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3 February 2026

Resource Consents Department  
Far North District Council  
Memorial Avenue  
Private Bag 752  
Kaikohe 0440

**By Email Only**

Dear Sir / Madam,

**Re: RESOURCE CONSENT APPLICATION : 401 ORURU ROAD, PERIA**

- 1.0 David Borrie (the Applicant) has instructed us to lodge a subdivision resource consent application for their captioned property.
- 1.1 A full AEE in accordance with the requirements of the RMA 1991 is attached. The requisite FNDC Application form is included in the appendices.
- 1.2 If you could kindly advise a reference number, we will arrange for the Client to make the necessary deposit payment to the FNDC by bank transfer.

Yours sincerely,

**Neil Mumby**  
Director  
Cable Bay Consulting



**APPLICATION FOR RESOURCE CONSENT TO THE FAR  
NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF  
THE RESOURCE MANAGEMENT ACT 1991**

**Restricted Discretionary Activity resource consent for a  
Two Lot Subdivision in the Rural Production Zone.**

**401 Oruru Road, Peria, Northland**

**Assessment of Environmental Effects**

**February 2026**



## INTRODUCTION AND PROPOSAL

1.1 David John Borrie (“the Applicant”) seeks resource consent under the Resource Management Act 1991 and the Far North District Council District (“FNDC”) Operative District Plan (“ODP”) for a two lot subdivision in the Rural Production Zone. This will comprise one lot around their existing farm dwellings and accessory buildings, and one additional vacant lot.

## DOCUMENTATION

1.2 This application is accompanied by the following documents;

- i. Register of Title (**Attachment 1**)
- ii. Adjacent Land Analysis (**Attachment 2**)
- iii. Scheme Plan (**Attachment 3**)
- iv. Engineering Report (**Attachment 4**)
- v. Section 86B of the RMA 1991 Check (**Attachment 5**)
- vi. Operative District Plan Development Control Check (**Attachment 6**)
- vii. Relevant ODP Assessment Criteria (**Attachment 7**)
- viii. Fourth Schedule Compliance Assessment (**Attachment 8**)
- ix. NRPS : Relevant Objectives & Policies (**Attachment 9**)
- x. ODP : Relevant Objectives & Policies (**Attachment 10**)
- xi. PDP : Relevant Objectives & Policies (**Attachment 11**)
- xii. Correspondence – FNDC and Service Provider (**Attachment 12**)
- xiii. Application Form & Checklist (**Attachment 13**).

## DESCRIPTION OF SITE AND SURROUNDS

1.3 The site has a land area of approximately 6.36 hectares and was created in 1989. The Register of Title is appended in **Attachment 1** for ease of reference. The Register of Title information is summarised in Table 1 below;

Existing Title	Existing Area
Lot 5 Deposited Plan 105103. Title created in 1989. No limitations.	6.3651 ha

Table 1 :

*Register of Title Information*

1.4 The site is triangular shaped with legal frontage to both Oruru Road and Pariri Road. The topography of the site is flat and predominantly in pasture. There is an existing dwelling, studio and associated farm buildings located within the confines of proposed Lot 1 adjacent the Oruru Road frontage. The existing building locations can be seen in the image in Figure 1 below.



Figure 1 : Aerial Imagery

Source FNDC GIS Database January 2026

1.5 In general terms, the site is located some four kilometres inland from Taipa, in a well-defined valley catchment. The surrounding area is typically countryside living and rural in nature. Notable exceptions to this include the Taipa Refuse Station one kilometre to the north, and the Peria Saleyards approximately seven kilometres to the south.

1.6 Adjacent land analysis is contained in **Attachment 2**. As can be seen from the adjacent land assessment (outside of the land owned by the Applicant) the characteristics of these neighbouring sites are typified by rural residential allotments.

1.7 The subject site is zoned Rural Production under the ODP, with no limitations noted on the Resource Maps, but of interest is that a flooding notation is listed on the accompanying Flood Hazard Maps themselves, but not GIS. Please refer to Figures 2, 3 & 4 below.

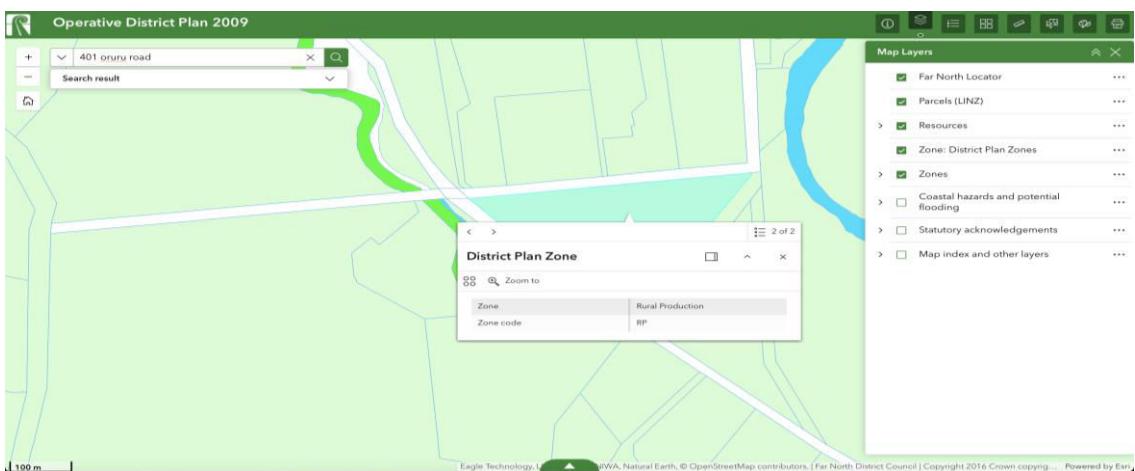


Figure 2 : FNDC ODP Zoning Maps

Source FNDC GIS December 2025

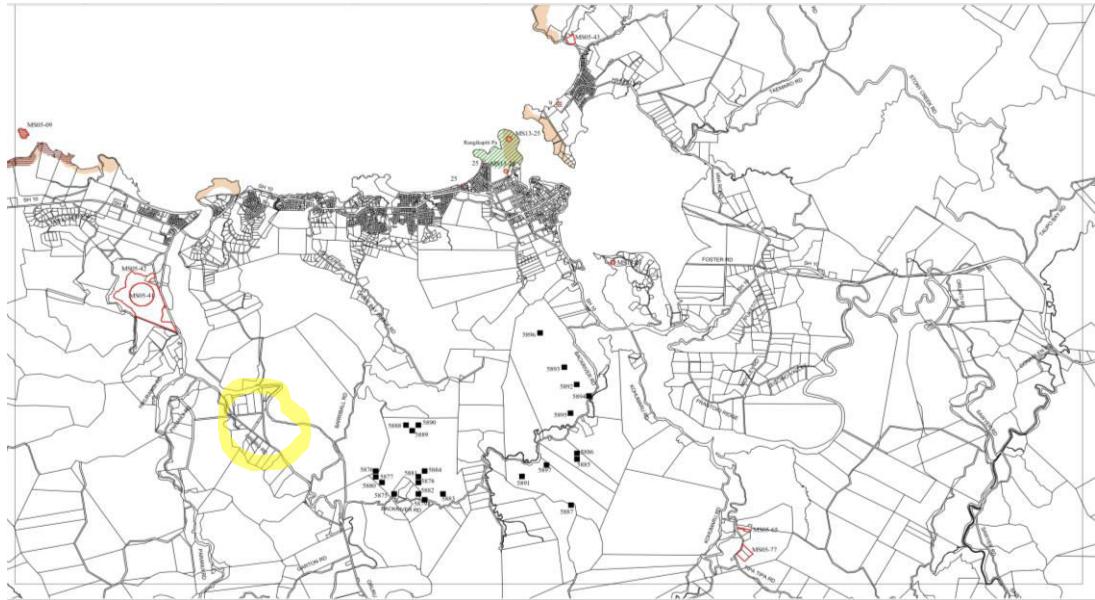


Figure 3 : FNDC Resource Maps

Source FNDC ODP Map 15

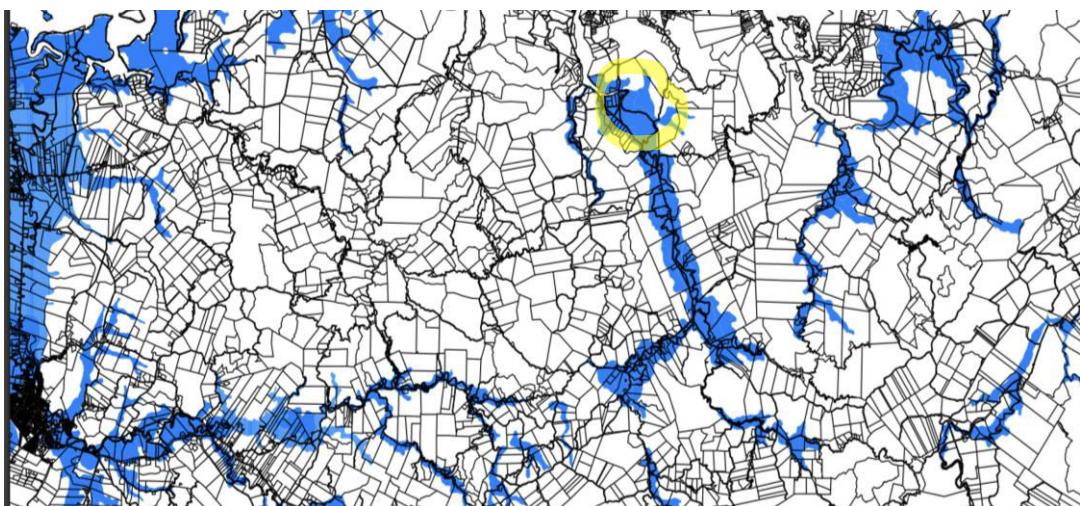


Figure 4 : Flood Map - 2009

Source FNDC ODP Planning Maps FL2

1.8 No recorded HAIL sites are present as shown in Figure 5 below;

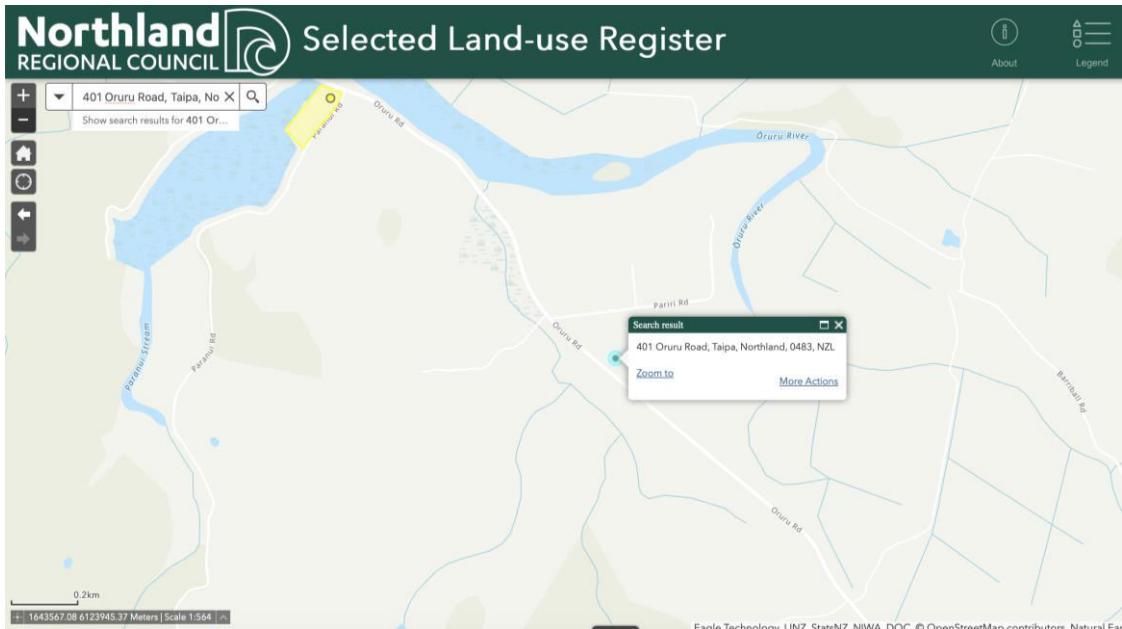


Figure 5 : HAIL Map

Source FNDC GIS 16/12/25

1.9 No recorded Archaeological sites are shown on the site in Council's GIS but there are archaeological sites shown on other sites in the broader vicinity some 400 metres to the west. The site does not contain any District Plan Historic Sites, District Plan Archaeological Sites, or District Plan sites of Significance to Māori.

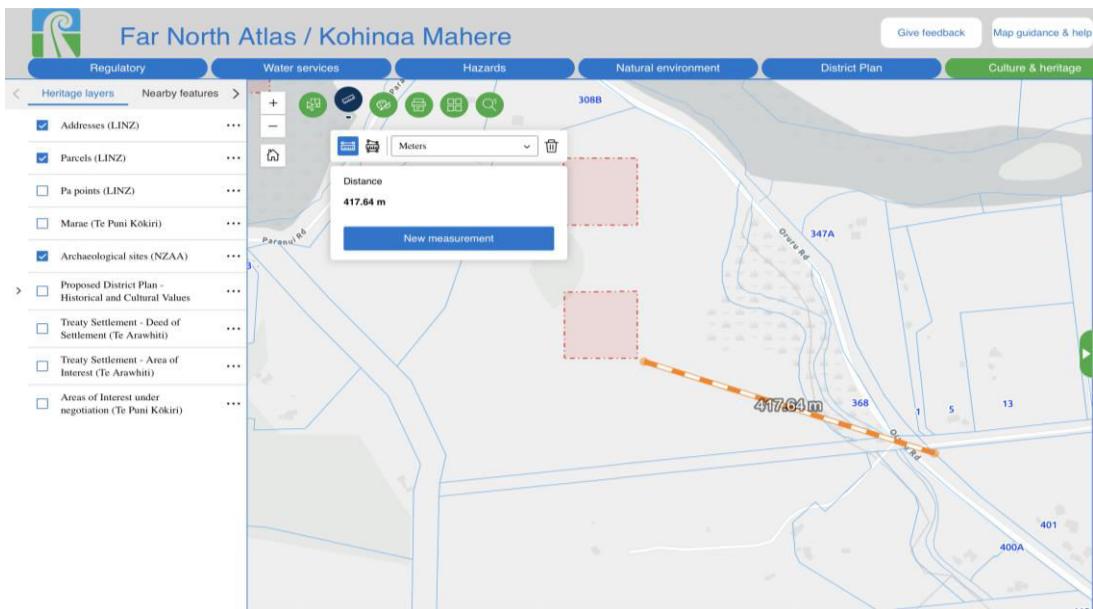


Figure 6: NZAA Archaeological Sites

Source FNDC GIS 16/12/25

1.10 The site is located within a Kiwi Present area as shown in Figure 7 below.

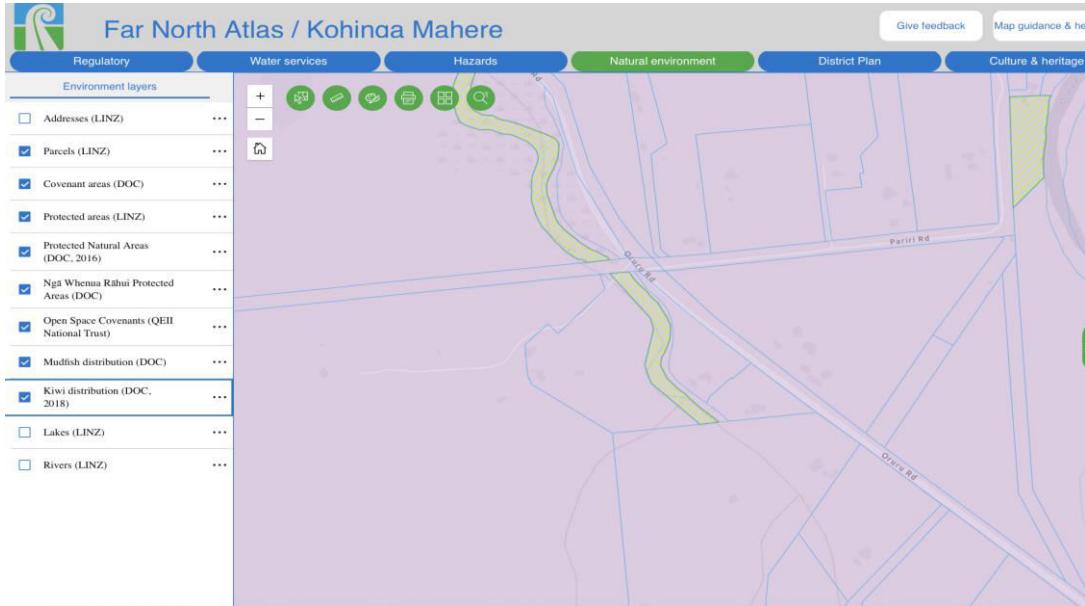


Figure 7 : Kiwi Present Zone

Source FNDC GIS December 2025

1.11 The site is identified as being located within 500 metres of reserve land. This can be seen in figure 8 below.

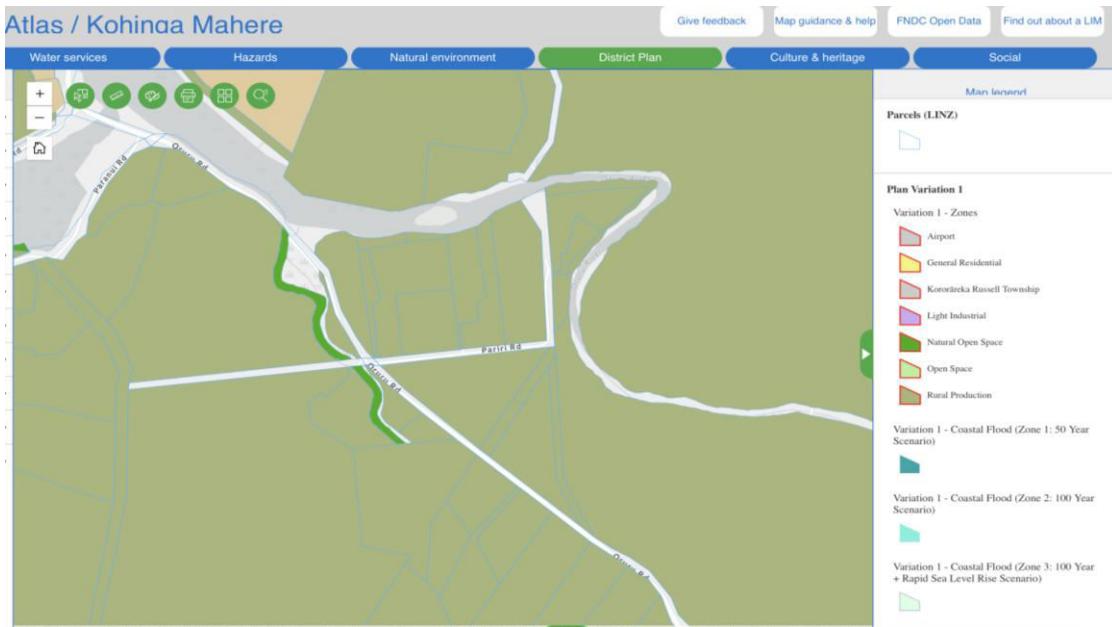


Figure 8 : Reserve Land

Source FNDC GIS December 2025

1.12 The site as a whole is also zoned “Rural Production” under the Proposed District Plan (“PDP”). The site is clear of all hazards listed in the PDP. This can be seen in Figure 9 below.

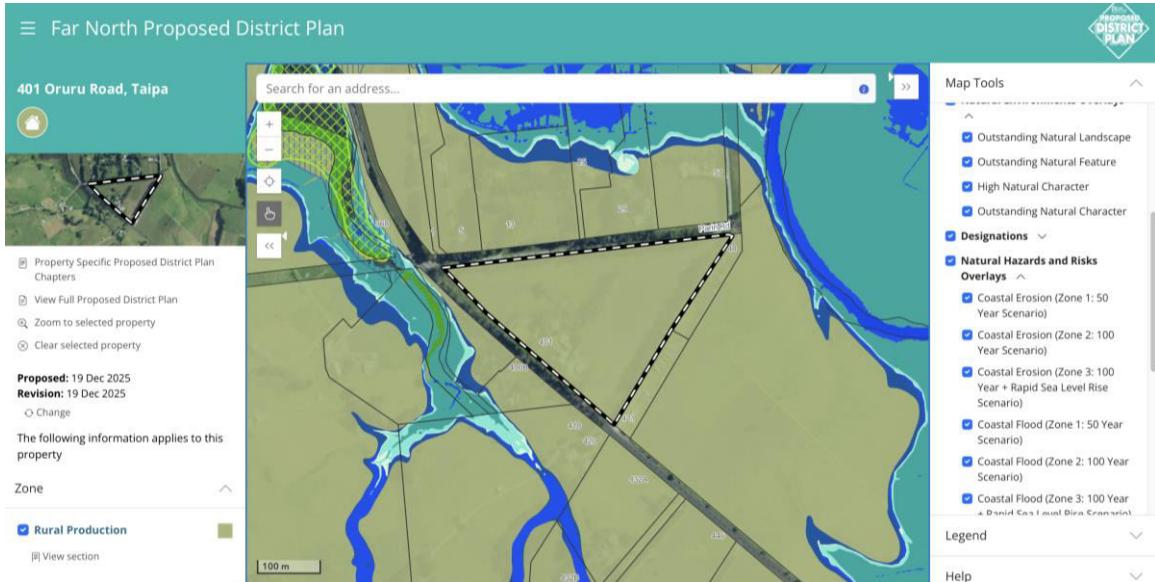


Figure 9 : FNDC PDP Zoning Maps

Source FNDC GIS 21/11/24

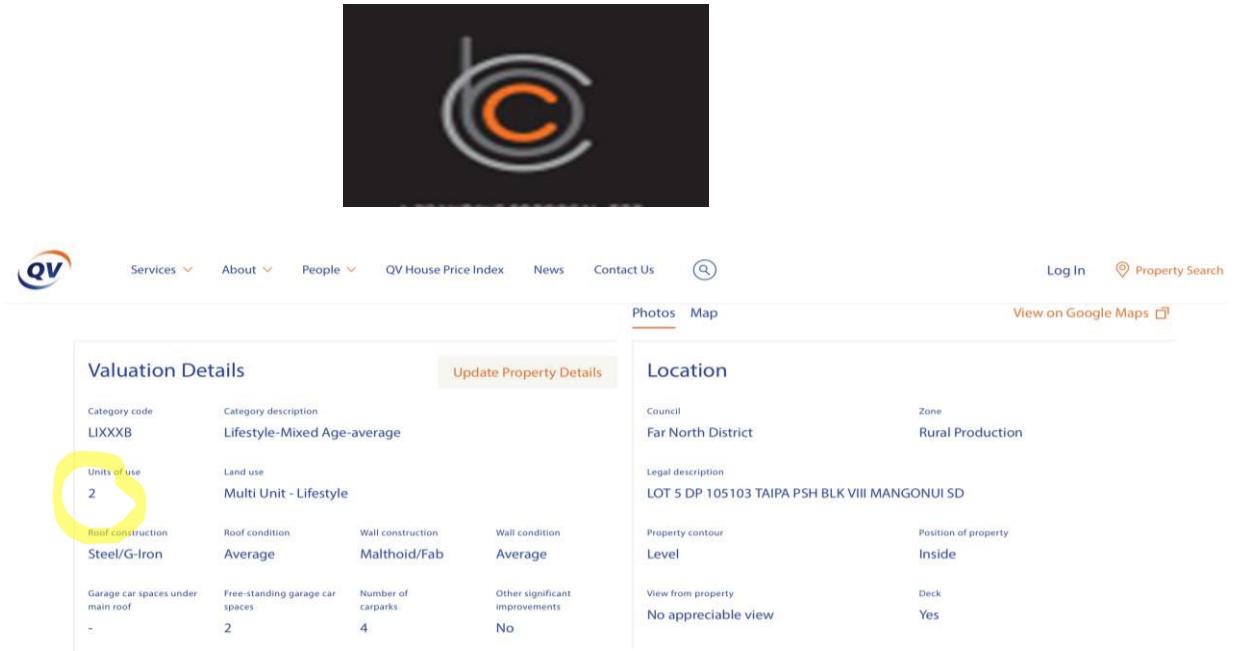
1.13 No heritage matters, notable trees, Sites and Areas of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are noted on the relevant PDP maps.

### Site History

1.14 A review of the Council files for the property indicates that there are no specific matters (for example known archaeological sites, neighbours' complaints, known flooding problems etc) recorded on the file that would impact upon the proposed subdivision.

1.15 A review of Council records and communications with Council staff indicate that records are however incomplete. A building consent approval (Council Ref BC 17411) was issued in 1988 for a dwelling on the site. Council's GIS also indicate that a resource consent for a second dwelling on the site was issued in 2004 (Council Ref 1950098) but the decision is unable to be located. A building consent file also appears to have been misplaced and these matters have been acknowledged by the file team of the FNDC – see Attachment 12 for this correspondence.

1.16 Despite the loss of some Council records, it is evident that the FNDC is aware of the second dwelling on the site and has been levying rates for two dwellings. A cross check against Quotable Value records also confirms the presence of two rateable units on the site. This can be seen in Figure 10 below;



The screenshot shows a property valuation page. At the top, there is a logo and a navigation bar with links for Services, About, People, QV House Price Index, News, Contact Us, and a search icon. Below the navigation, there are tabs for Photos and Map, and a link to View on Google Maps. The main content area is divided into two sections: Valuation Details and Location. The Valuation Details section contains the following data:

Valuation Details		Update Property Details	
Category code	LIXXXB	Category description	Lifestyle-Mixed Age-average
Units of use	2	Land use	Multi Unit - Lifestyle
Roof construction	Steel/G-Iron	Roof condition	Average
Garage car spaces under main roof	-	Free-standing garage car spaces	2
		Number of carparks	4
		Other significant improvements	No

The Location section contains the following data:

Location	
Council	Far North District
Zone	Rural Production
Legal description	LOT 5 DP 105103 TAIPA PSH BLK VIII MANGONUI SD
Property contour	Level
Position of property	Inside
View from property	No appreciable view
Deck	Yes

Figure 10 : Valuation New Zealand Data

Source Quotable Value

1.17 Notwithstanding the absence of a complete historic consent record, the second unit has existed and been occupied for a considerable period of time with the knowledge of the Council, and has been continuously rated as a separate rating unit. In these circumstances, the subdivision proposal does not rely on, nor seek to regularise the status of that building.



## Subdivision Concept Design

2.1 The proposed subdivision layout is shown below, with a further full detailed plan set in **Attachment 3** for ease of reference.

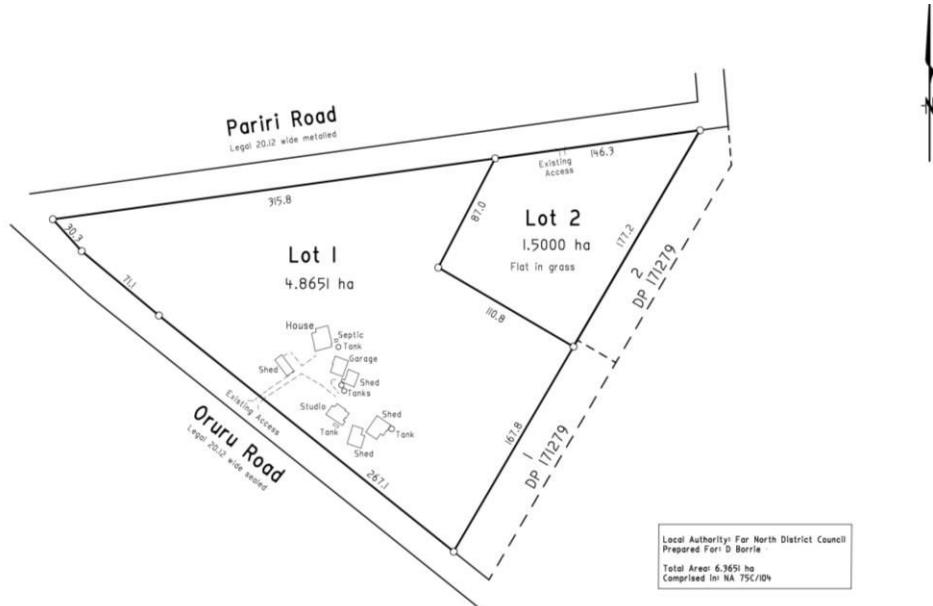


Figure 11 : Overall Scheme Plan

Source R Neave, Surveyor

2.2 The subdivision is made straightforward by the two road frontages that provides for direct access for each of the proposed sites. This design has been informed by the engineering assessment.

2.3 Photographs of the existing buildings on Lot 1 and the proposed building platform on Lot 2 are shown in figure 12 to 14 below.



Figure 12 : Lot 1 Existing Dwelling

Source Site Visit 02/02/2026



Figure 13 : Lot 1 Existing Studio Unit

Source Site Visit 02/02/2026



*Figure 14 : Lot 2 Building Platform (Existing crossing in foreground) Source Site Visit 02/02/2026*

#### Engineering Design Considerations

2.4 The proposed building platform has been subject to an engineering assessment. This has confirmed the building platform is located on stable ground clear of flood hazards. The access for each lot is sited to ensure adequate sight distances and to minimise land form modification. A copy of the engineering report is contained in **Attachment 4**.

#### **DISTRICT PLANNING FRAMEWORK**

3.1 At the present time, the principal district planning instruments relevant to this subdivision are the ODP, PDP and Variation 1 to the PDP. There are no other plan changes relevant to this proposal.

#### **Proposed District Plan**

3.2 The FNDC publicly notified its PDP on 27th July 2022. Whilst hearings on the PDP have commenced, no decisions have yet been issued by the Hearings Commissioners. It is understood that decisions will be issued by Council in May 2026.

3.3 Under s86B of the Resource Management Act 1991 a rule in a Proposed District Plan has legal effect only once a decision on submissions have been made, unless the criteria under s.86B(3)(a) to (e) apply.



- 3.4 In terms of s.86B(3) of the Act, a review of the PDP shows that there are no provisions that relate to water, air or soil, significant indigenous vegetation, significant indigenous habitats of fauna, historic heritage or aquaculture activities that require additional resource consent with this subdivision application.
- 3.5 Tabulated analysis of the PDP provisions are contained in **Attachment 5**. As there are no relevant rules within the PDP with immediate legal effect that affect the proposed subdivisions activity status, the activity status of this application is prescribed by the current ODP.
- 3.6 The objectives and policies of the PDP are however relevant for the s.104 assessment undertaken later in this report. This matter is discussed further in paragraphs 9.13 to 9.26 of this report.

### **Operative District Plan**

- 3.7 As already stated, the ODP is the dominant planning document in considering this subdivision proposal. Tabulated analysis of the ODP standards are contained in **Attachment 6**. The analysis confirms that consent is required under the following rules of the ODP:
  - Restricted Discretionary Activity subdivision under Rule 13.7.2.1 (3) for "...A *maximum of 3 lots in any subdivision proving that the minimum lot size is 4000m<sup>2</sup> and there is at least 1 lot in the subdivision with a minimum lot size of 4 ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000...*"
- 3.8 Overall the proposal is to be considered as a restricted discretionary activity.

### **Section 104 & 106 of The RMA 1991 - Matters Of Discretion**

- 3.9 As a restricted discretionary activity subdivision, and in addition to s.106 matters, Council is only able to consider specific matters in deciding whether to approve or decline a consent application. Then in the instance of the ODP, additional specific matters for the purposes of imposing conditions. These are set out in **Attachment 7**.
- 3.10 Rule 13.8.1 of the ODP identifies the matters of discretion that are able to be considered in deciding whether or not to grant consent. The only listed matters of relevance to this application are:
  - *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*



- *effects of the subdivision... within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
- *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
- *the mitigation of fire hazards for health and safety of residents.*

3.11 We note that the subject site is outside of the high natural character areas that follow the margins of Oruru River in this locale and the proposed subdivision will result in development consistent with that in the immediate vicinity. Moreover, the mitigation of fire hazards is typically addressed by conditions requiring onsite storage (via water tanks) for firefighting purposes.

3.12 This leaves “*the effects on areas of significant indigenous flora and significant habitats of indigenous fauna*” together with the effects on Department of Conservation land within 500 metres of the site, as the two remaining issues. It is under these provision that Council may consider ecological matters further.

3.13 Council may consult with the Department of Conservation on this proposal during the processing of this consent if they consider it appropriate, and noting the conditions of consent that are offered with respect to kiwi habitat.

3.14 Conditions are able to then be granted on the matters as already identified above, and on those additional matters specifically listed under Rule 13.7.3 of the ODP. These are;

- *Access and Transportation*
- *Natural and Other Hazards*
- *Water Supply*
- *Stormwater Disposal*
- *Wastewater Disposal*
- *Energy Supply*
- *Telecommunications*
- *Easements*
- *Preservation of Heritage Resources, Vegetation, Fauna and Landscape*
- *Access to Reserves and Waterways (Esplanade Reserves)*
- *Land Use Compatibility*
- *Proximity to Airports*

3.15 The supporting engineering report as well as this AEE have considered these matters and made recommendations where appropriate. Advice notes in the instance of the archaeological matters for accidental discovery protocols are recommended.

3.16 We note that whilst the building platform is located clear of the minimum setbacks required by the ODP and there are no intensive land uses on neighbouring properties immediately adjacent the proposed building platforms, a consent notice on the matter



of land use compatibility (reverse sensitivity) can be imposed by Council if considered appropriate.

## STATUTORY REQUIREMENTS

### 4.0 Section 5 – Purpose of the RMA

#### *Purpose*

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
  - (a) *Sustaining the potential of natural and physical resources (excluding the minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

### Section 104 – Consideration of Applications

### 4.1 Section 104 of the Resource Management Act 1991 sets out those matters that must be considered when assessing an application for resource consent. Subject to Part II of the Act, Section 104C requires a consent authority to have regard to the following matters of relevance in this instance:

*104C When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—*

- (a) *a discretion is restricted in national environmental standards or other regulations;*
- (b) *it has restricted the exercise of its discretion in its plan or proposed plan.*

(2) *The consent authority may grant or refuse the application.*

(3) *However, if it grants the application, the consent authority may impose conditions under [section 108](#) only for those matters over which—*

- (a) *a discretion is restricted in national environmental standards or other regulations;*
- (b) *it has restricted the exercise of its discretion in its plan or proposed plan.*

### 4.2 The Fourth Schedule of the Act outlines the matters that must be included in an assessment of effects. A compliance schedule demonstrating how this AEE meets the requirements of the Fourth Schedule is contained in **Attachment 8**. The subsequent sections of this AEE address the requirements of s.5, s.104 and the Fourth Schedule of the Act as appropriate to the scale of the activity, and as necessary to provide an informed assessment of this proposal.



## ASSESSMENT OF EFFECTS

4.3 As already stated, the extent of environmental effects able to be considered by Council are effectively limited to the matters of discretion set out in Rule 13.8.1 of the ODP and s.106 of the Act. The following assessment of effects is informed by these matters of discretion. The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment.

### *Permitted Baseline*

4.4 The permitted baseline may be taken into account and the Council has the discretion to disregard those effects. In terms of the subject site, there is no applicable permitted baseline that is of assistance as the proposal is for a subdivision.

### *Receiving Environment*

4.5 The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

4.6 There are no known consents in the area or that have been recently applied for on adjacent sites that may impact this proposal, noting the land use consent for a second dwelling issued on the subject site back in 2004 (Council Ref 1950098).

4.7 However, if the FNDC is aware of any other relevant applications, this AEE can be updated as required to reflect any change in circumstances.

### *Section 106 Matters*

4.8 The proposed subdivision appropriately provides for legal access to each of the proposed lots. There are no adverse effects of the nature identified in s.106 of the Act raised in the engineering report that preclude this subdivision from proceeding. Please refer to the attached engineering report in **Attachment 4**.

### *Effects on Significant Flora & Fauna*

4.9 The offered conditions for the protection of Kiwi will ensure that the effects arising from the subdivision are less than minor.

### *Water Supply for Fire Fighting*

4.10 For the purposes of firefighting, the Applicant is agreeable to standard conditions requiring the provision of water supply for firefighting at the time of building consent application. Effects in this respect are less than minor. Please refer to the engineering report in **Attachment 4**.



4.11 No further assessment of effects (for example, effects on productive soils, landscape values, etc) for the purposes of approving the consent are necessary, as these matters are outside of the matters of discretion.

## **PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION**

5.0 Ten new or amended national direction instruments under the Resource Management Act 1991 came into effect on 15 January 2026. The following analysis has been informed by these most recent amendments for completeness.

### ***National Policy Statement for Natural Hazards (2025)***

6.0 This legislation is about managing natural hazard risk to people and property associated with subdivision use and development using a risk-based proportionate approach. New risk matrices have been devised addressing the likelihood and consequence of natural hazard events. As already discussed, this site is located clear of the modelled flood plain using the most up to date information. As a consequence there is no conflict with Policy 1 or Policy 5 of the NPS Natural Hazards.

### ***National Policy Statement for Infrastructure (2025)***

7.0 The objective of this National Policy Statement is to ensure the national, regional and local benefits of infrastructure are provided. This is to occur by enabling infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety. In this respect there is no regionally significant infrastructure in the locality and standard conditions requiring access formation etc will deal with effects on the local roading network. As a consequence there is no conflict with Policy 1, 8 or 10 of the NPS Infrastructure.

### ***National Environmental Standards for Assessing and Managing Contaminated in Soils to Protect Human Health (2011) (NES :CS)***

8.0 With respect to the NES:CS specifically, the site has been used for standard grazing activities for a long period of time and the Applicants have advised that they are not aware of any HAIL activities present. In addition, the HAIL GIS Maps on Council's website have been reviewed and this also does not indicate any HAIL sites on the property. A portion of the site has been subject to maize growing however, commencing in 2019 and this can be seen in the historic aerial imagery below.



Figure 15 : 2019 Aerial Imagery

Source Google Earth

9.0 Discussions with the Applicant confirm that the cropping has been constrained to maize crops for stock feed only and that this has only happened in recent years. Given the site is not recorded as containing any historic contamination, and that no known orchard or intensive horticulture cropping has taken place on the site previously, we consider that neither a site contamination assessment under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 is required, nor consent under this legislation triggered, given the nature, scale, and recency of the cropping activities described.

***National Environmental Standards for Freshwater (2025) (“NES:FW”)***

9.1 The proposed subdivision is consistent with the NES FW. In summary form any subdivision site works and any future development involving earthworks can be carried out more than 10 metres from any wet area, therefore not requiring consent pursuant to Clauses 54 (a) and (b) of the NES Freshwater. Clause 54(c) applies to the taking, use, damming, or diversion of water within a 100m setback from a natural inland wetland and such activities only require consent if there is a hydrological connection between the activity and wetland and where such activity will change water level range or the hydrological functioning of the wetland. There are no known wetlands present in the vicinity of the proposed allotments and building platforms.

***National Policy Statement for Freshwater Management(2025) (“NPS:FW”)***

9.2 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is not inconsistent with the objectives of the NPS FW in that the extent of any requisite earthworks for the subdivision are modest and conditions can be imposed to ensure that adverse effects in terms of sedimentation and water quality are appropriately avoided, remedied or mitigated.



#### ***NPS Indigenous Biodiversity (2025)***

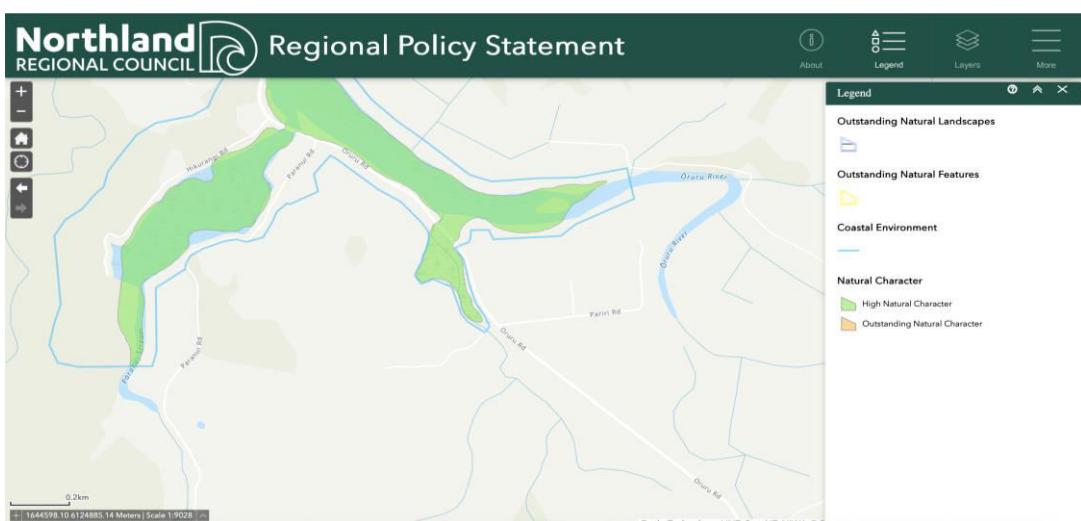
9.3 The National Policy Statement for Indigenous Biodiversity (NPSIB), requires council's to identify, map, and manage effects on SNAs, including avoiding or mitigating adverse impacts from activities like subdivision (e.g., through vegetation clearance, earthworks, or habitat fragmentation). Whilst the assessment criteria within the current ODP do provide for the protection of Significant Natural Areas in an application for subdivision there are no mapped SNA's on the site or that might otherwise be affected by the proposal. As a consequence, no conflict with this NPS is anticipated.

#### ***The NPS Highly Productive Land (2025)***

9.4 This NPS has the objective of protecting Highly Productive Land so that it can be used for land-based primary production, both now and for future generations. The NPS:HPL was updated in late 2025 and is about ensuring the long term availability of productive soils for food production. The NPS: HPL is to be implemented via the identification and mapping of areas of productive soils in planning documents, and by the subsequent introduction of objectives, policies and rules within District Plans. While regional-scale mapping indicates the presence of productive soils on the site, land use capability is not a matter of discretion for this application under Rule 13.8.1 of the Operative District Plan, nor is it regulated through any operative National Environmental Standard. As such, no further assessment of soil productivity is required or relevant to the determination of this application.

#### ***The Northland Regional Policy Statement***

9.5 The Northland Regional Policy Statement ("NRPS") was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural features, or natural character areas. The boundary of the High Natural Character Area loosely follows the margins of the Oruru River in this location and are west of the site. This can be seen in Figure 16 below.



*Figure 16: Regional Policy Statement Map*

Source NRC G/S 15/01/26



- 9.6 The NRPS also contains objectives and policies related to infrastructure and regional form and economic development. The objectives and policies considered relevant to this proposed subdivision are contained in **Attachment 9**.
- 9.7 As outlined earlier in this report, despite the original flood hazard maps that accompanied the ODP illustrating the site as being located within a flood plain, more up to date flood modelling by the NRC indicates that the site is not. As a consequence no building platforms will be located within the currently modelled flood plain. Earthworks volumes will be within permitted activity standards as per the supplied engineering report.
- 9.8 The Applicant is also offering a consent notice condition, if required by Council, to address reverse sensitivity matters. The proposal is consistent with the relevant objectives and policies in the Regional Policy Statement for Northland as a consequence.

#### ***FNDC ODP Objectives and Policies***

- 9.9 As already stated, the proposal constitutes a restricted discretionary activity under the ODP. The following assessment of the objectives and policies are informed by the matters of discretion specified in Rule 13.8.1 and Rule 13.7.3 of the ODP. The pertinent objectives and policies are contained in **Attachment 10**.

#### *Commentary – Subdivision Objectives and Policies*

- 9.10 The proposed subdivision is of a nature specifically envisaged by the zone provisions (13.3.1). The lot size, dimensions and location of the allotments have been designed to take into account existing land uses (13.4.1). The building platform is located clear of flood hazard (13.4.3), and the building platforms have been designed and located so as to be north facing to the most practicable extent, and take into account solar gain to facilitate energy efficient design (13.3.9, 13.4.15 (a)). There are no scheduled heritage resources present on the site (13.3.4), and stormwater management will be in place for the proposed development (13.3.5). The proposal contains suggested resource consent conditions to address reverse sensitivity and environmental effects arising from the proposal (13.3.2). Particular consideration has been given to ensuring adverse effects are appropriately avoided, remedied or mitigated. The proposal is in accordance with these objectives and policies.

#### *Commentary – Rural Production Zone Objectives and Policies*

- 9.11 The proposed subdivision is of a nature specifically envisaged by the zone provisions (8.4.2). There are no outstanding natural features or landscapes present on the site (8.3.5). The proposal contains suggested resource consent conditions to address reverse sensitivity and environmental effects arising from the proposal (8.4.5). Particular consideration has been given to ensuring adverse effects are appropriately



avoided, remedied or mitigated (8.4.2). The proposal is in accordance with these objectives and policies.

#### *Summary*

9.12 In summary, for the reasons detailed above, the proposal can be considered consistent with the relevant objectives and policies contained within the FNDC DP.

#### ***PDP Objectives and Policies***

9.13 Many of the matters flagged in the objectives and policies of the PDP fall outside the matters of discretion able to be considered by Council as a restricted discretionary activity subdivision. They are however addressed below in the interests of completeness. The pertinent objectives and policies are contained in **Attachment 11**.

9.14 As the objectives and policies of the Rural Production zone, depart significantly from the approach set out in the ODP, these plan provisions reflects a different future policy direction that has not yet been resolved through the statutory process. These objectives appear to envisage only “primary production activities” and “other compatible activities that have a functional need to be in a rural environment” with the additional objective of avoiding subdivision on “Highly Productive Land” in its entirety (RPROZ-01 & RPROZ-02, RPOZ-03 (c)) and (RPROZ-P5). Subdivision is anticipated in exchange for environmental benefit but only if subdivision on productive soils is avoided (SUB-P8). However, limited weight can be afforded to those provisions at this time given the confined scope of discretion under the Operative District Plan.

9.15 However as covered in paragraphs 2.1 to 2.12 of this report, the subdivision nonetheless has been designed to protect the ongoing operation of neighbouring rural land uses. The site does not contain any environmentally sensitive areas (SUB-P11), and appropriate infrastructure is also provided (RPROZ-03 (b) RPROZ-P3 & (d)).

9.16 As with the Rural Production zone objectives and policies, the associated subdivision objectives and policies contains a different policy direction, and limited weight can be afforded given the absence of decisions and the confined scope of discretion under the ODP.

9.17 With respect to natural hazards, the site as a whole, including access, is clear of the modelled flood plains in the local area as shown on Council’s current GIS system. The hazard risk has been assessed in the supplied engineering report and the proposal is consistent with policies regarding flood hazard (NH-01 & NH-02, NH-P2, NH-P5, NH-P6, NH-P8).

#### ***Variation 1 to the PDP***

9.18 The Far North District Council has notified Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation



1 makes minor amendments to correct minor errors, amend provisions that are having unintended consequences, remove ambiguity and improve clarity and workability of provisions. There are multiple zones and provisions of the PDP that are affected by this variation. Examples of this include changes to the wording of both rural, urban and special purpose zones. Changes are sought to the Rural Production Zone specifically, but the variation does not seek changes to the subdivision provisions in this Zone. Submissions for this variation closed in December 2024 so the provision have no effect on activity classification, and little if any weight in the decision making process for this application at the current time.

## ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

### *Weighting of District Planning Documents*

- 9.19 In general terms the weight afforded to the objectives and policies of a PDP are determined by the extent to which the PDP provisions have been tested in the statutory process. Typically, a PDP notified by a consent authority will garner greater weighting in the process a few years after notification as decisions are issued and appeals are resolved in accordance with the time frames prescribed in the RMA 1991.
- 9.20 However this is not the case with FNDC PDP. Whilst the statutory process for the PDP effectively commenced on 27 July 2022 with the public notification of the PDP, according to the FNDC website, the PDP received “*...a high number of submissions with 580 original submissions (with over 8,500 original submission points), and 549 further submissions (with 26,174 further submission points) covering a broad range of issues...*”
- 9.21 As a consequence of that significant number of submissions, as well as staffing issues, Council wrote to the Minister for Environment on 15 July 2024 seeking an extension of time until 27 May 2026 for the issue of Council decisions on the PDP. This extension of time was granted by the Minister for the Environment on 17 September 2024.
- 9.22 All of this means that despite being in the public realm for a number of years, the PDP has not yet had any decisions issued on submissions by either the Hearings Panel or Council.
- 9.23 As a consequence, the PDP carries less weighting in the decision making process at the present time, than would otherwise be expected. This is setting aside the fact that the Council will still need to make a decision as to whether or not they will accept the recommendations of the Hearings Panel. The Council decisions will then be subject to potential challenge via appeal.
- 9.24 In order to understand the potential for the subdivision provisions of the Rural Production zone to be appealed, we have reviewed the submissions. We note that there are multiple submissions opposing / seeking changes to the provisions of the Rural Production zone and minimum lot sizes. Some relevant examples of these



submissions are in S421.207, S373.001, S488.001, S17.001, S40.001, S41.001 and S43.001.

9.25 We also note that in parallel with this, the government has issued a range of updates to various National Policy Statements and National Environmental Standards, and the Hearings Panel is currently seeking legal advice on the implications of these amendments on their decision making process.

9.26 In our opinion all of this means that the Operative District Plan remains the dominant document in the weighing up of the objectives and policies of the district planning documents.

## **PART 2 OF THE RMA**

6.0 The purpose of the RMA under s5 is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way or at a rate that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

6.1 This application is considered to be consistent with this purpose. In particular, the proposal seeks to enable the wellbeing (social and economic) of the applicants by allowing efficient utilisation of their site and will ensure that adverse effects of the proposal on the environment will be avoided, remedied and/or mitigated.

6.2 Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

6.3 The site does not contain any identified outstanding landscape or features or any known archaeologically significant or heritage items. The effects of the proposal have been appropriately addressed by way of the offered conditions.

6.4 Section 7 identifies a number of “other matters” to be given particular regard by a council in the consideration of any assessment for resource consent, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the maintenance and enhancement of amenity values.

- The development has been designed to take into account the surrounding land uses, and will not result in any adverse impacts on adjacent sites.
- The proposal will enable an efficient use of natural and physical resources as it will utilise land for countryside living and rural purposes.



- 6.5 Section 8 requires all persons exercising functions and powers under the RMA to 'take into account' the Principles of the Treaty of Waitangi. No section 8 issues are considered to result.
- 6.6 Overall, the application is consistent with Part 2 of the RMA for the following reasons:
  - The proposal provides for the wellbeing of people within the FNDC District by providing for the efficient utilisation of land suitable for development.
  - The proposal appropriately mitigates adverse effects on the environment.

#### **WRITTEN APPROVALS / CONSULTATION**

- 7.0 The Applicant has consulted with Chorus and Top Energy on service provider matters, and the results of that consultation is contained in **Attachment 12**.
- 7.1 No other written approvals have been sought or other consultation undertaken with this application as the nature of the subdivision is specifically provided for in the zone, and no other parties are adversely affected.
- 7.2 Moreover, careful consideration has been given to the subdivision layout and location of the building platform. This layout will ensure that the proposed subdivision will not result in adverse effects on adjacent / other parties, and operations on adjacent sites can operate without reverse sensitivity effects arising.
- 7.3 With respect to adjacent land uses, the building platforms are sited outside of the required setbacks from adjacent sites. Regardless, the Applicant is agreeable to a consent notice precluding future occupants complaining about lawfully established or permitted rural activities on adjacent properties if required by Council.
- 7.4 It is anticipated that the FNDC will consult with the Department of Conservation and also make this application available to local iwi during the processing of this application.



## SECTION 95 NOTIFICATION

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

### **Step 1: mandatory public notification in certain circumstances**

8.1 No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

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

8.2 The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

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

8.3 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)). For the reasons outlined earlier in this report public notification is not required as the activities will have or are likely to have adverse effects on the environment that are less than minor (s95A(8)(b)). An adjacent land assessment for the purposes of s95D (a) (ii) has been provided in **Attachment 2**.

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

8.4 If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.



- 8.5 "Special circumstances" have been defined by the Court of Appeal as those that are unusual or exceptional, but they may be less than extraordinary or unique (Peninsula Watchdog Group (Inc) v Minister of Energy [1996] 2 NZLR 529). With regards to what may constitute an unusual or exceptional circumstance, Salmon J commented in Bayley v Manukau CC [1998] NZRMA 396 that if the district plan specifically envisages what is proposed, it cannot be described as being out of the ordinary and giving rise to special circumstances.
- 8.6 In Murray v Whakatane DC [1997] NZRMA 433, Elias J stated that circumstances which are "special" will be those which make notification desirable, notwithstanding the general provisions excluding the need for notification. In determining what may amount to "special circumstances" it is necessary to consider the matters relevant to the merits of the application as a whole, not merely those considerations stipulated in the tests for notification and service.
- 8.7 In this instance there are no special circumstances as the nature of the consent application is consistent with the rules, and objectives and policies for subdivision in the Rural Production zone.

#### **Public notification conclusion**

- 8.8 Having undertaken the s95A public notification tests, the following conclusions are reached:
  - Under step 1, public notification is not mandatory.
  - Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
  - Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
  - Under step 4, there are no special circumstances that warrant the application being publicly notified.
- 8.9 It is therefore recommended that this application be processed without public notification.

#### **Limited notification assessment (sections 95B, 95E-95G)**

- 8.10 If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.



**Step 1: certain affected protected customary rights groups must be notified.**

- 8.11 There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).
- 8.12 In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). In this instance, the proposal is not on and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

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

- 8.13 The application is not precluded from limited notification as:
  - the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
  - the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

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

- 8.14 As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.

**Adversely affected persons assessment (sections 95B(8) and 95E)**

- 8.15 As already stated, and as illustrated earlier in this AEE, there are less than minor effects on persons arising from this application.

**Step 4: further notification in special circumstances**

- 8.16 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 warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).



Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

8.17 In this instance there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

**Limited notification conclusion**

8.18 Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

8.19 It is therefore recommended that this application be processed without limited notification.



## CONCLUSION

- 9.0 Under the FNDC ODP the application site is zoned Rural Production. The proposal seeks restricted discretionary subdivision consent which is consistent with the matters for discretion and objectives and policies of the zone.
- 9.1 The application has been assessed in terms of the matters detailed in the relevant sections of the RMA (1991), and the FNDC ODP.
- 9.2 In my opinion the proposal accords with Section 104 of the RMA and can be granted resource consent on a non-notified basis.

Neil Mumby  
Planning Consultant  
B. Soc.Sci (REP) (Hons)  
MNZPI(Full),  
Member  
ISOCARP  
February 2026

**LIMITATION:** This report has been prepared on behalf of, and for, the exclusive use of a Client of Cable Bay Consulting Ltd. This report is subject to, and is issued in connection with, the provisions of a written agreement between Cable Bay Consulting Ltd and its Client. Cable Bay Consulting Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of or reliance upon this report by any third party.

## Attachment 1



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA75C/104**

**Land Registration District** **North Auckland**

**Date Issued** 20 February 1989

**Prior References**

NA57D/1440

---

**Estate** Fee Simple

**Area** 6.3651 hectares more or less

**Legal Description** Lot 5 Deposited Plan 105103

**Registered Owners**

David John Borrie and Joanne Borrie

---

**Interests**



## Attachment 2

## Adjacent Land Assessment

### 401 Oruru Road – David Borrie

1.1 Adjacent land uses are both rural and countryside living in nature. A table identifying the street address and legal descriptions of adjacent land (where available) and associated land uses is contained in Table 1 below;

Street Address	Legal Description	Property Description
347A Oruru Road	Allotment 18 Parish of Taipa	Occupied countryside living block, bisected by Oruru Road. Approximately four hectares in area.
1 Pariri Road	Lot 1 Deposited Plan 101497	Occupied countryside living block, some 5000m <sup>2</sup> in area.
5 Pariri Road	Lot 2 Deposited Plan 101497	Occupied countryside living block, Approximately 4.5 hectares in area.
13 Pariri Road	Lot 2 Deposited Plan 63681	Occupied countryside living block, Approximately 2.76 hectares in area.
25 Pariri Road	Lot 2 Deposited Plan 412716	Occupied countryside living block, Approximately two hectares in area.
29 Pariri Road	Lot 1 Deposited Plan 412716	Occupied countryside living block, Approximately two hectares in area.
57 Pariri Road	Allotment 14 Parish of Taipa	Occupied countryside living block, Approximately four hectares in area.
Unknown	Lot 3 Deposited Plan 171279 and Part Allotment 1 Parish of Taipa	Rural Production lot, approximately 77 hectares in area.
48 Pariri Road	Lot 2 Deposited Plan 171279	Occupied countryside living block, some 5000m <sup>2</sup> in area.
421 Oruru Road	Lot 1 Deposited Plan 171279	Occupied countryside living block, some 5500m <sup>2</sup> in area.
418 Oruru Road	Lot 3 Deposited Plan 105103	Rural Production block, approximately eight hectares in area
400B Oruru Road	Lot 2 Deposited Plan 183195	Occupied countryside living block, some 7000m <sup>2</sup> in area.
400A Oruru Road	Lot 1 Deposited Plan 183195	Occupied countryside living block, approximately 1.2 hectares in area.

1.2 An image showing the location of the adjacent land is below in Figure 2 below;

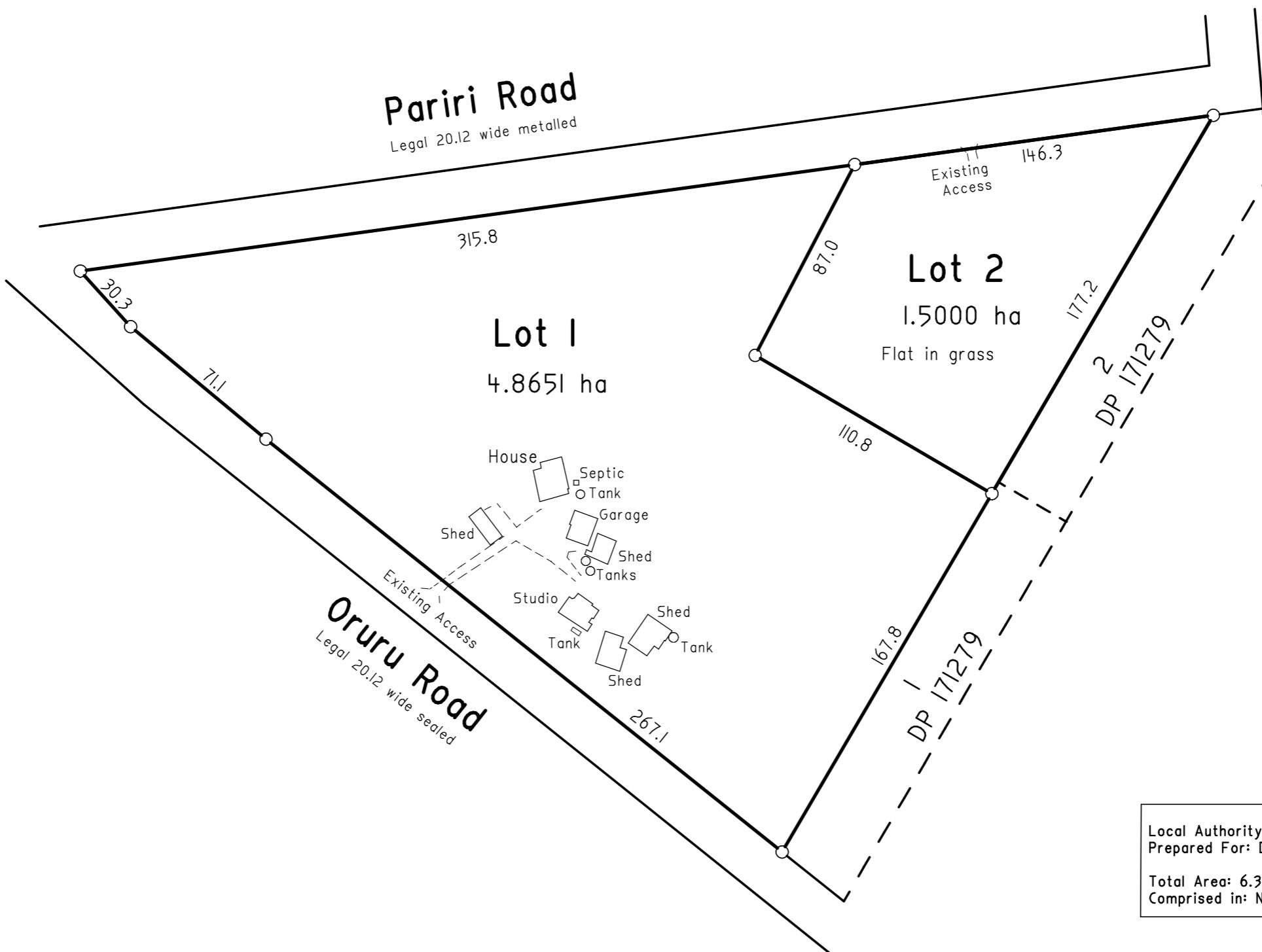


*Figure 2 :      Adjacent Land Assessment*

Key

★ = Adjacent Land

## Attachment 3



Lots 1 & 2 Being A Proposed Subdivision  
Of Lot 5 DP 105103 Oruru Road

Drawn: R Neave  
18th December 2025

ORIGINAL  
SCALE  
1:2000  
SHEET  
A3  
SIZE

Surveyors  
Ref.  
Borrie

## Attachment 4



**geologix**  
consulting engineers

# SUBDIVISION SITE SUITABILITY ENGINEERING REPORT

401 ORURU ROAD, TAIPA

DAVID BORRIE

C0737N-S-01  
DECEMBER 2025  
REVISION 1



## DOCUMENT MANAGEMENT

**Document Title** Subdivision Site Suitability Engineering Report

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**Client** David Borrie

**Geologix Reference** C0737N-S-01

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## REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
January 2026	First Issue	FS	SH	EC



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## 1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for David Borrie as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with the Resource Consent application in relation to the proposed subdivision of 401 Oruru Road, Taipa, the 'site', to create one new residential lot.

This assessment addresses preliminary engineering elements of wastewater, stormwater, water supply, firefighting, access and associated earthworks requirements to provide safe and stable building platforms with less than minor effects on the environment as a result of the proposed activities outlined in Section 1.1. This report is purposed to support the Resource Consent application and guide the requirements of future detailed design and/ or engineering plan approval processes. This report should be read in conjunction with other reports and documents prepared in support of the application.

### 1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Cable Bay Consulting<sup>1</sup> and has been reproduced within Appendix A as Drawing No 100. It is understood from the scheme plan and typical assumptions that the new lot will comprise a maximum building coverage of 300 m<sup>2</sup> within a designated 30 x 30 m square building site. The proposed subdivision (lot 2) will be accessed via an existing metal vehicle crossing off Pariri Road. The existing development will remain within the balance lot 1 and the existing driveway and vehicle crossing access will remain as is from Oruru Road.

The subdivision is proposed to be serviced by onsite water supply. Utility services (power & telecom) are connect to the existing public networks. Wastewater and stormwater will also be serviced on site. The above is summarised in Table 1 and detailed further within this report, with reference to the Preliminary Engineering Design Plans enclosed within Appendix A. Any amendments to the referenced scheme plan may require an update to the recommendations of this report.

*Table 1: Summary of Proposed Subdivision*

Proposed Lot No.	Size	Purpose
1	1,5000 ha	New residential
2	4.8651 ha	Existing residential

### 1.2 Site Description and Existing Infrastructure

The site is legally described as Lot 5 DP 105103, Taipa PSH BLK VIII Mangonui SD with a total site area of 6.3651 ha and designated by the FNDC Operative District Plan as within the Rural Production zone. The current title comprises an existing dwelling with associated garage, pool, shade house and concreted driveway and parking. The balance

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<sup>1</sup> Cable Bay Consulting, Scheme Plan Ref. Proposed Subdivision of Lot 1 DP 105103, December 2025, Ref. Borrie.



of the site forms maintained and landscaped private gardens. Available LiDAR data and the site walkover did not indicate any obvious overland flow paths through the site.

The property is surrounded by similar, single-dwelling residential sites. Existing infrastructure within this area includes roads, grassed swale drains, and utility networks. The site slopes gently from east to west over a range of 9.8 to 6.2 m RL.

No existing public networks are located within the site boundaries. Wastewater from the existing two dwellings is currently serviced by an on-site wastewater treatment system and disposal field. A northern dwelling has a septic tank north of the building and a wastewater field in its vicinity. The southern dwelling also has a septic tank to the west of the building and wastewater field in its vicinity. The systems appeared to be in good working order and contained within the proposed lot 1 boundaries. The existing roof stormwater discharge is either collected in various concrete and plastic tanks or discharged to ground within the proposed lot 1 boundary. There are no visible fire hydrants close by the site.

The site includes underground power supply in the proposed balance lot 1 from an overhead power pillar on the western side of Pariri Road across the road corridor. There are two other power pillars located on the eastern aspect of Pariri road that are closer to the proposed vehicle crossing to proposed Lot 2. Existing features are marked on Drawing No. 100 within Appendix A.

### 1.3 Mapped Floodplain

There is a mapped floodplain associated to the Oruru River that is 70m from the proposed Lot 2's eastern corner boundary.

There is a mapped floodplain associated to a tributary of the Oruru River that is 32m from the proposed Lot 1's western boundary.

The above floodplains do not encroach to the site and the max flood levels are approximately at least 2.5m below the elevation of existing and proposed development areas.

There are properties downstream of the site that are affected by this floodplain nearby to the north and 4km further downstream in Taipa township. It has therefore been considered that flood control of the 1% AEP design storm be implemented on the site. However, due to the site's location in the lower extents of the Oruru River's catchment, it is recommended that all discharge from the site is not detained, but rather discharge as soon as possible to avoid contributing to the peak flow of the Oruru River which will have a longer time of concentration, given its expanse.

## 2 WASTEWATER ASSESSMENT

As detailed above, wastewater from the existing dwelling is currently serviced by an on-site wastewater treatment system and disposal field to the west aspect of the existing



garage/workshop. The system appeared to be in good working order and contained within the proposed lot 1 boundaries. The system is identified on Drawing No. 100 within Appendix A and photographs enclosed within Appendix B.

## 2.1 Wastewater Volume and Treatment

It is proposed that the new lot is also serviced by an on-site wastewater treatment system and disposal field. A preliminary design is presented in this section and on Drawing No. 100 to demonstrate the proposed new lot can support on-site wastewater management. In lieu of specific development plans, the preliminary design assumes that the proposed new lot may support up to a five-bedroom dwelling with a peak occupancy of eight people<sup>2</sup>.

In lieu of potable water infrastructure servicing the site, roof rainwater collection within on-lot tanks has been proposed for this assessment. The design water volume for roof water tank supply is estimated at 160 litres/ person/ day<sup>3</sup> based upon standard water saving fixtures<sup>4</sup> being installed within the future development. This results in a total daily wastewater generation of 1,280 litres/ day per proposed lot.

No specific treatment system design restrictions and manufacturers are currently in place. Future developers will be required to elect a treatment system and provide system specifications at Building Consent. It is recommended that secondary treatment systems are accounted for within future developments. However, primary treatment systems may be suitable, provided the developer can demonstrate suitable treatment quality, disposal area and compliance with the NRC Proposed Regional Plan.

## 2.2 Wastewater Discharge

To provide even distribution, evapotranspiration assistance and to minimise effluent runoff it is recommended that suitably treated effluent is conveyed to land disposal via Pressure Compensating Dripper Irrigation (PCDI) systems.

Available geological mapping<sup>5</sup> indicates the site to be directly underlain by late Pleistocene - Holocene estuary, river and swamp deposits of the Pakihi Supergroup. These sandstone rocks can be expected to contain Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial).

A site walkover survey and intrusive ground investigation was undertaken by Geologix on 09 January 2026. One hand auger borehole was formed to depth of 1.2 m bgl, in the locations recorded on Drawing No. 100 and engineering logs presented as Appendix C. A qualified engineering geologist recorded the recovered arisings as light brown mottled light grey clayey silt, moist and of high plasticity at depth. Groundwater was not encountered during the ground investigation.

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<sup>2</sup> TP58 Table 6.1.

<sup>3</sup> TP58 Table 6.2, AS/NZS 1547:2012 Table H3.

<sup>4</sup> Low water consumption dishwashers and no garbage grinders.

<sup>5</sup> Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 2, Whangarei, 2009.



The shallow soils are generally inferred to meet the drainage characteristics of TP58 Category 6 / NZS1547 Category 5. For a typical PCDI discharge system, a Soil Loading Rate (SLR) of 3mm/ day has been adopted from NZS1547 Table 5.2.

The proposed PCDI system may be surface laid, covered with minimum 150 mm mulch and planted with specific evapotranspiration species to provide a minimum of 80 % species canopy cover. Alternatively, lines could be subsurface laid to topsoil with minimum 200 mm thickness and planted with lawn grass. Clean, inert site-won topsoil sourced during development from building and/ or driveways footprints may be used in the land disposal system to increase minimum thicknesses.

To satisfy the preliminary design, primary and reserve disposal fields are required as follows, as presented on Drawing No. 100.

- **Preliminary Primary Disposal Field.** A minimum PCDI primary disposal field of 427 m<sup>2</sup> laid parallel to the natural contours.
- **Preliminary Reserve Disposal Field.** A minimum reserve disposal field equivalent to 30% of the primary disposal field is required under NRP rule C.6.1.3(9)(b) for secondary or tertiary treatment systems. It is recommended each proposed lot provides a 128 m<sup>2</sup> reserve disposal area.

## 2.3 Summary and Assessment of Environmental Effects

Based on the above concept design assumptions a summary of the concept wastewater design is presented as Table 2. It is recommended that each lot is subject to Building Consent specific review and design amendment according to final development plans by a suitably qualified professional. This is typically applied as a condition of consent.

*Table 2: Concept Wastewater Design Summary*

Design Element	Specification
Concept development	Five-bedroom, peak occupancy of 8 (per lot)
Concept design generation volume	160 litres/ person/ day – 1,280 litres/ day/ lot
Water saving measures	Standard. Combined use of 11 litre flush cisterns, automatic washing machine & dishwasher, no garbage grinder <sup>1</sup>
Water meter required?	No
Recommended treatment quality	Secondary
Soil drainage category	TP58 Category 6, NZS1547 Category 5
Soil loading rate	3 mm/ day
Concept primary disposal field size	Surface/ subsurface laid PCDI. Min. 427 m <sup>2</sup>
Concept reserve disposal field size	Surface/ subsurface laid PCDI. Min. 30 %, or 128 m <sup>2</sup>
Concept disposal field level	Sited above 5 % AEP event. No specific site requirements.
Dosing method	Pump with high water level visual and audible alarm. Minimum 24-hour emergency storage volume.
Stormwater Control	Divert surface/ stormwater drains away from disposal fields. Contour drains not required. Stormwater management discharges downslope of all disposal fields.
NRC Proposed Regional Plan	Permitted.
Activity Status	

A preliminary site-specific Assessment of Environmental Effects (AEE) is presented as Appendix D to demonstrate the proposed wastewater disposal concept will have a less



than minor effect on the environment. It is recommended that the AEE is reviewed at the time of Building Consent once specific development plans, final disposal field locations and treatment systems are established.

### 3 STORMWATER ASSESSMENT

To comply with permitted activity standards for the Rural Production zone, the maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15 %. Controlled activity standards raise these areas to 20 %. Furthermore, any new impervious area shall be managed such that its effective runoff is mitigated in accordance with the Operative Plan and FNDC Engineering Standards 2023 for Flood and Flow Control.

#### 3.1 Impervious Surfaces and Management Concept

Existing impervious surface covering at the time of writing is summarised below within Table 3.

*Table 3: Summary of Existing Surface Covering*

Parameter	Area	
Roof (including dwellings, garages, workshop, & sheds)	$m^2$	1118
	%	1.76
Driveway/ Parking/	$m^2$	1056
	%	1.66
RoW	$m^2$	0
	%	0.00
Pervious	$m^2$	61477
	%	96.58
Total Impervious	$m^2$	<b>2174</b>
(as a percentage of total existing lot area 63651 $m^2$ )	%	<b>3.42</b>
Threshold	15 %	9547.65 $m^2$
Meets Permitted Activity Pre Activity	Yes	

The proposed activity will increase impervious surfaces across the site. The preliminary design accounts for the following impervious surfaces.

*Table 4: Summary of Proposed (Preliminary) Surface Covering*

Parameter	Lot 1	Lot 2
Roof/s	$m^2$	1118
	%	2.30
Driveway/ Parking	$m^2$	1056
	%	2.17
RoW	$m^2$	0
	%	0.00
Pervious	$m^2$	46477
	%	95.53
Total Impervious	$m^2$	2174
	%	4.47
	<i>(of 48651<math>m^2</math>)</i>	
Threshold	15 %	7297.65 $m^2$
Permitted	Yes	



It is proposed for lot 2 that any additional/ future impervious surfaces will not be mitigated by attenuation devices due to the flooding context of Oruru River as indicated in section 1.3 of this document where it is recommended that all discharge from the discharged as soon as possible to avoid contributing to the peak flow of the Oruru River.

Although impervious surfaces of the existing development are not anticipated to increase, as the parent title becomes smaller due to the subdivision the proportion of impervious surfaces to gross lot area increases. No attenuation storage is required as proportion of impervious surfaces is well below the allowable 15% impervious threshold.

Access to the newly proposed lot will be established by a new vehicle crossing from southern side of Pariri Road on the northern boundary of proposed lot 2. The new crossing will produce an insignificant increase in runoff, with less than minor adverse effect on environment, requiring no attenuation.

### 3.2 Design Storm Event

No attenuation required. However, the 10% AEP design storm is considered for the sizing of primary system capacity and associated discharge devices (e.g tank overflow devices). This check should be analysed and finalised later at Building Consent stage.

Relevant design rainfall intensity and depths have been ascertained for the site location from the NIWA HIRDS meteorological model<sup>6</sup>. Provision for climate change has been adopted by means of applying a factor of 20 % to rainfall intensities, in accordance with FNDC Engineering Standards 2023.

### 3.3 Preliminary Stormwater Management

The rational method has been adopted by Geologix with run-off coefficients as published by FNDC Engineering Standards<sup>7</sup> to provide for peak flow generation from roof surfaces that will be managed by tank overflow discharge devices (e.g. level spreader) that are appropriately sized.

Calculations to support the preliminary design are presented as Appendix E to this report. A summary of the probable future development concept design is presented as Table 5 and a typical schematic level spreader arrangement detail is presented as Drawing No. 401 within Appendix A. As above, it is recommended that this concept design is refined at the Building Consent stage as required by conditions of consent.

- Overflow discharge for 10% AEP storm represents conceptual demand for primary system sizing. Primary System to be finalised at BC stage. Refer Appendix E for calcs in full.

*Table 5: Discharge Flow Sizing Concept*

Design Parameter	Primary systems design flow 10 % AEP
------------------	---

<sup>6</sup> NIWA High Intensity Rainfall Data System, <https://hirds.niwa.co.nz>.

<sup>7</sup> FNDC Engineering Standards 2023, Version 0.6, Issued May 2023.



Regulatory Compliance	NRC Proposed Regional Plan
Pre-development peak flow	7.94 l/s
80 % pre-development peak flow	N/A
Post-development peak flow	12.45 l/s
Concept Summary:	- Overflow discharge for 10% AEP storm represents conceptual demand for primary system sizing. Primary System to be finalised at BC stage. Refer Appendix E for calcs in full.

### 3.4 Stormwater Quality

The key contaminant risks of the site setting include:

- Sediments and minor contaminants washed from impervious surfaces.
- Leaf matter, grass, and other organic debris.

Stormwater treatment requirements are minor to maintain good quality stormwater discharge. Stormwater quality will be provided by:

- Leaf guards on roof guttering/ first flush devices on roof guttering and downpipes.
- Rainwater tank for potable use onsite only to be filled by roof runoff.
- Room for sedimentation (minimum 150 mm recommended as per Auckland Council GD01) within the base of the stormwater roof runoff tanks as dead storage volume.
- Stormwater discharges directed towards roading swale drains where possible.

The risk of other contaminants being discharged out of the site boundaries (hydrocarbons, metals etc.,) because of the proposed activities once stormwater has been processed through the above measures that will affect the downstream water quality is considered low.

## 4 POTABLE WATER & FIRE FIGHTING

In the absence of potable water infrastructure within Pariri Road or within the site it is recommended that roof runoff water tanks are adopted for potable water supply with appropriate filtration and UV disinfection at point of use.

Furthermore, the absence of potable water infrastructure and fire hydrants within Pariri Road requires provision of the on-lot roof water supply tanks to be used for firefighting purposes. Specific analysis and calculation for firefighting is outside the scope of this report and may require specialist input. Supply for firefighting should be made in accordance with SNZ PAS4509:2008.



## 5 POWER AND TELECOM

It is anticipated that proposed lot 2 utility services will be provided by underground lines from existing power pillar (Asset No: 803746) within Pariri Road north of the site boundary. This shall be coordinated through connection applications to the network providers. Existing services are demonstrated by BeforeUDig plans within Appendix F. The attached BeforeUDig plans show the approximate location of the existing services, mainly in the road berm. All lines should be treated as live until proven otherwise. The power, and telecommunication networks will be extended to the proposed lot 2 boundary from the in-road networks, and in accordance with appropriate standards (and subject to network operator approval).

## 6 EARTHWORKS

The following earthworks provisions are anticipated to form the subdivision:

- **Service trenching.** power, telecom pipeline trenching to existing public services.

Proposed earthwork volumes are within the 300m<sup>3</sup> Permitted Activity volume limit outlined by FNDC District Plan Rule 12.3.6.1.2(a) and the maximum cut and fill height of <3.0 m combined cut and fill to comply with 12.3.6.1.2(b). Earthworks are detailed on Drawing No. 100 within Appendix A.

## 7 INTERNAL ACCESS

The existing vehicle crossing off Oruru Road will provide access to lot 1. The existing metal access width was measured at minimum of 4 m wide. The vehicle crossing has an existing stormwater culvert that will remain as-is. The existing consented vehicle crossing will remain and function in its current condition. No modifications are recommended. Sightlines at the existing vehicle crossing off Oruru Rd are adequate (see Figure 4 & Figure 5).

Lot 2 will require a vehicle crossing from Pariri road. There is an existing 4m wide metal crossing has been recently constructed off Pariri Road and is vertically aligned to allow for suitable entry into the site and is therefore suitable for this purpose. The crossing's wearing course still needs to consolidate. This crossing also has 2 parallel culverts, one concrete pipe culvert next to the Pariri carriageway to allow continuity of the existing Pariri Road swale drain and one ribbed HDPE pipe within the lot boundary that drains a localised low spot. The crossing configuration generally complies with the FNDC/S/2 standard. The above location is indicated on Drawing No. 100 within Appendix A. Sightlines at the proposed vehicle crossing location at Pariri Road are also adequate (see Figure 2 & Figure 3).

## 8 LIMITATIONS

This report has been prepared for David Borrie as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any



other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted.

Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.



## APPENDIX A

### Drawings

## LEGEND:

- 75.0 — MAJOR CONTOUR
- MINOR CONTOUR
- INDICATIVE VVG FNDC TYPE 1A WITH CULVERT
- PROPOSED RIGHT TO DRAIN
- PROPOSED LOTS & EASEMENTS
- PROPOSED PRIMARY WASTE DISPOSAL FIELD
- PROPOSED SECONDARY WASTE DISPOSAL FIELD
- CONCEPT BUILDING ENVELOPE (30m x 30m)
- CONCEPT 1 x 25,000 LITRE WATER TANK ATTENUATING TO DISPERSION DEVICE TO CONTROL 500m<sup>2</sup> AREA
- HAXX GEOLOGIX HAND AUGER
- OVERLAND FLOWPATH (OLFP)
- SW — SWALE DRAIN & FLOW DIRECTION
- SW — EXISTING ROADSIDE SWALE



## GENERAL NOTES

1. DRAWING REPRODUCED FROM PROPOSED SCHEME PLAN REF. Borrie, DATED 18 Dec 2025.
3. HORIZONTAL CO ORDINATE SYSTEM = Mt.EDEN 2000.
4. VERTICAL DATUM = NZVD.
5. MAJOR INTERVALS 5.0 m.
6. MINOR INTERVALS 1.0 m.
7. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.

## CONCEPT WASTEWATER DESIGN

CONCEPT DEVELOPMENT 5 BEDROOM  
CONCEPT NO. OF OCCUPANTS 8 PERSONS  
DAILY WASTEWATER GEN. 160 LITRES/PERSON/DAY  
TOTAL WASTEWATER GEN. 1,280 LITRES/DAY

SOIL CATEGORY (TP58)  
SOIL CATEGORY (NZS1547)  
SOIL LOADING RATE

CATEGORY 6  
CATEGORY 5  
3.0 mm/DAY

TREATMENT SYSTEM NO - SUBJECT TO BUILDING CONSENT DESIGN

PRIMARY DISPOSAL AREA 427 m<sup>2</sup>

RESERVE DISPOSAL AREA 129 m<sup>2</sup> (30 %)

10 0 10 20 Meters

A	FOR CONSENT	29/01/2026
Revision	Issue	Date



AUCKLAND | NORTHLAND

Project Name and Address  
C0737N  
401 ORURU ROAD  
TAIPA  
PROP. SUBDIVISION OF LOT 5 DP 105103

Project Drawn By  
C0737N FS

Client

D BORRIE

Sheet Title  
ENGINEERING LAYOUT

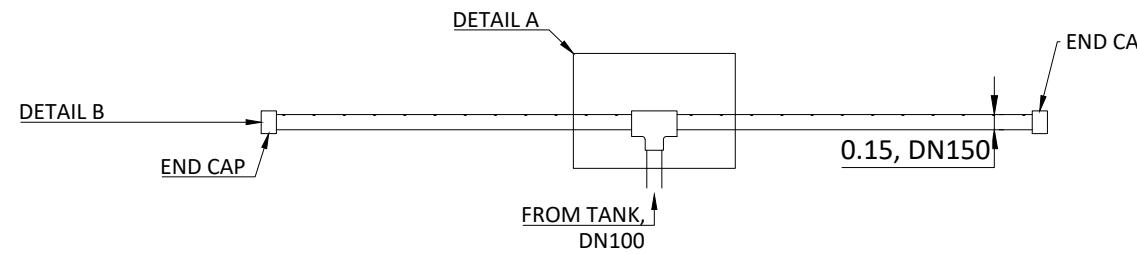
Sheet

100

## GENERAL NOTES

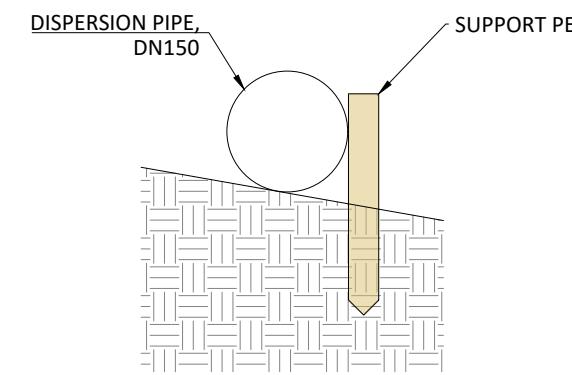
### OPTION 1: DISPERSION VIA ABOVE GROUND PIPE

NOT TO SCALE



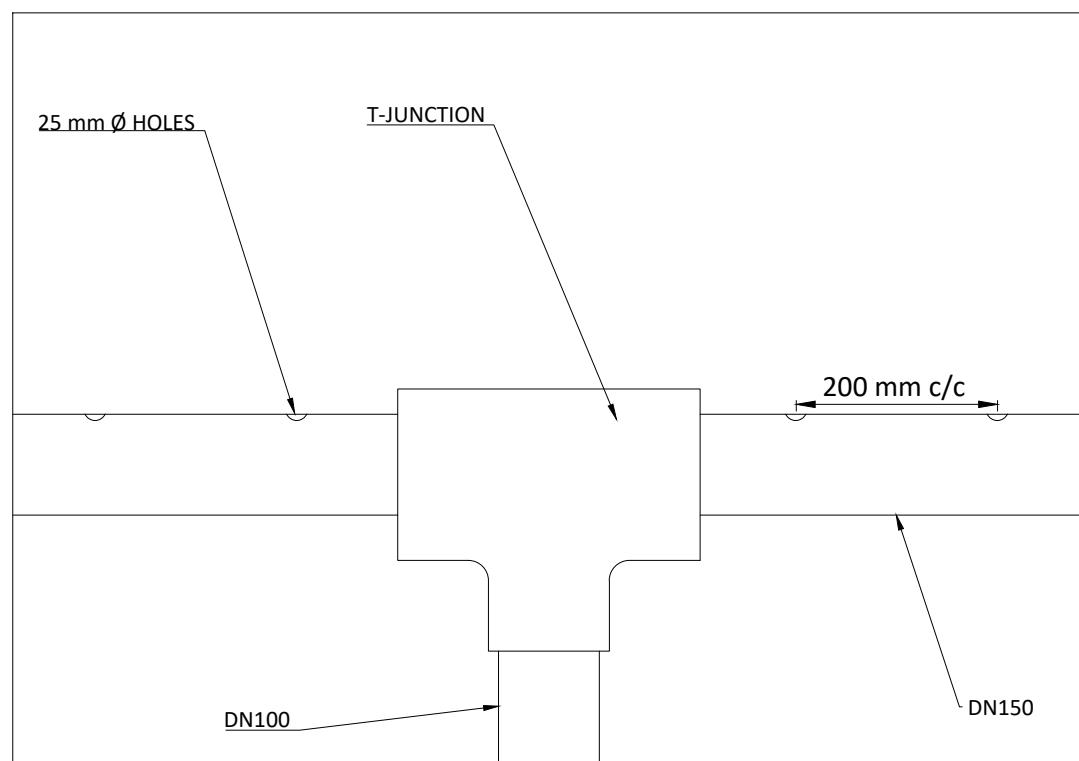
### DETAIL B - SIDE VIEW

NOT TO SCALE



### DETAIL A - T JUNCTION AND PERFORATIONS

NOT TO SCALE



Project Name and Address  
C0737N  
401 ORURU ROAD  
TAIPA  
PROP. SUBDIVISION OF LOT 5 DP 105103

Project Drawn By  
C0737N FS

Client  
**D BORRIE**

Sheet Title  
**STORMWATER DETAILS**

Sheet

**401**



## APPENDIX B

### Site Photographs



Figure 1: Proposed Lot 2 Vehicle Crossing onto Pariri Road (constructed)



Figure 2: Sightline looking east along Pariri Road from proposed Lot 2 vehicle crossing



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Figure 3:Sightline looking west along Pariri Road from proposed Lot 2 vehicle crossing



Figure 4: Sightline looking east along Oruru Road from existing Lot 1 vehicle crossing



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consulting engineers



*Figure 5:Sightline looking west along Oruru Road from existing Lot 1 vehicle crossing*



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consulting engineers

## APPENDIX C

### Engineering Borehole Records



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consulting engineers

# INVESTIGATION LOG

Hole No: **HA01**  
Job No: **C0737N**

Client: David Borrie  
Project: 401 Oruru Road, Taipa

Date: 09-01-2026  
Contractor: Geologix

Site Address: 401 Oruru Road, Taipa  
Co-ordinates:

Method: HA

Logged By: CA  
Vane No:

DEPTH (M)	MATERIAL DESCRIPTION (SEE CLASSIFICATION AND SYMBOLIC SHEET FOR DETAILS)	LEGEND	SAMPLE	VANE SHEAR STRENGTH			PEAK	RESIDUAL	SCALA PENETROMETER		WATER			
				(KPA)					(Blows/100mm)	3	6	9	12	15

0 SILT, with trace rootlets; brown; moist; friable, [TOPSOIL]. 0.25 m

0.25 m

Clayey SILT; light brown mottled light grey; moist; low plasticity, [PAKIHI SUPERGROUP].

0.75 m

0.75 m

Silty CLAY; light brown mottled light grey; moist to wet; high plasticity, [PAKIHI SUPERGROUP].

1.2 m

1.2 m

Terminated at 1.2 m

1

2

3

4

5

**REMARKS:**

#### 1. Hand Auger terminated at target depth of 1.20m bgl.

Shear Vane (kPa)		Scala Blows /100m	
< 12	Very Soft	0 - 2	Very Loose
12 - 25	Soft	1 - 3	Loose
25 - 50	Firm	3 - 7	Med Dense
50 - 100	Stiff	7 - 17	Dense
100 - 200	Very Stiff	> 17	Very Dense
200 - 500	Hard		



## APPENDIX D

### Wastewater Assessment of Effects

Table 6: Wastewater Assessment of Environmental Effects

Item	NRC Separation Requirement <sup>2</sup>	FNDC Separation Requirement	Site Assessment <sup>3</sup>			
<b>Individual System Effects</b>						
Flood plains	Above 5 % AEP	NR	Complies. Disposal field well above mapped flood hazard.			
Stormwater flowpath <sup>4</sup>	5 m	NR	Complies			
Surface water feature <sup>5</sup>	15 m	15 – 30 m	Complies.			
Coastal Marine Area	15 m	30 m	Complies.			
Existing water supply bore.	20 m	NR	Complies.			
Property boundary	1.5 m	1.5m	Complies. Including proposed subdivision boundaries.			
Winter groundwater table	0.6 m	0.6 m	Complies.			
Topography			Complies, <10 °.			
Cut off drain required?			No.			
Discharge Consent Required?			No.			
		TP58	NZS1547			
<b>Cumulative Effects</b>						
Biological Oxygen Demand		≤20 g/m <sup>3</sup>	Complies – secondary treatment.			
Total Suspended Solids		≤30 g/m <sup>3</sup>	Complies – secondary treatment.			
Total Nitrogen	10 – 30 g/m <sup>3</sup>	15 – 75 g/m <sup>3</sup>	Complies – secondary treatment.			
Phosphorous	NR	4 – 10 g/m <sup>3</sup>	Complies – secondary treatment.			
Ammonia	NR	Negligible	Complies – secondary treatment.			
Nitrites/ Nitrates	NR	15 – 45 g/m <sup>3</sup>	Complies – secondary treatment.			
<b>Conclusion: Effects are less than minor on the environment.</b>						
1.	AEE based on proposed secondary treated effluent.					
2.	Northland Regional Plan Table 9.					
3.	Based on the recommendations of this report and Drawing No. 500.					
4.	Including any formed road with kerb and channel, and water-table drain that is down-slope of the disposal area.					
5.	River, lake, stream, pond, dam, or natural wetland.					
AEP Annual Exceedance Probability.						
NR No Requirement.						



## APPENDIX E

### Stormwater Calculations

Project Ref: C07373N  
 Project Address: 401 Oruru Rd & Pariri Rd TAIPA  
 Design Case: Lot 2 CONCEPT FUTURE DEVELOPMENT  
 Date: 15 January 2026 REV 1

### STORMWATER ATTENUATION TANK DESIGN

10 % AEP STORM EVENT



**geologix**  
consulting engineers

ATTENUATION DESIGN PROVIDED IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE E1 FOR THE RATIONALE METHOD ACCOUNTING FOR THE EFFECTS OF CLIMATE CHANGE (20% FACTOR AS PER 2023 FNDC ENGINEERING STANDARDS). THE 10% AEP SCENARIO IS PROVIDED TO SATISFY FNDC DISTRICT PLAN RULE 13.7.3.4 (FOR CONTROLLED ACTIVITY). PRE-DEVELOPMENT RUNOFF REMAINS UNFACTORIED IN THIS SCENARIO.

RUNOFF COEFFICIENTS DETERMINED FROM FNDC ENGINEERING STANDARDS 2023 TABLE 4-3.

PRE DEVELOPMENT CATCHMENT PARAMETERS			POST DEVELOPMENT CATCHMENT PARAMETERS		
ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C	ITEM	AREA, A, m <sup>2</sup>	COEFFICIENT, C
IMPERVIOUS A	0	0	TO TANK	300	0.96
IMPERVIOUS B	0	0	OFFSET	200	0.83
IMPERVIOUS C	0	0	PERVIOUS	0	0.67
EX. PERVIOUS	500	0.67	EX. CONSENTED	0	0
	0	0		0	0
<b>TOTAL</b>	<b>500</b>	TYPE C	<b>TOTAL</b>	<b>500</b>	TYPE C

#### RAINFALL INTENSITY, 10% AEP, 10MIN DURATION

10 % AEP RAINFALL INTENSITY, 10 MIN, I, mm hr	85.3	mm/hr	* CLIMATE CHANGE FACTOR OF 20% APPLIED IN ACCORDANCE WITH FNDC ENGINEERING STANDARDS 4.3.9.1. NIWA HISTORIC RAINFALL INTENSITY DATA, 10MIN, IS MULTIPLIED BY CLIMATE CHANGE FACTOR.
CLIMATE CHANGE FACTOR, 2.1 DEG, 10 MIN*	20	%	
10 % AEP RAINFALL INTENSITY, 10 MIN WITH CC	102.4	mm/hr	

#### PRE AND POST-DEVELOPMENT RUNOFF, 10%AEP, VARIOUS DURATIONS

DURATION, min	INTENSITY, mm/hr	CC FACTOR	INTENSITY WITH CC, mm/hr	POST DEV RUNOFF, Q <sub>post</sub> , l/s	PRE DEV RUNOFF, Q <sub>pre</sub> , l/s	COMMENTS
10	85.30	1.2	102.36	12.91	7.94	Critical duration (time of concentration ) for the catchments is 10min
20	66.10	1.2	79.32	10.00	7.38	
30	55.90	1.2	67.08	8.46	6.24	
60	40.80	1.2	48.96	6.17	4.56	
120	28.70	1.2	34.44	4.34	3.20	
360	15.20	1.2	18.24	2.30	1.70	
720	9.67	1.2	11.60	1.46	1.08	
1440	5.93	1.2	7.12	0.90	0.66	
2880	3.49	1.2	4.19	0.53	0.39	
4320	2.52	1.2	3.02	0.38	0.28	

Project Ref:	C07373N	STORMWATER DISPERSION PIPE/ TRENCH	 geologix consulting engineers
Project Address:	401 Oruru Rd & Pariri Rd TAIPA		
Design Case:	Lot 2 CONCEPT FUTURE DEVELOPMENT	DISCHARGE DEVICE - LEVEL SPREADER OR TRENCH	
Date:	15 January 2026	REV 1	

DESIGN BASED ON REFERENCED DEVELOPMENT PLANS TO PROVIDE A MINIMUM LENGTH OF ABOVE OR BELOW GROUND STORMWATER TANK OVERFLOW DISCHARGE DISPERSION DEVICE. IN GENERAL ACCORDANCE WITH MODIFIED RATIONAL METHOD AND AUCKLAND COUNCIL TR2013/018.

DESIGN STORM EVENT		1%	AEP EVENT									
<b>SLOPE BETWEEN SOURCE &amp; DISPERSION DEVICE</b>												
ELEVATION	h	CHAINAGE, x	$\Delta x$	h bar	$\Delta A$							
m	m	m	m	m	m <sup>2</sup>							
9	0	0	0	0	0							
8	1	40	40	0.5	20							
TOTALS		40	40		20							
SLOPE, Sc		0.025		m/m								
<b>MANNINGS PIPE FLOW - INCOMING PIPE</b>												
Dia, m	d/D	a, rad	P, m	A, m <sup>2</sup>	R	1:S	n	V, m/s	Q, m <sup>3</sup> /s	Q, l/s		
0.1	0.000	6.283	0.0000	0.0000	0.000	40	0.009	0.000	0.0000	0.000		
0.100	0.050	5.381	0.0451	0.0001	0.003	40	0.009	0.386	0.0001	0.057		
0.100	0.100	4.996	0.0644	0.0004	0.006	40	0.009	0.603	0.0002	0.246		
0.100	0.150	4.692	0.0795	0.0007	0.009	40	0.009	0.776	0.0006	0.573		
0.100	0.200	4.429	0.0927	0.0011	0.012	40	0.009	0.924	0.0010	1.033		
0.100	0.250	4.189	0.1047	0.0015	0.015	40	0.009	1.052	0.0016	1.616		
0.100	0.300	3.965	0.1159	0.0020	0.017	40	0.009	1.166	0.0023	2.310		
0.100	0.350	3.751	0.1266	0.0024	0.019	40	0.009	1.266	0.0031	3.102		
0.100	0.400	3.544	0.1369	0.0029	0.021	40	0.009	1.355	0.0040	3.975		
0.100	0.450	3.342	0.1471	0.0034	0.023	40	0.009	1.434	0.0049	4.914		
0.100	0.500	3.142	0.1571	0.0039	0.025	40	0.009	1.502	0.0059	5.899		
0.100	0.550	2.941	0.1671	0.0044	0.026	40	0.009	1.561	0.0069	6.910		
0.100	0.600	2.739	0.1772	0.0049	0.028	40	0.009	1.611	0.0079	7.926		
0.100	0.650	2.532	0.1875	0.0054	0.029	40	0.009	1.651	0.0089	8.923		
0.100	0.700	2.319	0.1982	0.0059	0.030	40	0.009	1.682	0.0099	9.877		
0.100	0.750	2.094	0.2094	0.0063	0.030	40	0.009	1.703	0.0108	10.758		
0.100	0.800	1.855	0.2214	0.0067	0.030	40	0.009	1.712	0.0115	11.531		
0.100	0.850	1.591	0.2346	0.0071	0.030	40	0.009	1.708	0.0122	12.156		
0.100	0.900	1.287	0.2498	0.0074	0.030	40	0.009	1.689	0.0126	12.573		
0.100	0.950	0.902	0.2691	0.0077	0.029	40	0.009	1.645	0.0127	12.676		
0.100	1.000	0.000	0.3142	0.0079	0.025	40	0.009	1.502	0.0118	11.797		
<b>DISPERSION SPECIFICATION</b>												
<b>INCOMING PIPE PROPERTIES:</b>												
TANK OUTFLOW, 10 % AEP	8.19 l/s	POST-DEV FLOW FROM ROOF ONLY										
MAXIMUM PIPE FLOW	12.68 l/s											
SUFFICIENT CAPACITY IN PIPE	YES											
LONGITUDINAL SLOPE	0.025 m/m											
DESIGN VELOCITY, D <sub>v</sub>	1.712 m/s											
<b>LEVEL SPREADER SPECIFICATIONS:</b>												
PIPE DIAMETER, m	0.15 m											
MANNINGS PIPE ROUGHNESS	0.009											
NUMBER OF ORIFICES	31 No.											
DIA. OF ORIFICE, D	25 mm											
ORIFICE INTERVALS, C/C	200 mm											
DISPERSION PIPE LENGTH, L	6 m											
<b>ORIFICE DESIGN FLOW CHECK:</b>												
AREA OF SINGLE ORIFICE, A	0.00049 m <sup>2</sup>											
FLOW OUT OF 1 ORIFICE	0.000369183 m <sup>3</sup> /s		0.37 l/s									
FLOW OUT OF ALL ORIFICES	0.01144467 m <sup>3</sup> /s		11.44 l/s		DESIGN OK							
VELOCITY FROM SINGLE ORIFICE	0.75 m/s											
<b>BROAD CRESTED WEIR DESIGN FLOW CHECK:</b>												
FLOW DEPTH, h	0.075 m											
BASE WIDTH = L	6 m											
FLOW AREA	0.45 m <sup>2</sup>											
WEIR FLOW	0.00472 m <sup>3</sup> /s		4.72 l/s		DESIGN NOT OK							
WEIR VELOCITY	0.010 m/s											
<b>INCOMING PIPE &amp; SPREADER SUMMARY:</b>												
<b>LOT 2</b>												
INCOMING PIPE DIAMETER, m	0.100 m											
SPREADER PIPE DIAMETER, m	0.150 m											
MANNINGS PIPE ROUGHNESS	0.009											
NUMBER OF ORIFICES	31 No.											
DIA. OF ORIFICE, D	25 mm											
ORIFICE INTERVALS, C/C	200 mm											
DISPERSION PIPE LENGTH, L	6 m											

INCOMING PIPE & SPREADER SUMMARY:	<b>LOT 2</b>
INCOMING PIPE DIAMETER, m	0.100 m
SPREADER PIPE DIAMETER, m	0.150 m
MANNINGS PIPE ROUGHNESS	0.009
NUMBER OF ORIFICES	31 No.
DIA. OF ORIFICE, D	25 mm
ORIFICE INTERVALS, C/C	200 mm
DISPERSION PIPE LENGTH, L	6 m

HIRDS V4 Intensity-Duration-Frequency Results  
 Site name: 401 Oruru Rd TAIPA  
 Coordinate system: WGS84  
 Longitude: 173.4788  
 Latitude: -35.0266  
 DDF Model

Parameters: c d e f g h i  
 Values: 0.000176387 0.15497325 -0.00009745 0.2521446 -0.01050141 3.19555686  
 Example: Duration (hrs) ARI(ysr) x y Rainfall Rate (mm/hr)  
 24 100 3.17805383 4.60014927 9.169886149

Rainfall intensities (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	51.3	39.7	33.5	24.4	17.1	9.01	5.72	3.5	2.06	1.48	1.16	0.959
2	0.5	56.2	43.4	36.7	26.8	18.8	9.89	6.28	3.84	2.26	1.63	1.28	1.05
5	0.2	51.1	56.4	47.7	34.8	24.5	12.9	8.29	4.88	2.93	2.13	1.68	1.38
10	0.1	85.9	66.1	55.6	40.6	38.7	15.2	9.67	5.93	3.49	2.72	1.64	
20	0.05	98	76.1	64.4	47.3	33.1	17.5	11.2	6.96	4.05	2.92	2.29	1.9
30	0.033	106	82.1	69.5	50.8	35.8	19	12.1	7.42	4.38	3.16	2.49	2.05
40	0.025	111	86.4	73.2	53.5	37.7	20	12.8	7.83	4.62	3.34	2.62	2.17
50	0.02	116	89.8	76.1	55.7	39.2	20.8	13.3	8.15	4.81	3.47	2.73	2.26
60	0.017	119	92.6	78.5	57.4	40.5	21.5	13.7	8.52	4.98	3.61	2.93	
80	0.013	125	97	82.2	60.2	42.4	22.5	14.4	8.84	5.22	3.77	3.97	2.45
100	0.01	129	100	85.2	62.4	44	23.4	14.9	9.17	5.42	3.91	3.08	2.55
250	0.004	147	115	97.3	71.3	50.3	26.8	17.1	10.5	6.24	4.51	3.55	2.94

Intensity standard error (mm/hr) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	6.6	4.4	3.2	2.4	1.7	1	0.71	0.51	0.36	0.27	0.23	0.19
2	0.5	7.1	4.6	3.4	2.6	1.8	1.1	0.78	0.64	0.4	0.3	0.24	0.2
5	0.2	9.8	6.7	5	3.6	2.6	1.5	1.1	0.87	0.54	0.4	0.32	0.27
10	0.1	12	8.9	6.9	4.7	3.5	1.9	1.3	1	0.64	0.48	0.39	0.33
20	0.05	16	12	9.3	6.1	4.5	2.5	1.7	1.2	0.76	0.56	0.46	0.39
30	0.033	18	14	11	7.2	5.3	2.9	2	1.4	0.9	0.66	0.54	0.42
40	0.025	20	15	12	8	5.9	3	2.2	1.5	0.9	0.66	0.54	0.45
50	0.02	22	17	14	8.7	6.5	3.6	2.4	1.6	0.95	0.69	0.57	0.48
60	0.017	24	18	15	9.4	6.9	3.9	2.6	1.6	0.99	0.72	0.59	0.5
80	0.013	26	20	17	10	7.8	4.3	2.9	1.8	1.1	0.77	0.63	0.53
100	0.01	28	22	18	11	8.5	4.7	3.1	1.9	1.1	0.81	0.66	0.56
250	0.004	39	31	26	16	12	6.9	4.4	2.3	1.4	1	0.82	0.69

Rainfall intensities (mm/hr) :: RCP2.6 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	54.9	42.4	35.9	26.1	18.2	9.51	5.99	3.64	2.13	1.52	1.19	0.984
2	0.5	60.2	46.6	39.4	28.7	20.1	10.5	6.6	4.2	2.34	1.68	1.32	1.08
5	0.2	78.3	60.7	51.3	37.4	26.2	13.7	8.18	5.26	3.11	2.17	1.43	
10	0.1	91.8	71.2	60.3	44	30.8	16.2	10.2	6.21	3.64	2.61	2.05	1.69
20	0.05	106	82	69.5	50.8	35.6	18.7	11.8	7.47	4.07	3.03	2.38	1.96
30	0.033	114	88.5	75	54.9	38.5	20.5	12.8	7.79	4.57	3.28	2.58	2.13
40	0.025	120	93.2	79	57.8	40.6	21.3	13.5	8.22	4.82	3.47	2.72	2.25
50	0.02	125	96.9	82.2	60.1	42.2	22.2	14.1	8.56	5.02	3.61	2.84	2.34
60	0.017	129	99.9	87	62	43.6	22.6	14.5	8.81	5.19	3.73	3.02	2.42
80	0.013	135	105	88.8	65	45.7	24.3	15.2	9.28	5.45	3.92	3.08	2.54
100	0.01	140	109	92	67.4	47.4	25	15.8	9.64	5.66	4.07	3.2	2.64
250	0.004	159	124	105	77.1	54.2	28.6	18.2	11.3	6.51	4.69	3.68	3.04

Rainfall intensities (mm/hr) :: RCP2.6 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	54.9	42.4	35.9	26.1	18.2	9.51	5.99	3.64	2.13	1.52	1.19	0.984
2	0.5	60.2	46.6	39.4	28.7	20.1	10.5	6.6	4.2	2.34	1.68	1.32	1.08
5	0.2	78.3	60.7	51.3	37.4	26.2	13.7	8.18	5.26	3.11	2.17	1.43	
10	0.1	91.8	71.2	60.3	44	30.8	16.2	10.2	6.21	3.64	2.61	2.05	1.69
20	0.05	108	83.5	70.8	51.7	36.3	19	12.7	7.27	4.06	3.06	2.4	1.98
30	0.033	116	90.2	76.4	55.9	39.2	20.5	13	7.88	4.62	3.32	2.6	2.14
40	0.025	122	95	80.5	58.9	41.3	21.7	13.7	8.32	4.87	3.5	2.75	2.27
50	0.02	127	98.7	84.7	64.7	43.1	22.2	14	8.69	5.24	3.96	3.2	2.36
60	0.017	131	102	86.3	63.3	44.4	23.2	14.7	8.85	5.14	3.77	3.26	2.44
80	0.013	137	107	90.5	66.3	46.5	24.4	15.5	9.4	5.51	3.96	3.1	2.56
100	0.01	142	111	93.8	68.7	47.9	25.2	16.1	9.75	5.47	4.11	3.23	2.66
250	0.004	162	126	107	78.5	55.2	29.1	18.4	11.3	6.58	4.74	3.72	3.07

Rainfall intensities (mm/hr) :: RCP4.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	58.7	45.4	38.4	27.9	19.4	10	6.28	3.79	2.1	1.52	1.19	0.984
2	0.5	64.5	49.8	42.1	30.7	21.4	11.1	6.93	4.17	2.42	1.73	1.36	1.12
5	0.2	84.1	65.1	55.1	40.2	28.1	14.6	9.13	5.3	3.2	2.29	1.79	1.48
10	0.1	98.8	76.5	64.8	47.3	38.3	21.5	10.8	6.51	3.79	2.72	2.12	1.75
20	0.05	114	88.3	74.6	54.7	41.4	25.8	13.5	8.17	5.17	3.42	2.68	2.3
30	0.033	123	95.4	82.6	65.2	43.6	22.7	14.3	8.63	5.03	3.61	2.82	2.33
40	0.025	129	100	85.1	62.2	45.4	23.7	14.9	8.98	5.25	3.76	2.95	2.42
50	0.02	134	104	88.5	64.8	46.4	24.4	15.4	9.28	5.42	3.89	3.04	2.5
60	0.017	139	109	91.3	66.8	49.2	25.7	16.1	9.75	5.86	4.34	3.2	2.63
80	0.013	145	113	95.8	70.1	51.5	26.5	16.7	10.1	5.86	4.15	3.2	2.74
100	0.01	151	117	99.2	72.6	53.4	27.5	17.4	10.5	6.08	4.35	3.4	2.8
250	0.004	161	140	119	87.1	61.1	31.8	20	12	7	5.01	3.92	3.23

Rainfall intensities (mm/hr) :: RCP8.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	61.3	47.4	40	29.1	20.2	11.4	6.47	3.9	2.25	1.6	1.25	1.03
2	0.5	67.3	52.1	44	32.1	22.3	11.5	7.15	4.28	2.1	1.5	1.14	
5	0.2	79.2	61.3	51.9	37.8	26.5	13.8	8.73	5.3	3.1	2.22	1.74	1.44
10	0.1	92.8	72	60.9	44.5	31.2	16.3	10.3	6.25	3.66	2.63	2.06	1.7
20	0.05	107	82.9	70.2	51.3	36	18.9	11.9	7.24	4.24	3.05	2.39	1.9

HRD5 V4 Depth-Duration-Frequency Results  
 Site name: 401 Oruru Rd TAIPA  
 Coordinate system: WGS84  
 Longitude: 173.4788  
 Latitude: -35.0266  
 DDF Model

Parameters: c d e f g h i  
 Values: 0.00176387 0.51497325 -0.03945815 -0.00009745 0.2521446 -0.01050141 3.195557  
 Example: Duration (hrs) ARI (hrs) x y Rainfall Depth (mm)  
 24 100 3.17805833 4.60014927 220.0772676

Rainfall depths (mm):: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	8.55	13.2	16.8	24.4	34.2	54.1	68.7	83.9	98.7	106	112	115
2	0.5	9.36	14.5	18.4	26.8	37.5	59.3	75.4	92.2	108	117	123	126
5	0.2	1.1	1.8	23.9	34.8	48.9	77.5	102.1	142	156	162	168	170
10	0.1	14.2	22	28	40.8	57.4	91.1	116	149	168	181	190	196
20	0.05	16.3	25.4	32.7	47.1	66.2	105	134	165	194	210	220	228
30	0.033	17.6	27.4	34.8	50.8	71.6	114	145	178	210	228	239	247
40	0.025	18.5	28.8	36.6	53.5	75.4	120	153	188	222	240	252	260
50	0.02	19.3	29.9	38	55.7	78.4	125	159	196	231	250	262	271
60	0.017	19.8	30.9	39.3	57.4	80.9	130	162	198	234	254	268	280
80	0.013	19.8	32.3	41.1	60.2	84.9	135	173	212	251	271	287	294
100	0.01	21.5	33.5	42.6	62.4	88	140	179	220	260	282	296	306
250	0.004	24.6	38.2	48.7	71.3	101	161	206	253	290	324	341	352

Depth standard error (mm):: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	1.1	1.4	1.6	2.4	3.3	5.8	8.4	14	17	20	22	24
2	0.5	1.2	1.5	1.7	2.6	3.7	6.5	9.2	16	19	22	24	24
5	0.2	1.6	2.2	2.6	3.6	5.3	8.9	13	21	25	30	32	32
10	0.1	2.9	3.9	4.7	7.1	11	16	25	31	35	35	38	38
20	0.05	2.6	3.8	4.9	6.2	9.4	15	20	30	36	42	42	46
30	0.031	3.1	4.5	5.8	7.2	11	17	23	30	46	46	50	50
40	0.025	3.4	5	6.6	8.1	12	20	26	35	43	49	54	54
50	0.02	3.7	5.5	7.2	8.8	14	22	29	37	45	51	52	56
60	0.017	4	5.9	7.7	9.5	15	23	31	38	47	54	59	59
80	0.013	4.4	6.7	8.7	11	16	26	34	41	50	57	58	63
100	0.01	4.8	7.3	9.5	12	18	29	37	43	52	60	61	66
250	0.004	24.6	38.2	48.7	71.3	101	161	206	253	290	324	341	352

Rainfall depths (mm):: RCP2.6 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.15	14.1	17.9	26.1	36.5	57.1	71.9	87.4	102	110	115	118
2	0.5	10	15.5	19.7	28.7	40.1	62.8	79.2	96	112	121	126	130
5	0.2	13.2	20.2	25.7	37.4	52.5	83.5	105.2	126	136	148	156	173
10	0.1	15.3	23.7	30.1	44	61.7	96.9	123	149	175	188	197	200
20	0.05	17.6	27.3	34.7	50.8	71.3	112	147	179	205	218	235	235
30	0.033	19	29.5	37.5	54.9	77	121	154	187	214	245	255	255
40	0.025	20	31.1	39.5	57.8	81.2	128	162	197	231	250	261	270
50	0.02	20.4	32.3	41.1	60.1	84.4	133	169	205	241	260	272	281
60	0.017	21.4	33.3	42.4	62	87.1	138	174	212	249	269	281	290
80	0.013	22.5	34.9	44.6	65	91.4	144	183	223	262	283	296	305
100	0.01	23.3	36.2	46	67.4	94.8	150	190	231	272	293	307	317
250	0.004	26.5	41.3	52.6	77.1	108	172	218	266	311	338	354	365

Rainfall depths (mm):: RCP2.6 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.15	14.1	17.9	26.1	36.5	57.1	71.9	87.4	102	110	115	118
2	0.5	10	15.5	19.7	28.7	40.1	62.8	79.2	96	112	121	126	130
5	0.2	13.2	20.2	25.7	37.4	52.5	82.3	104	126	148	159	166	171
10	0.1	15.3	23.7	30.1	44	61.7	96.9	123	149	175	188	197	203
20	0.05	17.6	27.3	34.7	50.8	71.3	112	147	179	205	218	235	235
30	0.033	19	29.5	37.5	54.9	77	121	154	187	214	245	255	255
40	0.025	20.4	31.1	39.5	57.8	81.2	128	162	197	231	250	261	270
50	0.02	20.8	31.8	40.4	59.1	82.7	129	162	196	239	246	257	264
60	0.017	21.4	32.3	40.2	57.5	87.2	136	171	207	242	260	271	279
80	0.013	22.4	34.8	44.3	64.8	90.8	142	178	216	252	271	283	291
100	0.01	23.1	36.2	45.6	66.8	93.6	147	184	223	260	280	292	300
250	0.004	26.5	41.3	52.6	77.1	108	172	218	266	316	341	357	368

Rainfall depths (mm):: RCP4.5 for the period 2031-2050

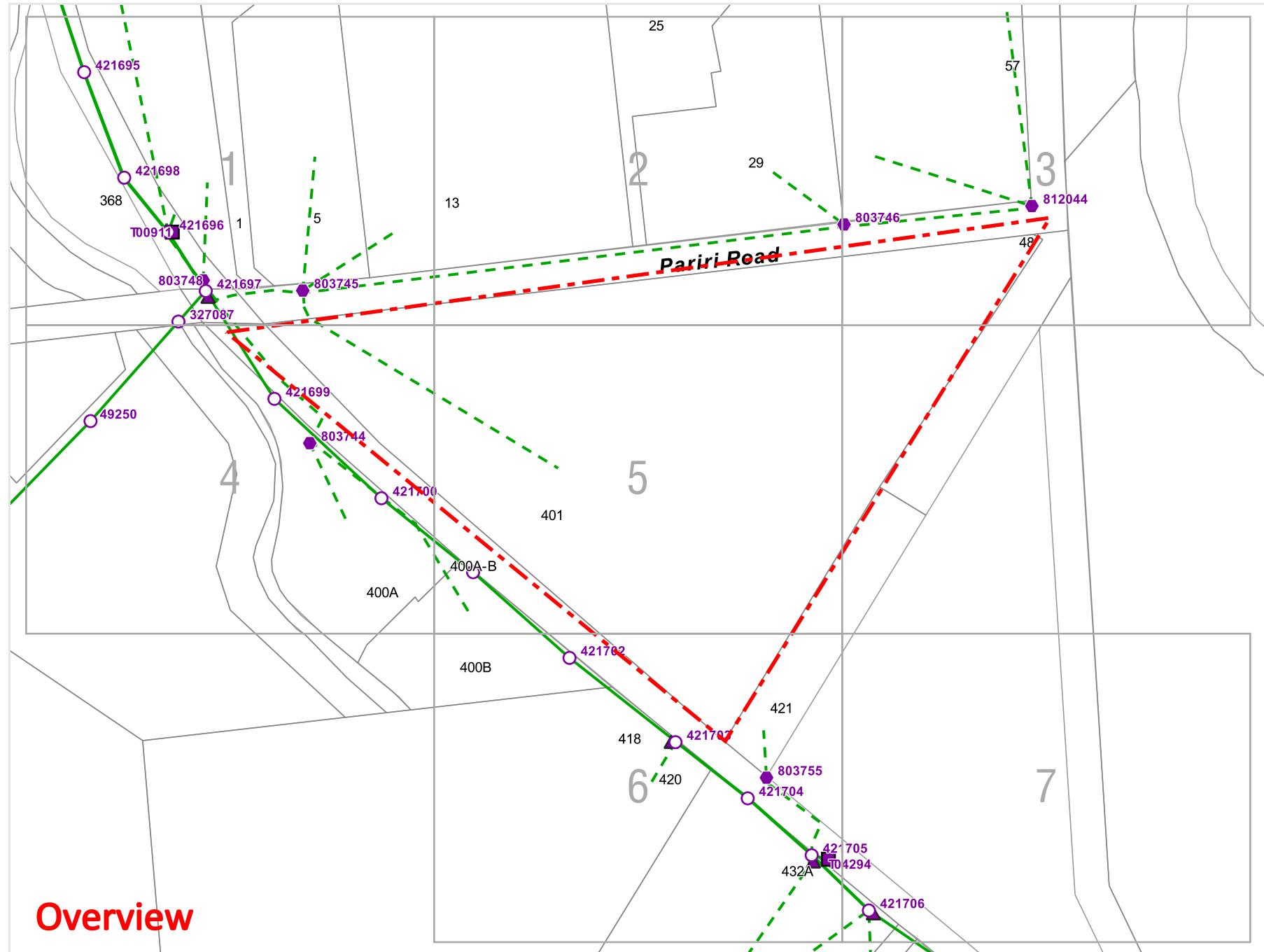
ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.31	14.4	18.2	26.6	37.1	57.8	72.8	88.3	103	111	115	119
2	0.5	10.7	16.6	21.1	30.7	42.8	64.4	83.1	100	116	125	130	134
5	0.2	13.3	20.6	26	38.1	53.4	83.5	105	127	149	160	167	172
10	0.1	15.6	24.2	34.7	44.8	62.8	98.4	124	151	176	190	198	204
20	0.05	17.9	27.8	35.4	51.7	72.5	114	145	175	205	220	230	237
30	0.033	19.4	30.1	38.2	55.9	78.4	123	156	189	222	250	250	257
40	0.025	20.4	31.7	39.4	58.2	82.6	130	161	191	223	253	264	272
50	0.02	20.9	32.7	42.2	63.2	88.7	137	167	197	233	262	274	282
60	0.017	21.7	33.7	42.8	67.7	88.1	135	166	196	231	261	273	280
80	0.013	22.7	35.3	44.9	65.8	92.4	146	174	214	263	284	297	307
100	0.01	23.5	36.6	46.5	68.1	95.8	151	181	213	253	286	305	318
250	0.004	26.8	41.8	53.2	77.9	110	173	220	268	316	340	356	367

Rainfall depths (mm):: RCP6.0 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.24	14.3	18.1	26.4	36.8	57.5	72.4	87.9	103	110	115	119
2	0.5	10.7	16.6	21.1	30.7	40.5	63.3	80.8	97	113	120	126	131
5	0.2	13.2	20.4	25.9	37.8	53	83	105	127	149	160	167	172
10	0.1	15.5	24	30.5	44.5	62.3	97.8	124	150	176	198	204	204
20	0.05	17.8	27.6	35.1	51.3	72	111	143	174	204	231	250	257
30	0.033	19.2	29.8	37.9	55.5	77.9	122	155	188	221	253	284	296
40	0.025	20.2	31.4	39.9	58.4	82	129	160	191	223	253	281	291
50	0.02	20.9	32.7	40.8	60.8	85.4	134</						

## APPENDIX F

### Beforeudig Plans



## Legend

- ⚡ Arrestor
- 🚫 Sectionaliser
- Pole
- ⬢ Pillar
- RMU
- ▲ Stay
- ☒ Regulator
- ☒ Recloser
- ☒ Transformer
- ☒ Switch
- ☒ Capacitor
- OH Fibre
- OH Conductor
- - - UG Fibre
- - - UG Conduit (Future Cable)
- - - UG Cable MV
- - - UG Cable LV

N

Scale: 1:3075

Expires: 02 Feb 2026

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Before you undertake any works, an underground cable location is required. You can initiate a cable location request via our website; [www.topenergy.co.nz/cablelocate](http://www.topenergy.co.nz/cablelocate). When undertaking works, beware that you may encounter underground cables at ANY depth.

In no event will Top Energy Ltd. be liable for any loss or damage, including, without limitation, indirect or consequential loss or damage, or loss or damage whatsoever arising from the accuracy of these plans.

# Overview

## Attachment 5

**PROPOSED DISTRICT PLAN – DEVELOPMENT CONTROL CHECK S.86B OF THE RMA 1991**

**401 Oruru Road – David Borrie**

<b>Rule</b>	<b>Assessment</b>
Hazardous Substances HS-R2, R5, R6, R9	The site does not contain, nor are any hazardous substance facilities proposed.
Heritage Area Overlays HA-R1 to R14 inclusive. HA S1 & S2	N/A as none apply to the application site.
Historic Heritage Rules and Schedule 2. Rules HH R1-R9 Inclusive.	N/A as the site does not have any identified (scheduled) historic heritage values.
Notable Trees NT R1 – R9 inclusive and NT S1 & S2	N/A – no notable trees present on the site.
Sites and Areas of Significance to Māori SASM R1 – R7 inclusive.	The PDP does not list any site or area of significance to Māori as being present on the site.
Ecosystems and Indigenous Biodiversity – IB- R1 to R5	No indigenous vegetation clearance is proposed.
Subdivision SUB R6, R13, R14, R15, R17.	The site contains no Heritage Resources, Scheduled Sites of Significance to Māori or a Scheduled Significant Natural Area within the PDP. No Environmental Benefit subdivision is proposed.
Activities on the Surface of Water ASW R1 – R4 inclusive.	N/A as no such activities are proposed.
Earthworks EW R12 & EW R13 and EWS3 & EWS5	EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. These are addressed in the earthworks methodology.
Signage – SIGN R9 & R10 and S1 to S6 Inclusive.	N/A – No heritage resources are present on the site and signage does not form part of this application.

## Attachment 6

## OPERATIVE DISTRICT PLAN – DEVELOPMENT CONTROL CHECK

### 401 Oruru Road – David Borrie

Chapter / Rule	Compliance Statement
Chapter 12.1 - Landscapes and Natural Features	Does not apply as there is no landscape or natural feature overlay identified within the ODP maps applying to the site.
Chapter 12.2 Indigenous Flora and Fauna	Does not apply as there is no clearance of indigenous vegetation proposed.
Chapters 12.5, (5A) and (5B) Heritage	Does not apply as the site does not contain any heritage sites, notable trees, sites of cultural significance to Māori that are scheduled in the ODP. There are no recorded archaeological sites as shown on the NZAA Database on the site.
Chapter 12.7 Waterbodies	The subdivision does not include any buildings or other impermeable surfaces, nor on-site wastewater system, breaching the setback requirements specified in this chapter.
Chapter 12.8 Hazardous Substances	Does not apply as the activity being applied for is not a hazardous substances facility.
Chapter 12.9 Renewable Energy	Does not apply as the activity does not involve renewable energy.
Subdivision 13.6.5 Legal Road Frontage	The lots all have adequate legal frontage as shown on plan of subdivision.
13.6.8 Subdivision Consent before work commences	All necessary calculations and assessment of effects have been provided so that this subdivision consent application is deemed to include consent to excavate and fill land for access. No vegetation clearance is proposed. Please refer to the attached engineering report.
13.7.2 Allotment size	Complies with standards for RDA subdivision under Rule 13.7.2.1 (4)
13.7.2.2 Allotment Dimensions	30 metre by 30 metre building platforms are easily able to be accommodated within the lots proposed.
13.7.2.3 Amalgamation of Land	N/A
13.7.2.4 Lots Divided by Zone Boundaries	N/A
13.7.2.5 Outstanding Landscape, Outstanding Landscape Feature Or Outstanding Natural Feature	N/A as the ODP does not list any of these items on the site.
13.7.2.6 Access, Utilities, Roads, Reserves	N/A
13.7.2.7 Savings as to previous proposals	N/A
13.7.2.8 Proximity To Top Energy Transmission Lines	N/A

13.7.2.9 Proximity To The National Grid	N/A
13.7.3.1 Property Access	Complies - and as addressed under the Chapter 15 assessment below. See attached engineering report.
13.7.3.2 Natural And Other Hazards	Complies – see attached engineering report on s.106 matters.
13.7.3.3 Water Supply	Complies - Water supply will be via roof catchment and used for firefighting. See attached engineering report.
13.7.3.4 Stormwater Disposal	Complies – an engineering report from a Chartered Professional Engineer has been supplied.
13.7.3.5 Sanitary Sewage Disposal	Complies - a report from a Chartered Professional Engineer has been supplied.
13.7.3.6 Energy Supply	Complies - see correspondence from Top Energy confirming connections available.
13.7.3.7 Telecommunications	See correspondence from the telecommunications provider confirming connections are available. However, due to costs the Applicant will explore other options.
13.7.3.8 Easements For Any Purpose	N/A none proposed.
13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes	N/A
13.7.3.10 Access To Reserves And Waterways	N/A
13.7.3.11 Land Use Compatibility	Conditions of consent are offered to address this issue if required.
13.7.3.12 Proximity To Airports	N/A
Chapter 14 Financial Contributions	No esplanade reserve or strip is offered as part of this subdivision.
Chapter 15.1.6A.1 & 15.1.6A.2 & 15.1.6A.2.1 – Traffic Movements	The rules in Chapter 15.1.6A.1 & 15.1.6A.2 are clear that they are to be applied in conjunction with the Traffic Intensity Factor (“TIF”) Tables in Appendix 3A. These only apply to land use activities so are not relevant to the proposed subdivision.
15.1.6B - Parking Requirements	As above, these rules apply to land use activities and not subdivision.
Rule 15.1.6C.1.1 to 15.1.6C.1.11 inclusive. Access	Crossings can be formed to Council's

	"Engineering Standards and Guidelines" (June 2004 – Revised 2009). General access standards can be complied with. The supplied engineering report addresses the access matters.
Chapter 8 – Rural Production Zone standards 8.6.5.1.1 Residential Intensity	One dwelling and one studio unit exist and will be contained within proposed Lot 1. Refer to building consent approval (Council Ref BC 17411) and resource consent approval (Council Ref 1950098).
8.6.5.1.2 Sunlight	Complies - All structures within Lot 1 will continue to comply post subdivision.
8.6.5.1.3 Stormwater Management	Complies - Approximately 6,600m <sup>2</sup> of impermeable surface will be contained within Lot 1. This will comply with the maximum 15% impermeable surface requirement of 7,297m <sup>2</sup>
8.6.5.1.4 Setback From Boundaries	Complies – all existing buildings exceed a 10 metre setback from boundaries.
8.6.5.1.5 Transportation	Complies - See above.
8.6.5.1.6 Keeping Of Animals	N/A
8.6.5.1.7 Noise	N/A
8.6.5.1.8 Building Height	Complies - all existing buildings less than 12 metres in height.
8.6.5.1.9 Helicopter Landing Area	N/A
8.6.5.1.10 Building Coverage	Complies – Lot 1 will comply with this standard as the existing buildings will comprise some 1095m <sup>2</sup> of area (2.2%) which is less than the maximum allowable 12.5% specified in the zone.
8.6.5.1.11 Scale Of Activities	N/A
8.6.5.1.12 Temporary Events	N/A

## Attachment 7

## Operative District Plan – Relevant Assessment Criteria

### 401 Oruru Road – David Borrie

## Restricted Discretionary Subdivision Consent : Matters for Discretion & Assessment Criteria

### 13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

Subdivision is a restricted discretionary activity where:

- (a) the minimum lot size is 12ha; or alternatively
- (b) a maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m<sup>2</sup> and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or alternatively
- (c) a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.

In considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under **13.8.1(a)**:
  - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under **13.8.1(b)** or **(c)**:
  - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
  - effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
  - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
  - the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

- (1) the matters listed in **13.7.3**;
- (2) the matters listed in **(i)** and **(ii)** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

### 13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1 to 13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

#### 13.7.3.1 PROPERTY ACCESS (see *Chapter 15 Transportation*)

A controlled (subdivision) activity application must comply with rules for property access in *Chapter 15*, namely **Rules 15.1.6C.1.1 - 15.1.6C.1.11** (inclusive).

#### 13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.2** the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:

- (a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:
  - (i) erosion;
  - (ii) overland flow paths, flooding and inundation;
  - (iii) landslip;
  - (iv) rockfall;
  - (v) alluvion (deposition of alluvium);
  - (vi) avulsion (erosion by streams or rivers);
  - (vii) unconsolidated fill;
  - (viii) soil contamination;

- (ix) subsidence;
- (x) fire hazard;
- (xi) sea level rise

Provided that where **Coastal Hazard Maps** show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments (other than to facilitate the subdivision of land for the purposes of transfer to the Council) shall be a non-complying subdivision activity.

#### 13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (a) a lawfully established reticulated water supply system; or
- (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.3** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (ii) adequacy of water supplies, and access for fire fighting purposes;
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

#### 13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).
- (b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.
- (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.
- (e) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "*Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual*" Auckland Regional Council (2003).

In considering a controlled (subdivision) activity application under **Rule 13.7.3.4** the Council will restrict the exercise of its control to the following matters:

- (i) control of water-borne contaminants, litter and sediments;
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;
- (iv) the location, scale and construction of stormwater infrastructure;
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

#### 13.7.3.5 SANITARY SEWAGE DISPOSAL

- (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.
- (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).

**Note:** Allotments include additional vacant sites on cross lease or unit titles.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.5** the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.

#### 13.7.3.6 ENERGY SUPPLY

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.6** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.

#### 13.7.3.7 TELECOMMUNICATIONS

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.7** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.

#### 13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.8** the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) The need for easements for any of the following purposes:
  - (i) private ways, whether mutual or not;
  - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
  - (iii) telecommunications;
  - (iv) party walls and floors/ceilings;
  - (v) other utilities.

#### 13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

Where any proposed allotment contains one or more of the following:

- (a) a Notable Tree as listed in **Appendix 1D**;
- (b) an Historic Site, Building or Object as listed in **Appendix 1E**;
- (c) a Site of Cultural Significance to Maori as listed in **Appendix 1F**;
- (d) an Outstanding Natural Feature as listed in **Appendix 1A**;
- (e) an Outstanding Landscape Feature as listed in **Appendix 1B**;
- (f) an archaeological site as listed in **Appendix 1G**;
- (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

**Note:** There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.

Council encourages permanent protection by:

- (i) a reserve or covenant under the Reserves Act;
- (ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (iii) a conservation covenant with the Department of Conservation or the Council;
- (iv) an open space covenant with the Queen Elizabeth II National Trust;
- (v) a heritage covenant with the Heritage New Zealand Pouhere Taonga.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the Heritage New Zealand Pouhere Taonga and the Department of Conservation;
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.

#### **13.7.3.10 ACCESS TO RESERVES AND WATERWAYS**

Where appropriate and relevant, public access shall be provided in proposed subdivisions, to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.10** the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

#### **13.7.3.11 LAND USE COMPATIBILITY**

Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). In considering a controlled subdivision activity under **Rule 13.7.3.11** the Council will restrict the exercise of its control to the following matters:

- (i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

#### **13.7.3.12 PROXIMITY TO AIRPORTS**

Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

## Attachment 8

**Fourth Schedule Assessment under Resource Management Act 1991**

**Compliance Check for Information Required**

**401 Oruru Road – David Borrie**

<b><i>Clause 2 Information Required in all applications</i></b>	
<b><i>(1) An application for a resource consent for an activity must include the following:</i></b>	
<b><i>(a) a description of the activity:</i></b>	Refer Paragraphs 2.1 to 2.4 of this Planning Report and attachments.
<b><i>(b) an assessment of the actual or potential effect on the environment of the activity:</i></b>	Refer to Paragraphs 4.3 to 4.11 of this Planning Report and attachments.
<b><i>(b) a description of the site at which the activity is to occur:</i></b>	Refer to Paragraphs 1.3 to 1.17 of this report.
<b><i>(c) the full name and address of each owner or occupier of the site:</i></b>	This information is contained in the Form 9 attached to the application.
<b><i>(d) a description of any other activities that are part of the proposal to which the application relates:</i></b>	The application is for subdivision. No other breaches of the ODP have been identified. Please refer to Attachment 6.
<b><i>(e) a description of any other resource consents required for the proposal to which the application relates:</i></b>	Consent is being sought for subdivision under the ODP only.
<b><i>(f) an assessment of the activity against the matters set out in <u>Part 2</u>:</i></b>	Refer to Paragraphs 6.0 to 6.6 of this Planning Report.
<b><i>(g) an assessment of the activity against any relevant provisions of a document referred to in <u>section 104(1)(b)</u>, including matters in Clause (2):</i></b>	Refer to Paragraphs 5.0 to 9.26 of this Planning Report.
<b><i>(2) The assessment under subclause (1)(g) must include an assessment of the activity against—</i></b> <b><i>(a) any relevant objectives, policies, or rules in a document; and</i></b> <b><i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i></b> <b><i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i></b> <b><i>(3) An application must also include an assessment of the activity's effects on the environment that—</i></b> <b><i>(a) includes the information required by clause 6; and</i></b> <b><i>(b) addresses the matters specified in clause 7; and</i></b> <b><i>(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.</i></b>	

**Clause 3. Additional Information Required in Some Applications**

An application must also include any of the following that apply:

<ul style="list-style-type: none"><li>a. if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under <a href="#">section 87A(1)</a>):</li><li>b. if the application is affected by <a href="#">section 124</a> or <a href="#">165ZH(1)(c)</a> (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of <a href="#">section 104(2A)</a>):</li><li>c. if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under <a href="#">section 85</a> of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of <a href="#">section 104(2B)</a>).</li></ul>	<p>Please refer to Attachment 5 &amp; 6.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>
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<b>Clause 4 Additional Information required in application for subdivision consent</b>	
<p><i>An application for a subdivision consent must also include information that adequately defines the following:</i></p>	
<p>(a) the position of all new boundaries:</p> <p>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</p> <p>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</p> <p>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</p> <p>(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under <a href="#">section 237A</a>:</p> <p>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under <a href="#">section 237A</a>):</p> <p>(g) the locations and areas of land to be set aside as new roads.</p>	Refer to Scheme Plan in Attachment 3.

<b>Clause 6: Information required in assessment of environmental effects</b>	
<p><i>(1) An assessment of the activity's effects on the environment must include the following information:</i></p>	
<p>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</p>	Refer to Paragraphs 4.3 to 4.11 of this planning report. The activity will not result in any significant adverse effect on the environment.
<p>(b) an assessment of the actual or potential effect on the environment of the activity:</p>	Refer to Paragraphs 4.3 to 4.11 of this planning report.
<p>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</p>	Not applicable as the application does not involve hazardous installations.
<p>(d) if the activity includes the discharge of any contaminant, a description of—</p>	The subdivision does not involve any discharge of contaminant.

<p>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</p> <p>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</p>		
<p>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report and attachments.</p>	
<p>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</p>	<p>Refer to Paragraphs 7.0 to 7.4 of this planning report. No affected persons have been identified.</p>	
<p>(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</p>	<p>No monitoring is required as the scale and significance of the effects do not warrant it.</p>	
<p>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</p>	<p>No protected customary right is affected.</p>	

<b>Clause 7: Matters that must be addressed by assessment of environmental effects</b>	
<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Paragraphs 4.3 to 4.11, and also to the assessment of objectives and policies Paragraphs 5.0 to 5.21.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Paragraphs 4.3 to 4.11, and also to the assessment of objectives and policies Paragraphs 5.0 to 9.26. The site has no high or outstanding landscape or natural character values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Paragraphs 4.3 to 4.11. The subdivision has no effect on ecosystems or habitat as these matters can be addressed by conditions.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Paragraphs 4.3 to 4.11. The site has no aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing. SNA values can be protected by conditions of consent
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is located outside of the mapped flood hazard area as shown in the current GIS. The proposal does not involve hazardous installations.

## Attachment 9

## **Northland Regional Policy Statement – Objectives and Policies**

### **Objective 3.6 - Economic activities – reverse sensitivity and sterilisation**

*The viability of land and activities important for Northland’s economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:*

*(a) Reverse sensitivity for existing:*

- (i) Primary production activities;*
- (ii) Industrial and commercial activities;*
- (iii) Mining\*; or*
- (iv) Existing and planned regionally significant infrastructure; or*

*(b) Sterilisation of:*

- (i) Land with regionally significant mineral resources; or*
- (ii) Land which is likely to be used for regionally significant infrastructure.*

*\*Includes aggregates and other minerals.*

### **Objective 3.13 - Natural Hazard Risk**

*The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:*

- (a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;*
- (b) Becoming better prepared for the consequences of natural hazard events;*
- (c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;*
- (d) Not compromising the effectiveness of existing defences (natural and man-made);*
- (e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and*
- (f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.*
- (g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.*

### **5.1.3 Policy – Avoiding the adverse effects of new use(s) and development**

*Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:*

- (a) Primary production activities in primary production zones (including within the coastal marine area);*
- (b) Commercial and industrial activities in commercial and industrial zones;*
- (c) The operation, maintenance or upgrading of existing or planned<sup>13</sup> regionally significant infrastructure<sup>14</sup>; and*
- (d) The use and development of regionally significant mineral resources<sup>15</sup>.*

#### **7.1.1 Policy – General risk management approach**

*Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:*

- (a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;*
- (b) Minimising any increase in vulnerability due to residual risk;*
- (c) Aligning with emergency management approaches (especially risk reduction);*
- (d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and*
- (e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.*

## Attachment 10

## **Operative District Plan - Subdivision Objectives and Policies**

### **Objectives**

- 13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.
- 13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.
- 13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.
- 13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.
- 13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.
- 13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.
- 13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.
- 13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.
- 13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).
- 13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.
- 13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

### **Policies**

- 13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:
  - (a) natural character, particularly of the coastal environment;
  - (b) ecological values;
  - (c) landscape values;
  - (d) amenity values;
  - (e) cultural values;
  - (f) heritage values; and
  - (g) existing land uses.
- 13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.
- 13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

- 13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.
- 13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.
- 13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.
- 13.4.7 That the need for a financial contribution be considered only where the subdivision would:
  - (a) result in increased demands on car parking associated with non-residential activities; or
  - (b) result in increased demand for esplanade areas; or
  - (c) involve adverse effects on riparian areas; or
  - (d) depend on the assimilative capacity of the environment external to the site.
- 13.4.8 That the provision of water storage be taken into account in the design of any subdivision.
- 13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.
- 13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.
- 13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.
- 13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.
- 13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:
  - (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
  - (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
  - (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
  - (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer **Chapter 2** and in particular **Section 2.5** and Council's "*Tangata Whenua Values and Perspectives*" (2004);

- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
- (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of **Part 3** of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

- (a) development of energy efficient buildings and structures;
- (b) reduced travel distances and private car usage;
- (c) encouragement of pedestrian and cycle use;
- (d) access to alternative transport facilities;
- (e) domestic or community renewable electricity generation and renewable energy use.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;
- (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and
- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

**Note 1:** Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

**Note 2:** Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

## **Operative District Plan – Rural Production Zone Objectives & Policies**

### **Objectives**

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 8.3.5 To protect outstanding natural features and landscapes.
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.
- 8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

### **Policies**

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.
- 8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.
- 8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).
- 8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

## Attachment 11

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

### **Objectives – Rural Production Zone**

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 - Land use and subdivision in the Rural Production zone:

- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
- c. does not compromise the use of land for farming activities, particularly on highly productive land;
- d. does not exacerbate any natural hazards; and
- e. is able to be serviced by on-site infrastructure.

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.

### **Policies Rural Production Zone**

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- a. enabling primary production activities as the predominant land use;
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- a. a predominance of primary production activities;
- b. low density development with generally low site coverage of buildings or structures;
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
- d. a diverse range of rural environments, rural character and amenity values throughout the district.

RPROZ-P5 - Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

RPROZ-P6 - Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
  - i. the type of farming proposed; and
  - ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- c. provides for rural lifestyle living unless there is an environmental benefit.

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

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
  - i. scale and compatibility with rural activities;
  - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
  - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

## **Objectives – Subdivision**

### **SUB-O1**

Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

### **SUB-O2**

Subdivision provides for the:

- a. Protection of highly productive land; and
- b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

### **SUB-O3**

Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

### **SUB-O4**

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying waterbodies.

## **Subdivision - Policies**

### **SUB-P1**

Enable boundary adjustments that:

- a. do not alter:
  - i. the degree of non compliance with District Plan rules and standards;
  - ii. the number and location of any access; and
  - iii. the number of certificates of title; and
- b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

### **SUB-P2**

Enable subdivision for the purpose of public works, infrastructure, reserves or access.

**SUB-P3**

Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

**SUB-P4**

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

**SUB-P5**

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

**SUB-P6**

Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

**SUB- P7**

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.

**SUB-P8**

Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
- b. will not result in the loss of versatile soils for primary production activities.

**SUB-P9**

Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

**SUB-P10**

To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

**SUB-P11**

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

## **Objectives - Natural Hazards**

### **NH-O1**

The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

### **NH-O2**

Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

### **NH-O3**

New infrastructure is located outside of identified natural hazard areas unless:

it has a functional or operational need to be located in that area;

it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and

adverse effects resulting from that location on other people, property and the environment are mitigated.

### **NH-O4**

Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

## **Policies - Natural Hazards**

### **NH-P2**

Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

- a. the nature, frequency and scale of the natural hazard;
- b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;
- c. the location of building platforms and vehicle access;

- d. the use of the [site](#), including by [vulnerable activities](#);
- e. the location and types of [buildings](#) or [structures](#), their design to mitigate the [effects](#) and risks of [natural hazards](#), and the ability to adapt to long term changes in [natural hazards](#);
- f. [earthworks](#), including excavation and fill;
- g. location and design of [infrastructure](#);
- h. activities that involve the use and storage of hazardous substances;
- i. aligning with emergency management approaches and requirements;
- j. whether mitigation results in transference of [natural hazard](#) risk to other locations or exacerbates the [natural hazard](#); and
- k. reduction of risk relating to existing activities.

NH-P3 Take a precautionary approach to the management of [natural hazard](#) risk associated with land use and [subdivision](#).

NH – P5 Require an assessment of risk prior to land use and [subdivision](#) in areas that are subject to identified [natural hazards](#), including consideration of the following:

- a. the nature, frequency and scale of the [natural hazard](#);
- b. the temporary or permanent nature of any adverse [effect](#);
- c. the type of activity being undertaken and its vulnerability to an event, including the [effects](#) of climate change;
- d. the consequences of a [natural hazard](#) event in relation to the activity;
- e. any potential to increase existing risk or creation of a new risk to people, property, [infrastructure](#) and the [environment](#) within and beyond the [site](#) and how this will be mitigated;
- f. the design, location and construction of [buildings](#), [structures](#) and [infrastructure](#) to manage and mitigate the [effects](#) and risk of [natural hazards](#) including the ability to respond and adapt to changing hazards;
- g. the [subdivision/site](#) layout and management, including ability to access and exit the [site](#) during a [natural hazard](#) event; and .
- h. the use of natural features and natural buffers to manage adverse [effects](#).

NH – P6 Manage land use and [subdivision](#) in [river flood hazard areas](#) to protect the subject [site](#) and its development, and other property, by requiring:

- a. subdivision applications to identify [building](#) platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event;
- b. a minimum freeboard for all [buildings](#) designed to accommodate [vulnerable activities](#) of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new [buildings](#);
- c. commercial and industrial [buildings](#) to be constructed so they will not be subject to material damage in a 1 in 100 year flood event;
- d. [buildings](#) within a 1 in 10 Year [River Flood Hazard Area](#) to be designed to avoid material damage in a 1 in 100 year flood event;

- e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event;
- f. [earthworks](#) (other than [earthworks](#) associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year [River Flood Hazard area](#);
- g. the capacity and function of [overland flow paths](#) to convey [stormwater](#) flows safely and without causing damage to property or the [environment](#) is retained, unless sufficient capacity is provided by an alternative method; and
- h. the provision of safe vehicle access within the [site](#)

NH P8 - Locate and design [subdivision](#) and land use to avoid [land](#) susceptible to [land](#) instability, or if this is not practicable, mitigate risks and [effects](#) to people, [buildings](#), [structures](#), property and the [environment](#).

## Attachment 12



*Top Energy Limited*

19 January 2026

Neil Mumby  
Cable Bay Consulting Ltd

Email: [neil.mumby@cablebayconsulting.co.nz](mailto:neil.mumby@cablebayconsulting.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**  
**D Borrie – 401 Oruru Road, Peria. Lot 5 DP 105103.**

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is nil and advises that proposed Lot 1 has an existing power supply. Design and costs to provide a power supply to proposed Lot 2 could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

**Aaron Birt**  
Planning and Design  
E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)



Outlook

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## Chorus 11477958 : We can service your development

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**From** Chorus Property Development Do Not Reply <npdnoreply@chorus.co.nz>

**Date** Thu 15/01/2026 6:26 PM

**To** npdnoreply@chorus.co.nz <npdnoreply@chorus.co.nz>

C H ● R U S

Hi

Development address: 401 Oruru Road , Taipa, Far North District, 0483

This email is to confirm that Chorus can provide our fibre network to your development. An indicative cost for the work we would need to do (noting that this excludes costs for any work you may be required to do inside the site boundary) is presented in the below notes:

A high level estimate to extend our fibre network to your development is in excess of \$100,000 Incl. GST.

Please note: The communications technology available to serve customers in our rural areas is rapidly changing. Copper is no longer the only option for customers, and is in some cases, not the best option.? New Zealand runs on fibre, and the UFB roll-out has gone past 87 per cent of Kiwis. We would like to extend fibre further to enable more Kiwis to receive the best technology available. We will not be investing in extending the copper network further.

If you would like this formalised into a quote, then please [log in to your account](#) and let us know. If you need to amend the connection numbers or provide updated plans, you can also do that via your account.

Chorus New Property Development Team



Outlook

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**RE: PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files**

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**From** Planning Support <Planning.Support@fndc.govt.nz>

**Date** Wed 21/01/2026 4:34 PM

**To** Neil mumby <neilmumby@hotmail.com>

Kia ora,

Thank you for your request for historic resource consent information.

We have reviewed Council's records and can confirm that while the application material and plans are available, the formal decision documentation is not held in our current digital records.

Despite reasonable efforts, we have been unable to locate the decision file. As this application dates from the early 1990s, it is likely the records were incomplete or lost during Council's transition from paper-based filing to digital record systems.

We acknowledge this may be frustrating and apologise for any inconvenience this causes.

Ngā mihi,

Chantelle

Planning Support



**Planning Support**

Resource Consents

Administration

P 6494015200 |

Planning.Support@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far

North District Council

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**Pokapū Kōrero 24-hāora | 24-hour**

Contact Centre 0800 920 029

**fndc.govt.nz**



**From:** Neil mumby <neilmumby@hotmail.com>

**Sent:** Wednesday, 21 January 2026 11:42 am

**To:** Planning Support <Planning.Support@fndc.govt.nz>; Building Support <Building.Group@fndc.govt.nz>

**Cc:** Lee Bailey <Lee.Bailey@fndc.govt.nz>

**Subject:** Re: PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files

**CAUTION:** This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning building and planning team;

As per below, the FNDC file admin has suggested that I get in contact with you about some information that appears to be missing from Council files that we ordered in. These are outlined below. In summary form however;

1. Planning Team - the FNDC GIS indicates that there was a resource consent issued on the site for a second dwelling (RC 1950098) but there is no copy of the decision on the file, are you able to provide?
2. Building Team - there is a record of a prior building consent being issued on the site (BP17664) but there is no information on this building consent in the files provided to us.

FNDC admin advise that they have also looked at these files and cannot find any information on them. I am hopeful that you may be able to provide directly.

Please let me know if you need any further information, thanks.

Neil

Sent from [Outlook](#)

**From:** Lee Bailey <[Lee.Bailey@fndc.govt.nz](mailto:Lee.Bailey@fndc.govt.nz)>

**Sent:** Wednesday, 21 January 2026 7:59 am

**To:** Neil mumby <[neilmumby@hotmail.com](mailto:neilmumby@hotmail.com)>

**Subject:** RE: PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files

Kia ora Neil,

Thank you for your query.

1. I have reviewed the file and there does not appear to be a decision on file. If you need further information or clarification, please direct this to the information experts. Resource Consents/Street as built – [planning.support@fndc.govt.nz](mailto:planning.support@fndc.govt.nz)
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Nga mihi

Lee



Lee Bailey 8am-4:30

pm

Property Information  
Officer - Property  
Information  
P 6494015669 |  
[Lee.Bailey@fndc.govt.nz](mailto:Lee.Bailey@fndc.govt.nz)

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

**Pokapū Kōrero 24-hāora | 24-hour**

**Contact Centre 0800 920 029**

**fndc.govt.nz**



**From:** Neil mumby <[neilmumby@hotmail.com](mailto:neilmumby@hotmail.com)>

**Sent:** Tuesday, 20 January 2026 4:21 pm

**To:** Lee Bailey <[Lee.Bailey@fndc.govt.nz](mailto:Lee.Bailey@fndc.govt.nz)>

**Subject:** Re: PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files

You don't often get email from [neilmumby@hotmail.com](mailto:neilmumby@hotmail.com). [Learn why this is important](#)

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Hi there Lee, I am wondering if you can clarify some things.

1. Councils GIS refers to RMA1950098 on the site, but there is no sign of any decision document under this consent number in the files provided. Would you happen to have this decision ?
2. The folder for BP17664 is empty. Would you happen to know where this file is or what this application was for?

Appreciate any guidance.

Neil

Sent from [Outlook](#)

**From:** Lee Bailey <[Lee.Bailey@fndc.govt.nz](mailto:Lee.Bailey@fndc.govt.nz)>

**Sent:** Tuesday, 20 January 2026 12:46 pm

**To:** [neilmumby@hotmail.com](mailto:neilmumby@hotmail.com) <[neilmumby@hotmail.com](mailto:neilmumby@hotmail.com)>

**Subject:** PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files

Kia ora Customer,

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- 1) Click the 'Login' button in the Objective Connect Invitation email.
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If you have specific queries relating to the content of these files, please contact the following departments:

Building Consents/Property as builts – [building.group@fndc.govt.nz](mailto:building.group@fndc.govt.nz)

Resource Consents/Street as builts – [planning.support@fndc.govt.nz](mailto:planning.support@fndc.govt.nz)

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If you have any difficulty accessing this file, please email [propertyfiles@fndc.govt.nz](mailto:propertyfiles@fndc.govt.nz) and myself or one of the property team will assist you.

Nga mihi,  
Property Information Team

Additional Info:

Attachment links to PF-1730/2026, 401 Oruru Road, Peria 0482

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Get it done online at your convenience, visit our website -

<https://aus01.safelinks.protection.outlook.com/>

<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fndc.govt.nz%2F&data=05%7C02%7C%7C29d2f260961f413f7e1908de57b50534%7C84df9e7fe9f640afb435aaaaaaaaaaa%7C1%7C0%7C639044632388462146%7CUknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIYiOilwLjAuMDAwMCIsIiAiOjXaW4zMilsIkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=tugtNJIK8OQeGlba589UNmSME7wLO9rCR50oByAZL64%3D&reserved=0>

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Ph. 09 401 5200 | Fax. 09 401 2137 | Email. [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)  
Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

Please consider the environment before printing this email.



Outlook

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**RE: PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files**

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**From** Building Support <Building.Group@fndc.govt.nz>

**Date** Wed 21/01/2026 11:56 AM

**To** Neil mumby <neilmumby@hotmail.com>

Hi there,

I have looked at our files relating to BP17664 and there is no documentation in our records regarding it.

This is all the info I can find:

It is for "2ND HAND GARAGE D HARVEY 50/318/02 (85-318-04) INFO TAKEN FROM MCC BP REGISTER"

The BC was granted 01/09/1989

Project value was for \$4000

Thanks  
Aleisha



**Building Support**

Building Services

Administration

P 6494070423 |

Building.Group@fndc.govt.nz

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

**Pokapū Kōrero 24-hāora | 24-hour**

**Contact Centre 0800 920 029**

**fndc.govt.nz**



**From:** Neil mumby <neilmumby@hotmail.com>

**Sent:** Wednesday, 21 January 2026 11:42 am

**To:** Planning Support <Planning.Support@fndc.govt.nz>; Building Support <Building.Group@fndc.govt.nz>

**Cc:** Lee Bailey <Lee.Bailey@fndc.govt.nz>

**Subject:** Re: PF-1730/2026, 401 Oruru Road, Peria 0482, Instructions for accessing FNDC property files

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Good morning building and planning team;

As per below, the FNDC file admin has suggested that I get in contact with you about some information that appears to be missing from Council files that we ordered in. These are outlined below. In summary form however;

1. Planning Team - the FNDC GIS indicates that there was a resource consent issued on the site for a second dwelling (RC 1950098) but there is no copy of the decision on the file, are you able to provide?
2. Building Team - there is a record of a prior building consent being issued on the site (BP17664) but there is no information on this building consent in the files provided to us.

FNDC admin advise that they have also looked at these files and cannot find any information on them. I am hopeful that you may be able to provide directly.

Please let me know if you need any further information, thanks.

Neil

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Nga mihi  
Lee

**Lee Bailey** 8am-4:30



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 Property Information  
 Officer - Property  
 Information  
 P 6494015669 |  
[Lee.Bailey@fndc.govt.nz](mailto:Lee.Bailey@fndc.govt.nz)

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Nga mihi,  
Property Information Team

Additional Info:  
Attachment links to PF-1730/2026, 401 Oruru Road, Peria 0482

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Get it done online at your convenience, visit our website -

<https://aus01.safelinks.protection.outlook.com/>

<url=http%3A%2F%2Fwww.fndc.govt.nz%2F&data=05%7C02%7C%7C29d2f260961f413f7e1908de57b50534%7C84df9e7fe9f640afb435aaaaaaaaaaa%7C1%7C0%7C639044632388462146%7CUknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIiYiOiwLjAuMDAwMCIsIiAiOijXaW4zMilsIkFOljoiTWFpbCIsIldUjjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=tugtNJK8OQeGlba589UNmSME7wLO9rCR50oByAZL64%3D&reserved=0>

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Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

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## Attachment 13

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

*\*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, [tuhonosupport@fndc.govt.nz](mailto:tuhonosupport@fndc.govt.nz)*

## 5. Applicant details

Name/s:	David and Joanne Borrie
Email:	
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.

---

---

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## 6. Address for correspondence

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

Name/s:	Cable Bay Consulting Ltd
Email:	
Phone number:	
Postal address:	(or alternative method of service under section 352 of the act)

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

---

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

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

Name/s:	David & Joanne Borrie
Property address/ location:	401 Oruru Road, Taipa
	Postcode 0482

## 8. Application site details

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

**Name/s:**

**Site address/  
location:**

**Postcode**

**Legal description:**

**Val Number:**

**Certificate of title:**

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

### **Site visit requirements:**

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the proposal

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

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

## 10. Would you like to request public notification?

Yes  No

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

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

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

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)

David & Joanne Borrie

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

## 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)

**Signature:**

(signature of bill payer)

Date 2/1/2026

**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](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

## 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)

Neil Mumby

**Signature**

Date 15/01/26

*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.