dripperline each time the zone is turned on.

- When a zone is turned on, the flush valve begins dumping water into a sump *(valve box)*.
- The dumping of water *(additional flow)* allows the velocity of water inside the dripperline to increase momentarily helping to clean the inside walls of the tubing and drip inlet filters.
- This action moves sediment out of the zone and into the sump.

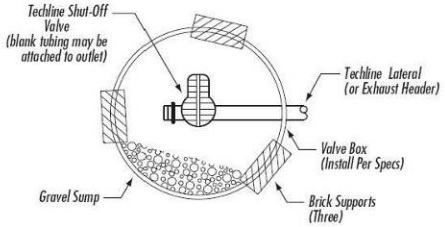


AUTOMATIC LINE FLUSHING VALVE:

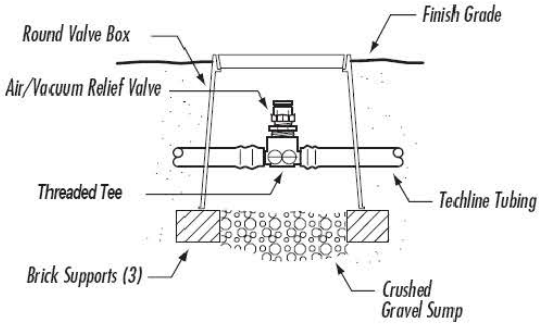
- Place one Automatic Line Flushing Valve at the furthest point in the drip system.
- For GRID layouts this will typically be in the collecting manifold. On flat sites the Automatic Line Flushing Valve can be installed in the middle of the collecting manifold however in sloping sites the flushing manifolds should be installed at the lowest end.
- For LITE layouts the Automatic Line Flushing Valve will be installed at the midpoint of the tubing layout.
- Use one Automatic Line Flushing Valve for each 45L/M of zone flow.
- All Automatic Line Flushing Valves should be installed in a valve box with a gravel sump adequate to drain approximately 4 litres of water.
- Automatic Line Flushing Valve requires a minimum pressure of 70kPa (7m) to shut off completely.

MANUAL FLUSHING VALVE:

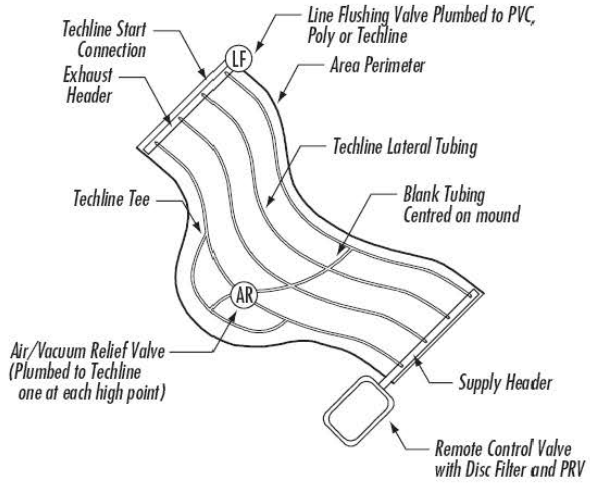
- Allows for manual flushing of lines during system start-up and during season.
- Manual Flushing Valves should be located at each end of the collecting manifold in a GRID system.
- Manual Flushing Valve should be located at the midpoint of a LITE layout.
- Allow 1 second per metre of dripperline & poly pipe in the zone for as a general guide for an adequate flush time.



AIR/VACUUM RELIEF VALVES:
Air/Vacuum relief valve freely allows air into a zone after shut down. It also ensures a vacuum within non Anti Siphon dripperline system doesn't suck debris or dirt back in to the dripperline. It also provides a means of releasing air from the dripperline when the zone is turned on, eliminating air pockets and speeding up the dripperline operation.



- Install Air/Vacuum Relief Valve at the highest point in the drip system.
- Install one Air/Vacuum Relief Valve for every 40L/M of zone flow.
- Ensure that all of the rows of Dripperline can take advantage of the Air/Vacuum Relief Valve; install it/them along a lateral that runs perpendicular to the dripperline laterals. This may be a collecting manifold, or a special lateral connecting all rows of dripperline, such as going over a mound.



- All Air/Vacuum Relief Valves should be installed in a valve box with a gravel sump. This will ensure that the only clean air will enter the drip system.

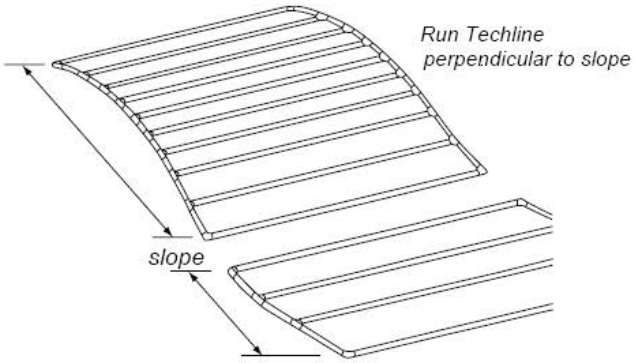
Note: Larger Air Release valves are available for large projects.

TECHLINE AS™ DESIGN GUIDE

SLOPES AND MOUNDS:
Techline AS™ has a self regulating dripper with an anti-siphon device built into it which will ensure that it will perform reliably on sites with slopes or mounds. When the drip systems shuts down however remaining water inside Techline AS™ will drain out which can cause an accumulation of water at the lower reaches of the drip system. This can be further compounded by the natural movement of water down the slope.

When designing a Techline AS™ system for sloping ground or mounds ensure that:

- Techline AS™ is installed perpendicular to *(across)* slopes. This helps eliminate water drainage at the lower ends of the drip laterals.
- On large slopes split the slope into two zones; run the top 2/3 on one zone and run the bottom 1/3 on a separate zone. This will allow greater irrigation control and will allow two areas with different water requirements to operate more efficiently.



- Install Dripperline Non Leakage *(DNL)* device which will hold back water inside the dripperline laterals and manifolds.

NOTE: Netafim UniRam CNL™ is a commercial dripperline that has a "non-leakage device" built into its drippers and prevents water draining out of them when the system is shut-off. It will hold back 1.4m of water within the drip system. This dripperline should be considered for projects where water drainage is undesirable.

10.0 On Site Wastewater Maintenance for the Owner

10.1 Why regular maintenance

Septic tanks and on-site wastewater treatment systems need regular maintenance to work properly. The impact on the environment is minimal if your system is well-maintained.

Owners are legally responsible for maintaining their on-site wastewater treatment system.

There are health risks for you, your family and your community from poorly maintained wastewater treatment systems. Poor maintenance of treatment systems can cause sewage effluent to rise to the surface or effluent to enter the groundwater system. People and animals can fall sick by coming into contact with raw sewage or by drinking contaminated groundwater. The life of your system depends on how much effluent is discharged each day and other factors such as rainfall and general clogging of pores in the ground. The greatest impact is how you maintain your system and what you put down it.

Components of your system

Your onsite wastewater system comprises of two main parts:

- Wastewater treatment unit – generally a septic tank or aerated treatment system.
- A land application system – generally trenches, or low-pressure surface or subsurface irrigation drip lines.

Both parts of the system need to be maintained to ensure that no health effects occur.

Do:

- Use biodegradable, low phosphate household cleaners and laundry powders or liquid.
- Use body washes and shower gels, instead of soap, (or non-petroleum based products).
- Use the water and suds saver cycles on your dishwasher and washing machine (if fitted) and put a water saver device on your shower.
- Fix any leaking pipes and toilet systems.
- Clean septic tank outlets and filter when required (usually every 6 months).
- Follow the service and maintenance requirements of your system.
- Scrape all dishes to remove food material before washing.
- Keep all possible solids out of the system.
- Inspect tank annually for sludge and scum levels.
- The tank should be pumped out approximately every 3–5 years. Have tank pumped out when:
    - the top of the floating scum is 75mm or less from the bottom of the outlet
    - sludge has built up to within 250mm of the bottom of the outlet

Don't:

- Use soap-based washing powders that do not biodegrade.
- Install a waste master disposal in your sink.
- Dispose of eggshells, coffee grounds or tea bags. Compost food scraps or put in rubbish.
- Dispose of strong bleaches, chlorine compounds, antiseptics or disinfectants, medicines or disposable nappies, sanitary napkins/pads or condoms into drains.
- Allow fat to be poured down the sink.
- Put petrol, oil, flammable/explosive substances, trade waste or chemicals down the drain.
- Empty a spa or swimming pool into the system.

Signs of trouble

The system is not working correctly if:

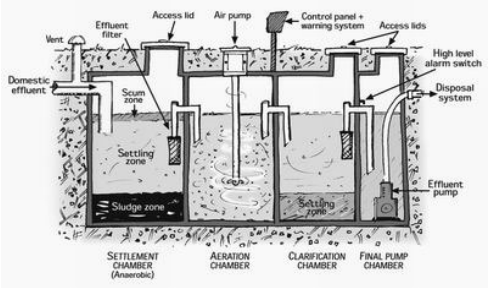
- There is a foul smell around tank or land application area.
- The tank, gully trap or tank mushroom is overflowing.
- The ground around the tank is soggy.
- Sinks/basins/toilets are emptying slowly or making gurgling noises when emptying.
- The grass is unusually dark green over the land application area.

10.2 Northland Regional Council Public Information

Aerated Wastewater Treatment Systems

The term 'Aerated Wastewater Treatment Systems (AWTS)' covers a range of types of onsite treatment systems that provide additional treatment to septic tank effluent. Their mechanical pumps require regular maintenance and a continuous power supply.

In general, an AWTS has three parts which may be housed in a single unit or split into more than one unit (see diagram below). This is a generalised diagram of an AWTS. Designs may differ with different brands.



The three main processes that take place in an AWTS are:

Settlement and anaerobic treatment

This takes place in a chamber or tank, and the process is identical to what happens in a septic tank. Solids within the effluent settle and are broken down by anaerobic bacteria (bacteria that live without oxygen).

Aerated treatment

The effluent then enters a second chamber where aerobic bacteria (bacteria that require oxygen to live) break down the solids further and reduce the number of harmful bugs within the effluent. This normally happens by either passing the effluent over, or through, a material that contains aerobic bacteria or by pumping air directly into the effluent. In some AWTS, a combination of both methods may be used.

Final settlement (clarification)

After the aeration treatment, the effluent is allowed to settle before being pumped to a disposal system. An AWTS removes a greater amount of solids from the effluent than a septic tank does and therefore problems within the disposal system caused by clogging are less likely. The additional treatment within the aerobic chamber should result in effluent that has fewer harmful bugs and nutrients, so it is less likely to be harmful to the environment. The installation of an AWTS is particularly useful in areas where there is a high groundwater table that needs protection or where there are poorly draining soils.

Effluent disposal

Effluent from an AWTS is commonly disposed of through dripper irrigation lines, which are flexible pipes with small pressure-compensating drippers installed along their length. The drippers should be self-flushing, which helps prevent them becoming clogged, and there should also be "flushing valves" at the end of each line for maintenance purposes.

Dripper lines are to be surface laid on level ground and planted with water loving plants. Lines are to be mulched with a minimum of 100mm of mulch.

It is recommended that the wastewater disposal area be clearly marked or fenced to minimise the risk to human health and reduce the possibility of damage to the system. The disposal field should not be used to graze animals, be driven on or built over. These activities can result in damage to and failure of the disposal field.

Surface water cut-off drains

If your disposal system is located on a slope, a surface water cut-off drain will usually be installed above the effluent disposal system to prevent stormwater runoff from the slope entering the disposal area. All surface water cut-off drains need to be maintained to make sure they work properly. This may include removing excess grass or plant growth from the drains and making sure there are no other obstructions to prevent the free flow of water.

Prior to winter, it is a good idea to give all surface water cut-off drains a quick visual check and to carry out any required maintenance as soon as possible. If a surface water cut-off drain is not working properly, the excess stormwater entering the disposal area will cause failure of the disposal system and result in effluent flowing down the slope.

10.3 Recommended Plants

Water loving native plants are recommended for the wastewater disposal field.

Native shrubs, trees and ground covers

Kiokio (fern)
Blechnum novaezelandiae

Putaputaweta
Carpodetus serratus

Sand coprosma (ground cover)
Coprosma acerosa

Mingimingi
C. propinqua

Taupata
C.repens

Cabbage tree (fast)
Cordyline australis

Karaka (large tree)
Corynocarpus laevigatus

Tree fuchsia
Fuchsia excorticata

Koromiko, hebe
Hebe stricta

Houhere, lacebark (fast)
Hoheria populnea

Pukatea (large tree)
Laurelia novae-zelandiae

Manuka
Leptospermum scoparium

Kawakawa
Macropiper excelsum

Grass-like plants

Oioi, jointed rush
Apodasmia similis

Rengarenga, rock lily
Arthropodium cirratum

Rautahi, tussock sedge
Carex geminata

Purei, pukio, tussock sedge
Carex secta

Toetoe *
Cotaderia fulvida

Umbrella sedge
Cyperus ustulatus

Turutu, NZ blueberry
Dianella nigra

Pepepe, toetoe tuhara
Machaerina sinclarii

Harakeke, flax (fast)
Phormium tenax

* Do not use invasive exotic pampas grasses

11.0 NZ Building Code, Clause F7, Smoke Alarms, Section 3

DOMESTIC SMOKE ALARMS

Scope

Smoke alarms shall be installed in every household unit of risk groups SH and SM where a Type 4 or Type 7 alarm system is not required by Acceptable Solutions C/AS1 to C/AS7.

The other paragraphs of this Acceptable Solution do not apply to the installation of domestic smoke alarms. Paragraphs 3.1 to 3.4 stand alone and only detail the requirements for domestic smoke alarms within household units.

Type 1 – Domestic Smoke Alarm System

A Type 1 system is based on one or more domestic type smoke alarms with integral alerting devices. Coverage shall be limited to selected parts of a single firecell, subject to Paragraphs 3.3 and 3.4.

Smoke alarms shall be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. 3.2.3 The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds.

Comment: A hush facility is a button on the smoke alarm which silences the alarm for a limited time after activation. This allows the cause of a nuisance alarm to be cleared without having to remove the battery to silence the smoke alarm.

Smoke alarms shall have an alarm test facility easily reached by the building occupants. This facility may be located on the smoke alarms.

Location of Smoke Alarms

Smoke alarms shall be located as follows: a) In multi-storey units, there shall be at least one smoke alarm on each level within the household unit. b) On levels containing the sleeping spaces, the smoke alarms shall be located either: i) In every sleeping space, or ii) Within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.

Comment: Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by this Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem.

Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514. Comment: NZS 4514 gives instructions for the physical location of smoke alarms. Smoke alarms need to be situated on (or near) the ceiling for optimum detection of smoke in a fire situation. Following manufacturer's instructions is important to ensure smoke alarms are physically mounted correctly. This information is usually device specific.

Maintenance

Smoke alarms shall be maintained in accordance with the maintenance requirements of NZS 4514.

12.0 Limitations

1. It is imperative that this report be read in full before installation commences. O'Brien Design Consulting Ltd. is to be contacted if there are any variations in subsoil or site conditions from those described in this report. Site conditions may change from the date of the site visit.

2. O'Brien Design Consulting Ltd. is to be contacted if for any reason installation of the onsite wastewater system cannot be achieved to the design set out in this document. In this event O'Brien Design Consulting Ltd. reserves the right to revise this document. Should at any time the design be altered, O'Brien Design Consulting Ltd. are to be contacted for written approval before installation commences.

3. Our responsibility for this report is limited to the property owner named in Part A of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien. Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.

4. Any alteration to the site plan or design will result in noncompliance.

5. The wastewater disposal field is designed according to the number of bedrooms, potential occupancy and wastewater volumes produced, as outlined in this report. Any increase in the number of bedrooms, potential occupancy or wastewater volumes produced may result in failure of the field. O'Brien Design consulting take no liability for wastewater volumes produced exceeding that stated in Part E, number 2.

6. Recommendations and opinions in this report are based on data obtained from the investigations and site observations. The nature and continuity of subsoil conditions and groundwater at locations other than the investigation bores and test areas are inferred and it should be appreciated that actual conditions could vary over the site.

7. This report does not investigate or give recommendations on ground bearing capacity for foundations or slope stability. A geotechnical report may be required. This is the responsibility of the homeowner.

8. Following payment to the FNDC your Building Consent documentation will be emailed to you. It is the responsibility of the homeowner/builder to engage a registered drainlayer to install the system and field. The homeowner/builder is responsible for ensuring a printed copy of the issued Building Consent documentation is onsite at every inspection. Plans must be printed in colour and be at least A3 size. The installation is to be inspected by a FNDC inspector or similar suitably qualified person.

9. Following completion of the project it is the homeowner's responsibility to apply for Code of Compliance. The system manufacturer and drainlayer should assist you in applying for Code of Compliance. You will need to fill out a Code of Compliance Form as provided in the following link: https://www.fndc.govt.nz/Our-Services/Building-Consents/Building-forms-and-guides/Code-Compliance-Certificate-Form-6. You will also need an As Build diagram from the drainlayer showing installation and a commissioning statement and electrical certificate from the manufacturer.

10. The homeowner is responsible for the everyday upkeep of the system and field. Information is provided in the NRC Public Information section of this report. Further information is to be supplied by the manufacturer.

11. It is the responsibility of the owner to provide the Far North District Council with a maintenance agreement for the installed system. The maintenance of onsite wastewater systems should be sustained to reduce the risk of system failure.

12. Any questions arising from the above or during installation, please call O'Brien Design Consulting Ltd.

13.0 Producer Statement

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (TP58)

ISSUED BY: Martin O'Brien……(approved qualified design professional)

TO: Rob & Penny Abraham Family Trust.....(owners)

TO BE SUPPLIED TO: Far North District Council

PROPERTY LOCATION: 238B Waimate North Road, Kerikeri, Lot 4 DP 201128

TO PROVIDE: Design an on-site effluent disposal system in accordance with Technical Paper 58 and provide a schedule to the owner for the systems maintenance.

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

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of $200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:
(1) The site verification of the soil types.
(2) All proprietary products met the performance requirements.

Construction monitoring required: ☐

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

……(Signature of approved design professional)
Licence Building Practitioner - Design 2, MA, BA with Hons (Professional qualifications)
BP103567……(Licence Number or professional Registration number)

Address: 153B Kerikeri Inlet Road, Kerikeri
Phone Number: 09 407 5208, 027 407 5208
Date: 30th August 2024

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

APPENDIX IIII Correspondence from Far North Holdings

Hi Nicola,

Thank you, that's what we are after.

We have no objection to your construction as noted below.

Let us know if you require anything further, and all the best with the project.

Best regards, Dan

Daniel Alexander
Airports Manager

+64 9 407 6133 | (+64) 27 5566 470
Airports@fnhl.co.nz
www.bayofislandsairport.co.nz
218 Wiroa Road, RD2 Kerikeri 0293
New Zealand

Far North Holdings Limited
BAY OF ISLANDS AIRPORT
KERIKERI, NZ

From: Nicola OBrien <nicola@obrienconsulting.co.nz>
Sent: Tuesday, August 27, 2024 11:44 AM
To: Daniel Alexander <Airports@fnhl.co.nz>
Cc: rob@rpbw.co.nz; Martin OBrien <martin@obrienconsulting.co.nz>
Subject: RE: Letter for Resource Consent as new dwelling with minor dwelling and sleepout within 1.2km of runway

Hi Dan,

Thank you for clarifying what you need during our phone chat before.

Attached are 2 maps from the proposed Far North District Plan. The first map shows the location of the property outside of the Air Noise Boundary (65 db Ldn), the Outer Control Boundary 55 dB Ldn) and the Airport Protection Surfaces. The second map is just for reference to show the key for the airport section.

The map shows that the property is outside of the 55 dB Ldn as discussed.

Please let me know if you require any further information. Thank you for your time.

Kind regards
Nicola O'Brien

O'BRIEN DESIGN CONSULTING

T 09 407 5208 | **M** 027 4446115