

<p><b>Office Use Only</b>                  Application Number:</p>
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**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

**(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))**

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

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

**1. Pre-Lodgement Meeting**

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

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

- Land Use                     
  Fast Track Land Use\*                     
  Subdivision                     
  Discharge  
 Extension of time (s.125)   
  Change of conditions (s.127)   
  Change of Consent Notice (s.221(3))  
 Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)  
 Other (please specify) \_\_\_\_\_

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

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

Yes / No

**4. Applicant Details:**

Name/s: Cindy Subritzky

Electronic Address for Service (E-mail): \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

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

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

Name/s: Nina Pivac (Tohu Consulting Limited)

Electronic Address for Service (E-mail): \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

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

Post Code: \_\_\_\_\_

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





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

- Building Consent (BC ref # if known)  
EBC-2025/145/0
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

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

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).  yes  no  don't know

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

**12. Assessment of Environmental Effects:**

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

**Please attach your AEE to this application.**

**13. Billing Details:**

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

Name/s: (please write all names in full) As per applicant details

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_


\_\_\_\_\_ Post Code: \_\_\_\_\_

Phone Numbers: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Fees Information:** An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20<sup>th</sup> 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: Cindy Subritzky (please print)

Signature:  (signature of bill payer – mandatory) Date: 02/09/2024

## 14. Important Information:

### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

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

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](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.

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

Name: Nina Pivac (please print)

Signature: \_\_\_\_\_ (signature)

Date: 5 September 2024

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

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

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

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

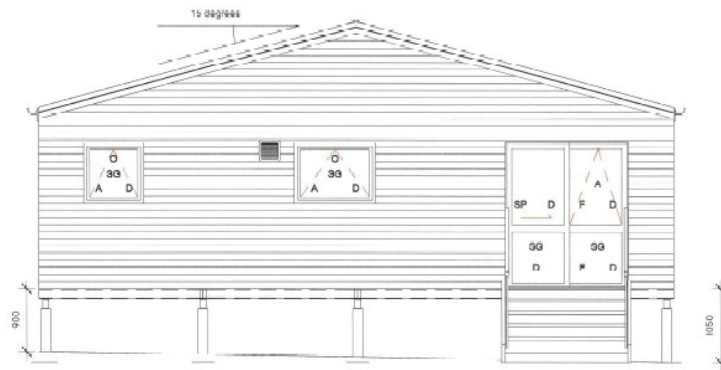
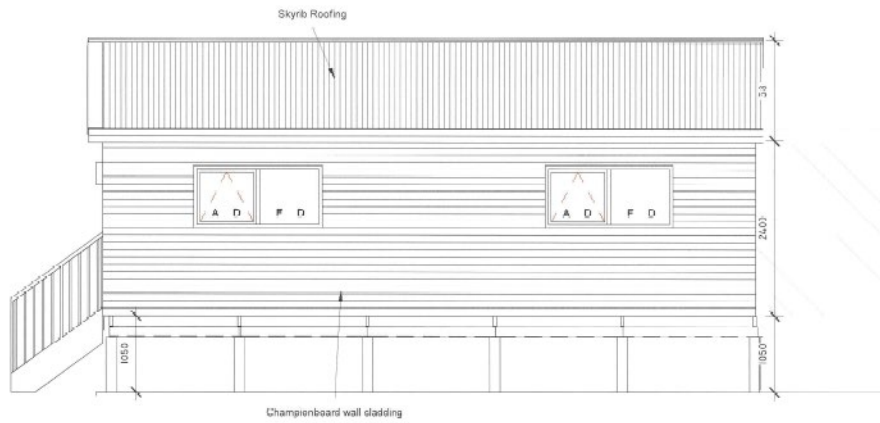
**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**





## LANDUSE RESOURCE CONSENT APPLICATION

29 UNAHI ROAD, AWANUI  
LOT 1 DP 168368

### ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:  
**CINDY SUBRITZKY**

Rev A  
6 September 2024



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- Appendix A – Site, Floor and Elevation Plans
- Appendix B – Certificate of Title
- Appendix C – Stormwater Management Report
- Appendix D – Written Approvals
- Appendix E – Form 4 Letter



## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>To:</b>	Far North District Council
<b>Site address:</b>	29 Unahi Road, Awanui
<b>Applicant's name:</b>	Cindy Subritzky
<b>Address for service:</b>	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
<b>Legal description:</b>	Waimanoni 1A1F Block
<b>Site area:</b>	1236m <sup>2</sup>
<b>Site owner/s:</b>	Cindy and Vivian Subritzky
<b>Operative District Plan:</b>	Far North District Plan
<b>Operative zoning:</b>	Rural Production Zone
<b>Overlays/resource areas:</b>	Nil
<b>Brief description of proposal:</b>	To extend an existing dwelling breaching the following rules: <ul style="list-style-type: none"><li>• 8.6.5.1.3 Stormwater management</li><li>• 8.6.5.1.4 Setback from boundaries</li></ul>
<b>Summary of reasons for consent:</b>	Overall, resource consent is required as a <b>Discretionary Activity</b> under the Far North District Plan.

### AUTHOR



**Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

**Date: 6 September 2024**

## 2.0 PROPOSAL

The applicant, Cindy Subritzky, proposes to make alterations to an existing dwelling, as per the plans attached as **Appendix A**. The proposed alterations will result in an increased GFA from 71.8m<sup>2</sup> (including covered deck) to 142.2m<sup>2</sup>, and a reduced setback distance of 10m to 7.1m from the western boundary, and 10m to 9m from the road boundary. Resource consent is required under the following rules of the operative District Plan:

- 8.6.5.1.3 Stormwater management
- 8.6.5.1.4 Setback from boundaries

A Stormwater Management Report has been prepared by Wilton Joubert in support of the proposed development, as per **Appendix C**.

Written approval has been obtained from all potentially affected parties, namely Northland Transport Alliance (NTA) and the owner of 27 Unahi Road (Waimanoni 1A1D) being Lynda Maree Porteous.

Overall, the application is assessed as a **Discretionary Activity** under the District Plan.

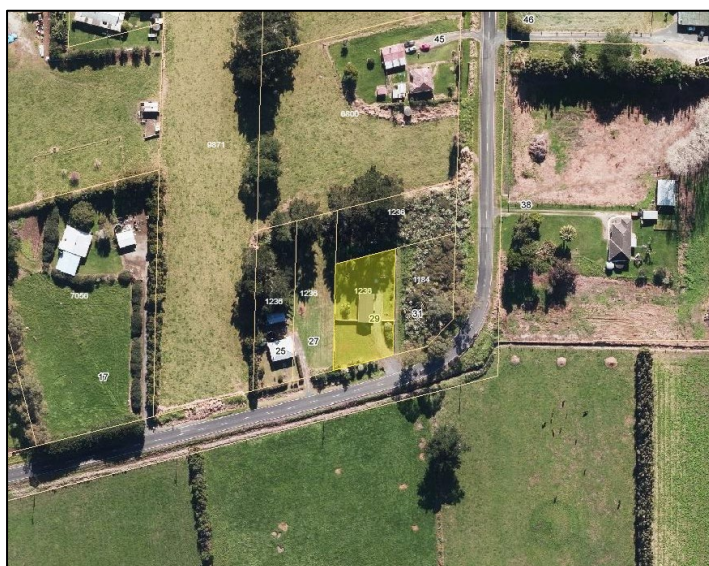
The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

It should be noted that this application has been prepared in response to a Form 4 letter issued on 20 August 2024 in relation to EBC-2025-145/0 (attached as **Appendix D**).

## 3.0 SITE CONTEXT

The subject site is located at 29 Unahi Road, Awanui, and is legally described as Waimanoni 1A1F (NA55B/260). A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.

As shown in **Figure 1** below, the subject site and surrounding environment is largely characterised by rural-residential development and production activities.



**Figure 1: Map showing subject site and surrounding environment (Premise)**



The site is flat and is currently in residential use. There is an existing 61m<sup>2</sup> cottage and associated impermeable surfaces including a gravel driveway and concrete parking area. The applicants seek to extend the existing cottage to accommodate their growing family.

In terms of vegetation, the site is entirely in pasture with some boundary planting. The site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna.

The subject site is accessed via an existing vehicle crossing off Unahi Road which has been formed to a reasonable standard.

The subject site is zoned Rural Production, and has been mapped by NRC as flood susceptible (100-year ARI). There are no other resource features or overlays relevant to the site.

In terms of heritage and archaeology, there are no registered heritage sites or sites of cultural significance located in the vicinity of the subject site.

## 4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

**Table 1 – Rural Production Zone – land-use performance standards**

Rural Production Zone	Permitted Standards	Compliance
<b>Rule 8.6.5.1.1</b> Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	The site contains a single existing dwelling. The proposal is to make alterations to the existing dwelling and extend the floor area.  <b>Permitted Activity</b>
<b>Rule 8.6.5.1.2</b> Sunlight	2m + 45-degree recession plane	The existing dwelling will remain compliant with setback and sunlight requirements.  <b>Permitted Activity</b>
<b>Rule 8.6.5.1.3</b> Stormwater Management	The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.	Total impermeable surfaces equate to 260.8m <sup>2</sup> or 21.1% which exceeds the permitted threshold of 15% and controlled threshold of 20%.  <b>Discretionary Activity</b>
<b>Rule 8.6.5.1.4</b> Setback from Boundaries	10m from any site boundary	The proposed alteration will result in the dwelling encroaching the 10m setback requirement on the western and road boundaries. Written approval has been provided by all affected parties.  <b>Restricted Discretionary Activity</b>
<b>Rule 8.6.5.1.5</b> Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	The proposed vehicle crossing has been formed to Council Engineering Standards.  Two off-street parking spaces per dwelling will be provided.

Rural Production Zone	Permitted Standards	Compliance
		Adequate manoeuvring area will be maintained.  <b>Permitted Activity</b>
<b>Rule 8.6.5.1.8</b> Building Height	The maximum height of any building shall be 12m.	The maximum building height will be less than 12m.  <b>Complies</b>
<b>Rule 8.6.5.1.10</b> Building Coverage	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 12.5% of the gross site area.	Total building coverage equates to approximately 123m <sup>2</sup> or 12.36% which falls below the permitted threshold of 12.5%.  <b>Permitted Activity</b>

Overall, the proposal requires resource consent as a **Discretionary Activity** under the Far North District Plan.

## 5.0 NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

## 6.0 NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

## 7.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.



## 8.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site has been mapped as containing LUC 3 soils which are classed as ‘highly productive’ under the NPSHPL. All relevant objectives and policies of the NPSHPL therefore must be considered, and an assessment has been provided below.

The proposed development will result in a small extension of an existing 61m<sup>2</sup> cottage. The applicants have now outgrown this cottage, and therefore seek to increase the floor area by 81m<sup>2</sup>.

The site is subject to a number of constraints, including a small land area, and a long rectangular shape. In addition, the effluent disposal system and other associated infrastructure is located to the north of the dwelling. Due to these constraints, there is no other alternative but to extend the building towards the road boundary over a small area that is mapped as containing LUC 3 soils, and breach rules relating to stormwater and setback from boundaries.

The area subject to further development is also located in close proximity to the road, and in an area that is largely characterised by residential activities, such that any primary production activity on the subject site would be considered out of character.

For those reasons outlined above, it is considered that the proposed development is exempt from the NPSHPL pursuant to the following clauses:

NPSHPL clause	Comment
3.9.2(a) A use or development of highly productive land is inappropriate except where it provides for supporting activities on the land.	The subject site is already in residential use and contains a small cottage. The purpose of the proposed extension is to accommodate the growing family who have resided on this site since 2009, and support their social well-being.
3.9.2(g) It is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land:	The proposed development is for a small extension of an existing cottage, on a site where the productive capacity of its soils has already been compromised owing to those constraints outlined above.
<p>3.10 Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:</p> <p>(a) there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years;</p>	<p>It is considered that the subject site is subject to a number of long-term constraints which has already compromised the productive capacity of the soils on site, including:</p> <ul style="list-style-type: none"> <li>• Small land area;</li> <li>• Existing residential activities occurring onsite as legally established in 2009;</li> <li>• The subject development area being located in close proximity to the road, such that any primary production activity occurring on site could result in health and safety risks;</li> <li>• Existing development patterns in the surrounding environment which is largely characterised by residential activities, such that undertaking primary activities on the subject site would be considered ‘out of</li> </ul>

NPSHPL clause	Comment
	character' and give rise to reverse sensitivity effects.



Figure 2: Image showing proposed development area (small grass area at front of dwelling) (Wilton Joubert Report)

## 9.0 NOTIFICATION

### **Public Notification**

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

#### **Step 1: Mandatory public notification is required in certain circumstances**

Under Section 95A(3) an application must be publicly notified if:

- a) *the applicant has requested that the application be publicly notified;*
- b) *public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

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

Under Section 95A (4) an application must not be publicly notified if:

- a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
  - i. *a controlled activity;*
  - ii. *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*



None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

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

Under Section Under Section 95A(7), public notification is required if:

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

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

### **Step 4: Public notification in special circumstances**

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

*Special circumstances are those that are:*

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*
- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

There are no special circumstances that apply to the subject site.

### **Public Notification Conclusion**

Based on the above, it is considered that this application can be processed without public notification.

### **Limited Notification**

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

### **Step 1: Certain affected protected customary rights groups must be notified**

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

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

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

Based on the assessment of effects below, it is considered that there are no adversely affected parties and that written approvals are not warranted in this instance.

### Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

As previously discussed, special circumstances are not considered to apply to this proposal.

### Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

## 10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Stormwater Management

The proposed extension of the existing dwelling will result in an additional 81m<sup>2</sup> of impermeable surfaces. A Stormwater Management Report has been prepared by Wilton Joubert in support of the proposed development, see **Appendix C**. Section 7 of the Stormwater Report addresses the relevant assessment criteria in detail. For the purpose of avoiding repetition, please refer to this report.

Overall, the report concludes that any adverse effects in relation to stormwater management will be less than minor subject to the implementation of a number of mitigation measures including the following:

<i>Potable Tanks Detention Volume</i>	
As per the attached design calculations, the design elements of the detention volume are as follows:	
Existing/Proposed Tank	2 x 25,000 litre Rainwater Tanks
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet orifice (Volume Control)	15mm diameter orifice; located <u>&gt;160mm below the overflow outlet</u> - 3.35m <sup>3</sup> Storage
Overflow Outlet	100mm diameter; located at the top of the tank
Discharge from the potable water / detention tanks must be transported via sealed pipes to the existing outlet in the existing open drain that runs parallel with the lot's southern boundary. Refer to the appended Site Plan (136109-C200) and Tank Detail (136109-C201) for clarification.	

**Figure 3: Excerpt from Stormwater Management Report prepared by Wilton Joubert**

## Setback from Boundaries

The proposed alteration will result in the dwelling encroaching the 10m setback requirement on the western and road boundaries.

Written approval has been provided by all affected parties, including Northland Transport Alliance (NTA) and Lynda Marie Porteous being the owner of 27 Unahi Road. See **Appendix D**.

Any potential adverse effects on these parties can therefore be disregarded, and no further assessment is required.

## Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

## 11.0 SECTION 104 ASSESSMENT

### Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development such as providing for the social well-being of the applicants and the community through addressing the current housing shortage in the Far North. The proposed development will also provide for the economical well-being of the Far North District through providing employment opportunities throughout the construction phase. Therefore, the effects are considered acceptable in the receiving environment.

### National and Regional Planning Documents

Other than those discussed earlier, there are no other national or regional planning documents directly relevant to this application.

### Operative Far North District Plan – Objectives and Policies

The relevant objectives and policies of the District Plan can be found in the Rural Production Zone Chapters.

Rural Production Zone - Objectives	
Objective	Comment
8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The proposed development enables the efficient use of land where the site can continue to be used for residential purpose in a manner that will not degrade the natural and physical resources in the area.



<b>Rural Production Zone - Objectives</b>	
<b>Objective</b>	<b>Comment</b>
8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.	The proposal will enable the efficient use of surplus land providing for the social and economic well-being of the applicants.
8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	The subject site is already in residential use, and the proposal will result in a small extension to an existing cottage. Ample open space will be maintained to the rear of the dwelling. Existing vegetation, will also be unaffected by the proposed subdivision.
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	There are no significant natural values within, or in proximity to, the site which warrant protection.
8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.	Not applicable
8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects. The subject site is already in residential use as legally established in 2006, with no known reverse sensitivity effects to arise as a result.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	As above.
8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.	Not applicable. The subject site will remain in productive use.
8.6.3.9 To enable rural production activities to be undertaken in the zone.	The proposed development will not adversely affect rural production activities occurring in the area.

<b>Rural Production Zone - Policies</b>	
<b>Policy</b>	<b>Comment</b>
8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.	The subject site has been in residential use since 2009 with no reverse sensitivity effects, or adverse effects on the environment, known to arise. The site will result in a small extension to an existing dwelling, and will remain in residential use. Adjacent rural production activities will remain unaffected.
8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural	As above.

<b>Rural Production Zone - Policies</b>	
<b>Policy</b>	<b>Comment</b>
Production Zone are avoided, remedied or mitigated.	
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	As above.
8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	The proposed development will result in a small extension to an existing cottage, and will remain consistent with existing development patterns within the immediate surrounding environment. Ample open space will be maintained, and rural amenity values will remain unaffected.
8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.	As above.
8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not applicable
8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.

### **Proposed Far North District Plan – Objectives and Policies**

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP. Relevant objectives and policies in the PDP are contained within the Rural Production Chapter. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- RPROZ-01 to RPROZ-04
- RPROZ-P1 to RPROZ-P7

### **Other Matters**

There are no other matters considered relevant to the proposal.

## **12.0 PART 2 ASSESSMENT**

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

## **13.0 OVERALL CONCLUSION**

The application lodged for Cindy Subritzky provides for the alteration of an existing dwelling at 29 Unahi Road, breaching Rules 8.6.5.1.3 Stormwater management and 8.6.5.1.4 Setback from boundaries.

Overall, the application has been assessed as a Discretionary activity.

Written approvals have been provided by all affected parties.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment and potentially affected parties would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

### **AUTHOR**



#### **Nina Pivac**

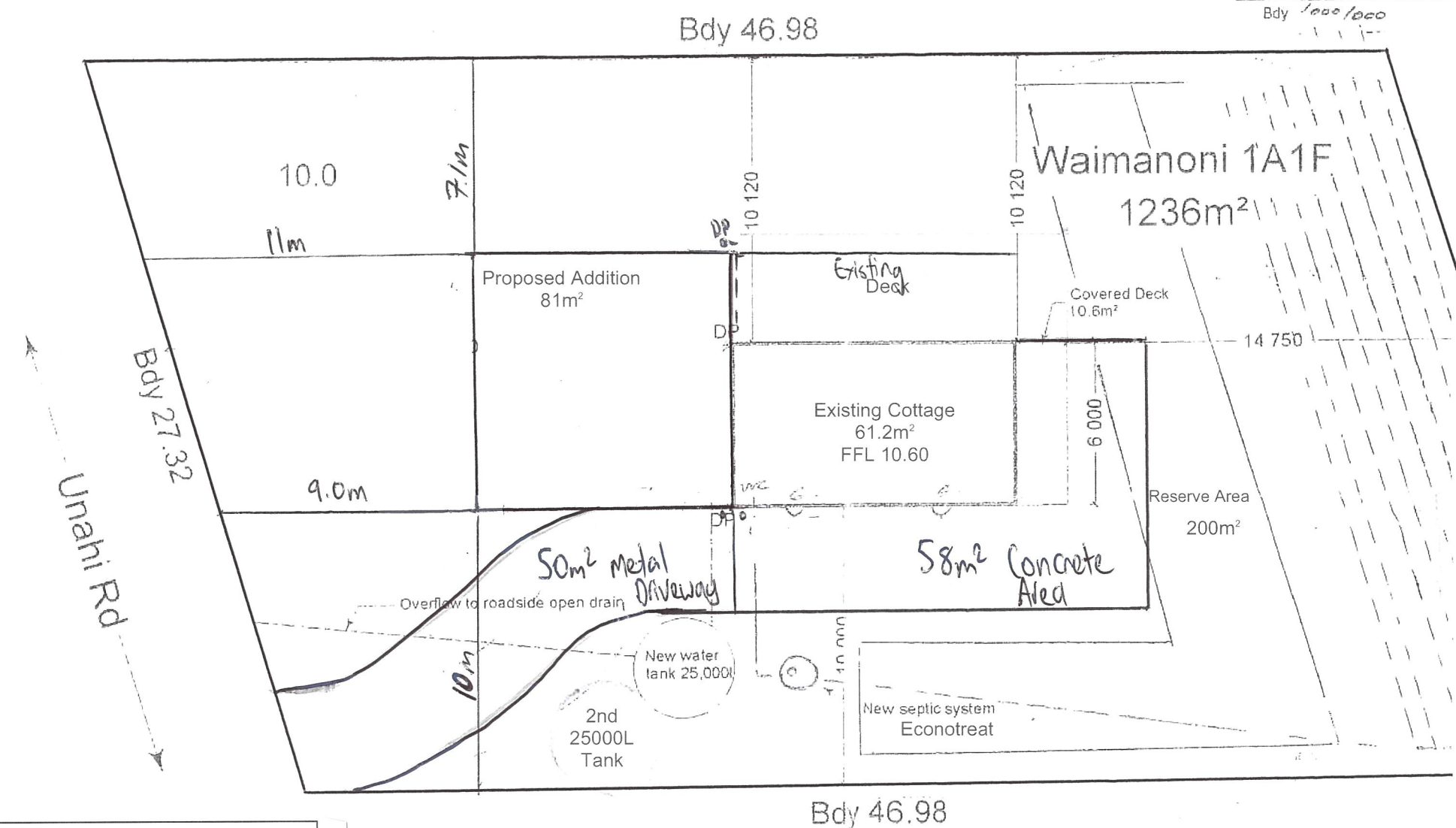
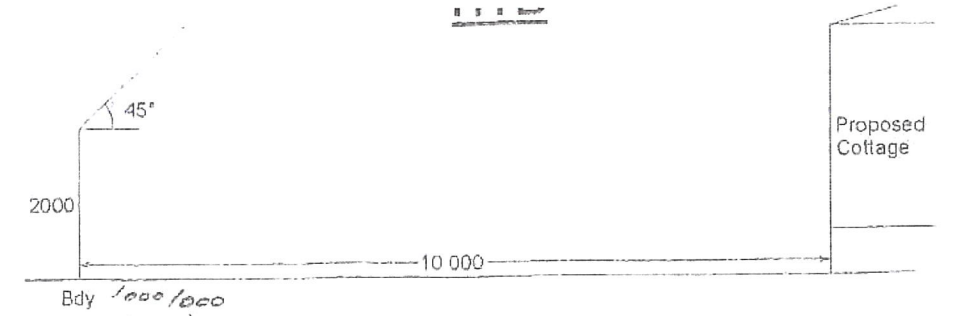
Director | BAppSC | PGDipPlan | Assoc. NZPI

**Date: 6 September 2024**

## **Appendix A – Site, Floor and Elevation Plans**



# Site Plan



Dripper lines at 1m spacings 1.5m from boundaries



### Site Notes:

**Owners:** C&V Subritzky  
**Address:** 29 Unahi Road, Awanui Waimanoni 1A1F Block  
**Area:** 1236m<sup>2</sup>  
**Earthquake Zone:** 1  
**Exposure Zone:** c  
**Wind Zone:** High  
**Hazards:** No marked hazards  
**Environment:** Rural Production

**Stormwater to existing** 2 x 25000 litre watertank. Overflow to natural watercourse  
**Wastewater:** Existing system  
**Existing Vehicle Access & Driveway**

Impermeable Surface Area	
Existing dwelling & covered deck	= 71.8m <sup>2</sup>
Proposed addition	= 81m <sup>2</sup>
Driveway, turning & parking	= 108m <sup>2</sup>
<b>Total Impermeable area</b>	<b>= 260.8m<sup>2</sup> OK</b>

**Site Excavation**  
 No Excavation required. Driven timber pile foundation

**AMCAS Construction Ltd T/A Skyline Whangarei**  
**P. O. Box 6061**  
**Otaika, Whangarei**  
**09 4381994** **Scale: 1:200**



ARCLINE DESIGN GROUP  
 OF  
 ECO HOMES LTD  
 48 Mathews Ave Kaitiaki  
 ph (09) 4082233  
 Fax (09) 4082258

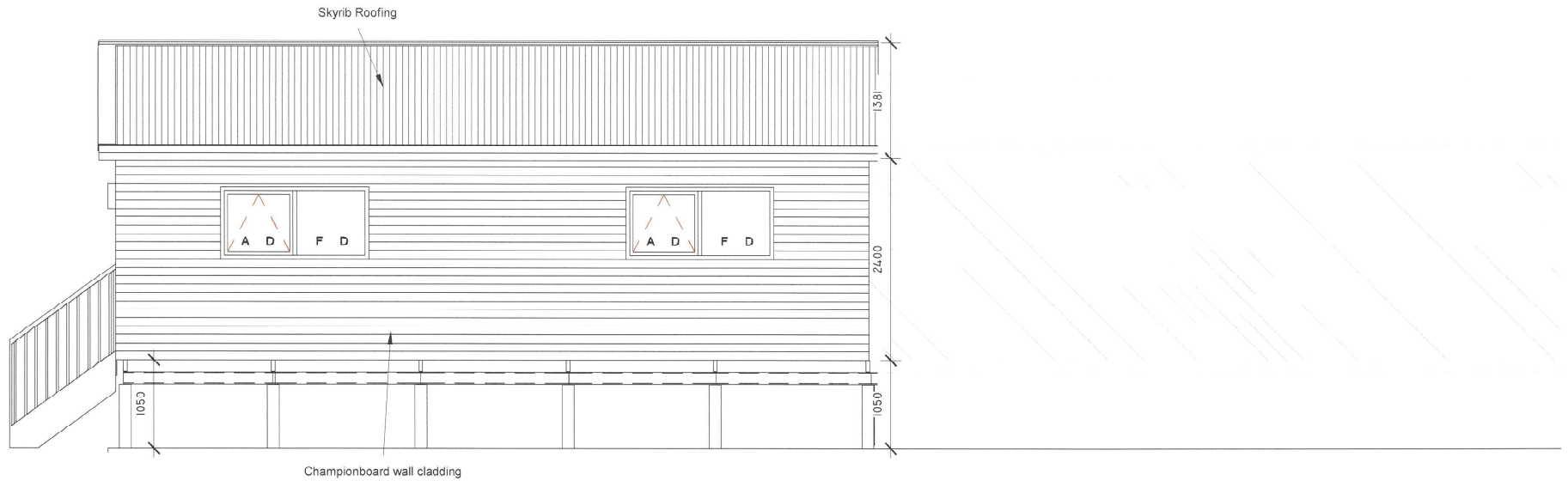
Proposed  
 Skyline Cottage -  
 Unahi Road

Initial Issue Date: Concept  
 Initial Issue Date: F.W. Drawings

Scale: 1:200  
 Drawn by: Tristan

Date this copy Printed / Emailed: 5/8/2009

Sheet# 1 of



1 East Elevation  
1 : 50

Risk Matrix

Risk Factor	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH <sup>(1)</sup>	score	Subtotals for each risk factor
Wind Zone (per NZS3604)	0		0		1	1	2		1
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0		1	1	3		5		1
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk score for									4

NOTE: (1) For buildings in Extra High wind zones, refer to Tables 1 and 3 for rigid underlay and drained cavity requirements

**NOTES**

**LEGEND: WINDOW PANELS**

- SP - Sliding Panel
- F - Fixed Panel
- A - Awning Panel
- O - Obscure Glazing
- SG - Safety Glass
- D - Double Glazing
- S - Single Glazing
- LF - Louvre Fixed Panel

Distributor: Whangarei

Drawn by: SP

Project: Proposed 9.0 x 9.0 house extension

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1 RYMER PLACE  
MANGERE BRIDGE

PHONE: (09) 636 0200  
FAX: (09) 636 0201  
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**SHEET**

Number **A2.0**

Salesperson:

Scale: As indicated

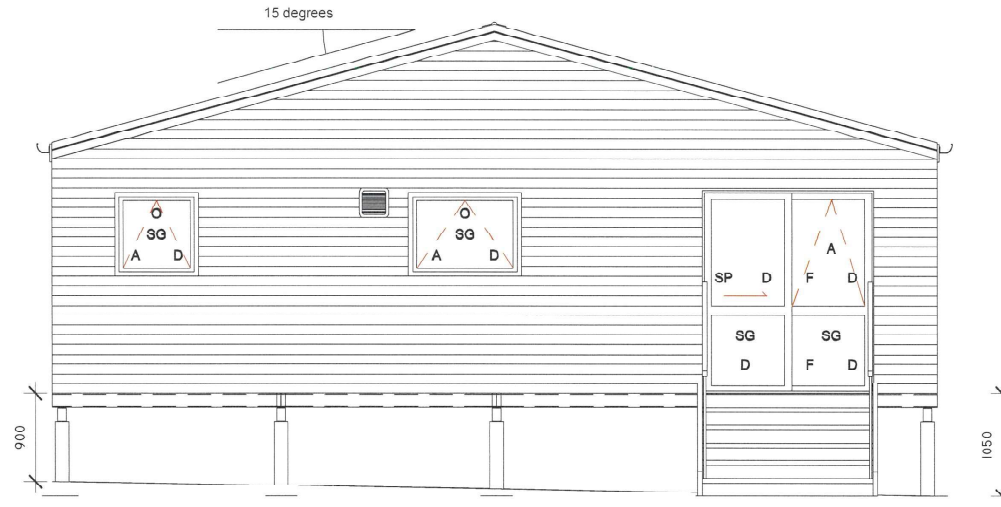
For: Viv and Cindy Subritzky

Sheet Name: Elevations

Revision:

Date: 8/08/2024 4:03:53 p.m.

At: 29 Unahi Road, Awanui



1 South Elevation  
1 : 50

Risk Matrix

Risk Factor	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH (1)	score	Subtotals for each risk factor
Wind Zone (per NZS3604)	0		0		1	1	2		1
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0		1	1	3		5		1
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk score for									4

NOTE: (1) For buildings in Extra High wind zones, refer to Tables 1 and 3 for rigid underlay and drained cavity requirements

NOTES

LEGEND: WINDOW PANELS

- SP - Sliding Panel
- F - Fixed Panel
- A - Awning Panel
- O - Obscure Glazing
- SG - Safety Glass
- D - Double Glazing
- S - Single Glazing
- LF - Louvre Fixed Panel

Distributor: Whangarei

Drawn by: SP

Project: Proposed 9.0 x 9.0 house extension

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SHEET

Number A2.1

Salesperson:

Scale: As indicated

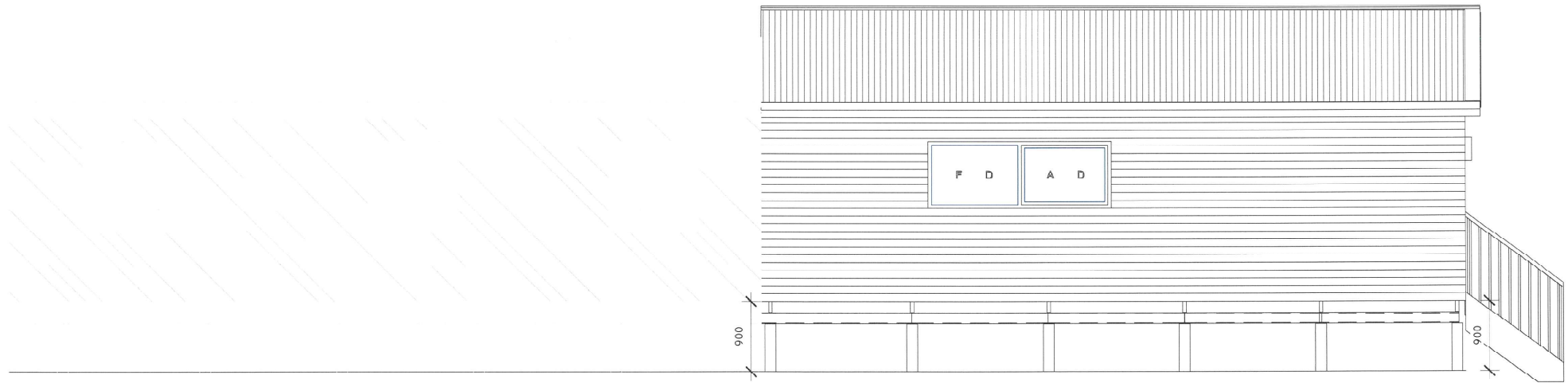
For: Viv and Cindy Subritzky

Sheet Name: Elevations

Revision:

Date: 8/08/2024 4:03:54 p.m.

At: 29 Unahi Road, Awanui



1 West Elevation  
1 : 50

Risk Matrix

Risk Factor	LOW	SCORE	MEDIUM	SCORE	HIGH	SCORE	VERY HIGH (1)	SCORE	Subtotals for each risk factor
Wind Zone (per NZS3604)	0		0		1	1	2		1
Number of storeys	0		1		2		4		0
Roof/wall intersection design	0		1	1	3		5		1
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk score for									4

NOTE: (1) For buildings in Extra High wind zones, refer to Tables 1 and 3 for rigid underlay and drained cavity requirements

NOTES

LEGEND: WINDOW PANELS

- SP - Sliding Panel
- F - Fixed Panel
- A - Awning Panel
- O - Obscure Glazing
- SG - Safety Glass
- D - Double Glazing
- S - Single Glazing
- LF - Louvre Fixed Panel

Distributor: Whangarei

Drawn by: SP

Project: Proposed 9.0 x 9.0 house extension

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SHEET

Salesperson:

Scale: As indicated

For: Viv and Cindy Subritzky

Sheet Name: Elevations

Number

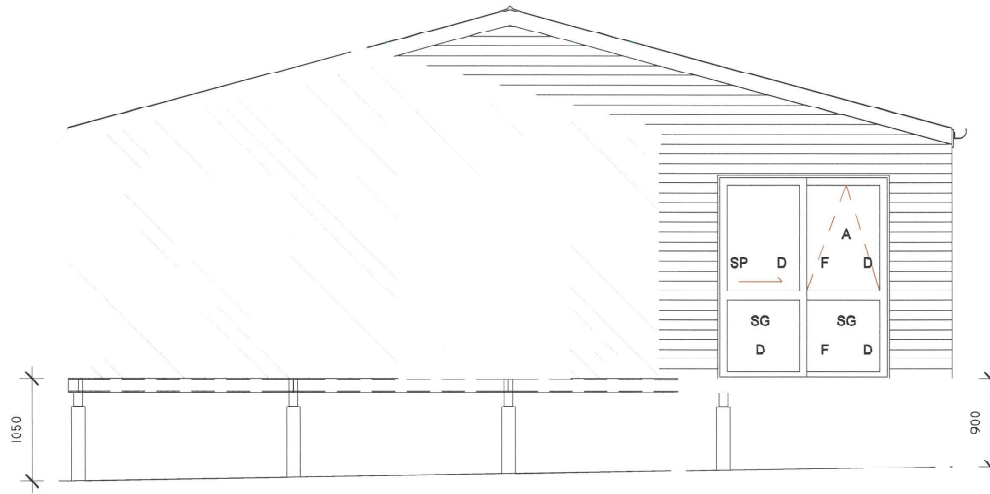
Revision:

Date: 8/08/2024 4:03:55 p.m.

At: 29 Unahi Road, Awanui

A2.2





① North Elevation  
1 : 50

**Risk Matrix**

Risk Factor	LOW	score	MEDIUM	score	HIGH	score	VERY HIGH <sup>(1)</sup>	score	Subtotals for each risk factor
Wind Zone (per NZS3604)	0		0		1	1	2		1
Number of storeys	0	0	1		2		4		0
Roof/wall intersection design	0		1	1	3		5		1
Eaves width	0		1		2	2	5		2
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
Total risk score for									4

NOTE: (1) For buildings in Extra High wind zones, refer to Tables 1 and 3 for rigid underlay and drained cavity requirements

**NOTES**

**LEGEND: WINDOW PANELS**

- SP - Sliding Panel
- F - Fixed Panel
- A - Awning Panel
- O - Obscure Glazing
- SG - Safety Glass
- D - Double Glazing
- S - Single Glazing
- LF - Louvre Fixed Panel

Distributor: Whangarei

Drawn by: SP

Project: Proposed 9.0 x 9.0 House extension

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**SHEET**

Number A2.3

Salesperson:

Scale: As indicated

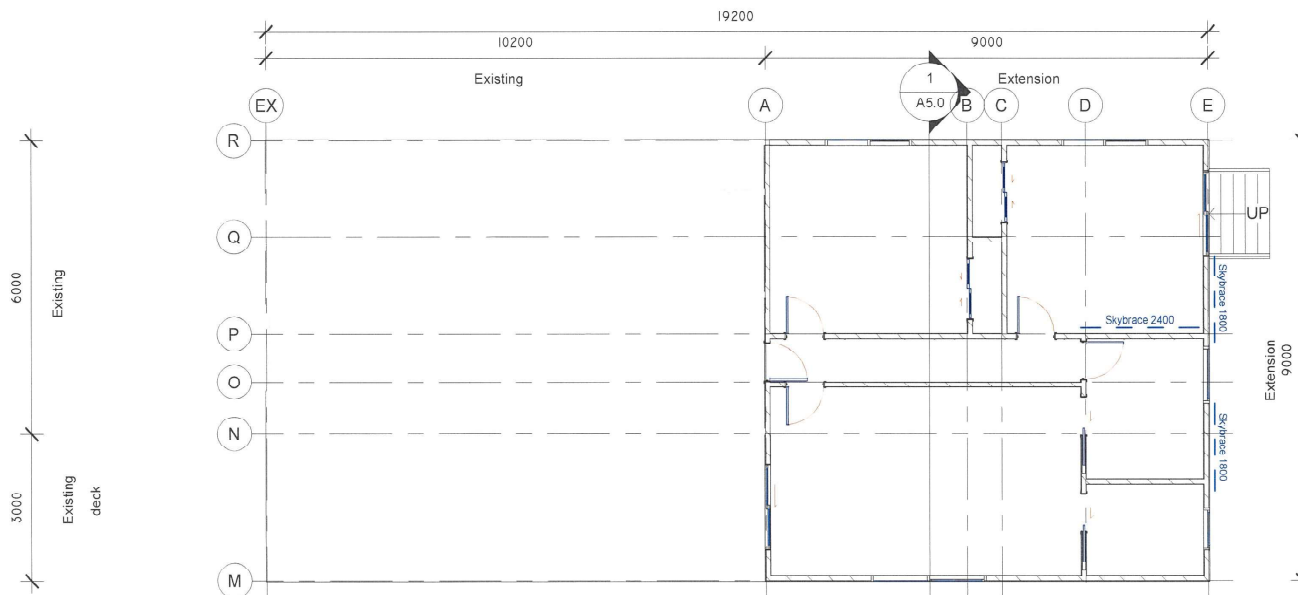
For: Viv and Cindy Subritzky

Sheet Name: Elevations

Revision:

Date: 8/08/2024 4:03:56 p.m.

At: 29 Unahi Road, Awanui



1 Ground Floor  
1 : 100

Distributor: Whangarei

Drawn by: SP

Project: Proposed 9.0 x 9.0 house extension

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Salesperson:

Scale: 1 : 100

For: Viv and Cindy Subritzky

Sheet Name: Floor Plan

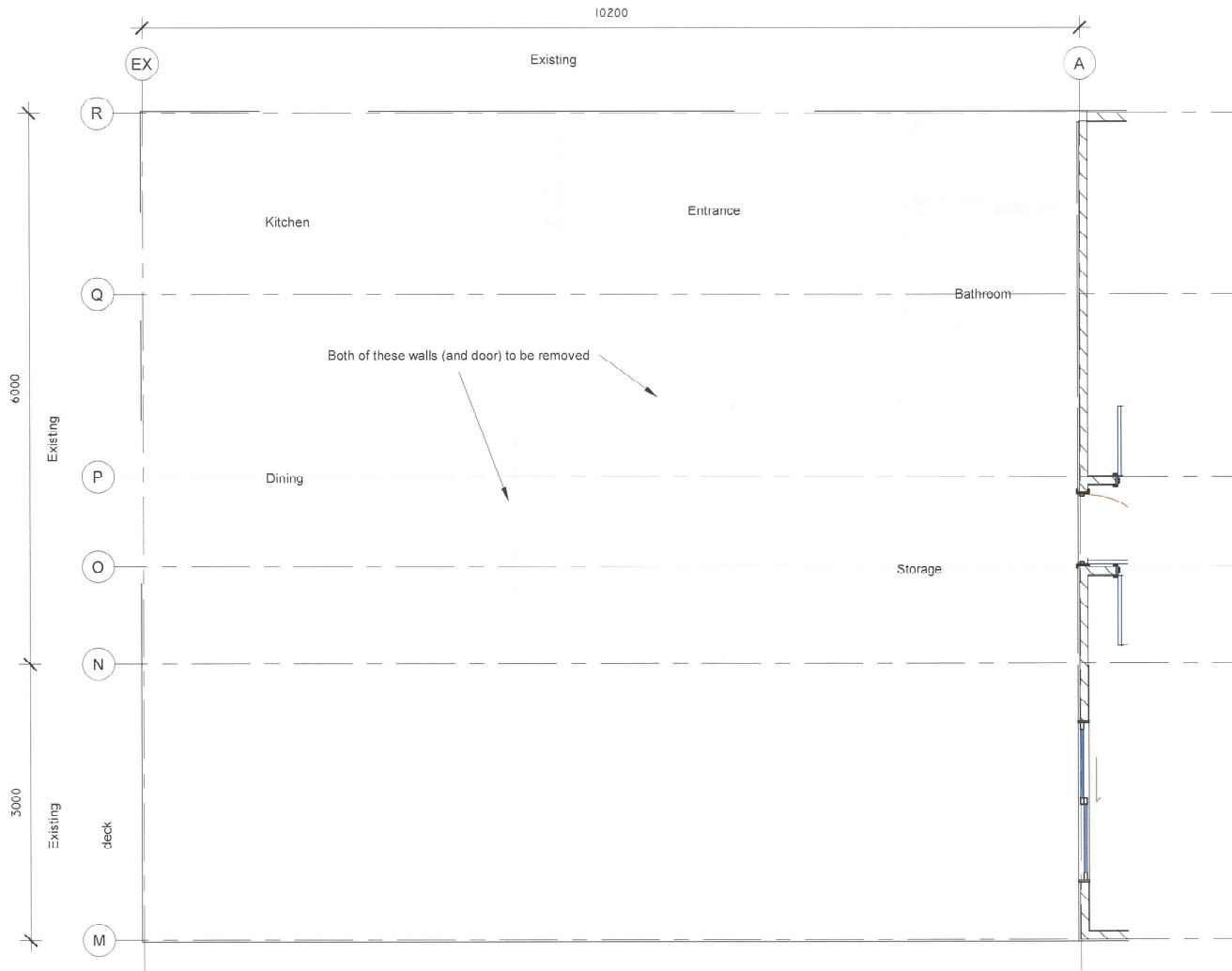
Revision:

Date: 8/08/2024 4:03:56 p.m.

At: 29 Unahi Road, Awanui



SHEET  
Number A3.0



**NOTES**

Wet Areas

Shower - Acrylic moulded shower tray with wall upstands. Acrylic impervious wall linings.

Kitchen / Bathroom - Vinyl sheet material with sealed joints or selected tiles.

Kitchen / Bathroom walls - Cib Aqualine sheet material with enamel paint finish or selected tiles.

Ardex WPM on wet areas walls.

Structural gable truss:

No lintel required for gable end openings as it's under a structural gable truss.

1 Ground Floor - Existing  
1 : 50

Distributor: Whangarei	Drawn by: SP	Project: Proposed 9.0 x 9.0 house extension
Salesperson:	Scale: As indicated	For: Viv and Cindy Subritzky
Revision:	Date: 8/08/2024 4:03:56 p.m.	At: 29 Unahi Road, Awanui

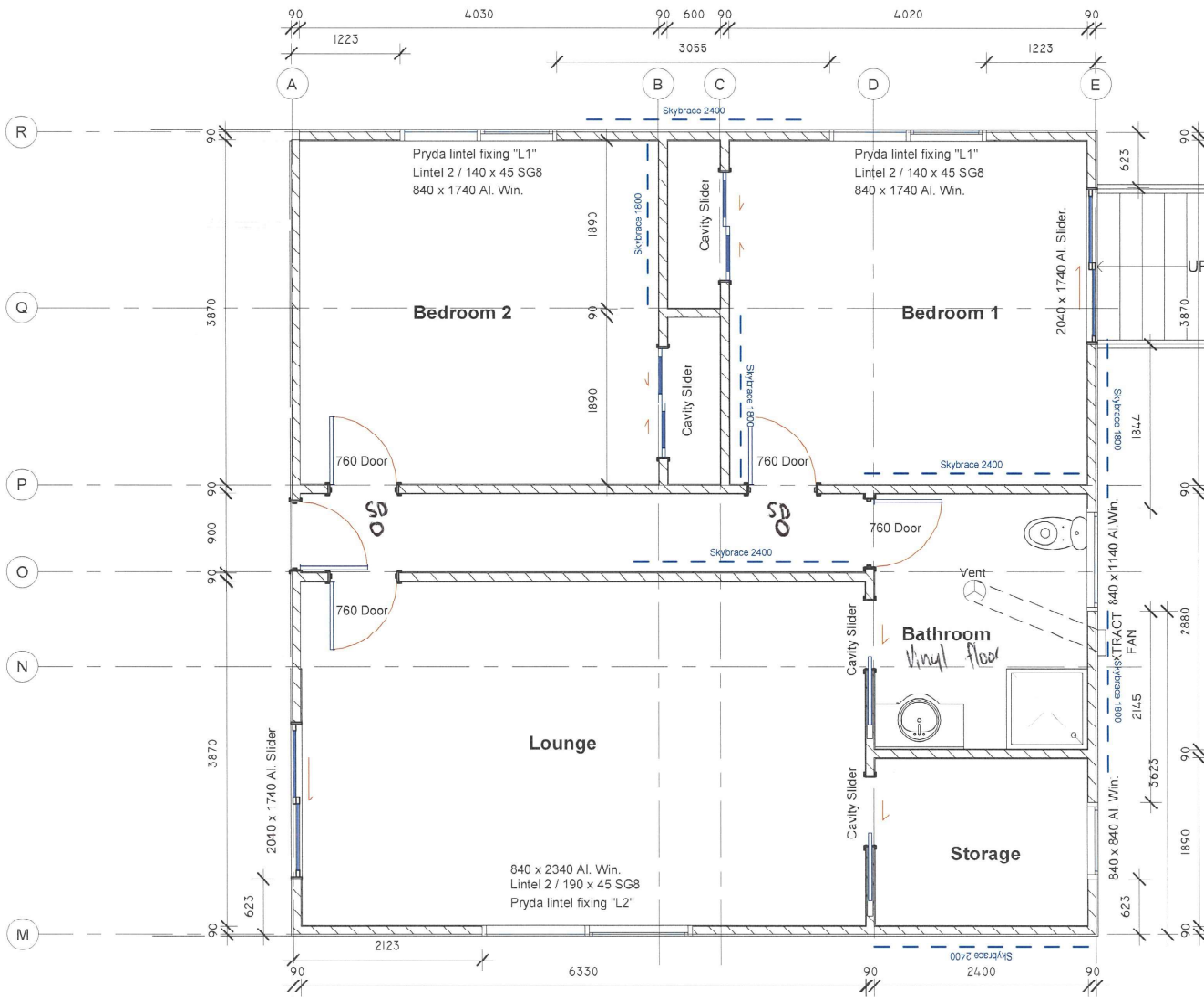
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PHONE: (09) 636 0200  
 FAX: (09) 636 0201

Sheet Name: Floor Plan - Existing



**SHEET**  
 Number A3.1



1 Ground Floor - Extension  
1 : 50

**NOTES**

**Wet Areas**

Shower - Acrylic moulded shower tray with wall upstands. Acrylic impervious wall linings.

Kitchen / Bathroom - Vinyl sheet material with sealed joints or selected tiles.

Kitchen / Bathroom walls - Gib Aqualine sheet material with enamel paint finish or selected tiles.

Ardex WPM on wet areas walls.

**Structural gable truss:**

No lintel required for gable end openings as it's under a structural gable truss.

Distributor: Whangarei	Drawn by: SP	Project: Proposed 9.0 x 9.0 house extension
Salesperson:	Scale: As indicated	For: Viv and Cindy Subritzky
Revision:	Date: 8/08/2024 4:03:57 p.m.	At: 29 Unahi Road, Awanui

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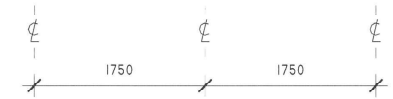
Sheet Name: Floor Plan - Extension



**SHEET**  
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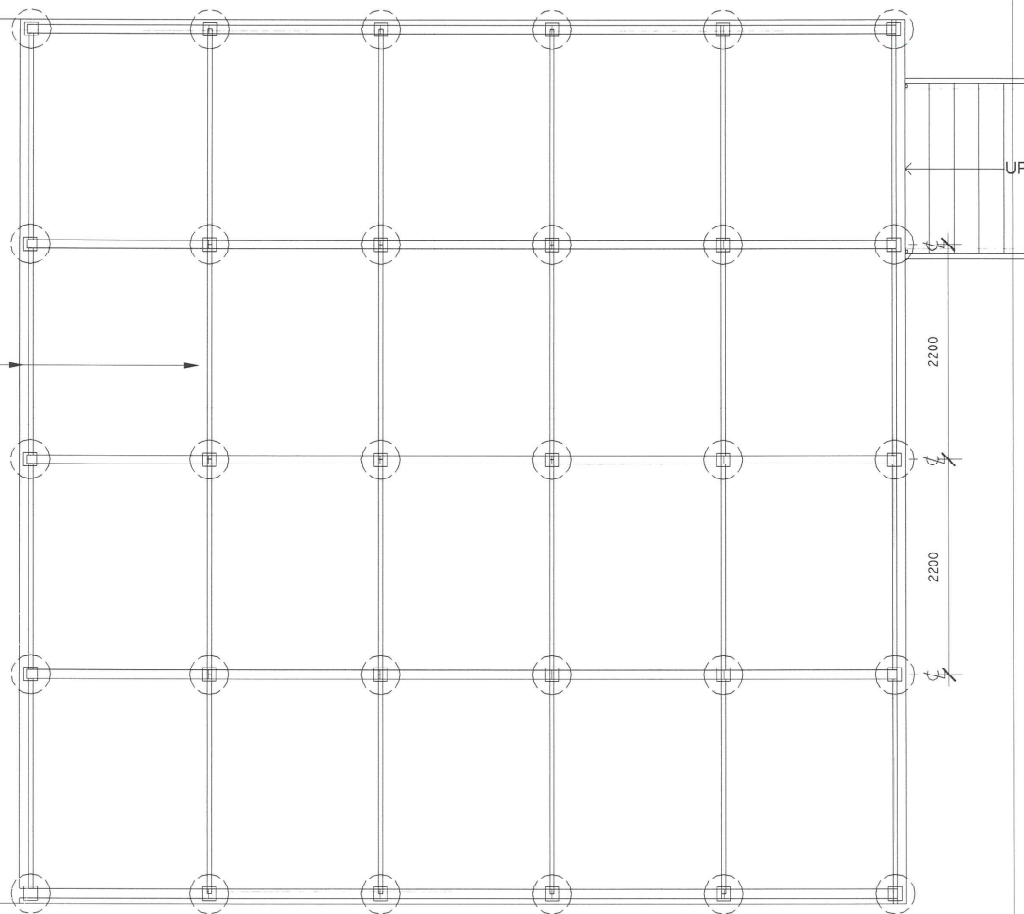


150 S60 dia round piles as  
 per NZS3604:2011 6.4.2  
 140 x 90 bearers <sup>H3.2</sup>  
 Pile spacing/bearer span - 1.75m



Existing floor framing

140 x 45 joists @ 450mm ctrs <sup>H1.2</sup>  
 Joists span - 2.2m



Timber floor foundation as per section 6.6 NZS3604:2011 - Driven timber piles

**1** Ground Foundation  
 1 : 50

Distributor: Whangarei	Drawn by: SP	Project: Proposed 9.0 x 9.0 house extension	<b>COPYRIGHT</b> SKYLINE BUILDINGS LIMITED 1 RYMER PLACE MANGERE BRIDGE PHONE: (09) 636 0200 FAX: (09) 636 0201 <a href="http://www.skylinebuildings.co.nz">www.skylinebuildings.co.nz</a>		<b>SHEET</b> Number <b>A3.3</b>
Salesperson:	Scale: 1 : 50	For: Viv and Cindy Subritzky			
Revision:	Date: 8/08/2024 4:03:57 p.m.	At: 29 Unahi Road, Awanui			

## Appendix B – Certificate of Title



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

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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA55B/260  
**Land Registration District** North Auckland  
**Date Issued** 25 January 1984

**Prior References**  
NA19C/1120

---

**Estate** Fee Simple  
**Area** 1236 square metres more or less  
**Legal Description** Waimanoni 1A1F Block

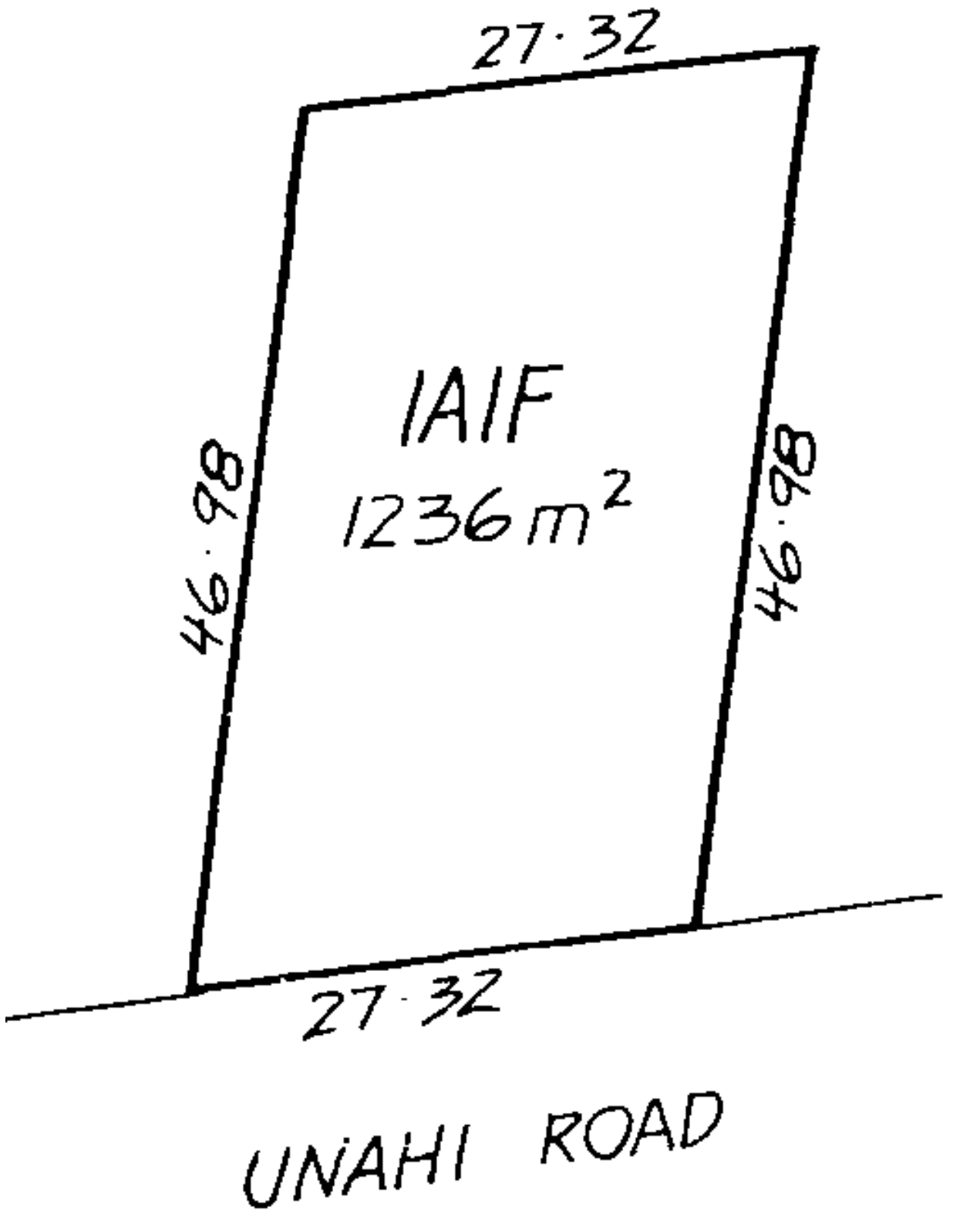
**Registered Owners**  
Cindy Lou Subritzky and Vivian Subritzky

---

**Interests**

8293454.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - - 22.9.2009 at 9:00 am

9656874.3 Mortgage to Westpac New Zealand Limited - 19.3.2014 at 12:00 pm





## **Appendix C – Stormwater Management Report**



SITE 29 Unahi Road, Awanui  
 LEGAL DESCRIPTION Waimanoni 1A1F  
 PROJECT Proposed Dwelling Extension  
 CLIENT Cindy Subritzky  
 REFERENCE NO. 136109  
 DOCUMENT Stormwater Mitigation Report  
 STATUS/REVISION No. A  
 DATE OF ISSUE 30<sup>th</sup> August 2024

Report Prepared For	Email
Cindy Subritzky	cindy.sub@xtra.co.nz

<b>Authored by</b>	<b>G. Brant</b> (BE(Hons) Civil)	Civil Engineer	Gustavo@wjl.co.nz	
<b>Approved by</b>	<b>B. Steenkamp</b> (CPEng, BEng Civil, CMEngNZ, BSc (Geology))	Senior Civil Engineer	BenS@wjl.co.nz	

## 1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

<b>Legal Description:</b>	Waimanoni 1A1F	
<b>Site Area:</b>	1,236m <sup>2</sup>	
<b>Development Type:</b>	Proposed Dwelling Extension	
<b>Development Proposals Supplied:</b>	Annotated Site Plan prepared by Skyline Buildings	
<b>District Plan Zone:</b>	Rural Production	
<b>Permitted Activity Coverage:</b>	<u>15%</u>	
	<b>Post-Development Impermeable Areas</b>	
<b>Impermeable Coverage:</b>	Total Roof Area	152.8m <sup>2</sup>
	Total Hardstand	108m <sup>2</sup>
	Total impermeable area = 260.8m <sup>2</sup> or 21.1% of the site area	
<b>Activity Status:</b>	<b><u>Discretionary Activity</u></b>	
	Stormwater mitigation is to be provided in accordance with the requirements outlined in Section 5 in the existing/proposed dual-purpose rainwater tanks.	
<b>Roof Attenuation:</b>	<b>Proposed Tank</b> – 2 x 25,000 litre Rainwater Tanks <b>Dimensions</b> – 3600mmØ (or greater) x 2600mm high (or greater) <b>WQV Control Orifice</b> – 15mmØ orifice; <u>located &gt;160mm below the overflow outlet</u> <b>Overflow</b> – 100mmØ at the top of the tank	
<b>Point of Discharge:</b>	To existing outlet in roadside drain.	

## 2. SCOPE OF WORK

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

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

- Annotated Site Plan prepared by Skyline Buildings

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

## 3. SITE DESCRIPTION

The 1,236m<sup>2</sup> property is legally described as Waimanoni 1A1F is located off the northern side of Unahi Road. Access to the lot is directly via Unahi Road via an existing metal driveway which provides access to the existing dwelling on-site.

Besides the existing development, the virtually flat ground cover on-site consists predominantly of grass with trees concentrated toward the northern boundary.

The Far North District Council (FNDC) GIS Water Services Map indicates that the property is not serviced by public stormwater, wastewater or potable water reticulation.



Figure 1: Aerial Snip from FNDC Maps Showing Site Boundaries (cyan) & 1m Contours (yellow)

#### 4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct an extension to the existing dwelling on-site, as depicted in the annotated plan prepared by Skyline Buildings.

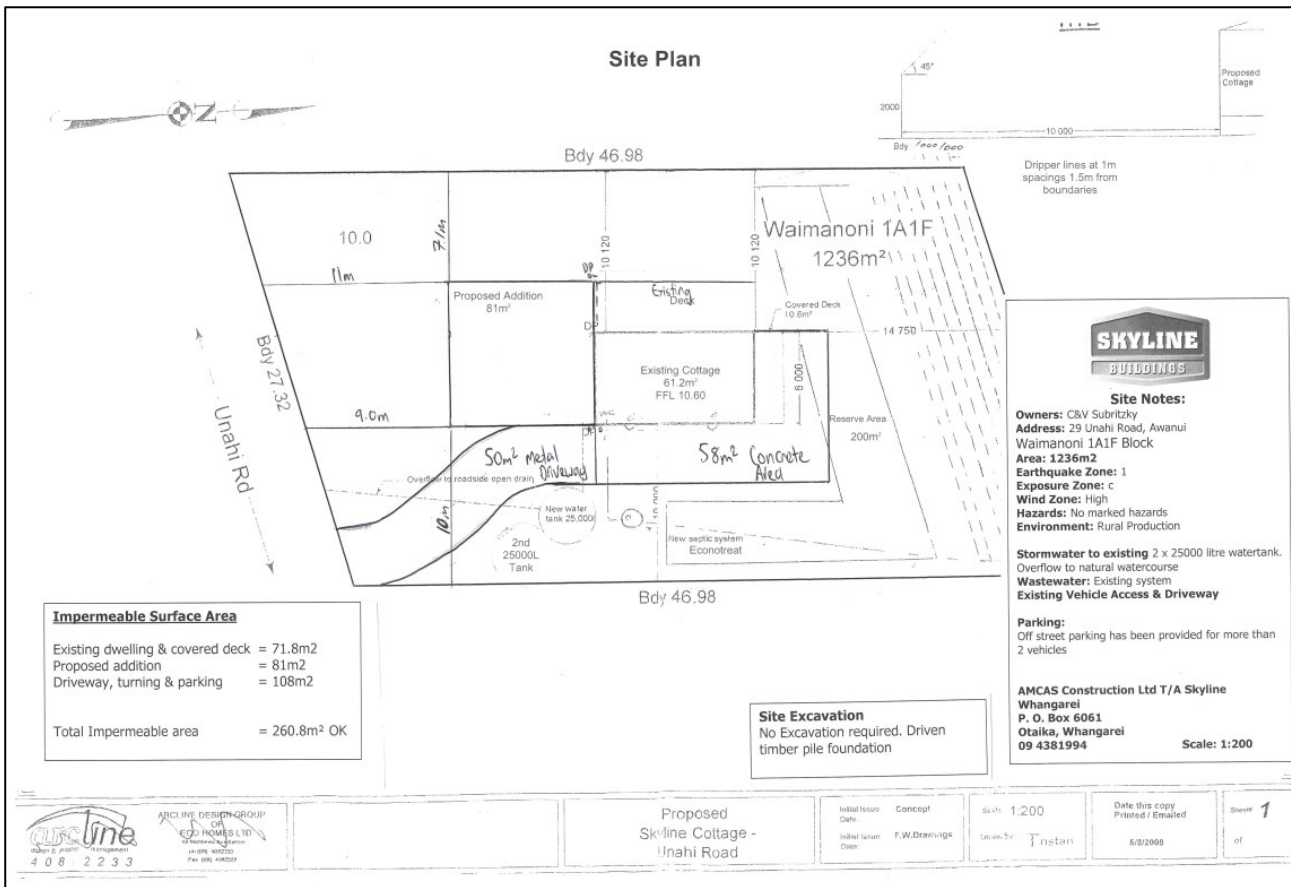


Figure 2: Snip of Proposed Site Plan Provided by Skyline Buildings

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.

#### 5. ASSESSMENT CRITERIA

##### Impermeable Areas

The calculations for the stormwater system for the development are based on a gross site area of 1,236m<sup>2</sup> and the below areas extracted from the supplied plans:

	Pre-Development	Post-Development	Total Change
<b>Total Roof Area</b>	<b>71.8m<sup>2</sup></b>	<b>152.8 m<sup>2</sup></b>	<b>81 m<sup>2</sup></b>
Existing Dwelling	71.8 m <sup>2</sup>	71.8 m <sup>2</sup>	
Proposed Extension	0 m <sup>2</sup>	81 m <sup>2</sup>	
<b>Total Hardstand</b>	<b>108 m<sup>2</sup></b>	<b>108 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>
Existing Metal Driveway	50 m <sup>2</sup>	50 m <sup>2</sup>	
Existing Concrete Driveway	58 m <sup>2</sup>	58 m <sup>2</sup>	
<b>Pervious</b>	<b>1056.2 m<sup>2</sup></b>	<b>975.2 m<sup>2</sup></b>	<b>-81 m<sup>2</sup></b>

The total amount of impermeable area on site, post-development, equates to 260.8m<sup>2</sup> or 21.1% of the site area. 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 Production. The following rules apply under the FNDC District Plan:

8.6.5.1.3 – **Permitted Activities – Stormwater Management** - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%

8.6.5.2.1 – **Controlled Activities – Stormwater Management** - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

The total proposed impermeable area exceeds 20% of the site area and does not comply with Permitted Activity Rule (8.6.5.1.3) nor Controlled Activity Rule (8.6.5.2.1). Therefore, the proposal is considered to be a Descriptive 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 7 of this report.

### *Design Requirements*

The stormwater design has been completed in accordance with the following documents:

- The Far North District Council Engineering Standards 2023
- The operative Far North District Council District Plan

The total impermeable area in exceedance of Permitted Activity Rule 8.6.5.1.3 is **75.4m<sup>2</sup>**. Stormwater mitigation must therefore be provided for this excess impermeable area.

Due to the subject site's position in the larger catchment, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may worsen local flood hazards by modifying the time of peak flow occurrence to coincide with those of other properties located upstream within the larger catchment.

In accordance with Table 4-1 of the FNDC Engineering Standards, water quality volume (WQV) control will be provided for the 90<sup>th</sup> percentile of the 24-hour storm event for the total proposed roof area.

For WQV Control calculations, a pre-development 90th percentile rainfall value of 25mm was adopted in accordance with Table 4-1 of the Far North District Council Engineering Standards. TP108 methodology has been utilised to calculate the WQV Control as discussed above.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed / existing impermeable surfaces (185.4m<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.



## 6. STORMWATER MITIGATION ASSESSMENT

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

### *Potable Water Supply*

It is recommended that rainwater tanks are utilised to provide the existing/proposed dwelling with a potable water supply. The tank type is at the discretion of the client. A proprietary guttering system is required to collect roof runoff from the existing/proposed dwelling. 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 existing/proposed dwelling. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall.

All potable tanks must be constructed level and fitted with balancing pipes at the top and near the base of each tank to connect all potable water tanks to each other. Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tanks.

The upper section of the potable water tanks is to act as a detention volume to achieve Volume Control for the total proposed impermeable roof area. One of the tanks is to be fitted with a 100mmØ overflow outlet with a flow attenuation outlet as specified below.

### *Potable Tanks Detention Volume*

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

Existing/Proposed Tank	2 x 25,000 litre Rainwater Tanks
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet orifice (Volume Control)	<b>15mm diameter orifice</b> ; located <u>&gt;160mm below the overflow outlet</u> - 3.35m <sup>3</sup> Storage
Overflow Outlet	<b>100mm diameter</b> ; located at the top of the tank

Discharge from the potable water / detention tanks must be transported via sealed pipes to the existing outlet in the existing open drain that runs parallel with the lot's southern boundary. Refer to the appended Site Plan (136109-C200) and Tank Detail (136109-C201) for clarification.



Figure 3: Snip of Existing Outlet to Existing Roadside Drain

The tanks must be installed in accordance with the tank suppliers' details and specifications. Levels are to be confirmed by the contractor on-site prior to construction. Adequate fall (minimum 1% grade) from the tank's outlet to the discharge point is required. If this is not achievable, WJL must be contacted for review of the design.

## 7. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 8.6.5.1.3, nor Controlled Activity Rule 8.6.5.2.1, 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:

<p><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></p>	<p>Impermeable surfaces resulting from the development increase site impermeability by 81m<sup>2</sup>. Water quality volume (WQV) control will be provided for the 90<sup>th</sup> percentile of the 24-hour storm event for the total proposed roof area via a detention volume in the dual-purpose rainwater tanks.</p> <p>Due to the subject site's position in the larger catchment, we do not consider attenuation to be beneficial.</p>
---	--

<p><i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i></p>	<p>Impermeable surfaces resulting from the development increase site impermeability by 81m<sup>2</sup>. Water quality volume (WQV) control will be provided for the 90<sup>th</sup> percentile of the 24-hour storm event for the total proposed roof area via a detention volume in the dual-purpose rainwater tanks.</p> <p>Due to the subject site's position in the larger catchment, we do not consider attenuation to be beneficial.</p>
<p><i>(c) any cumulative effects on total catchment impermeability;</i></p>	<p>Impervious coverage will increase by 81m<sup>2</sup>.</p>
<p><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></p>	<p>Runoff from the existing / proposed impermeable roof areas is to be collected and directed to the discharge point via sealed pipes.</p> <p>Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.</p>
<p><i>(e) the physical qualities of the soil type;</i></p>	<p>Late Pleistocene to Holocene; Refer 'GNS Science Website'</p>
<p><i>(f) any adverse effects on the life supporting capacity of soils;</i></p>	<p>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 roadside channel, mitigating the potential for contamination of surrounding soils and harm to life supporting capacity of soils.</p>
<p><i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i></p>	<p>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.</p> <p>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).</p>
<p><i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i></p>	<p>The existing driveway is necessary to provide the dwelling with access and is not considered excessive.</p>
<p><i>(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i></p>	<p>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.</p>
<p><i>(j) any recognised standards promulgated by industry groups;</i></p>	<p>Not applicable.</p>
<p><i>k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i></p>	<p>Water quality volume (WQV) control will be provided for the 90<sup>th</sup> percentile of the 24-hour storm event for the total proposed roof area (greater than the proposed impermeable area exceeding the permitted activity threshold) in the dual-purpose rainwater tanks.</p>

	Due to the subject site's position in the larger catchment, we do not consider attenuation to be beneficial.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	Post-Development rainfall values 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>	Water quality volume (WQV) control will be provided for the 90 <sup>th</sup> percentile of the 24-hour storm event for the total proposed roof area (greater than the proposed impermeable area exceeding the permitted activity threshold) in the dual-purpose rainwater tanks.  Due to the subject site's position in the larger catchment, we do not consider attenuation to be beneficial.

## 8. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (136109-C200 & 136109-C201).

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

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

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

## 9. LIMITATIONS

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

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

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

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

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

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

Wilton Joubert Ltd.

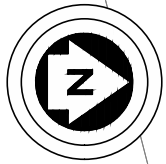


Gustavo Brant  
Civil Engineer  
BE(Hons)

## REPORT ATTACHMENTS

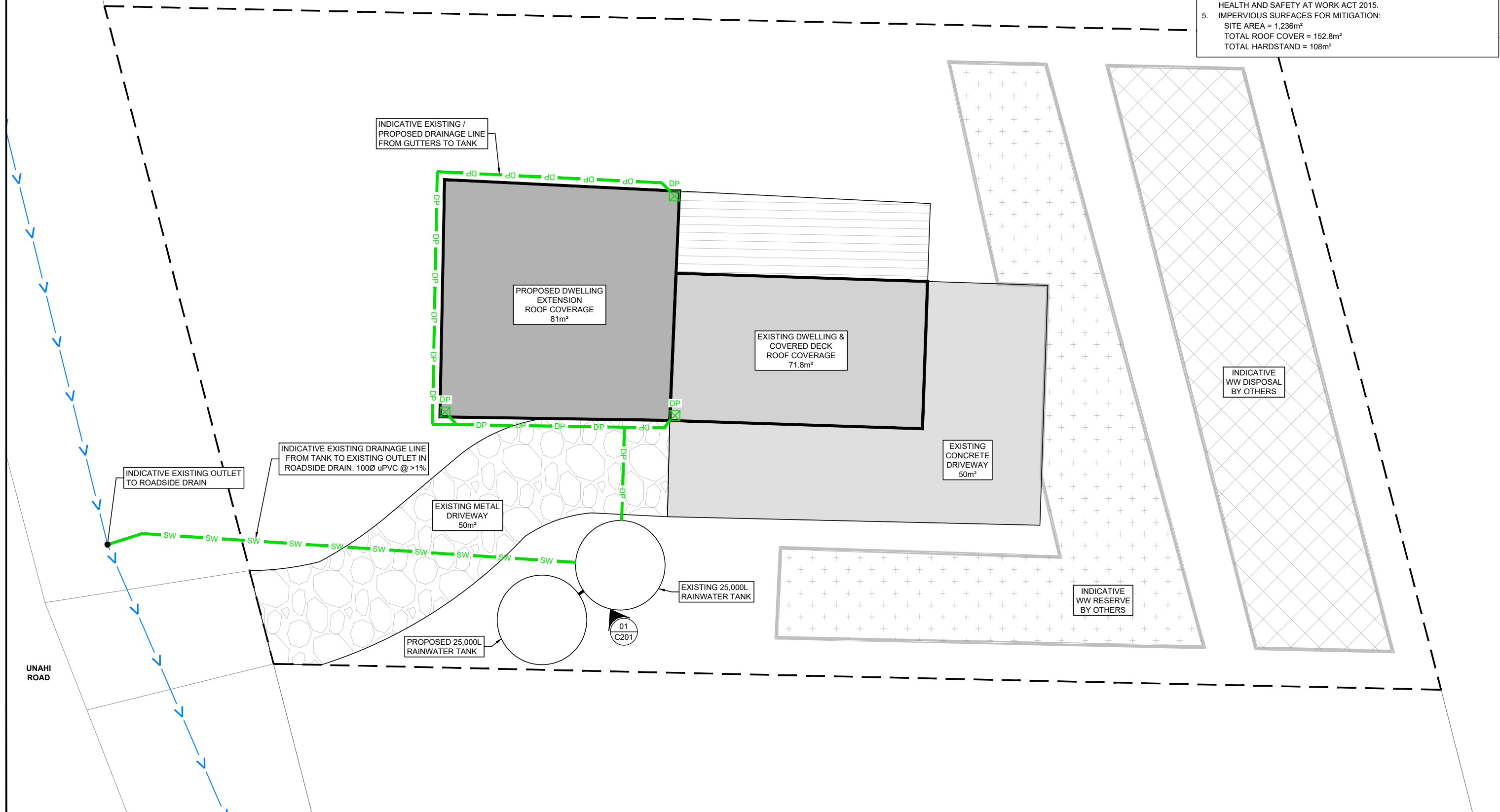
- Site Plan - C200 (1 sheet)
- Tank Detail – C201 (1 sheet)
- Calculation Set





**NOTES:**

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
5. IMPERVIOUS SURFACES FOR MITIGATION:  
 SITE AREA = 1,236m<sup>2</sup>  
 TOTAL ROOF COVER = 152.8m<sup>2</sup>  
 TOTAL HARDSTAND = 108m<sup>2</sup>



**WILTON JOUBERT**  
 Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196  
 Christchurch: 021 824 063 Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	AUG '24	GMB	STORMWATER MITIGATION REPORT

DESIGNED BY:  
GMB

DRAWN BY:  
GMB

CHECKED BY:  
BGS

SURVEYED BY:  
N/A

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

**RESOURCE CONSENT**  
 DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**SITE PLAN**

PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**WAIMANONI 1A1F  
 29 UNAHI ROAD  
 AWANUI  
 NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: <b>OREWA</b>
DRAWING SCALE: <b>1:150</b>	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: <b>136109-C200</b>	ISSUE: <b>A</b>
COPYRIGHT - WILTON JOUBERT LIMITED	

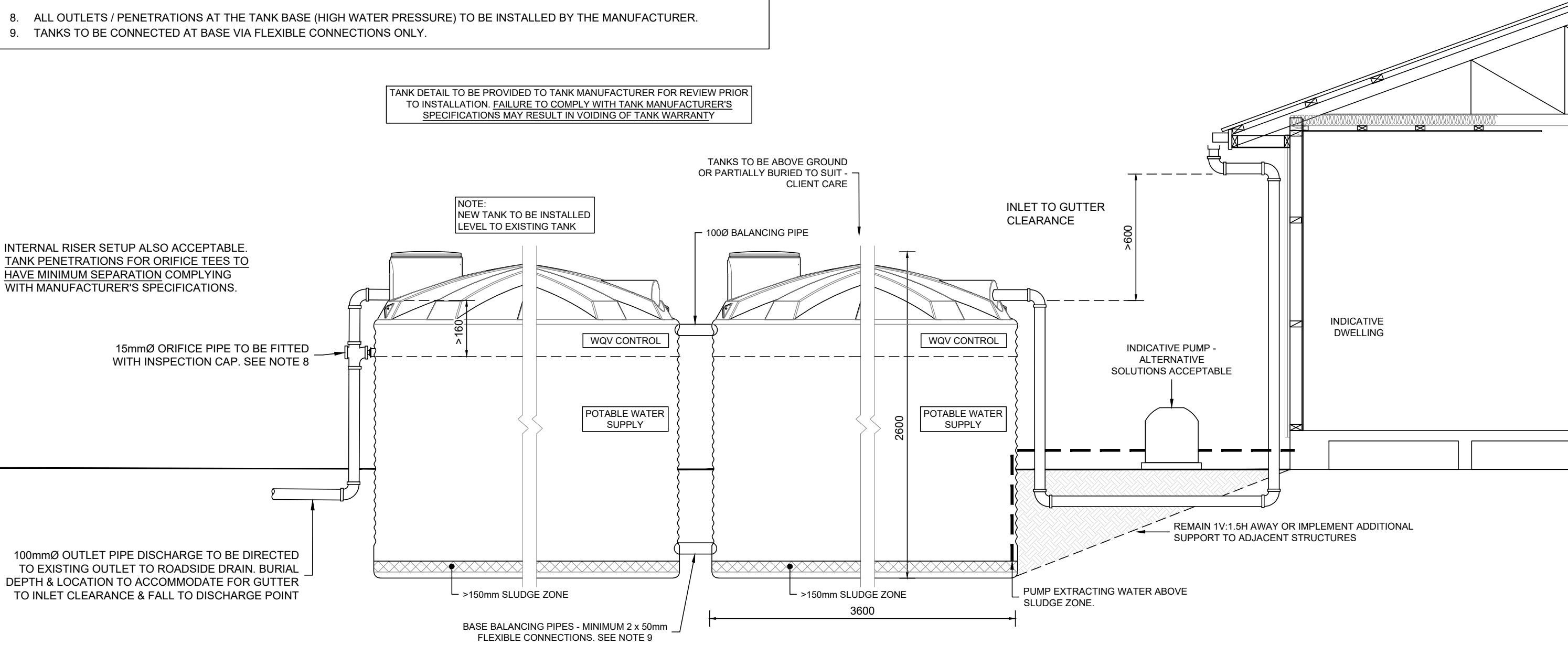
**NOTES:**

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. MINIMUM SLUDGE ZONE OF 150mm TO BE KEPT.
6. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
7. ASSUMED USE OF A 2 x 25,000 LITRE PLASTIC PROMAX WATER TANKS OR SIMILARLY APPROVED.

**PLASTIC TANKS NOTES:**

8. ALL OUTLETS / PENETRATIONS AT THE TANK BASE (HIGH WATER PRESSURE) TO BE INSTALLED BY THE MANUFACTURER.
9. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE CONNECTIONS ONLY.

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



01 TANK DETAIL  
C200 N.T.S

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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
A	AUG '24	GMB	STORMWATER MITIGATION REPORT

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

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

**RESOURCE CONSENT**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: TANK DETAIL  
PROJECT DESCRIPTION: STORMWATER MITIGATION REPORT

PROJECT TITLE: WAIMANONI 1A1F  
29 UNAHU ROAD  
AWANUI  
NORTHLAND

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 136109-C201	ISSUE: A
COPYRIGHT - WILTON JOUBERT LIMITED	



## Volume Control Calculations

Job Number  
Address

136109  
29 Unahi Road  
Awanui

Date: 30.08.2024  
Initials: GMB  
Revision: A

### Catchment Information For Pre-Development Conditions

152.8	m <sup>2</sup>	0.0001528	km <sup>2</sup>	
Group C	soil type	see TP108 page 8 section 3.2 for soil designations		
25.00	P <sub>24</sub>	90th Percentile Rainfall - Table 4-1 FNDC EES		
CN				
152.8	m <sup>2</sup>	74		Pervious
0	m <sup>2</sup>	98		Sealed roof(s)
0	m <sup>2</sup>	98		Sealed concrete
0	m <sup>2</sup>	0		
152.8	m <sup>2</sup> tot	74.00		CN -mean TP108 Eq3.4
5.00	Ia (mm)	Weighted initial abstraction - Ia (mm)		
0.03	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.02	Tp (hrs)	Time to peak		
89.24	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
3.662	Q <sub>24</sub> (mm)	Run-Off Depth		
0.56	m <sup>3</sup>	Volume		

### Catchment Information For Post-Development Conditions

152.8	m <sup>2</sup>	0.0001528	km <sup>2</sup>	
Group C	soil type	see page 8 section 3.2 for soil designations		
30.00	P <sub>24</sub>	90th Percentile + 20% CCF - Table 4-1 FNDC EES		
CN				
0	m <sup>2</sup>	74		Pervious
152.8	m <sup>2</sup>	98		Sealed roof(s)
0	m <sup>2</sup>	98		Sealed concrete
0	m <sup>2</sup>	89		Metal/Gravel
152.8	m <sup>2</sup> tot	98.00		CN -mean TP108 Eq3.4
0.00	Ia (mm)	Weighted initial abstraction - Ia (mm)		
0.02	Tc (hrs)	TP108 Eq 4.3 - pg 12		
0.01	Tp (hrs)	Time to peak		
5.18	S (mm)	Soil Storage parameter see TP108 eq 3.2 pg 6		
25.580	Q <sub>24</sub> (mm)	Run-Off Depth		
3.91	m <sup>3</sup>	Volume		

Total Detention Volume Required:

**3.35** m<sup>3</sup>



ADDRESS

29 Unahi Road, Awanui

REFERENCE

Volume Control

JOB NO

134493

DATE

30.08.2024

DESIGNER

GMB

CHECKER

BGS

**Outlet Orifice: 24-hour release**

$$Q=(C)(A)(2gh)^{0.5}$$

Q = orifice discharge capacity (m<sup>3</sup>/s)

C = orifice constant (0.9), value considered conservative

A = orifice area (m<sup>2</sup>)

g = acceleration due to gravity 9.8m/s<sup>2</sup>

h = head on orifice (m)

Select orifice size (D)

**0.005000**

Orifice Area (A)

**0.000020**

Select hydraulic height

**0.160000**

Flow from tank

**0.031** l/s

**0.11** m<sup>3</sup>/h

**Flow Required**

Tank Size

**3.35** m<sup>3</sup>

24-hr release

**0.039** l/s

**0.14** m<sup>3</sup>/h

**Orifice Check**

Orifice sized correctly

Check if the flows are met

## Appendix D – Written Approvals



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Cindy & Vivian Subritzky
Address of proposed activity:	29 Unahi Road, Awanui
Legal description:	Waimanoni 1A1F Block
Description of the proposal (including why you need resource consent):	To make alterations to an existing dwelling breaching rules relating to stormwater management and setback requirements. See attached AEE for full description of proposal.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> <li>1. Site, floor and elevation plans</li> <li>2. _____</li> <li>3. _____</li> <li>4. _____</li> <li>5. _____</li> <li>6. _____</li> </ol>

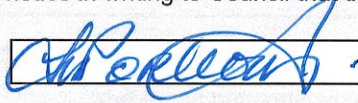
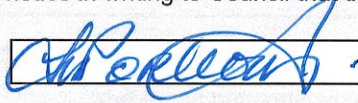
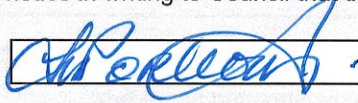
**Notes to Applicant:**

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

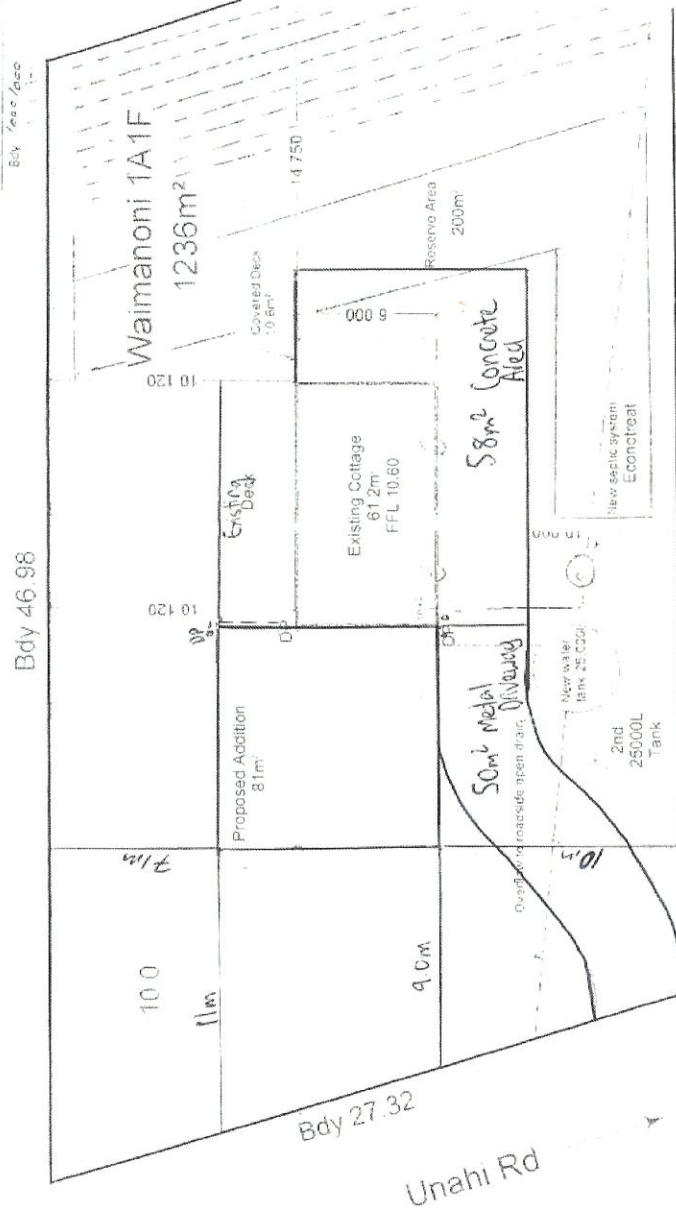


PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
  2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
  3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
  4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
  5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	<div style="border: 1px solid black; padding: 2px;">Lynda Maree Porteous</div>								
Address of affected property including legal description	<div style="border: 1px solid black; padding: 2px;">27 Unahi Road, Awanui</div>								
Contact Phone Number/s and email address	<table style="width: 100%; border: none;"> <tr> <td style="border: none;">Daytime:</td> <td style="border: none; text-align: center;">021 2535 204</td> <td style="border: none;">email:</td> <td style="border: none; text-align: center;">ZionKaitiaki@gmail.com</td> </tr> </table>	Daytime:	021 2535 204	email:	ZionKaitiaki@gmail.com				
Daytime:	021 2535 204	email:	ZionKaitiaki@gmail.com						
<p>I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)</p> <p><i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i></p> <ol style="list-style-type: none"> <li>1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.</li> <li>2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).</li> <li>3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.</li> <li>4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.</li> </ol>									
Signature	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; padding: 2px;"></td> <td style="border: 1px solid black; padding: 2px; width: 150px;">Date</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> </table>		Date						
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Signature	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px; width: 150px;">Date</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> </table>		Date						
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Signature	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px; width: 150px;">Date</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> </table>		Date						
	Date								

# Site Plan



**Impermeable Surface Area**

Existing dwelling & covered deck	= 71.8m <sup>2</sup>
Proposed addition	= 81m <sup>2</sup>
Driveway, turning & parking	= 108m <sup>2</sup>
<b>Total Impermeable area</b>	<b>= 260.8m<sup>2</sup> OK</b>

**Site Excavation**  
No Excavation required. Driven timber pile foundation



**Site Notes:**

**Owners:** C&V Subritzky  
**Address:** 29 Unahi Road, Awanui  
**Waimanoni 1A1F Block**

**Area:** 1236m<sup>2</sup>  
**Earthquake Zone:** 1  
**Exposure Zone:** c  
**Wind Zone:** High  
**Hazards:** No marked hazards  
**Environment:** Rural Production

**Stormwater to existing:** 2 x 25000 litre watertank.  
**Overflow to natural watercourse**  
**Wastewater:** Existing system  
**Existing Vehicle Access & Driveway**

**Parking:**  
 Off street parking has been provided for more than 2 vehicles

**AMCAS Construction Ltd T/A Skyline Whangarei**  
**P. O. Box 6061**  
**Otaika, Whangarei**  
**09 4381994**

**Scale: 1:200**

408 2233

ARCHITECTURE DESIGN GROUP  
 OF  
 HOMES LTD  
 100-102  
 408 2233

Proposed  
 Skyline Cottage -  
 Inahi Road

Installation Date: \_\_\_\_\_  
 Issue Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Category: E-W Drawings

Date this copy Printed / Emailed: 5.02.09  
 Sheet 1 of 1

*Handwritten signature: J.P. (K. Fortreas)*



**From:** [Elizabeth Stacey](#)  
**To:** [Nina Pivac](#)  
**Subject:** RE: Pre-consultation re setback from road infringement  
**Date:** Tuesday, 20 August 2024 10:20:10 am  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.jpg](#)

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Nina;  
Sorry for the delay; the setback breach of 1m is approved in principle. Final approval to be given on application. Feel free to include this email as part of that process.



**Elizabeth Stacey**

Senior Road Safety & Traffic Engineer - Transportation Safety and Traffic Engineering  
M 0272467309 | P +6494015274 | [Elizabeth.Stacey@fndc.govt.nz](mailto:Elizabeth.Stacey@fndc.govt.nz)

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

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[Pokapū Kōrero 24-hāora](#) | [24-hour Contact Centre 0800 920 029](#)



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**From:** Nina Pivac <nina@tohuconsulting.nz>  
**Sent:** Tuesday, July 30, 2024 10:50 AM  
**To:** Elizabeth Stacey | NTA <[Elizabeth.Stacey@nta.govt.nz](mailto:Elizabeth.Stacey@nta.govt.nz)>  
**Subject:** RE: Pre-consultation re setback from road infringement

Hi Elizabeth,

I am seeking NTA comments on a small extension to a dwelling located at 29 Unahi Road, Awanui. See attached draft site plan showing propose extension. Internal alterations will also be undertaken where the existing building will be converted to the living area (e.g. larger kitchen, dining area and walk-in storage/linen room). The proposed extension will comprise of 2-3 bedrooms and an ensuite bathroom. The purpose of the extension is to better accommodate the growing family who are currently living there.

The site has a few site constraints including limited land area, long-rectangular shape and the effluent disposal fields being located to the north of the property. The proposed design is considered to be the most practicable option, taking these constraints into account.

The alterations will result in a 7m setback from the western boundary of the site, and a 9m setback from the road boundary, falling short of setback requirements by 3m and 1m respectively. All boundary planting will be maintained, and ample on-site parking and manoeuvring area will remain available.

Please can you advise whether NTA have any concerns with the proposed development as currently drafted?

Ngā Mihi,



**Nina Pivac**

Director | BAppSc | PGDip Planning | Assoc NZPI

**Mobile** 021 061 4725

**Email** [nina@tohuconsulting.nz](mailto:nina@tohuconsulting.nz)

**Web** [www.tohuconsulting.nz](http://www.tohuconsulting.nz)

Note: My normal working hours are Monday to Thursday 9am to 2pm

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**From:** Planning Support <[Planning.Support@fndc.govt.nz](mailto:Planning.Support@fndc.govt.nz)>  
**Sent:** Tuesday, July 30, 2024 10:15 AM  
**To:** Nina Pivac <[nina@tohuconsulting.nz](mailto:nina@tohuconsulting.nz)>  
**Cc:** Elizabeth.Stacey <[Elizabeth.Stacey@nta.govt.nz](mailto:Elizabeth.Stacey@nta.govt.nz)>  
**Subject:** RE: Pre-consultation re setback from road infringement

Hi Nina,  
You could probably talk to Elizabeth Stacey.  
Kind regards



**Didi Paraone**

Senior RMA Support Officer - Resource Consents Administration  
P 6494070412 | [didi.paraone@fndc.govt.nz](mailto:didi.paraone@fndc.govt.nz)

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

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**Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029**



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**From:** Nina Pivac <[nina@tohuconsulting.nz](mailto:nina@tohuconsulting.nz)>  
**Sent:** Tuesday, July 30, 2024 9:24 AM  
**To:** Planning Support <[Planning.Support@fndc.govt.nz](mailto:Planning.Support@fndc.govt.nz)>  
**Subject:** Pre-consultation re setback from road infringement

**CAUTION:** This email originated from outside Far North District Council.  
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morena,

I am wondering who would be the best contact for pre-consultation regarding a setback from road boundary breach, as I understand NTA have been disestablished now.

Ngā Mihi,



**Nina Pivac**

Director | BAppSc | PGDip Planning | Assoc NZPI

**Mobile** 021 061 4725

**Email** [nina@tohuconsulting.nz](mailto:nina@tohuconsulting.nz)

**Web** [www.tohuconsulting.nz](http://www.tohuconsulting.nz)

Note: My normal working hours are Monday to Thursday 9am to 2pm

## Appendix E – Form 4 Letter

20 August 2024

Cindy Lou Subritzky and Vivian Subritzky  
259 State Highway 1  
RD 1  
Awanui 0486

Dear Sir / Madam,

**Building consent number:** EBC-2025-145/0  
**Property ID:** 3301377  
**Address:** 29 Unahi Road, Awanui 0486  
**Description:** Extension to Existing Dwelling

### Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

**NB:** As of 27<sup>th</sup> July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules  
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Rural Production** under the District Plan and Resource Consent is required for breach of the following:

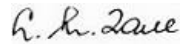
<b>Rule:</b>	8.6.5.1.4 SETBACK FROM BOUNDARIES No building shall be erected within 10m of any site boundary.
<b>Reason:</b>	Setback from Unahi Rd is stated as 9m and setback from the closest site boundary stated as 7.1m.
<b>Rule:</b>	8.6.5.1.3 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.
<b>Reason:</b>	15% = 185.4m <sup>2</sup> , impermeable coverage is stated as 180.2m <sup>2</sup> or 14.7% but the Site Plan shows the gravel driveway from Unahi Rd into the area where the proposed addition is to be located and the driveway area is stated as 76m <sup>2</sup> x 50% = 38m <sup>2</sup> . Aerial photos demonstrate the surfaced driveway from Unahi Rd along and behind the existing dwelling and rough scales to approx. 98m <sup>2</sup> , the existing roof area including the covered deck 61.2m <sup>2</sup> and the proposed extension 81m <sup>2</sup> = 240.2m <sup>2</sup> or 19.43%.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from [www.fndc.govt.nz](http://www.fndc.govt.nz) and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on [Duty.Planner@fndc.govt.nz](mailto:Duty.Planner@fndc.govt.nz) or 0800 920 029.

Yours faithfully



Leeanne Tane  
PIM Officer  
**Delivery and Operations**

Emailed to: [skylinewhangarei@gmail.com](mailto:skylinewhangarei@gmail.com); [cindy.swb@xtra.co.nz](mailto:cindy.swb@xtra.co.nz)

**FORM 4**  
**Certificate attached to**  
**PROJECT INFORMATION MEMORANDUM**  
Section 37, Building Act 2004

**Building Consent Number: EBC-2025-145/0**

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER  
RESOURCE MANAGEMENT ACT 1991**


The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Position:

Trent Blakeman

On behalf of:

Manager - Building Services

Date:

Far North District Council (Building Consent Authority)

20 August 2024