

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

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

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

Richard and Clare Fletcher

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Bay of Island Planning

**Email:**

**Phone number:**

**Postal address:**

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

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

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

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

**Name/s:**

Richard and Clare Fletcher

**Property Address/  
Location:**

c/o Big BOI Sheds Limited

1235b Sate Highway 10

Kerikeri

**Postcode**

0293

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Postcode**

**Legal Description:**

**Val Number:**

**Certificate of title:**

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the Proposal:

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

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

## 10. Would you like to request Public Notification?

Yes  No

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

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

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

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

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

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

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

## 13. Draft Conditions:

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

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

## 14. Billing Details:

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

**Name/s:** (please write in full)

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

### Declaration concerning Payment of Fees

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

**Name:** (please write in full)

**Signature:**

(signature of bill payer)

**Date**

**MANDATORY**

## 15. Important Information:

### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

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

### Privacy Information:

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

## 15. Important information continued...

### Declaration

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

**Name:** (please write in full)

**Signature:**

Date

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

### Checklist (please tick if information is provided)

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

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



## 14. Billing Details:

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

**Name/s:** (please write in full)

Big Bul Sheds Limited Tim Totalsen

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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**Name:** (please write in full)

**Signature:**

(signature of bill payer)

Tim Totalsen

Date 15/10/24

**MANDATORY**

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## BAY OF ISLANDS PLANNING (2022) LIMITED

**Kerikeri House**  
**Suite 3, 88 Kerikeri Road**  
**Kerikeri**

[office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)

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18 October 2024

Far North District Council  
John Butler Centre  
Kerikeri

Dear Team Leaders,

### **Re: Proposed shed – 4 Houltts Way, Kerikeri**

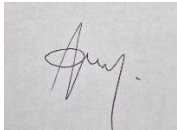
Our clients Richard and Clare Fletcher are seeking a resource consent to build a shed on their property at 4 Houltts Way, Kerikeri. The site is zoned Rural Living within the operative Far North District Plan (**ODP**), and Rural Residential under the Proposed Far North District Plan (**PDP**). Resource consent is required to accommodate the proposed shed.

The application is a **discretionary activity** under the ODP and requires resource consent in respect of Stormwater Management and Building Coverage. We attach information required to be included in this application by the relevant statutory documents as follows:

- Appendix A – Record of Titles & Relevant Instruments
- Appendix B – Application Plans & Elevations (Totalspan)
- Appendix C – Stormwater Mitigation Report (Wilton Joubert Consulting Engineers)

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

Yours sincerely,



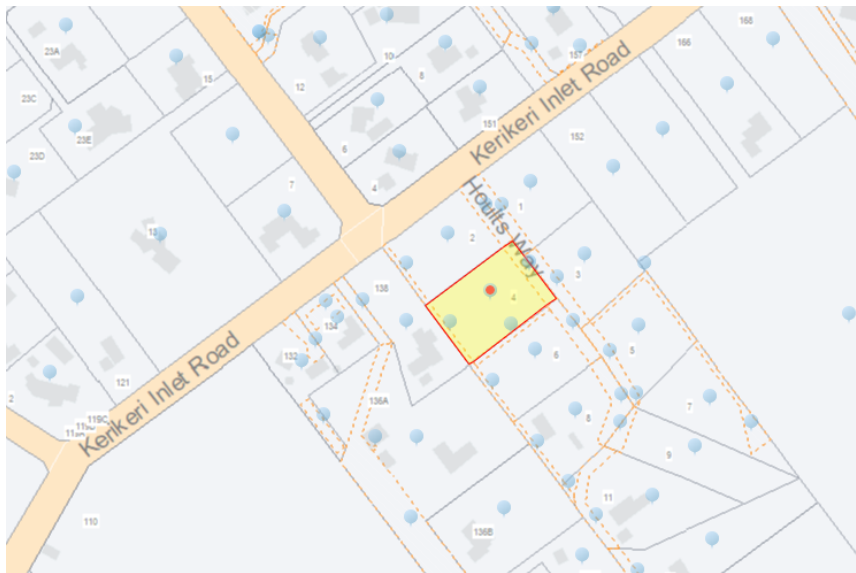
**Andrew McPhee**  
Consultant Planner



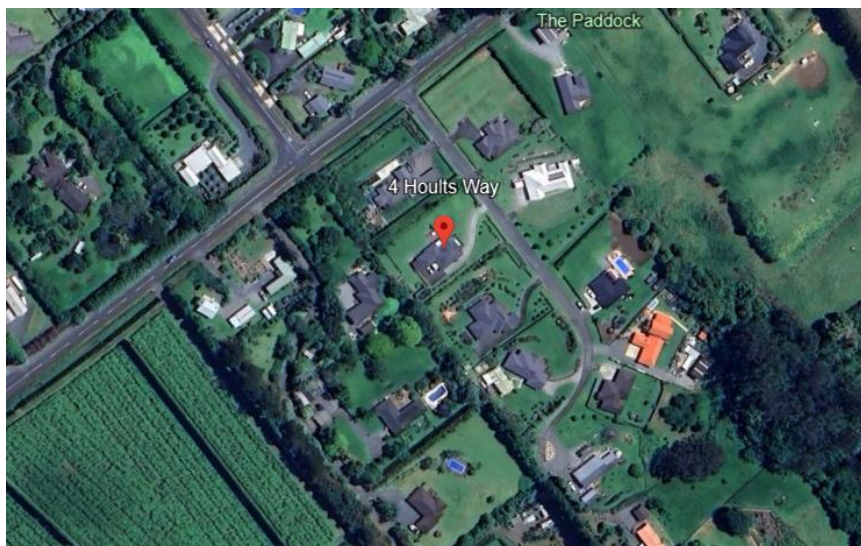
## 1. Introduction

The applicant is seeking a land use consent to construct a shed on their property at 4 Hoult's Way in Kerikeri. The site is legally described as Lot 8 DP483478 and comprises a land area of 3,115m<sup>2</sup>. A copy of the relevant Record of Title is attached at **Appendix A**.

## 2. Site Description



**Figure 1 – Site (Source: Prover)**



**Figure 2 – Site Aerial (Source: Google Earth)**

The site is located on the western side of Hoult's Way, which is accessed off Kerikeri Inlet Road. The site comprises a total land area of 3,115m<sup>2</sup> and currently contains a dwelling.

The site is generally grass covered, contains a number of specimen trees and has a slight fall from west to east.

The Land Cover Database identifies the site being previously subject to orchard, vineyard or other perennial crop. The use of the site is not changing through this application, so is not subject to HAIL legislation in that regard. No consent notice has been applied to the title. Minor earthworks required to scrape the surface for the concrete pad falls within the permitted activity thresholds within the HAIL legislation and therefore, no consents are required in that respect.

The site is not subject to any known hazards.

Far North Maps indicates that the soil type has high versatile value (LUC 2s1), however the site is not zoned General Rural or Rural Production. The National Policy Statement for Highly Productive Land (NPS-HPL) does not apply to the Rural Living zone.

### 3. Record of Title, Consent Notices and Land Covenants

The site Record of Title is attached at **Appendix A**. The following consent notices apply to the property:

#### 10436742.5

##### SCHEDULE

##### All Lots – DP 483478

- i. In conjunction with the construction of any habitable building, and in addition to a potable water supply, a water collection system with sufficient supply for fire righting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- ii. The lot owner shall obtain a building consent and install a wastewater treatment and disposal system designed in accordance with the engineers report prepared by Haigh Workman Civil and Structural Consultants, referenced 08375, dated 07/04/09 and submitted in support of RC 2100058 and again in support of RC 2130332.

##### Lots 1 & 9 – DP 483478

- iii. The lot owner shall maintain the shelter belt along the road frontage at a minimum height of 4 metres in perpetuity. Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

- Condition i. would have been satisfied at the time the dwelling was constructed.
- Condition ii. would have been satisfied at the time the dwelling was constructed.
- Condition iii. The planting for the shelter belt is in place.

## 4. Description of the Proposal

The applicant proposes to construct a 56m<sup>2</sup> shed on their property. The proposed shed will be in accordance with the site plan by Totalspan attached at **Appendix B**.



Figure 3 - Proposed floor plan (Source: Totalspan)

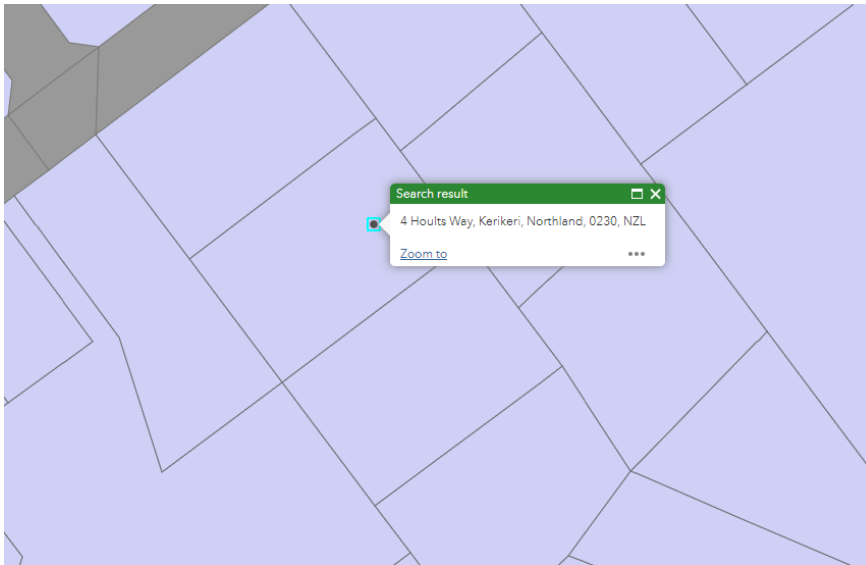
The total impermeable areas on the property would be 783.47m<sup>2</sup> or 25.15% of the site area. Total building coverage area would comprise the existing dwelling 261.22m<sup>2</sup> and the proposed shed 56m<sup>2</sup> for a total of 317.22m<sup>2</sup> or 10.1% of the site area.

Stormwater from the collective roof area will be directed to the two existing 25,000 litre water tanks on the property. These water tanks are being used for potable water supply, attenuation and in accordance with the consent condition, firefighting purposes.

Proposed earthworks include 200mm site scrape of topsoil for the concrete pad, which is within the permitted limits for this zone.

## 5. Reasons for Consent

The Far North District Plan zones the site **Rural Living Zone (RLZ)**. There are no other identified Resource Features apart from being within a Kiwi 'Present' area.



**Figure 4 – ODP Map – Rural Living zone (Source: Far North Maps)**



**Figure 5 – PDP Map – Rural Residential zone (Source: PDP Maps)**

The following tables set out the applicable permitted development standards for the RLZ and District Wide performance standards. Table 1 and 2 identifies the applicable rules and provides comment on compliance with those rules. An assessment against the PDP rules with immediate legal effect have also been provided (Table 3).



**Table 1 – Rural Living Zone – Performance Standards**

RURAL LIVING ZONE STANDARDS		
Rule #	PERMITTED STANDARDS	PERFORMANCE/COMMENTS
8.7.5.1.1 <b>Residential Intensity</b>	One residential unit per site or 4,000m <sup>2</sup> . Rule does not apply to sites created by subdivision, where all other standards for permitted activities are complied with.	One dwelling on the property.  <b>Complies</b>
8.7.5.1.2 <b>Scale of Activities</b>	<b>Scale of Activities:</b> The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 1 person per 1,000m <sup>2</sup> of net site area.	Proposal is for a shed, no change  <b>Complies</b>
8.7.5.1.3	<b>Building Height:</b> Maximum height 9 metres.	The proposed single story shed will not exceed the permitted height standard.  <b>Complies</b>
8.7.5.1.4 <b>Sunlight</b>	<b>Permitted</b> - 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.	The proposed shed will not be within the sunlight recession plane in relation to any of the boundaries.  <b>Complies</b>
8.7.5.1.5 <b>Stormwater Management</b>	<b>Permitted</b> - Maximum of 12.5% of the total site area. <b>Controlled</b> - Maximum of 20% of the total site area.	Total Impermeable surfaces on the site will be 783.47m <sup>2</sup> or 25.15%.  <b>Discretionary</b>
8.7.5.1.6	<b>Setback from boundaries:</b> no building within 3m of boundary with various specified exceptions.	The proposed shed is not within 3m from any of the site boundaries.  <b>Complies</b>
8.7.5.1.7	<b>Screening for Neighbours – Non-Residential Activities</b> <b>Permitted</b> - Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m	N/A

RURAL LIVING ZONE STANDARDS		
Rule #	PERMITTED STANDARDS	PERFORMANCE/COMMENTS
8.7.5.1.9	<p><b>Hours of Operation - Non-Residential Activities Permitted –</b></p> <p>(a) The maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and</p> <p>(b) Hours of operation shall be limited to between the hours: 0700 - 2000 Monday to Friday 0800 - 2000 Saturday, Sunday and Public Holidays Provided that this rule does not apply:</p> <p>(i) where the entire activity is located within a building; and</p> <p>(ii) where each person engaged in the activity outside the above hours resides permanently on the site; and (iii) where there are no visitors, clients or deliveries to or from the site outside the above hours. Exemptions: This rule does not apply to activities that have a predominantly residential function such as lodges, motels and homestays.</p>	N/A
8.7.5.1.10	<b>Keeping of Animals</b>	N/A
8.7.5.1.11	<b>Noise:</b> noise at or within boundary of any other site in the zone not to exceed specified limits.	Residential activity.  <b>Complies</b>
8.7.5.1.12	<b>Helicopter Landings Area</b>	N/A
8.7.5.1.13	<p><b>Building Coverage:</b></p> <p><b>Permitted -</b> Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 10% or 2,400m<sup>2</sup>, whichever is the lesser, of the gross site area.</p> <p><b>Restricted discretionary –</b> 15% or 4,000m<sup>2</sup></p>	<p>The proposed building coverage is 317.22m<sup>2</sup> or 10.1%.</p> <p><b>Restricted Discretionary</b></p>

**Table 2 – District Wide Performance Standards**

PART 3 – DISTRICT WIDE STANDARDS		
Rule #	STANDARDS	PERFORMANCE/COMMENTS
<b>Chapter 12 – Natural and Physical Resources</b>		
12.1 Landscape & Natural Features	<p><b>12.1.6.1.1 Protection of Outstanding Landscape Features</b></p> <p><b>12.1.6.1.2 Indigenous Vegetation Clearance in Outstanding landscapes</b></p> <p><b>12.1.6.1.3 Tree Planting in Outstanding Landscapes</b></p> <p><b>12.1.6.1.4 Excavation and/or filling within an outstanding landscape</b></p> <p><b>12.1.6.1.5 Buildings within outstanding landscapes</b></p> <p><b>12.1.6.1.6 Utility Services in Outstanding Landscapes</b></p>	N/A



PART 3 – DISTRICT WIDE STANDARDS		
Rule #	STANDARDS	PERFORMANCE/COMMENTS
12.2 Indigenous Flora and Fauna	<p><b>12.2.6.1.1</b> Indigenous Vegetation Clearance Permitted Throughout the District</p> <p><b>12.2.6.1.2</b> Indigenous Vegetation Clearance in the rural Production and Minerals Zones</p> <p><b>12.2.6.1.3</b> Indigenous Vegetation Clearance in the General Coastal Zone</p> <p><b>12.2.6.1.4</b> Indigenous Vegetation Clearance in Other Zones</p>	N/A
12.3 Earthworks	<p><b>12.3.6.1.2 Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones</b></p> <p><b>Permitted</b> – Maximum of 300m<sup>3</sup> within a 12-month period and cannot be higher than 1.5m cut or fill.</p>	<p>Less than 20m<sup>3</sup> of earthworks is required.</p> <p>Involves 200mm scrape for the concrete pad</p> <p><b>Complies</b></p>
12.4 Natural Hazards	<p><b>12.4.6.1.1</b> Coastal Hazard 2 Area</p> <p><b>12.4.6.1.2</b> Fire Risk to Residential Units</p>	N/A
12.5 Heritage	<p><b>12.5.6.1.1</b> Notable Trees</p> <p><b>12.5.6.1.2</b> Alterations to/and maintenance of historic sites, buildings and objects</p> <p><b>12.5.6.1.3</b> Registered Archaeological Sites</p>	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	<p><b>12.7.6.1.1</b> Setback from lakes, rivers and the coastal marine area</p> <p><b>12.7.6.1.2</b> Setback from smaller lakes, rivers and wetlands</p> <p><b>Permitted</b> = for rivers minimum setback of 10 x the average width of the river where it passes through or past the site provided that the minimum setback is 10m and the maximum is no more than minimum required by <b>Rule 12.7.6.1.1</b></p> <p><b>12.7.6.1.3</b> Preservation of indigenous wetlands</p> <p><b>12.7.6.1.4</b> Land Use Activities involving the Discharges of Human Sewage Effluent</p> <p><b>12.7.6.1.5</b> Motorised Craft</p> <p><b>12.7.6.1.6</b> Noise</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
12.8 Hazardous Substances		N/A
12.9 Renewable Energy and Energy Efficiency		N/A
<b>Chapter 15 – Traffic, Parking and Access</b>		

PART 3 – DISTRICT WIDE STANDARDS		
Rule #	STANDARDS	PERFORMANCE/COMMENTS
15.1.6A.2.1 Traffic Intensity	15.1.6A Maximum Daily One Way Traffic Movements Rural Living Permitted – 20	The first residential unit on a site is exempt from this rule  <b>Complies</b>
15.1.6B Parking	15.1.6B.1.1 On-site Car Parking Spaces: Permitted – 2 per residential unit	There is no change.  <b>Complies</b>
15.1.6C.1.1 Vehicle Access	Private Accessway in all zones Permitted – 3m wide carriageway	There is no change.  <b>Complies</b>
15.1.6C.1.5 Vehicle Crossing	Vehicle Crossing Standards in Rural and Coastal Zone	There is no change.  <b>Complies</b>
15.1.6C.1.7 General Access Standards	General Access Standards	There is no change.  <b>Complies</b>

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).

**Table 3 – PDP performance standards with immediate legal effect**

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		Not relevant as no such substances proposed.
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A		Not indicated on Far North Proposed District Plan
Historic Heritage (Property specific and applies to adjoining	All rules have immediate legal effect (HH-R1 to HH-R10)	N/A		Not indicated on Far North Proposed District Plan

<p>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>Schedule 2 has immediate legal effect</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>	N/A		Not indicated on Far North Proposed District Plan
<p>Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)</p>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</p>	N/A		Not indicated on Far North Proposed District Plan
<p>Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example</p>	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	N/A		Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
<p>Activities on the Surface of Water</p>	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	N/A		Not indicated on Far North Proposed District Plan
<p>Earthworks all earthworks (refer to new definition) need to comply with this</p>	<p>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</p>	Yes	Complies	Proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
<p>Signs (Property specific) as rules only relate to</p>	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p>	N/A		Not indicated on Far North Proposed District Plan

situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage 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
<b>Comments:</b>				
No consents are required under the PDP.				

Overall, the application would fall to be considered as a **Discretionary Activity**.

## 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](#).

Council may grant or refuse an application for a Discretionary Activity. Where an application is granted consent, Council may impose conditions.

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.

In the determination of this application, those considerations include the actual and potential effects of an activity on the environment, the relevant provisions of the Northland Regional Policy Statement (or other relevant statutory document), the Far North District Plan and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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

### **Assessment of Effects on The Environment**

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.

The permitted building coverage on the site is 10%. The proposed shed increases the total building coverage on the site to 10.1%. This equates to an addition 31.15m<sup>2</sup> of building coverage on the site over and above the permitted baseline.

The focus of this assessment is on addressing the matters directly related to the rules in the ODP regarding the single level shed in the RLZ, which in this instance is principally a breach to stormwater management. A brief overview of the degree to which this achieves the objectives and policies of the Northland Regional Policy Statement, ODP and PDP is also provided.

#### **Stormwater Management effects**

A comprehensive Stormwater Mitigation Report has been prepared by Wilton Joubert and supplied in **Appendix C**. The mitigation report has been prepared in accordance with:

- The Far North District Council Engineering Standards;
- The operative Far North District Council District Plan; and
- Clause E1 of the New Zealand Building Code

The report concludes, provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed / existing impermeable surfaces are considered to have **less than minor effects on the receiving environment**, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold. An assessment of effects is provided in the Stormwater Mitigation Report addressing matters (a) through (m) of Section 11.3 of the ODP.

### **Building coverage**

As identified above, the quantum of building coverage over and above the permitted baseline is minimal (0.1%), equating to an additional 31.15m<sup>2</sup> of building coverage on the site [above the permitted baseline]. This minor quantum is not considered to be discernible to someone looking at the property. A brief assessment against the matters of discretion in 8.7.5.3.4 is provided below:

*(a) the ability to provide adequate landscaping for all activities associated with the site;*

Extensive planting has been undertaken on the site boundaries with the exception of the western boundary which has a timber fence. There is also a consent condition requiring a shelter belt along the road frontage at a minimum height of 4 metres in perpetuity.

*(b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment;*

A garden shed is commonplace within a rural lifestyle environment.

*(c) the scale and bulk of the building in relation to the site;*

The proposed shed is modest in scale being 56m<sup>2</sup>. It will be located on the north western corner of the site, some distance from the road frontage.

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

The loss of 31.15m<sup>2</sup> of private open space on a 3,115m<sup>2</sup> section is not considered to have any effect on the ability of the property to provide for future uses.

*(e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment;*

As identified above, the building coverage is only an additional 0.1% over the permitted baseline for building coverage. The effects over and above that permitted on the site are not considered to be discernible for adjacent sites and the surrounding environment. Furthermore, extensive planting on the site, once mature, will soften any built development.

*(f) 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 located five metres from the dwelling, as such the shed will not dominate in terms of visual effects and will incorporate into built form element on the site.

*(g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects;*

Extensive planting has been undertaken on the site boundaries with the exception of the western boundary which has a timber fence. There is also a consent condition requiring a shelter belt along the road frontage at a minimum height of 4 metres in perpetuity.

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

The shed is a non-habitable building that is not considered to incur any privacy effects on adjacent properties, nor will it affect neighbouring properties enjoyment of their private open spaces.

### **Effects Conclusion**

The effects of the stormwater management breach can be mitigated where the recommendations in the Wilton Joubert report are followed. A 0.1% breach in building coverage on a 3,115m<sup>2</sup> site is not considered to incur a discernible effect over and above the permitted baseline.

### **Statutory Plan Considerations**

#### ***A National Policy Statement***

There are no national policy statements that are directly relevant to this application.

#### ***National Environmental Standards***

The site is not considered a HAIL site as the use of the site is not changing. Earthworks are within permitted limits. Therefore, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not apply.

The National Environmental Standard for Freshwater does not apply to this proposal as there are no natural wetlands or other related features on or near this site.

#### ***New Zealand Coastal Policy Statement***

The New Zealand Coastal Policy Statement is not relevant to this application.

#### ***A Regional Policy Statement***

The subject site is within the Northland region and is subject to the governing objectives and policies of the operative Northland Regional Policy Statement (RPS), operative May 2016. Although the jurisdiction for land use and subdivision activities is governed by the Far North District Council and the policy framework for land use activities and the management of potential adverse effects is set out in the ODP.

The ODP is subject to the governing regional policy framework set out in the RPS. With respect to any identified features, the site is not within any area of ‘High’ or ‘Outstanding’ Natural Area, or the Coastal Environment boundary. Considering the above, the following table considers the relevant objectives and policies.

**Table 4 – RPS Assessment**

REGIONAL POLICY STATEMENT FOR NORTHLAND		PERFORMANCE OF PROPOSAL
<b>OBJECTIVES &amp; POLICIES</b>		
3.1, 4.1-4.8	Integrated Catchment Management	The proposal considers the wider stormwater catchment and proposes appropriate mitigation measures from the increase of stormwater from the site.
3.2, 5.1-5.4	Region Wide Water Quality	Similar to the above, the proposal includes stormwater quality measures as outlined in the Stormwater Mitigation Report.
3.3	Ecological Flows	No water take is proposed as part of the application.
3.4	Indigenous Ecosystems and Biodiversity	The site is within a kiwi present area. The reclusion of cats and dogs is not considered relevant for this application and has not been provided as a consent condition on the title.
3.5	Enabling Economic Wellbeing	The proposal provides for a shed on a site created for residential lifestyle purposes.
3.6	Economic Activities – Reverse Sensitivity and Sterilisation	The proposal provides for a shed on a site created for residential lifestyle purposes.
3.7	Regionally Significant Infrastructure	There is no such infrastructure being affected by the proposal.
3.8, 6.1	Efficient and Effective Infrastructure	The proposal is self-sufficient in this respect.
3.9	Security of Energy Supply	N/A.
3.10	Use and Allocation of Common Resources	No water takes, or other takes are required.
3.11	Regional Form	The proposal provides for a shed on a site created for residential lifestyle purposes.

REGIONAL POLICY STATEMENT FOR NORTHLAND		PERFORMANCE OF PROPOSAL
3.12, 8.1-8.3	Tangata Whenua Role in Decision Making	Not considered relevant for the construction of a shed.
3.13, 7.1-7.2	Natural Hazard Risk	No natural hazard risks are relevant.
3.14	Natural Character, ONF, ONL and Historic Heritage	No such features exist on the site.
3.15	Active Management	The proposal provides for a shed on a site created for residential lifestyle purposes.

Overall, it is considered that the development proposal would not be contrary to any RPS objective or policy and can be managed adequately by the ODP.

#### ***A Plan or Proposed Plan***

The objectives and policies in the ODP that are relevant to this application are those related to the Rural Environment in general, and the RLZ. These are discussed as follows:

**Table 5 Objectives and Policies for the Rural Environment**

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
<b>OBJECTIVES</b>		
8.3.1	To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment.	The site is largely developed in so far that a dwelling is present. This application provides for a shed commensurate with residential use of the site.
8.3.2	To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.	The site is zoned RLZ, therefore consideration under the NPS-HPL is not relevant. Nonetheless, it is fanciful to conclude that the size of the site can accommodate and sustain a productive use. As such, the development is considered appropriate in the context of a rural lifestyle use.
8.3.3	To avoid, remedy or mitigate adverse effects of activities on the rural environment.	There are no rural productive activities in the immediate vicinity. The proposed shed will not adversely affect the existing environment given the locational characteristics of the site and the adjoining development.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.3.4	To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.	The site does not possess a significant vegetation/habitat area.
8.3.5	To protect outstanding natural features and landscapes.	The area has not been classified as outstanding and does not possess any outstanding features.
8.3.6	To avoid actual and potential conflicts between land use activities in the rural environment.	The site is in an area surrounded by large lot residential properties so is anticipated and considered to be appropriate within this location.
8.3.7	To promote the amenity values of the rural environment.	This application is within the RLZ which anticipates and provides for residential lifestyle development commensurate with the subject site.
8.3.8	To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.	This proposal is not of a scale which would warrant use of such techniques.
POLICIES		
8.4.1	That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.	Refer Objective 8.3.1 above.
8.4.2	That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded.	The only potential adverse effects anticipated by the proposal are in relation to stormwater. These effects can be appropriately mitigated to a point where effects will be less than minor (see <b>Appendix C</b> ).

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.4.3	That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.	No new infrastructure proposed or warranted.
8.4.4	That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.	There are no outstanding features or landscapes present on the site or in the vicinity. The amenity values of the local environment will not be diminished by the proposal. This location does not possess amenity values associated with a traditional rural environment.
8.4.5	That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).	The proposed shed is compatible with existing land uses.
8.4.6	That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.	These features are not identified on the property.
8.4.7	That Plan provisions encourage the efficient use and development of natural and physical resources.	The site provides for large lot residential use, the introduction of a shed is commensurate with this use.

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
8.4.8	That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated.	The AEE has shown that the proposed scale and intensity of built development can be accommodated with less than minor adverse effects.

**Table 6 Objectives and Policies for the RLZ**

OBJECTIVE OR POLICY		PERFORMANCE OF PROPOSAL
<b>OBJECTIVES</b>		
8.7.3.1	To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.	Residential lifestyle development is anticipated in the RLZ. The proposal is for a shed, which is commensurate with this use.
8.7.3.2	To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.	Low density residential development is present on the site, a shed is commensurate with this use.
8.7.3.3	To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.	Not applicable.
<b>POLICIES</b>		
8.7.4.1	That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.	The proposal is compatible as outlined above under objective 8.7.3.2.



8.7.4.2	That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.	The site is commensurate with those surrounding the properties and of those generally within the RLZ.
8.7.4.3	That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.	The site has sufficient land to provide for outdoor space.
8.7.4.4	That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.	A dwelling already exists, this application is for a shed.
8.7.4.5	That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.	Not applicable.
8.7.4.6	That home-based employment opportunities be allowed in the Rural Living Zone.	Not applicable.
8.7.4.7	That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.	The proposal will not adversely affect access to sunlight and daylight on this property or those immediately adjoining.
8.7.4.8	That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.	A shed is considered to be commensurate with a residential activity.

8.7.4.9	That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.	A shed is considered to be commensurate with a residential activity.
8.7.4.10	That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.	The proposed shed is no habitable and is set well away from neighbours boundaries.
8.7.4.11	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.
8.7.4.12	That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).	Not applicable.

**Assessment of Objectives and Policies Conclusion**

The proposal is consistent relevant objectives and policies considered above.

In terms of district wide matters such as those that affect biophysical elements and physical elements such as infrastructure and transport, the proposal is not impacted by biophysical characteristics that require any consideration, and from an infrastructure perspective the proposal can be serviced within its boundary with no resulting effects. The proposal is therefore consistent with the aims and intents of the ODP.

**Table 7 Objectives and Policies for the Rural Residential zone (PDP)**

Objectives	Assessment
RRZ-O1 - The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are	The proposal is for a shed on a site that already has a dwelling.

compatible with the rural character and amenity of the zone	
<p>RRZ-O2 - The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes:</p> <ul style="list-style-type: none"> <li>a. peri-urban scale residential activities;</li> <li>b. small-scale farming activities with limited buildings and structures;</li> <li>c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and</li> <li>d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.</li> </ul>	The proposal is for a shed on a site that already has a dwelling.
RRZ-O3 - The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised	The site is already development for a residential purpose. The shed is an accessory building commensurate with this use.
<p>RRZ-O4 - Land use and subdivision in the Rural Residential zone:</p> <ul style="list-style-type: none"> <li>a. maintains rural residential character and amenity values;</li> <li>b. supports a range of rural residential and small-scale farming activities; and</li> <li>c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.</li> </ul>	<p>The site is already development for a residential purpose. The shed is an accessory building commensurate with this use.</p> <p>The site is surrounded by similar rural residential development, as such there are not considered to be any reverse sensitivity effects.</p>
<b>Policy</b>	<b>Assessment</b>
<p>RRZ-P1 - Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</p> <ul style="list-style-type: none"> <li>a. rural residential activities;</li> <li>b. small-scale farming activities;</li> <li>c. home business activities;</li> <li>d. visitor accommodation; and</li> <li>e. small-scale education facilities.</li> </ul>	The site is already development for a residential purpose. The shed is an accessory building commensurate with this use.
RRZ-P2 - Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:	The site is already development for a residential purpose. The shed is an accessory building commensurate with this use.

<ul style="list-style-type: none"> <li>a. activities that are contrary to the density anticipated for the Rural Residential zone;</li> <li>b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and</li> <li>c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.</li> </ul>	
<p>RRZ-P3 - Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.</p>	<p>The site is not considered to be close enough to rural production or horticulture activities to incur reverse sensitivity effects.</p>
<p>RRZ-P4 - Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> <li>a. telecommunications:             <ul style="list-style-type: none"> <li>i. fibre where it is available;</li> <li>ii. copper where fibre is not available;</li> <li>iii. copper where the area is identified for future fibre deployment.</li> </ul> </li> <li>b. local electricity distribution network.</li> </ul>	<p>Telecommunications and electricity are available for the existing dwelling.</p>
<p>RRZ-P5 - 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:</p> <ul style="list-style-type: none"> <li>a. consistency with the scale and character of the rural residential environment;</li> <li>b. location, scale and design of buildings or structures;</li> <li>c. at zone interfaces:             <ul style="list-style-type: none"> <li>i. any setbacks, fencing, screening or landscaping required to address potential conflicts;</li> <li>ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;</li> </ul> </li> <li>d. the capacity of the site to cater for on-site infrastructure associated</li> </ul>	<p>The site is already development for a residential purpose. The shed is an accessory building commensurate with this use.</p>

<p>with the proposed activity;</p> <p>e. the adequacy of roading infrastructure to service the proposed activity;</p> <p>f. managing natural hazards;</p> <p>g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and</p> <p>h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>	
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***Proposed Far North District Plan Objectives & Policies & Weighting***

Section 88A(2) provides that “any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b).” This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan move through the notification and hearing process. In *Keystone Ridge Ltd v Auckland City Council*, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;
- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Rural Residential Zone overlay, however this has still been provided.

The activity is considered to be consistent with the objectives and policies of both the ODP and PDP.

**7. Notification Assessment (s95matters)**

The Council will need to determine the basis on which the application will be processed. These include public notification, limited notification, or non-notification. Sections 95A and 95B provide a step-by-step process that Council must follow when determining whether to publicly or limited notify an application.

### ***Public Notification (s95A)***

Section 95A outlines the steps that must be followed to determine whether an application should be publicly notified.

**Step 1** – Details requirements for mandatory public notification. None of these apply to the proposal.

**Step 2** – Details situations where public notification is precluded (if not required under step 2). The application is ancillary to a residential activity but is not a boundary activity, therefore public notification is not precluded under this step.

**Step 3** – Details requirements for public notification in certain circumstances. This includes applications that are determined to be publicly notified under s95D. For this application, it is concluded that any potential adverse effects on the environment would not be more than minor.

**Step 4** – Details requirements in special circumstances. It is considered that there are no special circumstances that would warrant notification.

### ***Limited Notification (s95B)***

S95B includes steps to be followed when deciding whether an application should be subject to limited notification.

**Step 1** – relates to the consideration of certain affected groups and affected persons including any protected customary rights groups or affected marine title groups. There are no such groups affected by this application.

**Step 2** – details requirements for limited notification where the application is for one or more activities that is precluded from limited notification by a rule or standard or is a controlled or prescribed activity. This step does not preclude this application from limited notification.

**Step 3** – relates to boundary adjustments, where an owner of an infringed boundary is to be notified or a prescribed activity. Also relates to any other activity where it is required to determine if a person is an affected person in accordance with s95E. For the purpose of limited notifying an application, a person is an affected person if a consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). It is assessed in this report that these two factors are not triggered by the application .

**Step 4** – relates to requirements to notify where special circumstances exist. There are no special circumstances that would warrant limited notification of this application.



## 8. PART II – Resource Management Act 1991

### ***Purpose of the RMA***

The proposal can promote the sustainable management of natural and physical resources, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposal will provide a shed on a property ancillary to the dwelling the currently exists within the RLZ, which is wholly anticipated in the zone.

Development of this shed will contribute to the local economy and any effects on the environment are not anticipated to be more than minor.

### ***Matters of National Importance***

The site is within a kiwi present area. However, the proposal is not anticipated to adversely affect kiwi habit. Māori are not considered to be adversely affected by this proposal, nor is any historic heritage likely to be impacted.

### ***Other Matters***

The proposal will result in an efficient use of resources with the development occurring on the periphery the Kerikeri township within the RLZ where onsite servicing can be provided for. Amenity values will be maintained because the proposal is similar to existing activities on properties within this area. There will be no adverse impact on local ecosystems or overall.

## 9. Conclusion

This application seeks a **Discretionary Activity** resource consent to undertake construction of a shed ancillary to the existing dwelling within the RLZ. The assessment of effects on the environment concludes that for the reasons outlined in the application, the effects of undertaking this proposal will be less than minor on the surrounding environment. There are considered to be no adversely affected persons.

No currently gazetted National Environmental Standards or National Policy Statements including the New Zealand Coastal Policy Statement were considered to be relevant to this proposal.

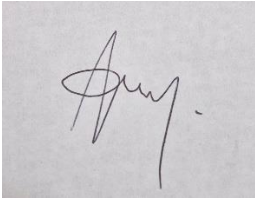
The Regional Policy Statement for Northland was reviewed as part of this application. The proposal was considered to be consistent with the aims of this document.

In terms of the ODP and the PDP, the proposal was deemed to be consistent with the objectives and policies for the Rural Environment in general, the RLZ and the Rural Residential zone (PDP).

An assessment of Part II of the RMA has also been completed with the proposal able to satisfy this higher

order document.

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



Andrew McPhee  
Consultant Planner



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 717234  
**Land Registration District** North Auckland  
**Date Issued** 24 November 2016

**Prior References**  
433284

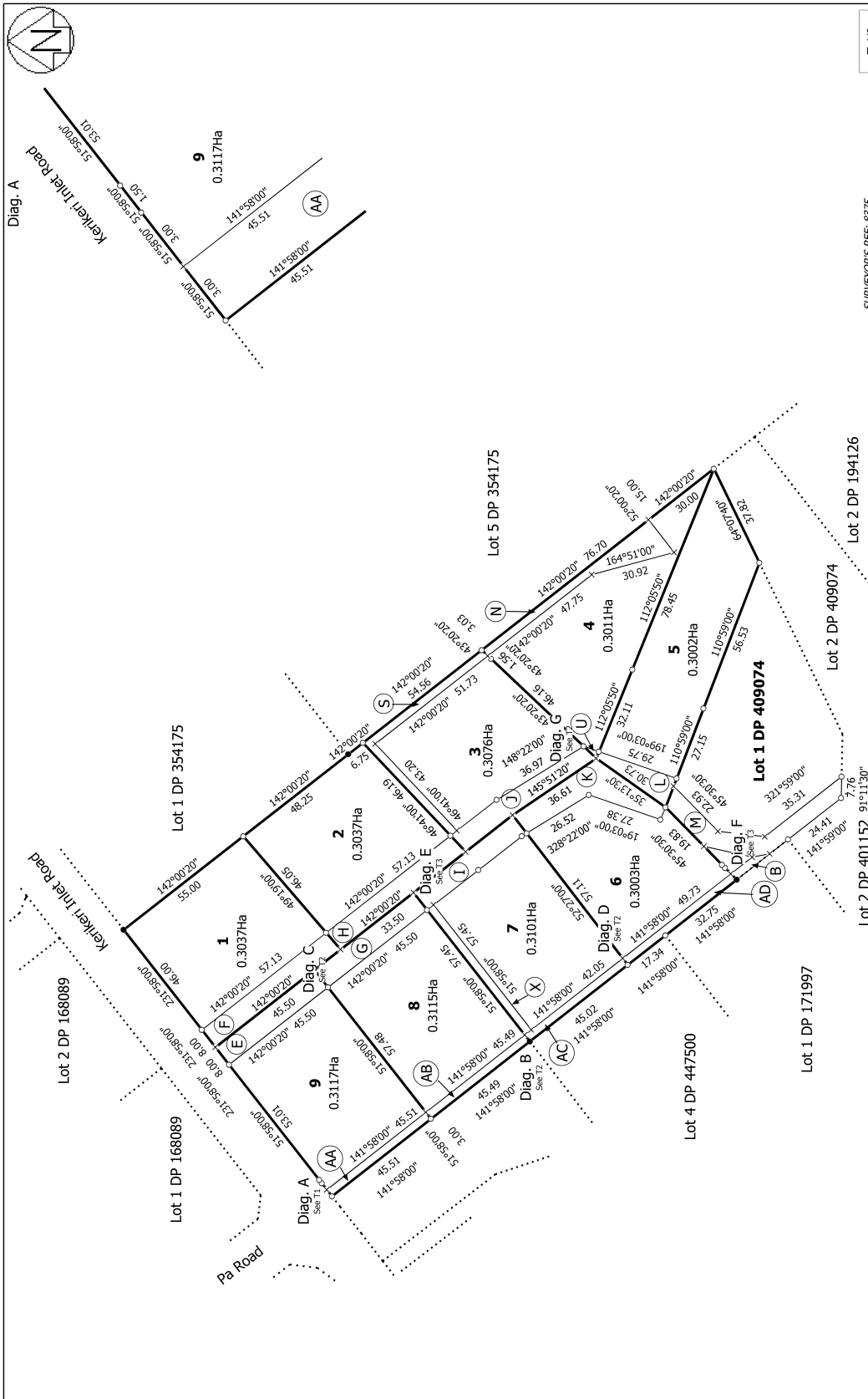
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**Estate** Fee Simple  
**Area** 3115 square metres more or less  
**Legal Description** Lot 8 Deposited Plan 483478  
**Registered Owners**  
Richard James Fletcher and Clare Yvonne Fletcher

---

**Interests**

10436742.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.11.2016 at 1:53 pm  
Subject to a right of way, right to transmit electricity, telecommunications and computer media, right to convey water over part marked G on DP 483478 created by Easement Instrument 10436742.8 - 24.11.2016 at 1:53 pm  
Appurtenant hereto is a right of way, right to transmit electricity, telecommunications and computer media and a right to convey water created by Easement Instrument 10436742.8 - 24.11.2016 at 1:53 pm  
The easements created by Easement Instrument 10436742.8 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right to transmit electricity, telecommunications and computer media over part marked AB on DP 483478 created by Easement Instrument 10436742.9 - 24.11.2016 at 1:53 pm  
The easements created by Easement Instrument 10436742.9 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to transmit electricity over parts marked G and AB on DP 483478 in favour of Top Energy Limited created by Easement Instrument 10436742.11 - 24.11.2016 at 1:53 pm  
Subject to a right to drain stormwater over part marked G on DP 483478 created by Easement Instrument 10436742.12 - 24.11.2016 at 1:53 pm  
Appurtenant hereto is a right to drain stormwater created by Easement Instrument 10436742.12 - 24.11.2016 at 1:53 pm  
The easements created by Easement Instrument 10436742.12 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to drain and pump sewerage and a right to convey water over part marked G on DP 483478 in favour of Far North District Council created by Easement Instrument 10436742.13 - 24.11.2016 at 1:53 pm  
Subject to a right (in gross) to convey telecommunications and computer media over parts marked G and AB on DP 483478 in favour of Chorus New Zealand Limited created by Easement Instrument 10436742.14 - 24.11.2016 at 1:53 pm  
Land Covenant in Easement Instrument 10436742.16 - 24.11.2016 at 1:53 pm  
Subject to a water supply easement (in gross) over part G on DP 483478 in favour of Kerikeri Irrigation Company Limited created by Easement Instrument 10436742.17 - 24.11.2016 at 1:53 pm  
11128645.2 Mortgage to Westpac New Zealand Limited - 31.5.2018 at 1:27 pm



SURVEYORS REF: 8375

T 1/3

Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 09/09/2016 2:15pm | Page 7 of 9

**Lots 1 - 9 Being a Subdivision of Lot 3 DP 409074 and Easement Over Lot 1 DP 409074**

Surveyor: Denis McGregor Thomson  
 Firm: Thomson Survey Limited

**Title Plan**  
 LT 483478  
 Approved on: 9/09/2016

# View Instrument Details



**Instrument No** 10436742.5  
**Status** Registered  
**Date & Time Lodged** 24 November 2016 13:53  
**Lodged By** Fountain, David Robin  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



---

Affected Computer Registers	Land District
717227	North Auckland
717228	North Auckland
717229	North Auckland
717230	North Auckland
717231	North Auckland
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717233	North Auckland
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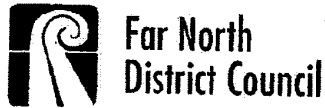
**Annexure Schedule:** Contains 1 Page.

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## Signature

Signed by David Robin Fountain as Territorial Authority Representative on 04/10/2016 12:19 PM

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



Private Bag 752, Memorial Ave  
Kaitiaki 0440, New Zealand  
Freephone: 0800 970 029  
Phones: (09) 401 5200  
Fax: (09) 401 2137  
Email: [ask.us@fnhc.govt.nz](mailto:ask.us@fnhc.govt.nz)  
Website: [www.fnhc.govt.nz](http://www.fnhc.govt.nz)

*Te Kaunihera o Tai Tokerau Ki Te Raki*

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

REGARDING RC 2160281  
Being the Subdivision of Lot 3 DP 409074  
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

### SCHEDULE


#### All Lots – DP 483478

- i. In conjunction with the construction of any habitable building, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- ii. The lot owner shall obtain a building consent and install a wastewater treatment and disposal system designed in accordance with the engineers report prepared by Haigh Workman Civil and Structural Consultants, referenced 08375, dated 07/04/09 and submitted in support of RC 2100058 and again in support of RC 2130332.

#### Lots 1 & 9 – DP 483478

- iii. The lot owner shall maintain the shelter belt along the road frontage at a minimum height of 4 metres in perpetuity. Any plants that subsequently die, or are removed or damaged, are to be replaced as soon as possible, at least within the next planting season (May to September inclusive).

SIGNED:

  
By the **FAR NORTH DISTRICT COUNCIL**  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 8<sup>th</sup> day of September 2016.



# SITEPLAN



**Building Proposed For:**

Clare Fletcher

**Clients Site Address:**

4 Hoult's Way, Kerikeri 0230

**Legal Description:**

Lot 8 DP 483478

**Date:**

5<sup>th</sup> August 2024

**DRAWINGS NOT TO SCALE**

**REPRESENTATION ONLY**

ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE

**Big BOI Sheds Ltd T/A**

**Totalspan Bay of Islands**

**& Hokianga**

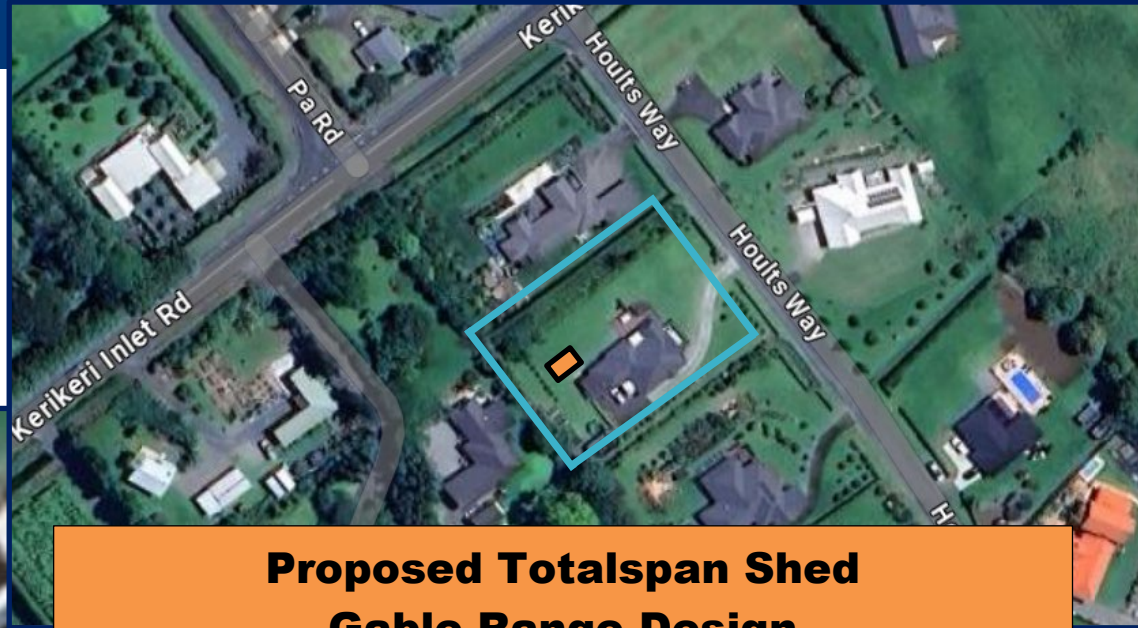
1235B State Highway 10, R.D.3,  
Kerikeri 0293, New Zealand.

Phone: 09 407 7875

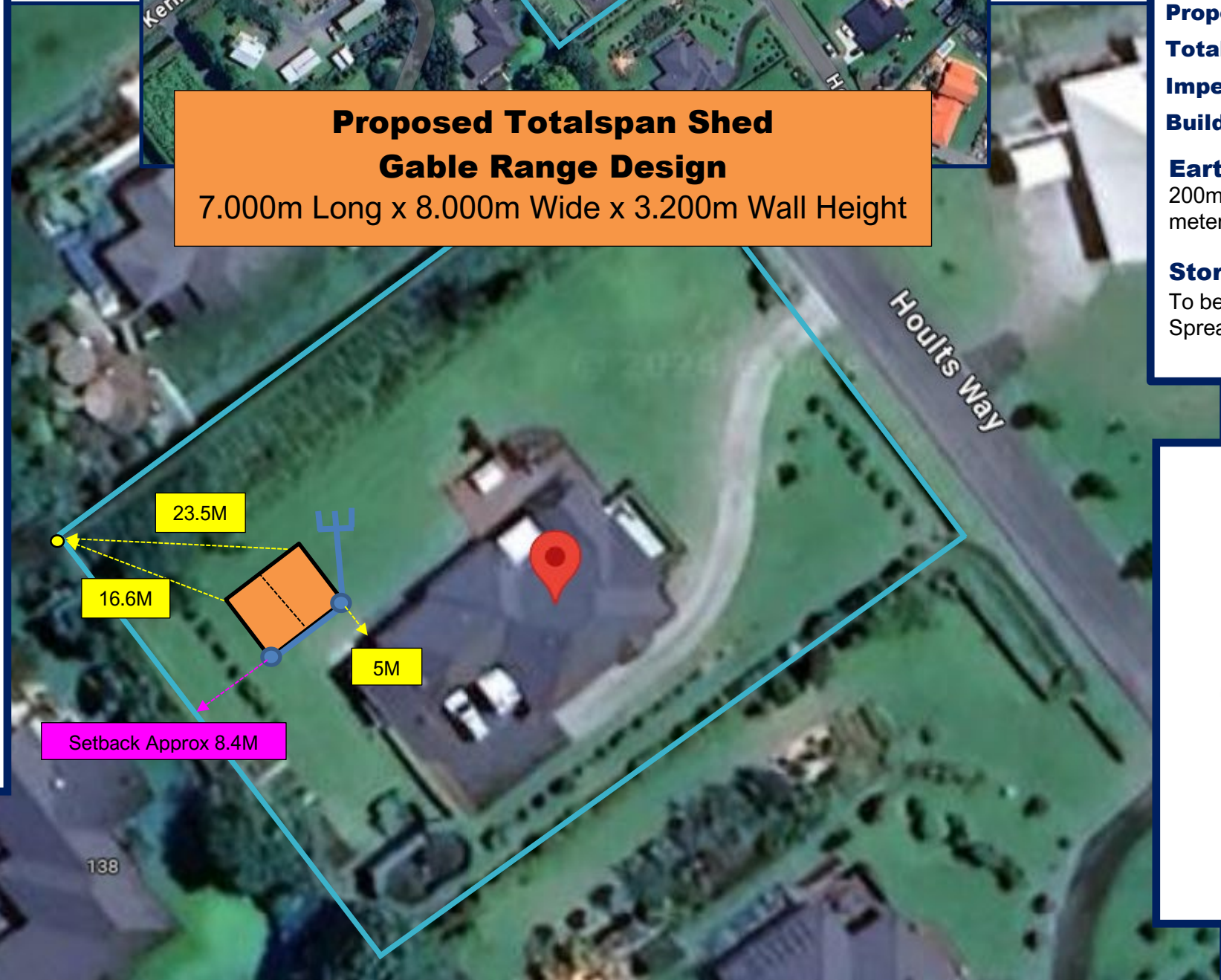
Email: [Julia.Edwards@Totalspan.co.nz](mailto:Julia.Edwards@Totalspan.co.nz)



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**Proposed Totalspan Shed**  
**Gable Range Design**  
7.000m Long x 8.000m Wide x 3.200m Wall Height



<b>District Plan Zoning</b>	Rural Residential
<b>Setbacks Required</b>	3M
<b>Corrosion Zone</b>	C
<b>Shed Colour</b>	Grey Friars
<b>Wind Zone as per AS/NZS 1170.2</b>	39.12 M/S
<b>Site Area</b>	3115 M2
<b>Existing Buildings &amp; Driveways</b>	727.47 M2
<b>Proposed Building M2:</b>	56.00 M2
<b>Total Site Coverage:</b>	783.47 M2
<b>Impermeable Surfaces %</b>	25.15% of 12.5%
<b>Building Use</b>	Garage/Storage
<b>Earthworks</b>	200mm site scrape of topsoil only, of less than 20 cubic meters. Allsoil to remain on site.
<b>Stormwater:</b>	To be directed through 80mm Ø PVC DPs and led to Spreader Bar as shown.

**Site Plan Key**




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

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SITE	4 Hoult's Way, Kerikeri
LEGAL DESCRIPTION	Lot 8 DP 483478
PROJECT	Proposed Shed
CLIENT	Big BOI Sheds t/a Totalspan Bay of Islands and Hokianga
REFERENCE NO.	136849
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	A
DATE OF ISSUE	10 <sup>th</sup> October 2024

Report Prepared For	Attention	Email
Big BOI Sheds t/a Totalspan Bay of Islands and Hokianga	Julia Edwards	Julia.Edwards@totalspan.co.nz

<b>Authored by</b>	<b>G. Brant</b> (BE(Hons) Civil)	Civil Engineer	Gustavo@wjl.co.nz	
<b>Reviewed by</b>	<b>P. McSweeney</b> (BE(Hons) Civil)	Civil Engineer	Patrick@wjl.co.nz	
<b>Revised and Approved by</b>	<b>B. Steenkamp</b> (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, **Big BOI Sheds t/a Totalspan Bay of Islands and Hokianga**, to produce an on-site stormwater mitigation assessment for a proposed shed at the subject site.

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

- Site Plan provided by Big BOI Sheds t/a Totalspan Bay of Islands and Hokianga (dated: 05.08.2024)

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

## 2. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a shed on-site as depicted in the site plan provided by Big BOI Sheds t/a Totalspan Bay of Islands and Hokianga (dated: 05.08.2024).

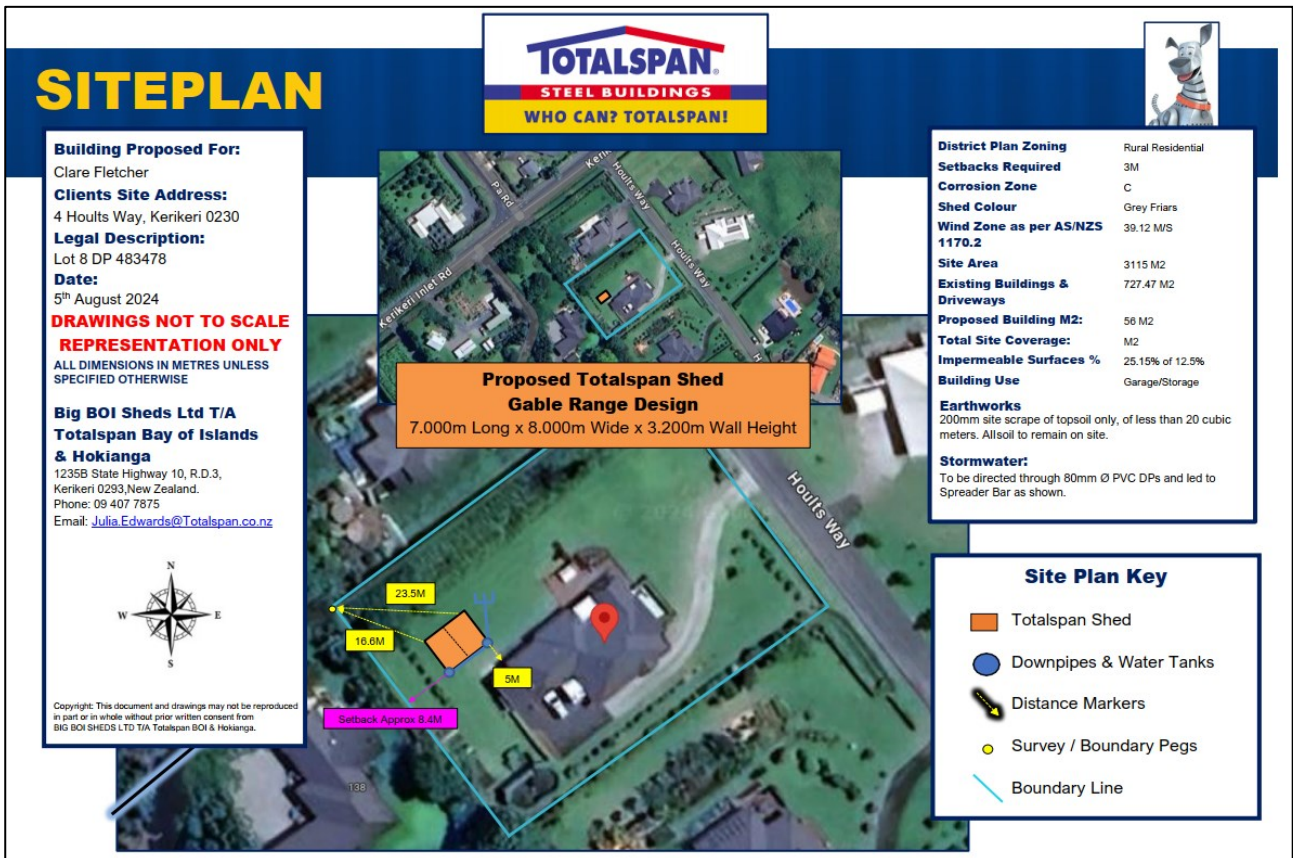


Figure 1: Snip of Proposed Site Plan Provided by Big BOI Sheds t/a Totalspan Bay of Islands and Hokianga (dated: 05.08.2024)

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

### 3. ASSESSMENT CRITERIA

#### *Impermeable Areas*

The calculations for the stormwater system for the development are based on a gross site area of 3,115m<sup>2</sup> and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
<b>Total Roof Area</b>	<b>261.22 m<sup>2</sup></b>	<b>317.22 m<sup>2</sup></b>	56 m <sup>2</sup>
Existing Dwelling	261.22 m <sup>2</sup>	261.22 m <sup>2</sup>	
Proposed Shed	0 m <sup>2</sup>	56 m <sup>2</sup>	
<b>Existing Hardstand</b>	<b>466.25 m<sup>2</sup></b>	<b>466.25 m<sup>2</sup></b>	0 m <sup>2</sup>
<b>Pervious</b>	<b>2,443.53 m<sup>2</sup></b>	<b>2,387.53 m<sup>2</sup></b>	-56 m <sup>2</sup>

The total amount of impermeable area on site, post-development, equates to 783.47m<sup>2</sup> or 25.15% of the site area. The total increase in the impermeable area on-site post-development equates to 56m<sup>2</sup>. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

#### *District Plan Rules*

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

8.7.5.1.5 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m<sup>2</sup>, whichever is the lesser.

8.7.5.2.2 – **Controlled Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 20% or 3300m<sup>2</sup>, whichever is the lesser.

The total proposed impermeable area for the development exceeds 20% of the site area and does not comply with Permitted Activity Rule (8.7.5.1.5) nor Controlled Activity Rule (8.7.5.2.2). Therefore, the proposal is considered to be a Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 11.3 are required. A District Plan Assessment has been included in Section 6 of this report.

#### *Design Requirements*

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

The total impermeable area in exceedance of Permitted Activity Rule (8.7.5.1.5) is **394.1m<sup>2</sup>**. Stormwater attenuation for the 10% AEP and 1% AEP storm events, with an adjustment for climate change must therefore be provided for this excess impermeable area.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed / existing impermeable areas (389.4m<sup>2</sup> total) are considered to have less than minor effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

The Type IA storm profile was utilised for stormwater attenuation calculations in accordance with TR-55. HydroCAD<sup>®</sup> software has been utilised in design for a 10% AEP rainfall value of 173mm with a 24-hour duration and for a 1% AEP rainfall value of 264mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

#### **4. STORMWATER MITIGATION ASSESSMENT**

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

##### ***Stormwater Mitigation –Roof & Existing Attenuation***

It is our understanding that 2 x 25,000L rainwater tanks are currently in use to provide the existing dwelling with a potable water supply and to provide attenuation for the existing development on-site.

A proprietary guttering system is required to collect roof runoff from the proposed shed and direct runoff via sealed pipes to the existing rainwater tanks. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed roof area.

The approved tank detail prepared by G.J. Gardner Homes (RC 2170291, approved: 01.02.2017) and a site inspection conducted by WJL confirm that one of the existing rainwater tanks is fitted with a 30mm $\varnothing$  orifice >1248mm below the overflow outlet.

As per the attached calculations and Section 5 of this report, the existing orifice configuration is sufficient to provide attenuation for the existing / proposed impermeable areas exceeding the permitted activity threshold for the 10% AEP and 1% AEP storm events, adjusted for climate change.

Given that the detention system described above is operational, no further attenuation measures are required to be installed on-site for the proposed development. Additionally, the existing discharge outlet to the existing swale along the lot's southeast boundary may continue to be utilised by the existing rainwater tanks.

## 5. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

### *Pre-Development Scenario – 10% AEP & 1% AEP Storm Events*

<b>Surface</b>	<b>Area</b>	<b>Runoff CN</b>	<b>10% AEP Peak Flow Rate</b>	<b>1% AEP Peak Flow Rate</b>
Greenfields Impermeable Areas Exceeding Permitted Activity Threshold	394.1 m <sup>2</sup>	74	2.61ℓ/s	5.02ℓ/s

### *Post-Development Scenario – 10% AEP & 1% AEP Storm Events + CCF*

<b>Surface</b>	<b>Area</b>	<b>Runoff CN</b>	<b>10% AEP Peak Flow Rate</b>	<b>1% AEP Peak Flow Rate</b>
Post-Development Existing / Proposed Roof Areas via Existing Detention Tank	317.2 m <sup>2</sup>	98	1.44ℓ/s	1.93ℓ/s
Over-Mitigated Remaining Hardstand Area to Permitted Exceedance	76.9 m <sup>2</sup>	98	1.05ℓ/s	1.61ℓ/s
			<b>2.31ℓ/s</b>	<b>3.27ℓ/s</b>

Given the design parameters, stormwater neutrality will be achieved for the 10% AEP and 1% AEP storm events across the existing / proposed impermeable surfaces over the permitted activity threshold.

## 6. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 8.7.5.1.5, nor Controlled Activity Rule 8.7.5.2.2, it is therefore regarded as a Discretionary Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 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>	Impermeable surfaces resulting from the development increase site impermeability by 56m <sup>2</sup> . Through tank attenuation, runoff is to be attenuated to pre-development conditions for the proposed impermeable coverage exceeding the Permitted Activity threshold.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	The impermeable areas in exceedance of Permitted Activity Rule 8.7.5.1.5 will be attenuated back to pre-development flow rates for the 10% AEP and 1% AEP storm events, adjusted for climate change.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impervious coverage will increase by 56m <sup>2</sup> .
<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>	Runoff from the existing / proposed impermeable roof areas is to be collected and directed to the discharge point via sealed pipes.



	Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.
<i>(e) the physical qualities of the soil type;</i>	Kerikeri Volcanic Group – moderate drainage
<i>(f) any adverse effects on the life supporting capacity of soils;</i>	Stormwater runoff from the existing / proposed impermeable roof areas is to be collected and directed to stormwater management devices via sealed pipes. Runoff from impermeable roof areas to be discharged to existing channel, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
<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>	Runoff resulting from the existing / proposed roof areas is to be collected and directed to the discharge point via sealed pipes, mitigating the potential for runoff to pass over / saturate surrounding soils.  The site is large enough for on-site stormwater and effluent disposal (i.e. setbacks between water sources and effluent disposal comply with Table 9 of the PRPN).
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	No changes to existing hardstand proposed as part of this development.
<i>(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i>	Existing vegetation and any plantings introduced by the homeowner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
<i>(j) any recognised standards promulgated by industry groups;</i>	Not applicable.
<i>k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i>	The impermeable areas in exceedance of Permitted Activity Rule 8.7.5.1.5 have been attenuated back to pre-development flow rates for the 10% AEP and 1% AEP storm events, adjusted for climate change.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	The impermeable areas in exceedance of Permitted Activity Rule 8.7.5.1.5 have been attenuated back to pre-development flow rates for the 10% AEP and 1% AEP storm events, adjusted for climate change.

## 7. 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.

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.

## 8. LIMITATIONS

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

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

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

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

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

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

Wilton Joubert Ltd.

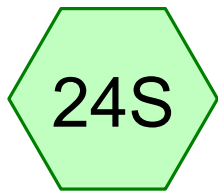


Gustavo Brant  
Civil Engineer  
BE(Hons)

## REPORT ATTACHMENTS

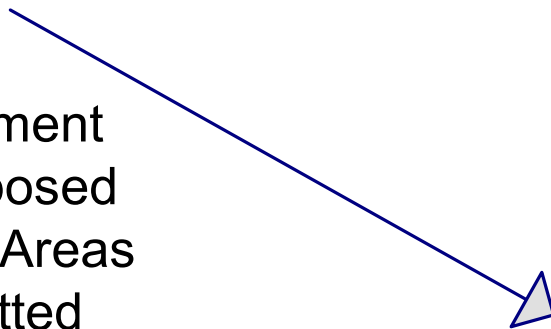
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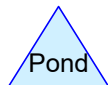
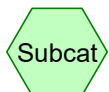


*Pre-Development*

Pre-Development  
Existing/Proposed  
Impermeable Areas  
Over Permitted  
Threshold



Pre-Development Peak  
Flows



**Routing Diagram for 136849**

Prepared by Wilton Joubert Limited, Printed 9/10/2024  
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

**136849**

*Type IA 24-hr 1% AEP Rainfall=264 mm*

Prepared by Wilton Joubert Limited

Printed 9/10/2024

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Page 2

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

**Subcatchment 24S: Pre-Development**

Runoff Area=394.1 m<sup>2</sup> 0.00% Impervious Runoff Depth>180 mm  
Tc=10.0 min CN=74 Runoff=5.02 L/s 71.0 m<sup>3</sup>

**Link 33L: Pre-Development Peak Flows**

Inflow=5.02 L/s 71.0 m<sup>3</sup>  
Primary=5.02 L/s 71.0 m<sup>3</sup>

**Summary for Subcatchment 24S: Pre-Development Existing/Proposed Impermeable Areas Over Permitted Threshold**

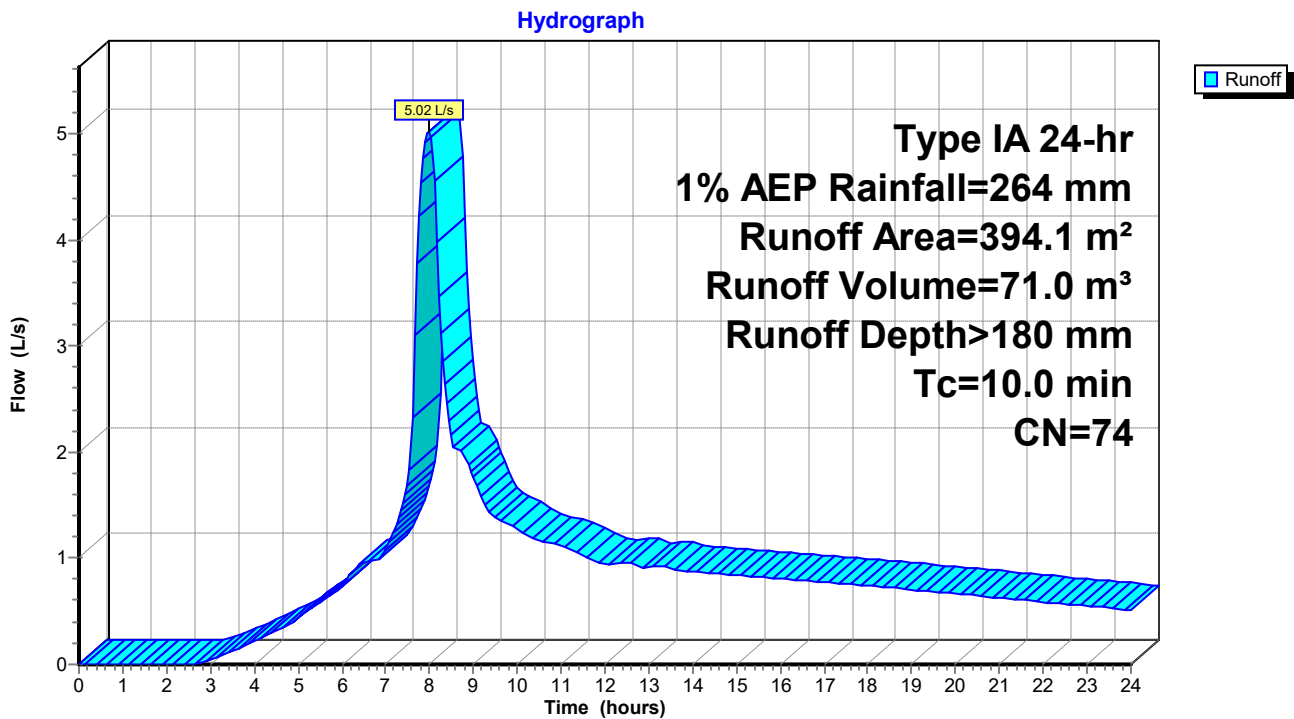
Runoff = 5.02 L/s @ 7.98 hrs, Volume= 71.0 m<sup>3</sup>, Depth> 180 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 1% AEP Rainfall=264 mm

Area (m <sup>2</sup> )	CN	Description
394.1	74	>75% Grass cover, Good, HSG C
394.1		100.00% Pervious Area

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

**Subcatchment 24S: Pre-Development Existing/Proposed Impermeable Areas Over Permitted Threshold**



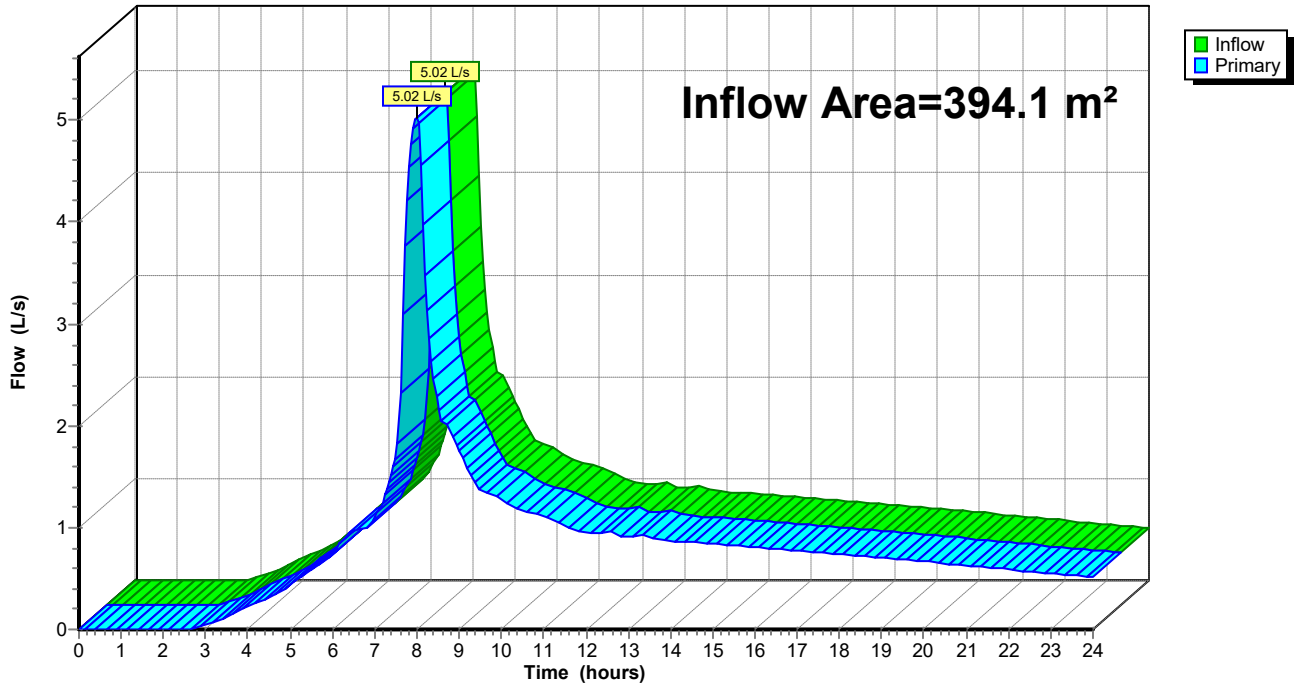
### Summary for Link 33L: Pre-Development Peak Flows

Inflow Area = 394.1 m<sup>2</sup>, 0.00% Impervious, Inflow Depth > 180 mm for 1% AEP event  
Inflow = 5.02 L/s @ 7.98 hrs, Volume= 71.0 m<sup>3</sup>  
Primary = 5.02 L/s @ 7.98 hrs, Volume= 71.0 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

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

### Link 33L: Pre-Development Peak Flows

Hydrograph



**136849**

*Type IA 24-hr 10% AEP Rainfall=173 mm*

Prepared by Wilton Joubert Limited

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

**Subcatchment 24S: Pre-Development**

Runoff Area=394.1 m<sup>2</sup> 0.00% Impervious Runoff Depth>98 mm  
Tc=10.0 min CN=74 Runoff=2.61 L/s 38.7 m<sup>3</sup>

**Link 33L: Pre-Development Peak Flows**

Inflow=2.61 L/s 38.7 m<sup>3</sup>  
Primary=2.61 L/s 38.7 m<sup>3</sup>

**Summary for Subcatchment 24S: Pre-Development Existing/Proposed Impermeable Areas Over Permitted Threshold**

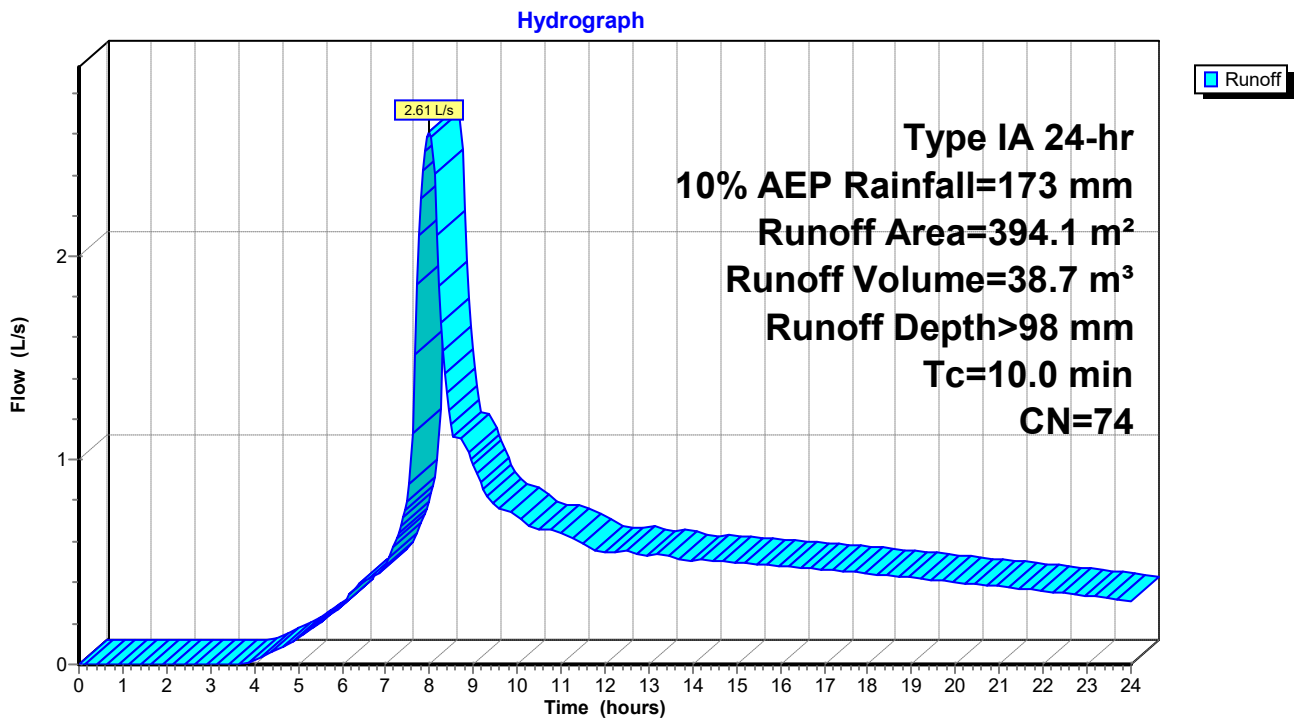
Runoff = 2.61 L/s @ 8.00 hrs, Volume= 38.7 m<sup>3</sup>, Depth> 98 mm

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 Rainfall=173 mm

Area (m <sup>2</sup> )	CN	Description
394.1	74	>75% Grass cover, Good, HSG C
394.1		100.00% Pervious Area

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

**Subcatchment 24S: Pre-Development Existing/Proposed Impermeable Areas Over Permitted Threshold**



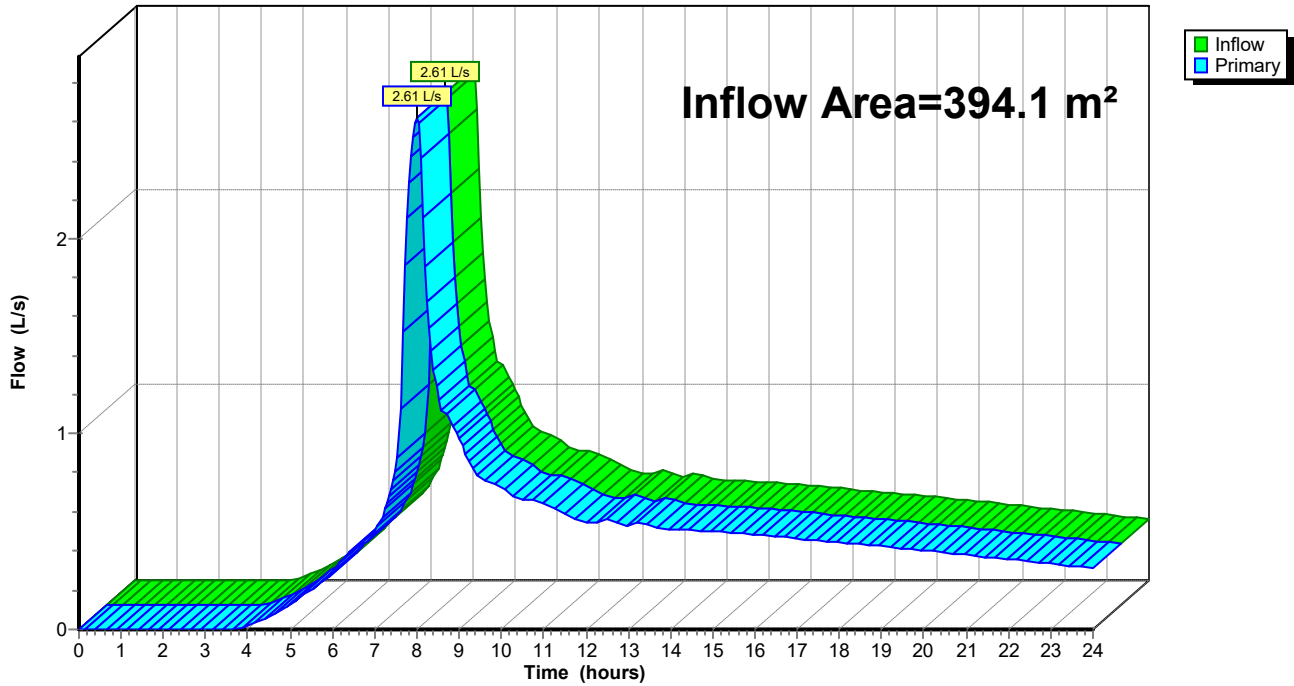
### Summary for Link 33L: Pre-Development Peak Flows

Inflow Area = 394.1 m<sup>2</sup>, 0.00% Impervious, Inflow Depth > 98 mm for 10% AEP event  
Inflow = 2.61 L/s @ 8.00 hrs, Volume= 38.7 m<sup>3</sup>  
Primary = 2.61 L/s @ 8.00 hrs, Volume= 38.7 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

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

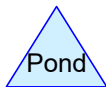
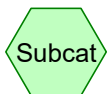
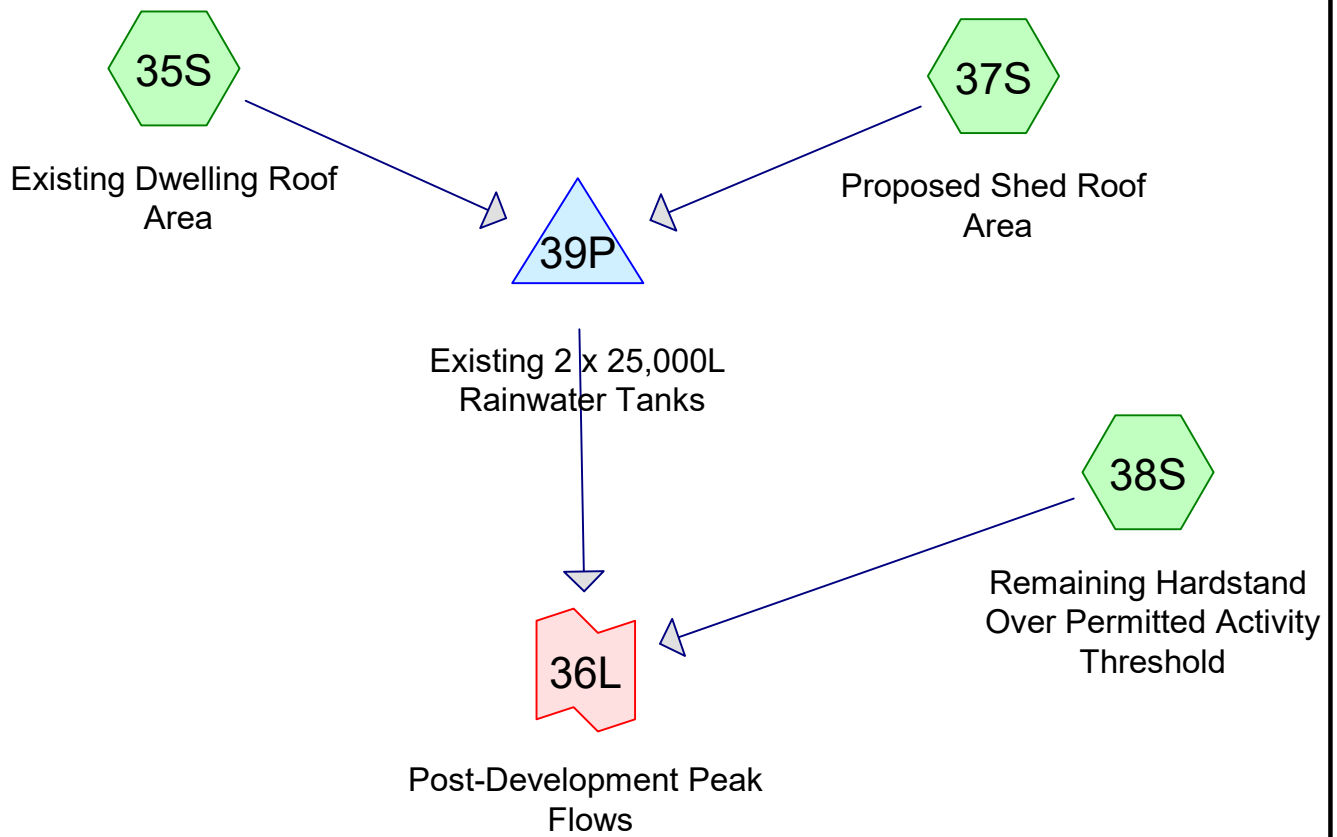
### Link 33L: Pre-Development Peak Flows

Hydrograph





**Post-Development**



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

**Subcatchment 35S: Existing Dwelling** Runoff Area=261.2 m<sup>2</sup> 100.00% Impervious Runoff Depth>310 mm  
 Tc=10.0 min CN=98 Runoff=5.46 L/s 81.0 m<sup>3</sup>

**Subcatchment 37S: Proposed Shed** Runoff Area=56.0 m<sup>2</sup> 100.00% Impervious Runoff Depth>310 mm  
 Tc=10.0 min CN=98 Runoff=1.17 L/s 17.4 m<sup>3</sup>

**Subcatchment 38S: Remaining** Runoff Area=76.9 m<sup>2</sup> 100.00% Impervious Runoff Depth>310 mm  
 Tc=10.0 min CN=98 Runoff=1.61 L/s 23.8 m<sup>3</sup>

**Pond 39P: Existing 2 x 25,000L Rainwater** Peak Elev=1.072 m Storage=21.8 m<sup>3</sup> Inflow=6.63 L/s 98.4 m<sup>3</sup>  
 Outflow=1.93 L/s 95.6 m<sup>3</sup>

**Link 36L: Post-Development Peak Flows** Inflow=3.27 L/s 119.4 m<sup>3</sup>  
 Primary=3.27 L/s 119.4 m<sup>3</sup>

### Summary for Subcatchment 35S: Existing Dwelling Roof Area

Runoff = 5.46 L/s @ 7.94 hrs, Volume= 81.0 m<sup>3</sup>, Depth> 310 mm

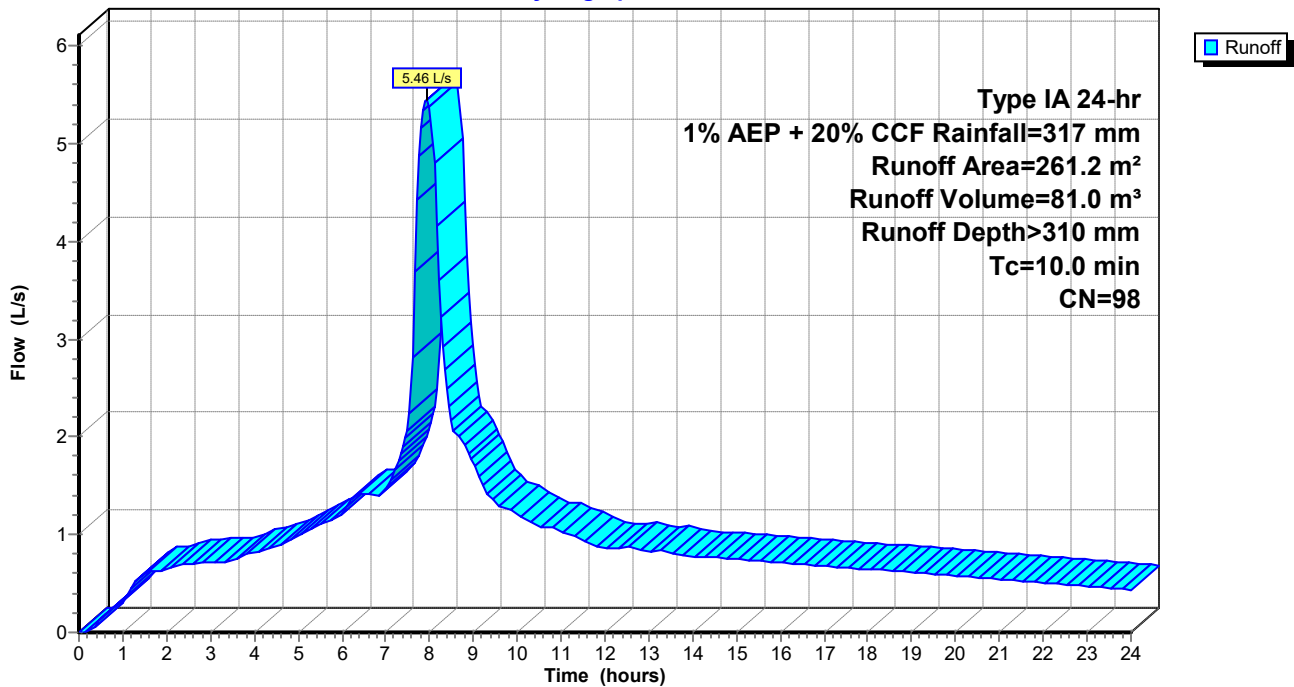
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=317 mm

Area (m <sup>2</sup> )	CN	Description
261.2	98	Roofs, HSG C
261.2		100.00% Impervious Area

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

### Subcatchment 35S: Existing Dwelling Roof Area

Hydrograph



**Summary for Subcatchment 37S: Proposed Shed Roof Area**

Runoff = 1.17 L/s @ 7.94 hrs, Volume= 17.4 m<sup>3</sup>, Depth> 310 mm

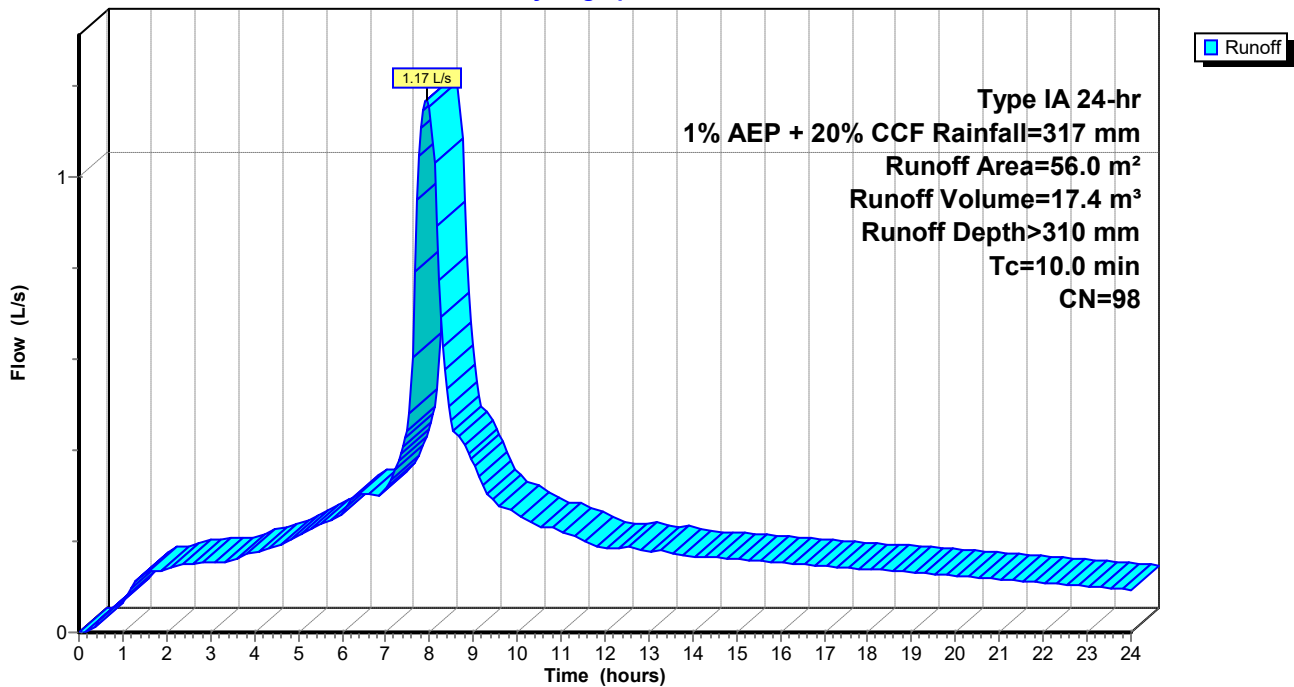
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=317 mm

Area (m <sup>2</sup> )	CN	Description
56.0	98	Roofs, HSG C
56.0		100.00% Impervious Area

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

**Subcatchment 37S: Proposed Shed Roof Area**

Hydrograph



**Summary for Subcatchment 38S: Remaining Hardstand Over Permitted Activity Threshold**

Runoff = 1.61 L/s @ 7.94 hrs, Volume= 23.8 m<sup>3</sup>, Depth> 310 mm

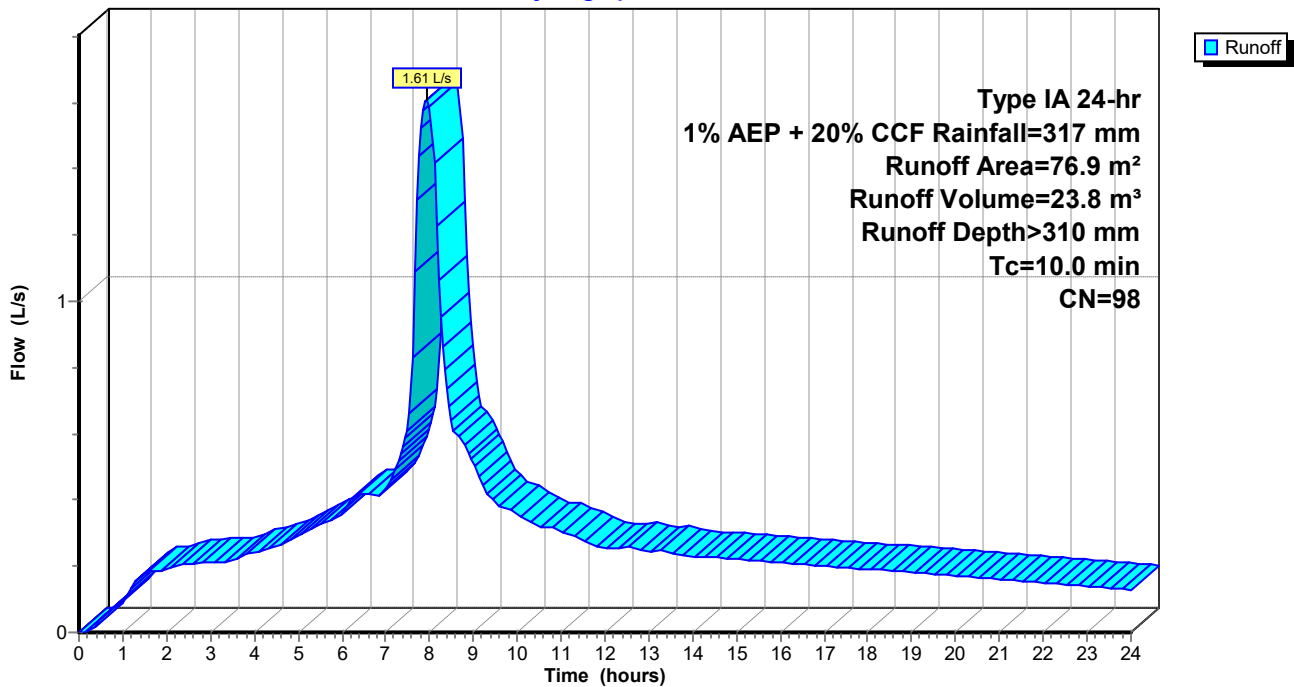
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=317 mm

Area (m <sup>2</sup> )	CN	Description
76.9	98	Roofs, HSG C
76.9		100.00% Impervious Area

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

**Subcatchment 38S: Remaining Hardstand Over Permitted Activity Threshold**

Hydrograph



### Summary for Pond 39P: Existing 2 x 25,000L Rainwater Tanks

Inflow Area = 317.2 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 310 mm for 1% AEP + 20% CCF event  
 Inflow = 6.63 L/s @ 7.94 hrs, Volume= 98.4 m<sup>3</sup>  
 Outflow = 1.93 L/s @ 9.13 hrs, Volume= 95.6 m<sup>3</sup>, Atten= 71%, Lag= 71.5 min  
 Primary = 1.93 L/s @ 9.13 hrs, Volume= 95.6 m<sup>3</sup>

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 1.072 m @ 9.13 hrs Surf.Area= 20.4 m<sup>2</sup> Storage= 21.8 m<sup>3</sup>

Plug-Flow detention time= 130.3 min calculated for 95.4 m<sup>3</sup> (97% of inflow)  
 Center-of-Mass det. time= 108.2 min ( 751.8 - 643.7 )

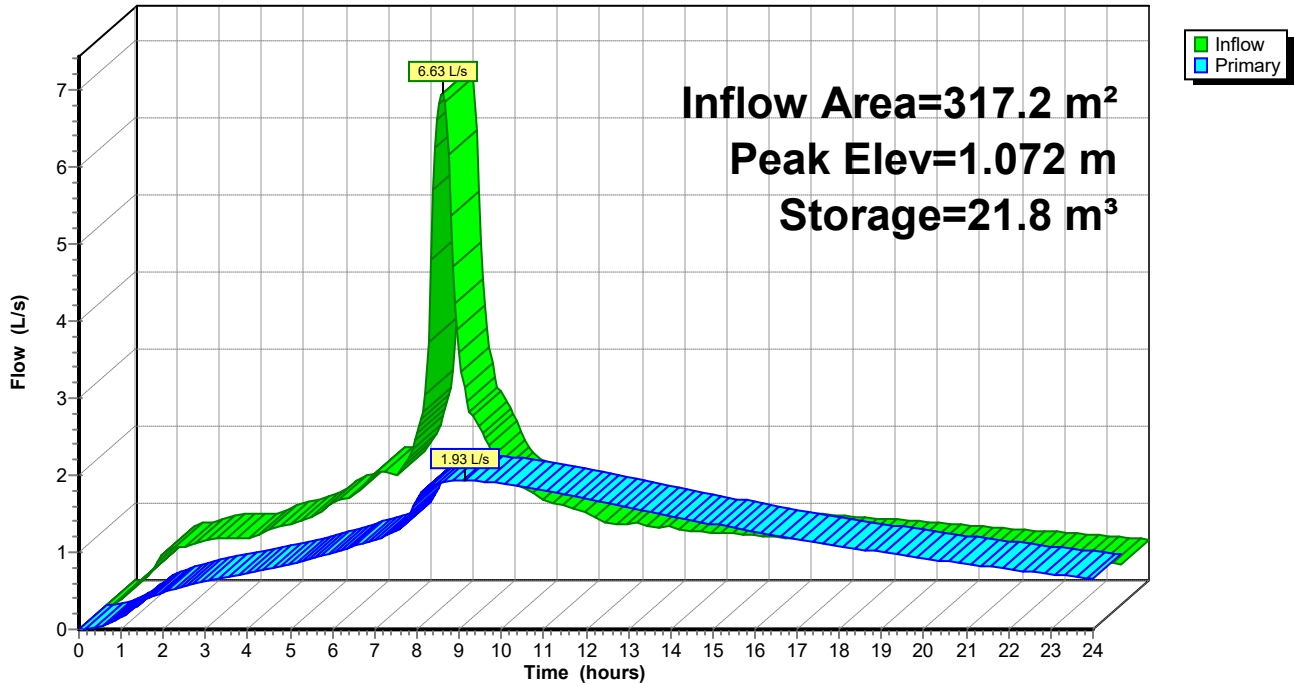
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m <sup>3</sup>	<b>3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2</b>

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>30 mm Vert. Orifice/Grate C= 0.600</b>

**Primary OutFlow** Max=1.93 L/s @ 9.13 hrs HW=1.072 m (Free Discharge)  
 ←1=Orifice/Grate (Orifice Controls 1.93 L/s @ 2.73 m/s)

### Pond 39P: Existing 2 x 25,000L Rainwater Tanks

Hydrograph

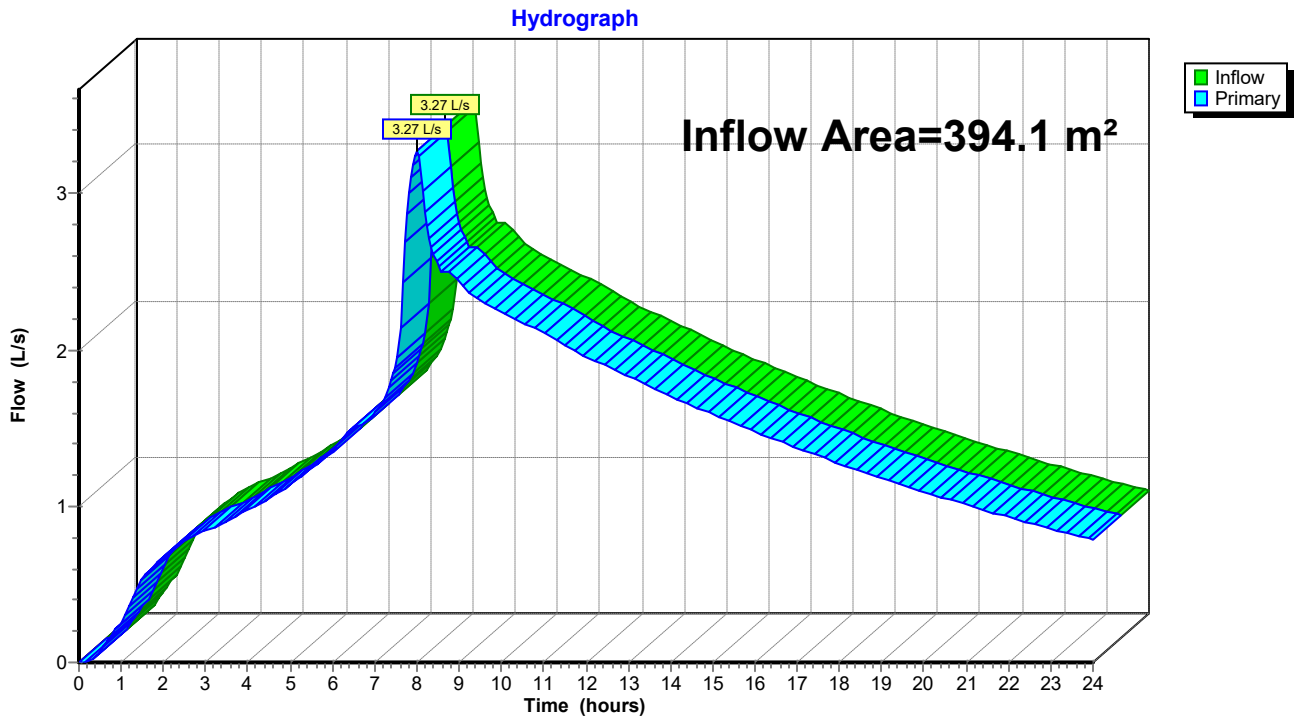


### Summary for Link 36L: Post-Development Peak Flows

Inflow Area = 394.1 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 303 mm for 1% AEP + 20% CCF event  
Inflow = 3.27 L/s @ 8.02 hrs, Volume= 119.4 m<sup>3</sup>  
Primary = 3.27 L/s @ 8.02 hrs, Volume= 119.4 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

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

### Link 36L: Post-Development Peak Flows





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

**Subcatchment 35S: Existing Dwelling** Runoff Area=261.2 m<sup>2</sup> 100.00% Impervious Runoff Depth>201 mm  
Tc=10.0 min CN=98 Runoff=3.57 L/s 52.6 m<sup>3</sup>

**Subcatchment 37S: Proposed Shed** Runoff Area=56.0 m<sup>2</sup> 100.00% Impervious Runoff Depth>201 mm  
Tc=10.0 min CN=98 Runoff=0.77 L/s 11.3 m<sup>3</sup>

**Subcatchment 38S: Remaining** Runoff Area=76.9 m<sup>2</sup> 100.00% Impervious Runoff Depth>201 mm  
Tc=10.0 min CN=98 Runoff=1.05 L/s 15.5 m<sup>3</sup>

**Pond 39P: Existing 2 x 25,000L Rainwater** Peak Elev=0.602 m Storage=12.3 m<sup>3</sup> Inflow=4.34 L/s 63.9 m<sup>3</sup>  
Outflow=1.44 L/s 62.7 m<sup>3</sup>

**Link 36L: Post-Development Peak Flows** Inflow=2.31 L/s 78.2 m<sup>3</sup>  
Primary=2.31 L/s 78.2 m<sup>3</sup>

**Summary for Subcatchment 35S: Existing Dwelling Roof Area**

Runoff = 3.57 L/s @ 7.94 hrs, Volume= 52.6 m<sup>3</sup>, Depth> 201 mm

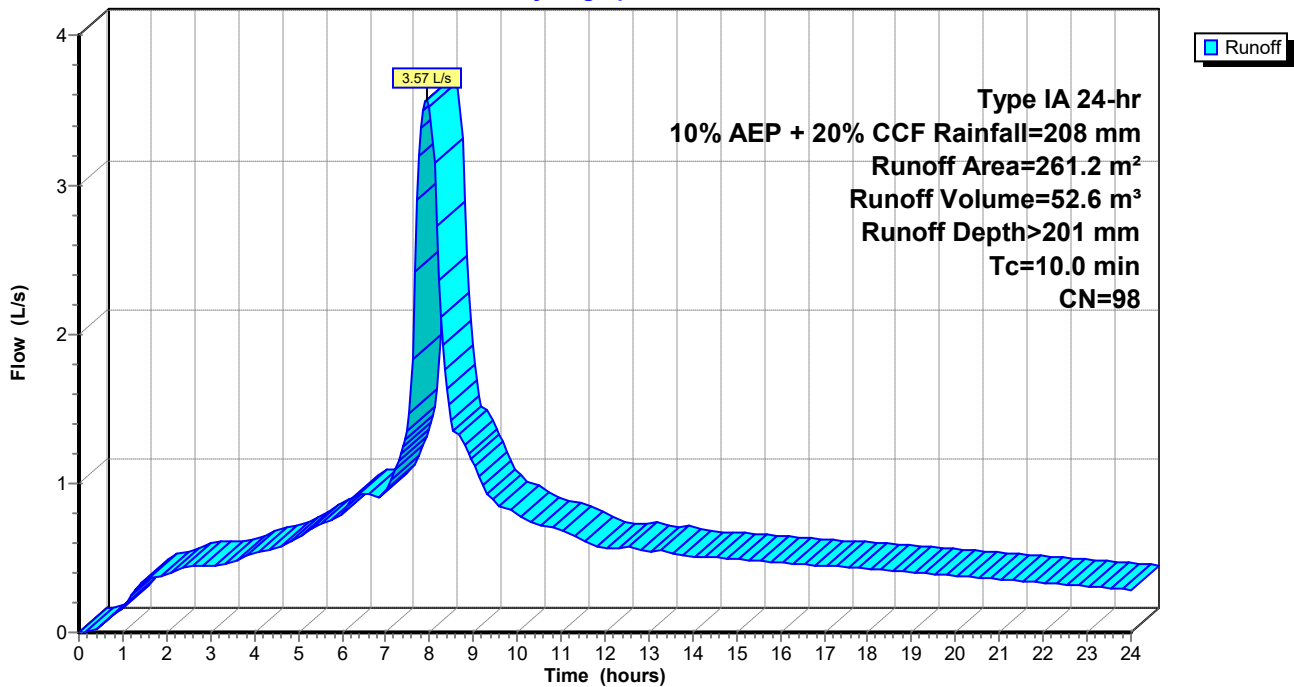
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=208 mm

Area (m <sup>2</sup> )	CN	Description
261.2	98	Roofs, HSG C
261.2		100.00% Impervious Area

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

**Subcatchment 35S: Existing Dwelling Roof Area**

Hydrograph



### Summary for Subcatchment 37S: Proposed Shed Roof Area

Runoff = 0.77 L/s @ 7.94 hrs, Volume= 11.3 m<sup>3</sup>, Depth> 201 mm

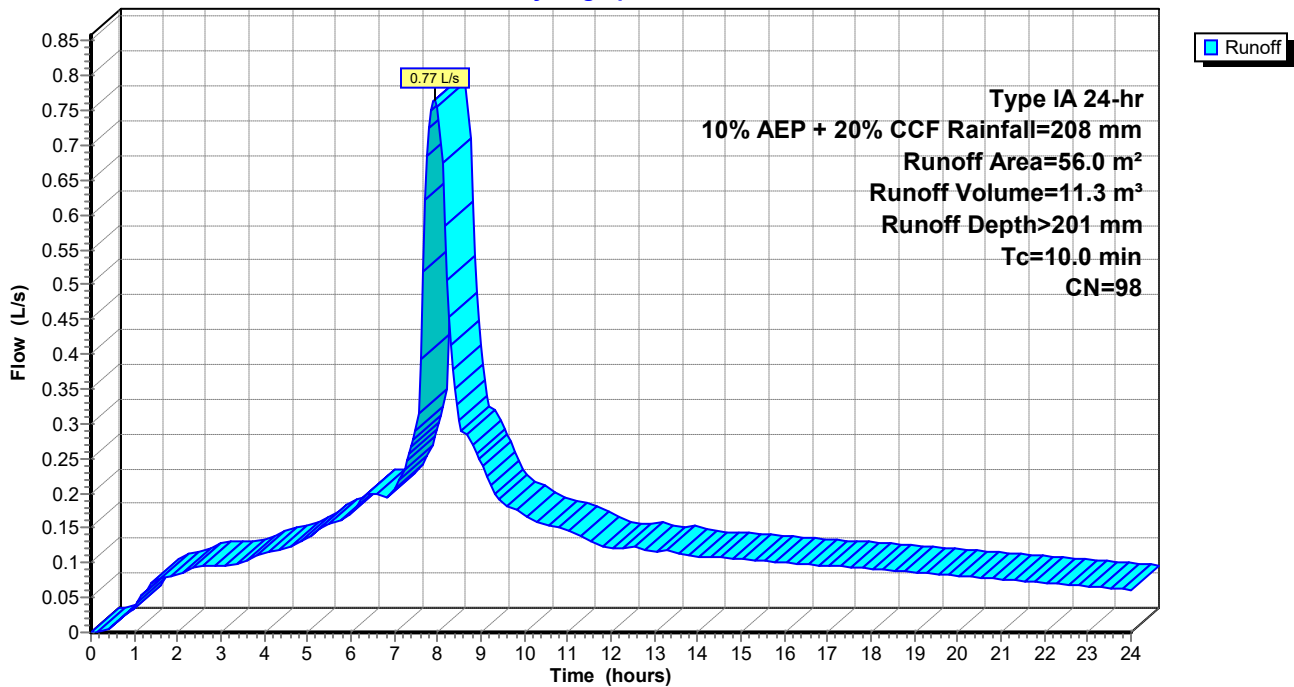
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=208 mm

Area (m <sup>2</sup> )	CN	Description
56.0	98	Roofs, HSG C
56.0		100.00% Impervious Area

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

### Subcatchment 37S: Proposed Shed Roof Area

Hydrograph



**Summary for Subcatchment 38S: Remaining Hardstand Over Permitted Activity Threshold**

Runoff = 1.05 L/s @ 7.94 hrs, Volume= 15.5 m<sup>3</sup>, Depth> 201 mm

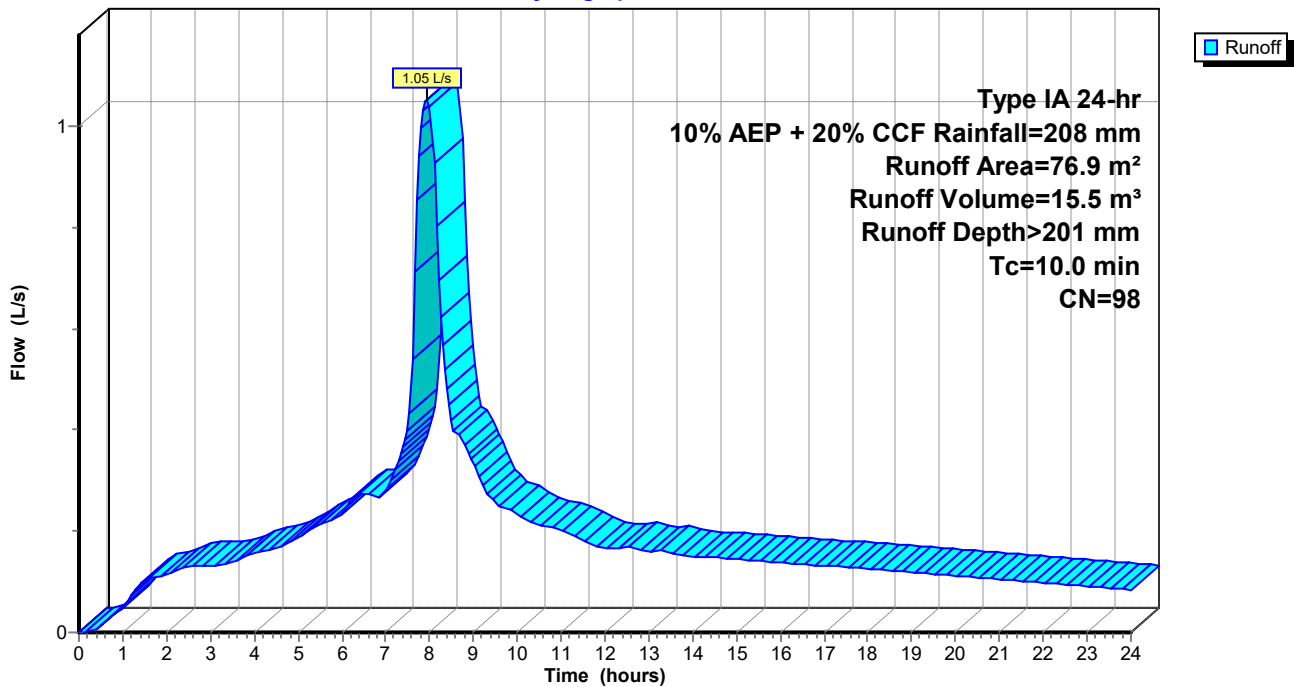
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10% AEP + 20% CCF Rainfall=208 mm

Area (m <sup>2</sup> )	CN	Description
76.9	98	Roofs, HSG C
76.9		100.00% Impervious Area

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

**Subcatchment 38S: Remaining Hardstand Over Permitted Activity Threshold**

Hydrograph



### Summary for Pond 39P: Existing 2 x 25,000L Rainwater Tanks

Inflow Area = 317.2 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 201 mm for 10% AEP + 20% CCF event  
 Inflow = 4.34 L/s @ 7.94 hrs, Volume= 63.9 m<sup>3</sup>  
 Outflow = 1.44 L/s @ 8.92 hrs, Volume= 62.7 m<sup>3</sup>, Atten= 67%, Lag= 59.1 min  
 Primary = 1.44 L/s @ 8.92 hrs, Volume= 62.7 m<sup>3</sup>

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Peak Elev= 0.602 m @ 8.92 hrs Surf.Area= 20.4 m<sup>2</sup> Storage= 12.3 m<sup>3</sup>

Plug-Flow detention time= 93.7 min calculated for 62.7 m<sup>3</sup> (98% of inflow)  
 Center-of-Mass det. time= 79.2 min ( 727.7 - 648.5 )

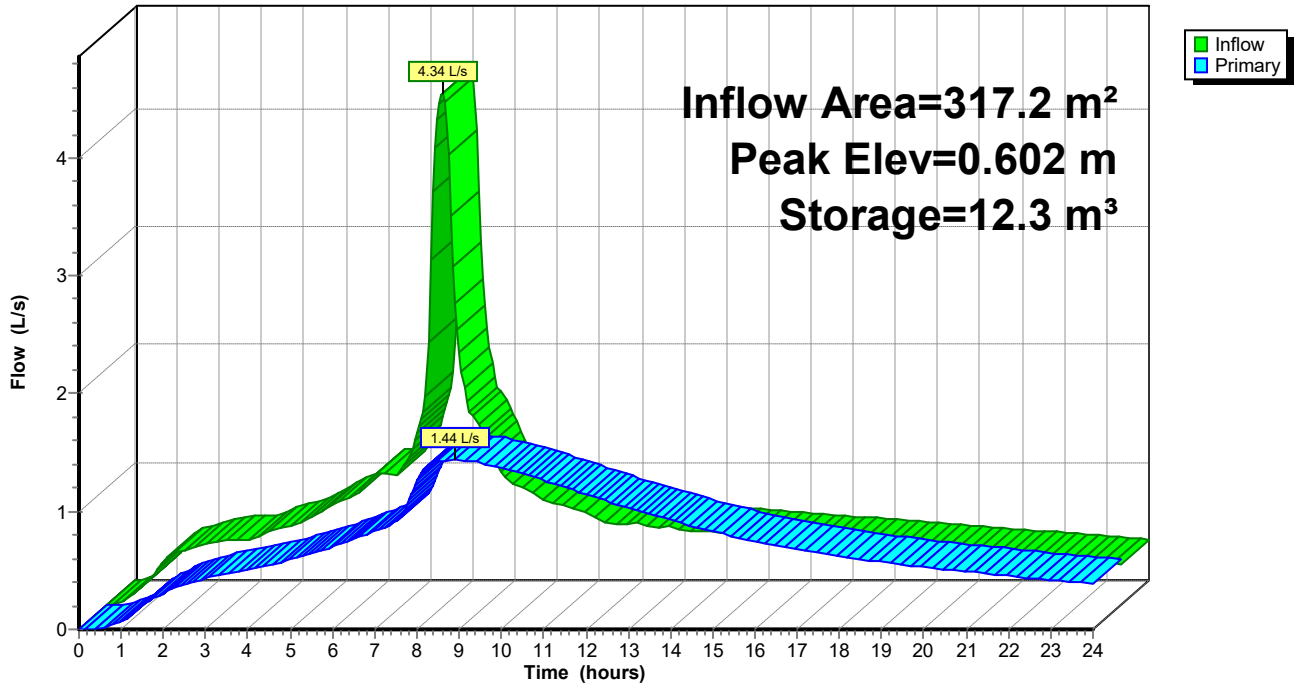
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m <sup>3</sup>	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	30 mm Vert. Orifice/Grate C= 0.600

**Primary OutFlow** Max=1.44 L/s @ 8.92 hrs HW=0.602 m (Free Discharge)  
 ←1=Orifice/Grate (Orifice Controls 1.44 L/s @ 2.04 m/s)

### Pond 39P: Existing 2 x 25,000L Rainwater Tanks

Hydrograph



### Summary for Link 36L: Post-Development Peak Flows

Inflow Area = 394.1 m<sup>2</sup>, 100.00% Impervious, Inflow Depth > 198 mm for 10% AEP + 20% CCF event  
Inflow = 2.31 L/s @ 8.03 hrs, Volume= 78.2 m<sup>3</sup>  
Primary = 2.31 L/s @ 8.03 hrs, Volume= 78.2 m<sup>3</sup>, Atten= 0%, Lag= 0.0 min

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

### Link 36L: Post-Development Peak Flows

