

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

(more than one circle can be ticked):

- |   |   |
|---|---|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision   | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> 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 [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

Tess Allen and Eli MacCarthy-Morrogh

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Same as above

**Email:**

**Phone number:**

Work

Home

**Postal address:**

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

Postcode

*\* 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:**

Tess Allen and Eli Rex MacCarthy-Morrogh

**Property Address/  
Location:**

## 8. Application Site Details

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

**Name/s:**

Tess Kama Allen and Eli Rex MacCarthy-Morrogh

**Site Address/  
Location:**

**Legal Description:**

**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.

No restrictions

## 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.

Proposal to construct a single story dwelling whihc breeches the stormwater management rand setback from boundry rules. the following activity has been assesed as discretionary.

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

- |   |   |
|---|---|
| <input type="radio"/> Subdividing land                    | <input type="radio"/> Disturbing, removing or sampling soil       |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

## 13. Draft Conditions:

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

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



## 14. Billing Details:

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

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

Tess Kama Allen

**Email:**

**Phone number:**

**Postal address:**

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

Home

Postcode

### Fees Information

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

### 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)

Tess Kama Allen

**Signature:**

(signature of bill payer)

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

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

## 15. Important information continued...

### Declaration

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

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

**Signature:**

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

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

- ☐ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ 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.

# Land-Use Resource Consent Proposal

Tess Allen and Eli MacCarthy-Morrogh

26 Kokopu street, Ahipara



**Please find attached:**

- An application form for a Land-use Resource Consent to construct a new dwelling within the Rural Production Zone and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a Discretionary Activity under the Far North Operative District Plan

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# Assessment of Environmental Effects Report

## Description of proposed activity

1. The proposal is to construct a new single-story dwelling and attached double garage on the site as shown in Figure 1 below. The site and surrounding environment are zoned Rural Production, however due to a historic subdivision, the site and surrounding environment are urban in nature, which is reflected in the lot sizes in the area as well as the proposed zoning of Rural-Residential under the PDP.
2. The proposed development involves a single-storey dwelling with a roof area of 176.8 m<sup>2</sup>, accompanied by a driveway measuring 90 m<sup>2</sup>. The dwelling will be positioned no closer than 3 metres from all site boundaries. The development will result in an impermeable surface coverage of 33.1% of the total site area, which exceeds the permitted limits under the Operative District Plan, resulting in a breach of plan provisions.
3. The proposal does not comply with the following provisions of the Operative District Plan:
  - Rule 8.6.5.1.3 – Stormwater Management
  - Rule 8.6.5.1.4 – Boundary Setbacks

The proposal has been assessed as a Discretionary Activity under the Operative District Plan.

## Site Description

The subject site is located off Kokopu Street in Ahipara and is legally described as Lot 37 DP 427753. It is a vacant residential property with a total land area of 862 m<sup>2</sup>, and currently contains no existing structures. The site occupies a front position, with Kokopu Street adjoining the Lot along the north-eastern boundary. The legal access is via a shared private accessway that connects to the westernmost corner of the site.

The site has a pentagon-shaped configuration and features approximately 40 metres of road frontage to Kokopu Street, although this frontage is largely screened by established vegetation. The land is flat and grassed, with shrub vegetation located around the perimeter, particularly along the boundary with Kokopu street.

## Site Characteristics

The property forms part of a wider residential subdivision, which has resulted in the creation of several similarly sized allotments in the surrounding area. The layout and scale of the section are consistent with the evolving urban character of this part of Ahipara.

## Surrounding Context

The immediate environment comprises of residential sections of comparable size. In contrast, larger rural productive lots are located further north, as well as across Sandhills Road and Ahipara Road. Ahipara School is located less than 500 metres from the site, and Ninety Mile Beach is situated approximately 1 kilometre to the west of the site location.



Figure 1 - Lot description and surrounding properties from FNDC Atlas



Figure 2-Aerial Photograph of 26 Kokopu street



*Figure 3-Street View of the property accessway*

## Site Photographs

A site visit was undertaken in July 2025, with a compilation of the photos taken shown below.



*Figure 4-Photo of the Lot 37 DP 427753*





*Figure 5- Boundary with neighbouring property*



*Figure 6 - Boundary with Kokopu Street*



## Background

The site is part of a wider subdivision comprising of a total of 48 lots, which was originally approved under Resource Consent RC2080106 on 25 February 2008. A later amendment to this consent, known as RC2090042, was granted on 12 August 2008. Both approvals allowed for the development of one residential dwelling and associated outbuildings per lot, in line with specified bulk and location parameters.

These consents included land use permissions reflecting residential-style development thresholds, such as maximum impermeable surface coverage and boundary setbacks. However, this land use approval expired, as development under those provisions had not commenced within the required five-year timeframe from the original grant.

Following the lapse, the developer obtained a replacement land use consent, RC2140098, issued on 14 October 2013, which reinstated the same development standards. This later consent applied only to those lots still under the developer's ownership. For lots already transferred into private ownership, including the subject site, individual resource consents are now required for any new development.

## Title Details

The site is legally defined as Lot 37 DP 427753 and is recorded under Title 509776, which was issued on 16 June 2010. The freehold title covers an area of 862 m<sup>2</sup>.

In addition, the property includes a ¼ interest in Lot 56 DP 427753, a jointly owned private access lot servicing multiple sections. Lot 56 has a total land area of 343 m<sup>2</sup>, meaning the subject site's ownership share amounts to approximately 85.75 m<sup>2</sup>.

## Registered Instruments

The title contains three consent notices and two land covenants, which place conditions on the use and development of the land. These are summarised below:

### **Consent Notice D551249.8**

This consent notice, registered on 18 September 2000, contains four conditions. The following assessment applies to the subject site:

- Conditions 1(a) and 1(b) pertain to requirements for on-site effluent disposal. These are now irrelevant, as the site is currently connected to a reticulated wastewater system, eliminating the need for on-site treatment.
- Conditions 2(a) and 2(b) reference provisions of the Transitional District Plan, which is no longer operative. These conditions are therefore considered obsolete.

### **Consent Notice 6767424.1**

Registered on 8 February 2006, this notice was issued as part of Resource Consent RC2060012 and contains two conditions:

- Condition i requires submission of a foundation design report at the time of building consent. This condition remains relevant and will be addressed as part of the building consent process. Stormwater disposal for the site is addressed in the stormwater report submitted with this application. As the site is serviced by a reticulated wastewater system, on-site disposal is not applicable.
- Condition ii refers to provisions under the Transitional District Plan, which is no longer in force. Accordingly, this condition is now redundant.

### **Consent Notice 8520807.1**

This notice was registered on 7 May 2010 following the subdivision approved under Resource Consent RC2080106, which created the subject site. It outlines six conditions:

- Condition i: The dwelling will be built in accordance with an Approved Development Plan (ADP), as required under the notice.
- Condition ii: The applicant has confirmed that they will comply with the Schedule of Covenants registered on the title.
- Condition iii: The applicant has reviewed this condition and is able to comply with its requirements.
- Condition iv: Stormwater attenuation measures have been addressed and are detailed in the supporting stormwater report.
- Condition v: This requirement is also covered by the stormwater management measures detailed in the same report.
- Condition vi: The applicant has reviewed and is aware of the obligations imposed by this condition.

### **Site features**

1. The site falls within the Rural Production Zone under the Operative District Plan and is located outside the Coastal Environment, as defined by the Regional Policy Statement for Northland.
2. Under the Proposed District Plan (PDP), the zoning for the site is identified as Rural Residential.
3. The property is connected to reticulated wastewater and stormwater infrastructure, though it is not serviced by a reticulated water supply.
4. According to the Northland Regional Council (NRC) hazard mapping, the site does not appear to be subject to any identified natural hazard risks.
5. There is no indication that the property has been confirmed as a HAIL site (Hazardous Activities and Industries List), and no known archaeological sites are recorded on or near the property.
6. The site does not fall within any identified Outstanding Natural Landscapes, Outstanding Natural Features, or areas of High Natural Character, based on current planning maps and overlays.
7. No part of the site is classified as a Protected Natural Area (PNA).

8. The property is not located within a known kiwi habitat area.
9. As above, the site is not identified as containing any Outstanding Natural Landscapes, Features, or High Natural Character values.
10. The land has been classified as containing 3w4 soils, which fall under the category of Highly Productive Land as defined by the National Policy Statement for Highly Productive Land (NPS-HPL). However, given the proposed rezoning of the area to Rural Residential, it is considered that the NPS-HPL does not require further assessment in this case. Further discussion on this matter is provided later in this report.
11. The property is not located within a Surface Water Protection Zone.
12. The site does not fall within a Statutory Acknowledgement Area under any applicable iwi or Treaty settlement provisions.

## Weighting of Planning Instruments

The site is subject to the provisions of the Proposed District Plan (PDP), which was formally notified on 27 July 2022.

Under the Proposed District Plan, the property is zoned Rural-Residential. At the time of notification, certain rules were identified as having immediate legal effect pursuant to Section 86B(3) of the Resource Management Act 1991. Following the release of the Summary of Submissions, the Council's Policy team has not identified any additional rules as having immediate legal effect under Section 86F. Accordingly, this application includes an assessment of those PDP provisions—rules, objectives, and policies—that are relevant and carry legal weight at this stage.

At the time of preparing this application, no new rules have been confirmed or published as having such effect. On this basis, we have proceeded with our assessment accordingly. Should this position change, we respectfully request that the Council notify us as soon as possible with an updated list of applicable provisions.

## Operative District Plan – Rural Production Zone

Under the Operative District Plan, the subject site is located within the Rural Production Zone. An assessment of the activity against the relevant provisions of Section 8.6.5.1 (Permitted Activity Standards) is summarised below.

### *Assessment of Performance Standards*

Plan Reference	Standard	Proposal Compliance
8.6.5.1.1	Residential Intensity	Complies. This will be the only residential dwelling on the site.
8.6.5.1.2	Sunlight Access	Complies. The building design meets sunlight recession plane standards.
8.6.5.1.3	Stormwater Management	Non-complying. Total impermeable area equals 33.05%, exceeding the 15% threshold.
		Site areas: Lot 36 = Total 862 m <sup>2</sup>

		Impermeable surfaces: Roof = 176.8 m <sup>2</sup> , Driveway = 90 m <sup>2</sup> , Water Tanks: 18.16 m <sup>2</sup> → Total = 284.96 m <sup>2</sup>
8.6.5.1.4	Setback from Boundaries	Restricted Discretionary. Minimum setback of 3 m from Kokopu Street (required: 10 m).
8.6.5.1.5	Transportation	Addressed under Chapter 15 (see below).
8.6.5.1.6	Keeping of Animals	Not applicable.
8.6.5.1.7	Noise	Complies.
8.6.5.1.8	Building Height	Complies. Proposed height = 4.5 m (permitted: 12 m).
8.6.5.1.9	Helicopter Landing Area	Not applicable.
8.6.5.1.10	Building Coverage	176.8 m <sup>2</sup> coverage (18.7% of site), not within the 12.5% threshold.
8.6.5.1.11–12	Scale of Activities / Events	Not applicable.

#### *District-Wide Provisions – Operative Plan*

<b>Plan Reference</b>	<b>Topic</b>	<b>Proposal Compliance</b>
12.3.6.1.1	Earthworks (Rural Zone)	Complies. Minimal earthworks required; well below the 5,000 m <sup>3</sup> threshold.
15.1.6A	Traffic Generation	Permitted. Residential activity only.
15.1.6B	Parking	Permitted. Two on-site parking spaces provided and double Internal garage
15.1.6C.1.1–1.5	Access and Vehicle Crossings	Permitted. No new accessways; existing shared access is maintained.
15.1.6C.1.7	General Access Standards	Complies. Vehicle manoeuvring and stormwater control addressed.
15.1.6C.1.8	Frontage to Roads	Complies. Not a subdivision; access is via a low-traffic private accessway.

#### *Rule Breaches – Operative Plan*

The proposal results in the following non-compliances under the Operative Plan:

- Stormwater Management (Rule 8.6.5.1.3):  
Total impermeable surface area (roof, driveway, and tanks) exceeds the 15% permitted threshold. A Stormwater Management Report by FNR Consulting has been provided to address this.
- Boundary Setbacks (Rule 8.6.5.1.4):  
The proposed dwelling is located closer than the required 10 m from Kokopu Street (3 m) and the boundary to the neighbouring property (3m). All other boundaries comply.

### *Overall Activity Status*

In accordance with Rule 8.6.5.4 – Discretionary Activities, the application requires resource consent as a Discretionary Activity under the Operative District Plan. A full assessment of the applicable policies under Chapter 11 is included in this application.

## Proposed District Plan Assessment

Under the Proposed District Plan, the site is zoned Rural-Residential. Only a limited number of rules have immediate legal effect. The following table assesses the proposal against those rules and overlays currently in force.

### *Rules with Immediate Legal Effect – PDP*

Chapter	Rule Reference	Assessment
Hazardous Substances	HS-R2, R5, R6, R9	Not applicable. No hazardous facilities proposed; site not within a scheduled area.
Heritage Area Overlays	HA-R1 to R14, HA-S1 to S3	Not applicable. Site is outside mapped heritage areas.
Historic Heritage	HH-R1 to R10, Schedule 2	Not applicable. No known heritage features present.
Notable Trees	NT-R1 to R9, NT-S1 to S2	Not applicable. No notable trees are located on site.
Sites/Areas of Significance to Māori	SASM-R1 to R7, Schedule 3	Not applicable. Site does not contain any scheduled Māori sites.
Indigenous Biodiversity	IB-R1 to R5	Not applicable. No listed ecological features are identified on the site.
Subdivision	SUB-R6, R13 to R17	Not applicable. No subdivision is proposed.
Surface Water Activities	ASW-R1 to R4	Not applicable. No activities on water surfaces proposed.
Earthworks	EW-R12, R13, EW-S3, EW-S5	Permitted. Earthworks will follow Auckland Regional Guidelines (2016) via an ADP.
Signs	SIGN-R9, R10	Not applicable. No signage proposed.
Orongo Bay Zone	OBZ-R14	Not applicable. The site is not located within this zone.

Based on the current provisions with immediate legal effect, the proposal is a permitted activity under the Proposed District Plan, with no rules triggered that require resource consent at this stage.

## National Environmental Standards

### *NES for Contaminants in Soil to Protect Human Health (NES-CS)*

The site is not listed as a HAIL (Hazardous Activities and Industries List) site in the Council's database. A review of historical aerial imagery and information from previous resource

consents confirms that no past or current land use activities associated with HAIL classifications have taken place on the site.

As such, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) does not apply to this proposal. The activity is therefore considered to be permitted under this regulation.

#### *Other NES Regulations*

No other National Environmental Standards are deemed relevant to the proposed development. Accordingly, the activity is permitted in relation to all applicable NES instruments.

## Statutory Assessment

### **Section 104B – Discretionary Activity Framework**

This application is for a Discretionary Activity and is therefore assessed under Section 104B of the Resource Management Act 1991 (RMA). Under this provision, the consent authority has full discretion to either grant or decline the application, and may impose conditions under Section 108, should the consent be granted.

### **Section 104(1) – Matters for Consideration**

When assessing a resource consent application, Section 104(1) of the RMA directs that, subject to Part 2 of the Act, the consent authority must have regard to the following:

- Any actual and potential effects on the environment of allowing the activity;  
(ab) Any measures proposed or agreed to by the applicant to ensure positive effects on the environment that will or may result from the activity;
- Any relevant provisions of:
  - (i) a national environmental standard
  - (ii) other regulations
  - (iii) a national policy statement
  - (iv) the New Zealand Coastal Policy Statement
  - (v) a regional policy statement or proposed regional policy statement
  - (vi) a plan or proposed plan
- Any other matter considered relevant and reasonably necessary to determine the application.

### **Actual and Potential Effects – Section 104(1)(a)**

In accordance with Section 104(1)(a), both positive and adverse effects of the proposal must be considered. The positive effects of the development include the efficient use of a residentially zoned site in line with the intended rural-residential character of the surrounding area.

Potential adverse effects primarily relate to:

- Encroachment into boundary setback areas, and
- Exceedance of the impermeable surface limit, which has implications for stormwater management.

These effects are addressed through the accompanying site plan and stormwater report, which detail how effects will be appropriately managed.

### **Offset and Compensation Measures – Section 104(1)(ab)**

Section 104(1)(ab) requires the consent authority to consider whether any measures have been proposed to offset or compensate for adverse effects. In this instance, the proposal is not of a scale or type that warrants specific environmental offsetting or compensation. The development is small in scale and effects are expected to be minor and localised, with adequate mitigation in place.

### **Consideration of Relevant Policy Documents – Section 104(1)(b)**

Under Section 104(1)(b), the application must be assessed against relevant national, regional, and local planning documents. The documents considered in this application include:

- National Environmental Standards, where applicable (refer to Section 6 above);
- The Northland Regional Policy Statement;
- The Operative Far North District Plan;
- The Proposed District Plan (2022); and
- Other statutory instruments relevant to the site's zoning, overlays, and policy context.

A detailed analysis of these provisions is provided in the following section, in proportion to the scale and significance of the proposal's potential effects on the environment.

## **Assessment of Environmental Effects**

In accordance with Clause 7 of Schedule 4 of the Resource Management Act 1991, the following assessment identifies environmental effects that are relevant to this proposal. Based on a review of the applicable plan provisions and supporting documentation, the key environmental consideration for this application is stormwater management.

### **Stormwater Management**

The proposed development will result in a total impermeable surface coverage of 284.96 m<sup>2</sup>, which equates to 33.05% of the site's total area (including the subject lot and ¼ share of the shared accessway, Lot 56). This includes:

- Dwelling roof area: **176.8 m<sup>2</sup>**

- Driveway and parking: **90 m<sup>2</sup>**
- Water Tanks: **18.16 m<sup>2</sup>**

This exceeds the 15% threshold under the Operative District Plan for the Rural Production Zone and therefore requires resource consent. A Stormwater Management Report has been prepared by FNR Consulting, detailing how stormwater will be effectively managed on site.

## Assessment Against District Plan Stormwater Criteria (Section 11.3)

### *Impermeable Surface Effects and Catchment Contribution*

The site is currently undeveloped. The proposal includes a dwelling and vehicle parking and takes into account the applicant's share of the common accessway. Although the proposed impermeable coverage is modest in urban terms, it exceeds the rural zone limit. However, this is consistent with the urbanised character of the area, which is reflected in the proposed Rural-Residential zoning under the Proposed District Plan. Stormwater will be fully managed on site in line with FNR's report recommendations.

### *Low Impact Design (LID) Principles*

Low Impact Design elements have been integrated into the stormwater strategy, including:

- Two 25,000L rainwater storage tanks
- Onsite soakage via a soak pit

These measures promote water reuse and onsite infiltration, reducing pressure on external systems.

### *Cumulative Effects on Catchment*

As stormwater will be retained and managed within the site, **no cumulative effects** on catchment hydrology or neighbouring properties are anticipated.

### *Effects on Natural Drainage and Contours*

The land is flat and requires only minimal site modification. There will be no meaningful change to existing drainage patterns, and the development will not reduce the land's natural infiltration capacity.

### *Soil Qualities and Life-Supporting Capacity*

No adverse effects on soil health or productivity are expected. The site will remain permeable beyond the developed footprint, and the dwelling will be serviced by a reticulated wastewater system, avoiding any adverse impacts on soils or groundwater.



### *Onsite Disposal Viability*

Stormwater will be appropriately managed onsite. The site's soil classification (Class 3w4) is noted, but given the site's character and proposed zoning, adverse effects on water quality or quantity are not anticipated.

### *Justification for Impervious Surfaces*

The areas of hard surfacing are limited to what is necessary for typical residential use—being the dwelling and driveway. No excessive or unnecessary paving is proposed.

### *Role of Landscaping*

Existing boundary landscaping, particularly along the north-eastern and south-eastern boundaries, provides passive filtration and absorption. No additional planting is considered necessary due to the capacity of the proposed stormwater system.

### *Industry Standards*

No specific industry standards are triggered by the proposal.

### *Mitigation and Climate Change Adaptation*

The stormwater system has been designed to accommodate a 10% AEP rainfall event, consistent with consent notice requirements. This includes storage and soakage designed with consideration for changing rainfall intensity and volumes associated with climate change.

### *Use of Engineering Solutions*

The proposed system incorporates:

- Two 25,000L water tanks
- A swale drain
- Piped outflow to a soakage pit

This system is designed in line with accepted engineering practices and complies with the requirements of the consent notices on the title. Stormwater runoff from the dwelling roof will be directed to rainwater tanks, while runoff from the driveway and parking areas will be channelled via a swale and catchpit, and discharged to an onsite soak pit. Overflow from the tanks will also connect to this soakage system. The system has been designed by FNR Consulting to meet the standards set by consent notices registered on the title and is expected to contain and manage all runoff within the site. As such, the proposal will not generate any adverse stormwater-related effects on neighbouring properties or the wider environment.

## Boundary Setback Assessment

### *Non-Compliance with Permitted Setbacks*

The Rural Production Zone requires a minimum building setback of 10 metres from all site boundaries. As illustrated on the site plan:

- The proposed dwelling will be set back 5.41 metres from the boundary with Kokopu Street, and
- 3 metres from the boundary with the neighbouring property and access way.

Remaining boundary complies with or exceeds the required 10-metre setback. Accordingly, resource consent is sought for the non-compliant setbacks.

### Assessment Against District Plan Criteria (Section 11.6)

The following assessment responds to the relevant criteria for setback breaches under Section 11.6 of the Operative District Plan:

#### **(a) Compatibility with Streetscape Character**

The surrounding area, including this section of Kokopu Street, has undergone residential development resulting in a character that is urban, despite the underlying Rural Production zoning. The lot sizes are compact, and many sites are developed with single dwellings at relatively close setbacks. The scale and massing of the proposed dwelling are modest and in keeping with the form and appearance of neighbouring properties. The reduced setbacks are therefore consistent with the established character of the immediate environment.

#### **(b) Visual Impact and Privacy Effects**

The dwelling is not expected to dominate the street scene or result in significant loss of privacy for neighbouring sites. The single-storey design, along with the separation provided from adjacent dwellings, ensures that visual openness and outlook are retained. The reduced setbacks do not materially affect residential amenity given the surrounding built context.

#### **(c) Traffic and Vehicle Manoeuvring Visibility**

The location and orientation of the proposed dwelling does not interfere with sightlines for vehicles entering or exiting the site. Access is provided via an existing shared accessway, and no changes are proposed that would affect traffic safety or visibility when exiting or entering the accessway from Kokopu Street.

#### **(d) Mitigation of Effects**

Existing boundary vegetation and landscaping provides a level of screening that will reduce any minor visual effects from the reduced setback distances. Given the residential scale and alignment with surrounding development, additional mitigation is not considered necessary.

#### **(e) Access for Construction and Maintenance**

There is sufficient room within the site boundaries to enable construction access and

ongoing building maintenance. The proposal has been designed to ensure all necessary works can be contained within the property without encroachment onto neighbouring land or road reserves.

Although the proposal does not meet the operative setback standard, the reduced distances are considered appropriate and anticipated in the rural-residential context that currently defines the area. The non-compliance arises solely from the zoning designation rather than any inconsistency with actual land use or neighbourhood character. On this basis, the setback infringement is considered to generate no more than minor adverse effects, and the proposal remains compatible with the existing built form along Kokopu Street.

## Assessment of Setback Effects

The proposed setback infringements occur along the site's road frontages Kokopu Street and the neighbouring property and access way. The reduced setbacks to 3 meters are consistent with the established character of the immediate surrounding environment. The existing boundary with the neighbouring property is vegetated and the dwellings on both neighbouring sites are constructed over the 10 m setback distance from the proposed dwelling indicating there will not be a loss in privacy.

The dwelling will maintain a 5.41-metre setback from Kokopu Street and a 3-meter setback from the neighbouring property boundary and shared access way boundary, which provides generous separation by urban standards. The building will be oriented to face north-west, with the rear elevation facing the neighbouring property to reduce privacy issues. This orientation means the outdoor living areas will be directed away from the neighbouring property boundaries and more than 10 meters away from the visible Kokopu Street boundary. There is significant vegetation blocking the line of sight to the dwelling from Kokopu Street, further reducing any interface between the dwelling and public view from the roads.

In addition, established vegetation along the north-eastern and south-eastern boundaries creating a natural screen that further buffers the proposed dwelling from Kokopu Street. This mitigates visual effects and reinforces the dwelling's integration into the surrounding landscape.

The reduced setbacks are considered appropriate for the existing development pattern, which reflects a rural-residential character, rather than traditional rural production land use. The 3-metre setback proposed from Kokopu Street and the neighbouring property aligns with the expectations of the Rural-Residential Zone under the Proposed District Plan and is common among nearby dwellings.

The proposed reduced setbacks are considered to result in no more than minor environmental effects, for the following reasons:

- The site and surrounding lots are part of an urban-style subdivision, inconsistent with the Rural Production zoning standards;

- Landscaping and dwelling orientation effectively reduce visual impact and maintain amenity;
- Privacy and streetscape values are preserved through distance, vegetation, and low-density built form;
- Vehicle access and manoeuvring are not affected;
- The proposed setbacks are consistent with similar consents granted in the area.

Given the urban character of the wider environment and the nature of nearby development, the proposed 3-metre and 5.41 meter setbacks are considered appropriate and typical, and will not generate adverse effects that warrant further mitigation.

## Vehicle Access

The proposed dwelling has been carefully positioned to ensure sufficient on-site manoeuvring space remains available. Vehicle access, turning, and parking are not impeded by the location of the building, and all circulation requirements can be accommodated within the lot boundaries.

Furthermore, the site layout enables all construction and long-term building maintenance to be undertaken without requiring access to adjoining land. The building can be erected, serviced, and maintained entirely within the site.

## Policy and Statutory Framework

In accordance with Section 104(1)(b) of the Resource Management Act 1991, this proposal has been assessed against the relevant planning and policy documents, which include:

- The Operative Far North District Plan (ODP)
- The Proposed Far North District Plan (PDP)
- Relevant National Environmental Standards (NES)
- The National Policy Statement for Highly Productive Land (NPS-HPL)
- The Northland Regional Policy Statement (RPS)

Each of these documents is considered to the extent that they relate to the nature and scale of the proposal's effects on the environment.

### *National Environmental Standards*

As outlined earlier, the site is not listed on the Council's Hazardous Activities and Industries List (HAIL) and there is no known history of activities that would trigger the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS). Therefore, the proposal is considered permitted under this standard.

There are no other NES regulations relevant to the proposed activity, and no consents are required under these standards.

### *National Policy Statements*

Of the existing National Policy Statements, only the NPS for Highly Productive Land (2022) is relevant to this application.

#### *NPS for Highly Productive Land (NPS-HPL)*

The site contains Land Use Capability (LUC) Class 3w4 soils, which would typically be considered highly productive. However, Clause 3.5(7) of the NPS-HPL directs that until mapped HPL is included in a regional policy statement, land must be both zoned rural and contain LUC Class 1–3 soils, and not be subject to a proposed plan change for urban or lifestyle rezoning.

In this case, although the land is currently zoned Rural Production and contains LUC 3 soils, it is identified for rezoning to Rural Residential under the Proposed District Plan. Accordingly, the site does not meet the full definition of HPL under the NPS, and further assessment is not required.

#### *Northland Regional Policy Statement*

The Regional Policy Statement (RPS) for Northland provides overarching policy guidance for resource management in the region.

- The subject site is not within an outstanding natural landscape, area of high natural character, or the coastal environment.
- The proposed dwelling is low impact and consistent with the rural-residential character of the area.
- The development will not affect the life-supporting capacity of soils, water, air, or ecosystems.

Therefore, the proposal is considered to be consistent with the purpose and intent of the RPS.

#### *Operative Far North District Plan*

General Rural Environment Objectives and Policies (Sections 8.3 and 8.4)

The proposal aligns with the following outcomes:

- Sustainable use of natural and physical resources (Objective 8.3.1)
- No compromise to the life-supporting capacity of soils (Objective 8.3.2)
- The scale and form of development is consistent with the local environment and avoids land use conflict (Objectives 8.3.6–8.3.10)
- No areas of indigenous vegetation or outstanding features are affected.

In terms of policies, the development:

- Avoids or mitigates adverse effects (Policy 8.4.2)
- Is appropriately scaled (Policy 8.4.8)
- Maintains amenity values and avoids reverse sensitivity effects.

#### Rural Production Zone Objectives and Policies (Sections 8.6.3 and 8.6.4)

While the site is zoned Rural Production, its development pattern aligns more closely with rural-residential use. The dwelling is modest in scale, occupies only a portion of the lot, and is in keeping with the surrounding residential character. No rural production activities exist on site or immediately adjacent, and no reverse sensitivity or off-site effects are anticipated.

The proposal is therefore consistent with the outcomes sought by the objectives and policies of the Rural Production Zone.

#### *Proposed District Plan*

Under the Proposed Plan, the site is zoned Rural Residential. The proposal is considered to:

- Support rural-residential living while protecting rural character (Objective RRZ-O1, RRZ-O2)
- Be consistent with expected development outcomes in this zone
- Maintain the scale, design, and density anticipated (Policies RRZ-P1, RRZ-P5)
- Avoid land use conflict or reverse sensitivity issues

No commercial or primary production activities are proposed, and no subdivision is involved.

The proposal aligns with the objectives and policies of the Operative District Plan, the Proposed District Plan, and the Regional Policy Statement, and does not trigger any significant policy concern under the NPS-HPL or NES-CS. The development represents an appropriate and expected outcome for a site of this character and zoning.

## Notification Assessment – Sections 95A to 95G RMA

This section provides an assessment of the application against the public and limited notification requirements of the Resource Management Act 1991 (RMA), following the process set out in Sections 95A to 95G.

### Public Notification Assessment

#### **Step 1 – Is public notification mandatory? (Section 95A(3))**

An application must be publicly notified if:

- The applicant has requested it;

- Public notification is required under section 95C (further information not provided or notification directed); or
- The application is jointly lodged with an application to exchange recreation reserve land under the Reserves Act.

**Assessment:**

- The applicant has not requested public notification;
- The application is not jointly lodged under the Reserves Act; and
- There is no direction under section 95C.

Step 1 does not apply — proceed to Step 2.

**Step 2 – Is public notification precluded? (*Section 95A(5)*)**

An application must not be publicly notified if:

- Each activity is subject to a rule or NES that precludes notification; or
- The application is solely for a controlled activity or a boundary activity under a District Plan.

**Assessment:**

- The application includes discretionary activities (not precluded);
- It is not a controlled activity; and
- It includes setback non-compliances, but does not qualify as a boundary activity.

Public notification is not precluded — proceed to Step 3.

**Step 3 – Is public notification required due to effects? (*Section 95A(8)*)**

Public notification is required if:

- A rule or NES explicitly requires it; or
- The application will have, or is likely to have, adverse effects on the environment **that are more than minor.**

**Assessment:**

- No rules or NESs require public notification for the proposed activities;
- As assessed in Section 7 of this report, the adverse effects are less than minor, including:
  - Setback breaches from road boundaries only;
  - Stormwater managed entirely within the site;
  - No impact on neighbouring private properties.

Conclusion: Public notification is not required — proceed to Step 4.

#### **Step 4 – Are there special circumstances? (*Section 95A(9)*)**

Public notification may still be required where special circumstances exist.

##### **Assessment:**

- The proposal is for the construction of a residential dwelling consistent with the intended use and zoning of the site;
- No unusual characteristics or effects have been identified.

Conclusion: No special circumstances exist. Public notification is not required.

### **Limited Notification Assessment**

If public notification is not required, a consent authority must consider whether limited notification is necessary under Section 95B.

#### **Step 1 – Are there any protected customary rights or statutory acknowledgement holders? (*Section 95B(2)-(3)*)**

##### **Assessment:**

- The proposal does not affect any protected customary rights or customary marine title areas;
- The site is not located within any statutory acknowledgement area.

No notification is required under Step 1 — proceed to Step 2.

#### **Step 2 – Is limited notification precluded? (*Section 95B(6)*)**

Limited notification must not be given if:

- A rule or NES precludes it; or
- The application is solely for a controlled activity.

##### **Assessment:**

- The proposal is for discretionary activities;
- There is no applicable rule or NES that precludes notification.

Limited notification is not precluded — proceed to Step 3.

#### **Step 3 – Are any persons adversely affected? (*Section 95B(8), Section 95E*)**

The consent authority must consider whether any person is likely to be adversely affected to a minor or more than minor degree.



**Assessment:**

- Setback breaches are from legal road boundaries (Kokopu Street and adjoining private property boundaries)
- The site is visually buffered by existing landscaping;
- The dwelling orientation and low profile will mitigate effects on the street environment;
- Stormwater will be managed onsite, avoiding any off-site discharge or effects;
- The 3 m and 5.41 m setbacks are consistent with similar developments in the area;
- No overshadowing (existing dwellings are over 10 m away from the proposed dwelling), traffic safety, or visibility issues are created;
- No reverse sensitivity effects are anticipated.

Conclusion: No parties are considered affected, and no written approvals are required.

**Step 4 – Are there special circumstances that warrant limited notification? (Section 95B(10))****Assessment:**

- The application is for a residential dwelling in a rural-residential context;
- The development is anticipated and consistent with the subdivision pattern and zoning;
- No unique or extraordinary factors apply.

No special circumstances exist that would warrant limited notification.

Following assessment under Sections 95A to 95G of the RMA, it is concluded that:

- Public notification is not required;
- Limited notification is not required; and
- No persons are considered to be adversely affected.

It is recommended that the application be processed on a non-notified basis.

## Assessment – Resource Management Act 1991

Under the Resource Management Act 1991 (RMA), all applications for resource consent must be assessed with reference to Part 2, which outlines the Act's purpose (Section 5) and guiding principles (Sections 6 to 8). The following assessment demonstrates that the proposal is consistent with the purpose of the Act and does not conflict with any relevant principles.

**Section 5 – Purpose of the RMA**

Section 5 promotes the sustainable management of natural and physical resources, enabling communities to meet their present and future needs while safeguarding the environment.

The proposed development:

- Utilises land efficiently for its intended residential purpose;
- Maintains the rural-residential character of the area;
- Does not compromise the use or availability of surrounding land or resources.

The application therefore achieves the overarching purpose of sustainable management.

## **Section 6 – Matters of National Importance**

Section 6 outlines matters that must be recognised and provided for. An assessment of the site confirms:

- It is not within the coastal environment;
- There are no rivers, lakes, wetlands, or public access margins affected;
- The land does not contain outstanding natural landscapes, historic heritage, or significant indigenous biodiversity;
- No cultural, spiritual or ancestral values of Māori are identified in relation to the site;
- The proposal does not exacerbate or increase the risk of natural hazards.

The proposal does not conflict with any of the matters of national importance in Section 6.

## **Section 7 – Other Matters**

Section 7 lists matters to which particular regard must be had. Of relevance:

- Amenity values will be maintained, as the design is compatible with surrounding residential development;
- The proposal contributes to the efficient use of land and built resources;
- There are no adverse visual, traffic, or servicing effects that would degrade the existing character.

The proposal aligns with the considerations in Section 7.

## **Section 8 – Treaty of Waitangi**

Section 8 requires decision-makers to take into account the principles of the Treaty of Waitangi.

- The site is not known to be within or near any area of identified cultural or historical significance to tangata whenua;
- No issues relating to iwi consultation or Treaty obligations have been identified through the application process.

The proposal is not inconsistent with Section 8.

The development is considered to be consistent with the purpose and principles of Part 2 of the RMA. It will enable a reasonable and anticipated use of the land while managing

potential adverse effects, and therefore meets the tests of sustainable management set out in Sections 5 through 8.

## Summary

This application seeks resource consent to construct a single residential dwelling on a site zoned Rural Production under the Operative District Plan and Rural Residential under the Proposed District Plan. The development is in line with the existing pattern of rural-residential living in the surrounding area.

The following conclusions are drawn from the assessment provided in this application:

- The proposal will result in less than minor adverse effects on the environment.
- The site's boundaries are subject to the setback infringements; although this does not impact the existing dwelling and is in line with the surrounding environment and property boundaries.
- Stormwater will be appropriately managed onsite, in accordance with the submitted engineering report.
- The development will not result in cumulative or precedent-setting effects and is consistent with other nearby dwellings that have received consent.

### *Planning Framework Consistency*

- The activity is discretionary under the Operative District Plan;
- The proposal has been assessed against the relevant provisions of the Operative and Proposed District Plans, the Northland Regional Policy Statement, and national instruments such as the NES-CS and NPS-HPL;
- The development is not contrary to any relevant objectives or policies;
- The application is consistent with the purpose of the RMA as required by Part 2.

### *Notification and Recommendation*

Following detailed consideration under Sections 95A to 95G of the RMA, the application:

- Does not meet the thresholds for public or limited notification.
- Is not subject to special circumstances.
- Can be processed on a non-notified basis.

The proposal is a logical and appropriate use of the site that aligns with district and regional planning objectives, addresses relevant environmental effects, and enables the site to be developed in a manner that is consistent with its intended residential purpose.

It is therefore recommended that resource consent be granted on a non-notified basis.

Please feel free to contact me if you have any queries regarding this Land Use resource consent application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tess Allen', with a stylized, cursive script.

**Tess Allen**

**Civil Engineer**

*BE (Hons)*

Mobile: 027 778 2816



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **509776**  
**Land Registration District** **North Auckland**  
**Date Issued** 16 June 2010

**Prior References**

247507                      247508

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**Estate** Fee Simple  
**Area** 862 square metres more or less  
**Legal Description** Lot 37 Deposited Plan 427753  
**Registered Owners**  
Eli Rex MacCarthy-Morrogh and Tess Kama Allen

---

**Estate** Fee Simple - 1/4 share  
**Area** 343 square metres more or less  
**Legal Description** Lot 56 Deposited Plan 427753  
**Registered Owners**  
Eli Rex MacCarthy-Morrogh and Tess Kama Allen

---

**Interests**

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

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

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

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

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

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

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

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

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

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

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

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

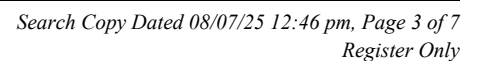
Land Covenant in Easement Instrument 8520807.10 - 16.6.2010 at 12:06 pm

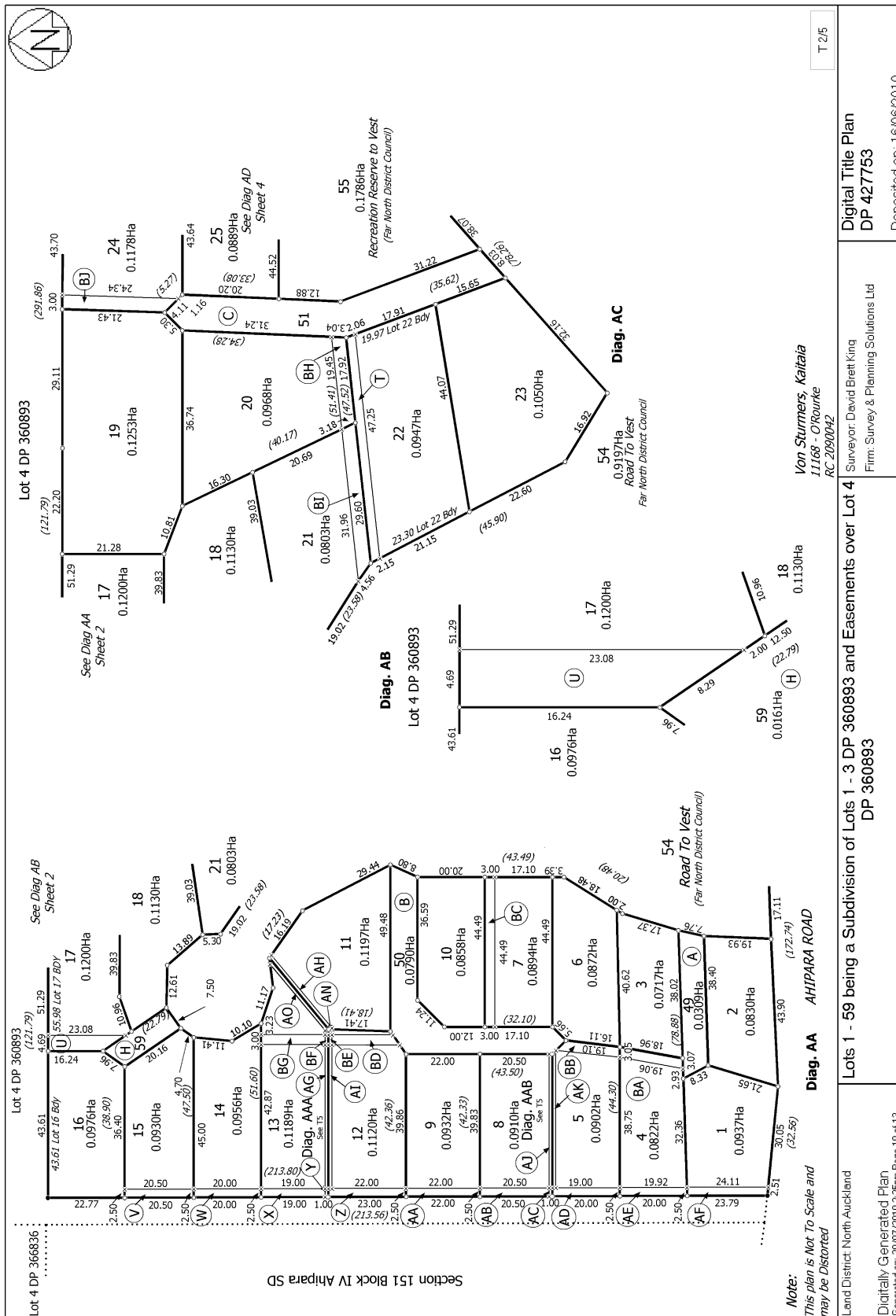
Land Covenant in Easement Instrument 8520807.11 (affects Lot 37) - 16.6.2010 at 12:06 pm

Fencing Covenant in Deed 8520807.12 (affects Lot 56)(subject to Section 6(2) Fencing Act 1978) - 16.6.2010 at 12:06 pm

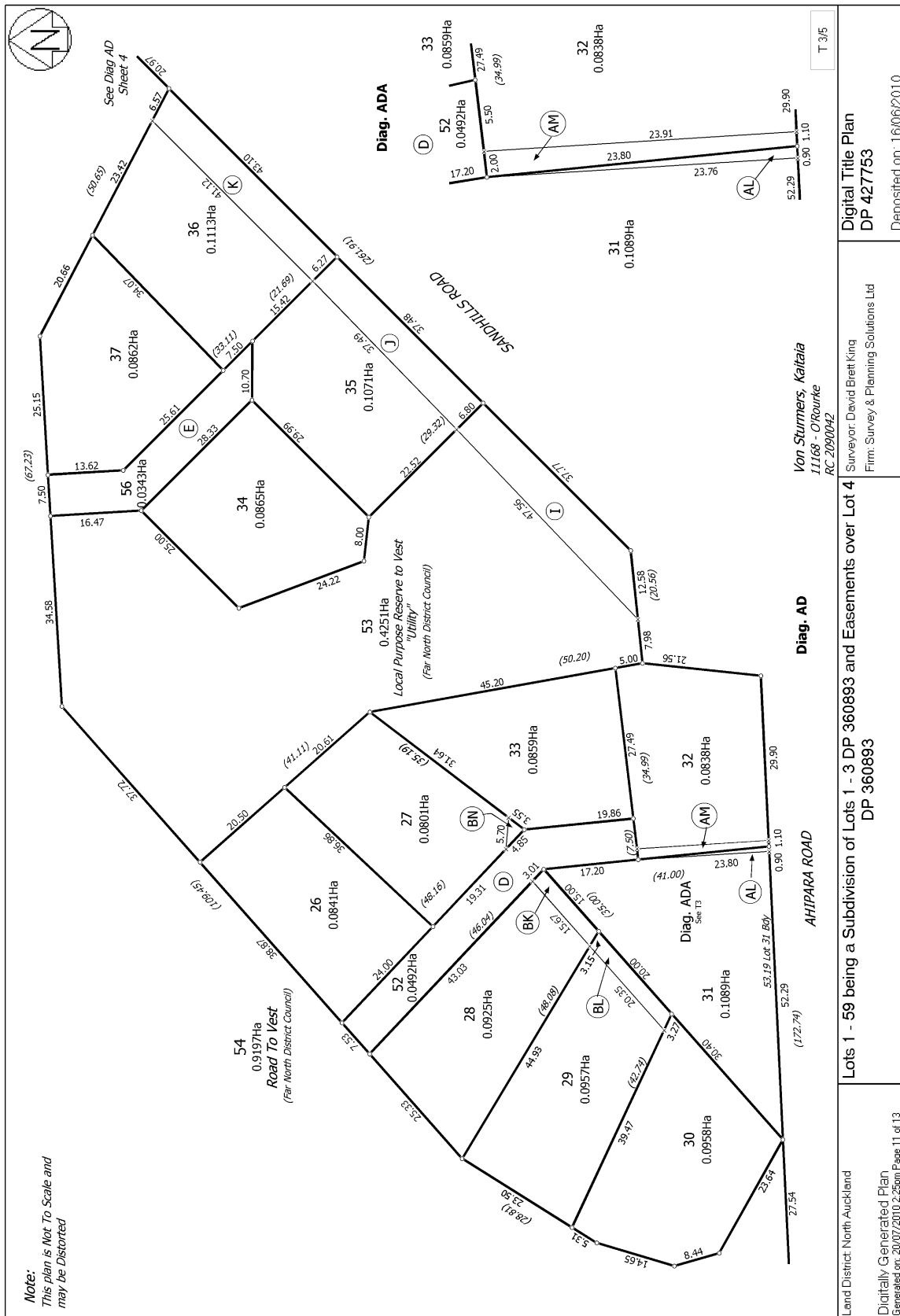
Fencing Covenant in Transfer 8662727.2 - 17.12.2010 at 1:31 pm

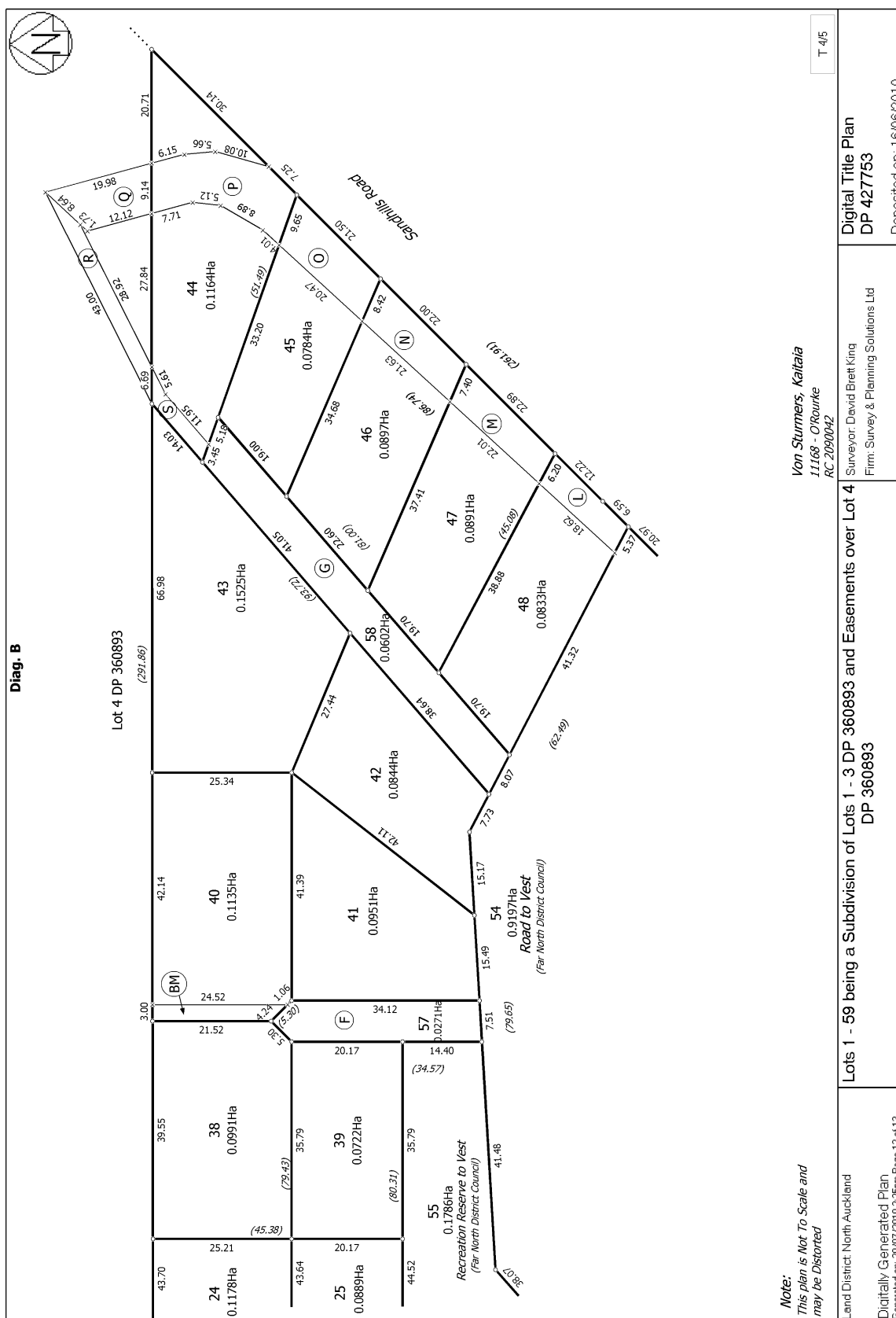
13338383.2 Mortgage to ANZ Bank New Zealand Limited - 8.7.2025 at 12:46 pm

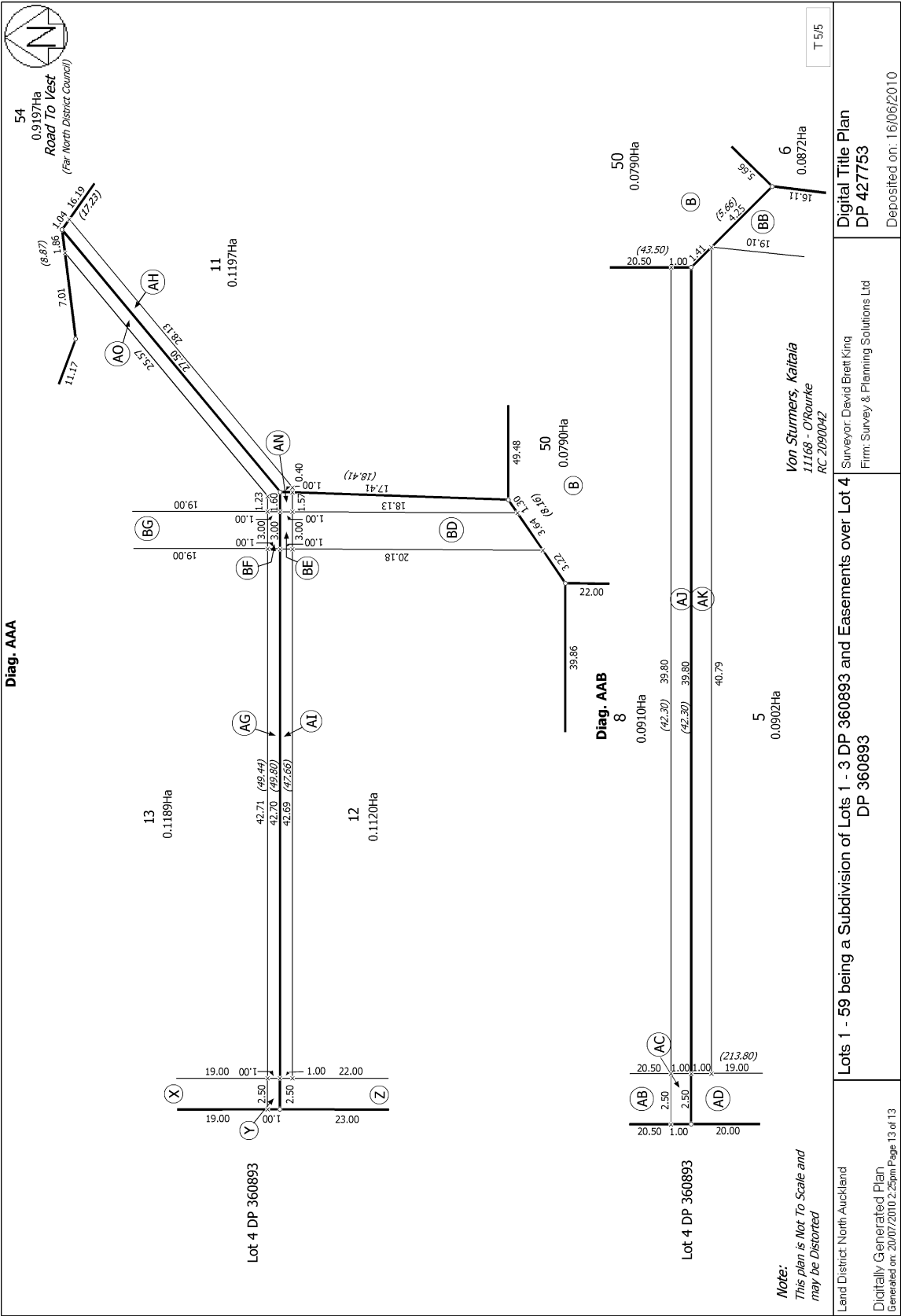












D551249.8  
CONO

**THE RESOURCE MANAGEMENT ACT 1991**  
**SECTION 221: CONSENT NOTICE**

**IN THE MATTER** of Plan 202942

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

**SCHEDULE**

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

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

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

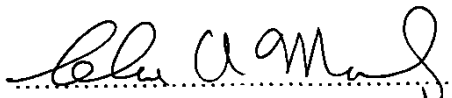
3.0990 hectares more or less being Lot 4 on Deposited Plan 202942 being part Section 153 Block IV Ahipara Survey District and part of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) but now the whole of the land comprised and described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

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

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

2(b). The land affected by this condition is 16.2234 hectares more or less being Lot 5 on Deposited Plan 202042 being part Section 153 Block IV Ahipara Survey District (reserving all minerals within the meaning of the Land Act 1924) being the residue of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) and Lot 1 on Deposited Plan 61704 being part Section 153 Block IV Ahipara Survey District (reserving all minerals as aforesaid) and being the whole of the land formerly comprised and described in Certificate of Title Volume 17D Folio 394 (North Auckland Registry) but now the whole of the land comprised and described in Certificate of Title Volume 131A Folio 301 (North Auckland Registry)

**SIGNED:**



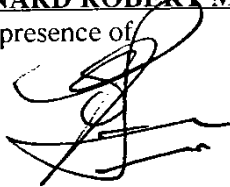
By the FAR NORTH DISTRICT COUNCIL  
Pursuant to Section 252 of the Local Government Act 1974

**DATE:**

18/9/2000

**SIGNED by**  
**LEONARD ROBERT MASTERS**  
in the presence of

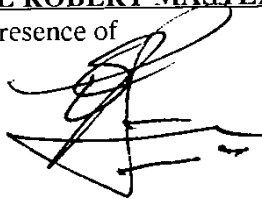
) *LR Masters*  
)  
)



**D. R. FOUNTAIN**  
SOLICITOR  
KAITIA

**SIGNED by**  
**DARYL ROBERT MASTERS**  
in the presence of

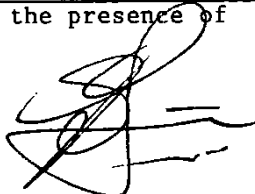
) *DR Masters*  
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**D. R. FOUNTAIN**  
SOLICITOR  
KAITIA

**SIGNED by**  
**NOELINE JOAN MASTERS**  
in the presence of

) *NJ Masters*  
)  
)



**D. R. FOUNTAIN**  
SOLICITOR  
KAITIA

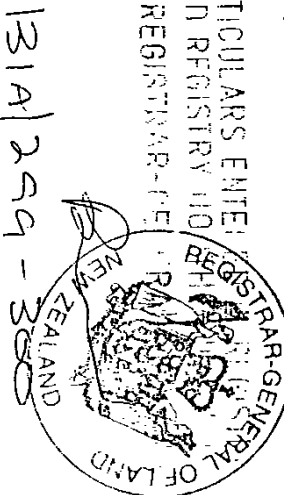
THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

(Deposited Plan 202942  
North Auckland Registry)

3.17 20.OCT00 D 551249.8

PARTICULARS ENTERED  
LAND REGISTRY NO  
for REGISTRATION



131A/259-300

301

1197/770

FOUNTAIN-MANNING & CO.  
SOLICITORS  
KAITIAI



2020/38-





Far North  
District Council

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)

Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

## THE RESOURCE MANAGEMENT ACT 1991

CONO 6767424.1 Cons

Cpy - 01/03, Pgs - 003, 27/02/08, 08:00



DocID: 312345518

### SECTION 221 : CONSENT NOTICE

REGARDING RC2060012

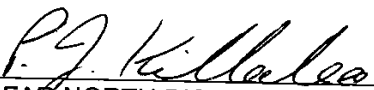
the Subdivision of Lot 1 DP 61704 & Lot 5 DP 202942  
North Auckland Registry

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

### SCHEDULE

- (i) Any proposal to construct a dwelling on lots 1-4, shall at the building consent application stage, be accompanied by a report from a Chartered Professional Engineer designing and certifying the following:
- the design of foundations;
  - a management plan for the disposal of stormwater, with regard taken of the potential floodability of the site;
  - that the requirements of Auckland Regional Council Technical Publication 58, the relevant Regional and District Council rules, including a 30 metre setback from water including open drains (District Plan Rule 11.7.6.1.4), can be satisfied.
- (ii) Any dwelling constructed on Lot 3 & Lot 4 is to be sited outside the 150 metre building line for residential buildings as shown on the attached plan and specified in the Mangonui Section of the Transitional District Plan.

SIGNED:

  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
RESOURCE CONSENTS MANAGER

Pat Killalea

DATED at **KAIKOHE** this 8<sup>th</sup> day of February 2006





LODGING FIRM:

DE GRADY & CO

Address:

BP65004

Title Plan (#)

Priority Barcode/Date Stamp  
(LINZ use only)

NORTH COTE

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Uplifting Box Number:

N/A

ASSOCIATED FIRM:

Survey Report

Plan Number Pre-Allocated or  
to be Deposited:

Client Code / Ref:

MASTERS:1324

Other (state)

Rejected Dealing Number:

6767424

Q

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

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Original Signatures?

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

# View Instrument Details



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



---

<b>Affected Computer Registers</b>	<b>Land District</b>
247506	North Auckland
247507	North Auckland
247508	North Auckland

---

**Annexure Schedule:** Contains 2 Pages.

---

## Signature

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

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



Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)

Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221 : CONSENT NOTICE**

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

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

### **SCHEDULE**

- (i) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993. (Lots 1-52, 56-59)
- (ii) All development on the lot shall proceed in accordance with the Schedule of Covenants approved under conditions 5(xvi) of this consent. (Lots 1-48)
- (iii) That any building construction and works associated with particular land use activities on the lot and its access/driveway areas shall be in accordance with the conclusions and recommendations contained in the Fraser Thomas Geotechnical Report, with reference back to the full original report where appropriate, and to the satisfaction of Council. (Lots 1-48)
- (iv) At the time of the first building consent for the allotment, the lot owner is to provide two 25,000 litre roof water (rainwater) storage tanks for permanent and temporary storage, with one of these tanks to provide a temporary storage volume of 12,500 litres for attenuation of the roof water peak flow, and to take the attenuated overflows to dedicated soakage pits on each lot, the size of which shall be determined by a

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

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

- (v) All stormwater from buildings, overflows and paved areas on the site, which does not exceed the one in ten year storm event, is to be discharged to the stormwater system's connection point for that lot. (Lots 1-48)
- (vi) Any prospective purchaser should be informed that the lot is located within the Rural Production zone. The Rural Production zone anticipates and provides for land uses which are different from those within the development i.e. residential. The level of nuisance that is able to be generated in the Rural Production zone as a permitted activity needs to be recognised. (Lots 1-48)

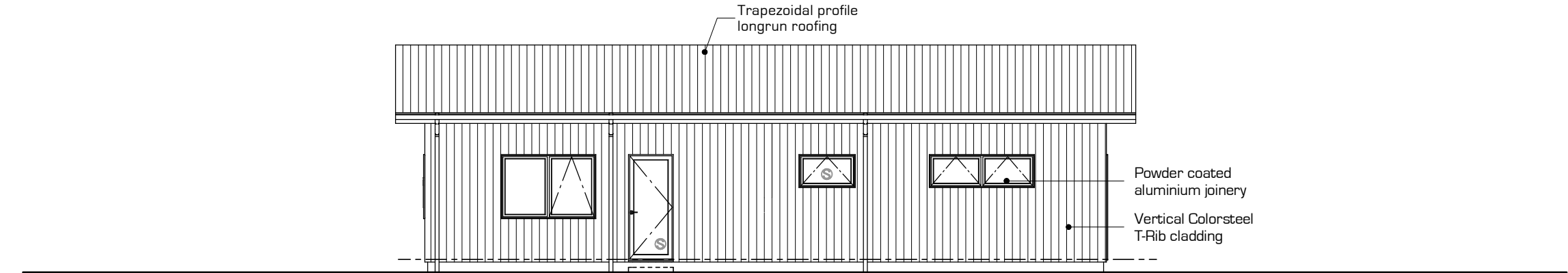
SIGNED:

  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – Resource Management

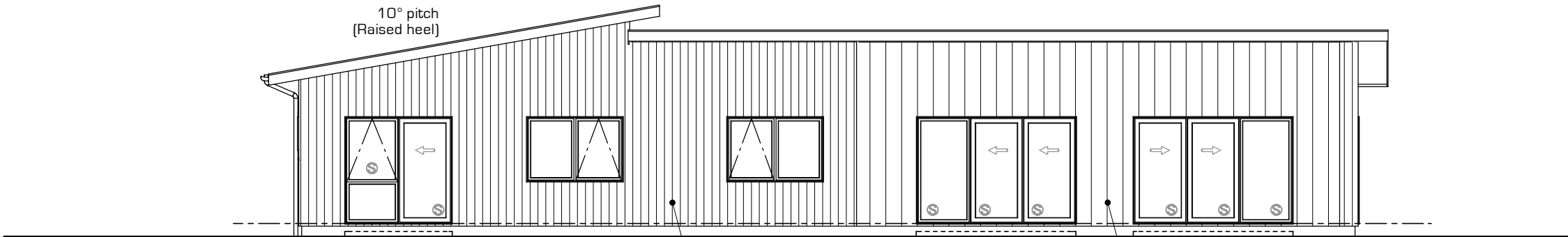
DATED at KERIKERI this 7th day of May 2010

<b>DURABILITY: Exposure Zone C</b> (as defined by NZS 3604:2011)
<b>Environment definitions</b> (NZS 3604:2011 4.5.2)
"Closed" - dry, internal locations, not subject to airborne salt or rain wetting "Sheltered" - open to airborne salts, but not rain washed. Shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" - open to airborne salts and rain wetting. Shall be that below a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, Roof or deck.
<b>Protection required for steel fixings and fastenings excluding nails and screws</b> (NZS 3604:2011 table 4.1)
<b>Treated timber piles (all connections)</b> <b>Within 600mm from the ground</b> - <i>Type 304 stainless steel.</i> <b>More than 600mm from the ground where subfloor's are vented more than 7000mm²</b> - <i>Type 304 stainless steel.</i> <b>More than 600mm from the ground where subfloor's are vented less than 7000mm²</b> - <i>Hot-dipped galvanized steel</i>
<b>In "closed" environments &amp; roof spaces</b> <b>Nail plates</b> - <i>Continuously coated galvanized steel.</i> <b>Wire dogs &amp; bolts</b> - <i>Hot-dipped galvanized steel.</i> <b>All other structural fixings</b> - <i>Mild steel (uncoated, non- galvanized) or Hot-dipped galvanized steel</i> if in contact with timber treated with copper based preservatives (H3.2 or higher).
<b>In "sheltered" environments</b> <b>Nail plates</b> - <i>Hot-dipped galvanized steel</i> <b>Wire dogs &amp; bolts</b> - <i>Hot-dipped galvanized steel</i> <b>All other structural fixings &amp; fabricated brackets</b> - <i>Hot-dipped galvanized steel</i>
<b>In "exposed" environments</b> <b>Nail plates</b> - <i>Type 304 stainless steel.</i> <b>Wire dogs &amp; bolts</b> - <i>Type 304 stainless steel.</i> <b>All other structural fixings &amp; fabricated brackets</b> - <i>Type 304 stainless steel.</i>
<b>Protection required for steel items such as nails and screws used for framing and cladding</b> (NZS 3604:2011 table 4.3)
<b>Cladding that acts as bracing (50 year durability) and Non-structural cladding (15-year durability):</b> <i>Galvanized steel</i> or: <i>Type 304 stainless steel</i> (nails to be annular grooved) or <i>silicon bronze</i> if in contact with a corrosive timber or timber treated with copper based preservatives (H3.2 or higher). <b>Framing in "closed" area including roof spaces:</b> <i>Mild Steel</i> or: <i>galvanized steel</i> if in contact with timber treated with copper based preservatives (H3.2 or higher). <b>Framing in "sheltered and exposed" areas:</b> <i>Galvanized steel</i> or: <i>Type 304 stainless steel</i> (nails to be annular grooved) if in contact with timber treated with copper based preservatives (H3.2 or higher).
<b>Note:</b> <ul style="list-style-type: none"><li>Galvanized nails to be hot-dipped galvanized to a minimum of 320 g/ m²; Galvanized screws to be mechanically zinc plated in accordance with AS 3566: part 2, Class 4</li><li>Nails, screws and other fixings into piles within 600mm of the ground shall be <i>Type 304 stainless steel</i></li></ul>
<b>Minimum specified concrete strength at 28 days shall be</b> (NZS 3604:2011 4.5.2)
<b>10 MPa</b> for unreinforced concrete used in mass foundations <b>17.5 MPa</b> for unreinforced concrete applications, or reinforced concrete not exposed to weather <b>20 MPa</b> for reinforced concrete exposed to weather <b>25 MPa</b> for raft floor (Refer Engineers Report) <b>Specially selected</b> from NZS 3101 table 5.3 where a direct wearing concrete floor is required.
Concrete masonry shall have minimum cover to steel reinforcement from an uncoated masonry external face of 50mm with a minimum grout strength of 20 MPa

Building Envelope Risk Matrix: E2 - External moisture		
	Risk Factor	Score
Wind zone (per NZS 3604)	High	1
Number of storeys	Low	0
Roof/wall intersection design	High	5
Eaves width	Medium	1
Envelope complexity	Medium	1
Deck design	Low	0
<b>Note:</b> Selected Risk factor scores are the highest risk score for <u><b>ALL</b></u> elevations.		<b>Total</b> <b>8</b>



North Elevation



West Elevation

MAINTENANCE

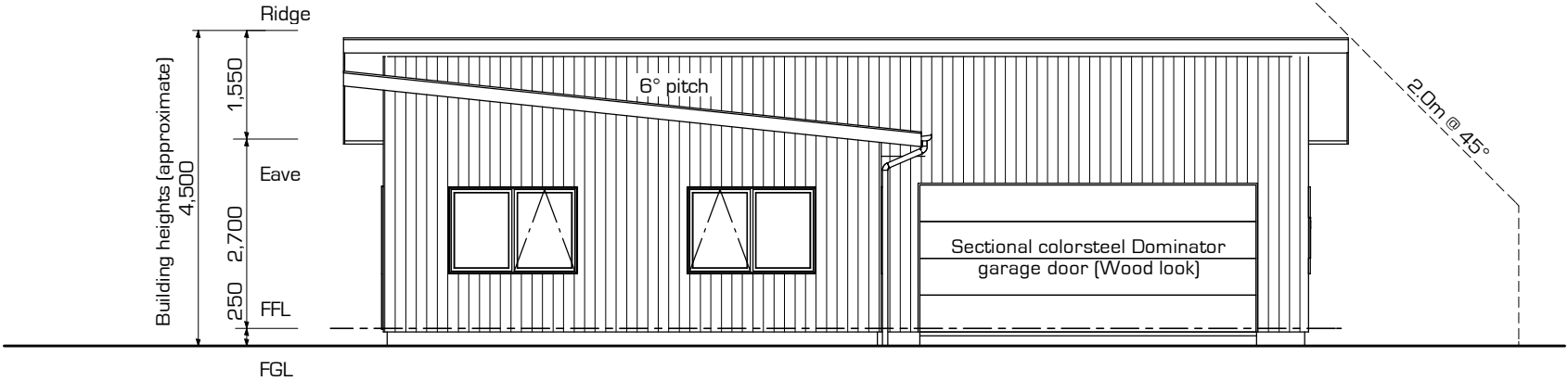
**General:**  
Maintenance shall be carried out as necessary to achieve the required durability of all materials, components and junctions. Refer to specific manufacturers literature for recommended maintenance check schedules and procedures that may differ from these general recommendations.

Regular maintenance will include:

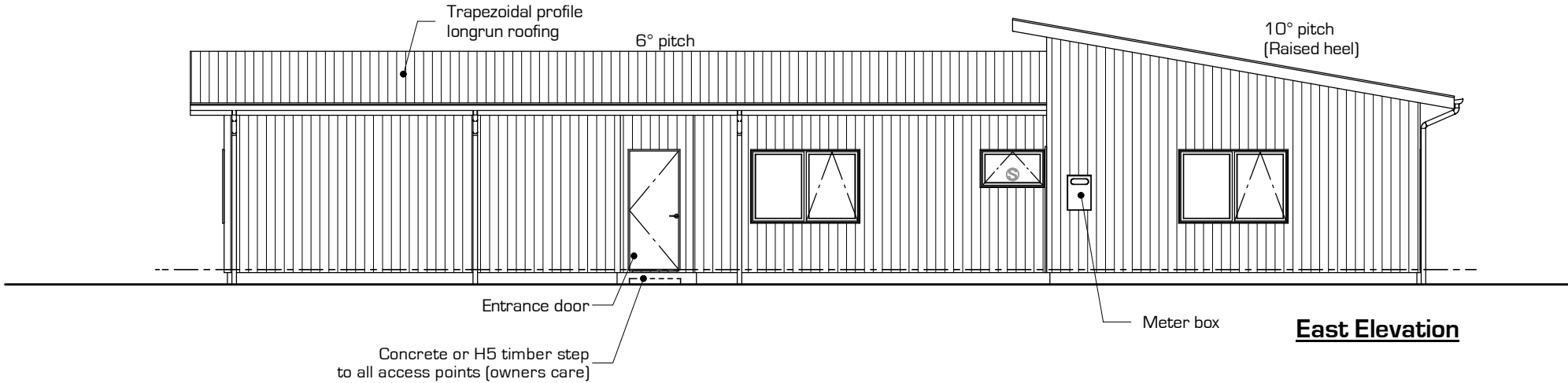
- Washing exterior surfaces. Note: it is important that high pressure water is not directed at sensitive junctions such as window surrounds and other flashing. Great care must be taken to avoid water being driven past anti-capillary gaps and flashings into the wall cavities.
- Inspecting surfaces and junctions.
- Repair or replacement of items when necessary, in order to preserve the weathertightness of the building.

**Gutter systems:**  
To be inspected and cleaned out every month to avoid the build up of foreign matter blocking the gutter system.

**Flashings, claddings & roofs:**  
To be inspected every three months. If any sign of deterioration is visible the system may require repair or replacement. A suitably qualified contractor should complete this work without delay to ensure prevention of water entering the building envelope. COMMENT: Care should be taken to avoid post-installation damage to the cladding when accessing the roof. Additional support is required around roof-mounted units such as air-conditioners to avoid roof distortion.



South Elevation



East Elevation

ACCESS ROUTES
A maximum rise of 190mm is permitted from FGL to FFL at common and main private access ways. Where this is exceeded, timber or concrete steps and/or landings with a slip resistance in accordance with NZBC D1/AS1 Access will be necessary.
CLADDING PAINT SYSTEM
Applied paint systems to claddings must have a minimum Light Reflectance Value (LRV) of 40%. CHECK MANUFACTURERS LITERATURE to ensure a higher reflective value has not been recommended. If so manufacturers literature to take precedence. Claddings are prone to movement and cupping. Risk is increased when painted with colour's which have a low light reflectivity value, therefore owners should seek professional advice before choosing paint color. Distortion due to colour choice is owners risk.
FINISHED GROUND LEVEL
<b>Non-Rebated Slab Construction:</b> Minimum clearance FFL - FGL - Unprotected ground 225mm * - Permanent paving 150mm * * Always maintain a minimum clearance of 100mm (from paved ground) or 175mm (from unpaved ground) to cladding  Unprotected ground to be formed with a minimum 1:25 slope away from building for at least 1m
JOINERY & GLAZING
<b>Ⓢ = Safety glass</b> Joinery manufacturer to confirm location of safety glass in accordance with NZS 4223 requirements. <b>Safety stays</b> Where required by NZBC:F4, opening restrictors shall be fitted so that a 100ø sphere cannot pass through the open window if the possible height of fall from an open window is more than 1000 mm. The height of fall shall be measured from the inside floor level adjacent to the window. If a fixed window seat is provided, the sill height shall be measured from the seat.

WALL TYPES KEY

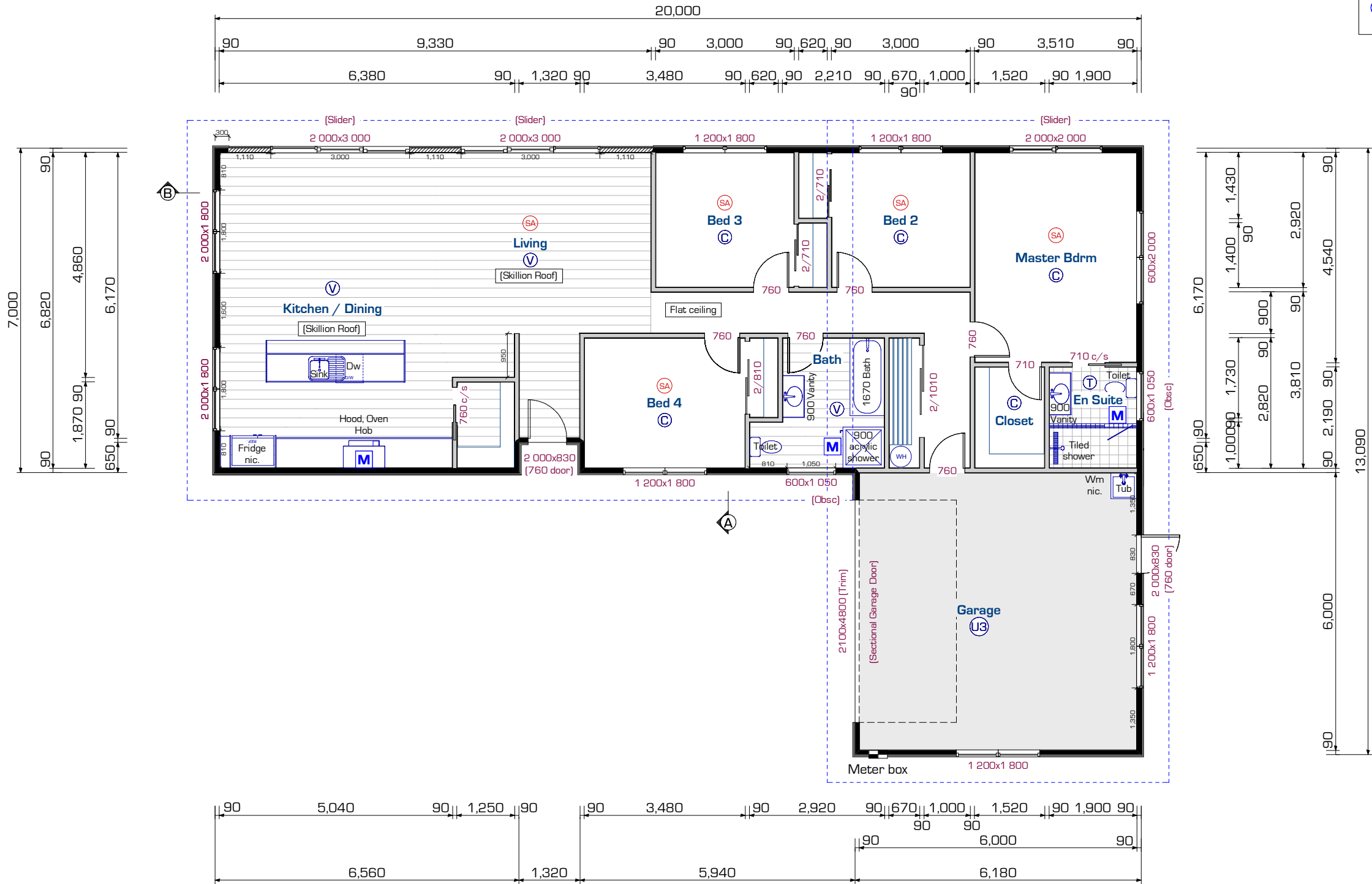
Colorsteel Vertical cladding -  
Castellated H3.1 cavity  
battens - Wall underlay -  
**Perimeter Load-bearing** H1.2  
framing - Interior lining.

James Hardie 'Linea'  
weatherboard cladding - H3.1  
cavity battens - Wall underlay -  
**Perimeter Load-bearing** H1.2  
framing - Interior lining.

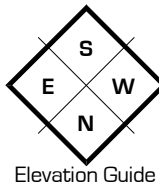
**Internal Load-bearing** H1.2  
framing - Interior lining.

**Internal Non load-bearing**  
90mm H1.2 framing - Interior  
lining.

FLOOR AREA	
Living area	= 138.9m²
Garage/Ldy	= 37.9m²
<b>Total Floor Area</b>	<b>= 176.8m²</b>
FLOOR FINISHES	
<span>C</span>	= Carpet
<span>V</span>	= Vinyl
<span>T</span>	= Non-slip Tiles



Scale 1:100 @ A3



TESS ALLEN & ELI MacCARTHY-MORROGH

NZB-140 Altered

26 KOKOPU STREET, AHIPARA

LATITUDE HOMES

Project: N907

Date: 28/07/2025

Designer: T.Rex

Phone: (09) 430 3065

To the best of our knowledge these plans comply with the owners and or builders specifications. Any changes will be made at the owners and or builders expense and responsibility. The contractor shall verify all dimensions and enclosed drawings prior to construction and be solely responsible thereafter. The designer is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan the maker can not guarantee against human error.



# Stormwater Management report


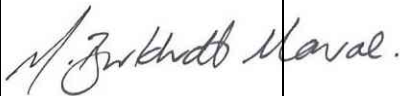
26 Kokopu street, Ahipara

21/07/2024





Job No.	FNR004, Rev 1
Report Author	Tess Allen
Report Reviewer	Manu Burkhardt
Date	21/07/2025

Document Approval			
Action	Name	Signed	Date
Author	Tess Allen		21/07/2025
Reviewer	Manu Burkhardt		21/07/2025

### Limitations

This report has been prepared by Far North Roding Consulting Limited solely for the purpose specified within the agreed scope of engagement. It is intended for the exclusive use of the named client. The information and conclusions contained herein may not be appropriate for use by any other party or for any other purpose. Any reliance placed on this document by third parties is entirely at their own risk and without the endorsement of Far North Roding Consulting Limited.

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## Executive Summary

FNR Consulting has been engaged to undertake a comprehensive assessment, field investigation, stormwater design, and management plan for a proposed dwelling at 26 Kokopu Street, Ahipara. The site is subject to several Consent Notices and Covenants that govern stormwater management and on-site water supply requirements. This report outlines those regulatory requirements and presents a compliant, site-specific solution for the management of stormwater and firefighting water supply.

The proposed system combines roof water detention, soakage, and swale discharge to effectively manage runoff from impervious areas. This approach ensures full compliance with the New Zealand Building Code Clause E1 (Surface Water) and is consistent with local authority engineering standards and the recommendations of the Fraser Thomas Stormwater Report (Ref. 22590). Supporting design calculations and figures are included to demonstrate compliance and assist with resource consent approval.

In addition to stormwater requirements, the dwelling is required to meet firefighting water supply standards. In accordance with Consent Notice Instrument 8520807.1 and SNZ PAS 4509:2008, the site will be provided with a minimum of 45,000 litres of on-site water storage, of which at least 10,000 litres will be reserved for firefighting purposes. The tanks will be located in safe, accessible locations and fitted with outlets compatible with rural fire service equipment. Where multiple tanks are used, they will be interconnected, and at least one will include a compliant outlet or a 500 mm minimum opening on the tank top to enable firefighting access.

This integrated water management plan provides a robust and sustainable solution that mitigates runoff impacts, protects surrounding properties and the receiving environment, and fulfils both stormwater and firefighting water supply requirements for rural residential development in the Far North District.

## Consent Notices

Far North District Council Section 221: Consent Notice Title Instrument 8520807.1

Item (iv)

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

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

Item (v)

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

Fraser Thomas Ltd Stormwater Report (Ref. 22590) dated August 2007 states that:

*“A covenant or consent notice should be included on the property title of each new residential lot, requiring them to install rainwater tanks for household water supply, to pipe rainwater tank overflows and paved area runoff to on-lot soakage pits, and to provide a piped overflow from the soakage pit to the roadside swales. The covenants/consent notices will ensure that the development of individual lots complies with the overall site objectives for the management of stormwater across the proposed development, and will include a requirement for the design and construction supervision of all stormwater management measures to be undertaken by a suitably qualified engineer.”*

## Site Description and Details

The subject site is located at 26 Kokopu Street, Ahipara, within the Far North District and is zoned Rural Production under the District Plan. The property is legally described as Lot 37 DP 427753 and a one-quarter share of Lot 56 DP 427753, with Certificate of Title number 509776. The site comprises a total area of 862 square metres, plus a one-quarter share of an additional 343 square metres. The registered property owners are Eli Rex MacCarthy-Morrogh and Tess Kama Allen.

## Methodology

The impervious areas on the site have been assessed using a site plan prepared by Latitude Homes, dated 22<sup>th</sup> July 2025. The plan identifies key features of the proposed development, including a new dwelling, driveway, garage, and two rainwater tanks.

To manage stormwater, the proposal includes capturing runoff from a 1-in-10-year Annual Exceedance Probability (AEP) rainfall event using the rainwater tanks. The design of the tank outlets follows the requirements set out in Auckland Regional Councils Technical Publication 10 (TP10), aligning with the conditions specified in the relevant Consent Notice. The tank capacity will be based on either the volume determined under the specification, or 12.5 cubic metres specified in the Consent Notice whichever is greater.

Any runoff exceeding the tank capacity will flow into a soak pit, which will be designed in general accordance with the performance criteria outlined in Clause E1/VM1 of the New Zealand Building Code.

As the catchment area is less than 100 ha and the surface water impacting the section is only from direct rainfall the verification method set out in E1/VM1 can be used.

Overflow from the soak pit will be directed to a swale for further dispersion. A site inspection was carried out to perform a soakage test on the proposed soak pit area as per NZBC E1/VM1 methodology, with the method and results provided in **Appendix D**.

The Soak pit will be constructed as a rock filled trench lined with filter cloth

## Design

The stormwater management design for the site is based on specific parameters to ensure compliance with both the applicable consent notice and relevant engineering standards.

For stormwater attenuation, the system has been designed to manage runoff from a 10% AEP storm event. The attenuation design has been undertaken in accordance with Auckland Regional Council's Technical Publication.

The soak pit design is based on the NIWA High Intensity Rainfall Design System version 4 (HIRDSv4), using the RCP8.5 for the 2081 -2100 to account for climate change and in general accordance with the New Zealand Building Code clause E1/VM1. The time of concentration for stormwater flow across the site is estimated to be less than 10 minutes.

The surface water run off can be calculated using the rational method using the following formular:

$$Q_c = CIA_c/360$$

where

$Q_c$  = catchment run-off (m<sup>3</sup>/s).

$C$  = run-off coefficient (see Table 1).

$I$  = rainfall intensity (mm/hr).

$A_c$  = area (hectares) of catchment above the point being considered.

*Figure 1 - Rational method formular - NZBC E1*

Impervious surfaces will contribute to a change in existing stormwater runoff post construction, including the building roof, driveway and tank areas. The roof area measures approximately 176.7 m<sup>2</sup>, while the driveway area is approximately 90 m<sup>2</sup>.

Where the additional runoff is to be disposed to a Soak pit soakage testing was complete to show the soakage rate of 2.197 mm per minute, derived from on-site testing, has been used for the soak pit design.

**Table: Design Parameters**

Category	Parameter
<b>Attenuation Design</b>	
Design Storm	10% AEP
Attenuation Method	TP10 (as per Consent Notice)
Soak Pit Design Method	HIRDSv4 (RCP8.5) & NZBC E1/VM1 (as per Consent Notice)
Time of Concentration	< 10 minutes
<b>Site Impervious Areas</b>	
Roof Area	176.7 m <sup>2</sup>
Driveway Area	90 m <sup>2</sup>
<b>Soakage Design</b>	
Soak Pit Soakage Rate	2.197 mm per minute

The orifice sizing was calculated as per Auckland Regional Council's Technical Publication 10, Figure 11-5 provided in Appendix C. The orifice is to be constructed to provide controlled release of the water storage. The edges of the orifice are required to be strengthened to prevent any fraying of the material. the pipe from the orifice will then lead to the on-site soak pit which then outflows to the swale.

## Results

**Table: Results**

Category	Parameter
<b>Attenuation Results</b>	
Runoff Volume	6,250 L (based on consent notice 12,500 L over two tanks)
Minimum detention storage	0.68884 meters
Orifice Sizing	38 mm
<b>Soakage Design</b>	
Runoff	13.383 m <sup>3</sup>
Vsoak	3.16368 m <sup>3</sup>
Vstor	10.22 m <sup>3</sup>
Soak pit volume	26.892
Rock void ratio	0.38
Soak pit depth	1.121 meters high

This stormwater management design has been prepared in accordance with Clause E1 of the New Zealand Building Code (NZBC), which requires that surface water resulting from rainfall be managed in a way that avoids damage to property, reduces flooding risk, and ensures safe conveyance or disposal from the site. The proposed system includes both attenuation and soakage components to achieve these objectives, reflecting good engineering practice and regional council expectations.

## Attenuation Design

The attenuation system is designed to temporarily detain stormwater runoff generated during a design rainfall event, thereby reducing the peak discharge rate from the site. Calculations have determined a runoff volume of 6,250 litres, requiring a minimum detention storage depth of 0.68884 metres. Discharge is controlled through a 38 mm diameter orifice, which is sized to release water at a rate that aligns with runoff capacity requirements and avoids enhancing flood risks or erosion.

This approach ensures that stormwater is retained on site during peak flows and discharged gradually, in accordance with E1.3.1 and E1.3.2, which require that surface water is disposed of in a manner that avoids nuisance or damage to other property.

## Soakage System Design

Complementing the attenuation system, a soakage design has been provided to enable on-site disposal of stormwater through infiltration. The total calculated runoff volume is 13.38m<sup>3</sup>, of which 3.16m<sup>3</sup> is expected to soak directly into the ground ( $V_{soak}$ ), with the remaining 10.22m<sup>3</sup> requiring temporary storage ( $V_{stor}$ ). To accommodate this, a soak pit has been designed with a total volume of 26.892 m<sup>3</sup>, based on a rock void ratio of 0.38 and a pit depth of 1.121 metres.

This design ensures that stormwater is disposed of within the site boundaries, avoids off-site discharge, and meets the performance criteria outlined in E1.3.3, particularly for sites without access to reticulated stormwater systems.



$$V_{stor} = R_c - V_{soak}$$

where

$R_c$  = run-off discharged from catchment to soak pit in 1 hour ( $m^3$ ).

$V_{soak}$  = volume disposed of by soakage in 1 hour ( $m^3$ ).

and

$$R_c = 10CIA$$

where

$C$  = run-off coefficient (see Table 1).

$I$  = rainfall intensity (mm/hr) based on 1 hour duration of an event having a 10% probability of occurring annually.

$A$  = area (hectares) of the catchment discharging to the soak pit.

and

$$V_{soak} = A_{sp} S_r / 1000$$

where

$A_{sp}$  = area of the base of the soak pit ( $m^2$ ).

$S_r$  = soakage rate (mm/hr) determined from 9.0.2.

Figure 2 – Soakage Formular- NZBC E1

## Monitoring, operation and maintenance

This management plan outlines the approach for operating and maintaining the stormwater attenuation system proposed for the site. The system is designed to control runoff from impervious areas, reduce discharge rates, and promote on-site infiltration in accordance with the **Far North District Plan**, applicable **Consent Notices**, and **Technical Publication 10 (TP10)** by the former Auckland Regional Council.

### 1. Management Objectives

- Ensure the system performs as intended and meets regulatory requirements.
- Prevent ponding, nuisance discharges, or damage to neighbouring properties.
- Maintain system components to prevent blockages or failure.
- Support long-term sustainability through passive infiltration.

### 2. Operation & Maintenance Responsibilities

The **property owner** (or nominated agent) is responsible for system upkeep. Regular inspections and maintenance tasks include:

## Rainwater Tanks

Task	Frequency
Inspect inlets and outlets	Quarterly
Clear debris and sediment	Quarterly
Check for damage or leaks	Annually
Clear screens after storms	After major events

## Soak Pit

Task	Frequency
Check for blockages or ponding	Every 6 months
Verify soakage capacity (re-test)	Every 3–5 years

## Swale Drain

Task	Frequency
Remove vegetation or obstructions	Bi-annually
Check for erosion or scouring	After major storms
Confirm free-flowing discharge path	Annually

## 3. Record Keeping

A simple logbook should be maintained to track:

- Inspection dates and outcomes
- Maintenance actions taken
- Any repairs or modifications
- Supporting photographs (where useful)

Records may be requested by the **Far North District Council** to verify ongoing compliance.

## 4. Contingency Measures

In the event of system failure (e.g. blocked soak pit, tank overflow), the following actions should be taken:

1. Identify and isolate the issue.
2. Clear blockages or engage a licensed drainage contractor.

3. Notify council if stormwater discharges off-site or affects public areas.

## 5. Review of Plan

This management plan should be reviewed **every five years**, or earlier if the site layout changes, the stormwater system is upgraded, or additional impervious surfaces are introduced.

## Firefighting Water supply

To comply with the New Zealand Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008) and the applicable resource consent conditions, the proposed dwelling at 26 Kokopu Street, Ahipara, will be provided with an on-site water storage system with a minimum capacity of 45,000 litres, of which at least 10,000 litres will be reserved for firefighting purposes. In accordance with the consent condition, the tanks shall be positioned so they are safely accessible for firefighting operations and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised, they will be interconnected, and at least one tank will have either an outlet compatible with rural fire service equipment or a readily accessible 500 mm minimum opening on the tank top. This provision ensures compliance with both SNZ PAS 4509:2008 and the conditions of consent, and provides adequate firefighting water supply for rural development.

## Appendices

### Appendix A –Architectural Site Plan

SITE INFORMATION

**Address:**  
26 Kokopu Street  
Ahipara  
Kaitaia  
Northland, 0481

**Legal description:**  
Lot 37, DP 427753

**Area:** 862m<sup>2</sup>

**Wind zone:** High (BRANZ)

**EQ zone:** 1

**Exposure zone:** C

**Rainfall intensity:** 90mm/hr

**Climate zone:** 1

**Snow loading zone:** NO (0m)

**Local authority:**  
Far District Council

SITE COVERAGE CALCULATIONS

**Building Coverage 20.5%**

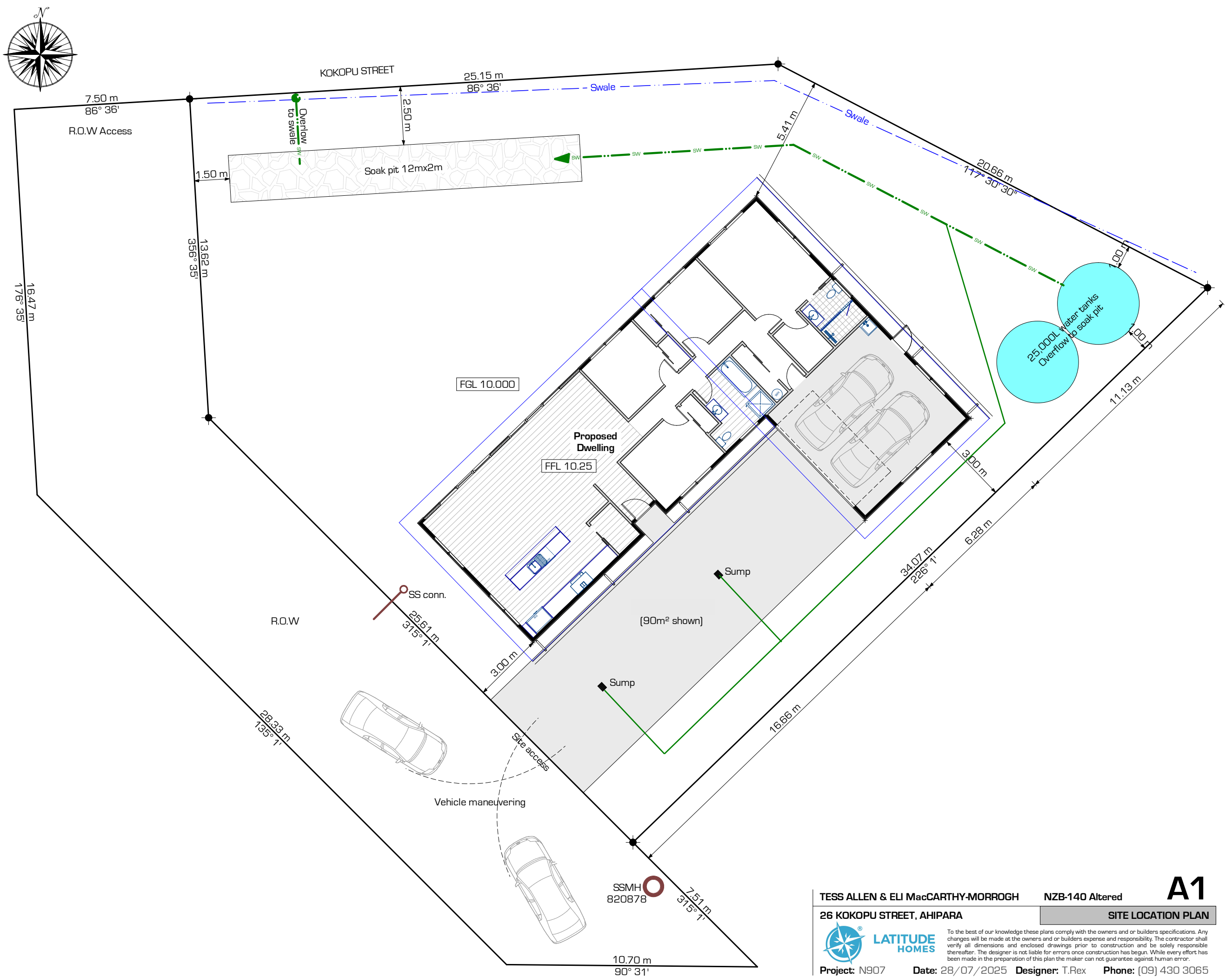
New building footprint = 176.8m<sup>2</sup>  
Site area = 862m<sup>2</sup>

(footprint / site area) x 100  
(176.8 / 862) x 100 = 20.5%

**Impermeable Surfaces 30.9%**

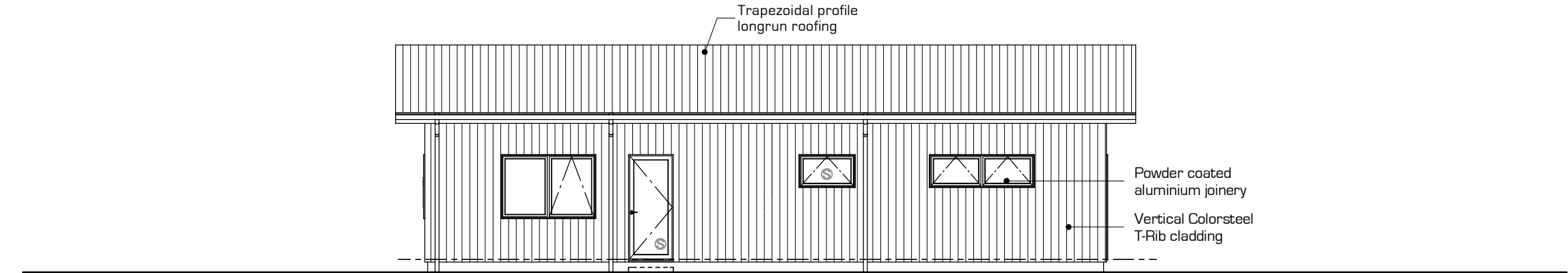
New building footprint = 176.8m<sup>2</sup>  
Driveway area = 90m<sup>2</sup>  
Total impermeable area = 266.8m<sup>2</sup>  
Site area = 862m<sup>2</sup>

(Surface area / site area) x 100  
(266.8 / 862) x 100 = 30.9%

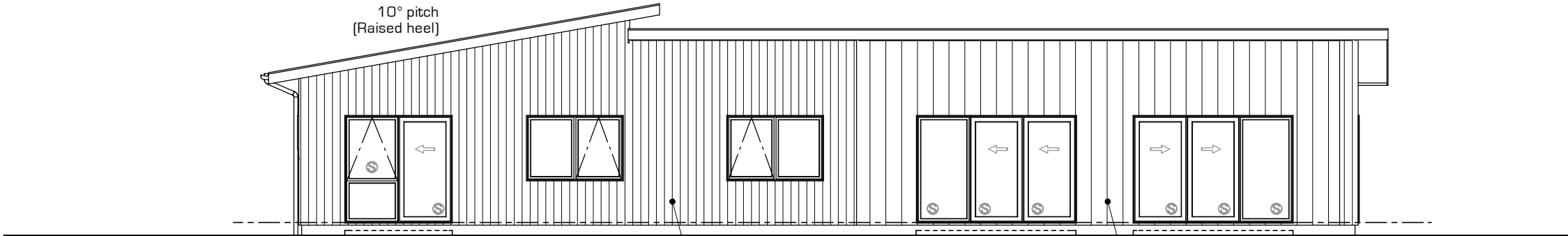


<b>DURABILITY: Exposure Zone C</b> (as defined by NZS 3604:2011)
<b>Environment definitions</b> (NZS 3604:2011 4.5.2)
"Closed" - dry, internal locations, not subject to airborne salt or rain wetting "Sheltered" - open to airborne salts, but not rain washed. Shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" - open to airborne salts and rain wetting. Shall be that below a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, Roof or deck.
<b>Protection required for steel fixings and fastenings excluding nails and screws</b> (NZS 3604:2011 table 4.1)
<b>Treated timber piles (all connections)</b> <b>Within 600mm from the ground</b> - <i>Type 304 stainless steel.</i> <b>More than 600mm from the ground where subfloor's are vented more than 7000mm²</b> - <i>Type 304 stainless steel.</i> <b>More than 600mm from the ground where subfloor's are vented less than 7000mm²</b> - <i>Hot-dipped galvanized steel</i>
<b>In "closed" environments &amp; roof spaces</b> <b>Nail plates</b> - <i>Continuously coated galvanized steel.</i> <b>Wire dogs &amp; bolts</b> - <i>Hot-dipped galvanized steel.</i> <b>All other structural fixings</b> - <i>Mild steel (uncoated, non- galvanized) or Hot-dipped galvanized steel</i> if in contact with timber treated with copper based preservatives (H3.2 or higher).
<b>In "sheltered" environments</b> <b>Nail plates</b> - <i>Hot-dipped galvanized steel</i> <b>Wire dogs &amp; bolts</b> - <i>Hot-dipped galvanized steel</i> <b>All other structural fixings &amp; fabricated brackets</b> - <i>Hot-dipped galvanized steel</i>
<b>In "exposed" environments</b> <b>Nail plates</b> - <i>Type 304 stainless steel.</i> <b>Wire dogs &amp; bolts</b> - <i>Type 304 stainless steel.</i> <b>All other structural fixings &amp; fabricated brackets</b> - <i>Type 304 stainless steel.</i>
<b>Protection required for steel items such as nails and screws used for framing and cladding</b> (NZS 3604:2011 table 4.3)
<b>Cladding that acts as bracing (50 year durability) and Non-structural cladding (15-year durability):</b> <i>Galvanized steel</i> or: <i>Type 304 stainless steel</i> (nails to be annular grooved) or <i>silicon bronze</i> if in contact with a corrosive timber or timber treated with copper based preservatives (H3.2 or higher). <b>Framing in "closed" area including roof spaces:</b> <i>Mild Steel</i> or: <i>galvanized steel</i> if in contact with timber treated with copper based preservatives (H3.2 or higher). <b>Framing in "sheltered and exposed" areas:</b> <i>Galvanized steel</i> or: <i>Type 304 stainless steel</i> (nails to be annular grooved) if in contact with timber treated with copper based preservatives (H3.2 or higher).
<b>Note:</b> <ul style="list-style-type: none"><li>Galvanized nails to be hot-dipped galvanized to a minimum of 320 g/ m²; Galvanized screws to be mechanically zinc plated in accordance with AS 3566: part 2, Class 4</li><li>Nails, screws and other fixings into piles within 600mm of the ground shall be <i>Type 304 stainless steel</i></li></ul>
<b>Minimum specified concrete strength at 28 days shall be</b> (NZS 3604:2011 4.5.2)
<b>10 MPa</b> for unreinforced concrete used in mass foundations <b>17.5 MPa</b> for unreinforced concrete applications, or reinforced concrete not exposed to weather <b>20 MPa</b> for reinforced concrete exposed to weather <b>25 MPa</b> for raft floor (Refer Engineers Report) <b>Specially selected</b> from NZS 3101 table 5.3 where a direct wearing concrete floor is required.
Concrete masonry shall have minimum cover to steel reinforcement from an uncoated masonry external face of 50mm with a minimum grout strength of 20 MPa

Building Envelope Risk Matrix: E2 - External moisture		
	Risk Factor	Score
Wind zone (per NZS 3604)	High	1
Number of storeys	Low	0
Roof/wall intersection design	High	5
Eaves width	Medium	1
Envelope complexity	Medium	1
Deck design	Low	0
<b>Note:</b> Selected Risk factor scores are the highest risk score for <u><b>ALL</b></u> elevations.		<b>Total</b> <b>8</b>



North Elevation



West Elevation

MAINTENANCE

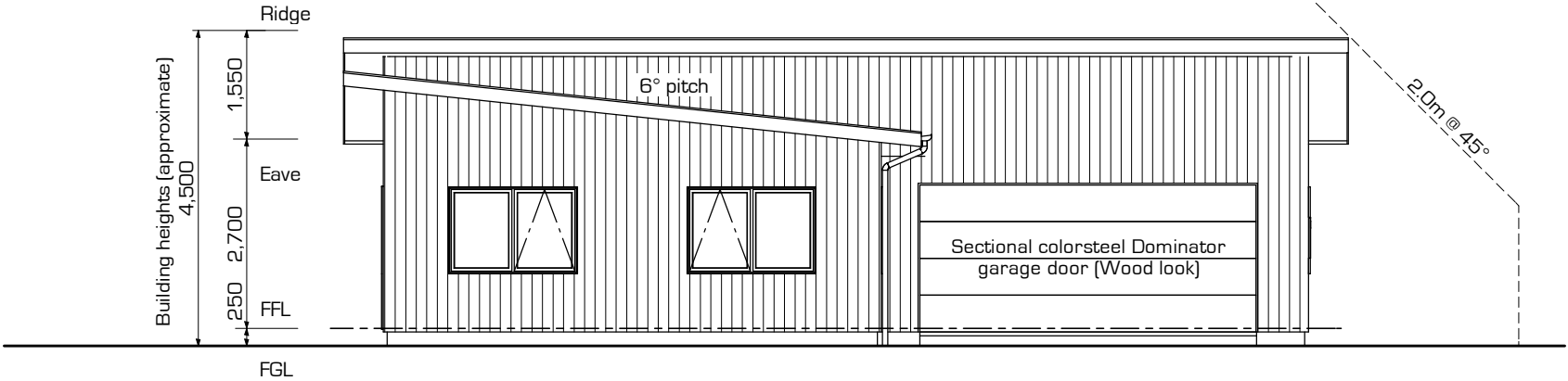
**General:**  
Maintenance shall be carried out as necessary to achieve the required durability of all materials, components and junctions. Refer to specific manufacturers literature for recommended maintenance check schedules and procedures that may differ from these general recommendations.

Regular maintenance will include:

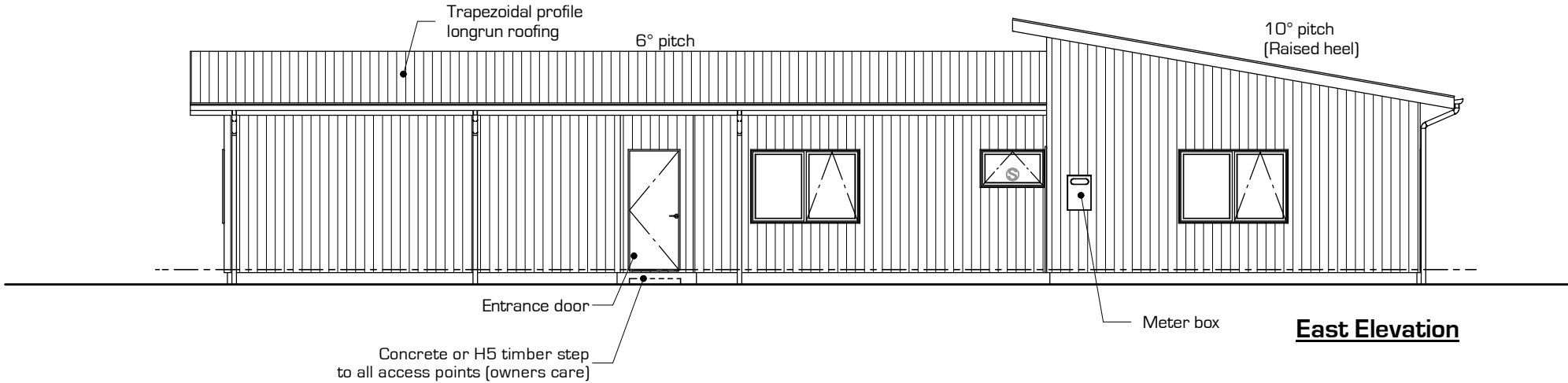
- Washing exterior surfaces. Note: it is important that high pressure water is not directed at sensitive junctions such as window surrounds and other flashing. Great care must be taken to avoid water being driven past anti-capillary gaps and flashings into the wall cavities.
- Inspecting surfaces and junctions.
- Repair or replacement of items when necessary, in order to preserve the weathertightness of the building.

**Gutter systems:**  
To be inspected and cleaned out every month to avoid the build up of foreign matter blocking the gutter system.

**Flashings, claddings & roofs:**  
To be inspected every three months. If any sign of deterioration is visible the system may require repair or replacement. A suitably qualified contractor should complete this work without delay to ensure prevention of water entering the building envelope. COMMENT: Care should be taken to avoid post-installation damage to the cladding when accessing the roof. Additional support is required around roof-mounted units such as air-conditioners to avoid roof distortion.



South Elevation



East Elevation

ACCESS ROUTES
A maximum rise of 190mm is permitted from FGL to FFL at common and main private access ways. Where this is exceeded, timber or concrete steps and/or landings with a slip resistance in accordance with NZBC D1/AS1 Access will be necessary.
CLADDING PAINT SYSTEM
Applied paint systems to claddings must have a minimum Light Reflectance Value (LRV) of 40%. CHECK MANUFACTURERS LITERATURE to ensure a higher reflective value has not been recommended. If so manufacturers literature to take precedence. Claddings are prone to movement and cupping. Risk is increased when painted with colour's which have a low light reflectivity value, therefore owners should seek professional advice before choosing paint color. Distortion due to colour choice is owners risk.
FINISHED GROUND LEVEL
<b>Non-Rebated Slab Construction:</b> Minimum clearance FFL - FGL - Unprotected ground 225mm * - Permanent paving 150mm * * Always maintain a minimum clearance of 100mm (from paved ground) or 175mm (from unpaved ground) to cladding  Unprotected ground to be formed with a minimum 1:25 slope away from building for at least 1m
JOINERY & GLAZING
<b>S = Safety glass</b> Joinery manufacturer to confirm location of safety glass in accordance with NZS 4223 requirements. <b>Safety stays</b> Where required by NZBC:F4, opening restrictors shall be fitted so that a 100ø sphere cannot pass through the open window if the possible height of fall from an open window is more than 1000 mm. The height of fall shall be measured from the inside floor level adjacent to the window. If a fixed window seat is provided, the sill height shall be measured from the seat.



WALL TYPES KEY

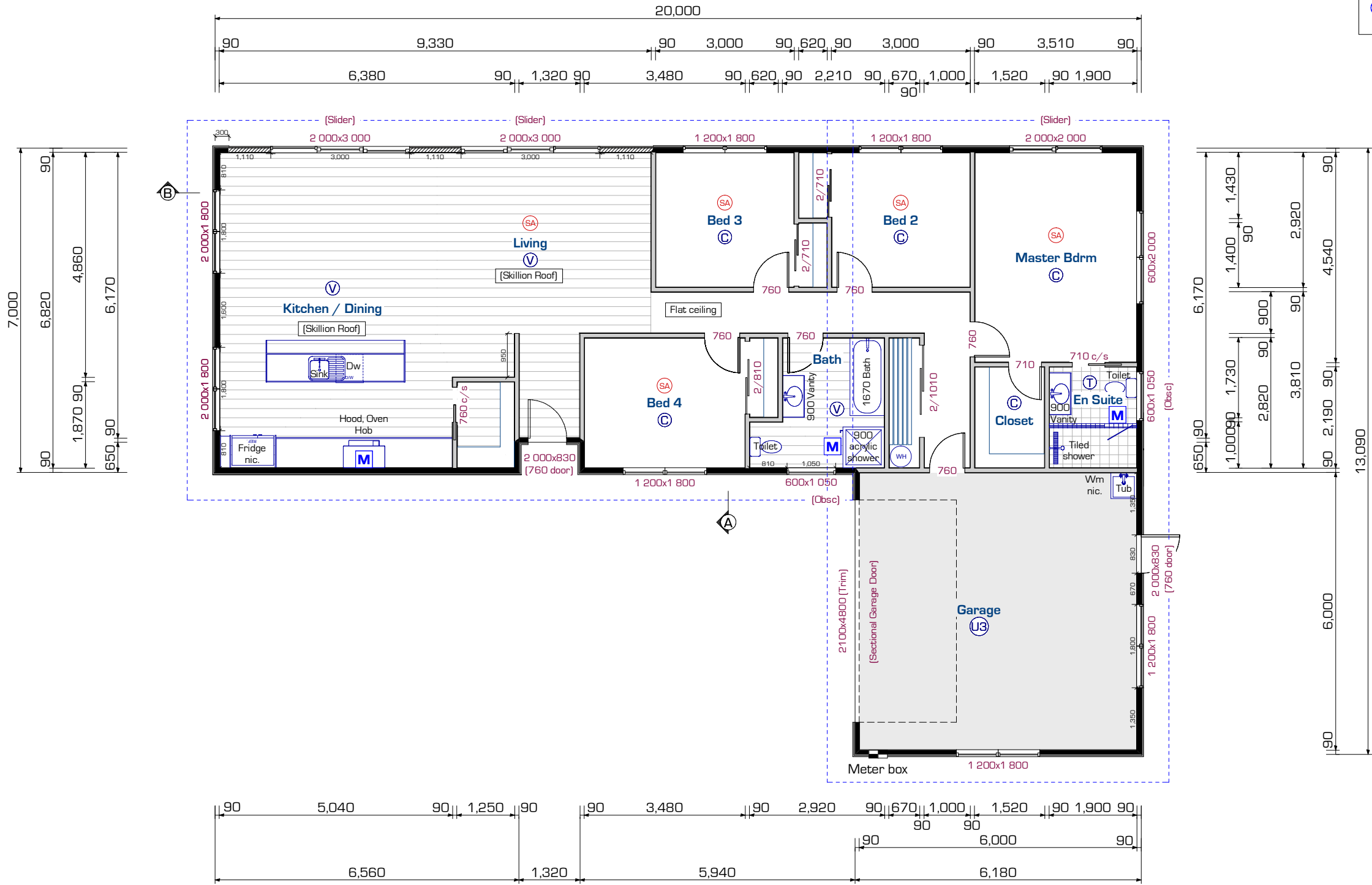
Colorsteel Vertical cladding -  
Castellated H3.1 cavity  
battens - Wall underlay -  
**Perimeter Load-bearing** H1.2  
framing - Interior lining.

James Hardie 'Linea'  
weatherboard cladding - H3.1  
cavity battens - Wall underlay -  
**Perimeter Load-bearing** H1.2  
framing - Interior lining.

**Internal Load-bearing** H1.2  
framing - Interior lining.

**Internal Non load-bearing**  
90mm H1.2 framing - Interior  
lining.

FLOOR AREA	
Living area	= 138.9m²
Garage/Ldy	= 37.9m²
<b>Total Floor Area</b>	<b>= 176.8m²</b>
FLOOR FINISHES	
<span>C</span>	= Carpet
<span>V</span>	= Vinyl
<span>T</span>	= Non-slip Tiles



Scale 1:100 @ A3



## Appendix B – Stormwater Drawings



150mm PVC  
Stormwater outlet  
from water tanks

100mm PVC SW inlet pipe  
at 2% grade

Existing  
Ground

Gabion rocks for  
overflow

150mm outlet  
pipe to swale  
drain

Pipe Vent

Cross-section A

150 mm gabion  
rocks for overflow

25mm holes at 300mm centers

150mm PVC distribution pipe

End Cap

12 m

Geo-fabric cloth lining A19

Drainage aggregate

Soak Pit

12 m

Cross-section B

Cross-section B

Backfill with topsoil

100mm PVC  
Stormwater  
Inlet from  
Driveway

2 m

Pipe vent

Distribution pipe

A19 Geofabric (overlap at top)

Cross-section A

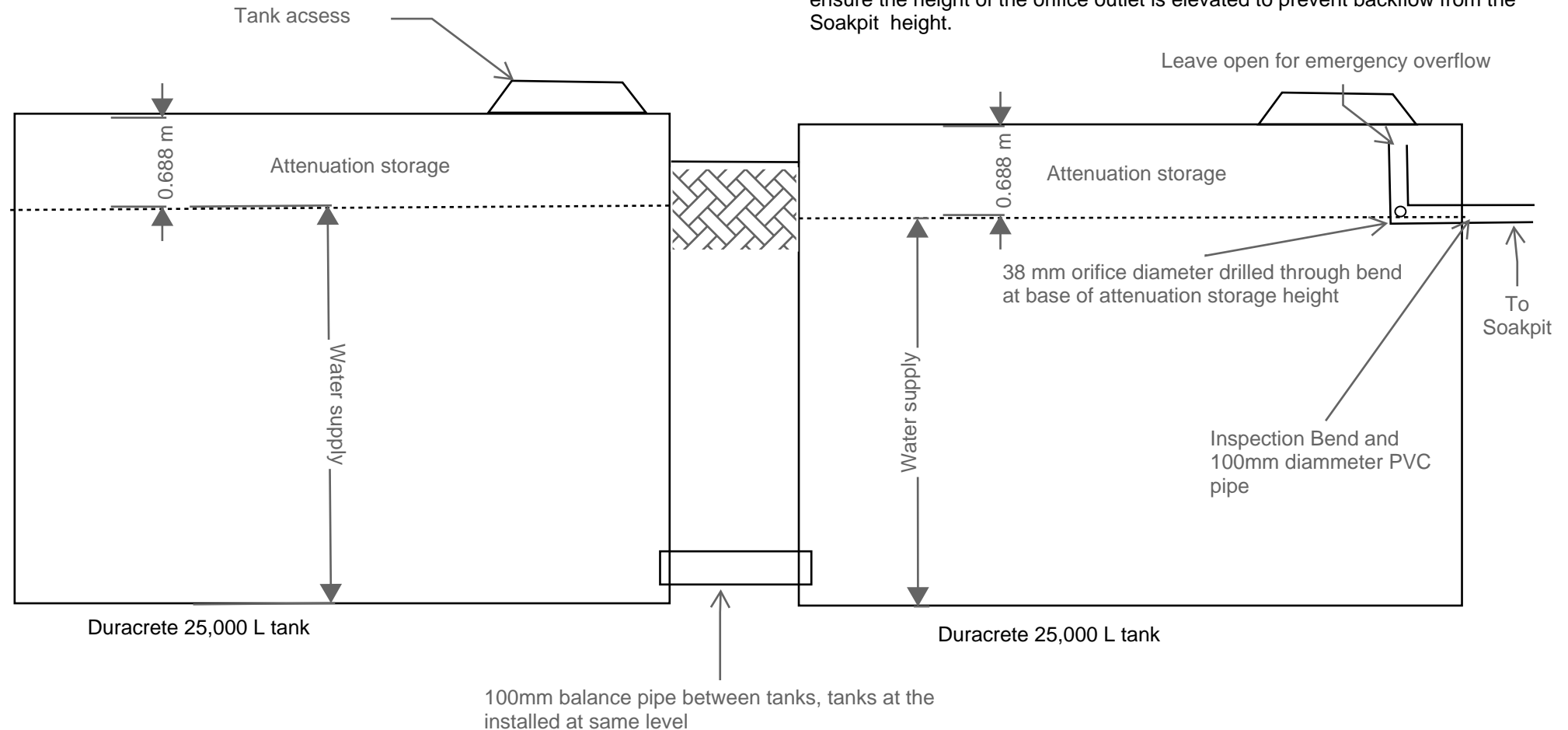
100mm PVC  
Stormwater Inlet  
from water tanks

Drainage aggregate (Gap 20)



#### Construction Notes:

- Tanks to be fitted with an anti flotation device to prevent movement when empty.
- All tank, attenuation and orifice sizing to be as per FNR Consulting Drawings and Stormwater report.
- Ground conditions below tank must be as per manufacturers specifications.
- Install debris and leaf protection on rood drainage to minimize contamination in concrete water tanks.
- Holes drilled in the tank need to be as per manufactures specification.
- Installation contractor needs to ensure tank foundation height is adequate to ensure the height of the orifice outlet is elevated to prevent backflow from the Soakpit height.



## Appendix C – Stormwater Calculations

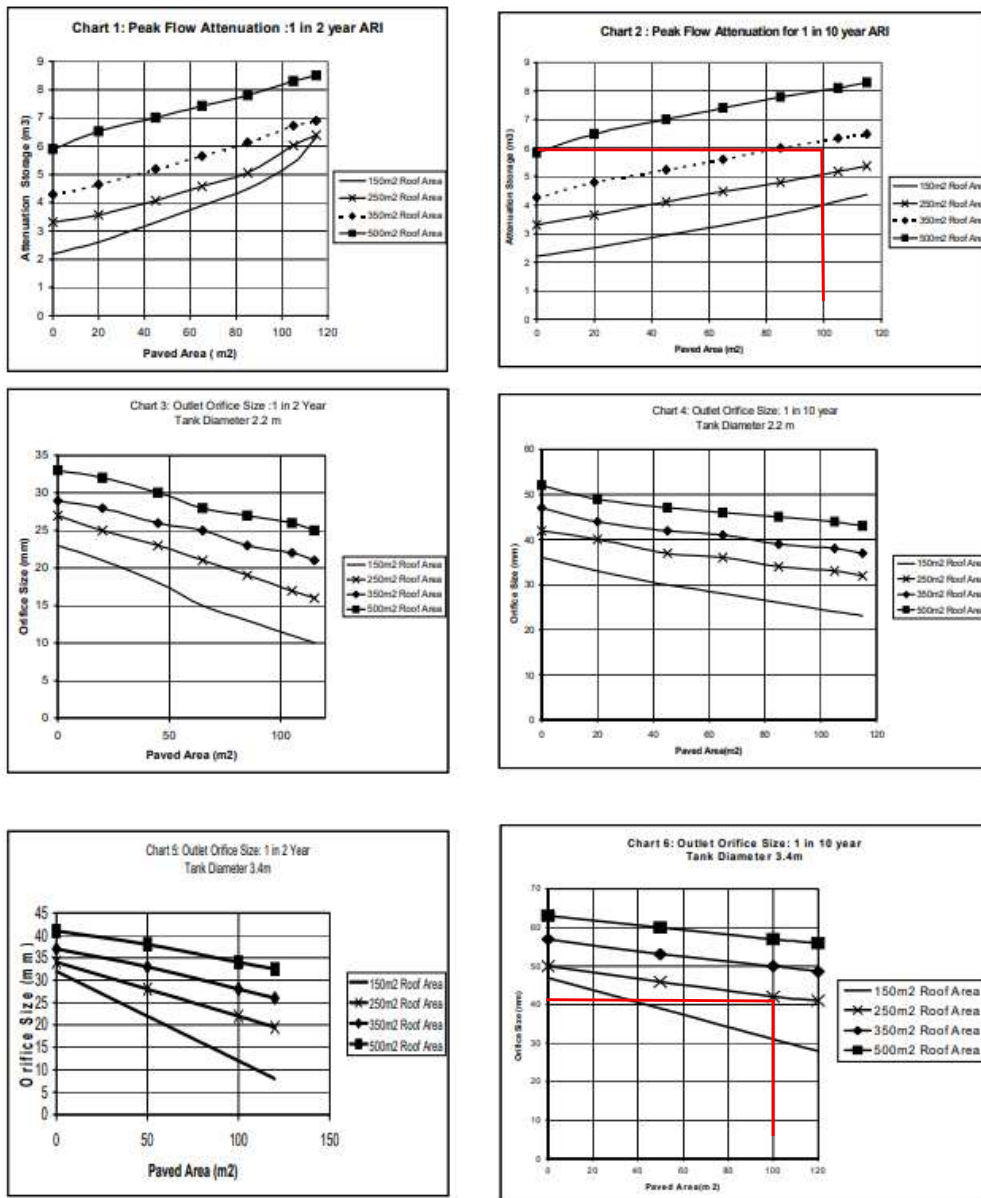
## Attenuation size

Runoff volume	6,250 L
Runoff volume	6.250 m <sup>3</sup>
Tank radius	1.7
Height for required volume	0.688386433 meters
Minimum detention storage	0.6884 invert tank to outlet to invert hole orifice

## Orifice sizing

38 mm

**Figure 11-5**  
**Design charts**



## Appendix D - Soakage testing field Results and Photos

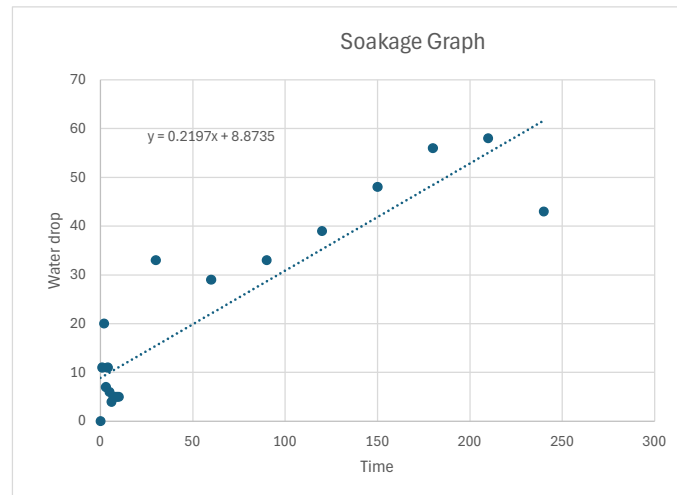
## Soak Pit design

<b>Soakage rate</b>	2.197 mm/min	
	131.82 mm/hr	
<b>V Soak</b>		
Area of Soak pit	24 m <sup>2</sup>	2m x 12 m
Soakage rate	131.82 mm/hr	
V soak	3.16368 m <sup>3</sup>	
<b>Run off</b>	13.3826476 m <sup>3</sup>	
Runoff coefficient	0.9	
Rainfall intensity	52.20	
Area	0.02849 ha	
<b>Vstor</b>	10.2189676 m <sup>3</sup>	
<b>Soak pit volume</b>	26.8920201	
Rock void ratio (drainage metal)	0.38	
<b>Soak pit depth</b>	1.12050084 meters high	

## Results

Time ( min)	Drop ( mm)	Height measured
0	0	741
1	11	752
2	20	772
3	7	779
4	11	790
5	6	796
6	4	800
7	5	805
8	5	810
9	5	815
10	5	820
30	33	853
60	29	882
90	33	915
120	39	954
150	48	1002
180	56	1058
210	58	1116
240	43	1159

## Soakage Graph





## Soakage Testing photos



## Appendix E – Method for soakage testing

### Soakage testing

- 1) Bore test holes of 100 mm to 150 mm diameter to the depth of the proposed soak pit. If groundwater is encountered in the bore test hole then this depth shall be taken as the depth of the soak pit.
- 2) Fill the hole with water and maintain full for at least 4 hours, (unless the soakage is so great that the hole completely drains in a short time).
- 3) Fill the hole with water to within 750 mm of ground level, and record the drop in water level against time, at intervals of no greater than 30 minutes, until the hole is almost empty, or over 4 hours, whichever is the shortest
- 4) Plot the drop in water level against time on a graph, and the soakage rate in mm/hr is determined from the minimum slope of the curve. If there is a marked decrease in soakage rate as the hole becomes nearly empty, the lower rates may be discarded and the value closer to the average can be adopted.