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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

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

If yes, who have you spoken with?

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***

5. Applicant details

Name/s: Matthew Hinton

Email: [redacted]

Phone number:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ◯ **Yes** ◯ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s: Nina Pivac C/- Logiplan Limited

Email: [redacted]

Phone number:

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

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

7. Details of property owner/s and occupier/s

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

Name/s: Matthew Hinton

Property address/
location: 22 Kokopu Street Ahipara

Postcode

8. Application site details

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

Name/s: Matthew Hinton

Site address/ location: 22 Kokopu Street Ahipara

Postcode

Legal description: Lot 35 DP 427753 **Val Number:**

Certificate of title: RT 509774

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

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

Please call applicant to arrange site 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.

To construct new dwelling in the RPZ breaching rules relating to setback and stormwater

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

10. Would you like to request public notification?

◯ **Yes** ✔ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)** As per applicant details

Email:

Phone number: Work Home

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

Postcode

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.

15. Billing details continued...

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) Matthew Hinton

Signature: [redacted] Date 12-Feb-2026

(signature of bill payer) **MANDATORY**

16. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Nina Pivac

Signature [redacted] Date 12-Feb-2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

LANDUSE RESOURCE CONSENT APPLICATION

22 KOKOPU STREET, AHIPARA
LOT 35 DP 427753 AND
1/4 SHARE IN LOT 56 DP 427753 (JOAL)

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
MATTHEW HINTON

Rev A
12 February 2026

logiplan

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APPENDICES:

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	22 Kokopu Street, Ahipara
Applicant's name:	Matthew Hinton
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal Description:	Lot 35 DP 427753 and 1/4 share in Lot 56 DP 427753 (JOAL)
Site area:	1071m^2 (plus 1/4 share in Lot 56 DP 427753 which equates to 85.75m^2)
Site owner/s:	Matthew John Hinton
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Partial Flood Susceptible Area
Brief description of proposal:	To construct a 93.24m^2 dwelling (including attached garage/home butchery) breaching the following rules: • Rule 8.6.5.1.3 Stormwater Management • Rule 8.6.5.1.4 Setback from Boundaries
Summary of reasons for consent:	Overall, resource consent is required as a **Discretionary Activity** under the Far North District Plan.

AUTHOR

Nina Pivac
Director l BAppSC l PGDipPlan l Assoc. NZPI

Date: 12 February 2026

2.0 PROPOSAL

The applicant, Matthew Hinton, proposes to construct a 93.24m2 dwelling (including attached garage/home butchery) breaching the following rules:

- Rule 8.6.5.1.3 Stormwater Management
- Rule 8.6.5.1.4 Setback from Boundaries

It should be noted that the site is subject to a number of constraints which means that encroaching the 10m setback is unavoidable in this instance. These constraints include limited land area and the irregular narrow shape of the site. It is evident that many other sites in the wider subdivision are subject to the same constraints, if not to a greater extent. This is demonstrated through the numerous resource consent applications that have previously been made to Council seeking the approval of a level of development that is largely anticipated by the Residential Zone. For example, 2170381-RMALUC sought consent for Lots 9, 26, 30, 42 and 43 DP 427753 to increase the level of impermeable surfaces to 50%, to increase building coverage to 35%, to reduce the minimum building setback from the road to 3m, and to reduce the minimum internal setback from all other boundaries to 1.2m. This application was approved in 2017 on a non-notified basis and without the written approval of any adjoining property owner. In my view, this supports the notion that the proposed level of development is acceptable within this subdivision despite the current Rural Production zoning.

Overall, the application is assessed overall 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.

3.0 SITE CONTEXT

Site Characteristics

The subject site is located at 22 Kokopu Street, Ahipara and is legally described as Lot 35 DP 427753 (CT ref. 509774). The subject site also has a 1/4 share in a jointly-owned access lot (JOAL) legally described as Lot 56 DP 427753. Inclusive of the 1/4 share in the JOAL, the subject site has a total land area of 1156.75m^2 (or 1071m^2 excluding the JOAL). A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.

The site is subject to Consent Notices D551249.8, 6767424.1 and 8520807.1 with conditions relating to effluent disposal, stormwater management, geotechnical design, building line restrictions, archaeology, and land covenants. The proposed development has been designed in accordance with all relevant consent notice conditions. A copy of each consent notice is attached as **Appendix B.**

The site is currently vacant and is flat in topography. The site is largely grassed with a small area of landscaping on the south-eastern boundary of the site which straddles a stormwater drain. This vegetation will be unaffected by the proposal.

Surrounding Environment

As shown in **Figure 1** below, the subject site is located in an area largely characterised by residential development. Adjoining sites are similarly zoned Rural Production.

Figure 1: Aerial image showing existing vehicle crossings (Premise)

Access

The site is accessed via a JOAL (Lot 56 DP 427753) off Karawaka Street. This JOAL is concreted and formed to a good standard. A new vehicle crossing will be constructed off the JOAL to provide access to the proposed dwelling, and will be constructed in accordance with Council's Engineering Standards.

Zoning and Resources

The subject site is zoned Rural Production. 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

OPERATIVE DISTRICT PLAN

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	The site will contain one dwelling only. **Complies**
Rule 8.6.5.1.2 Sunlight	2m + 45-degree recession plane	No part of the building will encroach the recession plane as measured from all boundaries. **Complies**
Rule 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%.	Based on a site area of 1071m^2 (excluding JOAL), impermeable surfaces equate to 372.92m^2 (36.5%) which exeeds the permitted threshold as well as the controlled activity threshold of 20%. **Discretionary Activity**
Rule 8.6.5.1.4 Setback from Boundaries	10m from any site boundary	Given the site constraints (land area and dimensions), the proposed dwelling encroaches the 10m setback on the south-western and south-eastern boundaries. **Restricted Discretionary Activity**
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	The proposed vehicle crossing will be formed to Council Engineering Standards. **Complies**
Rule 8.6.5.1.8 Building Height	The maximum height of any building shall be 12m.	The maximum building height is less than 12m. **Complies**
Rule 8.6.5.1.10 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.	Based on a site area of 1071m^2, building coverage equates to 8.7%. **Complies**

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

PROPOSED DISTRICT PLAN

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

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, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

5.0 NES CONTAMINATED SOILS

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 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.*

Based on the assessment of environmental effects below, it is considered that there is nothing out of the ordinary that could give rise to special circumstances.

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.

The assessment of environmental effects in Section 7.0 below concludes that there are no other adversely affected parties.

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.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

For the purpose of assessing the effects of the proposal, the assessment criteria specified in the District Plan as they relate to the infringements requiring land use consent are addressed in turn below.

Stormwater Management

A Stormwater Management Report has been prepared by Wilton Joubert in support of the proposed development, see **Appendix C.** Overall, the report concludes that any adverse effect in relation to stormwater management will be less than minor subject to the implementation of the recommended stormwater disposal design. This includes (but is not limited to) the installation of two 25,000L water tanks to collect all roofwater, and directing stormwater from driveway to existing ROW swale via a new swale drain along northern side of proposed driveway. Stormwater disposal has been designed in accordance with AP10 and all relevant consent notice conditions relating to stormwater management. It is anticipated that the recommendations outlined within the stormwater report will form a condition of consent.

Setback from Boundaries

The proposed dwelling will encroach the setback requirement on the south-western and south-eastern boundaries.

The south-western boundary borders a Council reserve (stormwater pond). This property will never be occupied by a residential dwelling, nor is it used by the public. On this basis, it is considered that any adverse effects in relation to the setback infringemet on this boundary are negligible.

The only other potentially affected party is Council as the administers of Sandhills Road. It is anticipated that this application will be circulated to the relevant department for comment. Nonetheless, it is considered that any adverse effect in relation to the setback infringement wehere it relates to the road boundary, will be less than minor for the following reasons.

As previously discussed, the proposed single-level dwelling has a floor area of 93.24m^2 (including garage/butchery), which is considered to be modest and consistent with existing dwellings in the immediate vicinity.

The site is subject to a number of constraints which means that encroaching the 10m setback is unavoidable in this instance. These constraints include limited land area and the irregular and narrow shape of the site. It is evident that many other sites in the wider subdivision are subject to the same constraints, if not to a greater extent. This is demonstrated through the numerous resource consent applications that have previously been made to Council seeking the approval development to a level that is largely anticipated by the Residential Zone. For example, 2170381-RMALUC sought consent for Lots 9, 26, 30, 42 and 43 DP 427753 to increase the level of impermeable surfaces from 15% to 50%, to increase building coverage from 12.5% to 35%, to reduce the minimum building setback from the road from 10m to 3m, and to reduce the minimum internal 10m setback from all other boundaries to 1.2m. This application was approved in 2017 on a non-notified basis and without the written approval of any adjoining property owner. In my view, this supports the notion that the proposed level of development is acceptable within this subdivision despite the current Rural Production zoning.

Given the site constraints identified above, it should be noted that the dwelling has been positioned as far as practicable from all boundaries whilst ensuring ample space for the installation and maintenance of the proposed stormwater disposal system and other services. Access has been designed to enable entry and exit from the site, and ample space for on-site manoeuvring.

Conclusion

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

8.0 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

There are no national or regional planning documents directly relevant to this application.

Operative and Proposed District Plans

Section 104(1)(b)(vi) requires consideration of the relevant objectives and policies contained in any Operative or proposed District Plan. Therefore, an assessment of the Operative Far North District Plan provisions is required.

The District Plan includes objectives and policies placing emphasis on the maintenance and enhancement of the characteristics and amenity values of a particular locality. The District Plan seeks to encourage a wide range of activities in the Rural Production Zone, subject to the need to ensure that any adverse effects, including reverse sensitivity effects, on the environment are avoided, remedied or mitigated.

Given the approvals sought by this application slightly deviate from the relevant objectives and policies in the Rural Production Zone, a full assessment of the objectives and policies contained within this chapter would not seem overly useful in this instance. However, it is considered that the proposed development is not contrary to the relevant objectives and policies for the following reasons:

- The proposed level of development is consistent with that anticipated by a previously approved subdivision (2140098-RMASUB), which was granted under the Rural Production Zone provisions.
- The proposed development is consistent with that approved by subsequent land-use resource consent applications (including 2170381-RMALUC) which sought dispensation from setback, stormwater management and building coverage controls.
- The immediate vicinity is largely characterised by medium-density residential development, despite the Rural Production zoning.
- Aside from those objectives and policies relating to the bulk and scale of proposed developments, the only other relevant provisions are those relating to the avoidance of reverse sensitivity effects. However, these have been dealt with in 2140098-RMASUB which resulted in a consent notice condition on each new title which reads as follows:
  "Any prospective purchaser should be informed that the lot is located within the Rural Production Zone. The Rural Production Zone anticipates and provides for land uses which are different from those within the development i.e. residential. The level of nuisance that is able to be generated in the Rural Production Zone as a permitted activity needs to be recognised (Lots 1-48)."

On the basis of the above assessment, it is considered that the proposed development is not contrary to the relevant objectives and policies of the District Plan.

Other Matters

There are no other matters considered relevant to the proposal.

9.0 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.

10.0 OVERALL CONCLUSION

The application lodged for Matthew Hinton provides for the construction of a new dwelling on a property located at 22 Kokopu Street, Ahipara breaching rules relating to setbacks and stormwater management. The application has been assessed as a discretionary activity. The subject site is located in a recently established subdivision anticipated for medium-density residential development.

Having considered the matters associated with adverse effects and affected persons, it is considered that the extent of the development including any adverse effects is either contemplated by the District Plan. The adverse effects associated with the land use infringements area assessed as less than minor and therefore acceptable in the receiving environment.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment 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 l BAppSC l PGDipPlan l Assoc. NZPI

Date: 12 February 2026

APPENDICES:

Appendix A – Site, Floor and Elevation Plans (Beard + Beard Architecture)
Appendix B – Certificate of Title and Consent Notices
Appendix C – Stormwater Report (Wilton Joubert)

Appendix A – Site, Floor and Elevation Plans (Beard + Beard Architecture)

commercial & industrial development - structural design - residential design - new homes - alterations - extensions - garages

DRAWING SCHEDULE		
Sheet No.	**Sheet Name**	**Rev. No.**
1	SCHEDULE OF NOTES-1	None
2	SCHEDULE OF NOTES-2	None
3	SCHEDULE OF NOTES-3	None
A01	SITE PLAN	None
A02	FLOOR PLAN	None
A03	SLAB PLAN	None
A04	PLUMBING & DRAINAGE LAYOUT	None
A04.1	GULLY TRAP BEDDING DETAILS	None
A05	WALL BRACING PLAN	None
A05.2	GIB BRACING CALCS	None
A05.1	HANDIBRAC DETAIL	None
A06	ROOF FRAMING PLAN	None
A06.1	LINTEL/STUD FIXINGS-CONCRETE	None
A07	TRUSS DESIGN	None
A07.1	TRUSS DESIGN	None
A07.2	TRUSS PS1	None
A07.3	DESIGN IT	None
A07.4	DESIGN IT	None
A07.5	DESIGN IT	None
A08	ROOF PLAN	None
A09	ELECTRICAL PLAN	None
A10	ELEVATIONS	None
A11	ELEVATIONS	None
A12	RISK MATRIX	None
A13	CROSS SECTION A-A	None
A13.1	ARCHITECTURAL DETAILS A-A	None
A13.2	ARCHITECTURAL DETAILS A-A	None
A14	CROSS SECTION B-B	None
A14.1	ARCHITECTURAL DETAILS B-B	None
A14.2	ARCHITECTURAL DETAILS B-B	None
A15	LONG SECTION 1-1	None
A15.1	ARCHITECTURAL DETAILS 1-1	None
A15.2	ARCHITECTURAL DETAILS 1-1	None
A16.1	CEILING HATCH DETAIL	None
A17	HEAD, VERTICAL TRIMLINE/CAVITY CLADDING DETAI	None
A18	JAMB, VERTICAL TRIMLINE/CAVITY CLADDING DETAI	None
A19	SILL, VERTICAL TRIMLINE/CAVITY CLADDING DETAIL	None
A20	EXT CNR, VERTICAL TRIMLINE/CAVITY CLADDING DE	None
A21	SOFFIT, VERTICAL TRIMLINE/CAVITY CLADDING DET	None
A21.1	BASE, VERTICAL TRIMLINE/CAVITY CLADDING DETAI	None
A21.2	BASE, METALCRAFT INSULATED PANEL, THERMAPAN	None
A21.3	VERT CNR, METALCRAFT INSULATED PANEL, THERM	None
A21.4	WALL JOINT, METALCRAFT INSULATED PANEL, THER	None
A22	TYPICAL CAVITY FIXING	None
A23	CLADDING PENETRATION DETAIL	None
A25	WINDOW/DOOR SCHEDULE	None
B01	E3-BATHROOM DETAILS	None
B03	BATHROOM TILED DETAILS	None
B04	BATHROOM TILED DETAILS-CONC	None
B05	GIB AQUALINE SHOWER DETAILS	None
B07	GIB AQUALINE KITCHEN DETAILS	None
M02	BOWMAC BOTTOM PLATE FIXING	None
M03	BEDDING AND BACKFILLING	None
M04	WATER FILTRATION DEVICE	None
M05	WATER ATTENUATION	None
M06	PIPE PENETRATION UNDER SLAB	None
M07	STUD-PLATE FIXING	None
M08	STUD-PLATE FIXING	None
M09	FIXING TYPE & CAPACITY	None
M10	BOWMAC STUD/TOP PLATE FIXING	None
M11	MITEK LINTEL/STUD FIXINGS	None
M12	MITEK-OPTIONAL STUDLOCK LINTEL FIXINGS	None
M13	MITEK-OPTIONAL STUDLOCK LINTEL FIXINGS	None
M14	DEKTITE DETAIL	None
M15	OUTRIGGER DETAIL	None
H01	GAS CALIFONT DETAILS	None
H02	GAS CALIFONT DETAILS	None
HO3	GAS CALIFONT DETAILS	None
WC01	GIB AQUALINE INSTALLTION DETAILS	None
WC02	GIB AQUALINE INSTALLTION DETAILS	None
WC02.1	GIB AQUALINE INSTALLTION DETAILS	None
WC03	GIB INSTALLTION DETAILS	None
WC04	GIB INSTALLTION DETAILS	None
WC05	GIB INSTALLTION DETAILS	None
WC07	ECOPLY INSTALLTION DETAILS	None

Proposed New Dwelling

For

M Hinton

22 Kokopu Street, Ahipara

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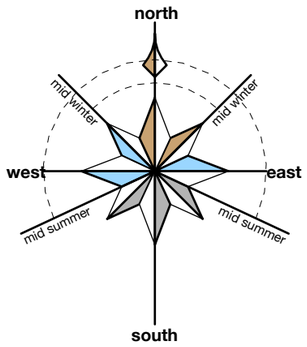
LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
114524
BUILDING CONFIDENCE

Beard Online Architecture D M Beard Structural LTD **Doug T:** 022 454 9863 **E**: beardarc48@gmail.com **Tyler T:** 021 247 7232 **E**: tylerkharissa@gmail.com **Kirsty T:** 022 167 9900 **E**: kirstyboarch22@gmail.com 106 Arawhata Road Kaingaroa 0483



Kokopu Street

SITE NOTES:
22 KOKOPU ST, AHIPARA

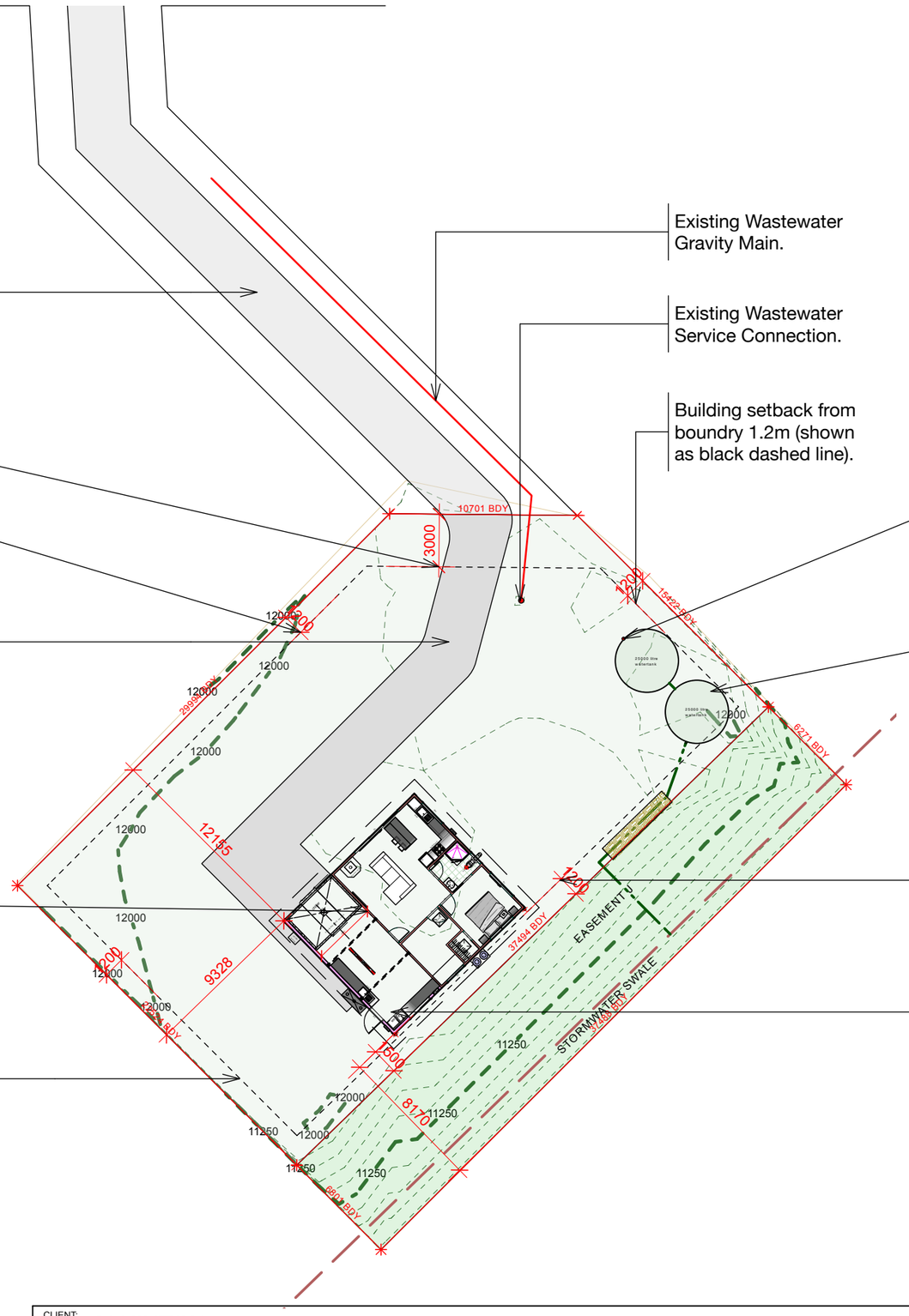
LEGAL DESCRIPTION
LOT 35
DP 427753
VALUATION NUMBER: 00039-03435
TOTAL LAND AREA: 1071 m2

SITE COVERAGE
PROPOSED BUILDING AREA: 93.24 m2
PROPOSED DRIVEWAY AREA: 103 m2
PROPOSED ROOF TOTAL AREA: 117.91 m2
TOTAL AREA OF IMPERMEABLE SURFACES: 372.92 m2
TOTAL % OF IMPERMEABLE SURFACES: 36.5%

FNDC ZONE- RURAL PRODUCTION
SETBACK TO BOUNDARIES=10 METRES

EARTHQUAKE ZONE 1
EXPOSURE ZONE D
CLIMATE ZONE 1
WIND REGION A
WIND ZONE **HIGH**

REV	DATE	BY	REVISION AMENDMENTS



All dimensions to be checked on site prior to commencement of work.
Work only to figured dimensions, in the event of a discrepancy contact the Designer.
Do not change any details without prior consent from the Designer.
Building Contractor to check all levels, dimensions, connections & manufacturers specifications before beginning or manufacturing any work to ensure that all materials & labour necessary to complete the project has been allowed for, whether inferred, drawn on plans or not.
Liability will not be accepted by Designer for any materials or labour not shown on drawings or required by council or during construction.

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D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT:	M HINTON		PROJECT # MH-0825
PROJECT:	22 KOKOPU STREET AHIPARA	DATE # 05/12/2025	
		SCALE @ A3 1:300	DWG # A01
DWG	SITE PLAN	DRAWN KB/TB/DB	
		CHKD KB/TB/DB	

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

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Studs/Nogs (Load Bearing) (S1) 90 x 45 SG8 H1.2 Studs @ 400 crs for Stud lengths up to 2400, 90 x 45 SG8 H1.2 Nogs @ 800 crs.

E3/AS1 3.2.2 Joints between fixtures and wall linings
Where baths, basins, tubs or sinks abut impervious linings, the joint between fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings. (See Figures 3 (a) and (b).) REFER TO SHEET B01.

Blue Dashed line indicates thermal envelope.

Polished Concrete Floors.

FANTECH Rapid Response Extraction/Ducted Ceiling Fan in bathroom. Light activated.

Extraction Hood over hob vented through soffit, wall or roof.

RINNAI A16 Califont.

G3/AS1 1.6 Wall linings (Kitchen)
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

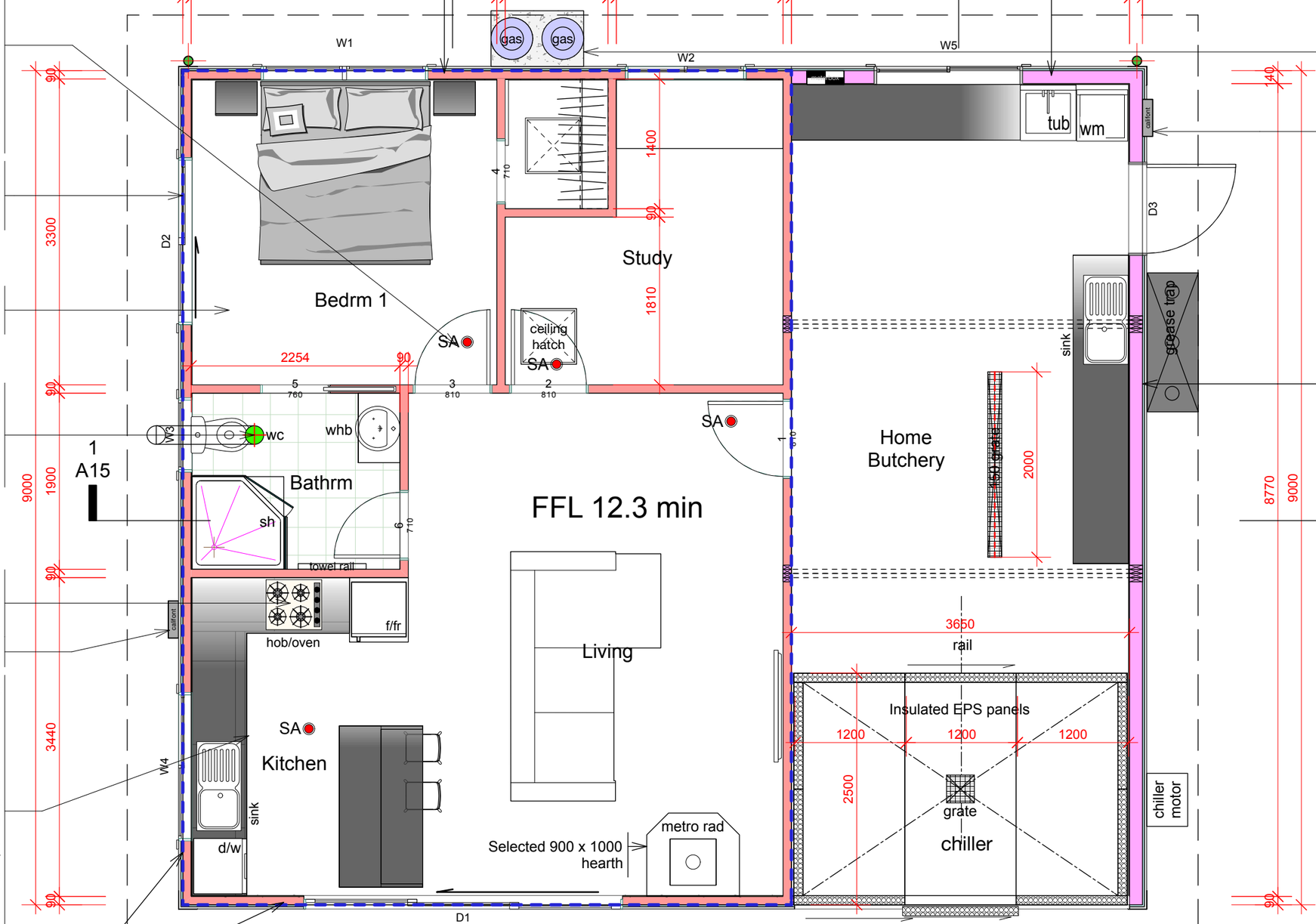
Studs/Nogs (Load Bearing) (S1) 90 x 45 SG8 H1.2 Studs @ 400 crs for Stud lengths up to 2400, 90 x 45 SG8 H1.2 Nogs @ 800 crs.

Studs/Nogs (Load Bearing) (S2) 140 x 45 SG8 H1.2 Studs @ 400 crs for Stud lengths up to 3500, 90 x 45 SG8 H1.2 Nogs @ 666 crs (800 crs max).

2/45g LPG bottles on 600 min x 400 x 100 thick concrete pad. Bottles to be secured to building with safety chains.
Ensure any bolts penetrating wall cladding have waterproofing EPDM or Neoprene gasket.

RINNAI A16 Califont.

Studs/Nogs (Load Bearing) (S2) 140 x 45 SG8 H1.2 Studs @ 400 crs for Stud lengths up to 3500, 90 x 45 SG8 H1.2 Nogs @ 666 crs (800 crs max).



Interconnected Smoke Alarms
Refer to NZS 4514;2021 SA

The location of interconnected Smoke Alarms shall be as follows;
a). Smoke alarms shall be located on or near the ceilings;
b). Smoke Alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;
c). Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by it's manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations;
d). In a multi-level household unit, there shall be at least one smoke alarm on each level; and
e). Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

FLOOR PLAN NOTES
Contractor is to check all dimensions on site before commencing work.
Confirm kitchen layout with owner & kitchen manufacturer before commencing pipework.
All dimensions to timber framing not finished room sizes.
All framing & bottom plates to be H1.2 treated unless specified otherwise.
All structural timber has been designed using SG8 timber unless otherwise specifed.
See foundation plan for loaded bearings walls.

REFER TO BRACING PLAN FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED

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CLIENT:	M HINTON	PROJECT #	MH-0825
PROJECT:	22 KOKOPU STREET AHIPARA	DATE # 05/12/2025	
		SCALE @ A3 1:50	DWG # A02
DWG	FLOOR PLAN	DRAWN KB/TB/DB	
		CHKD KB/TB/DB	

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TABLE 3.31
MAXIMUM FIXTURE UNIT LOADING FOR VENTED DRAINS

Grade %	Nominal Size of Drain DN						
	65 (see Note 1)	**80**	**100**	**125**	**150**	**225**	**300**
5.00	60	215	515	1450	2920	11900	26900
3.35	36	140	345	1040	2200	9490	21800
2.50	25	100	255	815	1790	8060	18700
2.00	x	76	205	665	1510	7090	16600
1.65	x	61	165	560	1310	6370	15000
1.45	x	(50)	(140)	485	1160	5810	13900
1.25	x	(42)	(120)	425	1040	5360	12900
1.10	x	x	x	(380)	935	4970	12100
1.00	x	x	x	(340)	855	4500	11400
0.85	x	x	x	x	(725)	3850	10300
0.65	x	x	x	x	(595)	3250	9090
0.50	x	x	x	x	x	x	7720
0.40	x	x	x	x	x	x	6780

NOTES:
1) DN65 Drains may be used as branch drains only, provided no soil fixtures (except urinals) are connected thereto.
2) "x" indicates that the combination of nominal size and grade is not acceptable.
3) Figures in parentheses are the maximum fixture unit loadings for drains laid at reduced grades in accordance with clause3.4.2.
4) The regulatory authority may prescribe or approve the sizing and grading of any drain on the basis of the observed peak flows for the building of similar occupancy in lieu of the size determined as prescribed in this standard.

3.3.2 Main Drain
The minimum size of the main drain shall be **DN100**

TABLE 3.10.2
SIZE OF UNVENTED DRAINS

Size of pipe DN	Maximum fixture unit loading
65	5 Fixture units (excluding a water closet pan or slop hopper): or 10 fixture units from one floor waste gully
80	10 Fixture units (including not more than one water closet pan or slop hopper)
100	30 Fixture units (including not more than two water closet pan or 2 slop hopper)

TABLE 3.4.1
MINIMUM GRADE OF DRAINS

Nominal Size DN	Minimum Grade %
65	2.50
80	1.65
100	1.65*
125	1.25
150	1.00
225	0.65
300	0.45

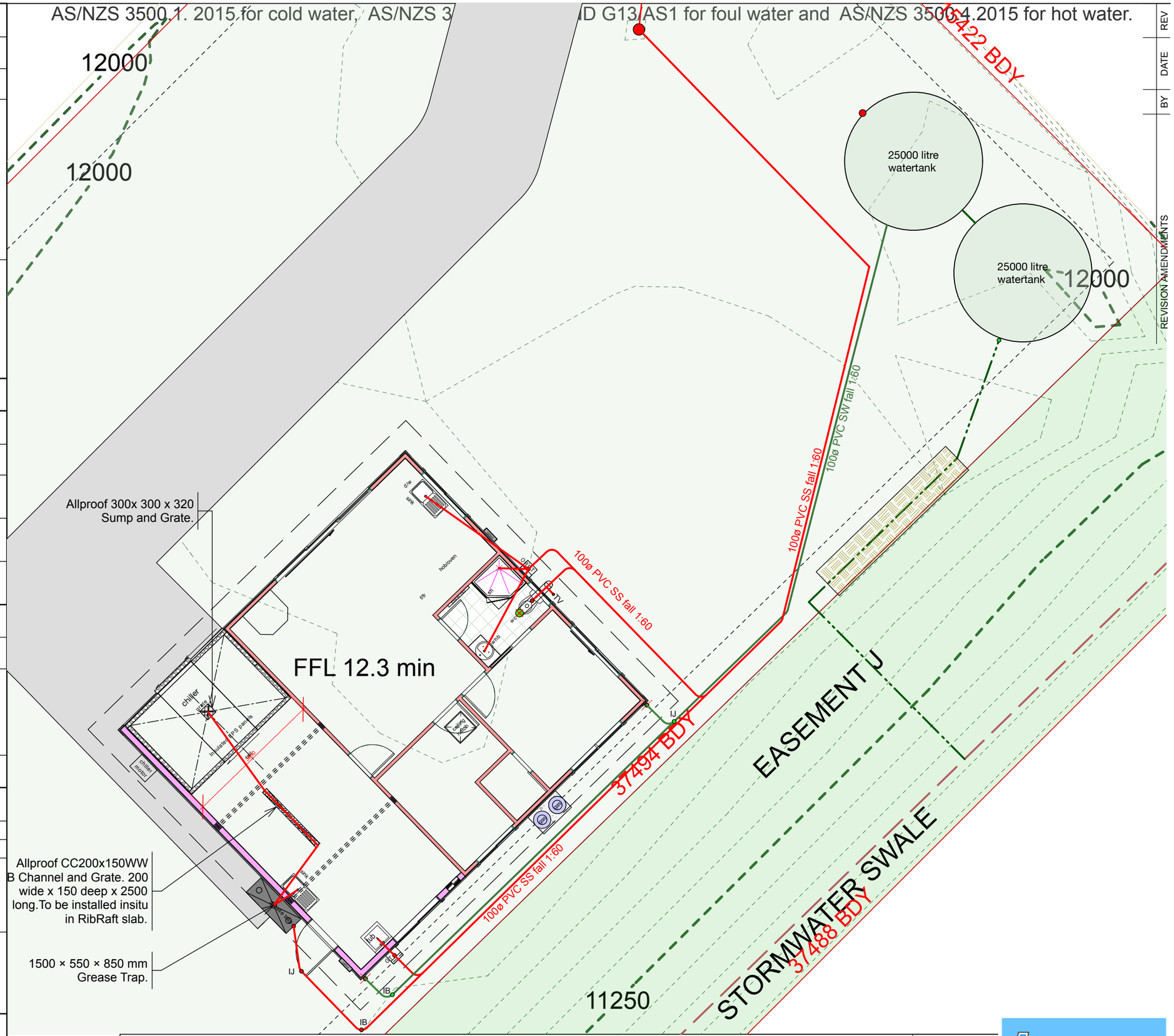
* Except for drains from septic tanks, sewage treatment plants and unvented discharge pipes from tundishes, which may have a minimum grade of 1.00%

TABLE 3.4.2
MINIMUM FIXTURE UNIT LOADINGS FOR REDUCED GRADE DRAINS

Reduced grade %	Nominal size of drain, DN			
	80	100	125	150
1.45	9	10	-	-
1.25	10	18	-	-
1.10	x	x	27	-
1.00	x	x	38	-
0.85	x	x	x	75
0.65	x	x	x	160

NOTES:
1) "x" indicates that the combination of nominal size and grade is not acceptable.
2) "-" indicates that the grade is acceptable by Table 3.4.1 for the size (i.e not reduced grade)
3) Appendix C provides a table conversion of grades as a percentage to grades as a ratio.

Sanitary Waste Pipe Size:
Wash Baisins **DN32**
Showers, Baths, Tubs, Sinks **DN40**
1:20 for 32 mm pipes; 1:40 for pipes 65 mm diameter and under;
1:60 for pipes 100 mm diameter and under.



DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

REV | DATE | BY | REVISION AMENDMENTS

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CLIENT:	M HINTON		PROJECT # MH-0825
PROJECT:	22 KOKOPU STREET AHIPARA	DATE # 05/12/2025 SCALE @ A3 1:175	DWG # A04
DWG	PLUMBING & DRAINAGE LAYOUT	DRAWN KB/TB/DB CHKD KB/TB/DB	

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a b c d

845 1800 2135 1300 1385 1600 1295

o n m

940 1800 790 800 2380 1600 690

990 1000 4910

600 W1 1000 gas gas W2 W5 1000

o1-0.6-GS1-N o2-1.0-GS1-N o3-1.0-EPI-0.6

tub

850 1200 805

a1-0.85-GS1-N c1-1.2-GS1-N d1-0.8-EPI-0.6

D2 D3

4 710

1700

b1-1.7-BL1H

ceiling hatch

650 600 1600

a2-0.65-GS1-N n1-0.6-GS1-N n2-1.6-GS1-N

5 760 3 810 2 810 1 810

sink grease trap

W3 wc whb

sh 6 710

towel rail

1650 grate

f/fr

hob/oven

1240

a3-1.240-GS1-N

3650 rail

Insulated EPS panels

W4 sink

grate

chiller

chiller motor

d/w 600 1200

a4-0.6-GS1-N m1-1.2-GS1-N m2-1.2-GS1-N c2-1.2-GS1-N d2-1.2-EPI-1.2

D1

1200 1200 1200

1307 3440 1523

FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED (NOT REQUIRED FOR GS1-NOM, GS1-N, GS2-N)

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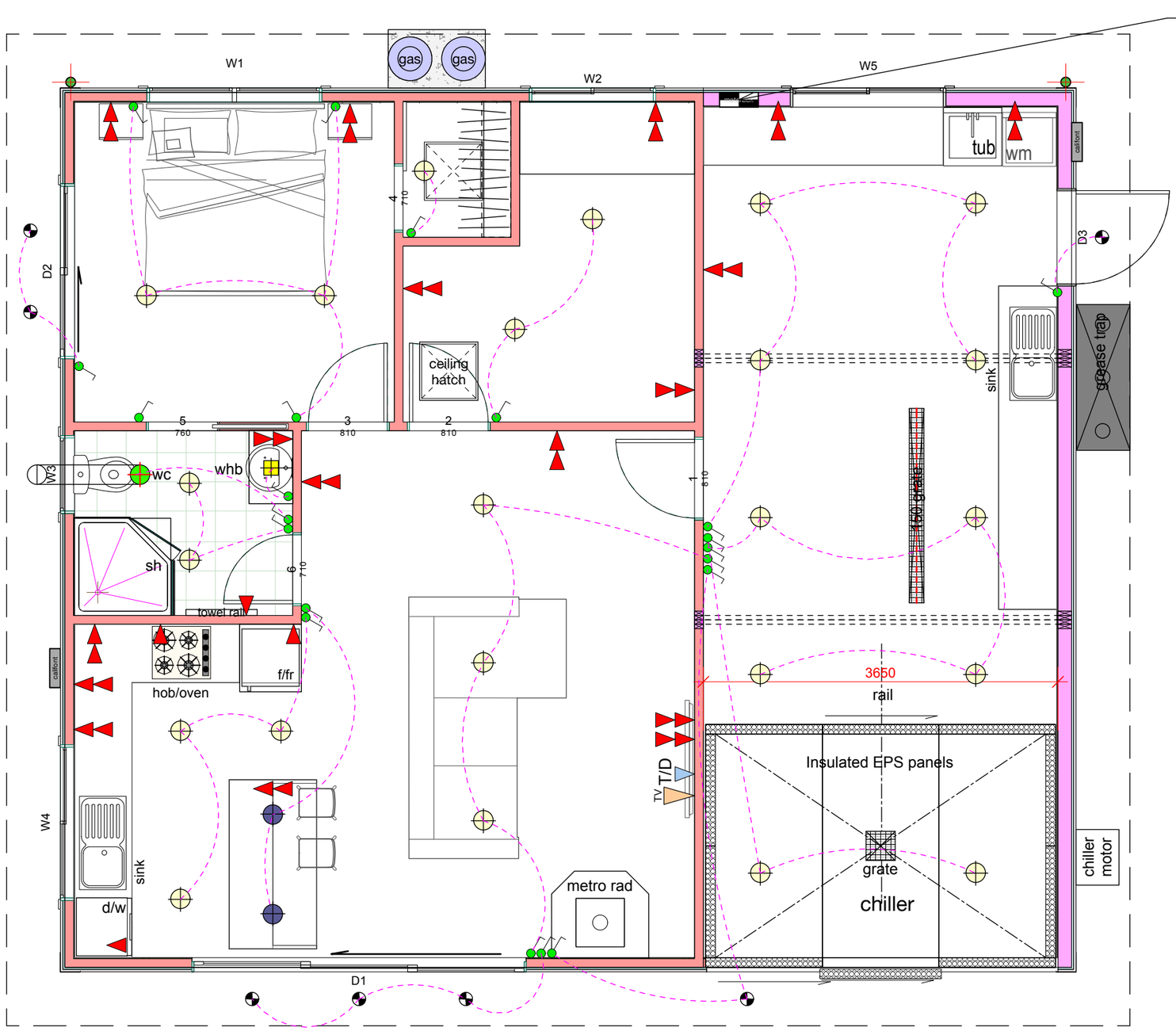
CLIENT:	M HINTON		PROJECT # MH-0825
PROJECT:	22 KOKOPU STREET AHIPARA	DATE # 05/12/2025	
		SCALE @ A3 1:50	DWG # A05
DWG	WALL BRACING PLAN	DRAWN KB/TB/DB	
		CHKD KB/TB/DB	

OWNER TO CONFIRM ON SITE WITH BUILDER/ELECTRICIAN



Electrical Legend

	Light Switch
	Wall/Mirror light
	Recessed Down light
	Island Light
	Double Power Socket (Switched 230v)
	Single Power Socket (Switched 230v)
	150w Exterior Porch light
TV	Television Jack
T/D	Phone Jack or DATA
	Smoke Alarm
	Combined Meterbox

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REV | DATE | BY | REVISION AMENDMENTS

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CLIENT:	M HINTON		PROJECT # MH-0825
PROJECT:	22 KOKOPU STREET AHIPARA	DATE # 05/12/2025 SCALE @ A3 1:50	DWG # A09
DWG	ELECTRICAL PLAN	DRAWN KB/TB/DB CHKD KB/TB/DB	

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HIGH WIND ZONE

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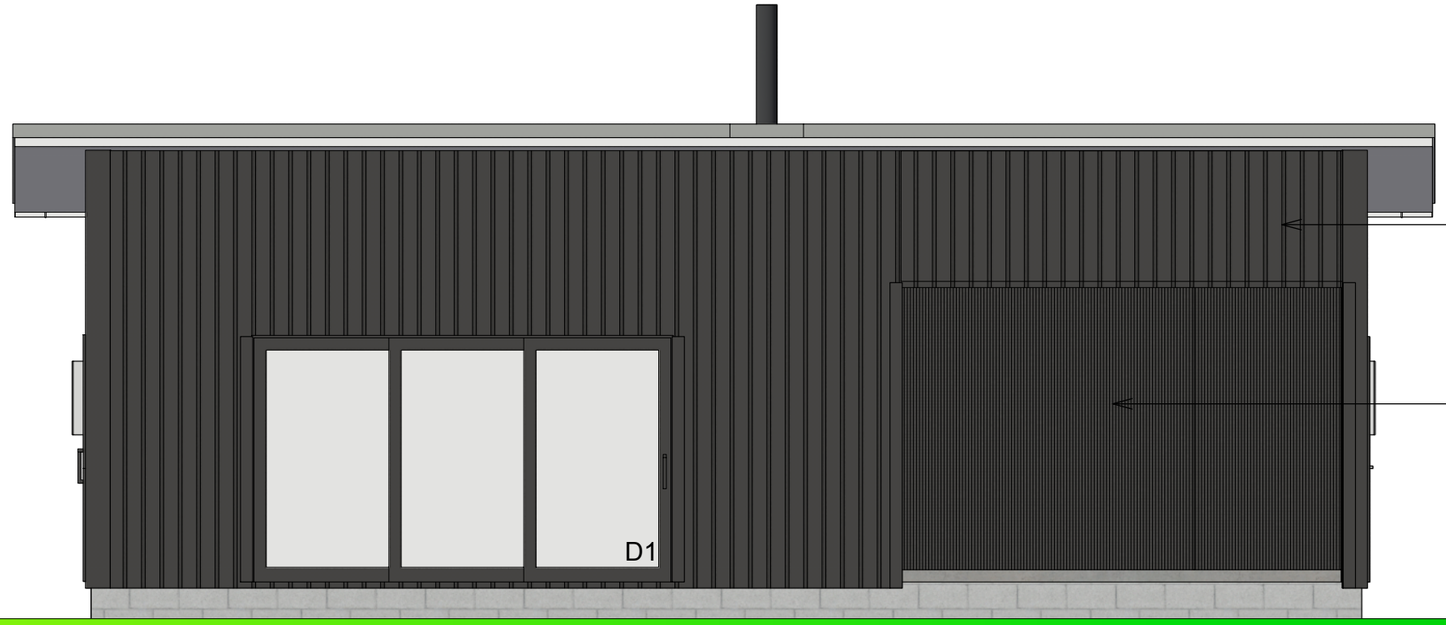
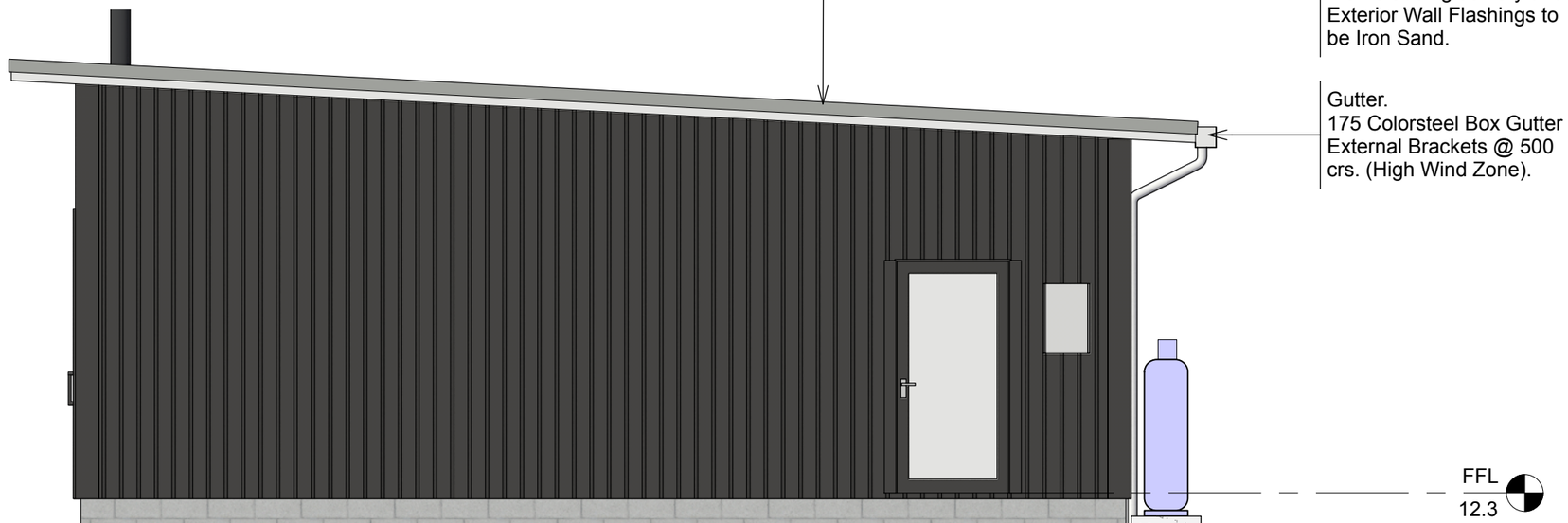


Trapezoidal Wall Cladding 0.4 Colorsteel MAXAM Vertical Trimline Wall Cladding.
Wall Cladding/Joinery and Exterior Wall Flashings to be Iron Sand.

Metalcraft Insulated EPS Panels.

D WALL — NORTH ELEVATION

West Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	5
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	1
Decks	0	2	4	6	0
				Total Risk Factor	**7**



Trapezoidal Wall Cladding 0.4 Colorsteel MAXAM Vertical Trimline Roofing.
Wall Cladding/Joinery and Exterior Wall Flashings to be Iron Sand.

Gutter.
175 Colorsteel Box Gutter External Brackets @ 500 crs. (High Wind Zone).

C WALL — WEST ELEVATION

East Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	1
Decks	0	2	4	6	0
				Total Risk Factor	**2**

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D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

CLIENT: M HINTON
PROJECT: 22 KOKOPU STREET AHIPARA
DWG: ELEVATIONS

DATE # 05/12/2025
SCALE @ A3 1:50
DRAWN KB/TB/DB
CHKD KB/TB/DB

PROJECT # MH-0825
DWG # A10

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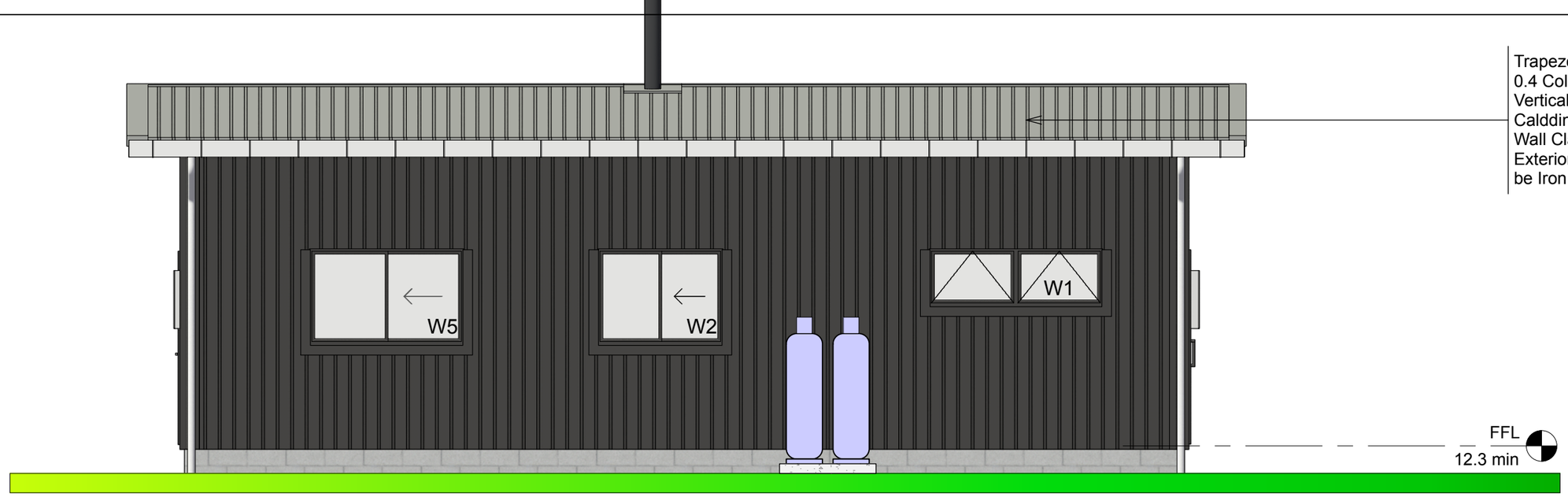
HIGH WIND ZONE

Trapezoidal Wall Cladding
0.4 Colorsteel MAXAM
Vertical Trimline Wall
Caldding.
Wall Cladding/Joinery and
Exterior Wall Flashings to
be Iron Sand.

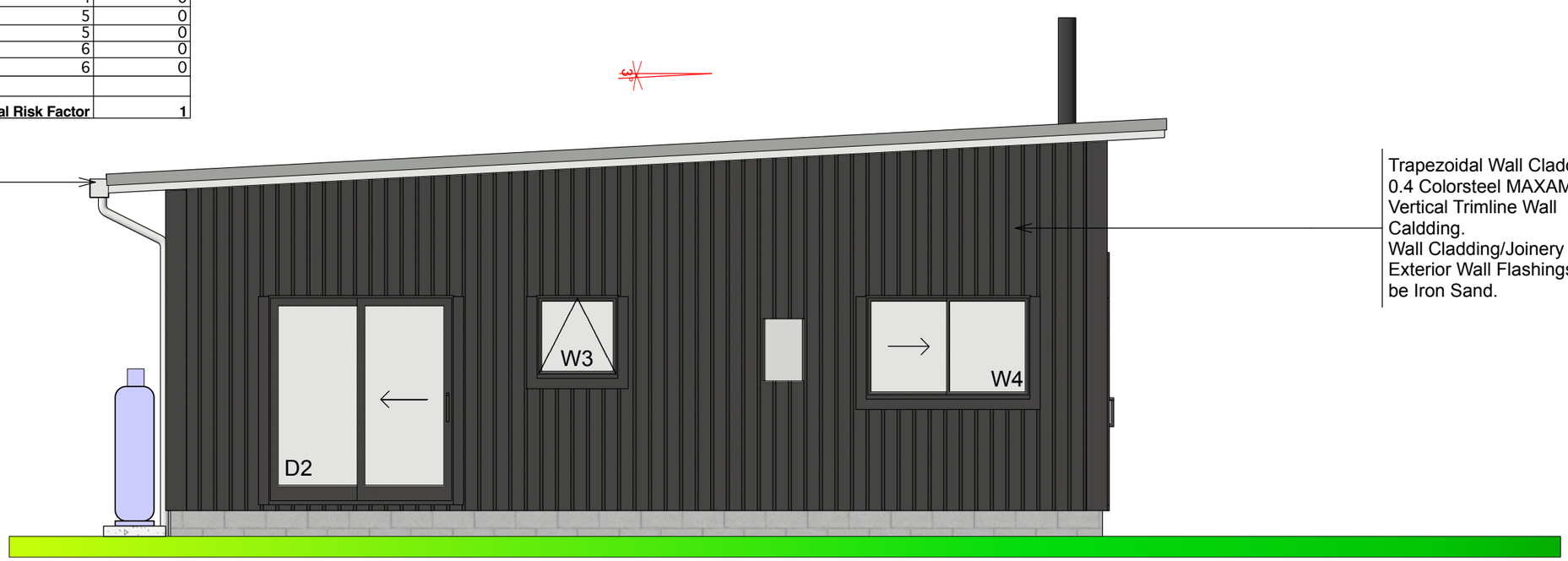


East Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	**1**

B WALL — SOUTH ELEVATION

Gutter.
175 Colorsteel Box Gutter
External Brackets @ 500
crs. (High Wind Zone).

Trapezoidal Wall Cladding
0.4 Colorsteel MAXAM
Vertical Trimline Wall
Caldding.
Wall Cladding/Joinery and
Exterior Wall Flashings to
be Iron Sand.



North Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	1
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	**1**

A WALL — EAST ELEVATION

REVISION AMENDMENTS

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CLIENT:	M HINTON		PROJECT # MH-0825
PROJECT:	22 KOKOPU STREET AHIPARA	DATE # 05/12/2025	
		SCALE @ A3 1:50	DWG # A11
DWG	ELEVATIONS	DRAWN KB/TB/DB	
		CHKD KB/TB/DB	

Appendix B – Certificate of Title and Consent Notices

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **509774**
Land Registration District **North Auckland**
Date Issued 16 June 2010

Prior References
247507 247508

Estate Fee Simple
Area 1071 square metres more or less
Legal Description Lot 35 Deposited Plan 427753
Registered Owners
Matthew John Hinton

Estate Fee Simple - 1/4 share
Area 343 square metres more or less
Legal Description Lot 56 Deposited Plan 427753
Registered Owners
Matthew John Hinton

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land

B647286.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by The Mangonui County Council - 31.3.1987 at 9.41 am

D551249.8 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 20.10.2000

6767424.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.2.2006 at 9:00 am

8520807.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.6.2010 at 12:06 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 427753)

Subject to a right (in gross) to convey electricity over part marked E on DP 427753 in favour of Top Energy Limited created by Easement Instrument 8520807.4 - 16.6.2010 at 12:06 pm

The easements created by Easement Instrument 8520807.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked E on DP 427753 in favour of Telecom New Zealand Limited created by Easement Instrument 8520807.5 - 16.6.2010 at 12:06 pm

The easements created by Easement Instrument 8520807.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part marked J on DP 427753 in favour of Far North District Council created by Easement Instrument 8520807.6 - 16.6.2010 at 12:06 pm

The easements created by Easement Instrument 8520807.6 are subject to Section 243 (a) Resource Management Act 1991

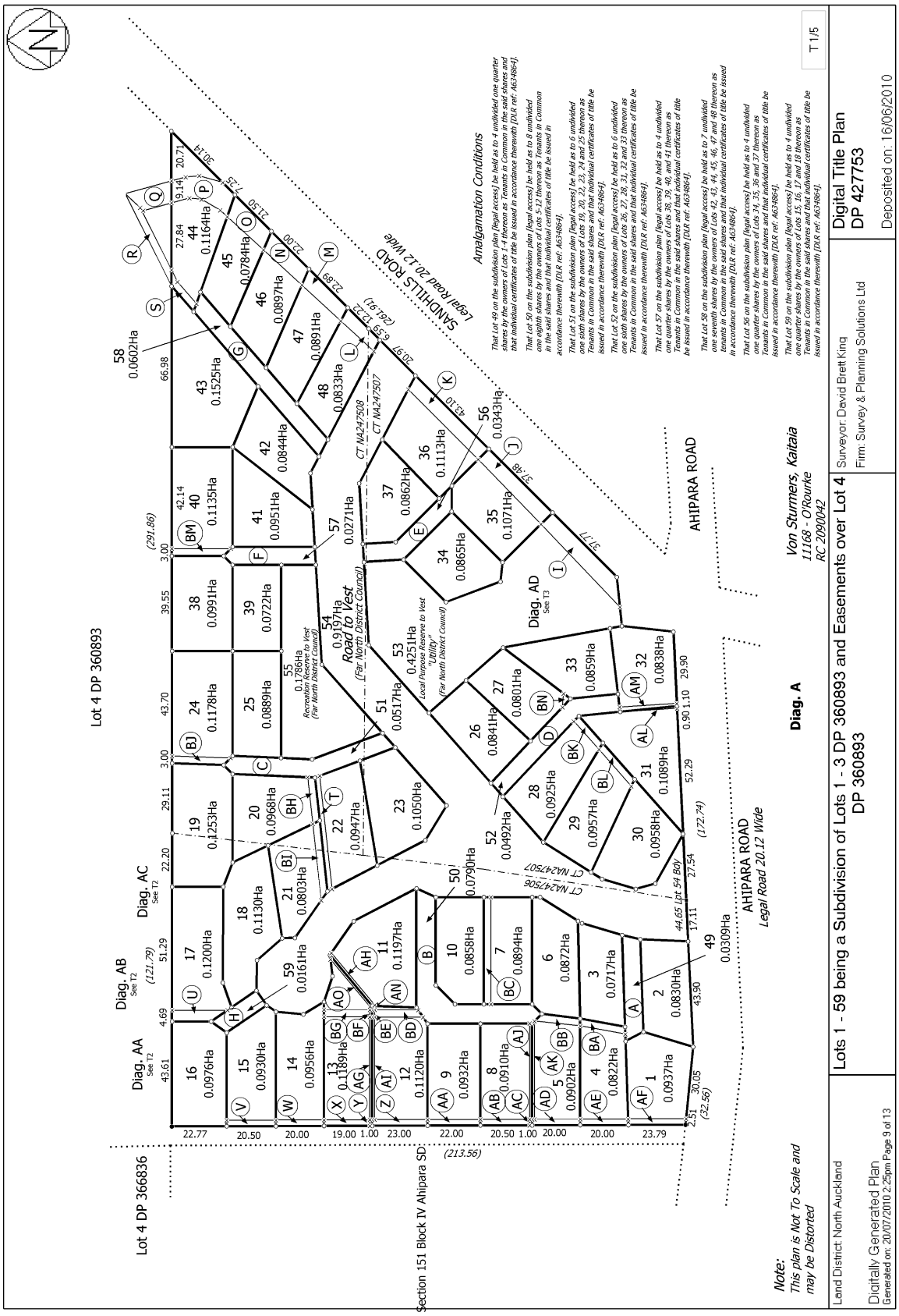
Subject to a right (in gross) to drain sewerage over part marked E on DP 427753 in favour of Far North District Council created by Easement Instrument 8520807.7 - 16.6.2010 at 12:06 pm

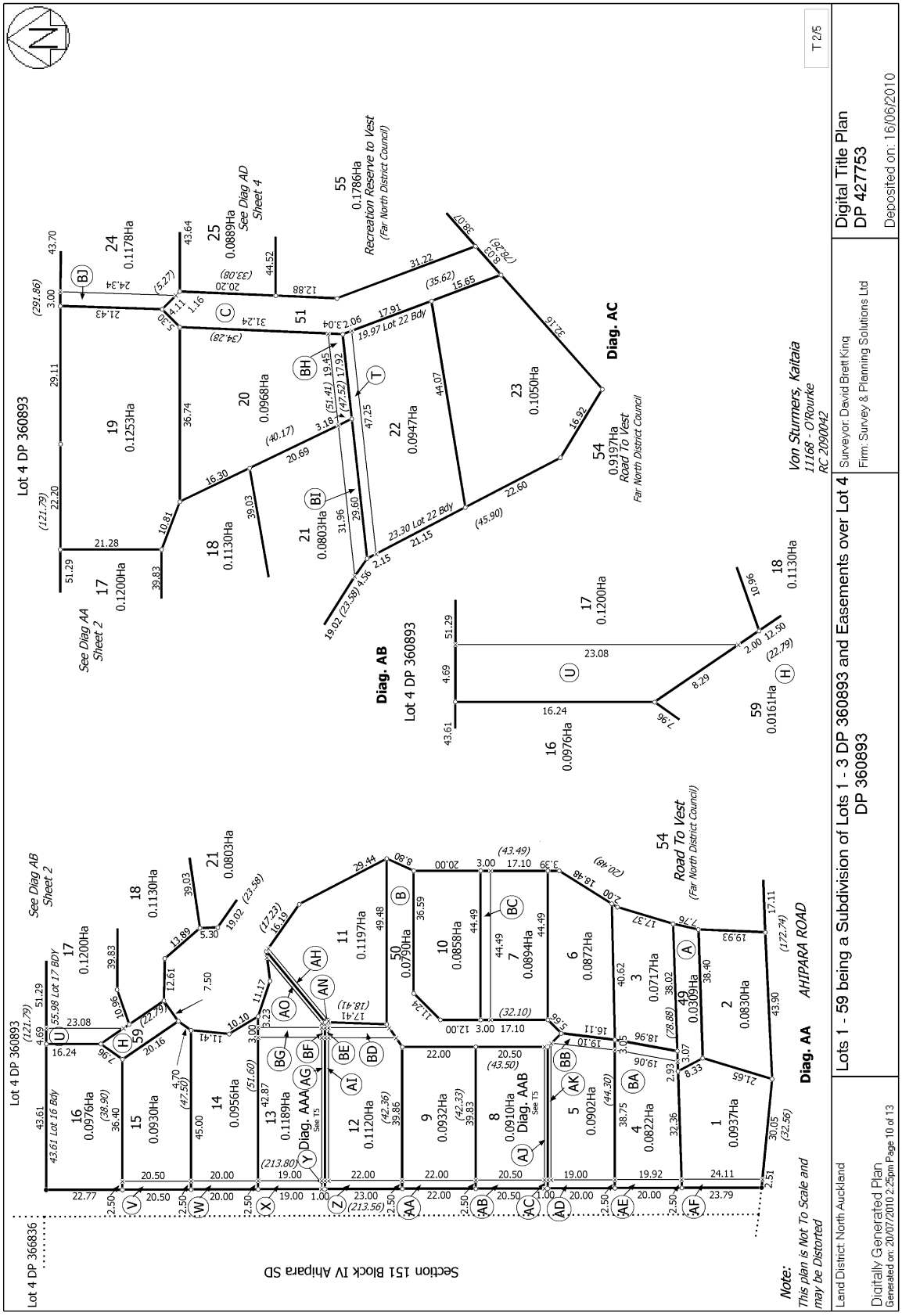
The easements created by Easement Instrument 8520807.7 are subject to Section 243 (a) Resource Management Act 1991

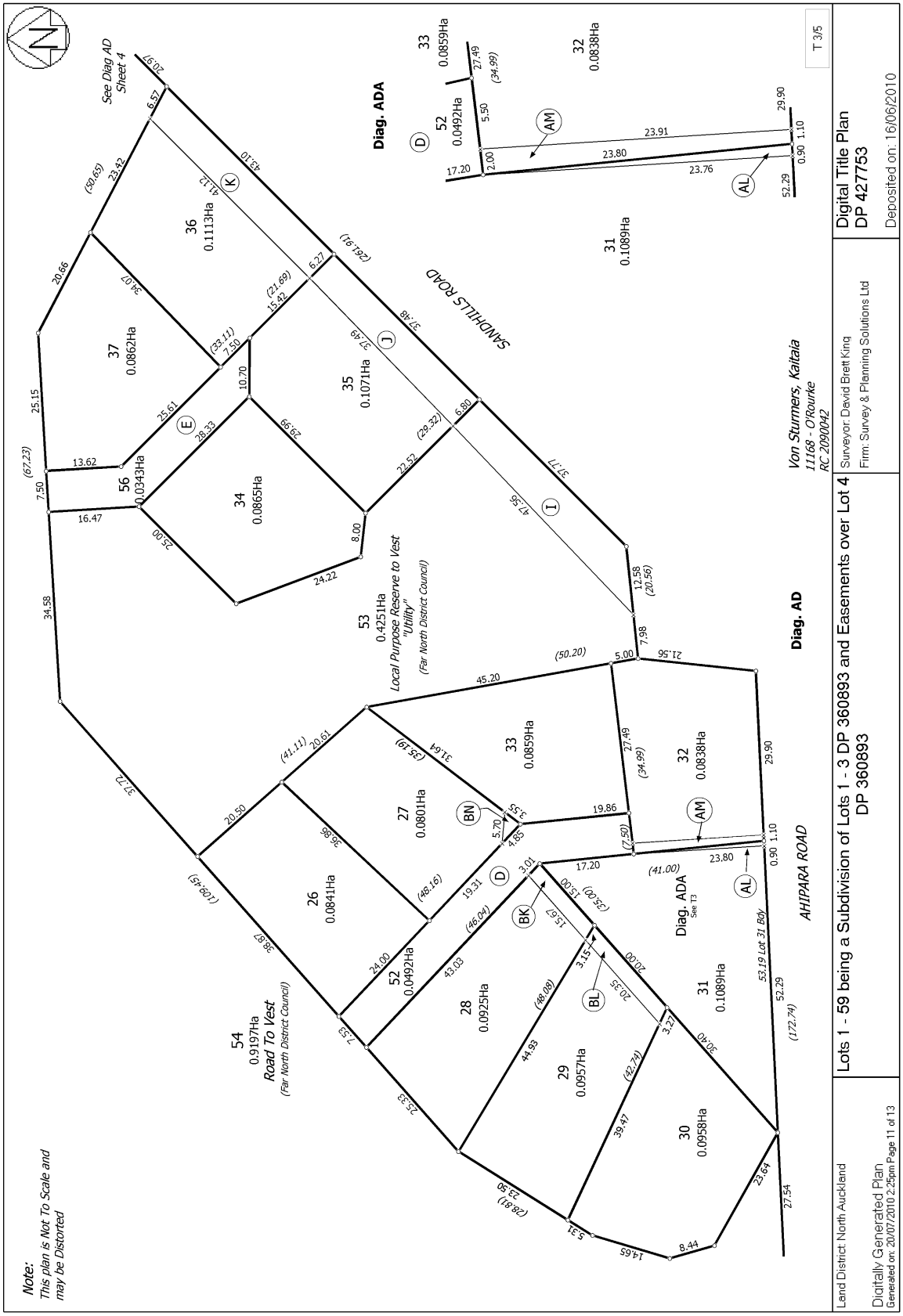
Land Covenant in Easement Instrument 8520807.10 - 16.6.2010 at 12:06 pm

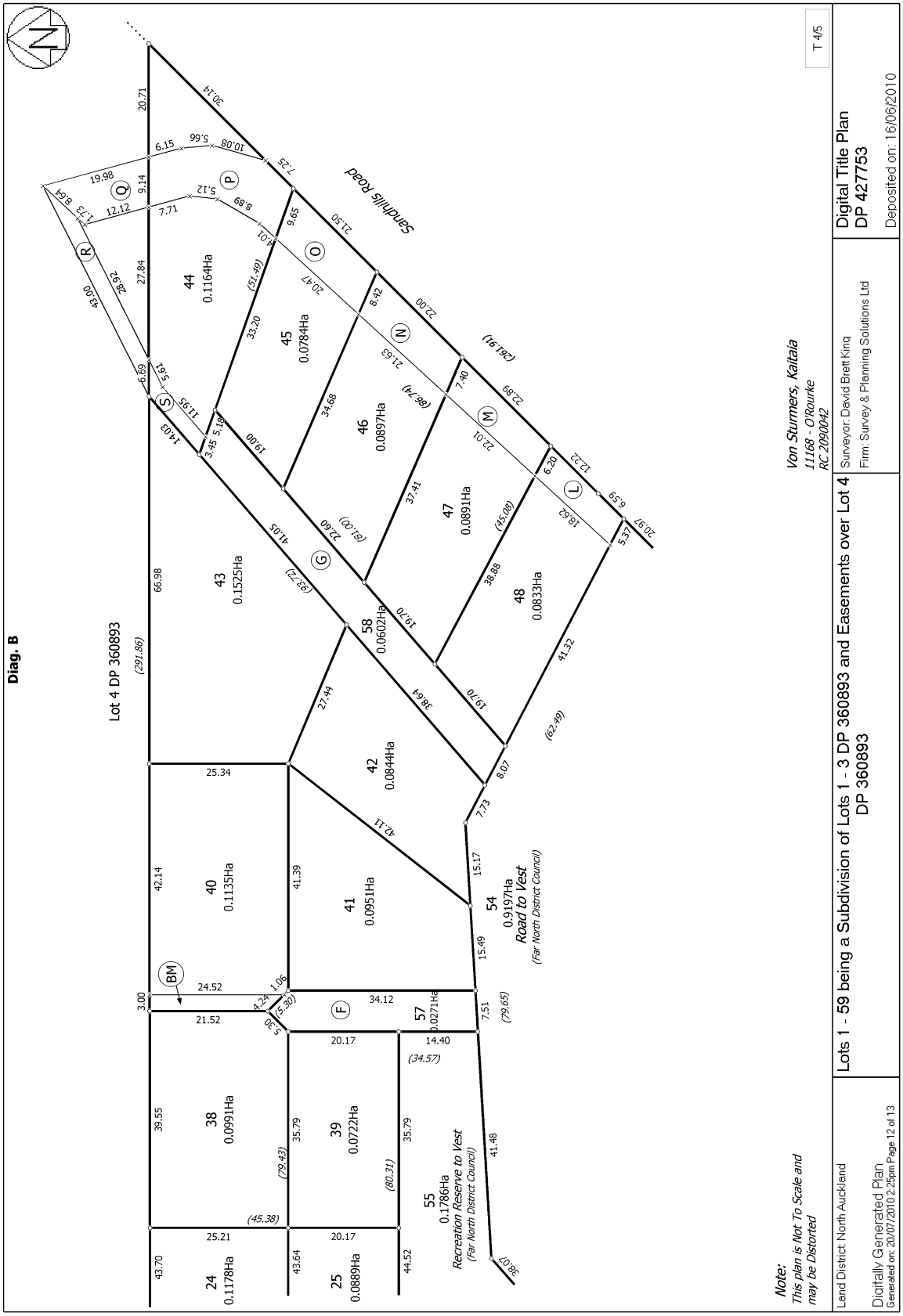
Land Covenant in Easement Instrument 8520807.11 (affects Lot 35) - 16.6.2010 at 12:06 pm

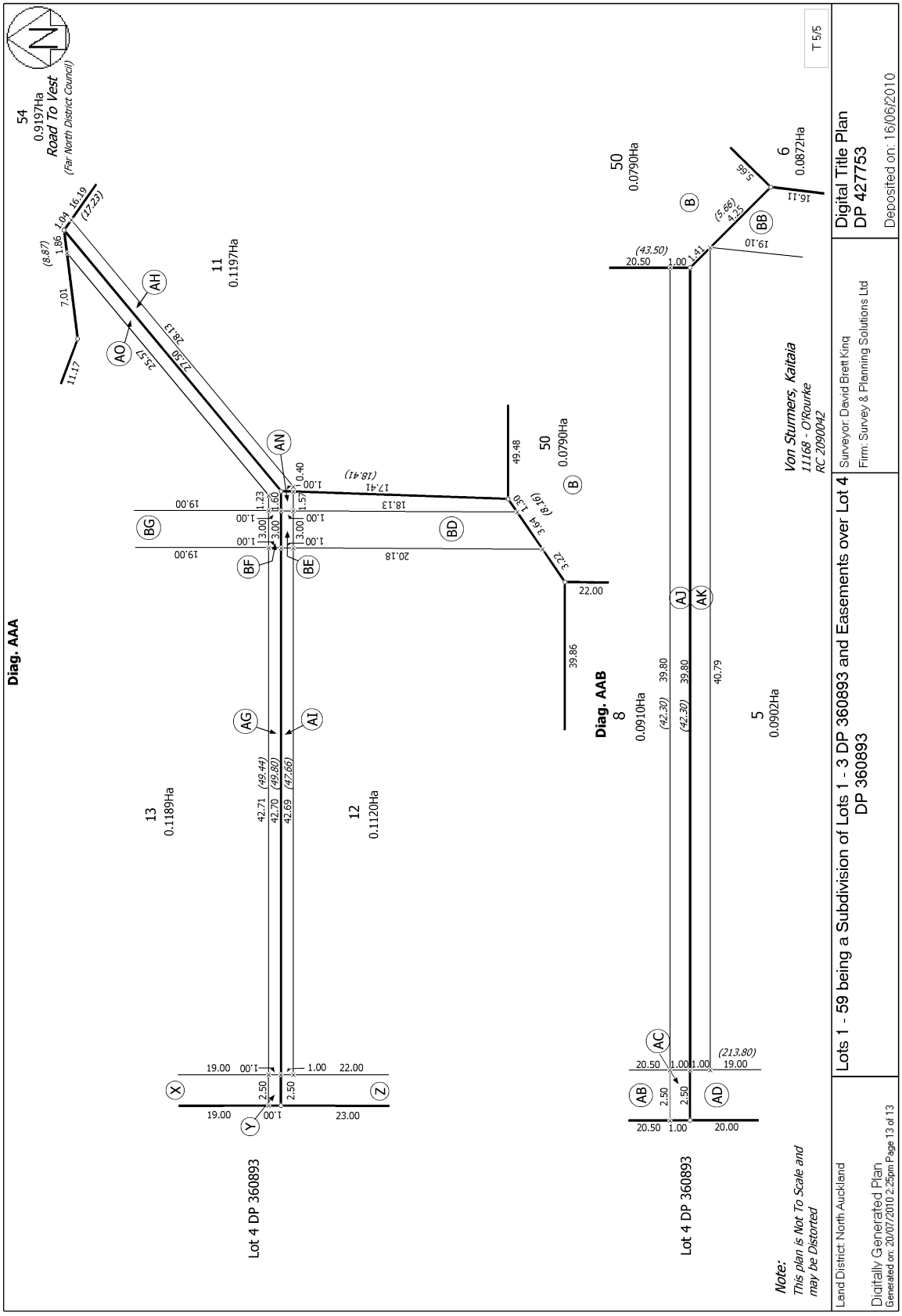
Fencing Covenant in Deed 8520807.12 (subject to Section 6(2) Fencing Act 1978) - 16.6.2010 at 12:06 pm


Lot 4 DP 360893
Lot 4 DP 366836
Section 151 Block IV Ahipara SD
SANDHILLS ROAD
Legal Road 20.12 Wide
AHIPARA ROAD
Legal Road 20.12 Wide
AHIPARA ROAD
Diag. A
Diag. AA
Diag. AB
Diag. AC
Diag. AD
Road to Vest
(Far North District Council)
Local Purpose Reserve to Vest
"Utility"
(Far North District Council)
Recreation Reserve to Vest
(Far North District Council)
CT NA247507
CT NA247506
Amalgamation Conditions
That Lot 49 on the subdivision plan [legal access] be held as to 4 undivided one quarter shares by the owners of Lots 3 4 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 50 on the subdivision plan [legal access] be held as to 8 undivided one eighth shares by the owners of Lots 5-12 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 51 on the subdivision plan [legal access] be held as to 6 undivided one sixth shares by the owners of Lots 19, 20, 22, 23, 24 and 25 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 52 on the subdivision plan [legal access] be held as to 6 undivided one sixth shares by the owners of Lots 26, 27, 28, 29, 31 and 32 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 57 on the subdivision plan [legal access] be held as to 4 undivided one quarter shares by the owners of Lots 36, 37, 40 and 41 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 58 on the subdivision plan [legal access] be held as to 7 undivided one seventh shares by the owners of Lots 42, 43, 44, 45, 46, 47 and 48 thereon as tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 56 on the subdivision plan [legal access] be held as to 4 undivided one quarter shares by the owners of Lots 34, 35, 36 and 37 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
That Lot 59 on the subdivision plan [legal access] be held as to 4 undivided one quarter shares by the owners of Lots 15, 16, 17 and 18 thereon as Tenants in Common in the said shares and that individual certificates of title be issued in accordance therewith [DLR ref: A634864].
Von Sturmers, Kaitaia
11168 - O'Rourke
RC 2090042
Note:
This plan is Not To Scale and may be Distorted
Land District North Auckland
Lots 1 - 59 being a Subdivision of Lots 1 - 3 DP 360893 and Easements over Lot 4 DP 360893
Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd
Digital Title Plan
DP 427753
Deposited on: 16/06/2010
T 1/5
Digitally Generated Plan
Generated on: 20/07/2010 2:25pm Page 9 of 13


Lot 4 DP 360893
Lot 4 DP 366836
Section 151 Block IV Ahipara SD
See Diag AA Sheet 2
See Diag AB Sheet 2
See Diag AD Sheet 4
Diag. AA
AHIPARA ROAD
Diag. AB
Diag. AC
Diag. AAA See T5
Diag. AAB See T5
Road To Vest (Far North District Council)
Recreation Reserve to Vest (Far North District Council)
Lot 4 DP 360893
Lots 1 - 59 being a Subdivision of Lots 1 - 3 DP 360893 and Easements over Lot 4 DP 360893
Land District North Auckland
Digitally Generated Plan
Generated on: 20/07/2010 2:25pm Page 10 of 13
Note: This plan is Not To Scale and may be Distorted
Von Sturmers, Kaitaia
11168 - O'Rourke
RC 2090042
Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd
Digital Title Plan
DP 427753
Deposited on: 16/06/2010
T 2/5


See Diag AD Sheet 4
Diag. ADA
Diag. AD
Diag. ADA See I3
SANDHILLS ROAD
AHIPARA ROAD
Von Sturmers, Kaitaia
11168 - O'Rourke
RC 2090042
T 3/5
53 0.4251Ha Local Purpose Reserve to Vest "Utility" (Far North District Council)
54 0.9197Ha Road To Vest (Far North District Council)
Note: This plan is Not To Scale and may be Distorted
Land District North Auckland
Lots 1 - 59 being a Subdivision of Lots 1 - 3 DP 360893 and Easements over Lot 4 DP 360893
Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd
Digital Title Plan DP 427753
Deposited on: 16/06/2010
Digitally Generated Plan
Generated on: 20/07/2010 2:25pm Page 11 of 13


Diag. B
Lot 4 DP 360893
(291.86)
Sandhills Road
Lot 1 - 59 being a Subdivision of Lots 1 - 3 DP 360893 and Easements over Lot 4 DP 360893
Digital Title Plan DP 427753
Deposited on: 16/06/2010
Land District: North Auckland
Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd
Von Sturmers, Kaitaia
11168 - O'Rourke
RC 2090042
Note: This plan is Not To Scale and may be Distorted
Digitally Generated Plan
Generated on: 20/07/2010 2:25pm Page 12 of 13
T 4/5
24 0.1178Ha
25 0.0889Ha
38 0.0991Ha
39 0.0722Ha
40 0.1135Ha
41 0.0951Ha
42 0.0844Ha
43 0.1525Ha
44 0.1164Ha
45 0.0784Ha
46 0.0897Ha
47 0.0891Ha
48 0.0833Ha
54 0.9197Ha Road to Vest (Far North District Council)
55 0.1786Ha Recreation Reserve to Vest (Far North District Council)
57 0.0271Ha
58 0.0602Ha


Diag. AAA
Diag. AAB
54
0.9197Ha
Road To Vest
(Far North District Council)
11
0.1197Ha
50
0.0790Ha
6
0.0872Ha
13
0.1189Ha
12
0.1120Ha
8
0.0910Ha
5
0.0902Ha
Lot 4 DP 360893
Lot 4 DP 360893
Von Sturmers, Kaitaia
11168 - O'Rourke
RC 2090042
Note:
This plan is Not To Scale and may be Distorted
Lots 1 - 59 being a Subdivision of Lots 1 - 3 DP 360893 and Easements over Lot 4 DP 360893
Land District North Auckland
Digitally Generated Plan
Generated on: 20/07/2010 2:25pm Page 13 of 13
Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd
Digital Title Plan
DP 427753
Deposited on: 16/06/2010
T 5/5

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC2060012
the Subdivision of Lot 1 DP 61704 & Lot 5 DP 202942
North Auckland Registry

PURSUANT to Section 221 for the purpose of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in 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 is to be registered on the title of the affected allotments.

SCHEDULE

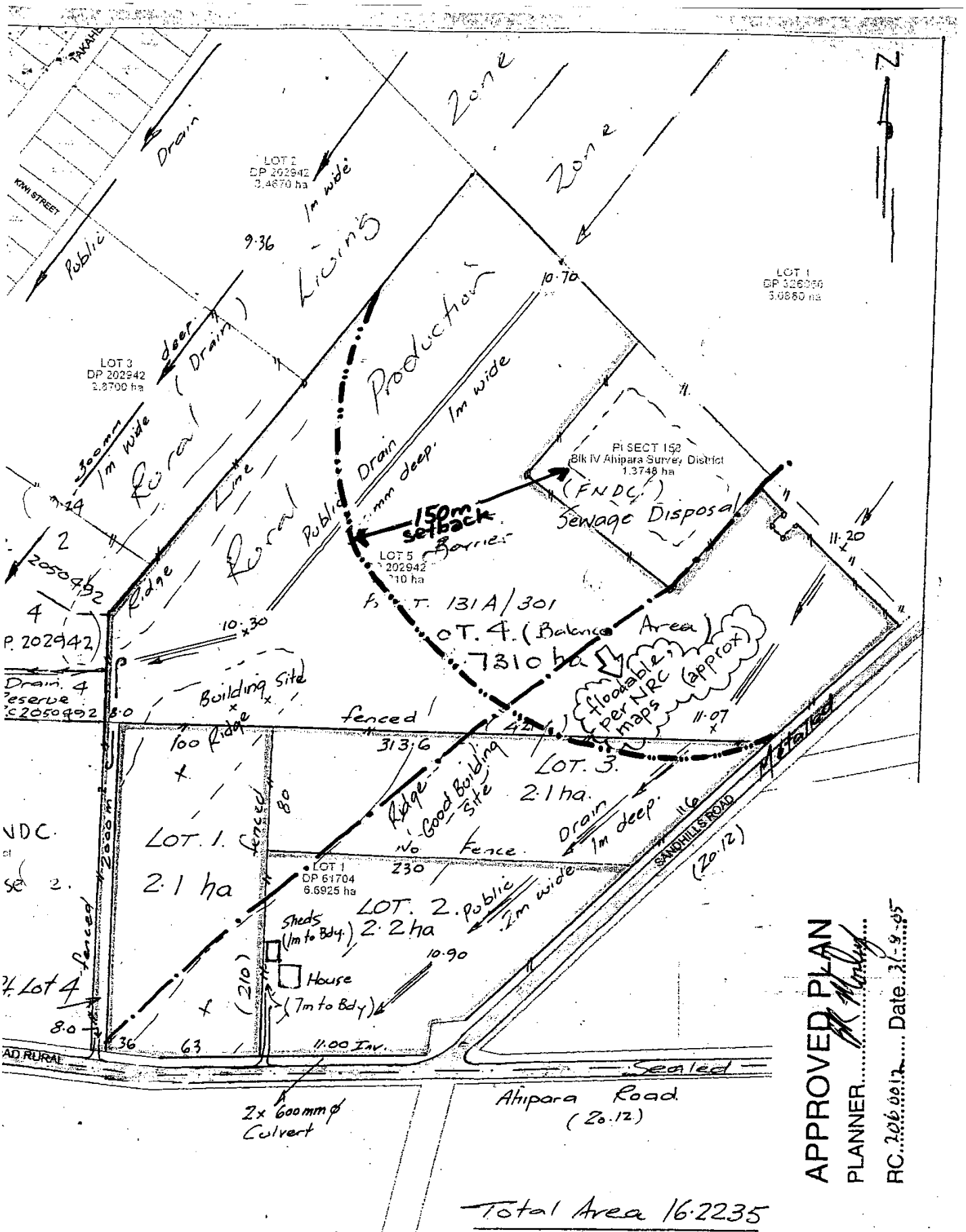
(i) Any proposal to construct a dwelling on lots 1-4, shall at the building consent application stage, be accompanied by a report from a Chartered Professional Engineer designing and certifying the following:

- the design of foundations;
- a management plan for the disposal of stormwater, with regard taken of the potential floodability of the site;
- that the requirements of Auckland Regional Council Technical Publication 58, the relevant Regional and District Council rules, including a 30 metre setback from water including open drains (District Plan Rule 11.7.6.1.4), can be satisfied.

(ii) Any dwelling constructed on Lot 3 & Lot 4 is to be sited outside the 150 metre building line for residential buildings as shown on the attached plan and specified in the Mangonui Section of the Transitional District Plan.

SIGNED: P.J. Killalea Pat Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 8th day of February 2006



APPROVED PLAN
PLANNER.....
RC 2060012..... Date 31-8-05

Total Area 16.2235

Areas and Measurements are Subject to Survey. Scale 1:3000
Proposed Subdivision of Lot 1 DP 61704 and
Lot 5 DP 202942 - CT 131A/301
Prepared for DR. Masters by von Sturmer Licenced Surveyor

[redacted]

LODGING FIRM: DE GRAAF & CO

Address: BP65004
NORTHCOTE

Uplifting Box Number: N/A

ASSOCIATED FIRM: ROBIN FOUNTAIN

Client Code / Ref: MASTERS:1324

Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	
Other (state)	

Priority Barcode/Date Stamp (LINZ use only)

6767424

Plan Number Pre-Allocated or to be Deposited:

Rejected Dealing Number:

Priority Order	CT Ref.	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES $ GST INCLUSIVE
1	131A/301	CONO	FAR NORTH DISTRICT COUNCIL	50.00							$50.00
2	"	ONCT	DR MASTERS	424.00							$424.00
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Original Signatures?

Annotations (LINZ use only)

Subtotal (for this page)	$474.00
Total for this dealing	$474.00
Less Fees paid on Dealing #	
Debit my Account for	**$474.00**

View Instrument Details

Instrument No	8520807.1
Status	Registered
Date & Time Lodged	16 June 2010 12:06
Lodged By	Rolfe, David Roy
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
247506	North Auckland
247507	North Auckland
247508	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Heugh Maudsley Kelly as Territorial Authority Representative on 25/05/2010 03:54 PM

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

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC-2090042 being variation of RC 2080106
Being the Subdivision Lot 1-3 DP 360893

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 under each condition below.

SCHEDULE

(i) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993. (Lots 1-52, 56-59)

(ii) All development on the lot shall proceed in accordance with the Schedule of Covenants approved under conditions 5(xvi) of this consent. (Lots 1-48)

(iii) That any building construction and works associated with particular land use activities on the lot and its access/driveway areas shall be in accordance with the conclusions and recommendations contained in the Fraser Thomas Geotechnical Report, with reference back to the full original report where appropriate, and to the satisfaction of Council. (Lots 1-48)

(iv) At the time of the first building consent for the allotment, the lot owner is to provide two 25,000 litre roof water (rainwater) storage tanks for permanent and temporary storage, with one of these tanks to provide a temporary storage volume of 12,500 litres for attenuation of the roof water peak flow, and to take the attenuated overflows to dedicated soakage pits on each lot, the size of which shall be determined by a

Chartered Professional Engineer with overflows from the soakage pits being directed to grassed swale drains. All this work is to be in accordance with the Fraser Thomas Report.

The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment or a readily accessible 500mm minimum opening on the tank top. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

(v) All stormwater from buildings, overflows and paved areas on the site, which does not exceed the one in ten year storm event, is to be discharged to the stormwater system's connection point for that lot. (Lots 1-48)

(vi) Any prospective purchaser should be informed that the lot is located within the Rural Production zone. The Rural Production zone anticipates and provides for land uses which are different from those within the development i.e. residential. The level of nuisance that is able to be generated in the Rural Production zone as a permitted activity needs to be recognised. (Lots 1-48)

SIGNED: P.J. Killalea Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – Resource Management

DATED at **KERIKERI** this 7th day of May 2010

D551249.8
CONO

THE RESOURCE MANAGEMENT ACT 1991
SECTION 221: CONSENT NOTICE

IN THE MATTER of Plan 202942

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by THE FAR NORTH DISTRICT COUNCIL to the effect that the conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and any subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles.

SCHEDULE

1(a). Any dwelling constructed on the land described below is to utilise an effluent disposal system designed and constructed in accordance with Technical Paper 58 report as provided by Rogers and Rogers to the Far North District Council by report dated 5 May 1999.

1(b). The land affected by this condition is:

2.8700 hectares more or less being Lot 3 on Deposited Plan 202942 being part Section 153 Block IV Ahipara Survey District and part of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 131A Folio 299 (North Auckland Registry).

3.0990 hectares more or less being Lot 4 on Deposited Plan 202942 being part Section 153 Block IV Ahipara Survey District and part of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 131A Folio 300 (North Auckland Registry).

16.2234 hectares more or less being Lot 5 on Deposited Plan 202942 being part Section 153 Block IV Ahipara Survey District (reserving all minerals within the meaning of the Land Act 1924) being the residue of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) and Lot 1 on Deposited Plan 61704 being part Section 153 Block IV Ahipara Survey District (reserving all minerals as aforesaid) and being the whole of the land formerly comprised and described in Certificate of Title Volume 17D Folio 394 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 131A Folio 301 (North Auckland Registry).

2(a). Any dwelling constructed on the land described below is to be sited outside the 150 meter building line for residential buildings as specified in the Mangonui Section of the Transitional District Plan of the Far North District Council.

2(b). The land affected by this condition is 16.2234 hectares more or less being Lot 5 on Deposited Plan 202942 being part Section 153 Block IV Ahipara Survey District (reserving all minerals within the meaning of the Land Act 1924) being the residue of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) and Lot 1 on Deposited Plan 61704 being part Section 153 Block IV Ahipara Survey District (reserving all minerals as aforesaid) and being the whole of the land formerly comprised and described in Certificate of Title Volume 17D Folio 394 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 131A Folio 301 (North Auckland Registry)

SIGNED: .....

By the FAR NORTH DISTRICT COUNCIL
Pursuant to Section 252 of the Local Government Act 1974

DATE: 18/9/2000

SIGNED by
LEONARD ROBERT MASTERS
in the presence of

D. R. FOUNTAIN
SOLICITOR
KAITAIA

SIGNED by
DARYL ROBERT MASTERS
in the presence of

D. R. FOUNTAIN
SOLICITOR
KAITAIA

SIGNED by
NOELINE JOAN MASTERS
in the presence of

D. R. FOUNTAIN
SOLICITOR
KAITAIA

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

(Deposited Plan 202942
North Auckland Registry)

3.17 20.OCT00 D 551249.2

PARTICULARS ENTERED IN THE REGISTER-GENERAL OF LAND
LAND REGISTRY HOLDING
for REGISTRAR-GENERAL OF LAND

NEW ZEALAND

31A/259-388

1190/170

FOUNTAIN MANNING & CO.
SOLICITORS
KAITAIA

2 Cons

Appendix C – Stormwater Report (Wilton Joubert)

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

SITE	22 Kokopu Street, Ahipara
LEGAL DESCRIPTION	Lot 35 DP 427753
PROJECT	Proposed Dwelling
CLIENT	Matt Hinton
REFERENCE NO.	144666
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	01
DATE OF ISSUE	5th February 2026

Report Prepared For	Email
Matt Hinton	mattsmeats16@gmail.com

Authored by	**G.Brant** *(BE(Hons) Civil)*	Civil Engineer	Gustavo@wjl.co.nz	
Reviewed & Approved by	**B. Steenkamp** *(CPEng, BEng Civil, CMEngNZ, BSc (Geology))*	Senior Civil Engineer	BenS@wjl.co.nz	

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot DP 427753
Site Area:	1,071m²
Development Type:	Proposed Dwelling
Development Proposals Supplied:	Plan Set by Beard Architecture (Ref No: MH-0825, dated: 05.12.2025)
District Plan Zone:	Rural Production
Permitted Activity Coverage:	15%
Impermeable Coverage:	**Post-Development Impermeable Areas** Proposed Roof Area 117.91m² Proposed Driveway 97.65m² Post-Development Total = 215.56m² or 20.1% of the site area
Activity Status:	Discretionary Activity
Roof Attenuation:	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the dual-purpose rainwater tanks. **Proposed Tank** – 2 x 25,000 litre Rainwater Tanks (or similar) **Dimensions** – 3600mmØ x 2600mm high (or greater) **10% AEP & 1% AEP Control Orifice** – 15mmØ orifice; located >500mm below the overflow outlet **Overflow** – 100mmØ at the top of the tank
Hardstand Mitigation:	It is recommended to shape the proposed driveway to shed runoff to a **minimum** 150mm deep x 300mm wide grassed v-channel swale (minimum 1% grade) along the northern side of the proposed driveway.
Point of Discharge:	Discharge from potable water / detention tanks to be directed to available stormwater connection. Stormwater runoff from the proposed driveway to be directed to existing Right of Way swale via new swale along the northern side of the proposed driveway.

2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the client 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:

- Plan Set by Beard Architecture, including site plan, floor plan and elevations (Ref No: MH-0825, dated: 05.12.2025)

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

3. SITE DESCRIPTION

The 1,071m² subject site is legally described as Lot 35 DP 427753 and is located off the southern side of Kokopu Street. Access to the site is provided via an existing shared Right of Way from the lot's northern corner.

The site is generally near level. Land within the easement along the south-eastern boundary falls at a moderate grade toward an existing open drain.

Ground cover within the vacant lot consists predominantly of pasture, with trees and shrubs concentrated within the aforementioned easement.

The Far North District Council (FNDC) GIS Water Services Map indicates that a wastewater connection is available at the lot's northern corner. Private swale drains are located at the northern corner of the site and along the south-eastern boundary. A 100mmØ stormwater connection to the south-eastern swale drain is provided for the property.

Figure 1: Aerial snip from FNDC Maps showing site boundaries (cyan), public wastewater (red), private wastewater (pink), private stormwater (orange) and 1m contours (yellow)

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a dwelling and driveway on-site as depicted in the plan set by Beard Architecture (Ref No: MH-0825, dated: 05.12.2025).

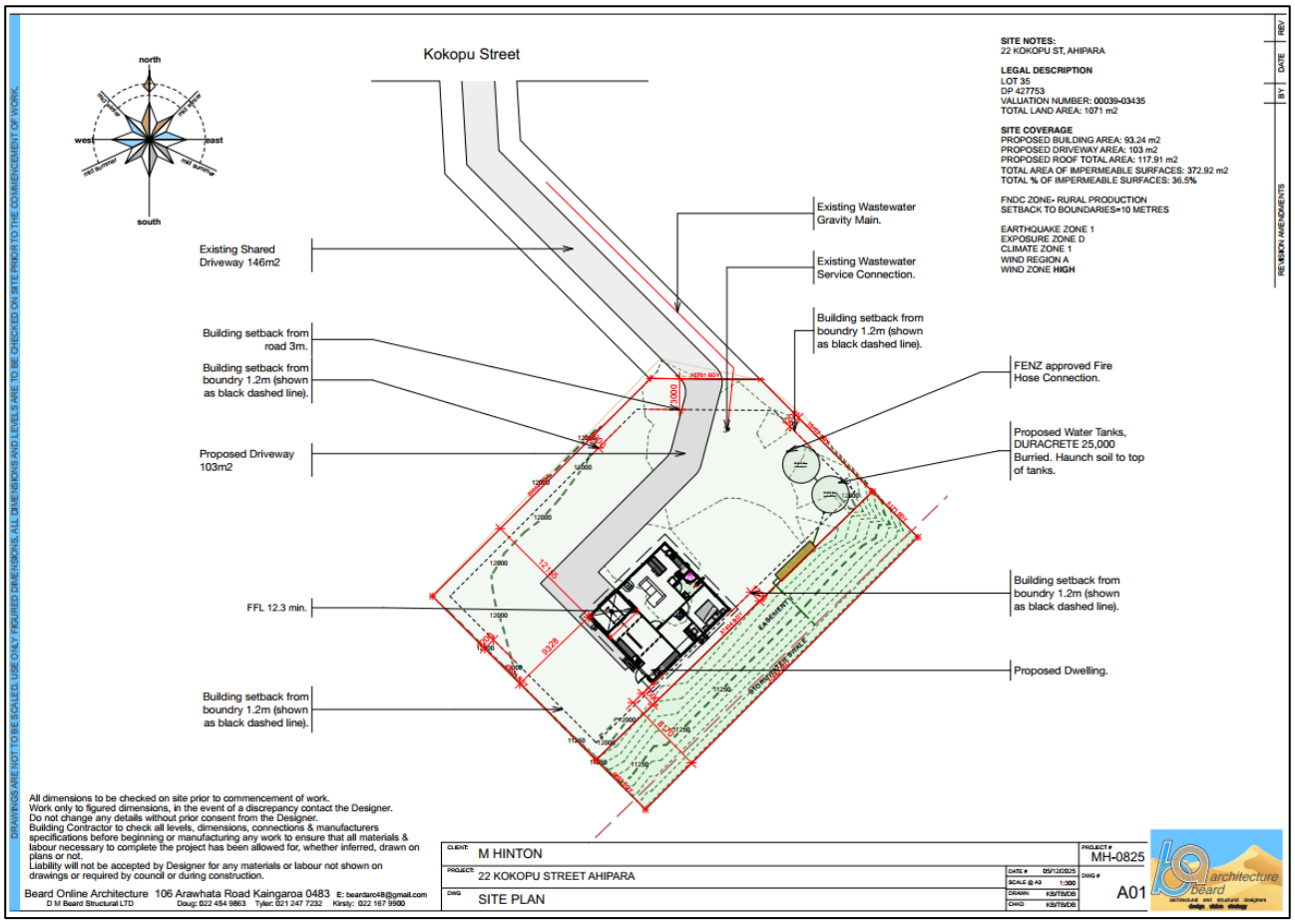


Figure 2: Snip of Plan Set by Beard Architecture (Ref No: MH-0825, dated: 05.12.2025)

The principal objective of this assessment is to provide an indicative stormwater disposal design which will manage runoff generated from the increased impermeable areas associated with 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 1,071m² and the below areas *extracted from the supplied plans*:

	Pre-Development	Post-Development	Total Change
Total Roof Area	0 m²	117.91 m²	117.91 m²
Uncovered Driveway	0 m²	97.65 m²	97.65 m²
Pervious	1,071 m²	855.44 m²	-215.56 m²

The total amount of impermeable area on-site, post-development, equates to 215.56m² or 20.1% 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% and does not comply with Permitted Activity Rule (8.6.5.1.3) nor Controlled Activity (8.6.5.2.1). Therefore, the proposal is considered 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 8 of this report.

Consent Conditions & Design Requirements

The site is subject to the following Consent Conditions:

(iv) At the time of the first building consent for the allotment, the lot owner is to provide two 25,000 litre roof water (rainwater) storage tanks for permanent and temporary storage, with one of these tanks to provide a temporary storage volume of 12,500 litres for attenuation of the roof water peak flow, and to take the attenuated overflows to dedicated soakage pits on each lot, the size of which shall be determined by a Chartered Professional Engineer with overflows from the soakage pits being directed to grassed swale drains. All this work is to be in accordance with the Fraser Thomas Report.

The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment or a readily accessible 500mm minimum opening on the tank top. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

(v) All stormwater from buildings, overflows and paved areas on the site, which does not exceed the one in ten year storm event, is to be discharged to the stormwater system's connection point for that lot. (Lots 1-48)

Figure 3: Snip of Consent Conditions

As per the above, the site is subject to stormwater management conditions requiring roof water to be attenuated and discharged to an adequately sized soakage pit. These conditions were intended to mitigate post-development stormwater effects by limiting peak flows and promoting on-site disposal.

Site-specific soakage testing conducted by WJL in January 2026 has confirmed that soakage is not a feasible stormwater disposal method for the subject site due to insufficient infiltration capacity of the silty soils. A soakage rate of 60mm/hr was calculated using soakage calculations adopted from E1 Building Code. As a result, the installation of soakage pits in accordance with the consent conditions is not practicable and would not function as intended.

Given the absence of viable soakage, an alternative stormwater management approach has been adopted that achieves the underlying intent of the consent conditions. Stormwater runoff from the proposed impermeable areas will be attenuated such that post-development peak flows are limited to pre-development levels for both the 10% AEP and 1% AEP storm events, adjusted for climate change. This approach ensures that the development does not result in an increase in peak discharge rates to the downstream stormwater system. This methodology effectively mitigates downstream flooding and erosion effects and provides an equivalent level of stormwater management performance compared to the originally envisaged soakage solution.

Accordingly, while the prescriptive soakage requirement cannot be met, the proposed attenuation-based design satisfies the intent of the consent conditions by managing post-development stormwater effects in a manner that is both technically feasible and environmentally appropriate for the site.

Additionally, 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 Type IA storm profile was utilised for attenuation calculations in accordance with TR-55. HydroCAD® software has been utilised in design for a 10% AEP rainfall value of 155mm with a 24-hour duration, and a 1% AEP rainfall value of 240mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

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 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 proposed dwelling's roof area. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed roof area. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall.

All potable water 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 stormwater neutrality for the proposed impermeable areas. 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:

Proposed Tank	2 x 25,000L litre Rainwater Tanks (or approved equivalent)
Tank dimensions	3600mmØ (or greater) x 2600mm high (or greater)
Outlet orifice (10% AEP & 1% AEP Control)	15mm diameter orifice; located >500mm below the overflow outlet - 276mm water elevation (10% AEP) - 5.6m³ storage (10% AEP) - 489mm water elevation (1% AEP) - 10.0m³ storage (1% AEP)
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 available stormwater connection. Refer to the appended Site Plan (144666-C200), Tank Detail (144666-C201) and calculation set for clarification.

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.

Stormwater Mitigation – Hardstand

It is recommended to shape the proposed driveway to shed runoff to a **minimum** 150mm deep x 300mm wide grassed v-channel swale (minimum 1% grade) along the northern side of the proposed driveway. The proposed swale is to direct runoff to the existing swale along the western side of the existing Right of Way. Refer to the appended Site Plan (144666-C200) for clarification.

The driveway runoff will remain unattenuated, as the overall site discharge is effectively over-mitigated through attenuation of roof runoff within the rainwater tanks.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Pre-Development Peak Flows – 10% AEP & 1% AEP Storm Events + CCF

Surface	***Area***	***Runoff CN***	***10% AEP Peak Flow Rate***	***1% AEP Peak Flow Rate***
Pre-Development Impermeable Area	215.56 m²	74	**1.28ℓ/s**	**2.48ℓ/s**

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

Surface	***Area***	***Runoff CN***	***10% AEP Peak Flow Rate***	***1% AEP Peak Flow Rate***
Proposed dwelling roof area via potable water / detention tank fitted with 15mmØ orifice	117.91 m²	98	**1.19ℓ/s**	**1.81ℓ/s**
Proposed driveway to be 'over-mitigated'	97.65 m²	98		

Given the design parameters, peak flows resulting from the proposed development will be attenuated back to pre-development flows for the 10% AEP and 1% AEP storm events, adjusted for climate change.

8. 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:

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;	Impermeable surfaces resulting from the development increase site impermeability by 215.56m². Through tank attenuation runoff resulting from the proposed development is to be attenuated back to pre-development flows for the 10% & 1% AEP storm events, adjusted for climate change.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	Through tank attenuation runoff resulting from the proposed development is to be attenuated back to pre-development flows for the 10% & 1% AEP storm events, adjusted for climate change.
(c) any cumulative effects on total catchment impermeability;	Impervious coverage will increase by 215.56m².
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;	Runoff resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the available stormwater connection via sealed pipes. This should not worsen the ability of natural ground to absorb water in normal conditions.
(e) the physical qualities of the soil type;	Silty – moderate drainage
(f) any adverse effects on the life supporting capacity of soils;	Runoff resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the available stormwater connection via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;	Runoff resulting from the proposed impermeable areas is to be collected and directed to stormwater management devices and then to the available stormwater connection via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils. Public wastewater connection is available to the site.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The proposed driveway is necessary to provide access to the proposed dwelling and is not considered excessive.
(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
(j) any recognised standards promulgated by industry groups;	Not applicable.
k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;	Through tank attenuation runoff resulting from the proposed development is to be attenuated back to pre-development flows for the 10% & 1% AEP storm events, adjusted for climate change.
(l) the extent to which the proposal has considered and provided for climate change;	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.
(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Through tank attenuation runoff resulting from the proposed development is to be attenuated back to pre-development flows for the 10% & 1% AEP storm events, adjusted for climate change.

9. 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 (144666-C200 & 144666-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.

10. OPERATION & MAINTENANCE

The owner shall be responsible for the ongoing inspection and maintenance of the stormwater mitigation system to ensure it continues to operate as intended. This shall include periodic inspection and cleaning of roof gutters, leaf guards, first-flush devices, rainwater tanks, flow-control orifices and the swale to prevent blockage, sediment build-up, or erosion. The attenuation orifice shall be checked regularly to confirm it remains unobstructed, particularly following heavy rainfall events. Any damaged or eroded components shall be repaired promptly to maintain system performance and prevent adverse downstream effects.

11. LIMITATIONS

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

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

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

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

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

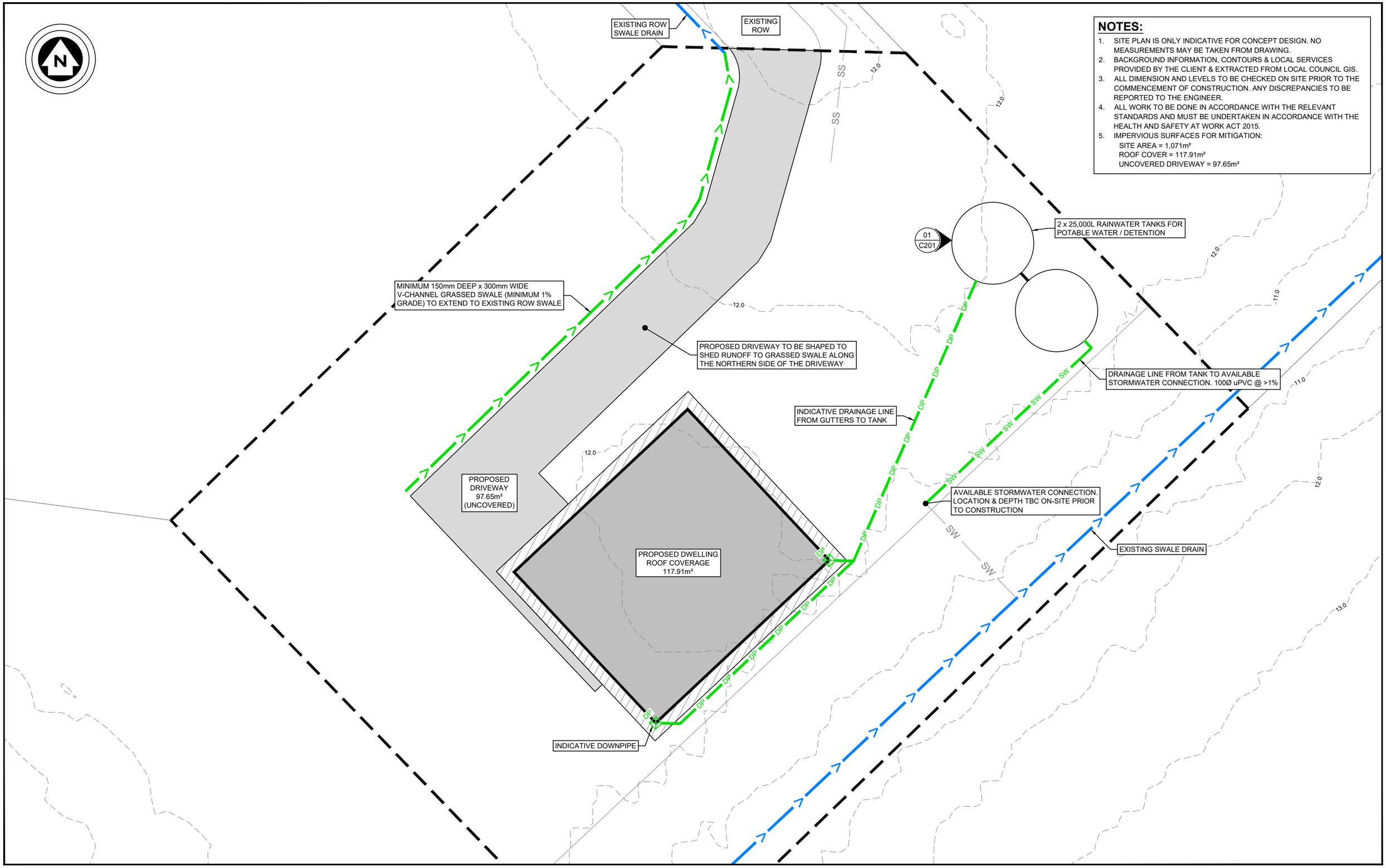
This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Wilton Joubert Ltd.

Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

- Site Plan - C200 (1 sheet)
- Tank Detail – C201 (1 sheet)
- 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 = 1,071m²
   ROOF COVER = 117.91m²
   UNCOVERED DRIVEWAY = 97.65m²

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

ISSUE / REVISION

No.	DATE	BY	DESCRIPTION
01	FEB '26	GMB	STORMWATER MITIGATION REPORT

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

SERVICES NOTE

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

DRAWING TITLE: **SITE PLAN**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

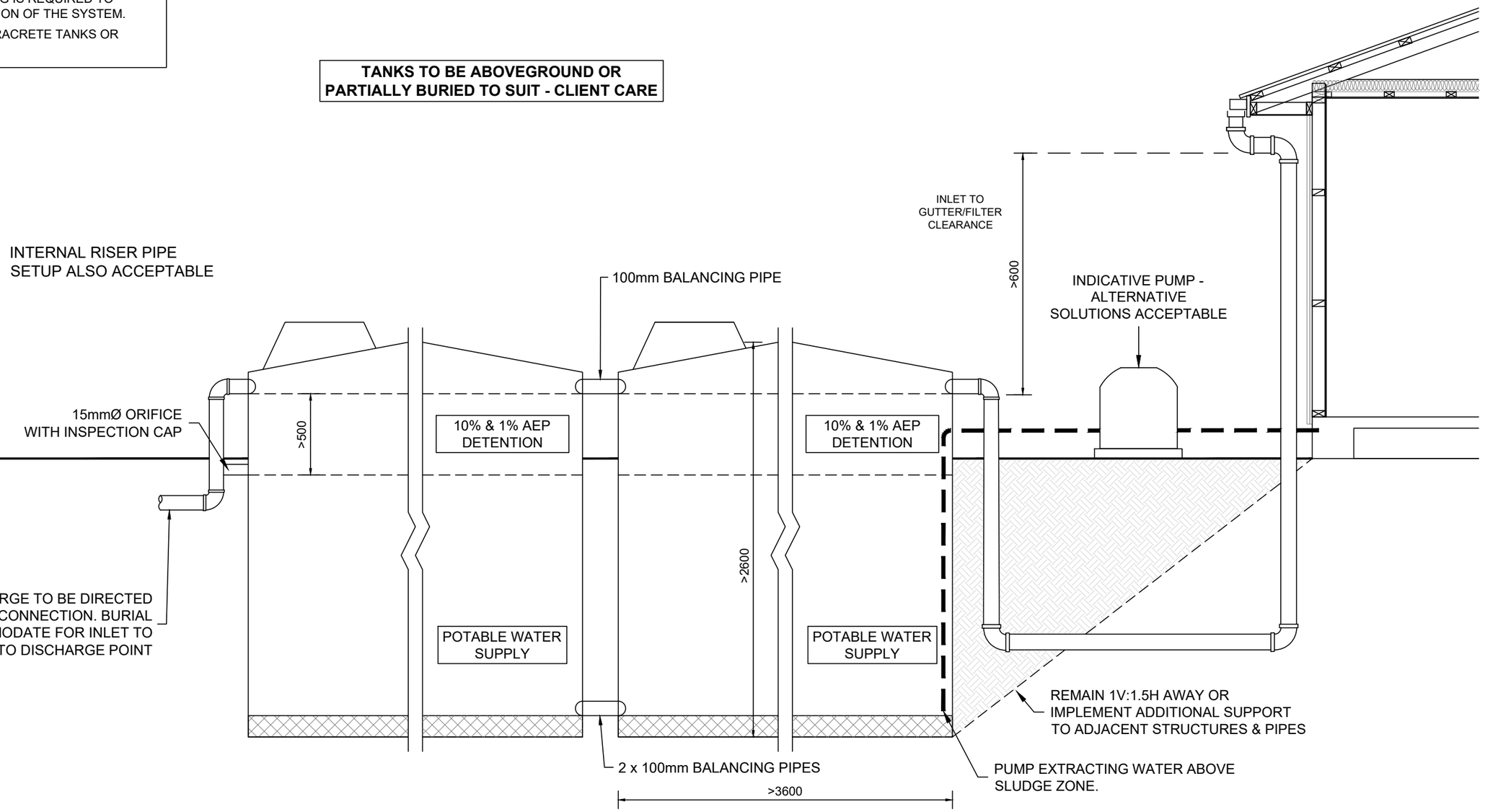
PROJECT TITLE: **LOT 35 DP 427753 22 KOKOPU STREET AHIPARA NORTHLAND**

ORIGINAL DRAWING SIZE: A3
OFFICE: OREWA
DRAWING SCALE: 1:150
CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 144666-C200
ISSUE: 01

NOTES:

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANKS 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. ASSUMED USE OF 2 x 25,000L DURACRETE TANKS OR APPROVED EQUIVALENT.

TANKS TO BE ABOVEGROUND OR PARTIALLY BURIED TO SUIT - CLIENT CARE



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

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www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '26	GMB	STORMWATER MITIGATION REPORT

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

SERVICES NOTE
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BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEER'S APPROVAL

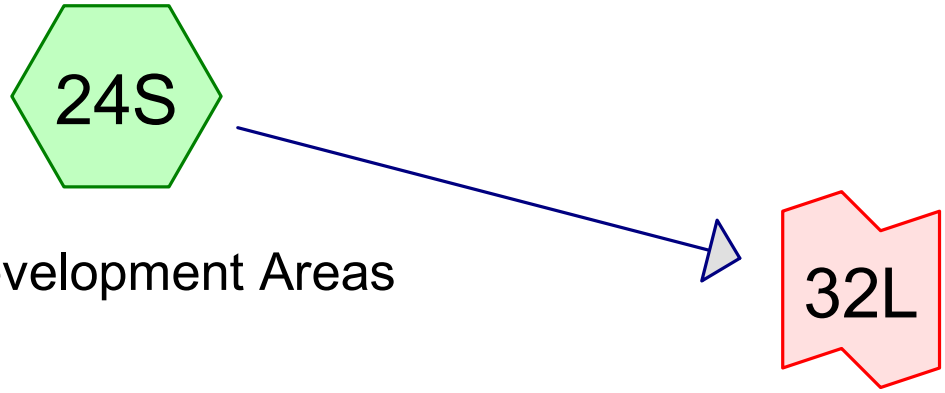
DRAWING TITLE: **TANK DETAIL**

PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 35 DP 427753 22 KOKOPU STREET AHIPARA NORTHLAND**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
144666-C201	01

Pre-Development



Pre-Development Areas

Pre-Development Flows

Subcat Reach Pond Link

Routing Diagram for 144666
Prepared by Wilton Joubert Limited, Printed 4/02/2026

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=215.6 m² 0.00% Impervious Runoff Depth>165 mm
Tc=10.0 min CN=74 Runoff=2.48 L/s 35.5 m³

Link 32L: Pre-Development Flows Inflow=2.48 L/s 35.5 m³
Primary=2.48 L/s 35.5 m³

Summary for Subcatchment 24S: Pre-Development Areas

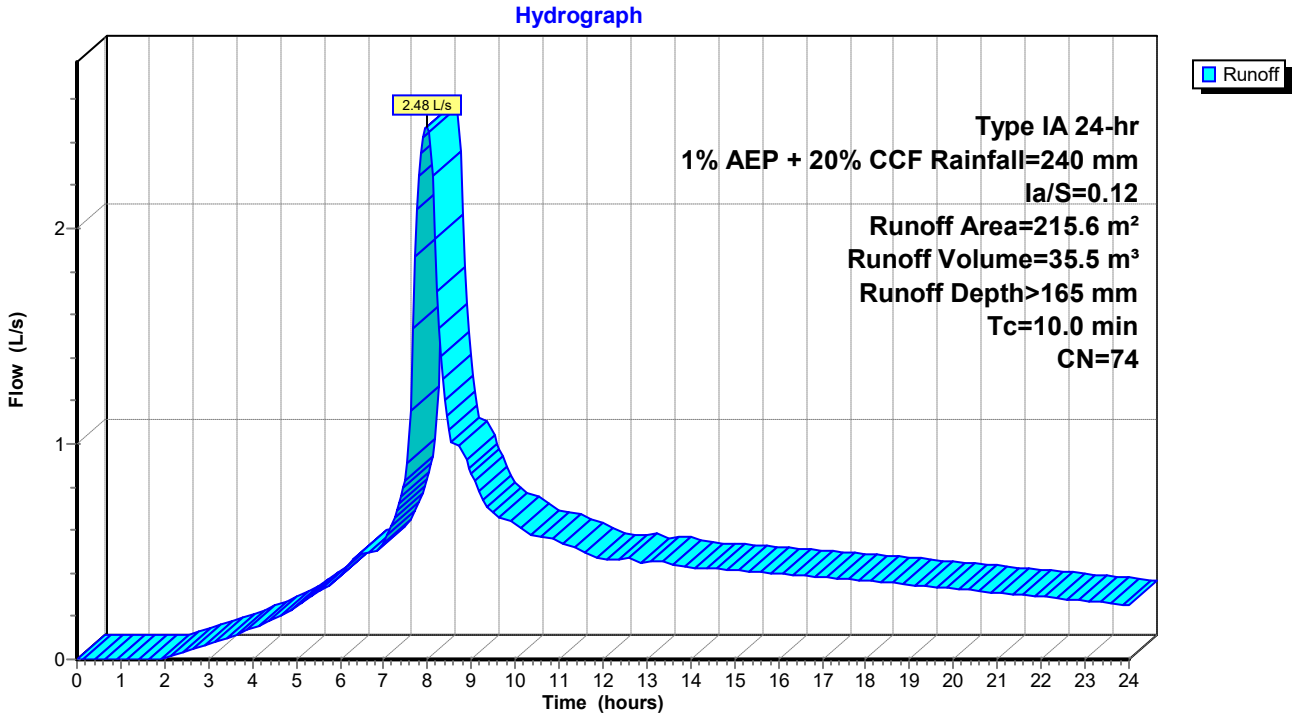
Runoff = 2.48 L/s @ 7.98 hrs, Volume= 35.5 m³, Depth> 165 mm

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=240 mm, Ia/S=0.12

Area (m²)	CN	Description
215.6	74	>75% Grass cover, Good, HSG C
215.6		100.00% Pervious Area

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

Subcatchment 24S: Pre-Development Areas

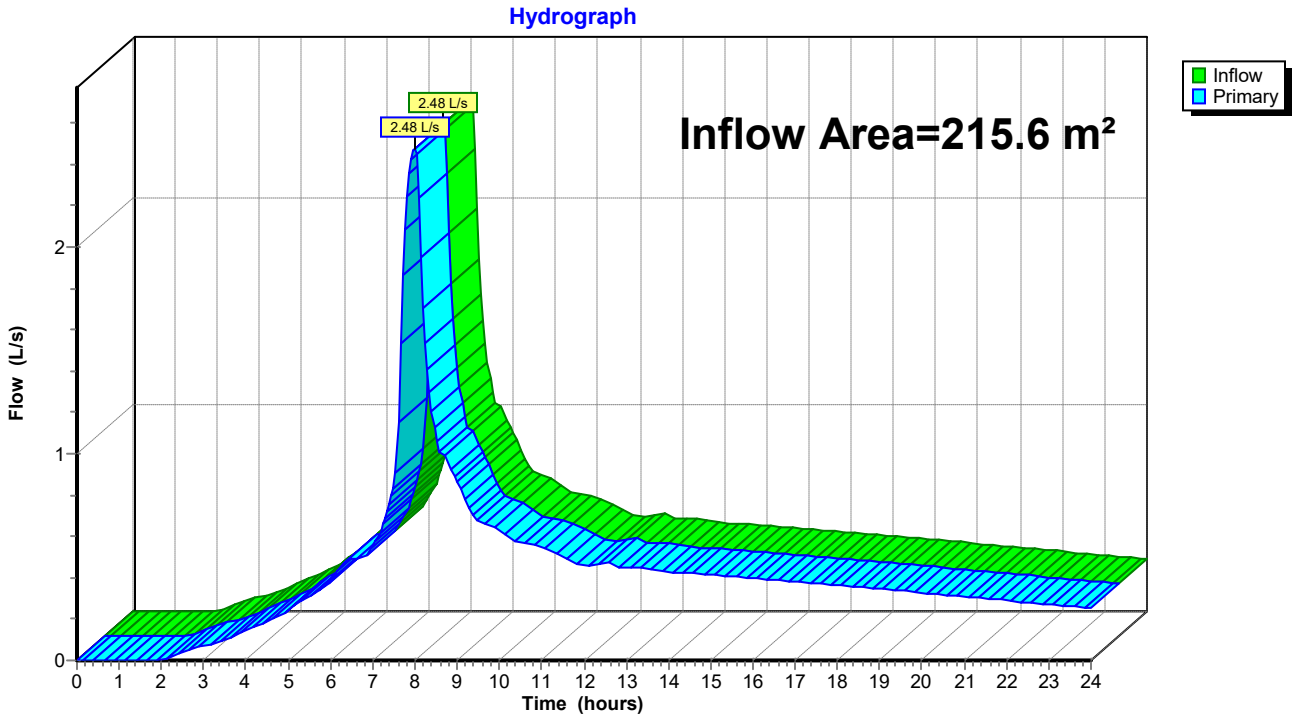


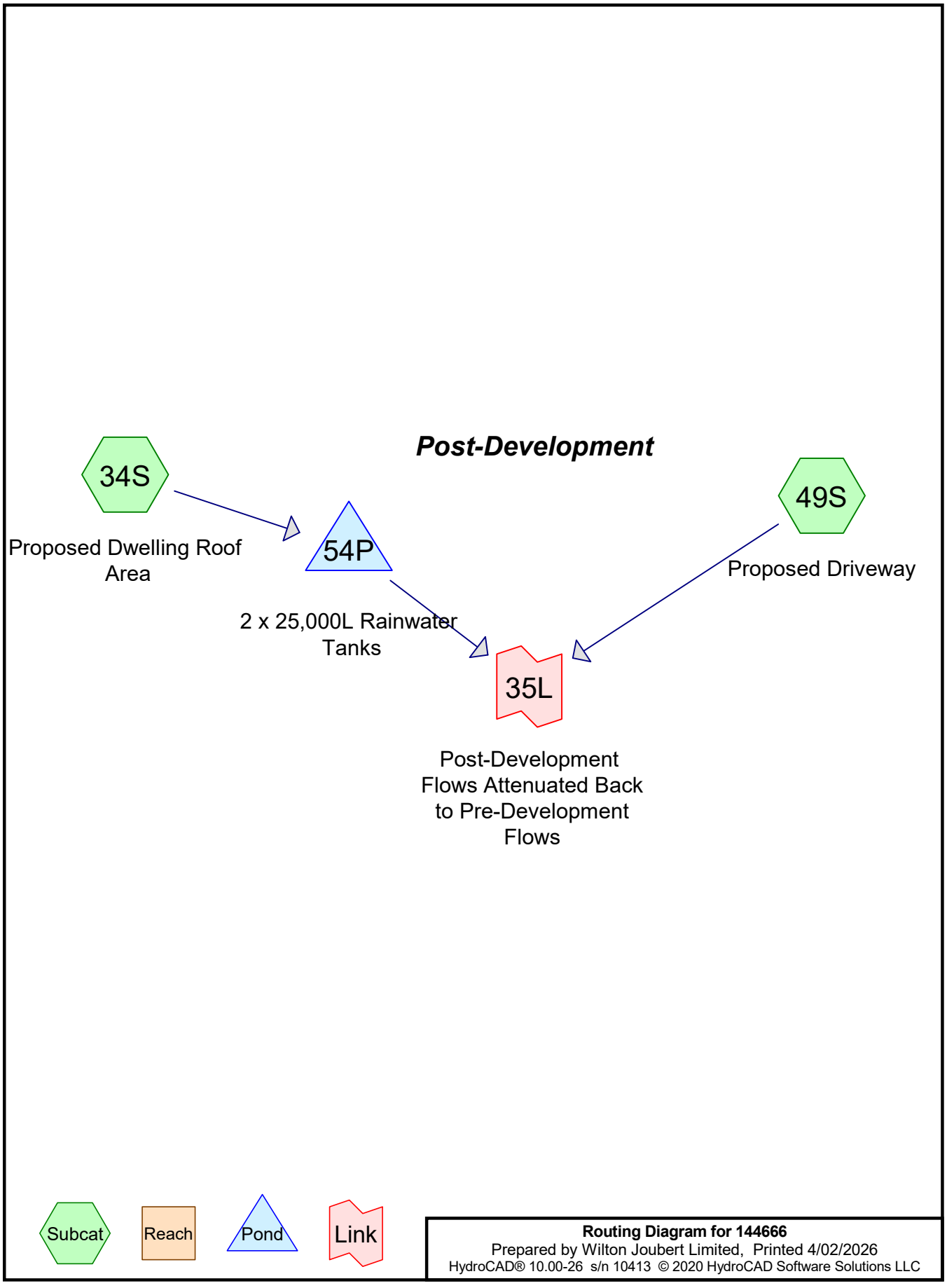
Summary for Link 32L: Pre-Development Flows

Inflow Area = 215.6 m², 0.00% Impervious, Inflow Depth > 165 mm for 1% AEP + 20% CCF event
Inflow = 2.48 L/s @ 7.98 hrs, Volume= 35.5 m³
Primary = 2.48 L/s @ 7.98 hrs, Volume= 35.5 m³, Atten= 0%, Lag= 0.0 min

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

Link 32L: Pre-Development Flows




Post-Development
34S
Proposed Dwelling Roof Area
54P
2 x 25,000L Rainwater Tanks
49S
Proposed Driveway
35L
Post-Development Flows Attenuated Back to Pre-Development Flows
Subcat
Reach
Pond
Link
Routing Diagram for 144666
Prepared by Wilton Joubert Limited, Printed 4/02/2026
HydroCAD® 10.00-26 s/n 10413 © 2020 HydroCAD Software Solutions LLC

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

Subcatchment 34S: Proposed Dwelling Runoff Area=117.9 m² 100.00% Impervious Runoff Depth>234 mm
Tc=10.0 min CN=98 Runoff=1.86 L/s 27.6 m³

Subcatchment 49S: Proposed Driveway Runoff Area=97.7 m² 100.00% Impervious Runoff Depth>234 mm
Tc=10.0 min CN=98 Runoff=1.54 L/s 22.8 m³

Pond 54P: 2 x 25,000L Rainwater Tanks Peak Elev=0.489 m Storage=10.0 m³ Inflow=1.86 L/s 27.6 m³
Outflow=0.33 L/s 21.0 m³

Link 35L: Post-Development Flows Attenuated Back to Pre-Development Inflow=1.81 L/s 43.9 m³
Primary=1.81 L/s 43.9 m³

Summary for Subcatchment 34S: Proposed Dwelling Roof Area

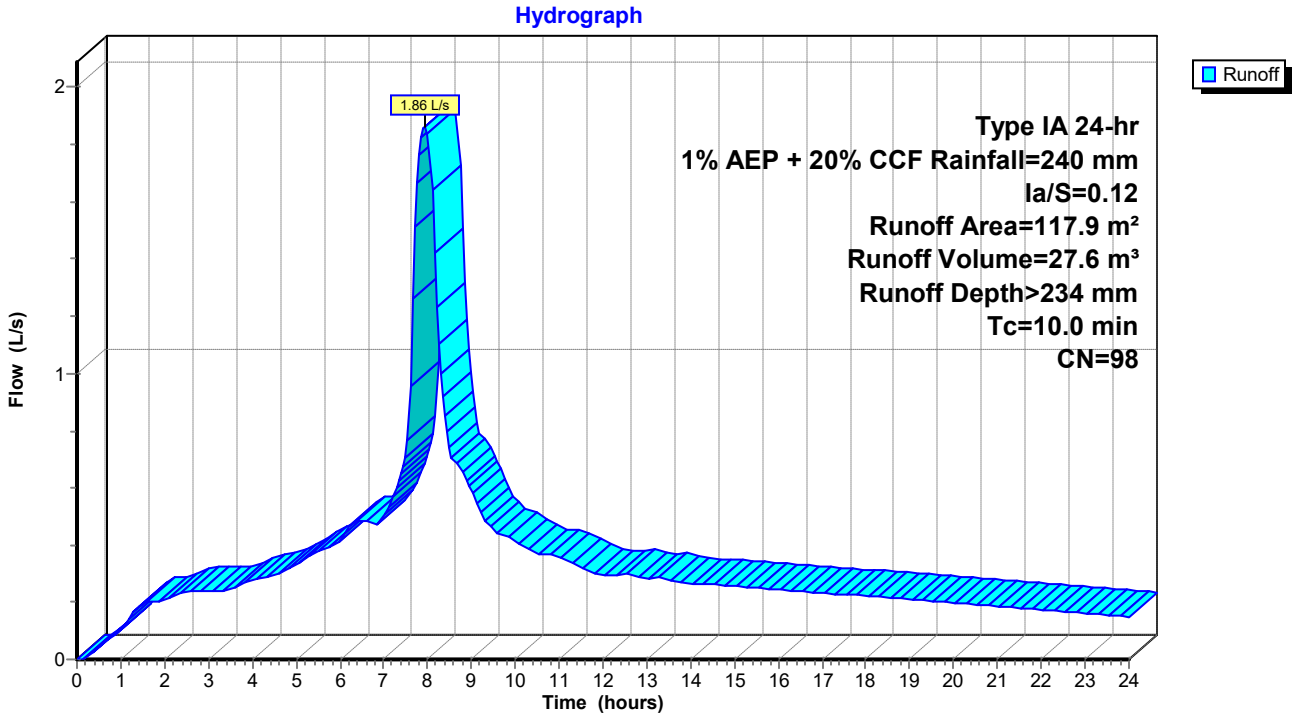
Runoff = 1.86 L/s @ 7.94 hrs, Volume= 27.6 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=240 mm, Ia/S=0.12

Area (m²)	CN	Description
117.9	98	Roofs, HSG C
117.9		100.00% Impervious Area

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

Subcatchment 34S: Proposed Dwelling Roof Area



Summary for Subcatchment 49S: Proposed Driveway

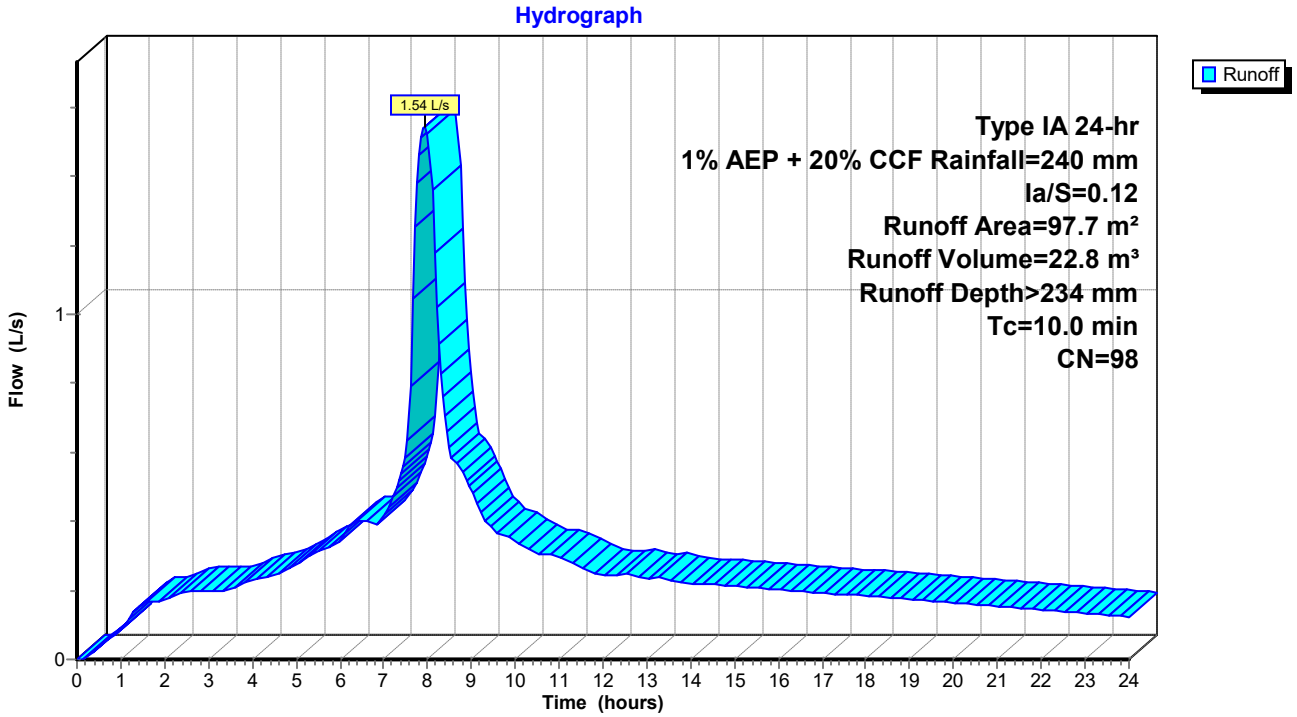
Runoff = 1.54 L/s @ 7.94 hrs, Volume= 22.8 m³, Depth> 234 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=240 mm, Ia/S=0.12

Area (m²)	CN	Description
97.7	98	Roofs, HSG C
97.7		100.00% Impervious Area

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

Subcatchment 49S: Proposed Driveway



Summary for Pond 54P: 2 x 25,000L Rainwater Tanks

Inflow Area = 117.9 m²,100.00% Impervious, Inflow Depth > 234 mm for 1% AEP + 20% CCF event
Inflow = 1.86 L/s @ 7.94 hrs, Volume= 27.6 m³
Outflow = 0.33 L/s @ 11.47 hrs, Volume= 21.0 m³, Atten= 83%, Lag= 211.8 min
Primary = 0.33 L/s @ 11.47 hrs, Volume= 21.0 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 0.489 m @ 11.47 hrs Surf.Area= 20.4 m² Storage= 10.0 m³

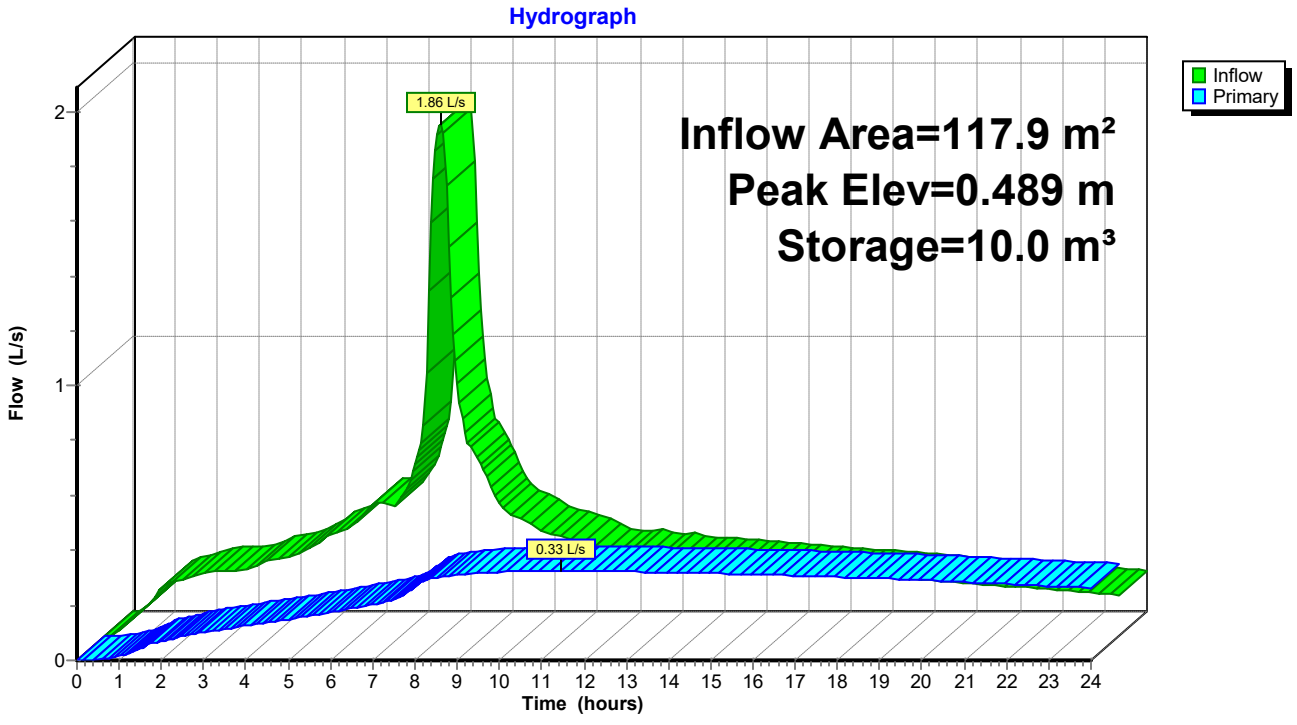
Plug-Flow detention time= 353.3 min calculated for 21.0 m³ (76% of inflow)
Center-of-Mass det. time= 197.7 min (843.3 - 645.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m³	**3.60 mD x 2.60 mH Vertical Cone/Cylinder** x 2

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

Primary OutFlow Max=0.33 L/s @ 11.47 hrs HW=0.489 m (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.33 L/s @ 1.84 m/s)

Pond 54P: 2 x 25,000L Rainwater Tanks



Summary for Link 35L: Post-Development Flows Attenuated Back to Pre-Development Flows

Inflow Area = 215.6 m²,100.00% Impervious, Inflow Depth > 204 mm for 1% AEP + 20% CCF event
Inflow = 1.81 L/s @ 7.95 hrs, Volume= 43.9 m³
Primary = 1.81 L/s @ 7.95 hrs, Volume= 43.9 m³, Atten= 0%, Lag= 0.0 min

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

Link 35L: Post-Development Flows Attenuated Back to Pre-Development Flows