



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) _____

***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: Steven Highfield

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: _____

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

Name/s: Bay of Island Planning Limited

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: 0247

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: Refer to title

Property Address/
Location _____

7. Application Site Details:

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

Site Address/ 5 Rangitane Loop Road

Location: Kerikeri

Legal Description: Lot 3 DP 171262 Val Number: _____

Certificate of Title: NA74D/159

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

Site Visit Requirements:

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

Is there a dog on the property? Yes / **No**

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

please call Steven on 0274408961 prior to site visit

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.

construction of a shed in the Coastal Living zone

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**

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

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent 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) yes no 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). yes no don't know

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

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) Steven Highfield

Email: 

Postal Address: 


Post Code: _____

Phone Numbers: _____ Fax: _____

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: Steven highfield (please print)

Signature  (signature of bill payer – mandatory) Date: 19-06-24

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.

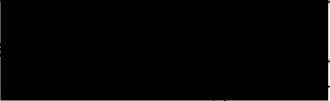
A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

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: Steven Higfield (please print)

Signature:  (signature)

Date: 19/6/24

(A signature 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

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

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9 July 2024

Environmental Management Department
Far North District Council
John Butler Centre
Kerikeri

Dear Team Leaders,

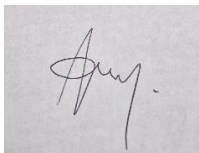
Re: Proposed shed – 5 Rangitane Loop Road, Kerikeri

Our client, Steven Highfield seeks a resource consent for a shed on the site at 5 Rangitane Loop Road, Kerikeri. The site is zoned '**Coastal Living**' within the Far North District Council Operative District Plan (**ODP**), and Rural Lifestyle zone under the Proposed District Plan (**PDP**).

Resource Consent is required as the shed exceeds the permitted threshold of 50m² for a building under the visual amenity rule. The existing and proposed impervious coverage for the site also results in the need for resource consent under the stormwater management rule, as it exceeds 600m². No consents are required under the PDP.

Overall, the application is a **Discretionary Activity**.

Please do not hesitate to contact me should you require any further information.



Yours sincerely,
Andrew McPhee
Consultant Planner



Reviewed
Steven Sanson
Consultant Planner

1. INTRODUCTION

The applicant, Steven Highfield seeks resource consent for a shed on the property at 5 Rangitane Loop Road, Kerikeri. The site is legally described as Lot 3 DP 171262 with an area of 3,805m². A copy of the Certificate of Title is attached within **Appendix A**.

The application is supported by a Site Plan produced by Totalspan, attached at **Appendix B**. A Stormwater Management Memorandum prepared by Wilton Joubert is also supplied at **Appendix C** to support the application.

2. SITE DESCRIPTION

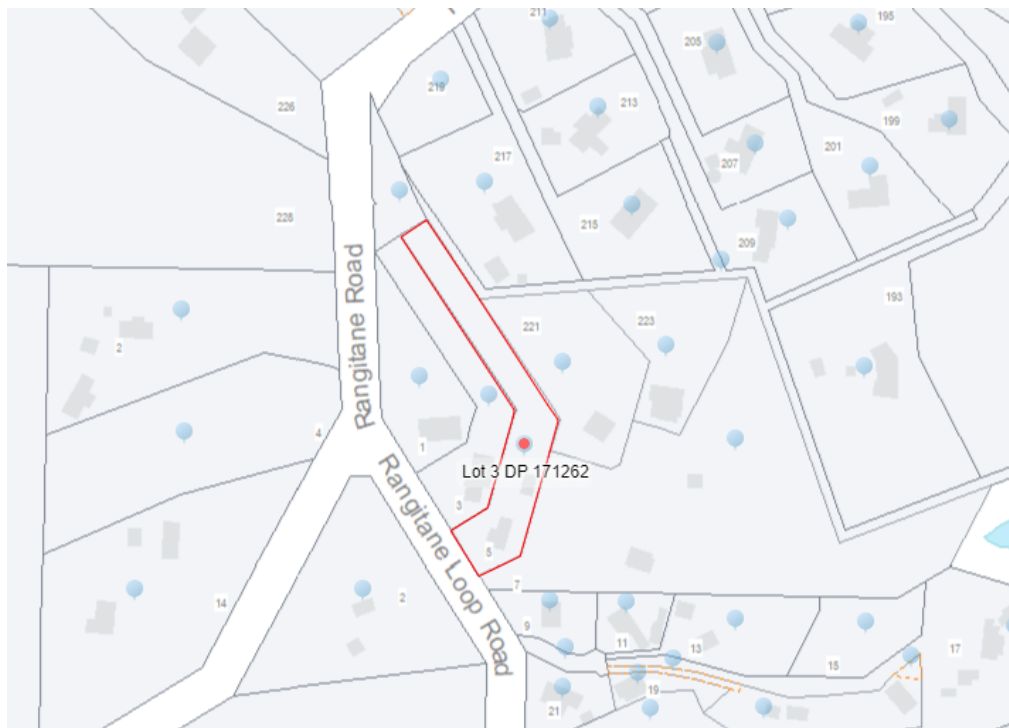


Figure 1 – Site (Source: Prover)



Figure 2 – Site Aerial (Source: Prover)

The site currently accommodates a dwelling and garage, with gravel driveway access from Rangitane Loop Road. The future building platform for the shed is northeast of the existing garage and is currently lawn covered. The property around the existing buildings is lawn, with the northern section of the property covered in vegetation.

The property is surrounded by the Coastal Living zone on all boundaries.

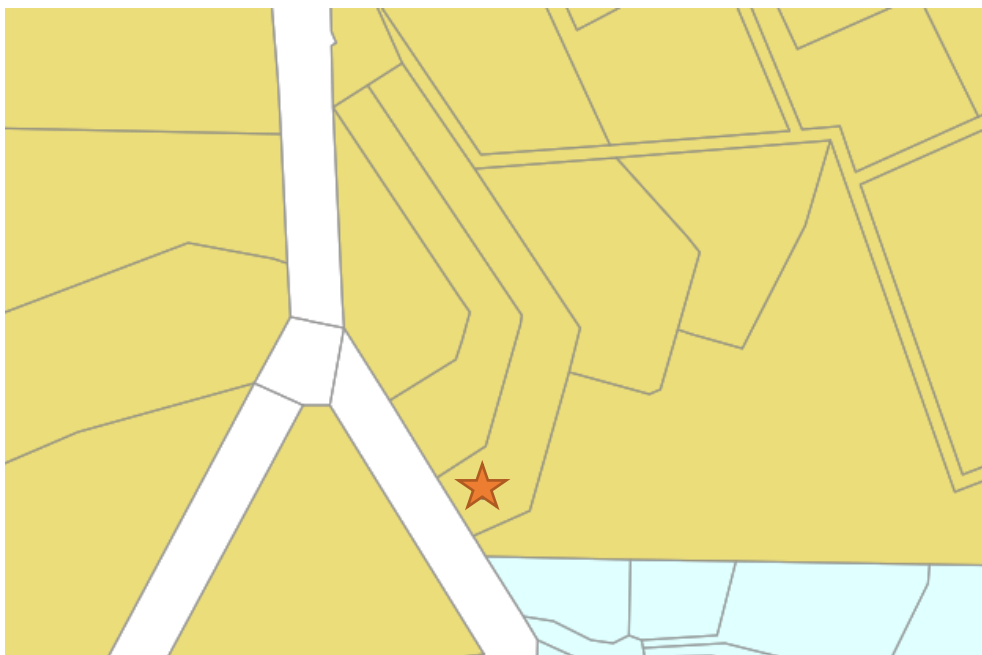


Figure 3 – Zoning (Source: Far North Maps)

3. RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The site Record of Title is attached at **Appendix A**. There are no consent notices registered on the title.

4. DESCRIPTION OF THE PROPOSAL

The proposal involves the construction of a 108m² single level shed on the property at 5 Rangitane Loop Road, Kerikeri. The exterior cladding is painted Grey Friars – MAXX exterior colour, which has an approximate LRV of 10.



Figure 4 – Proposed shed

The proposal adds to the impervious surface for the property which is calculated as being approximately 643m² (which includes the existing buildings, the proposed building and hardstand). All water from the roof is to be redirected to a dispersal bar north of the proposed shed will resulting in post-development drainage patterns that imitate the pre-development scenario, with runoff being directed to the gulley watercourse via sheet flow (see **Appendix C**).

5. REASONS FOR CONSENT

The subject site is located in the Coastal Living zone in the ODP and the Rural Lifestyle zone in the PDP. No resource notations are identified that affect the site, noting that the site is located inside the coastal environment boundary as defined the Regional Policy Statement for Northland (**RPS**).

This application seeks resource consent for:

- Visual Amenity; and
- Stormwater Management

Tables below provide an assessment against the applicable ODP and PDP performance standards and identifies the reasons for resource consent. For the ODP these comprise the Coastal Living zone, rules of the Part 2- Environment Provisions and the Part 3 - District Wide Rules. For the PDP these comprise of the rules with immediate legal effect.

ODP performance standards

Table 1 – Coastal Living Zone - Performance Standards

Coastal Residential Zone standards		
Rule	Standards	Performance/Comments
Visual Amenity	<p>Permitted – (a) the gross floor area of any new building does not exceed 50m²</p> <p>Restricted discretionary – New buildings that do not meet the permitted standard</p>	<p>The application is proposing a dwelling totalling 108m².</p> <p>Restricted Discretionary</p>
Residential Intensity		N/A
Scale of Activities		N/A.
Building Height	Permitted - The maximum height of any building shall be 8m.	Complies
Sunlight	Permitted - No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary	Complies
Stormwater Management	<p>Permitted - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10% or 600m², whichever is the lesser.</p> <p>Restricted discretionary – The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser.</p>	<p>Total impermeable surface is approximately 643m² or 16.9%</p> <p>Discretionary</p>
Setback from Boundaries	Permitted – 3m where the site is less than 5,000m ² .	Complies
Screening for Neighbours Non-residential Activities		N/A
Hours of Operation –		N/A

Non Residential Activities		
Keeping of Animals		N/A.
Noise		Residential activity Complies
Helicopter Landing Area		N/A.

Table 2 – District Wide Performance Standards

District Wide Standards		
Rule	Standard	Performance/Comments
Natural and Physical Resources		
12.1 Landscape & Natural Features	12.1.6.1.1 Protection of Outstanding Landscape Features 12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding landscapes 12.1.6.1.3 Tree Planting in Outstanding Landscapes 12.1.6.1.4 Excavation and/or filling within an outstanding landscape 12.1.6.1.5 Buildings within outstanding landscapes 12.1.6.1.6 Utility Services in Outstanding Landscapes	N/A -
12.2 Indigenous Flora and Fauna	12.2.6.1.1 Indigenous Vegetation Clearance Permitted Throughout the District 12.2.6.1.4 Indigenous Vegetation Clearance in Other Zones	N\A

District Wide Standards		
Rule	Standard	Performance/Comments
12.3 Earthworks	12.3.6.1.2 Excavation and/or filling, including obtaining roading material but excluding mining and quarrying, in the rural living, coastal living, south kerikeri inlet, general coastal, recreational activities, conservation, waimate north and point veronica zones Permitted – Maximum of 300m ³ within a 12-month period and cannot be higher than 1.5m cut or fill.	Construction of the shed will include site scraping of topsoil of no more than 20m ³ . Complies
12.4 Natural Hazards	12.4.6.1.1 Coastal Hazard 2 Area 12.4.6.1.2 Fire Risk to Residential Units	Proposed dwelling is not within 20m from non-landscaped vegetation. Complies
12.5 Heritage	12.5.6.1.1 Notable Trees 12.5.6.1.2 Alterations to/and maintenance of historic sites, buildings and objects 12.5.6.1.3 Registered Archaeological Sites	N/A
12.5A Heritage Precincts	There are no Heritage Precincts that apply to the site.	N/A
12.6 Air	Not applicable	N/A
12.7 Lakes, Rivers, Wetlands and the Coastline	12.7.6.1.1 Setback from lakes, rivers and the coastal marine area 12.7.6.1.2 Setback from smaller lakes, rivers and wetlands 12.7.6.1.4 Land Use Activities involving the Discharges of Human Sewage Effluent 12.7.6.1.5 Motorised Craft 12.7.6.1.6 Noise	Proposed dwelling is outside the necessary setbacks from lakes and rivers. Complies Complies N/A N/A
12.8 Hazardous Substances		N/A

District Wide Standards		
Rule	Standard	Performance/Comments
12.9 Renewable Energy and Energy Efficiency		N/A
Chapter 15 - Transportation standards		
Maximum daily one-way traffic movements – Coastal Residential	Permitted – 20	Application is for a shed Complies
Parking	Appendix C	Application is for a shed Complies
Access	Permitted – Private access may serve a maximum of 8 household equivalents	Application is for a shed Complies

In terms of the ODP the application falls to be considered as a **Discretionary Activity** in accordance with Section 104A of the Resource Management Act 1991 (RMA).

PDP performance standards

These comprise relevant rules that have immediate effect under the PDP.

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not relevant as no such substances proposed.

<p>Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)</p>	<p>All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>N/A</p>		<p>Not indicated on Far North Proposed District Plan</p>
<p>Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend</p>	<p>All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect</p>	<p>N/A</p>		<p>Not indicated on Far North Proposed District Plan</p>
<p>Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map</p>	<p>All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</p>	<p>N/A</p>		<p>Not indicated on Far North Proposed District Plan</p>
<p>Sites and Areas of Significance to Māori (Property specific)</p>	<p>All rules have immediate legal</p>	<p>N/A</p>		<p>Not indicated on Far North Proposed District Plan</p>

Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect			
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A		Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A		Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Complies	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage	N/A		Not indicated on Far North Proposed District Plan

	resource or heritage area			
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A		Not indicated on Far North Proposed District Plan
Comments:				
No consents are required under the PDP.				

Overall, the application will be considered as a **Discretionary Activity** due to Visual Amenity and Stormwater Management controls.

6. STATUTORY CONSIDERATIONS

Section 104B of the RMA governs the determination of applications for Discretionary activities:

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

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

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

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

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

104 Consideration of applications

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to [Part 2](#) and [section 77M](#), have regard to—
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
 - (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

For this application, the following relevant RMA plans, policy statements and national environmental

standard have been considered:

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

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

Assessment of Effects on the Environment (AEE)

The RMA (section 3) meaning of effect includes:

3 Meaning of effect

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

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

Section 104(2) of the RMA states that:

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

This is referred to as the “permitted baseline”, which is based on the permitted performance standards and development controls that form part of a district plan. For an effects-based plan such as the Far North District Plan where specified activities are not regulated, determining the permitted baseline is a useful tool for determining a threshold of effects that are enabled by the zone. In this instance, an application for a building over 50m² in size requires resource consent. Further, the maximum quantum of impermeable surface permitted on the site is 570m².

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

Visual Amenity

While overall consent is required for a discretionary activity, any new building that does not meet the permitted activity standards in Rule 10.7.5.1.1 is a restricted discretionary activity where the new

building is located outside a building envelope that has been approved under a resource consent. As such these criteria are considered appropriate in assessing the visual amenity effects of the proposed shed.

(i) the location of the building;

The shed is modest in scale, is single level and located approximately 10 metres from the existing garage. The shed will be located on a relatively flat area of the property reducing the volume of earthworks required to safely site the building. The location of the building on the site will not require vegetation removal.

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

The shed is modest in scale and is single level. The site is in the Coastal Living zone surrounded by lifestyle properties to the east and west. The property has significant boundary planting on the eastern and western boundaries and is densely vegetated on the northern part of the property. The shed sits well below the height of the existing dwelling on the site, which is two stories.

(iii) the colour and reflectivity of the building;

The applicant is aware that the building should be recessive within the coastal environment. The colour scheme of the shed is Grey Friars which has a Light Reflectance Value (LRV) of 10%.

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

The site has significant boundary planting on the eastern and western boundaries, as well as a dense vegetated area at the northern portion of the property. The two storied house on the roadside along with the vegetation on the site will largely screen the proposed shed from surrounding properties.

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

The only earthworks required as part of this application will be to scrape the topsoil to prepare for the building platform. No vegetation clearance is proposed.

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

No vehicle access is proposed for the shed.

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

The proposed shed is modest in design and size being 108m². The existing vegetation and recessive colours will aid in blending the shed with the background environment. It is considered that with the use of recessive colours and siting of the building within the existing vegetation will ensure the building is not visually obtrusive.

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

The site contains an existing dwelling and garage. The plans show the building is able to comply with 8m height restriction. The building is not considered to be visually dominant within the context of its surrounding landscape, which includes the dwelling on the site which is two-story and surrounding properties developed in a residential/lifestyle capacity. The cumulative visual effects of the proposal are considered to be less than minor.

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

The site is being developed for the intended use as a 'living' environment in the coastal landscape. The shed is located behind a developed and well vegetated area of the site. It is considered that the proposed shed will not alter the existing amenity values currently in this location as a residential/lifestyle environment, that anticipates a residential dwelling and ancillary buildings.

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

The site has provision for private open space north of the dwelling, which is considered adequate for future uses.

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

The proposed shed is situated well within the site and is able to comply with the bulk and location provisions. The existing vegetation creates a visual buffer between the proposed development and the surrounding environment. The use of recessive colours will also assist to avoid any visual dominance on the landscape and adjacent sites. It is therefore considered that the proposal will have less than minor effects on the surrounding environment.

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

It is considered that this proposal will not affect the privacy, outlook or enjoyment of private open space for any of the adjacent sites, due to the proposed building being a shed not fit for human habitation and in context with the existing buildings on the site, which include a two-story dwelling and a garage. Further, the boundary planting and vegetation on the northern part of the site also assist with privacy. It is considered that the enjoyment of private open spaces on adjacent sites will be no more than minor. There is no resulting setback or sunlight breach from the proposal.

Overall, it is considered that the effects on visual amenity from the inclusion of the proposed shed on the site will be no more than minor.

Stormwater Management

Any new building that does not meet the permitted activity standards in Rule 10.7.5.1.6 is a restricted discretionary activity where maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m², whichever is the lesser. This

application takes the impermeable surface to 643m² (16.9%) which will be considered as a discretionary activity. The Stormwater Management Memorandum prepared by Wilton Joubert has assessed the relevant matters in Section 11.3 of the ODP in relation to stormwater management, this assessment can be viewed in **Appendix C**.

The Memorandum concludes that runoff resulting from the proposed shed's roof area is anticipated to have less than minor effects on the receiving environment and includes recommendations utilising Low Impact Design Principles for the management and disposal of runoff resulting from the proposed impermeable areas to mitigate local erosion.

National Environmental Standards (NES)

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 is not considered relevant to the application on the basis that there is no evidence in any documents viewed relating to the site that indicates that any HAIL activity is, has been, or is more likely than not to have been undertaken on the site.

There are no other NES or regulations in effect that apply to this application.

National Policy Statements (NPS)

The site would be considered as being within the coastal environment and subject to the New Zealand Coastal Policy Statement. Regard to the natural character of the coastal environment is undertaken through the framework of the Coastal Living zone and the matters that have been assessed above.

There are no other NPS that apply to this application.

Regional Policy Statement for Northland (RPS)

The role of the RPS is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The subject site is located within the coastal environment as identified in the RPS. Regard to the natural character of the coastal environment is undertaken through the framework of the Coastal Living zone and the matters that have been assessed above.

The Proposed Far North District Plan (PDP)

The PDP was notified in July 2022. The subject site is zone Rural Lifestyle in the PDP. While the rules in the PDP do not apply to this application until decisions have been released, consideration of the objectives and policies are relevant. Little weighting can be given to the relevant objectives and policies that relate to this application at this juncture as the hearing of submissions is yet to commence.

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

- The site is being used for a low density residential activity, consisting of a dwelling and a

garage surrounded by areas of vegetation. It is consistent with the scale and character anticipated by the Rural Lifestyle environment.

- The activity proposed will not compromise the character and amenity of the zone or any rural production activities. The location, scale and design of the shed is sympathetic within the context of the site and wider environs.

In terms of the Coastal Environment:

- Residential activity is enabled in this location where it is consistent and does not compromise the characteristics and qualities of the area. The residential activity is already legally established and the proposed shed is ancillary to that use. As identified above it is considered that the effects are no more than minor in this location.
- The application is consistent with the surrounding land use and is more sympathetic to the natural character of the coastal environment than the urban environs south of the boundary.
- The application is not contributing to urban sprawl, it is providing a shed for storage on a site already used in a residential/lifestyle capacity.

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

Operative Far North District Plan (ODP)

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

Coastal Living zone

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

The subject site is 3,805m² in area and the proposal is to construct a shed on the site. It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. The shed provides a facility for the landowner to store gear and machinery. The density of the site does not change.

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

The subject site was created with the intention of a dwelling being located on the site, which is existing. Buildings ancillary to the residential use are also anticipated. The shed provides a facility for the landowner to store gear and machinery and is consistent with the surrounding development and is considered not have any adverse effects on the natural character of the coastal environment.

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

The proposal is for a shed ancillary to the existing dwelling on the site. It is considered that the intention of the Coastal Living zone is for residential use, which also anticipates buildings ancillary to residential use. Extensive boundary planting and vegetation on the northern part of the site reduces any visual effects from all buildings on the site. The addition of a shed on the site does little to change the character or appearance of the existing development on the site.

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

The application is for a shed and does not require infrastructure or services except for power, which is available on the site.

Policy 10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:...

...b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;...

As stated through this report, the design of the shed is modest and with the use of a recessive colour scheme, will not create any adverse visual effects or be objectionable in the locality. The boundary and the northern end of the site contains extensive vegetation, which will remain through this proposed development. No earthworks other than those required for scraping to prepare the building footprint is required.

Summary

The relevant objectives and policies of the District Plan are those related to the Coastal Living Zone. The proposal, which consists of a shed ancillary to the existing residential use on the site, is considered to be consistent with the coastal character of the surrounding area and is considered to have negligible effects on the coastal amenity value of the area. It is also considered that the size and scale of the shed is not visually obtrusive. In addition to this the building is finished in a recessive colour.

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

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

7. PUBLIC NOTIFICATION AND LIMITED NOTIFICATION OF APPLICATIONS

Public Notification

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

Step 1: Mandatory public notification in certain circumstances

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

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

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

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

None of the above apply to the activity.

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

The criteria for step 3 are as follows:

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

As demonstrated in Section 6 of this assessment, the adverse effects are considered to be less than minor.

Step 4: Public notification in special circumstances

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

No special circumstances have been identified to warrant public notification. The proposal for a shed is not considered to be controversial or of significant public interest, particularly given that it is private land, and the site already developed with a dwelling and garage, which is considered neither exceptional or unusual.

Limited Notification

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

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

- *Determine whether there are any affected protected customary rights groups or affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*
- *Determine whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an RMA specified in*

Schedule 11; and whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

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

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

The criteria for step 2 are as follows:

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

None of the above apply to the activity

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

Determine whether, in accordance with section 95E the following persons are affected persons:

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

The application is not for a boundary activity, therefore an assessment in accordance with s95E is required.

With respect to section 95B(8) and section 95E, the Coastal Living zone anticipates a dwelling and buildings ancillary to a residential use, in this case a shed to store gear and machinery. It is concluded therefore that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

Step 4: Further notification in special circumstances

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

No special circumstances have been identified to warrant limited notification.

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

8. PART 2 OF THE RMA

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

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

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

- A shed is anticipated on the subject site and the natural character and amenity values of the coastal environment have been considered, assessed and concluded that there will no more than minor effects.
- The proposal is not located within an identified outstanding natural feature, landscape, area containing significant indigenous vegetation or habitat of indigenous fauna.

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

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

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

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

9. CONCLUSION

The proposed shed is suitable in the context of the site and surrounding environment. The subject site is not located within an Outstanding Natural Landscape nor does it contain Outstanding Natural Features or Significant Natural Areas.

The design of the shed will utilise a recessive colour scheme and all effects of the activity are being managed within the property boundaries. Overall, it is considered that the proposal will result in no more than minor effects on the environment.

While not necessary, the relevant provisions within Part 2 of the RMA have been addressed as part

of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is consistent with the sustainable management purpose of the RMA.

It is considered that the proposal results in no more than minor effects on the environment. It is considered appropriate for consent to be granted on a non-notified basis.

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



Andrew McPhee
Consultant Planner

Reviewed



Steven Sanson
Consultant Planner



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

**Guaranteed Search Copy issued under Section 60 of the Land
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R. W. Muir
Registrar-General
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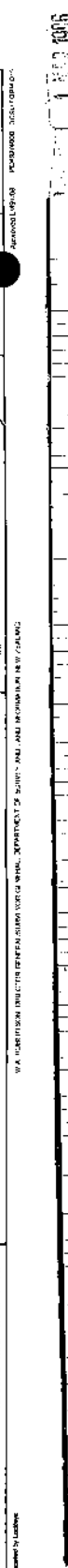
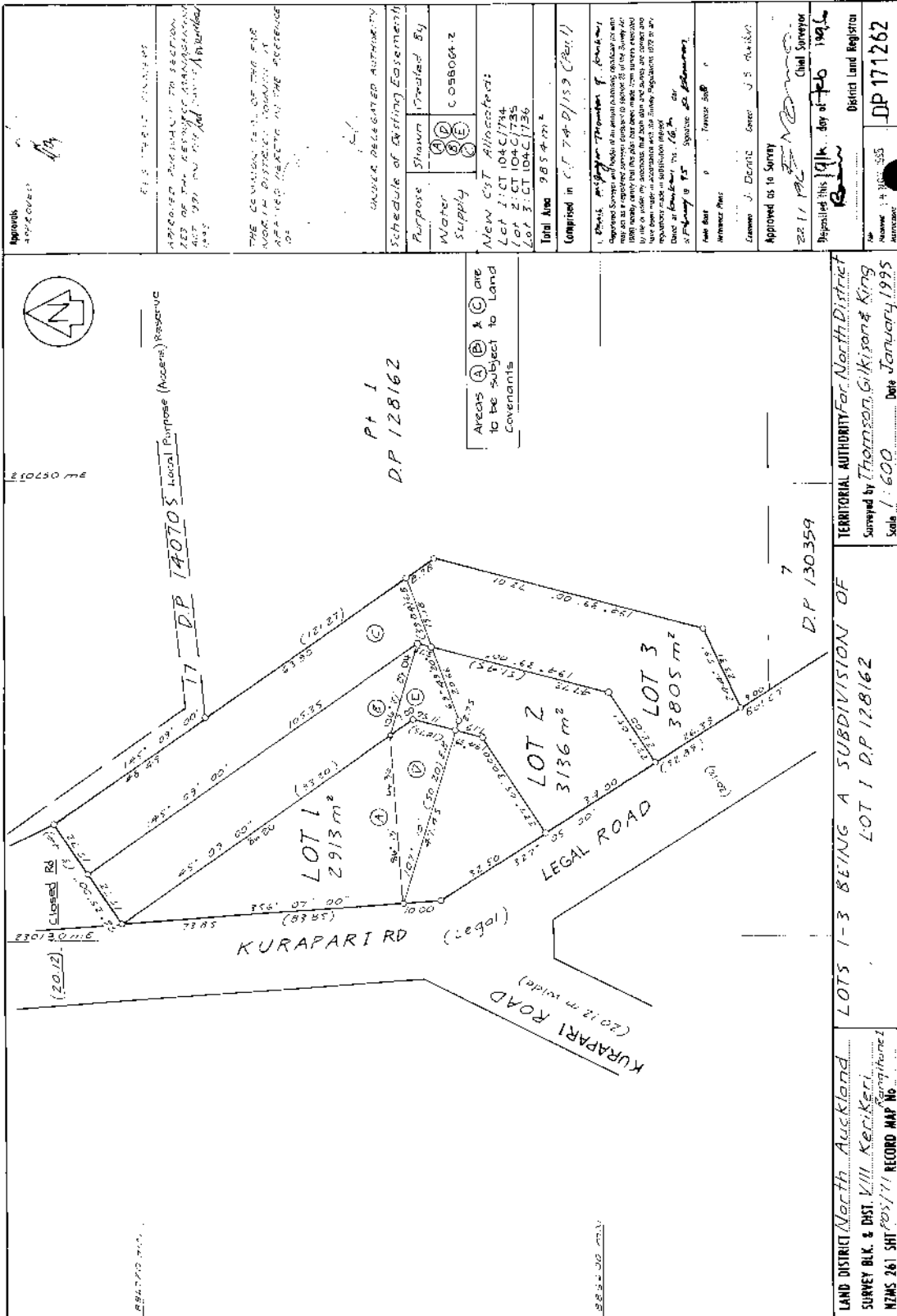
Identifier NA104C/736
Land Registration District North Auckland
Date Issued 19 February 1996

Prior References
NA74D/159

Estate Fee Simple
Area 3805 square metres more or less
Legal Description Lot 3 Deposited Plan 171262
Registered Owners
Tracey Wells

Interests

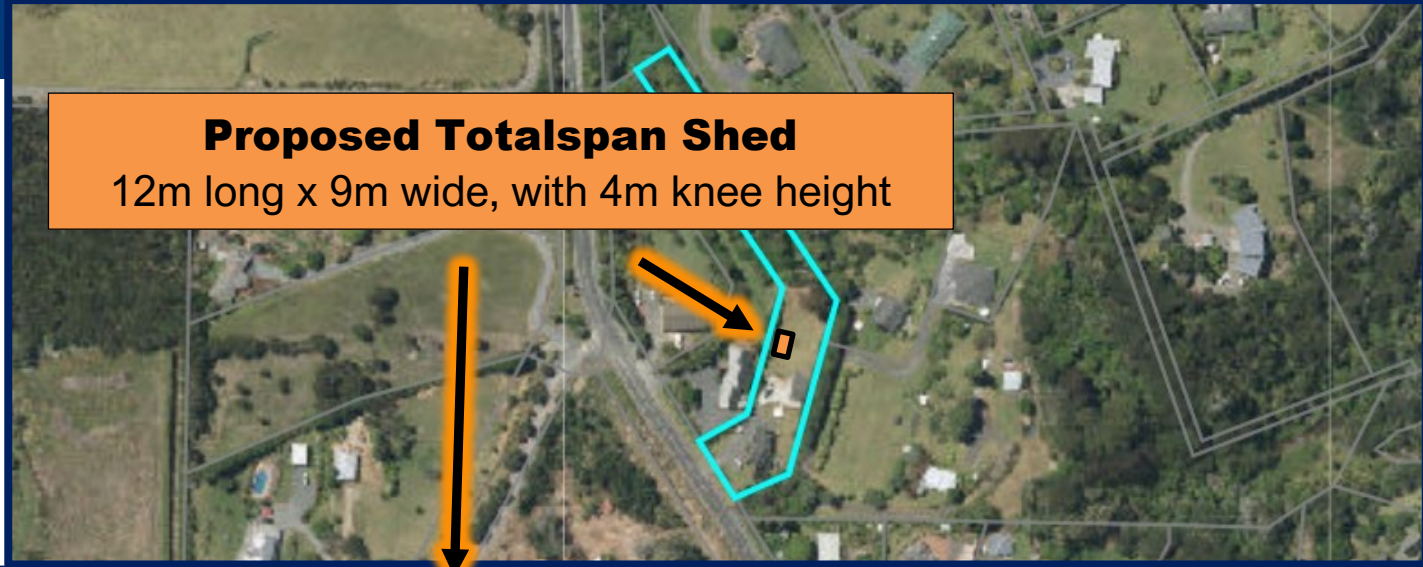
Subject to water supply rights over part marked C on DP 171262 specified in Easement Certificate B992969.3
The easements specified in Easement Certificate B992969.3 are subject to Section 309 (1) (a) Local Government Act 1974
Land Covenant in Transfer D544908.2 - 28.9.2000 at 1.26 pm
11992430.3 Mortgage to Westpac New Zealand Limited - 17.2.2021 at 12:34 pm



SITEPLAN



District Plan Zoning:	Coastal Living
Corrosion Zone:	Zone D
Shed Colour:	Grey Friars - MAXX
Wind Zone as per AS/NZS 1170.2:	36.77 m/s
Site Area:	3805 M
Existing Buildings & Driveways:	225.00 m2
Proposed Building M2:	108.00 M2
Total Site Coverage:	333
Impermeable Surfaces %:	8.8% of 10% Allowance
Building Use:	Shed / Garage
Earthworks:	200mm site scrape of topsoil only, of less than 20 cubic meters. All soil to remain on site.
Stormwater:	To be directed through 80mm Ø PVC DPs and led to spreader bar.



Big BOI Sheds Ltd T/A Totalspan Bay of Islands & Hokianga

1235B State Highway 10, R.D.3, Kerikeri 0293, New Zealand.
 Phone: 09 407 7875
 Email: Julia.Edwards@Totalspan.co.nz

Building Proposed For: Steven Highfield & Tracey Wells
Clients Site Address: 5 Rangitane Loop Road, Kerikeri, Northland, 0294 – Lot 3 DP 171262
Date: 15th May 2024

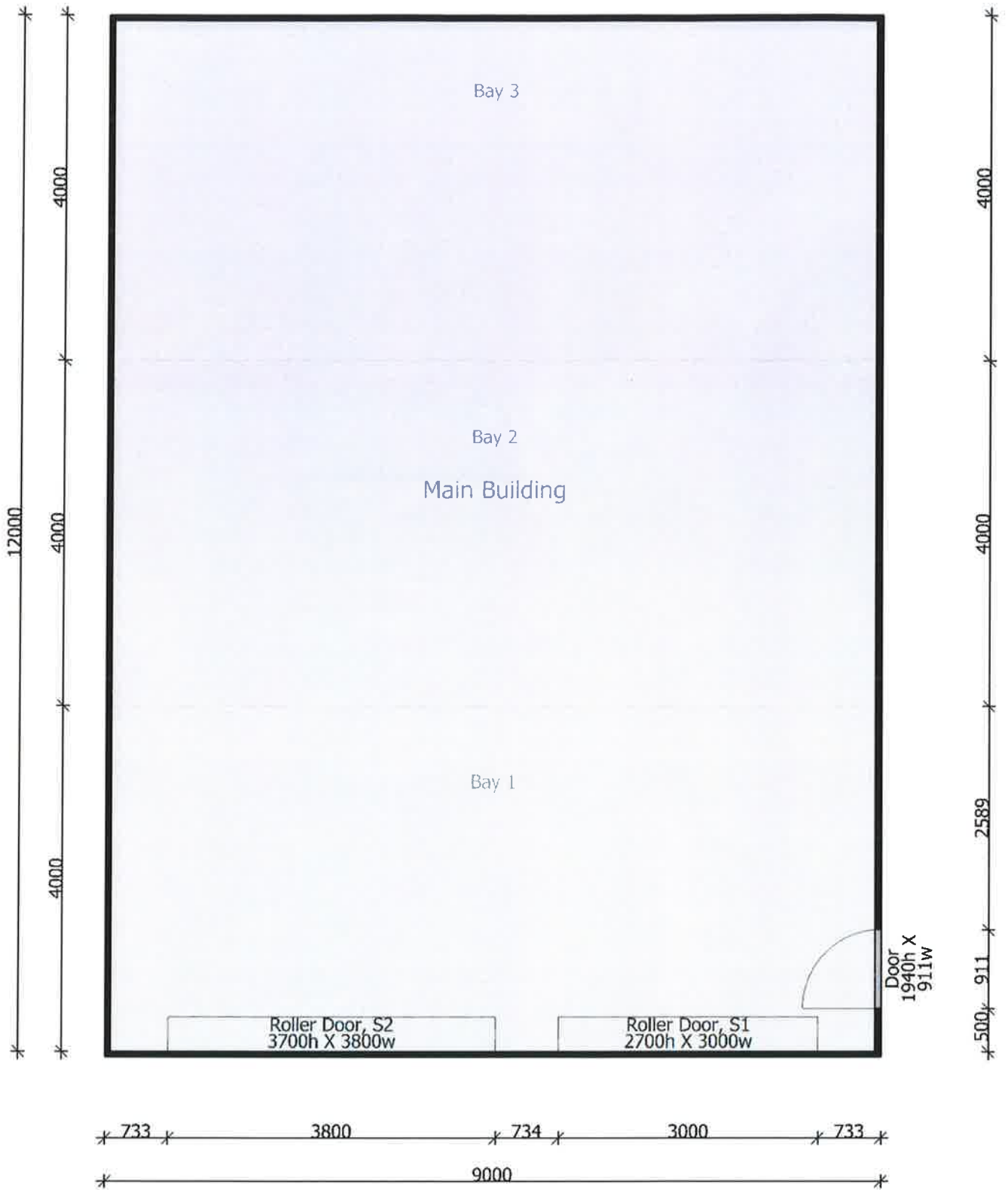
DRAWINGS NOT TO SCALE
 ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE



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Key

- Totalspan Shed
- Downpipes & Water Tanks
- Distance Markers
- Survey / Boundary Pegs
- Boundary Line



NOTE
 Drawings are not construction issue. Shop drawings (For Construction) will be detailed separately.

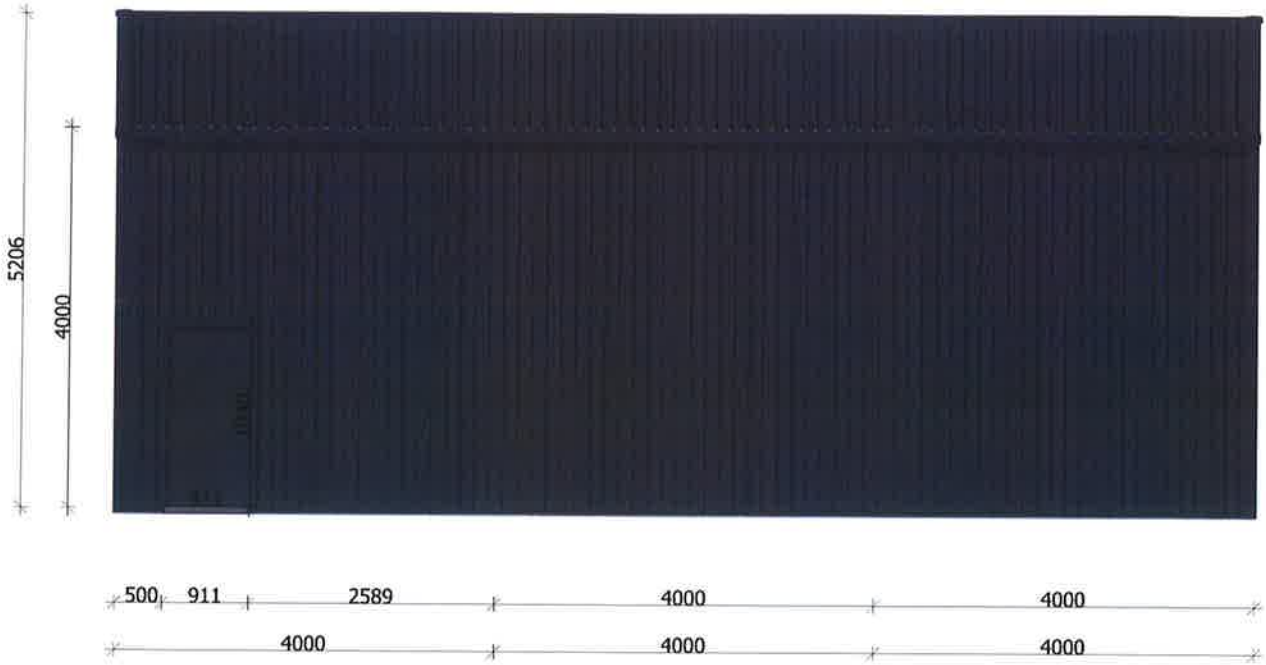
* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Bay of Islands/Hokianga representative.

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 1235 State Highway 10, , Kerikeri, 293, New Zealand
 Phone: 94077875
 Email: boi_hokianga@totalspan.co.nz

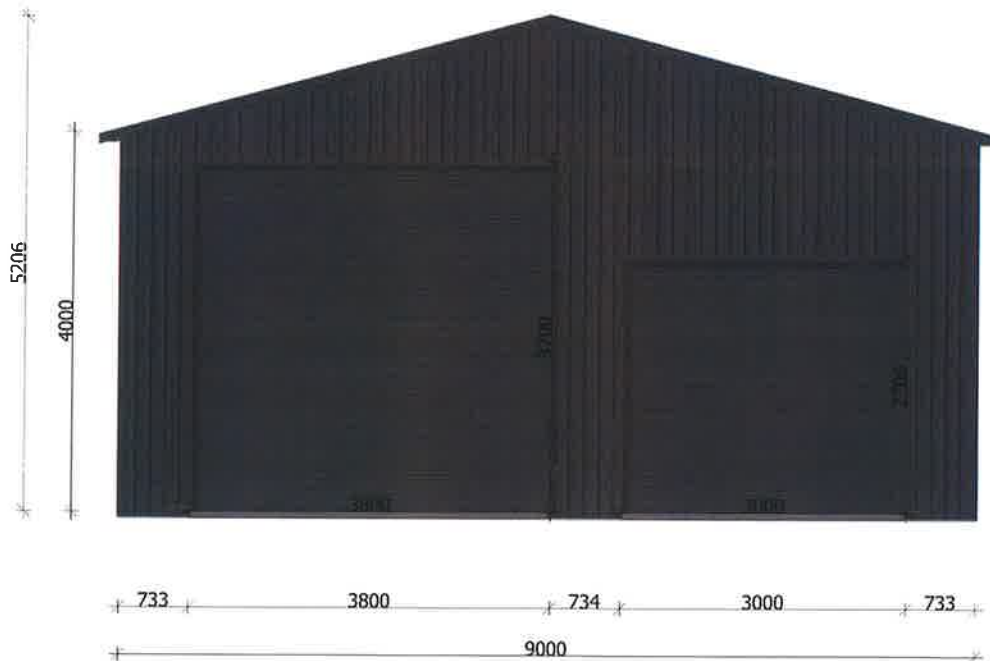
For:
 Steven Highfield T/as North Pump & Mechanical
 5 Rangitane Loop Road
 Kerikeri,

Gable Range
 Project Number: CN.120
 04 Apr 2024
 Page 10 of 12





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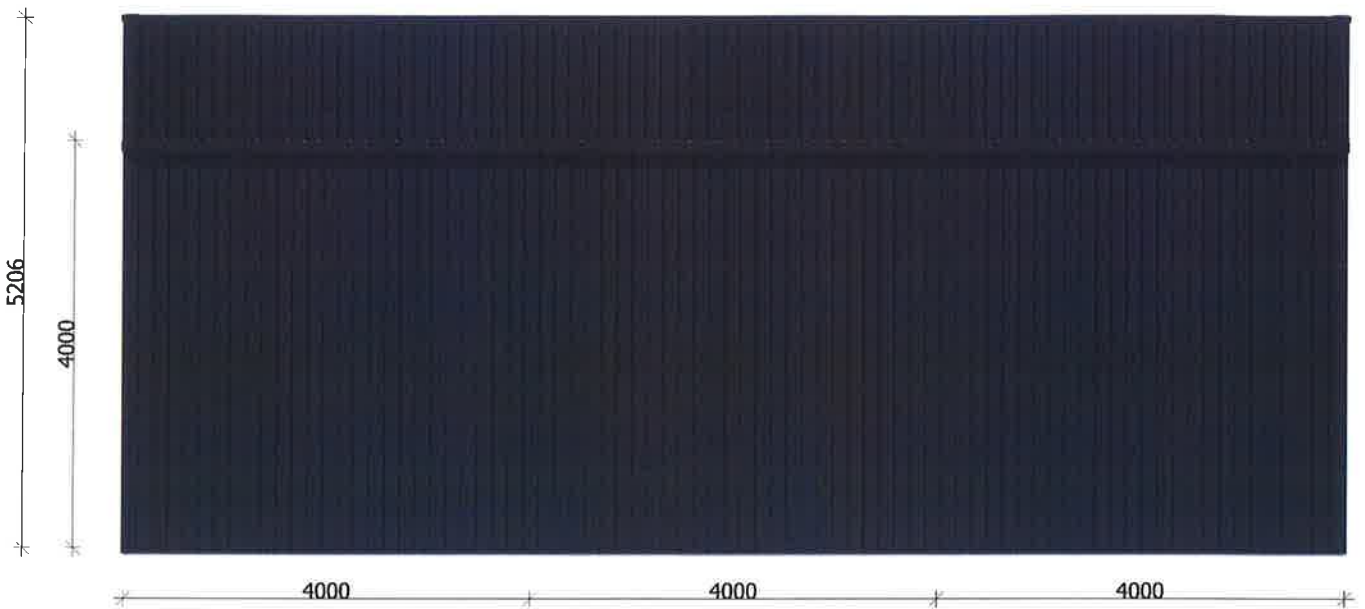
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For:
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Kerikeri,

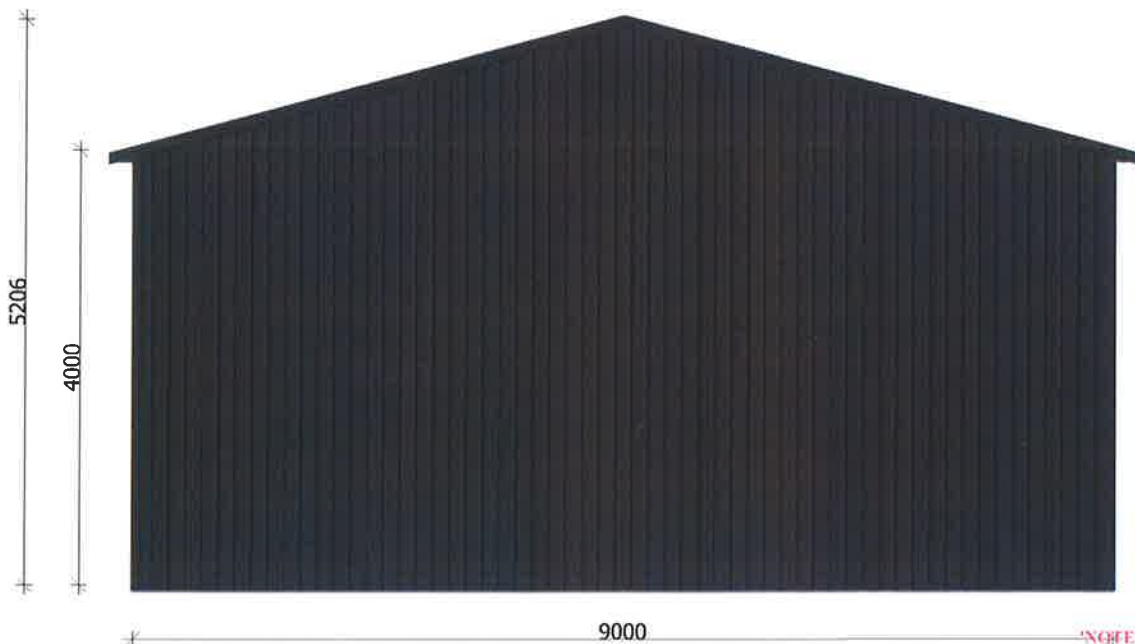
Gable Range
Project Number: CN.120

04 Apr 2024
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For:
 Steven Highfield T/as North Pump & Mechanical
 5 Rangitane Loop Road
 Kerikeri,

Gable Range
 Project Number: CN.120
 04 Apr 2024
 Page 11 of 12



SITE Lot 3 DP 171262, 5 Rangitane Loop Road, Kerikeri
PROJECT Proposed Shed
REFERENCE NO. 134699
DOCUMENT Stormwater Management Memorandum
STATUS/REVISION No. 01
DATE OF ISSUE 25th June 2024

Report Prepared For	Email
Totalspan Bay of Islands & Hokianga	Julia.Edwards@Totalspan.co.nz

Authored by	P. McSweeney (BE(Hons) Civil, MEngNZ)	Civil Engineer	Patrick@wjl.co.nz	
Reviewed & Approved by	B. Steenkamp (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	

1. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client to produce a stormwater management assessment for a proposed dwelling at 5 Rangitane Loop Road, Kerikeri.

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

- Plan Set by Totalspan Bol & Hokianga, Proj No. CN120, dated 04.04.2024.

2. SITE DESCRIPTION & DEVELOPMENT PROPOSALS

The site, containing an existing dwelling and shed with associated unsealed and concrete hardstand surfaces, is located off the north-eastern side of Rangitane Loop Road in Kerikeri. The property falls to the north towards a vegetated gully and watercourse.

The proposed development area is located in the rear lawn area just north of the existing shed and south of the vegetated area.



Figure 1: Snip of FNDC GIS Property Maps. Subject Site Boundary in Cyan.

The development proposal, obtained from the client, is to construct a 12x9m shed at the rear of the property. The principal objective of this memorandum is provide recommendations for the disposal of runoff generated over the impervious roof area of the proposed shed.

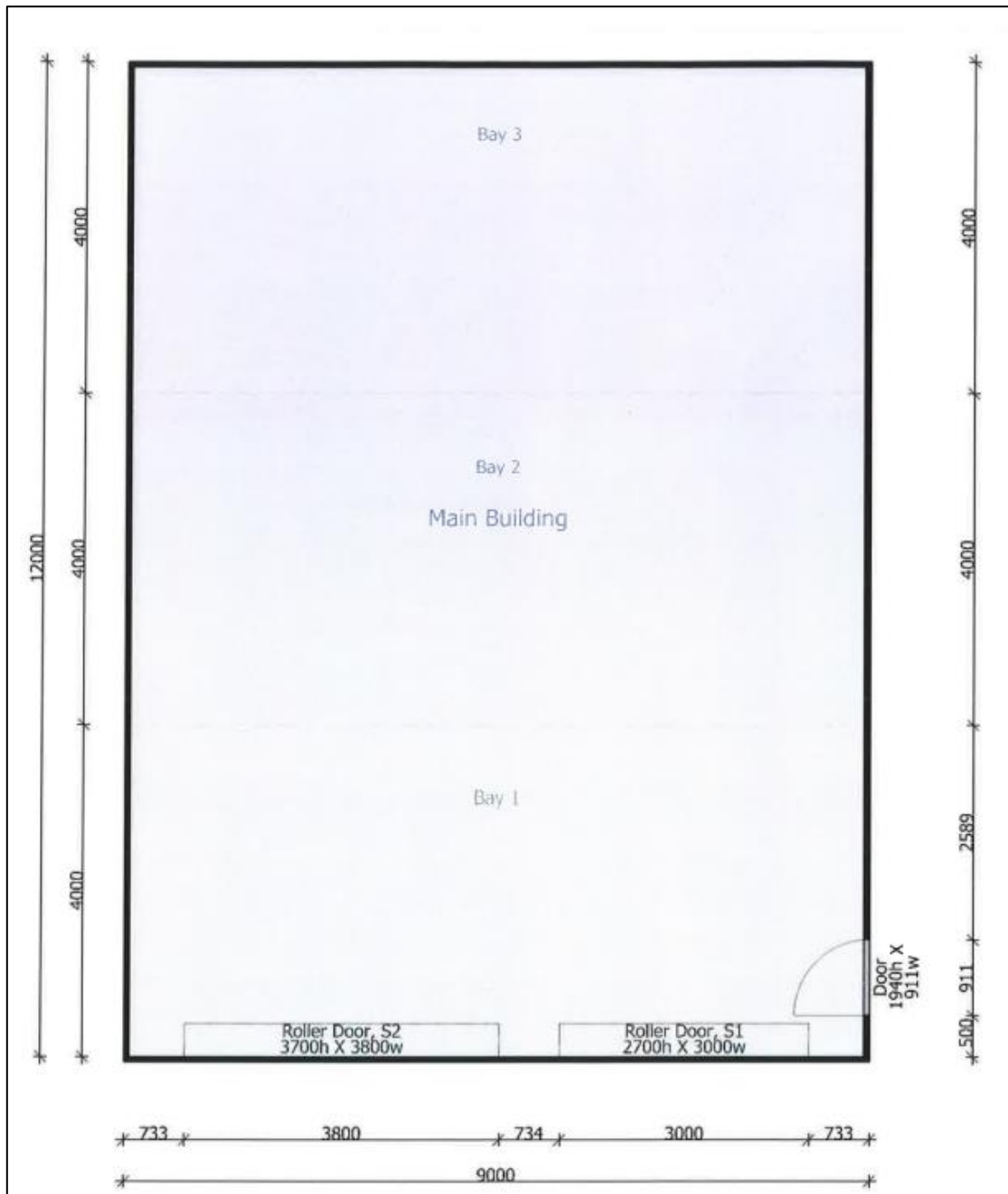


Figure 2: Snip of Proposed Shed Plan by Totalspan Bol & Hokianga (Proj No. CN120 dated 04.04.2024).

3. DESIGN CRITERIA

Impermeable Areas

The calculation for the stormwater system for the development is based on a gross site area of 3,805m² and the below areas extracted from the supplied plans and FNDC GIS maps:

	Pre-Development	Post-Development	Total Change
Roof Area	190 m²	298 m²	108 m ²
Existing Dwelling Roof*	130 m ²	130 m ²	
Existing Shed Roof*	60 m ²	60 m ²	
Proposed Shed Roof	0 m²	108 m²	
Hardstand*	345 m²	345 m²	0 m ²
Pervious	3,270 m²	3,162 m²	-108 m ²

*Estimated from measurements in FNDC GIS maps

The total amount of impermeable area on site, post-development will be 643m² or 16.9% of the site area.

District Plan Rules

The site is zoned Coastal Living. The following rules apply under the FNDC District Plan:

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

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

The total on-site impermeable area post-development will exceed 15% of the site area and therefore will not comply with Restricted Discretionary Activity rules under the FNDC District Plan Cl 10.7.5.3.8. Therefore, the proposals are classified as a Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Cl 11.3 are required. An Assessment of Environmental Effects has been included in Section 5 of this report.

Design Requirements

The site is under the jurisdiction of the Far North District Council. This design has been completed in general accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan as well as Clause E1 of the New Zealand Building Code.

Due to the proposed development’s low position in the larger catchment and proximity to the coastal marine environment of the Kerikeri Inlet, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may exacerbate local flooding hazards by modifying the time of downstream peak flow occurrence to more closely coincide with the arrival of peak flows from runoff generated further upstream within the larger catchment. Therefore, we do not recommend the installation of on-site attenuation devices for the proposed development.

Runoff resulting from the proposed shed’s roof area is anticipated to have less than minor effects on the receiving environment. Recommendations utilising Low Impact Design Principles are provided herein for the management and disposal of runoff resulting from the proposed impermeable areas to mitigate local erosion.

Stormwater Modelling Method

The hydraulic calculations have been computed using the HydroCAD modelling software. The model has been configured utilising a Type IA storm curve with a 24-hour duration in accordance with the FNDC Engineering Standards Table 4-1. A 10% AEP + CC rainfall value of 178mm was adopted from the NIWA HIRDS RCP6.0 2081-2100 scenario.

4. STORMWATER MANAGEMENT RECOMMENDATIONS

A proprietary guttering system is required to collect roof runoff from the proposed shed and direct this via sealed minimum 80mmØ pipes at a minimum grade of 1% to a dispersal bar northeast of the shed location such that flows will be directed to the vegetated gulley within the site.

An indicative dispersal device location is shown on the attached site plan (134699-C200). The dispersal device is to be constructed per the attached Dispersal Device Detail (134699-C201) and the following specifications:

- Minimum 6m dispersal bar length and 80mm bar diameter,
- Dispersal bar to be installed level with the property's topography,
- The dispersal bar is to be located well clear and downslope of wastewater effluent fields (no overland discharge may be directed towards effluent fields under any circumstances),
- Dispersal bar installed a maximum of 150mm above ground level via waratah standards & wire ties,
- Plantings are to be introduced around the dispersal bar,
- 15mmØ outlet holes drilled at 150mm centres along the bar,
- Screw caps installed on dispersal bar ends for maintenance/cleaning access.

In the pre-development (current) scenario, runoff generated over the proposed shed location is directed over the lawn area and vegetated slope to the northern gulley watercourse due to the topography of the site. Locating the dispersal bar north of the proposed shed will result in post-development drainage patterns that imitate the pre-development scenario, with runoff being directed to the gulley watercourse via sheet flow. Promoting sheet flow for runoff will aid in erosion protection, evapotranspiration and filtration.

5. DISTRICT PLAN ASSESSMENT

This report has been prepared to demonstrate the likely effects of increased stormwater run-off arising from the proposed development and the means of mitigating run-off to no more than existing (pre-development) levels.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 11.3.

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

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	643m ² of Impermeable surfaces will be present on-site post-development. Through low impact design principles the adverse effects of increased stormwater runoff can be remedied to that of existing levels.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	Imitation of pre-development drainage patterns, erosion protection and the promotion of evapotranspiration/filtration of runoff have been provided for in the recommendations to reduce the impact of runoff on the receiving environment.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 108m ² or 2.8% of the site area.
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	In the pre-development (current) scenario, runoff generated over the proposed shed location is directed over the lawn area and vegetated slope to the northern gulley watercourse due to the topography of the site. Locating the dispersal bar north of the

	<p>proposed shed will result in post-development drainage patterns that imitate the pre-development scenario, with runoff being directed to the gulley watercourse, mitigating the impact of new impervious surfaces on the natural drainage patterns of the site.</p> <p>Ground disturbance and the altering of the ground's ability to absorb water are not anticipated to occur in any significantly adverse capacity provided that the recommendations within the report are adhered to.</p>
<i>(e) the physical qualities of the soil type;</i>	Kerikeri Volcanic Group Late Miocene basalt of Kaikohe - Bay of Islands Volcanic Field.
<i>(f) any adverse effects on the life supporting capacity of the soils;</i>	Locating the dispersal bar north of the proposed shed will result in post-development drainage patterns that imitate the pre-development scenario, with runoff being directed to the gulley watercourse. Runoff generated over roof areas constructed of inert materials is considered to contain negligible contaminants. Therefore, no adverse effects on the life supporting capacity of the soils is anticipated as a result of the development provided the recommendations herein are adhered to.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	<p>Runoff generated over roof areas constructed of inert materials is considered to contain negligible contaminants. The promotion of evapotranspiration/filtration of runoff have been provided for in the recommendations. Therefore, the adverse effects of the proposals on runoff water quality are anticipated to be less than minor.</p> <p>Effluent disposal not considered in this report.</p>
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	No paved areas proposed.
<i>i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i>	Any future plantings implemented by the owner will aid in the treatment and velocity reduction of runoff. No specific planting regime is recommended as part of the stormwater management system described herein.
<i>j) any recognised standards promulgated by industry groups;</i>	N/A.
<i>(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.</i>	Through low impact design principles the adverse effects of increased stormwater runoff can be remedied to that of existing levels.

<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	RCP 6.0 2081-2100 rainfall values from HIRDS have been utilised in the design of stormwater management devices, accounting for climate change.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	A dispersal bar providing erosion protection and the promotion of evapotranspiration and filtration is proposed. As outlined in Section 3 of this report, detention measures would be expected to at best have a negligible benefit and at worst exacerbate downstream flooding hazards.

6. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (134699-C200 & 134699-C201). Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system.

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

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

7. LIMITATIONS

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

This assignment only considers the primary stormwater system. The secondary stormwater system, Overland Flow Paths (OLFP), flooding, vehicular access and the consideration of road/street water flooding is all assumed to be undertaken by a third party.

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

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

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

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

Wilton Joubert Ltd.



Patrick McSweeney
BE(Hons)

REPORT ATTACHMENTS

1. Site Plan - C200 (1 sheet)
2. Dispersal Device Detail - C201 (1 sheet)
3. Calculation Set



GENERAL NOTES:

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



6m LONG DISPERSAL BAR. SEE DISPERSAL BAR NOTES

SHED GUTTER DRAINAGE LINES TO DISPERSAL BAR. MINIMUM 80mmØ @ >1%

PROPOSED SHED

INDICATIVE EXIST SHED

DISPERSAL BAR NOTES:

- MINIMUM 6m LONG DISPERSAL BAR LENGTH AND 80mm BAR DIAMETER,
- DISPERSAL BAR TO BE INSTALLED LEVEL WITH THE PROPERTY'S TOPOGRAPHY,
- THE DISPERSAL BAR IS TO BE LOCATED WELL CLEAR AND DOWNSLOPE OF WASTEWATER EFFLUENT FIELDS (NO OVERLAND DISCHARGE MAY BE DIRECTED TOWARDS EFFLUENT FIELDS UNDER ANY CIRCUMSTANCES),
- DISPERSAL BAR INSTALLED MAXIMUM 150mm ABOVE GROUND LEVEL VIA WARATAH STANDARDS & WIRE TIES,
- PLANTINGS ARE TO BE INTRODUCED AROUND THE DISPERSAL BAR,
- 15mmØ OUTLET HOLES DRILLED AT 150mm CENTRES ALONG THE BAR,
- SCREW CAPS INSTALLED ON DISPERSAL BAR ENDS FOR MAINTENANCE/CLEANING ACCESS.

WILTON JOUBERT
Consulting Engineers

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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	JUN '24	PM	STORMWATER REPORT

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

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

RESOURCE CONSENT

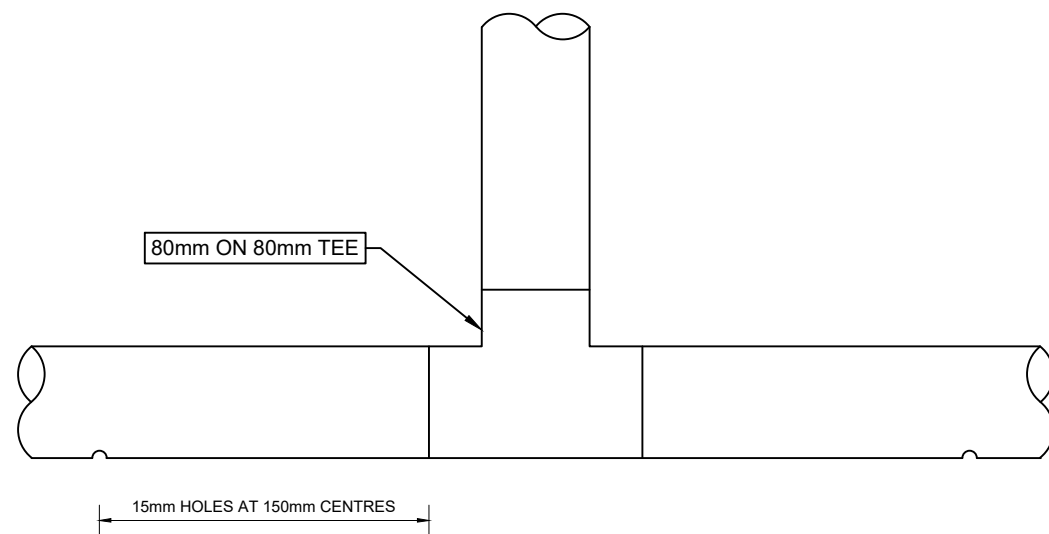
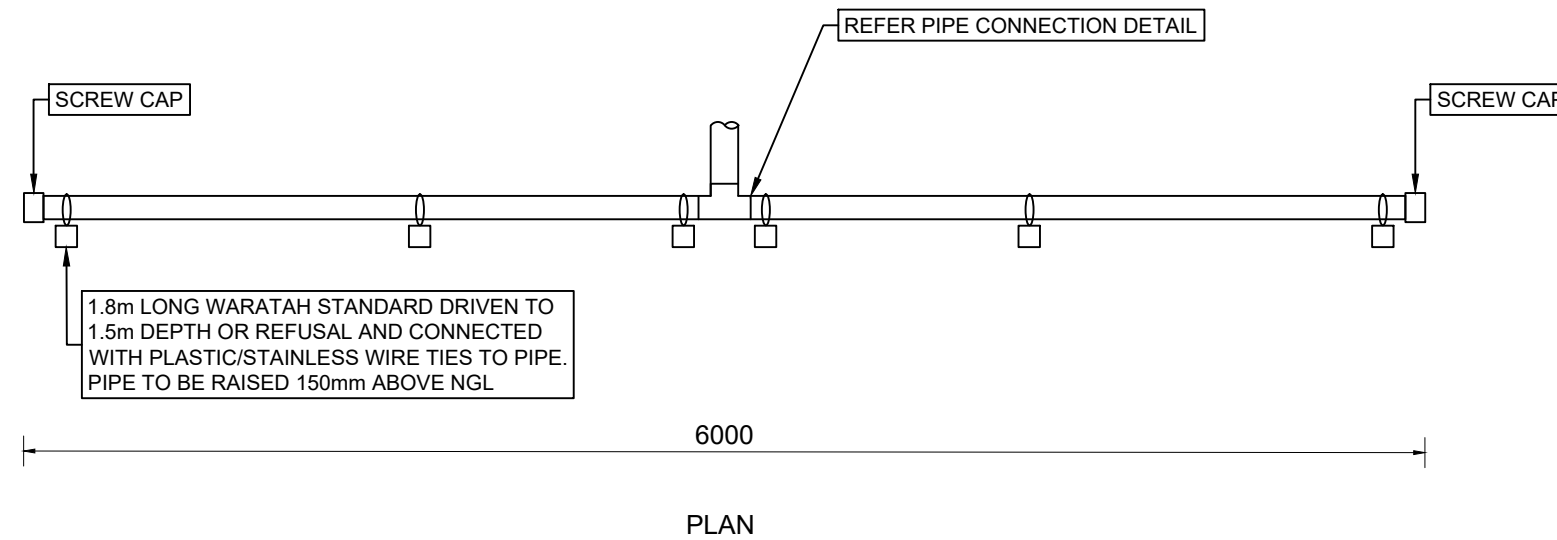
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

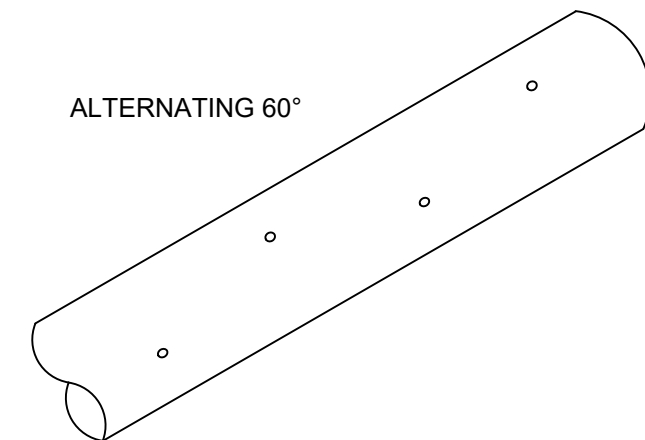
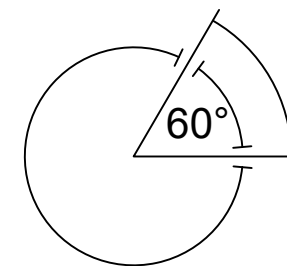
PROJECT DESCRIPTION:
STORMWATER MANAGEMENT REPORT

PROJECT TITLE:
**LOT 3 DP 171262
5 RANGITANE LOOP ROAD
KERIKERI**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
1:200	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
134699-C200	01
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PIPE CONNECTION DETAIL



PIPE OUTLET HOLE ARRANGEMENT DETAIL

01 **DISPERSAL DEVICE DETAIL**
C200 N.T.S

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	JUN '24	PM	STORMWATER REPORT

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

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RESOURCE CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

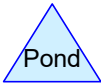
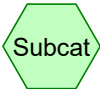
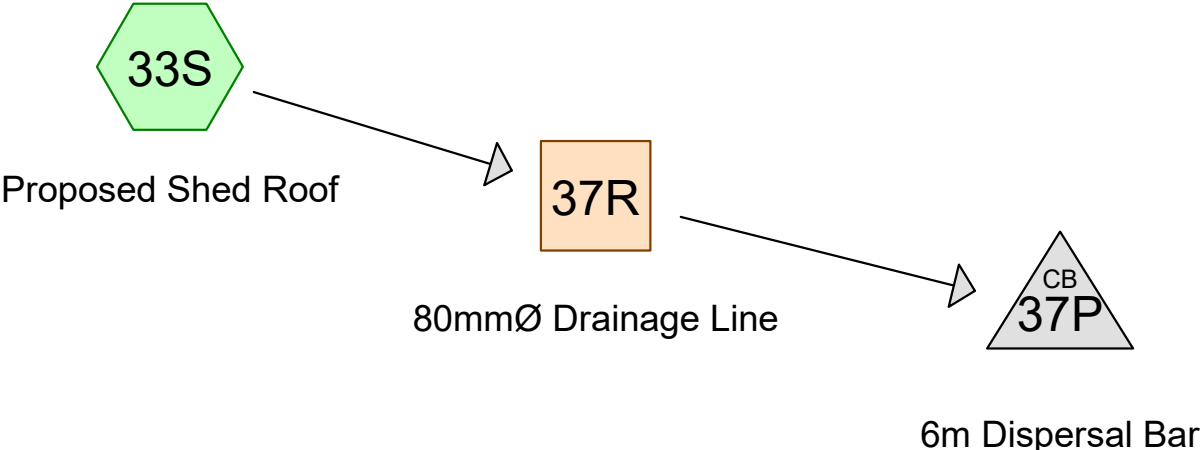
DRAWING TITLE:
DISPERSAL DEVICE DETAIL

PROJECT DESCRIPTION:
STORMWATER MANAGEMENT REPORT

PROJECT TITLE:
**LOT 3 DP 171262
5 RANGITANE LOOP ROAD
KERIKERI**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 134699-C201	ISSUE: 01
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Dispersal Bar Sizing



Summary for Subcatchment 33S: Proposed Shed Roof

Runoff = 1.26 l/s @ 7.94 hrs, Volume= 18.6 m³, Depth> 172 mm

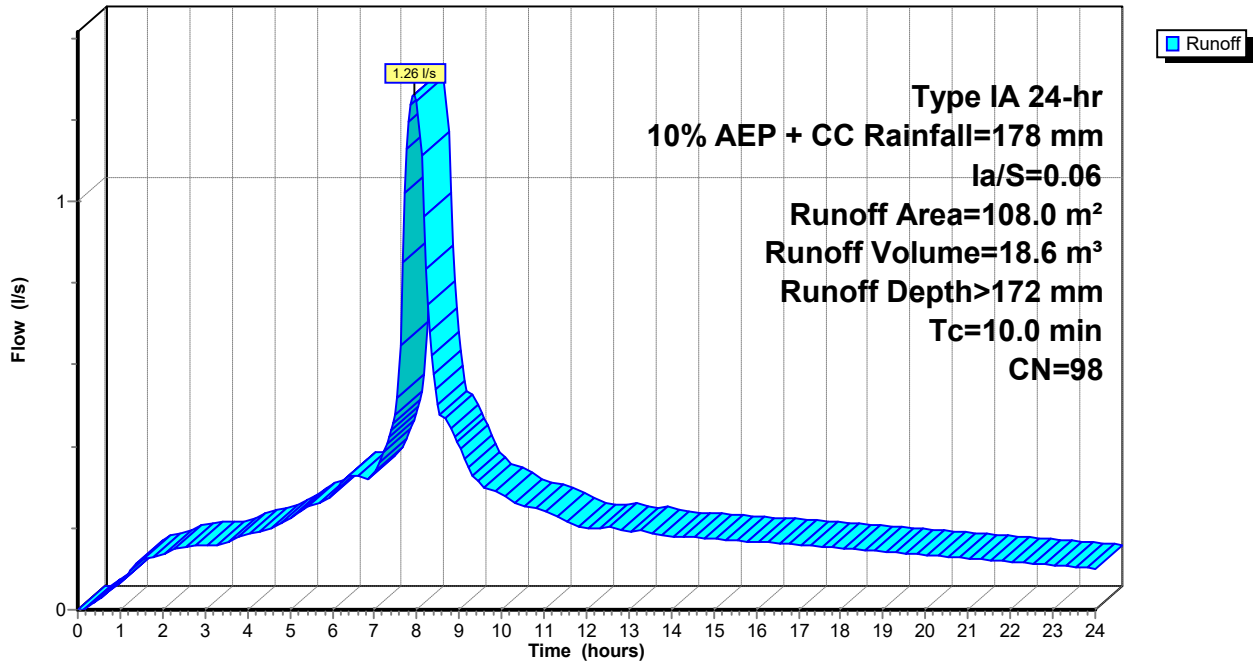
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10% AEP + CC Rainfall=178 mm, Ia/S=0.06

Area (m ²)	CN	Description
* 108.0	98	Impermeable
108.0		100.00% Impervious Area

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

Subcatchment 33S: Proposed Shed Roof

Hydrograph



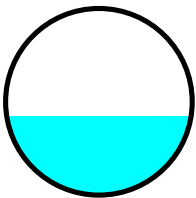
Summary for Reach 37R: 80mmØ Drainage Line

Inflow Area = 108.0 m², 100.00% Impervious, Inflow Depth > 172 mm for 10% AEP + CC event
 Inflow = 1.26 l/s @ 7.94 hrs, Volume= 18.6 m³
 Outflow = 1.26 l/s @ 7.95 hrs, Volume= 18.6 m³, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.62 m/s, Min. Travel Time= 0.3 min
 Avg. Velocity = 0.36 m/s, Avg. Travel Time= 0.5 min

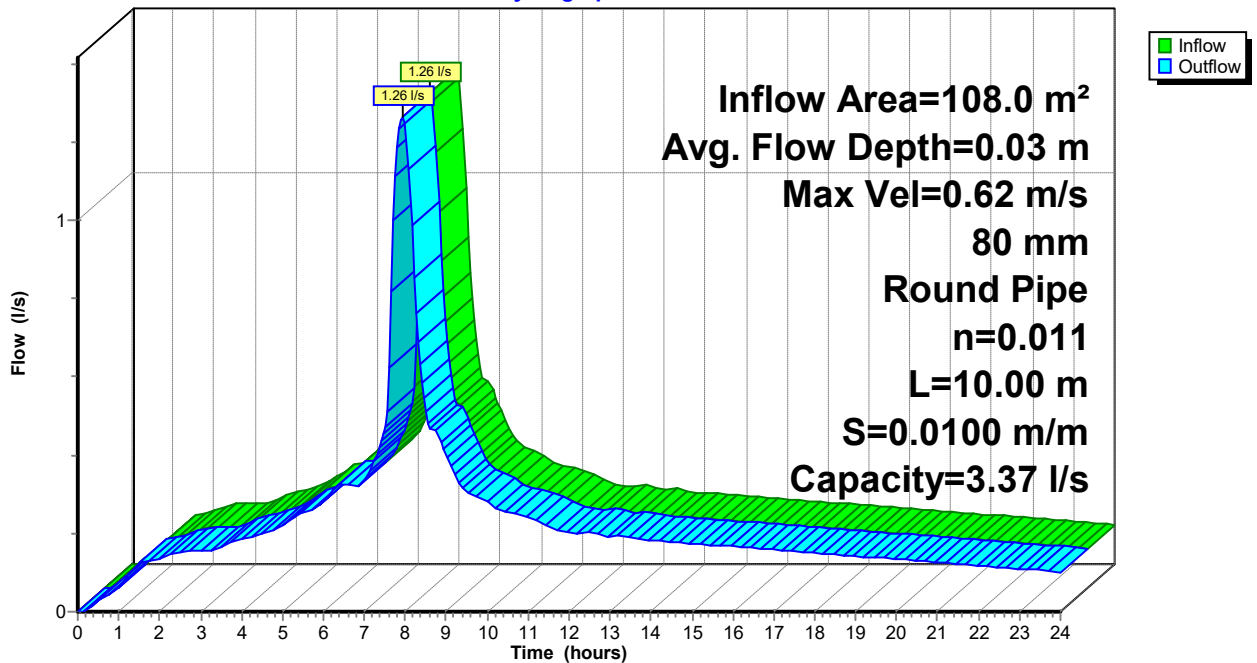
Peak Storage= 0.0 m³ @ 7.94 hrs
 Average Depth at Peak Storage= 0.03 m
 Bank-Full Depth= 0.08 m Flow Area= 0.01 m², Capacity= 3.37 l/s

80 mm Round Pipe
 n= 0.011
 Length= 10.00 m Slope= 0.0100 m/m
 Inlet Invert= 1.000 m, Outlet Invert= 0.900 m



Reach 37R: 80mmØ Drainage Line

Hydrograph



Summary for Pond 37P: 6m Dispersal Bar

Inflow Area = 108.0 m², 100.00% Impervious, Inflow Depth > 172 mm for 10% AEP + CC event
 Inflow = 1.26 l/s @ 7.95 hrs, Volume= 18.6 m³
 Outflow = 1.26 l/s @ 7.95 hrs, Volume= 18.6 m³, Atten= 0%, Lag= 0.0 min
 Primary = 1.26 l/s @ 7.95 hrs, Volume= 18.6 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.013 m @ 7.95 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	15 mm Vert. Orifice/Grate X 38.00 C= 0.600

Primary OutFlow Max=1.26 l/s @ 7.95 hrs HW=0.013 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 1.26 l/s @ 0.21 m/s)

Pond 37P: 6m Dispersal Bar

