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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

◯ **Yes** ☑ **No**

If yes, who have you spoken with? _____

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**
◯ **Fast Track Land Use***
◯ **Subdivision**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Other (please specify)** _____

◯ **Discharge**
◯ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**

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

3. Would you like to opt out of the fast track process?

◯ **Yes** ☑ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ☑ **No**

If yes, which groups have you consulted with? _____

Who else have you consulted with? _____

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

5. Applicant details

Name/s: Trevor + Jackee Macdonald

Email: [redacted]

Phone number:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Katherine Norman

Email: [redacted]

Phone number:

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

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

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

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

Name/s: as above -

Property address/ location:

Postcode

8. Application site details

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

Name/s: as above - Trevor + Jachee Macdonald

Site address/ location:

Postcode

Legal description: ~~Lot~~ Part Lot 1 **Val Number:**

Certificate of title: DP 7241

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

Site visit requirements:

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

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

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

Please email agent to arrange visit

9. Description of the proposal

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

replacement dwelling in Amenity rule.

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

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

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

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

◯ **Subdividing land**

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

◯ **Disturbing, removing or sampling soil**

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

13. Assessment of environmental effects:

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

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full) Trevor and Jackee MacDonald as above

Email:

Phone number: Work | Home

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

Postcode

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) [redacted]

Signature:
(signature of bill payer) [redacted] Date 18-3-26

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) [redacted]

Signature [redacted] Date 18 March

A signature is made by electronic means

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Far North District Council

RESOURCE CONSENT – LAND USE APPLICATION

ASSESSMENT OF ENVIRONMENTAL EFFECTS

600B Koutu Loop Road, South Hokianga, Northland

Report prepared by:

Katherine Norman (BResM Hons) (MRRP)

Resource Planning Inc

For: Trevor and Jackee MacDonald

March 2026

CONTENTS

Appendices:

1.0 APPLICANT DETAILS

Application for Resource Consent under Section 88 of the Resource Management Act 1991

To: Far North District Council

Trevor and Jackee MacDonald (the applicants) apply for Land Use Consent as described in the following report. Specifically, the applicants seek Restricted Discretionary consent to establish a replacement dwelling within the Coastal Living Zone of the Far North District Plan (Operative in Part). Consent is also sought for any other infringements not applied for at the time of lodgement, but that Council deems necessary for the proposal.

The names and addresses of the owner and occupier of land to which this application relates are as follows:

Property information, as per the Certificate of Title (attached at Appendix A):

- Owner: Trevor and Jackee MacDonald
- Legal Description: Pt Lot 1 DP 7241
- Certificate of Title: CT 85A/830
- Site Area: 1.4027 ha (14,027 m²)
- Site Address: 600B Koutu Loop Road, South Hokianga, Northland 0473
- District Plan Zone: Far North District Plan (Operative in Part) – Coastal Living Zone

Address for Service:

Katherine Norman

Resource Planning Inc

23 Bertram Street, Warkworth 0910

katherine@resourceplanninginc.com

021 618 741

2.0 INTRODUCTION, SITE AND PROPOSAL DESCRIPTION

Resource consent is sought pursuant to section 88 of the Resource Management Act 1991 (the Act) for a Restricted Discretionary Activity for a replacement dwelling within the Coastal Living Zone, under the Far North District Plan (Operative in Part).

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

The Site

The subject site (legally described as Pt Lot 1 DP 7241, comprising 1.4027 hectares) is a rural lifestyle property located on Koutu Loop Road, South Hokianga, Northland. The site is located within the Coastal Living Zone and is characterised by its natural coastal landscape setting adjoining the Hokianga Harbour. The site is relatively flat, with a very gentle slope to the south, comprising alluvial silt soils overlying a compacted sand pan at approximately 0.5 m depth.

The site is bounded by the Hokianga Harbour to the north, with a Local Purpose Esplanade Reserve and Recreation Reserve forming the boundary with the Coastal Marine Area (CMA). The Mean High Water Mark was surveyed on 24 October 2024. The site is accessed from Koutu Loop Road and features an existing metalled driveway and parking areas totalling approximately 466 m². Existing native vegetation is present on the site. The existing four-bedroom dwelling (130 m²) is in the process of being demolished at the time of this application.

Adjoining properties are of a similar rural lifestyle character, consistent with the Coastal Living Zone.

The Proposal

The project involves the construction of a new replacement two-storey, four-bedroom residential dwelling at 600B Koutu Loop Road. The replacement dwelling is proposed substantially over the footprint of the existing (now largely demolished) dwelling. The proposed dwelling has a total gross floor area of approximately 231.5 m² (comprising a ground floor of approximately 158.67 m² and upper floor of approximately 131.40 m², with decks and covered areas), designed by Arcline Architecture Ltd (plans dated 10 December 2024).

Key features of the proposal include:

- A new two-storey, four-bedroom dwelling of approximately 231.5 m² GFA, replacing an existing four-bedroom dwelling of 130 m²
- Maximum building height of 8.0 m complying with the zone maximum
- Light Reflectance Value (LRV) of external cladding ≤30%, complying with zone requirements
- Building setbacks greater than 20 m from any bush areas
- The existing on-site septic tank and soakage disposal system to be retained and connected to the new dwelling (no change in effluent load)

- A 30,000-litre roof water attenuation tank receiving all new roof water, with overflow directed via a discharge dissipator to the existing eastern boundary watercourse
- Existing gravel driveway, turning and parking areas (466 m²) to be retained – no increase in impervious area for vehicle access
- Existing water supply (roof-caught water) to be retained

Earthworks

Earthworks associated with the proposal are limited to fill works associated with the dwelling foundation. The site plan prepared by Arcline Architecture Ltd records estimated fill of 106 m³ over a surface area of 316 m². No significant cut is proposed. The site is substantially flat and the proposed dwelling is to be founded on a concrete ground floor slab, consistent with the geotechnical findings. The earthworks involve no alteration to the natural contours or drainage patterns of the site to any significant degree.

Stormwater Management

A Stormwater Management Report has been prepared by T. Drupsteen CPEng (Ref 25/97, dated 4 November 2025), attached at Appendix E. The new house has a roof area of approximately 231 m², compared to the existing house of 130 m² (an additional 101 m²). Given that the impervious areas have existed for approximately 65 years, only the additional 101 m² of new roof area requires attenuation.

The stormwater management approach includes:

- A 30,000-litre attenuation tank receiving all new house roof water
- Tank overflow directed to the existing eastern boundary watercourse/drain via a discharge dissipator to mitigate any erosive effects
- Attenuation calculations prepared using the Far North District Council spreadsheet, incorporating climate change rainfall intensities
- Cumulative effects on the catchment assessed as much less than minor

The engineering assessment concludes that the attenuation design achieves mitigation of stormwater runoff to that expected by the permitted activity threshold, and the added loading on the existing watercourse is less than minor.

Sewage Disposal

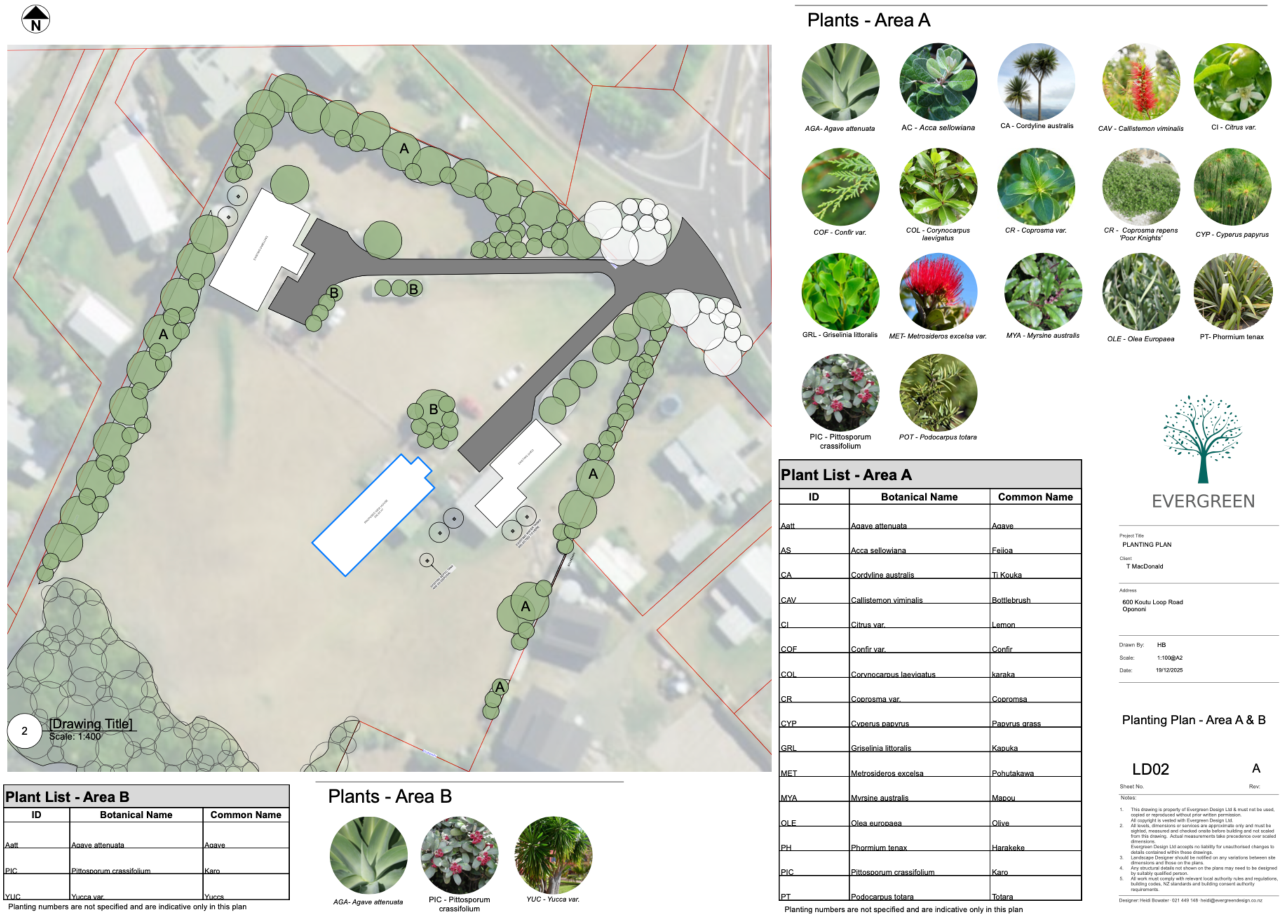
A letter from T. Drupsteen CPEng (Ref 25/97S, dated 31 October 2025), an FNDC-approved domestic on-site sewage system designer, confirms that the existing on-site sewage system is suitable for retention and connection to the new dwelling. The engineer inspected the site on 20 October 2025 and noted:

- The existing effluent soakage area extends 38.5 m west of the existing/proposed house site and has performed well for many years
- The proposed replacement house has the same number of bedrooms (four) as the existing dwelling
- The water supply system (roof-caught water) is not being changed
- There is therefore no change in effluent load

The engineer recommends that the existing on-site sewage system be retained and the new house connected to it. This report is attached at Appendix F.

Landscape Design

A landscape design is attached Appendix G, a snip as per the below provides for onsite amenity and screen planting


N
A
B
2 [Drawing Title]
Scale: 1:400
Plants - Area A
AGA- Agave attenuata
AC - Acca sellowiana
CA - Cordyline australis
CAV - Callistemon viminalis
CI - Citrus var.
COF - Confir var.
COL - Corynocarpus laevigatus
CR - Coprosma var.
CR - Coprosma repens 'Poor Knights'
CYP - Cyperus papyrus
GRL - Griselinia littoralis
MET- Metrosideros excelsa var.
MYA - Myrsine australis
OLE - Olea Europaea
PT- Phormium tenax
PIC - Pittosporum crassifolium
POT - Podocarpus totara
Plants - Area B
AGA- Agave attenuata
PIC - Pittosporum crassifolium
YUC - Yucca var.
EVERGREEN
Project Title
PLANTING PLAN
Client
T MacDonald
Address
600 Koutu Loop Road
Opononi
Drawn By: HB
Scale: 1:100@A2
Date: 19/12/2025
Planting Plan - Area A & B
LD02 A
Sheet No. Rev:
Notes:
1. This drawing is property of Evergreen Design Ltd & must not be used, copied or reproduced without prior written permission. All copyright is vested with Evergreen Design Ltd.
2. All levels, dimensions or services are approximate only and must be sighted, measured and checked onsite before building and not scaled from this drawing. Actual measurements take precedence over scaled dimensions. Evergreen Design Ltd accepts no liability for unauthorised changes to details contained within these drawings.
3. Landscape Designer should be notified on any variations between site dimensions and those on the plans.
4. Any structural details not shown on the plans may need to be designed by suitably qualified person.
5. All work must comply with relevant local authority rules and regulations, building codes, NZ standards and building consent authority requirements.
Designer: Heidi Bowater · 021 449 148 · heidi@evergreendesign.co.nz

Plant List - Area B

ID	Botanical Name	Common Name
Aatt	Agave attenuata	Agave
PIC	Pittosporum crassifolium	Karo
YUC	Yucca var.	Yuccs

Planting numbers are not specified and are indicative only in this plan

Plant List - Area A

ID	Botanical Name	Common Name
Aatt	Agave attenuata	Agave
AS	Acca sellowiana	Feijoa
CA	Cordyline australis	Ti Kouka
CAV	Callistemon viminalis	Bottlebrush
CI	Citrus var.	Lemon
COF	Confir var.	Confir
COL	Corynocarpus laevigatus	karaka
CR	Coprosma var.	Copromsa
CYP	Cyperus papyrus	Papyrus grass
GRL	Griselinia littoralis	Kapuka
MET	Metrosideros excelsa	Pohutakawa
MYA	Myrsine australis	Mapou
OLE	Olea europaea	Olive
PH	Phormium tenax	Harakeke
PIC	Pittosporum crassifolium	Karo
PT	Podocarpus totara	Totara

Planting numbers are not specified and are indicative only in this plan

3.0 DISTRICT PLAN ASSESSMENT

Far North District Plan (Operative in Part) – Coastal Living Zone

The site is located within the Coastal Living Zone under the Far North District Plan (Operative in Part) (FNDP). The following assessment addresses the relevant rules of the FNDP applicable to the proposal.

10.7.5.1 Permitted Activities

An activity is a Permitted Activity in the Coastal Living Zone if it:

- complies with the standards for permitted activities set out in Rules 10.7.5.1.1 to 10.7.5.1.13; and
- complies with the relevant standards for permitted activities set out in Part 3 of the Plan – District Wide Provisions.

Rule 10.7.5.1.1 – Visual Amenity

The following are permitted activities in the Coastal Living Zone:

(a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50 m²; or

(b) any alteration/addition to an existing building which does not exceed 30% of the gross floor area of the building being altered or added to, provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000; or

(c) replacement of any building so long as the replacement does not exceed the building envelope occupied by the previous building; or

(d) renovation or maintenance of any building.

The proposed replacement dwelling has a gross floor area of approximately 231.5 m², which exceeds:

- The 50 m² GFA threshold for new buildings under Rule 10.7.5.1.1(a); and
- The building envelope of the previous dwelling (130 m²) under Rule 10.7.5.1.1(c).

Accordingly, the proposed replacement dwelling does not comply with the Permitted Activity standards under Rule 10.7.5.1.1.

Overall, the proposal falls to be assessed as a Restricted Discretionary Activity under Rules 10.7.5.1.1 (Visual Amenity) and 10.7.5.1.6 / 10.7.5.3.8 (Stormwater Management / Impermeable Surfaces).

Compliance Summary – Coastal Living Zone Standards

Standard	Permitted	Proposed	Status
Rule 10.7.5.1.1 – Visual Amenity: New building GFA	≤50 m²	231.5 m²	Non-compliant – Consent Required
Building Height	≤8.0 m	8.0 m	Complies

Height in Relation to Boundary (HIRB)	2 m / 45°	Complies	Complies
Light Reflectance Value (LRV)	≤30%	≤30%	Complies
Setback from Bush	>20 m	>20 m	Complies
Building Coverage (site 14,027 m²)	≤900 m² or 6%	555 m² (4%)	Complies
Earthworks: Volume	≤300 m³	106 m³	Complies
Earthworks: Fill Surface Area	Note: thresholds apply	316 m²	Refer district-wide provisions
Rule 10.7.5.1.6 – Stormwater Management: Impermeable surfaces	PA: 10% or 600m² (lesser = 600m²). RD: 15% or 1,500m² (lesser = 1,500m²)	Buildings ~555m² + gravel driveway 466m² = ~1,021m² total	Non-compliant – Restricted Discretionary Activity (Rule 10.7.5.3.8)

Rule 10.7.5.1.6 – Stormwater Management / Impermeable Surfaces

Rule 10.7.5.1.6 of the FNDP sets the permitted activity threshold for impermeable surfaces in the Coastal Living Zone at 10% of the gross site area or 600 m², whichever is the lesser. On the subject site of 14,027 m², 10% equates to 1,402 m²; accordingly the controlling threshold is the lesser: 600 m². The definition of "Impermeable Surface" in Chapter 3 of the FNDP includes any surfaced area used for parking, manoeuvring or access, including areas covered with aggregate. The total impermeable surface on the site is therefore calculated as follows:

Impermeable Surface Component	Area (m²)	Chapter 3 Basis
Building footprints / roof coverage area (dwelling + existing shed)	~555	Def (e) – roof coverage area on plan
Existing metalled driveway, turning and parking areas	466	Def (c) – areas covered with aggregate
30,000-litre water storage tank	Excluded (≤20m²)	Def excl (i) – water storage tanks ≤20m²
Total impermeable surface area	**~1,021 m²**	**7.3% of gross site area**
Permitted activity threshold (Rule 10.7.5.1.6): 10% or 600m² – lesser = 600m²	Exceeds	Consent required
Restricted Discretionary threshold (Rule 10.7.5.3.8): 15% or 1,500m² – lesser = 1,500m²	Complies	RDA – see 10.7.5.3.8 assessment

The total impermeable surface area of approximately 1,021 m² exceeds the permitted threshold of 600 m² but is within the Restricted Discretionary threshold of 1,500 m² under Rule 10.7.5.3.8. Consent is therefore required as a Restricted Discretionary Activity. The matters of discretion under Rule 10.7.5.3.8 are assessed in the table below.

Rule 10.7.5.3.8 Assessment – Restricted Discretionary Activities: Stormwater Management

Matter of Discretion (Rule 10.7.5.3.8)	Assessment
(a) Contribution to catchment impermeability and catchment/drainage plans	The total impermeable surface of ~1,021 m² represents approximately 7.3% of the 14,027 m² site. The impermeable surfaces on the site have existed for approximately 65 years and pre-date the current consent framework. No new impermeable areas are being created beyond the building footprint increase of ~101 m² of roof area relative to the demolished dwelling. The stormwater attenuation system specifically addresses this additional area. The cumulative effects on catchment impermeability are assessed as much less than minor.
(b) Low Impact Design principles used to reduce site impermeability	The stormwater management approach incorporates Low Impact Design principles through the use of a 30,000-litre attenuation tank that captures all new roof water and releases it at a controlled rate. The dwelling is designed to be no larger than necessary for a four-bedroom household. The existing driveway is retained in its current form (metalled gravel) which, while impermeable under the definition, has less runoff impact than sealed asphalt or concrete. No additional hardstanding areas are proposed. T. Drupsteen CPEng confirms that no further Low Impact Design provisions are required for this small-scale project (Stormwater Management Report Ref 25/97).
(c) Cumulative effects on catchment impermeability	The Stormwater Management Report (Ref 25/97) assesses cumulative effects on the overall catchment as much less than minor, proportional to and relative to the whole catchment. The net increase in impermeable surface is limited to approximately 101 m² of additional roof area. The attenuation system mitigates even this additional contribution.
(d) Alteration to natural contour or drainage patterns, or ability of ground to absorb water	The Stormwater Management Report confirms that the natural contours and drainage patterns of the site are not being altered to any significant degree, nor is the ground's ability to absorb water being disturbed. The site is described as almost dead flat alluvial silt. The driveway and building footprints are established features of the site. The replacement dwelling is substantially on the existing footprint.
(e) Physical qualities of soil type	The soils on the site are strong, solid alluvial silt with a compacted sand pan at approximately 0.5 m depth. The geotechnical investigation (T. Drupsteen CPEng, Ref 20/39) confirms the ground characteristics. No expansive clays are present. The soil characteristics are well-suited to the existing and proposed land use.
(f) Adverse effects on life supporting capacity of soils	The Stormwater Management Report confirms there are no measurable effects on the life supporting capacity of the soils. The impermeable surfaces are concentrated in the long-established building and driveway areas. The substantial

	remaining open area of the 1.4027 ha site (approximately 93% of the site) retains its natural infiltration capacity.
(g) Availability of land for disposal of effluent and stormwater without adverse effects on water quality	Effluent is managed by the existing on-site septic tank and soakage system confirmed adequate by T. Drupsteen CPEng (Ref 25/97S). Stormwater is managed via the 30,000-litre attenuation tank and dissipator discharging to the eastern boundary watercourse. The large site area provides ample land for these systems. No adverse effects on groundwater, waterways or adjacent sites are anticipated.
(h) Extent to which paved impermeable surfaces are necessary for the proposed activity	The building footprint (roof coverage) is necessary for residential accommodation. The metalled driveway (466 m²) is essential for all-weather vehicular access and turning on a rural lifestyle site. The Stormwater Management Report confirms the existing driveway and parking areas are essential and necessary for all-weather access and are not being increased in area.
(i) Extent to which landscaping and vegetation may reduce adverse effects of run-off	Existing native vegetation on the site assists in managing surface runoff from non-impermeable areas. Normal garden plantings around the replacement dwelling will further assist. The Stormwater Management Report notes that a landscaping proposal may further reduce driveway runoff, with normal plantings considered sufficient.
(j) Recognised standards promulgated by industry groups	The stormwater attenuation calculations have been prepared using the Far North District Council stormwater attenuation spreadsheet, which represents the recognised standard for this type of assessment in the district. T. Drupsteen CPEng confirms that no recognised standards for large-scale developments were considered necessary for this small-scale project.
(k) Means and effectiveness of mitigating stormwater runoff to permitted activity threshold	The 30,000-litre attenuation tank receives all new roof water. Overflow is directed to the existing eastern boundary watercourse via a discharge dissipator to mitigate erosive effects. T. Drupsteen CPEng confirms that the proposed attenuation design achieves mitigation of stormwater runoff to that expected by the permitted activity threshold. A drawing of the attenuation system is attached at Appendix E.
(l) Extent to which the proposal has considered and provided for climate change	The stormwater attenuation design has incorporated climate change rainfall intensities. The discharge dissipator design includes provision to enlarge the dissipator if and when needed as climate change projections are updated. The proposal therefore satisfies this matter.

Conclusion on Rule 10.7.5.3.8 Assessment:

The proposal is assessed as satisfying all matters of discretion under Rule 10.7.5.3.8. The impermeable surfaces on the site are long-established, the net increase is limited to the additional roof area (~101 m²), the attenuation system effectively mitigates runoff to the permitted activity threshold, climate change has been provided for, no adverse effects on soils or waterways are anticipated, and the impermeable surfaces are necessary for the activity. The effects of the Rule 10.7.5.1.6 non-compliance are assessed as less than minor.

10.7.5.2.2 Assessment Criteria – Visual Amenity

Any new building(s) or alteration/additions to an existing building that do not meet the permitted activity standards in Rule 10.7.5.1.1 are a Restricted Discretionary Activity (within an approved building envelope) or a Controlled Activity. When considering an application under this provision, the Council will restrict the exercise of its discretion to the following matters:

Matter of Discretion	Assessment
(i) Size, bulk, and height in relation to ridgelines and natural features	The proposed replacement dwelling is two storeys with a maximum height of 8.0 m, complying with the zone maximum. The dwelling replaces an existing structure on the same site. The bulk of the building is consistent with the established character of the site and will not dominate ridgelines or natural features. The relatively flat topography and substantial site area (1.4 ha) ensures the building does not appear visually dominant.
(ii) Colour and reflectivity of the building	The external cladding of the proposed dwelling will achieve a Light Reflectance Value (LRV) of no greater than 30%, in accordance with the zone standard. Colours are expected to be consistent with the natural coastal character of the area.
(iii) Extent to which planting can mitigate visual effects	The site contains existing native vegetation. The applicants will maintain and where practicable enhance existing planting to assist in screening the dwelling from public viewpoints. Normal garden plantings will assist in reducing any visual impact.
(iv) Earthworks and/or vegetation clearance associated with the building	Earthworks are limited to foundation fill of 106 m^3 over 316 m^2. No significant vegetation clearance is required. The proposal does not alter natural drainage patterns to any significant degree. The earthworks are minor in the context of the site area.
(v) Location and design of associated vehicle access, manoeuvring and parking areas	The existing metalled driveway, turning and parking areas (approximately 466 m^2) are retained and not being increased. The existing access arrangement is well-established and appropriate for the site.
(vi) The extent to which the building will be visually obtrusive	The replacement dwelling is located substantially on the footprint of the existing (demolished) dwelling. The building height, scale, and setbacks are appropriate for the site. The low LRV colours and existing screening vegetation will ensure the dwelling does not appear unduly obtrusive from the harbour or public roads.
(vii) Cumulative visual effects of all buildings on the site	The site contains an existing shed which will be retained. The proposed replacement dwelling replaces the existing demolished four-bedroom house. The cumulative built form is no more visually prominent than what previously existed on the site. The total building coverage of approximately 555 m^2 (4%) remains well within permitted limits.
(viii) Degree to which the landscape retains naturalness, visual and amenity values	The Coastal Living Zone character is defined by large rural lifestyle properties. The proposed dwelling is designed to integrate with the site's natural setting. The existing esplanade reserve between the site and the Coastal Marine Area provides a natural buffer. The replacement of an existing dwelling with a similar use maintains the established landscape character.

(ix) Any other relevant matter	The replacement dwelling maintains the existing residential use of the site. The proposal is consistent with the established character of the Coastal Living Zone. No adverse cumulative effects are anticipated.

Conclusion on Visual Amenity Assessment:

The proposed replacement dwelling, while exceeding the 50 m² permitted activity threshold, is assessed as consistent with the visual amenity assessment criteria. The building height, form, colour, and landscaping all align with the objectives of the Coastal Living Zone. The effects on visual amenity are assessed as less than minor.

Other Relevant District Plan Standards

On-site Sewage Disposal

The existing on-site sewage disposal system (septic tank and soakage field) is proposed to be retained and connected to the replacement dwelling. As confirmed by T. Drupsteen CPEng (FNDC-approved on-site sewage system designer), the existing system has capacity for the replacement dwelling given that it has the same number of bedrooms (four) and the same water supply arrangements (roof-caught water). There is no change in effluent load.

The retention of the existing sewage system does not constitute a change of use and is consistent with the continued residential use of the site. The soakage area extends 38.5 m west of the dwelling site and has functioned adequately for many years. No adverse effects on the environment from the sewage system are anticipated.

Stormwater Management

The stormwater management approach has been designed by T. Drupsteen CPEng and is consistent with Far North District Council requirements. The 30,000-litre attenuation tank and discharge dissipator system ensures that stormwater runoff from the additional roof area (101 m²) is managed to permitted activity standards. The cumulative effects on the catchment are assessed as much less than minor.

Proposed Far North District Plan 2022 – Settlement Zone

The Proposed Far North District Plan 2022 (PFNDP), notified 27 July 2022, zones the subject site within the Settlement Zone (confirmed on the PFNDP online mapping, revised 29 January 2026). The site is also partially subject to a Coastal Inundation overlay under the PFNDP, however this overlay does not affect the proposed building platform, which is situated at approximately 13–15 m RL well above the inundation area. Pursuant to section 104 of the RMA, both the Operative and Proposed District Plans must be considered. The following assessment addresses the relevant rules of the PFNDP Settlement Zone.

Activity Status under the Settlement Zone

Rule	Standard / Threshold	Proposed	Status
RSZ-R1 – New building	Permitted if standards met. No GFA limit.	231.5 m² GFA replacement dwelling	Permitted (residential activity is a permitted activity; see standards below)

RSZ-R2 – Impermeable surface	35% or 600 m² (lesser = 600 m²)	~1,021 m²	Non-compliant – Restricted Discretionary Activity
RSZ-R3 – Residential activity	≥3,000 m² per unit	14,027 m² (1 unit)	Complies – Permitted Activity
RSZ-S1 – Maximum height	8.0 m max	8.0 m	Complies
RSZ-S2 – Height in relation to boundary	55°/45°/35° recession planes at 2m	Large site; ample setbacks	Complies (building well within central portion of 1.4 ha site)
RSZ-S3 – Setback from boundaries	1.2 m (all); 3 m (road)	Well setback on all boundaries	Complies
RSZ-S4 – Setback from MHWS	26 m min from MHWS	Site boundary + Esplanade Reserve buffer; well >26 m	Complies (MHWS surveyed 24/10/2024; building located well beyond 26 m)
RSZ-S5 – Outdoor living space	≥50 m² at ground level, min 5 m dimension	Ample outdoor space on 1.4 ha site	Complies
RSZ-S6 – Outdoor storage	Screened 1.8 m if outdoor storage	No outdoor storage proposed	Complies / Not applicable
RSZ-S7 – Landscaping and screening	50% road boundary screened; internal boundaries screened if not adjoining Rural Production	Existing native vegetation provides screening	Complies (existing native vegetation; FNDC consent conditions will require landscape plan consistent with RSZ-S7)

Settlement Zone Objectives and Policies – Assessment

Objective / Policy	Assessment
RSZ-O1 – Settlements used predominantly for residential activities and sustained by compatible activities and services	The proposed activity is a single replacement residential dwelling, which is the predominant anticipated activity in the Settlement zone. The Koutu settlement is a small coastal community of primarily residential properties. The proposal is entirely consistent with the residential character and function of the settlement.
RSZ-O2 – Land use and subdivision of scale and intensity in keeping with rural or coastal character and amenity	The replacement dwelling at 231.5 m² GFA is a single four-bedroom household on a 1.4027 ha site. This represents low-density development consistent with the coastal character of the Koutu settlement. The building height of 8.0 m, recessive exterior colours (LRV ≤30%), and retention of existing native

	vegetation are consistent with the coastal amenity values of the settlement. The overall intensity of development is no greater than has previously existed on the site.
RSZ-O3 – Land use appropriate for physical and environmental attributes of the site and infrastructure constraints	The site has no reticulated water, wastewater or stormwater services, consistent with the Settlement zone context. All services are provided on-site: the existing septic system is confirmed adequate (T. Drupsteen CPEng, Ref 25/97S); the roof-caught water supply is retained; and a 30,000-litre stormwater attenuation system manages runoff. The building platform at approximately 13–15 m RL is above the Coastal Inundation overlay area, which affects lower parts of the site. Ground conditions are confirmed as suitable by geotechnical investigation (T. Drupsteen CPEng, Ref 20/39 and Ref 25/21). The proposal is appropriate for the physical and environmental attributes of the site.
RSZ-O4 – Reverse sensitivity managed within and at the zone interface	The proposal is a single residential dwelling, which does not introduce any activities that could generate reverse sensitivity effects on neighbouring properties or adjacent zones. The site is surrounded by similar rural coastal lifestyle properties. No adverse reverse sensitivity effects are anticipated.
RSZ-P1 – Enable residential and complementary non-residential activities supporting role and function of the zone	The proposal is a residential replacement dwelling, which is the core anticipated activity in the Settlement zone. The proposal supports the role and function of the Koutu settlement as a small coastal residential community. RSZ-P1 is satisfied.
RSZ-P2 – On-site infrastructure provision demonstrated	RSZ-P2 applies primarily to non-residential activities, however the principle of on-site infrastructure provision is relevant. All infrastructure is provided on-site: wastewater via the existing septic system (confirmed adequate by FNDC-approved engineer T. Drupsteen CPEng); water supply via existing roof-caught tanks; and stormwater via the 30,000-litre attenuation system. No reticulated services are required or available. RSZ-P2 is satisfied.
RSZ-P4 – Avoid reverse sensitivity effects within or at zone interface	No reverse sensitivity effects arise from a single residential replacement dwelling. The proposal will not affect the ability of adjacent properties or activities to operate within their respective zones. RSZ-P4 is satisfied.
RSZ-P5 – Manage effects including scale/character/amenity, siting, infrastructure, natural hazards and heritage	The relevant RSZ-P5 matters are addressed as follows: (a) Scale, character and amenity – the dwelling is consistent with the scale and character of the Koutu coastal settlement; (b) Siting and design – the dwelling is sited on the established footprint with appropriate setbacks and recessive colours; (c) Cultural and social well-being – no known cultural or heritage values are affected; (d) Reverse sensitivity – not applicable to residential use; (g) On-site infrastructure – all confirmed adequate; (h) Roading – existing access via Koutu Loop Road is retained; (i) Natural hazards – the building platform is at 13–15 m RL, above the Coastal Inundation overlay area; the geotechnical investigation confirms suitable ground conditions; and (j) Heritage – no known heritage or biodiversity values on the building platform.

RSZ-R2 Assessment – Restricted Discretionary Activity: Impermeable Surface Coverage

The impermeable surface threshold under RSZ-R2 is 35% or 600 m², whichever is the lesser. On a 14,027 m² site, the lesser threshold is 600 m². The total impermeable surface area of approximately 1,021 m² (comprising ~555 m² building roof coverage and 466 m² existing metalled driveway/parking) exceeds this threshold. Consent is required as a Restricted Discretionary Activity. The matters of discretion under RSZ-R2 are assessed below.

Matter of Discretion (RSZ-R2)	Assessment
(a) Extent to which landscaping or vegetation may reduce adverse effects of run-off	Existing native vegetation on the site assists in managing surface runoff from non-impermeable areas. Normal garden plantings around the replacement dwelling will further assist. The Stormwater Management Report (T. Drupsteen CPEng, Ref 25/97) notes that a landscaping proposal may further reduce driveway runoff, with normal plantings considered sufficient for this small-scale project.
(b) Effectiveness of the proposed method for controlling stormwater on site	A 30,000-litre stormwater attenuation tank has been designed by T. Drupsteen CPEng (Ref 25/97) using the FNDC stormwater attenuation spreadsheet. All new roof water is captured in the tank and released at a controlled rate via a discharge dissipator to the eastern boundary watercourse. Climate change rainfall intensities have been incorporated. The design is confirmed as achieving mitigation of stormwater runoff to the permitted activity threshold. The method is effective and well-engineered for this small-scale project.
(c) Availability of land for disposal of effluent and stormwater without adverse effects on adjoining waterbodies or sites	The 14,027 m² site provides ample land for on-site disposal of both effluent and stormwater. The existing soakage field (extending 38.5 m west of the dwelling) has operated without adverse effects for many years. The stormwater attenuation discharge via a dissipator to the eastern boundary watercourse has been engineered to avoid erosive or adverse water quality effects. No adverse effects on adjacent waterbodies or sites are anticipated.
(d) Whether low impact design methods and use of green spaces can be used	Low Impact Design principles are incorporated through the 30,000-litre attenuation tank. The existing gravel driveway is retained rather than being upgraded to a sealed surface, which limits further increases in effective impermeable runoff. Approximately 93% of the site (approximately 13,006 m²) remains as open space, pasture and native vegetation, providing substantial natural infiltration capacity. No additional hardstanding areas are proposed.
(e) Any cumulative effects on total catchment impermeability	The Stormwater Management Report assesses cumulative effects on the overall catchment as much less than minor. The net increase in impermeable surface relative to the previously existing dwelling is approximately 101 m² of additional roof area. The impermeable surfaces have existed on the site for approximately 65 years. The attenuation system mitigates even this incremental additional contribution to catchment impermeability.

(f) Natural hazard mitigation and site constraints	The site is partially within a Coastal Inundation overlay under the PFNDP. However, the proposed building platform is at approximately 13–15 m RL, well above the inundation overlay area which affects the lower-lying portions of the site closest to the Hokianga Harbour. The stormwater attenuation system incorporates climate change rainfall intensities. The flat, stable alluvial silt substrate (confirmed by geotechnical investigation) does not present constraints to the proposal. Impermeable surface areas are concentrated in the established, elevated portion of the site.

Conclusion on RSZ-R2 Assessment:

All matters of discretion under RSZ-R2 are satisfied. The impermeable surfaces are long-established, the net increase is limited, the attenuation system is effective and climate-change responsive, ample land is available for on-site disposal, and the building platform is well above the Coastal Inundation overlay. The effects of the non-compliance with RSZ-R2 are assessed as less than minor.

Weighing of Operative and Proposed District Plans

For this resource consent application, both the Operative and Proposed District Plans must be considered under section 104 of the RMA. Under the Operative FNDP the site is zoned Coastal Living, while under the Proposed FNDP the site is zoned Settlement (notified 27 July 2022, revised 29 January 2026).

There is a notable difference in outcomes between the two frameworks: under the Operative District Plan, resource consent is required for the visual amenity breach (building exceeding 50 m² GFA under Rule 10.7.5.1.1) as well as the impermeable surface breach. Under the Proposed District Plan Settlement Zone, there is no GFA-based trigger for residential buildings – RSZ-R1 permits new buildings without a floor area threshold, provided standards are met. The only consent trigger under the Proposed District Plan is the impermeable surface rule (RSZ-R2).

Both planning frameworks permit residential development on this site and both require a Restricted Discretionary consent for the impermeable surface exceedance. The Proposed District Plan actually presents a more enabling framework for the scale of building proposed. No weighing is required between the two instruments as both allow the proposed activity subject to resource consent for the impermeable surface rule. The proposal is considered consistent with the objectives and policies of both the Operative Coastal Living Zone and the Proposed Settlement Zone.

4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The following assessment addresses the actual and potential effects of the proposal on the environment, in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991.

4.1 Visual and Amenity Effects

The proposed replacement dwelling is sited substantially on the footprint of the demolished existing dwelling. The scale, height, and external appearance of the replacement dwelling have been designed to be sympathetic to the coastal character of the site. Key points are:

- The maximum height of 8.0 m complies with the zone standard, ensuring no adverse skyline or ridgeline effects.
- The LRV of the external cladding is limited to ≤30%, minimising glare and reflectivity visible from the harbour or public places.
- Existing native vegetation will be maintained to provide screening from public viewpoints.
- The scale of the building (231.5 m² GFA) represents an increase over the previous dwelling (130 m²), however the total building coverage remains at 4%, well within the zone standard.

Visual amenity effects on adjoining properties and the wider landscape are assessed as less than minor.

4.2 Effects on Coastal Character and Natural Environment

The site is within the Coastal Living Zone, characterised by rural lifestyle properties within the coastal environment. The proposal does not involve any works within the Coastal Marine Area, and the Esplanade Reserve adjoining the harbour provides a natural buffer between the dwelling and the CMA. The replacement dwelling is set well back from the Mean High Water Mark.

The existing natural character of the site is maintained. Existing native vegetation is retained. No vegetation clearance beyond what is necessary for the building platform is proposed. Effects on the natural character of the coastal environment are assessed as less than minor.

4.3 Geotechnical and Ground Stability Effects

A geotechnical investigation was carried out by T. Drupsteen CPEng (Ref 20/39, 6 September 2020), attached at Appendix C. Scala Penetrometer tests were conducted at each corner of the proposed building footprint. Key findings include:

- A hard layer (compacted sand pan, common on Northland west coast beaches) was found at approximately 0.5 m depth, requiring 67 blows per 100 mm penetration – significantly in excess of the 300 kPa ultimate bearing strength required by NZS standards.
- The ground is assessed as satisfactory for the proposed structure (ground floor concrete slab with second storey light timber frame).
- All concrete footings are to be taken 100 mm into the hard pan.
- No expansive clays are present on the site.
- A nearby concrete slab of approximately 6 m x 10 m, more than 20 years old, showed no signs of distress, confirming the ground conditions.

Ground strength confirmation has also been provided (Appendix D). Effects related to ground stability are assessed as negligible.

4.4 Stormwater and Water Quality Effects

The stormwater management design (Appendix E) ensures that additional runoff from the new roof area is attenuated and discharged via a dissipator to the existing eastern boundary watercourse. The approach is designed to achieve no more than permitted activity levels of runoff, and climate change rainfall intensities have been incorporated into the design. The cumulative effects on the catchment are assessed as much less than minor.

The existing soils are described by the engineer as strong, solid alluvial silt with the major portion of the site being almost dead flat. There are no measurable effects on the life-supporting capacity of the soils anticipated.

4.5 Wastewater and Effluent Disposal Effects

The existing on-site septic tank and soakage disposal system will be retained and reused, as confirmed by T. Drupsteen CPEng (Appendix F). Given the same number of bedrooms and unchanged water supply, there is no increase in effluent load. The soakage field has functioned adequately for many years. There are no adverse effects on groundwater or waterways anticipated from the existing sewage system. Effects are assessed as less than minor.

4.6 Construction Effects

Construction of the replacement dwelling will result in temporary effects including noise, dust, and vehicle movements. These effects are typical of residential construction and will be short-term. The site is not in close proximity to sensitive receivers. Construction will be managed in accordance with standard good practice. Construction effects are assessed as less than minor.

4.7 Cultural and Heritage Effects

The site is not identified as containing any registered archaeological sites or heritage items. The proposal does not raise any cultural or heritage concerns. However, should any archaeological items be uncovered during earthworks, standard protocols under the Heritage New Zealand Pouhere Taonga Act 2014 will apply.

4.8 Effects on Neighbours and Third Parties

The replacement dwelling is sited substantially on the existing dwelling footprint. Given the large site area (1.4027 ha), appropriate setbacks are maintained from all boundaries. The scale and height of the dwelling comply with zone standards. No adverse effects on neighbouring properties in terms of overshadowing, overlooking, or loss of amenity are anticipated. Effects on third parties are assessed as less than minor.

Overall Assessment of Effects

Having regard to all of the above, the adverse effects of the proposal on the environment are assessed as less than minor. The proposal is consistent with the purpose of the Resource Management Act 1991 and will enable the productive and efficient use of the land for residential purposes while avoiding, remedying, or mitigating any adverse effects.

5.0 STATUTORY ANALYSIS

5.1 Part 2, Resource Management Act 1991

The purpose and principles of the Act are set out in Part 2 of the RMA. Section 5 describes the purpose, which is to promote the sustainable management of natural and physical resources.

The principles relevant to this proposal include:

- Section 6(e) – The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- Section 6(g) – The protection of historic heritage from inappropriate subdivision, use, and development;
- Section 6(h) – The management of significant risks from natural hazards;
- Section 7(b) – The efficient use and development of natural and physical resources, in this case land zoned Coastal Living;
- Sections 7(c), (d), and (f) – The maintenance and enhancement of amenity values and the quality of the environment; and
- Section 8 – The principles of the Treaty of Waitangi shall be taken into account.

The proposal is considered consistent with the principles of the Act. The proposal does not involve any matters of national importance beyond those relating to Māori culture and the coastal environment. The proposal is located well within the Coastal Living Zone and does not affect any outstanding natural features or landscapes. The proposal is an efficient and expected use of an existing residential site and will enable the social and cultural wellbeing of the MacDonald family while avoiding adverse effects on the environment.

Section 104 matters include the actual and potential effects of allowing the activity on the environment, and the relevant rules and assessment criteria. These matters have been addressed in this report, and the proposal is deemed consistent with these matters.

5.2 National Policy Statement for Natural Hazards 2025 (NPS-NH)

The National Policy Statement for Natural Hazards 2025 (NPS-NH) came into force on 15 January 2026. It applies to the following natural hazards: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami. The NPS-NH requires decision-makers to assess natural hazard risk using a risk-based proportionate approach.

Objective 2.1 – Risk-Based Proportionate Approach

The NPS-NH objective is that natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based proportionate approach.

Risk Assessment using the Risk Matrix:

Natural Hazard	Likelihood	Consequence	Risk Level

Coastal Inundation	Very Rare (site elevation approx. 13–15 m RL)	Minor	Low
Coastal Erosion	Rare (site set back from CMA with Esplanade Reserve buffer)	Minor	Low
Flooding	Unlikely (flat alluvial site, attenuation system in place)	Minor	Low
Landslips	Very Rare (flat site, compacted sand pan substrate)	Negligible	Low
Liquefaction	Unlikely (compact, non-saturated sand pan ground conditions)	Minor	Low
Tsunami	Rare (site set well back from CMA and elevated)	Minor	Low
Active Fault	Very Rare (no known active fault proximate to site)	Negligible	Low

Assessment of Policies:

Policy	Assessment
Policy 1: Risk level assessed using the risk matrix	Natural hazard risk has been assessed using the risk matrix in Appendix 1 of the NPS-NH. Based on the site elevation of approximately 13–15 m RL (above mean sea level), the flat stable topography confirmed by geotechnical investigation, and the relatively inland coastal location, the natural hazard risk associated with the proposed replacement dwelling is assessed as Low for all applicable hazard types.
Policy 2: Risk managed proportionate to level	Given the low risk assessment, proportionate management is appropriate. The stormwater attenuation system addresses flooding risk. The existing soakage system addresses wastewater risk. The building design and foundation engineering address liquefaction and ground stability. The retained Esplanade Reserve provides a natural buffer from coastal erosion. These

	measures are considered proportionate to the low level of residual risk.
Policy 3: Very high risk must be avoided	No very high natural hazard risk has been identified for the site. The site is not located within any area mapped as high or very high risk for any of the applicable hazards. Policy 3 does not require avoidance in this instance.
Policy 4: Risk on other sites must not be created or increased	The stormwater attenuation system has been specifically designed to ensure that the additional impervious area does not create or increase flooding risk on other properties. The discharge dissipator mitigates any erosive effects on the boundary watercourse. No other hazard risk is created or increased on neighbouring sites.
Policy 5: Best available information	Risk assessment is based on the best available information including: the topographic survey by Thomson Survey Ltd (October 2024) confirming site elevations; geotechnical investigation by T. Drupsteen CPEng (September 2020) confirming ground stability; stormwater management report by T. Drupsteen CPEng (November 2025) incorporating climate change projections; and review of FNDC mapping. These assessments are made on the basis of best available information as required.
Policy 6: Climate change impacts to 100 years must be considered	The stormwater attenuation design has incorporated climate change rainfall intensities (with provision to enlarge the diffuser if needed in future). The site elevation of approximately 13–15 m RL provides a substantial buffer above projected sea level rise scenarios to 2126 (100 years). The proposal is consistent with Policy 6 requirements.

Conclusion on NPS-NH:

The proposal is assessed as consistent with the National Policy Statement for Natural Hazards 2025. The natural hazard risk associated with the replacement dwelling is assessed as Low, and the proposal incorporates proportionate mitigation measures including stormwater attenuation, engineered foundations on the confirmed hard pan, and reuse of the compliant existing sewage system. No very high or significant natural hazard risk has been identified. The proposal is not contrary to any provision of the NPS-NH.

5.3 New Zealand Coastal Policy Statement 2010 (NZCPS)

The New Zealand Coastal Policy Statement 2010 (NZCPS) is applicable to this application. The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment. The following policies are relevant to the proposal:

NZCPS Policy	Assessment
Policy 3 – Precautionary approach	A precautionary approach has been taken in the assessment of coastal hazard risk. The site elevation (13–15 m RL), the setback from the CMA (with Esplanade Reserve buffer), and the stormwater management provisions collectively ensure that the precautionary approach required by Policy 3 is met.

Policy 7 – Strategic planning (coastal hazards)	The replacement dwelling is not located in an area subject to significant coastal hazard risk. The site is elevated, set back from the CMA, and protected by an Esplanade Reserve buffer. The 100-year planning horizon required by Policy 7 has been considered, including through the stormwater design incorporating climate change projections.
Policy 25 – Subdivision, use and development in the coastal environment	The replacement dwelling is consistent with existing residential use within the Coastal Living Zone. The dwelling is located at an appropriate distance from the CMA, preserving the natural character of the coastal environment. The proposal will not adversely affect the coastal water quality, natural character, or amenity values of the coastal environment.
Policy 27 – Natural character	The natural character of the coastal environment will be maintained. The replacement dwelling is located on an existing residential site with established plantings. No significant vegetation clearance is proposed. The building height, colours, and LRV are consistent with the natural coastal character.

The proposal is in accordance with the above provisions of the NZCPS. The replacement dwelling will provide sufficient setback from the CMA, thereby avoiding adverse effects on coastal water quality. The natural character of the coastal environment will be maintained through appropriate location, height, and design controls.

5.4 National Policy Statement for Freshwater Management 2020 (NPS-FM)

The following policies of the NPS-FM 2020 are relevant to this proposal:

- Policy 2 – Tangata whenua are actively involved in freshwater management and Māori freshwater values are identified and provided for.
- Policy 6 – There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.
- Policy 8 – The significant values of outstanding water bodies are protected.
- Policy 9 – The habitats of indigenous freshwater species are protected.
- Policy 15 – Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.

The proposed stormwater discharge is very small in catchment scale and designed to treat and attenuate stormwater to land in such a way that it does not directly or indirectly enter a waterway beyond permitted thresholds. The discharge dissipator ensures any boundary watercourse effects are less than minor. Any discharges are located in compliance with NES:F buffer requirements. The proposal is assessed as consistent with the NPS-FM 2020.

5.5 Regional Policy Statement

The Far North District Council Regional Policy Statement sets the strategic direction for managing the use, development and protection of the natural and physical resources of the region. The proposal is consistent with the RPS because:

- Those parts of the coastal environment with outstanding and high natural character will be preserved and protected from inappropriate subdivision, use and development;
- Use and development in the coastal environment is located in an appropriate place and of an appropriate form, taking into account the range of uses and values of the coastal environment;
- The character, amenity, landscape, and biodiversity values of the rural areas are maintained; and
- There is no development within any Outstanding Natural Landscape (ONL), Outstanding Natural Feature (ONF), or Significant Ecological Area (SEA).

Overall, the proposal is consistent with the policy direction of the Regional Policy Statement.

5.6 Proposed Far North District Plan 2022

The Proposed Far North District Plan 2022 (notified 27 July 2022, revised 29 January 2026) zones the site Settlement Zone. The site is also partially subject to a Coastal Inundation overlay, which does not affect the building platform at approximately 13–15 m RL. An assessment against the Settlement Zone objectives (RSZ-O1 to RSZ-O4), policies (RSZ-P1 to RSZ-P5), and rules (RSZ-R1, RSZ-R2, RSZ-R3 and Standards RSZ-S1 to RSZ-S7) is provided in Section 3.0 of this report. In summary, the proposal is consistent with the Proposed District Plan because:

- The Under RSZ-R1, a new building is a Permitted Activity where it accommodates a permitted activity and complies with the zone standards (RSZ-S1 to RSZ-S7). There is no gross floor area threshold for residential buildings in the Settlement Zone – the replacement dwelling is a permitted activity subject to standards compliance;
- Under RSZ-R3, a single residential unit on a 14,027 m² site (exceeding the 3,000 m² minimum) is a Permitted Activity. RSZ-R3 is satisfied;
- Under RSZ-R2, the total impermeable surface of ~1,021 m² exceeds the 600 m² permitted threshold, requiring a Restricted Discretionary consent. All matters of discretion under RSZ-R2 are addressed in Section 3.0 and are assessed as less than minor; and
- The All RSZ-S1 to RSZ-S7 standards are met: height 8.0 m, height in relation to boundary complies on the large site, boundary setbacks well exceeded, MHWS setback (26 m) complied with, outdoor living space far exceeds 50 m², no outdoor storage, and existing native vegetation satisfies the landscaping and screening standard.

5.7 National Environmental Standards

In terms of the applicability of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 (NES Soil), a review of historical aerial photographs and records of the site does not indicate any Hazardous Activities and Industries List (HAIL) activities on the proposed building platform. The site has been in continuous residential use and no obvious HAIL activities are evident from available records. The NES Soil does not present any constraints to the proposal.

6.0 NOTIFICATION ASSESSMENT

The following assessment addresses the notification requirements under sections 95A and 95B of the Resource Management Act 1991 (the Act). The assessment addresses public notification (s95A) first, followed by limited notification (s95B). The application is for a Restricted Discretionary Activity.

Part 1: Public Notification – Section 95A

Step 1: Section 95A(1) – Has the applicant requested public notification?

No. The applicant has not requested public notification of this application. Section 95A(1) does not require public notification. Proceed to Step 2.

Step 2: Section 95A(2) – Does a rule in a plan or national environmental standard require public notification?

No. There is no rule in the Far North District Plan (Operative in Part) or in any National Environmental Standard that requires public notification of this application. The Coastal Living Zone rules and the relevant district-wide provisions do not contain any mandatory public notification requirement for this type of Restricted Discretionary Activity. Section 95A(2) does not require public notification. Proceed to Step 3.

Step 3: Section 95A(3) – Does a rule in a plan or national environmental standard preclude public notification?

No. No rule in the Far North District Plan or National Environmental Standard precludes public notification of this application. Proceed to Step 4.

Step 4: Section 95A(4) – Public notification required under s95A(8) or s95A(9)?

Section 95A(4) requires the consent authority to determine whether public notification is required under s95A(8) (adverse effects on the environment more than minor) or s95A(9) (special circumstances). This is addressed in Steps 5 and 6 below.

Step 5: Section 95A(8) – Will the activity have adverse effects on the environment that are more than minor?

In making this determination, the Council must:

- Disregard effects on the owner or occupier of the site (s95A(8)(a));
- Disregard effects on any person who has given written approval to the application (s95A(8)(b)); and
- May disregard effects that are permitted under a rule or national environmental standard (s95D – permitted baseline).

Permitted Baseline (s95D)

The following activities are permitted as of right under the Coastal Living Zone without resource consent and form the permitted baseline for this assessment:

- A new building of up to 50 m² GFA (Rule 10.7.5.1.1(a)) – accordingly the effects associated with a building of up to 50 m² on this site may be disregarded;
- Impermeable surface coverage up to 600 m² (Rule 10.7.5.1.6) – accordingly the effects associated with up to 600 m² of impermeable surface may be disregarded; and
- A single residential unit on the site (Rule 10.7.5.1.2) and all associated residential activities complying with zone standards – accordingly the effects of normal residential activity at this scale may be disregarded.

Effects Beyond the Permitted Baseline

The consent triggers beyond the permitted baseline are: (a) a dwelling exceeding 50 m² GFA (proposed 231.5 m²); and (b) impermeable surface coverage exceeding 600 m² (proposed ~1,021 m²). The effects of the non-compliance beyond the permitted baseline are assessed in the following table.

Potential Effect Beyond Permitted Baseline	Assessment – More than minor?
Visual amenity effects of a replacement dwelling of 231.5 m² (181.5 m² above the 50 m² permitted baseline)	No. The replacement dwelling is located on the established footprint of the demolished four-bedroom house. The maximum height of 8.0 m complies with the zone standard and the building is well within the large site (1.4027 ha). Exterior colours will achieve LRV ≤30% and existing native vegetation provides screening. The dwelling replaces an existing dwelling of similar use. The visual amenity effects on the environment beyond the permitted baseline are less than minor. No public notification is warranted on this basis.
Stormwater / catchment impermeability effects of ~421 m² of impermeable surface above the 600 m² permitted baseline	No. The impermeable surfaces (buildings and existing gravel driveway) have been established on the site for approximately 65 years. The net increase in impermeable surface beyond the previous dwelling is approximately 101 m² of additional roof area. The 30,000-litre stormwater attenuation system designed by T. Drupsteen CPEng mitigates runoff to permitted activity thresholds and incorporates climate change rainfall projections. The Stormwater Management Report confirms that cumulative effects on the catchment are much less than minor. The stormwater effects beyond the permitted baseline are less than minor. No public notification is warranted on this basis.
Effects on coastal character and natural environment	No. The replacement dwelling is set well back from the CMA (buffered by the Local Purpose Esplanade Reserve). No vegetation clearance beyond the building platform is proposed. The recessive colours and scale of the building are consistent with the coastal environment. No adverse effects on the natural character of the coastal environment beyond the permitted baseline are anticipated. These effects are less than minor.
Wastewater and effluent effects	No. The existing on-site septic tank and soakage disposal system has been confirmed by an FNDC-approved engineer (T. Drupsteen CPEng, Ref 25/97S) as adequate for the replacement dwelling given the same number of bedrooms and unchanged water supply. There is no change in effluent load. These effects are less than minor and within the permitted baseline.

Conclusion on s95A(8): The activity will not have adverse effects on the environment that are more than minor. Having regard to the permitted baseline, the effects of the non-compliances beyond that baseline are less than minor. Public notification is not required under s95A(8).

Step 6: Section 95A(9) – Are there special circumstances that warrant public notification?

No. There are no special circumstances that would warrant public notification of this application. The proposal is a straightforward replacement residential dwelling at an established coastal lifestyle site within the Coastal Living Zone. There are no unusual, exceptional, or atypical characteristics of the site, the activity, or the wider environment that would justify departing from the non-notified conclusion reached under s95A(8). The Coastal Inundation overlay noted under the Proposed District Plan does not affect the building platform and

does not constitute a special circumstance warranting notification. Public notification is not required under s95A(9).

Conclusion on Section 95A – Public Notification:

- The applicant has not requested public notification;
- No rule in the FNDP or NES requires public notification;
- No rule in the FNDP or NES precludes public notification;
- The activity will not have adverse effects on the environment that are more than minor (having regard to the permitted baseline); and
- There are no special circumstances that warrant public notification.

PUBLIC NOTIFICATION IS NOT REQUIRED OR WARRANTED.

Part 2: Limited Notification – Section 95B

Step 1: Section 95B(1) – Has the applicant requested limited notification?

No. The applicant has not requested limited notification. Proceed to Step 2.

Step 2: Section 95B(2) – Does a rule in a plan or national environmental standard require limited notification to any person?

No. There is no rule in the Far North District Plan or in any National Environmental Standard that requires limited notification of this application to any specific person or group. Proceed to Step 3.

Step 3: Section 95B(3) – Does a rule in a plan or national environmental standard preclude limited notification?

No. No rule in the Far North District Plan or National Environmental Standard precludes limited notification. Proceed to Step 4.

Step 4: Sections 95B(6)–(10) and 95E – Are there any affected persons?

Under section 95E of the Act, a person is an "affected person" if the adverse effects of the activity on that person are minor or more than minor (i.e. are not less than minor). In making this determination, the Council:

- May disregard effects that fall within the permitted baseline (s95E(2)(a));
- Must disregard effects on any person who has given written approval (s95E(3)(a)); and
- Must disregard effects on the owner or occupier of the site (s95E(3)(b)).

Assessment of Potentially Affected Persons

Person / Property	Relationship to Site	Assessment of Effects (beyond permitted baseline)	Affected?
Trevor and Jackee MacDonald (applicant / owner / occupier, 600B Koutu Loop Road)	Owner / occupier of subject site	Effects on the owner/occupier must be disregarded under s95E(3)(b).	No – disregarded (s95E(3)(b))
Local Purpose Esplanade Reserve / Hokianga Harbour (northern boundary – CMA)	Public reserve / CMA to the north	The Esplanade Reserve provides a natural buffer between the dwelling and the CMA. The replacement dwelling is set well back from the reserve. No adverse effects on the reserve, CMA or coastal water quality are anticipated. Effects are less than minor and within the permitted baseline.	No – effects less than minor

Owners / occupiers of adjoining properties to east (fronting Koutu Loop Road)	Adjoining properties – eastern boundary / road frontage	The replacement dwelling is sited on the established building footprint, well within the 1.4027 ha site. Maximum height of 8.0 m and LRV ≤30% ensure no adverse visual, overshadowing or glare effects on eastern neighbours. The building is separated from Koutu Loop Road by the site depth. Stormwater attenuation protects downstream properties. Effects are less than minor.	No – effects less than minor
Owners / occupiers of adjoining properties to the south and west	Adjoining rural lifestyle properties	Adjoining properties to the south and west are similar rural coastal lifestyle lots. The replacement dwelling is centrally positioned on the large site with generous setbacks on all boundaries. The existing soakage field extends to the west and is enclosed within the site boundary. No adverse effects on southern or western neighbours from visual, stormwater, noise or other effects are anticipated beyond the permitted baseline.	No – effects less than minor
Owner of 600A Koutu Loop Road (adjoining property sharing access)	Adjoining property / shared access	600A Koutu Loop Road adjoins 600B. The existing gravel driveway and access arrangements are retained and not being changed. The replacement dwelling does not alter the relationship between the two properties in any material way. No adverse effects on the 600A property are anticipated beyond the permitted baseline. Effects are less than minor.	No – effects less than minor
Tangata whenua / iwi with interests in the area	Potential cultural interest in coastal environment	The site is not identified as containing any registered wāhi tapu, archaeological sites, or significant cultural sites. The proposal does not involve any earthworks, vegetation clearance or structures within the CMA or Esplanade Reserve. No adverse effects on Māori cultural relationships with the coastal environment are anticipated. Standard archaeological protocols apply in the event of an incidental discovery during construction. Effects are less than minor.	No – effects less than minor

Step 5: Section 95B(10) – Are there any protected customary rights groups or customary marine title groups?

No protected customary rights orders or customary marine title orders are known to apply to the subject site or the immediately surrounding area. Section 95B(10) does not require limited notification to any customary rights group.

Conclusion on Section 95B – Limited Notification:

- The applicant has not requested limited notification;

- No rule in the FNDP or NES requires limited notification to any person;
- No rule in the FNDP or NES precludes limited notification;
- There are no affected persons as defined by s95E – the adverse effects of the activity on all potentially affected parties (having regard to the permitted baseline) are assessed as less than minor; and
- There are no protected customary rights groups or customary marine title groups requiring notification.

LIMITED NOTIFICATION IS NOT REQUIRED.

Overall Notification Conclusion

Based on the assessment above under sections 95A and 95B of the Resource Management Act 1991, it is recommended that this application be processed on a **non-notified basis** because:

- The applicant has not requested notification (s95A(1), s95B(1));
- No rule in a plan or national environmental standard requires notification (s95A(2), s95B(2));
- The activity will not have adverse effects on the environment that are more than minor, having regard to the permitted baseline (s95A(8));
- There are no special circumstances that warrant public notification (s95A(9));
- There are no affected persons as defined by s95E – all adverse effects on potentially affected parties are less than minor having regard to the permitted baseline; and
- There are no protected customary rights groups or customary marine title groups requiring notification (s95B(10)).

7.0 CONCLUSION AND RECOMMENDATION

This application is considered to be consistent with Part II of the Resource Management Act 1991, by promoting the sustainable management of natural and physical resources. The proposal will provide for the wellbeing of the MacDonald family and future occupants, while avoiding, remedying, or mitigating any adverse effects arising from the proposal on the environment.

In summary:

- The proposed replacement four-bedroom, two-storey dwelling at 600B Koutu Loop Road, South Hokianga replaces an existing (now largely demolished) four-bedroom dwelling on the same footprint.
- Consent is required under Rule 10.7.5.1.1 of the Far North District Plan as the replacement dwelling (231.5 m²) exceeds the 50 m² permitted activity threshold and the building envelope of the previous dwelling (130 m²).
- Landscaping reduces views of the dwelling from both the coast and the road and surrounding properties.
- The replacement dwelling complies with all other zone standards including building height (8.0 m), LRV (≤30%), and building coverage (4%).
- The existing on-site septic system is confirmed by a FNDC-approved engineer as adequate for the replacement dwelling given the same number of bedrooms and unchanged water supply.
- A 30,000-litre stormwater attenuation system has been designed to manage additional runoff from the larger roof area.
- Ground conditions have been confirmed by geotechnical investigation as satisfactory for the proposed structure.
- The proposal has been assessed against the NPS-NH 2025 (in force 15 January 2026) and natural hazard risk is assessed as Low for all applicable hazard types, with appropriate proportionate mitigation measures in place.
- The proposal is consistent with the NZCPS 2010, NPS-FM 2020, and the relevant RPS provisions.

Overall, it is considered the cumulative safeguards of section 5(2)(a) to (c) have been met, and the proposal therefore meets the purpose of the RMA. The proposal is further consistent with Sections 6, 7, and 8 found in Part II of the Act.

It is considered that the proposal will have less than minor adverse effects on the surrounding environment, and is generally consistent with the objectives and policies of the Far North District Plan. For the reasons stated in this report (and subject to conditions) this application should be granted consent.

Katherine Norman
Resource Planning Inc
March 2026

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

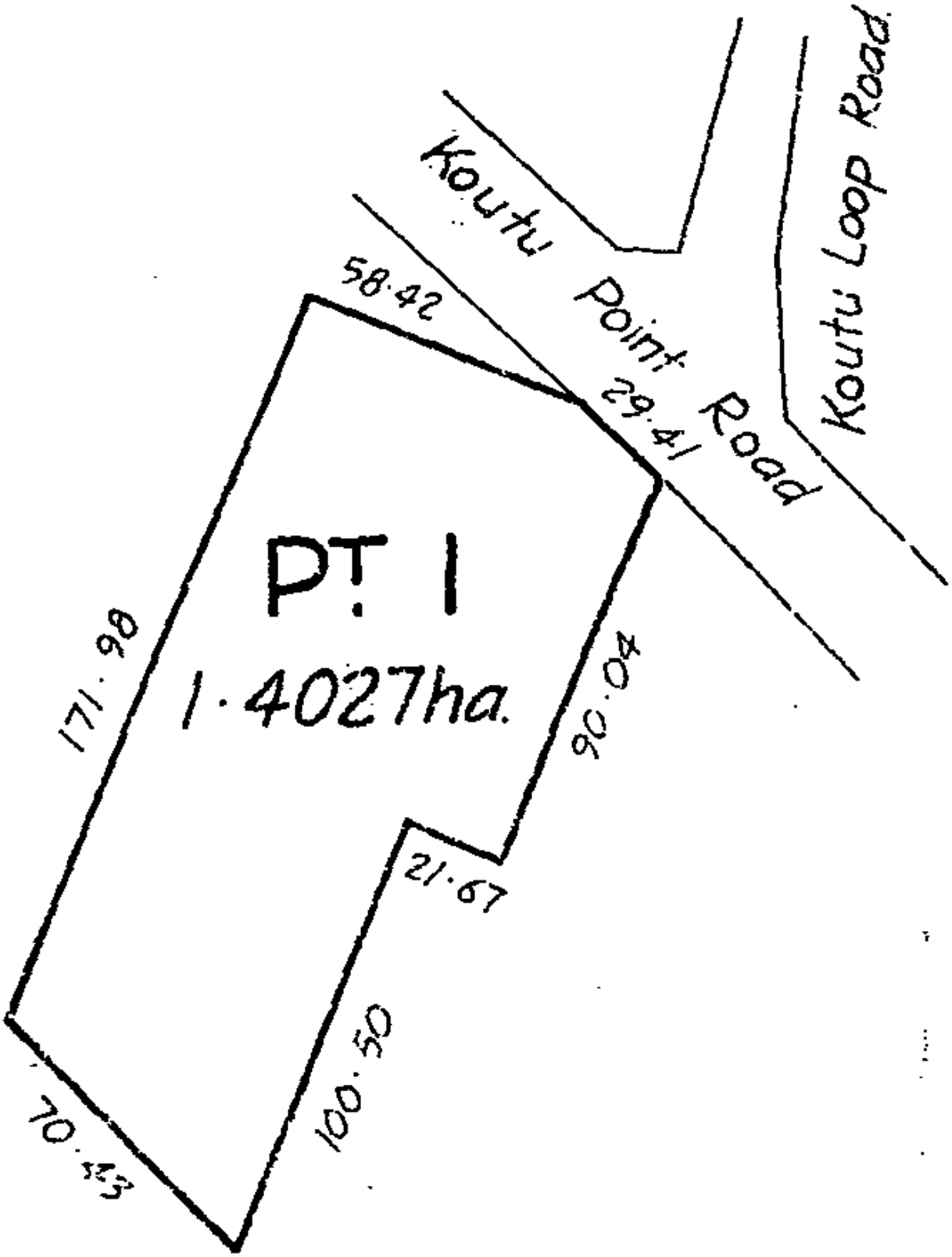
Identifier	**NA85A/830**
Land Registration District	**North Auckland**
Date Issued	26 March 1992

Prior References
NA186/71

Estate	Fee Simple
Area	1.4027 hectares more or less
Legal Description	Part Lot 1 Deposited Plan 7241
Registered Owners	

Jonvee Limited

Interests


Koutu Point Road
Koutu Loop Road
58.42
29.41
PT 1
1.4027ha.
171.98
90.04
21.67
100.50
70.43

1 **Entire Site**
Scale: 1:550

Design Statement

The site at 600 Koutu Loop Road, Opononi benefits from extensive existing planting both around the property and along the foreshore. Mature native species including Pohutukawa, Tī Kouka, Karo, and Mapou defines the site boundaries, and contributes strongly to the coastal site. This vegetation provides effective visual screening from neighbouring properties and the adjacent road enhancing privacy of the property.

Along the foreshore embankment, established native vegetation continues to thrive, contributing to the natural character of the site while helping to soften and reduce views from the coastline and nearby dwellings. This existing planting plays an important role in integrating the property within its coastal setting and maintaining privacy and visual amenity.

EVERGREEN

Project Title
PLANTING PLAN

Client
T MacDonald

Address
600 Koutu Loop Road
Opononi

Drawn By: HB
Scale: 1:100@A2
Date: 19/12/2025

Entire Site

LD01 A
Sheet No. Rev:

Notes:

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3. Landscape Designer should be notified on any variations between site dimensions and those on the plans.
4. Any structural details not shown on the plans may need to be designed by suitably qualified person.
5. All work must comply with relevant local authority rules and regulations, building codes, NZ standards and building consent authority requirements.

Designer: Heidi Bowater · 021 449 148 · heidi@evergreendesign.co.nz

Plant List - Area B

ID	Botanical Name	Common Name
Aatt	Agave attenuata	Agave
PIC	Pittosporum crassifolium	Karo
YUC	Yucca var.	Yuccs

Planting numbers are not specified and are indicative only in this plan

Plants - Area B

AGA- Agave attenuata

PIC - Pittosporum crassifolium

YUC - Yucca var.

Plants - Area A

AGA- Agave attenuata

AC - *Acca sellowiana*

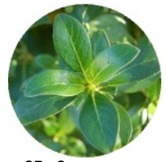
CA - Cordyline australis

CAV - Callistemon viminalis

CI - *Citrus var.*

COF - Confir var.

COL - Corynocarpus laevigatus



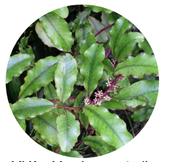
CR - Coprosma var.

CR - Coprosma repens 'Poor Knights'

CYP - Cyperus papyrus

GRL - Griselinia littoralis

MET- Metrosideros excelsa var.



MYA - Myrsine australis

OLE - Olea Europaea

PT- Phormium tenax

PIC - Pittosporum crassifolium

POT - Podocarpus totara

Plant List - Area A

ID	Botanical Name	Common Name
Aatt	Agave attenuata	Agave
AS	Acca sellowiana	Feijoa
CA	Cordyline australis	Ti Kouka
CAV	Callistemon viminalis	Bottlebrush
CI	Citrus var.	Lemon
COF	Confir var.	Confir
COL	Corynocarpus laevigatus	karaka
CR	Coprosma var.	Copromsa
CYP	Cyperus papyrus	Papyrus grass
GRL	Griselinia littoralis	Kapuka
MET	Metrosideros excelsa	Pohutakawa
MYA	Myrsine australis	Mapou
OLE	Olea europaea	Olive
PH	Phormium tenax	Harakeke
PIC	Pittosporum crassifolium	Karo
PT	Podocarpus totara	Totara

Planting numbers are not specified and are indicative only in this plan

EVERGREEN

Project Title
PLANTING PLAN

Client
T MacDonald

Address
600 Koutu Loop Road
Opononi

Drawn By: HB
Scale: 1:100@A2
Date: 19/12/2025

Planting Plan - Area A & B

LD02 — Sheet No.
A — Rev:

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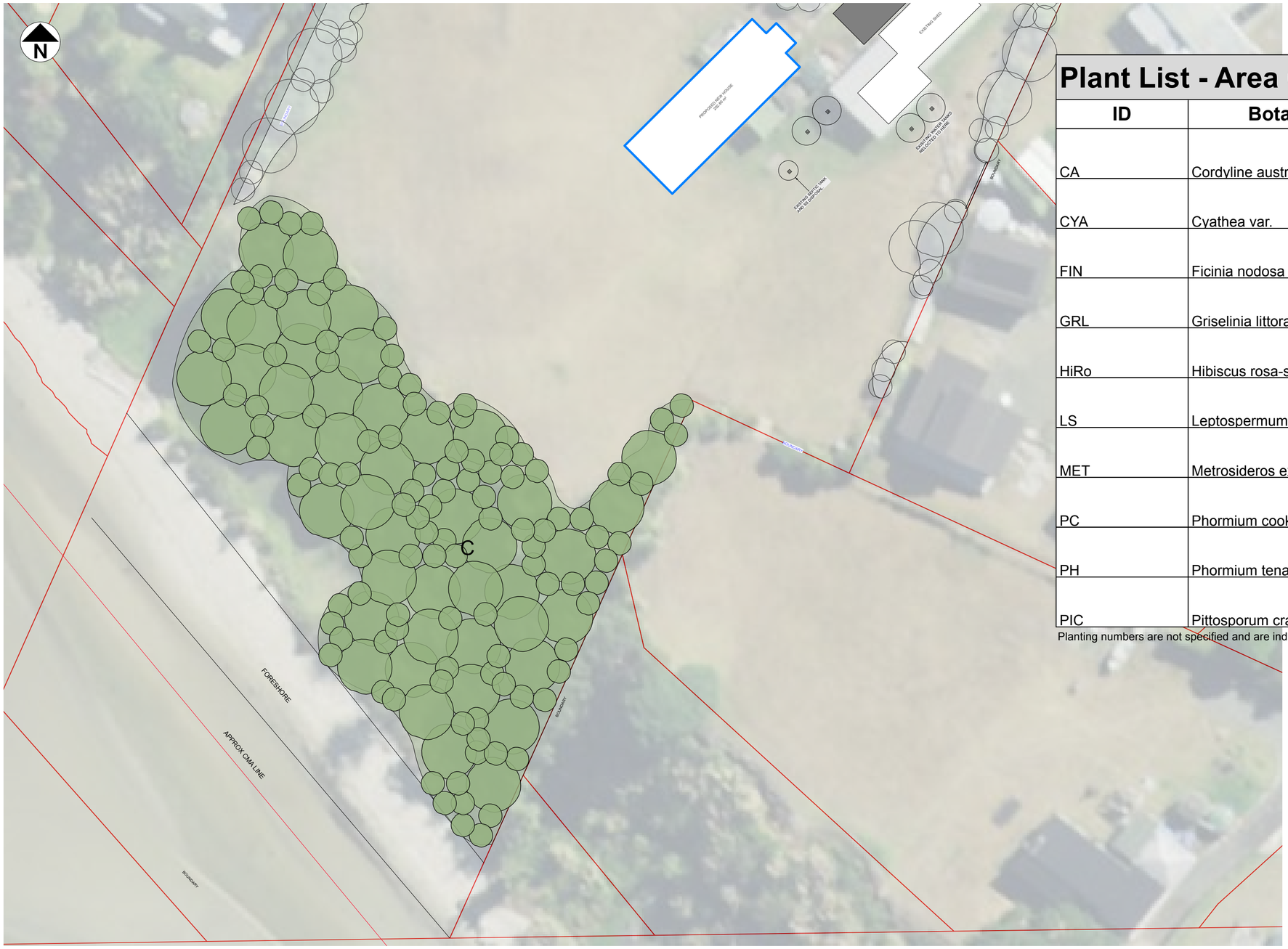


1 Planting Plan - Area C
Scale: 1:400

Plant List - Area C

ID	Botanical Name	Common Name
CA	Cordyline australis	Ti Kouka
CYA	Cyathea var.	Fern
FIN	Ficinia nodosa	knobby clubrush
GRL	Griselinia littoralis	Kapuka
HiRo	Hibiscus rosa-sinensis	Hibiscus
LS	Leptospermum scoparium	Manuka
MET	Metrosideros excelsa	Pohutakawa
PC	Phormium cookianum	Whaririki
PH	Phormium tenax	Harakeke
PIC	Pittosporum crassifolium	Karo

Planting numbers are not specified and are indicative only in this plan

Plants - Area C

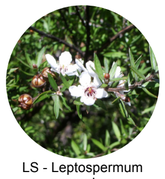

CA - Cordyline australis


FIN - Ficinia nodosa


CYA - Cyathea var.


GRL - Griselinia littoralis


HIR - Hibiscus rosa-sinensis


LS - Leptospermum scoparium


MET - Metrosideros excelsa var.


PT- Phormium tenax


PC- Phormium cookianum 'Mountain Flax


PIC - Pittosporum crassifolium

EVERGREEN

Project Title
PLANTING PLAN

Client
T MacDonald

Address
600 Koutu Loop Road
Opononi

Drawn By: HB
Scale: 1:100@A2
Date: 19/12/2025

Planting Plan - Area C

LD03 A
Sheet No. Rev:

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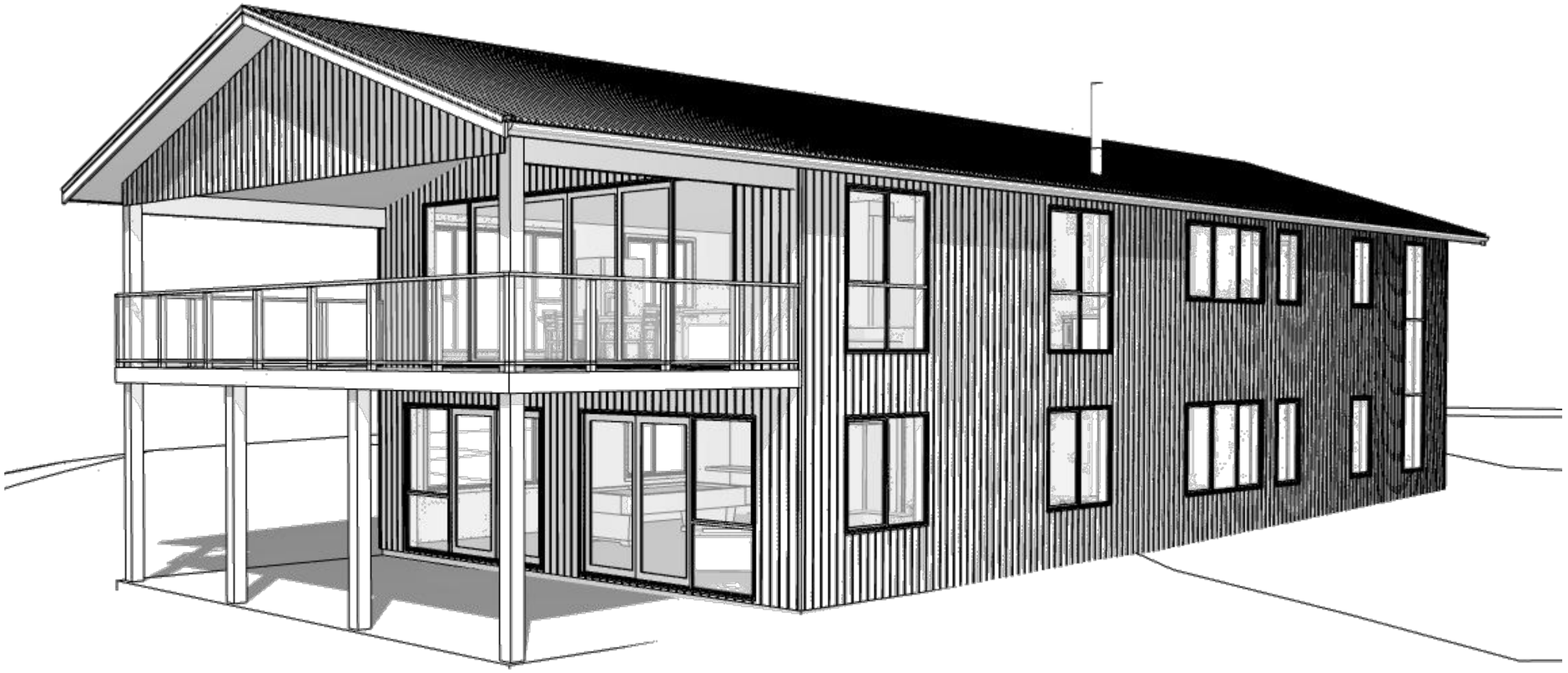
Designer: Heidi Bowater · 021 449 148 · heidi@evergreendesign.co.nz

NEW RESIDENTIAL DWELLING FOR

MacDONALD

	SHEET INDEX
A0001	Cover Page
A0002	Presentation
A1001	Site Plan
A1002	Topo Plan
A1501	Floor Plan
A1502	Upper Floor Plan
A2001	Elevations
A2002	Elevations



LOT 01 DP 7241
600B KOUTU LOOP ROAD SOUTH HOKIANGA
NORTHLAND 0473

CLIENT CONCEPT APPROVAL

CONCEPT PLAN APPROVED BY CLIENT TO PROCEED TO DETAILED DESIGN.

DATE: _____

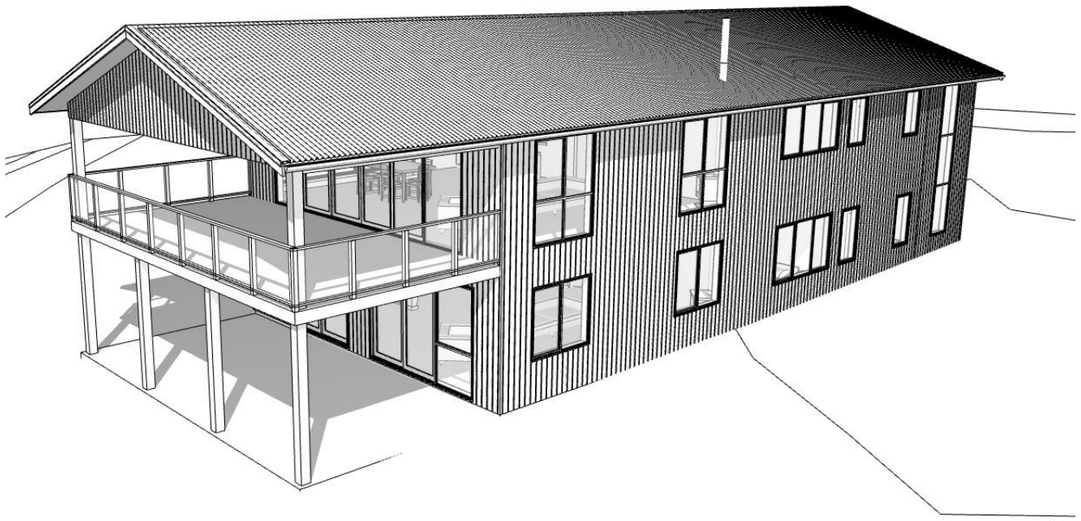
SIGNED:_____

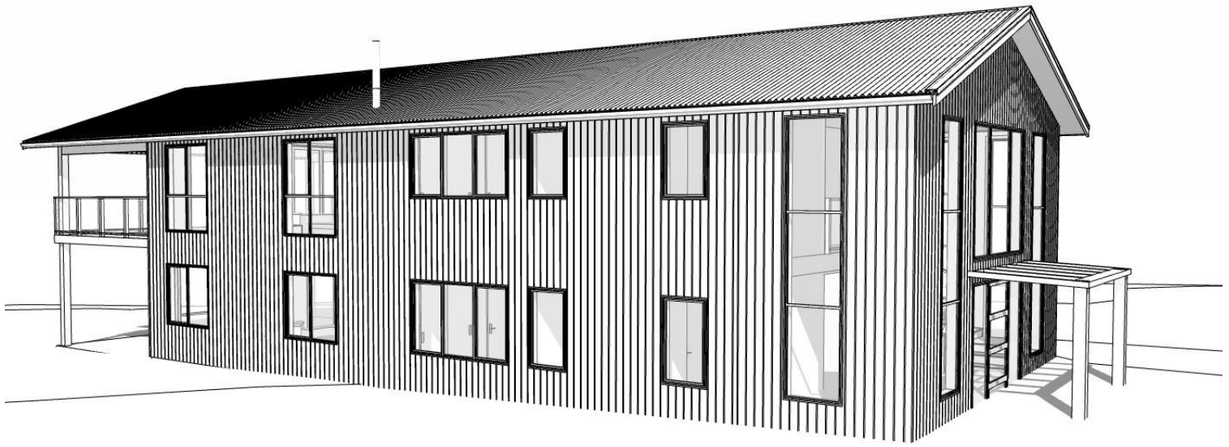
NOTE: CHANGES TO PLANS ONCE CONCEPT APPROVAL SIGNED ARE LIABLE TO INCUR ADDITIONAL CHARGES.

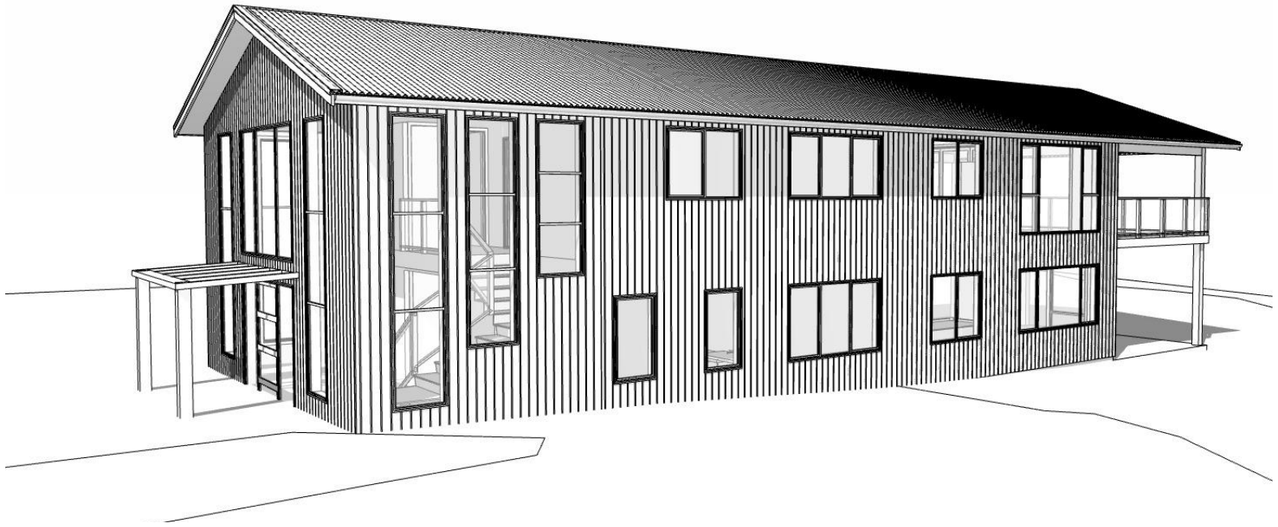
Arcline Architecture

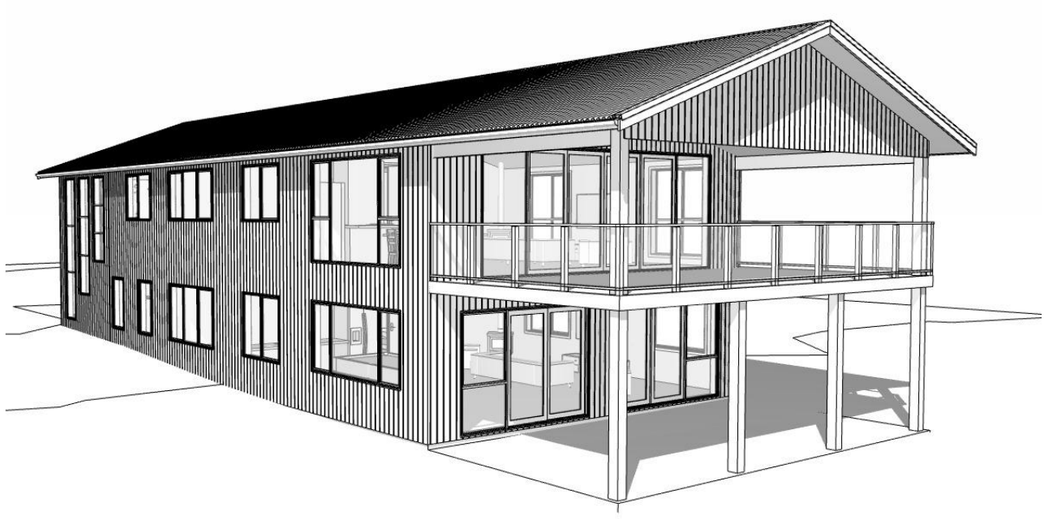
ARCLINE ARCHITECTURE LTD.
Offices: Kaitaia | Kerikeri | Whangārei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

CAD CONCEPT
10/12/2024 12:06 pm









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Arcline
Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Presentation

MacDONALD

600B KOUTU LOOP ROAD, SOUTH
HOKIANGA
NORTHLAND 0473

Rev No.	Revision	Date

Scale @ A3: NTS

Drawn By SE

Issued: 10/12/2024
12:07 pm

MacDONALD_TREVOR & JACKEE_CS-10-12-24.pln

Sheet No:

A0002

CAD CONCEPT

SITE PLAN NOTES:

SITE DESCRIPTION

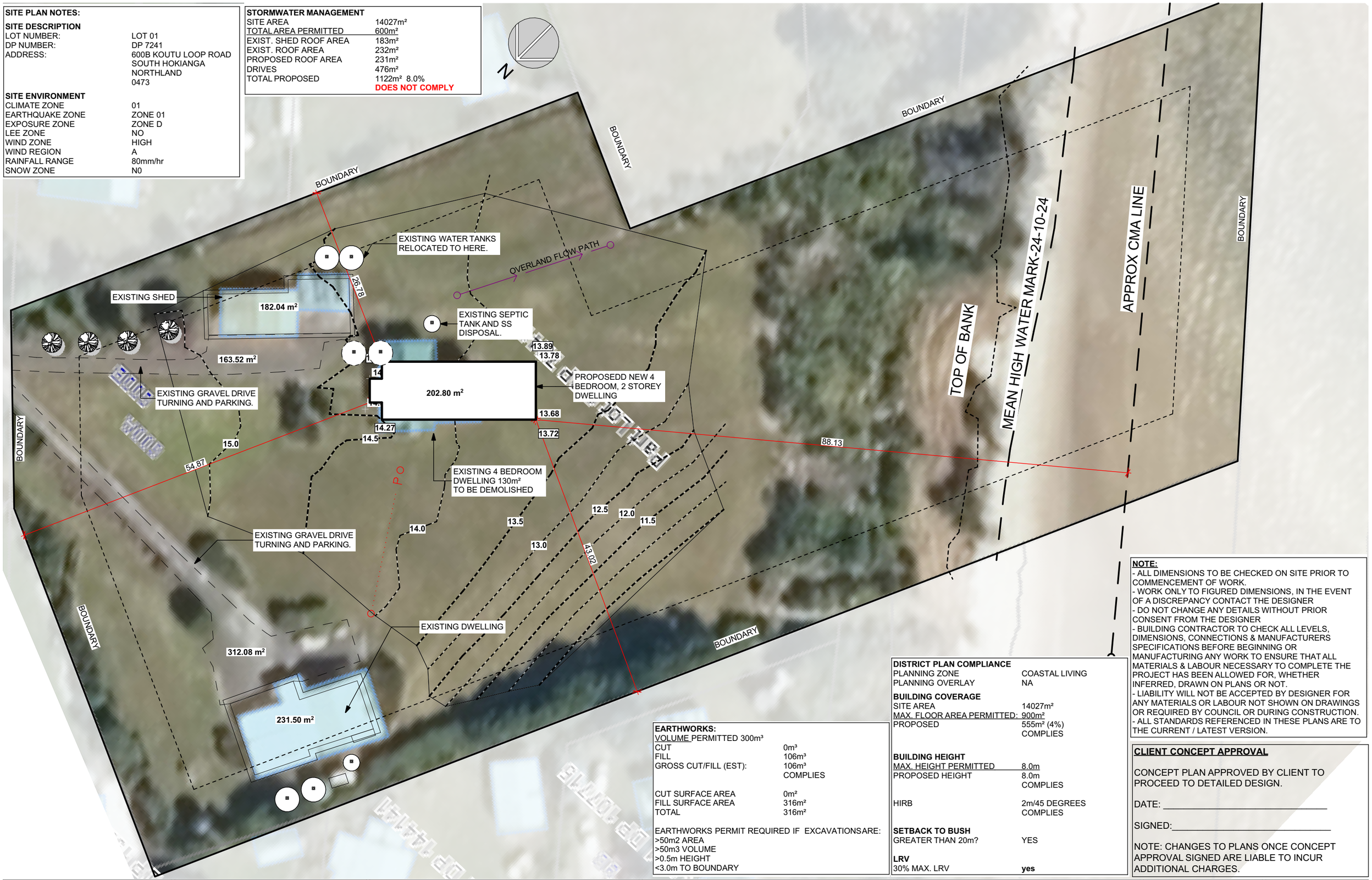
LOT NUMBER:	LOT 01
DP NUMBER:	DP 7241
ADDRESS:	600B KOUTU LOOP ROAD SOUTH HOKIANGA NORTHLAND 0473

SITE ENVIRONMENT

CLIMATE ZONE	01
EARTHQUAKE ZONE	ZONE 01
EXPOSURE ZONE	ZONE D
LEE ZONE	NO
WIND ZONE	HIGH
WIND REGION	A
RAINFALL RANGE	80mm/hr
SNOW ZONE	N0

STORMWATER MANAGEMENT

SITE AREA	14027m²
TOTAL AREA PERMITTED	600m²
EXIST. SHED ROOF AREA	183m²
EXIST. ROOF AREA	232m²
PROPOSED ROOF AREA	231m²
DRIVES	476m²
TOTAL PROPOSED	1122m² 8.0%
	DOES NOT COMPLY



EARTHWORKS:

VOLUME PERMITTED 300m³	
CUT	0m³
FILL	106m³
GROSS CUT/FILL (EST):	106m³
	COMPLIES
CUT SURFACE AREA	0m²
FILL SURFACE AREA	316m²
TOTAL	316m²

EARTHWORKS PERMIT REQUIRED IF EXCAVATIONSARE:
>50m2 AREA
>50m3 VOLUME
>0.5m HEIGHT
<3.0m TO BOUNDARY

DISTRICT PLAN COMPLIANCE

PLANNING ZONE	COASTAL LIVING
PLANNING OVERLAY	NA

BUILDING COVERAGE

SITE AREA	14027m²
MAX. FLOOR AREA PERMITTED:	900m²
PROPOSED	555m² (4%)
	COMPLIES

BUILDING HEIGHT

MAX. HEIGHT PERMITTED	8.0m
PROPOSED HEIGHT	8.0m
	COMPLIES
HIRB	2m/45 DEGREES
	COMPLIES

SETBACK TO BUSH

GREATER THAN 20m?	YES

LRV

30% MAX. LRV	**yes**

NOTE:
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER
- DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
- BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
- LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
- ALL STANDARDS REFERENCED IN THESE PLANS ARE TO THE CURRENT / LATEST VERSION.

CLIENT CONCEPT APPROVAL

CONCEPT PLAN APPROVED BY CLIENT TO PROCEED TO DETAILED DESIGN.

DATE: _____

SIGNED:_____

NOTE: CHANGES TO PLANS ONCE CONCEPT APPROVAL SIGNED ARE LIABLE TO INCUR ADDITIONAL CHARGES.

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Site Plan

MacDONALD

600B KOUTU LOOP ROAD, SOUTH HOKIANGA
NORTHLAND 0473

Rev No.	Revision	Date

Scale @ A3: 1:500
Drawn By SE
Issued: 10/12/2024 12:07 pm
MacDONALD_TREVOR & JACKEE_CS-10-12-24.pln

Sheet No:
A1001
CAD CONCEPT

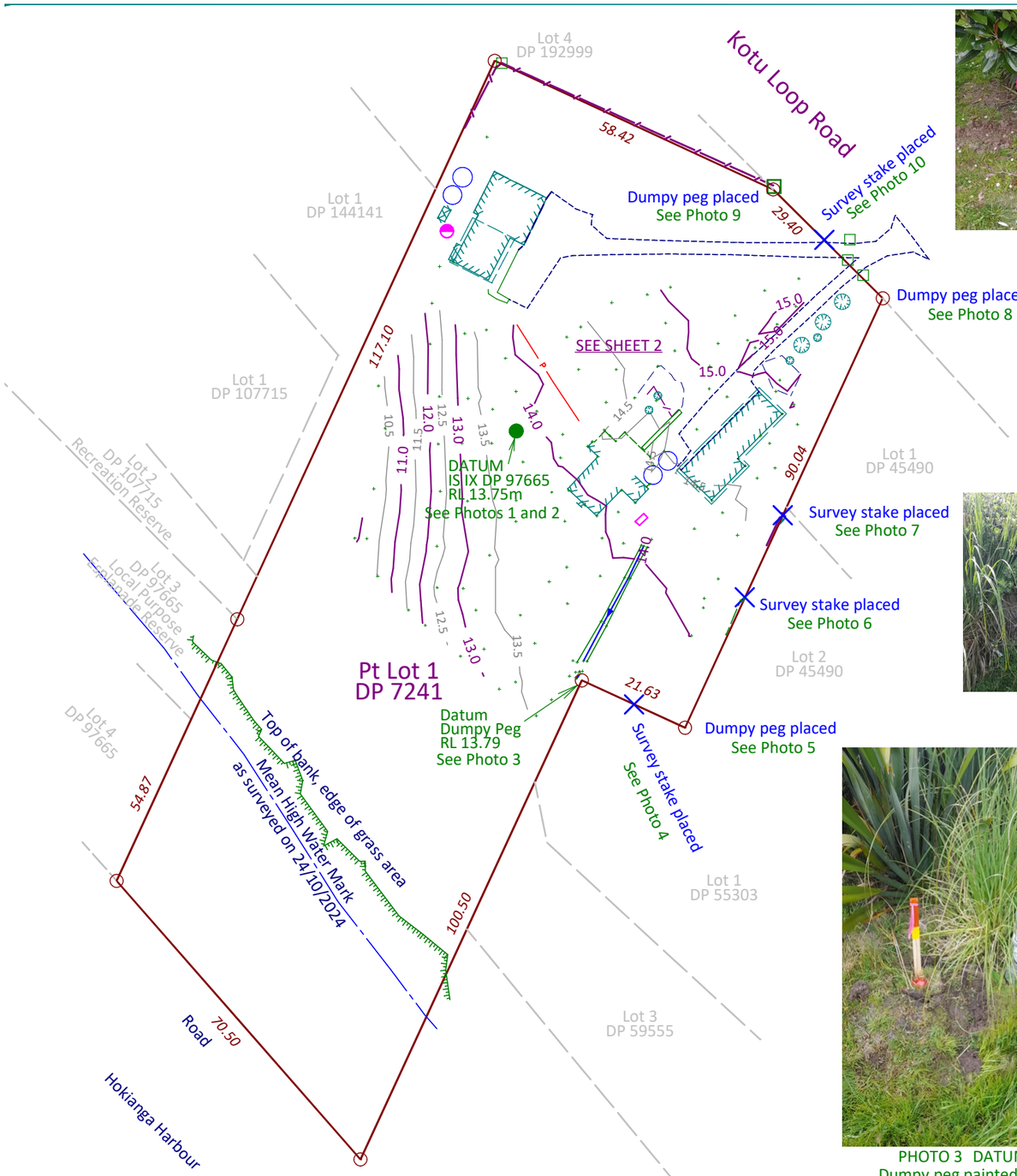


PHOTO 9

PHOTO 8

PHOTO 7

PHOTO 6

PHOTO 3 DATUM
Dumpy peg painted pink.
RL 13.79

PHOTO 4

PHOTO 1
DATUM

PHOTO 2 DATUM
Top of iron spike (IS IX DP 97665)
in ground RL 13.75m

PHOTO 10

PHOTO 5

Local Authority: Far North District Council
Survey Block & District:

Total Area: 1.4027Ha
Comprised in: CT 85A/830

Levels in terms of: NZGD2000
Contour interval is: 0.05m MINOR, 1.0m MAJOR
SOURCE: IT SO 59316 (EBWM) RL 22.04m

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

0 10 20 40 60 80 100 m

Bar Scale

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

TOPOGRAPHICAL SURVEY OVER PART OF PT LOT 1 DP 7241

PREPARED FOR: T. Mac Donald

	Name	Date
Survey	PJH	24-10-24
Design		
Drawn	PJH	29-10-24
Approved		
Rev		

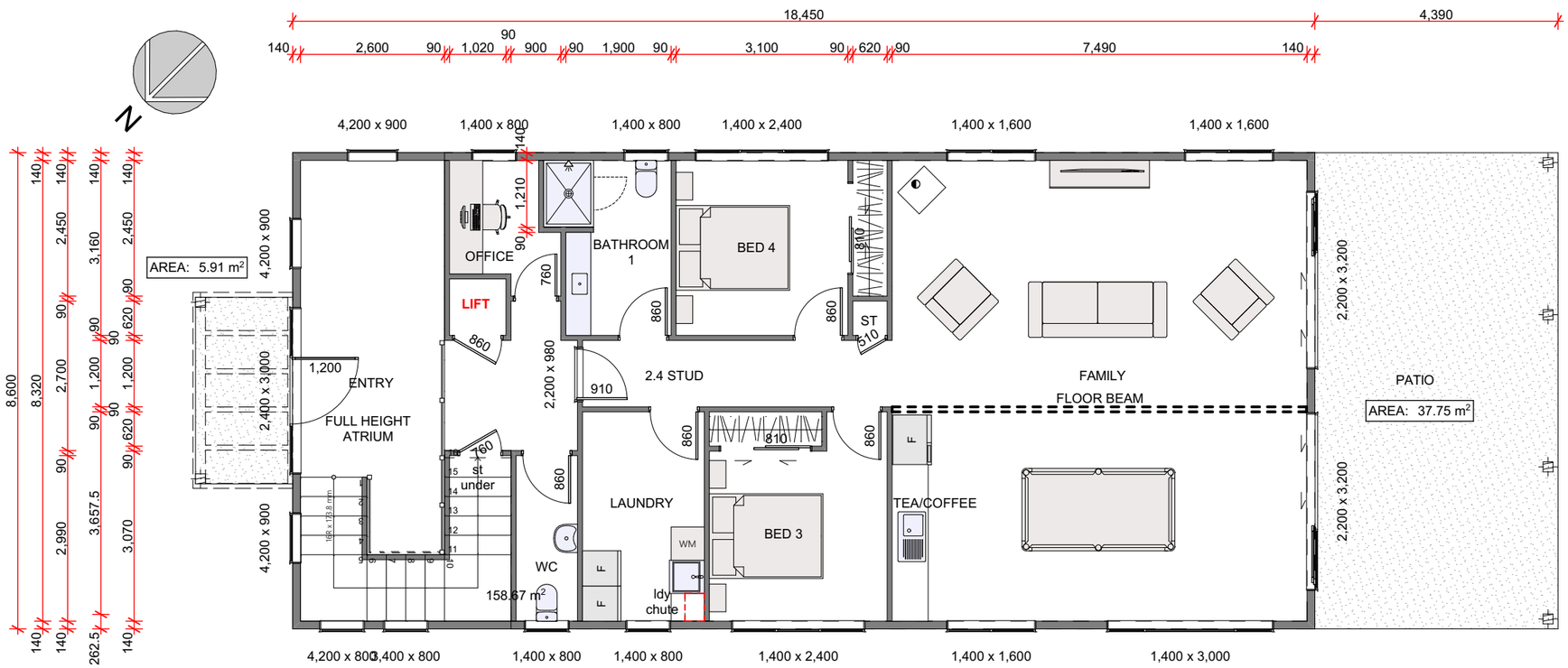
10700 Topo 20241024

ORIGINAL
SCALE 1:1000
SHEET SIZE A3

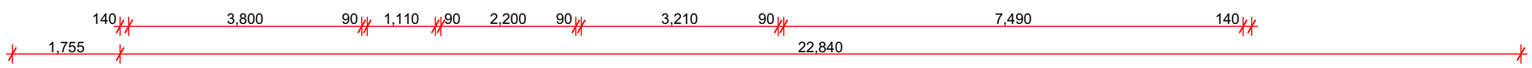
Surveyors Ref. No: 10700

Series

1
A2001



FLOOR AREA: 158.67 m²
PLUS PATIO AND ENTRY ROOF



CLIENT CONCEPT APPROVAL

CONCEPT PLAN APPROVED BY CLIENT TO PROCEED TO DETAILED DESIGN.

DATE: _____

SIGNED: _____

NOTE: CHANGES TO PLANS ONCE CONCEPT APPROVAL SIGNED ARE LIABLE TO INCUR ADDITIONAL CHARGES.

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Floor Plan

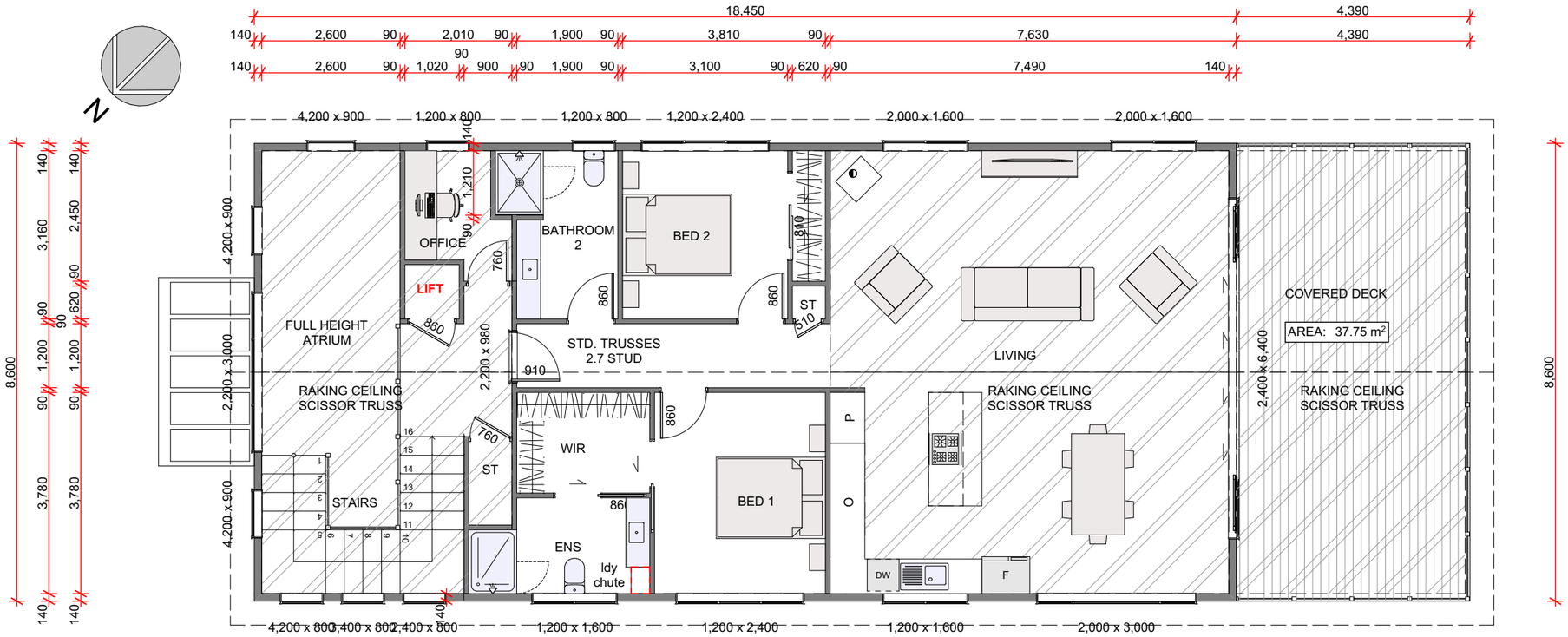
MacDONALD
600B KOUTU LOOP ROAD, SOUTH HOKIANGA
NORTHLAND 0473

Rev No.	Revision	Date

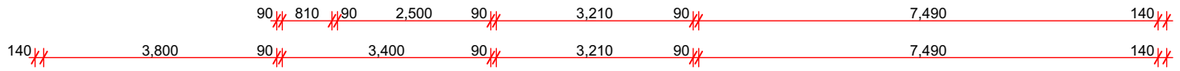
Scale @ A3: 1:100
Drawn By SE
Issued: 10/12/2024 12:07 pm
MacDONALD_TREVOR & JACKEE_CS-10-12-24.pln

Sheet No:
A1501
CAD CONCEPT

1
A2001



FLOOR AREA: 131.40 m²
PLUS DECK



CLIENT CONCEPT APPROVAL

CONCEPT PLAN APPROVED BY CLIENT TO PROCEED TO DETAILED DESIGN.

DATE: _____

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Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

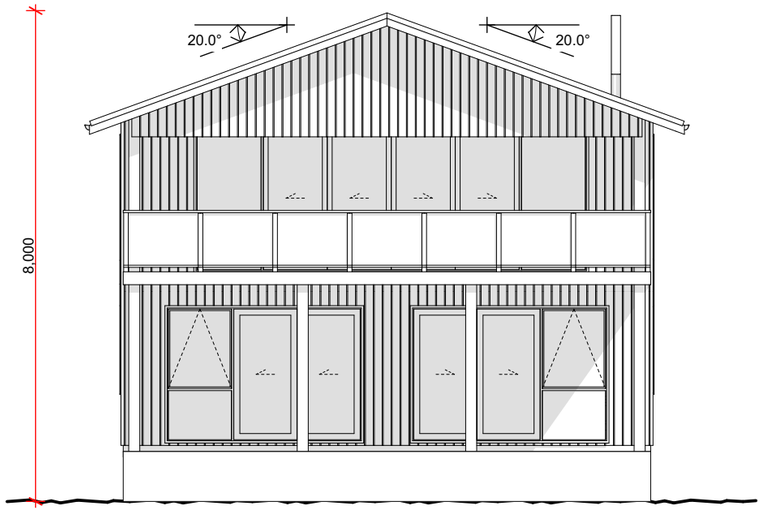
Upper Floor Plan

MacDONALD
600B KOUTU LOOP ROAD, SOUTH
HOKIANGA
NORTHLAND 0473

Rev No.	Revision	Date

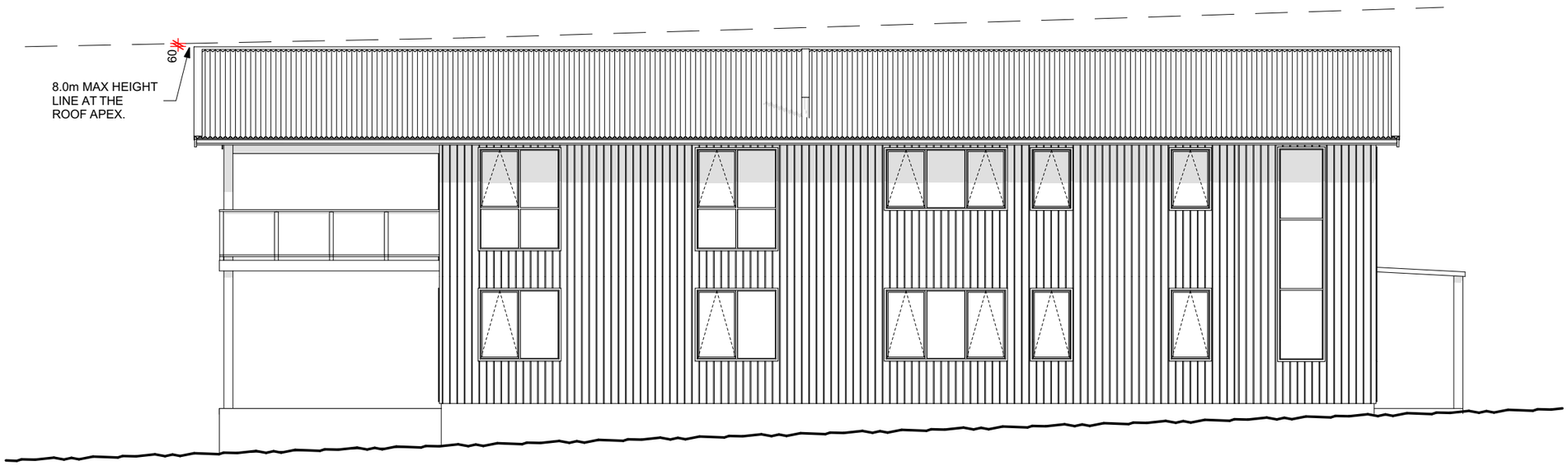
Scale @ A3: 1:100
Drawn By SE
Issued: 10/12/2024 12:07 pm
MacDONALD_TREVOR & JACKEE_CS-10-12-24.pln

Sheet No:
A1502
CAD CONCEPT



2 West Elevation 1:100

#LayID



1 South Elevation 1:100

A1501, A1502

CLIENT CONCEPT APPROVAL

CONCEPT PLAN APPROVED BY CLIENT TO PROCEED TO DETAILED DESIGN.

DATE: _____

SIGNED:_____

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Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Elevations

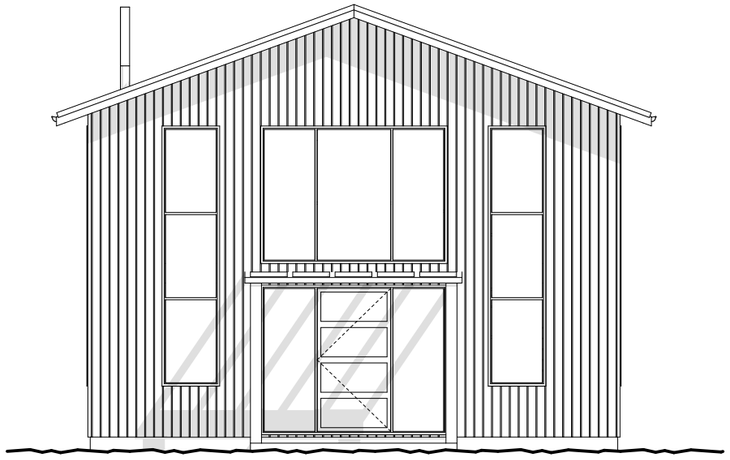
MacDONALD

600B KOUTU LOOP ROAD, SOUTH
HOKIANGA
NORTHLAND 0473

Rev No.	Revision	Date

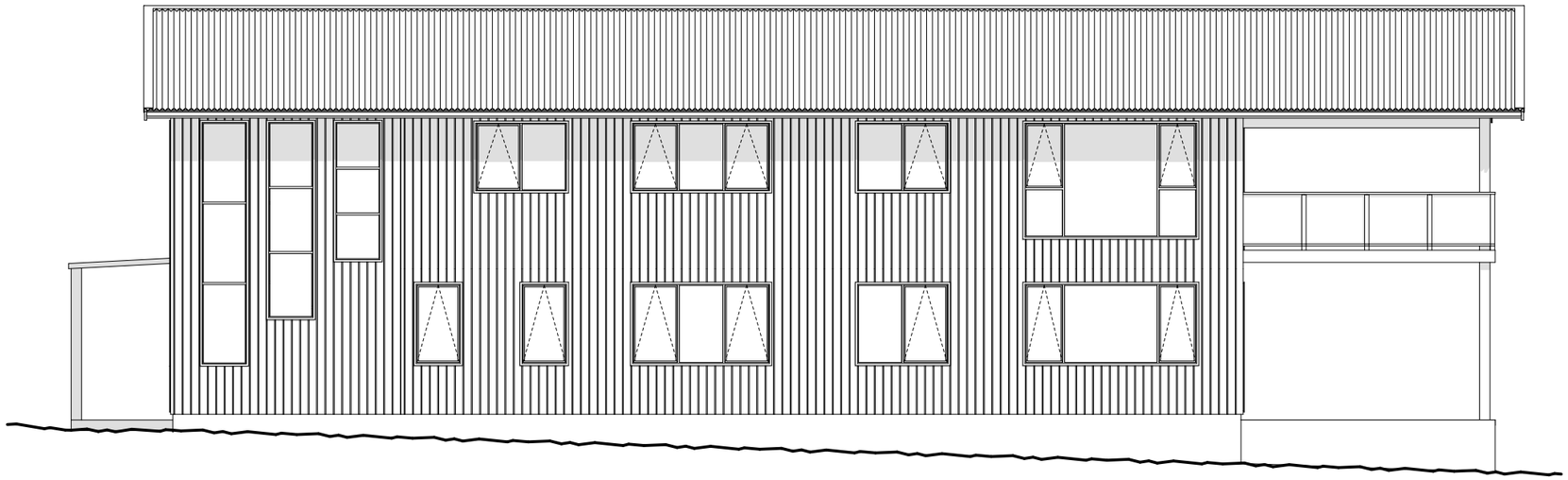
Scale @ A3: 1:100, 1:1
Drawn By SE
Issued: 10/12/2024 12:07 pm
MacDONALD_TREVOR & JACKEE_CS-10-12-24.pln

Sheet No:
A2001
CAD CONCEPT



2 East Elevation 1:100

#LayID



1 North Elevation 1:100

#LayID

CLIENT CONCEPT APPROVAL

CONCEPT PLAN APPROVED BY CLIENT TO PROCEED TO DETAILED DESIGN.

DATE: _____

SIGNED:_____

NOTE: CHANGES TO PLANS ONCE CONCEPT APPROVAL SIGNED ARE LIABLE TO INCUR ADDITIONAL CHARGES.

Arcline Architecture
Offices: Kaitaia | Kerikeri | Whangarei
(Ph): 09 408 2233
(Email): info@arcline.co.nz
(Web): www.arcline.co.nz

Elevations

MacDONALD

600B KOUTU LOOP ROAD, SOUTH
HOKIANGA
NORTHLAND 0473

Rev No.	Revision	Date

Scale @ A3: 1:100
Drawn By SE
Issued: 10/12/2024
12:07 pm
MacDONALD_TREVOR & JACKEE_CS-10-12-24.pln

Sheet No:
A2002
CAD CONCEPT

T.DRUPSTEEN CONSULTING ENGINEER B.E, CPEng, IntPE, CMEngNZ

3264 State Highway 12
R D 3
Kaikohe 0473
Ph: 9-4014737
drupsteenthijs65@gmail.com

TD Ref: 25/ 21
Date: 18 March 2025

BY EMAIL

Mr Trevor MacDonald
600A-B Koutu Loop Rd
Koutu
Kaikohe RD3
0473
jacnmac@slingshot.co.nz

Kia Ora Trevor

Re: Your Proposed New House at No. 600A/ B Koutu Loop Rd, Koutu
2020 Ground Strength Tests Confirmation

I confirm that as your proposed house is still in the same position, and there have been no earthworks done on the site, and there have been no relevant building legislation/ building standards changes, my 20/39 report of 6 September 2020 is still valid.
Nga mihi mahana

T. Drupsteen

Thijs ["Tase"] Drupsteen
Chartered Professional Engineer 61652

T.DRUPSTEEN CPENG

B.E, CPEng
61652,
IntPE, CMEngNZ

3264 State Highway 12
R D 3
Kaikohe 0473
Ph: 9-4014737
Mob: 02 111 43 443
drupsteenthijs65@gmail.com

TD Ref: 25/ 97
Date: 04 / 11 / 2025

BY EMAIL

Mr Trevor and Mrs Jackee MacDonald
600A Koutu Loop Rd
Kaikohe RD3
0473

Tena Korua Trevor and Jackee

600B Koutu Loop Rd [Pt L1, DP 7241] New House for Trevor and Jackee MacDonald
Stormwater Management Report

This proposal details

a) the use of an attenuated 30,000L roof water tank that takes all the new house roof water. The tank overflow is directed to the indicated existing eastern boundary watercourse/drain with a discharge dissipator to mitigate any erosive effects. [The new B house at 231m2 has 101 m2 more roof area than the existing B house of 130 m2. By virtue of all the impervious areas having existed for about 65 years, it is judged necessary to only attenuate only the new extra 101 m2]
These provisions to attenuate and mitigate the on -site stormwater discharge are considered sufficient to adequately manage, mitigate and avert any possible adverse effects on the catchment as a whole and its drainage. [Stormwater attenuation calculations were done using the Far North District Council spreadsheet]

b)The inclusion/provision of these catchment and reticulation provisions is considered sufficient to not require any further Low Impact Design provisions for reducing overall site impermeability and also that the added loading on the existing watercourse is less than minor.

c)The cumulative effects on the overall catchment, proportional or relative to the whole catchment are deemed much less than minor.

d)The natural contours and drainage patterns on the site are not being altered to any significant degree nor is the ground's ability to absorb water being disturbed to a degree that is any more than very minor.

e)The soil is a strong, solid, alluvial silt, and the major portion of the site is almost dead flat with a very slight slope to the south.
f)There are no measurable effects on the life supporting capacity of the soils.
g)There is no necessity to construct a new on-site effluent system by using the existing one-see attached T. Drupsteen CP Eng letter 25/97 S letter of 31/10/2025
h)The existing 466 m2 metalled driveway and parking areas are not being increased- they are essential and necessary for all weather access.
i)A landscaping proposal may reduce runoff from the driveways, however normal plantings are deemed to be sufficient
j)No recognised standards promulgated by industry groups [usually for large-scale developments] were seen as necessary to incorporate or consider for this small-scale project.
k)The proposed attenuation design achieves mitigation of stormwater runoff to that expected by the permitted activity threshold.
l) The attenuation and diffuser designs have incorporated provision for climate change projections. For the former, climate change rainfall intensities have been used. For the latter, there is provision to enlarge the diffuser if and when needed

Nga mihi nui

T. Drupsteen

Thijs ["Tase"] Drupsteen [Mr]

Chartered Professional Engineer 61652

Enc: T.Drupsteen CP Eng A4 drawing 25/97 D1 of 1 of attenuation tank and stormwater diffuser
Stormwater attenuation spreadsheet summary

-

T.DRUPSTEEN CPENG

B.E, CPEng
61652,
IntPE, CMEngNZ

3264 State Highway 12
R D 3
Kaikohe 0473
Ph: 9-4014737
Mob: 02 111 43 443
drupsteenthijs65@gmail.com

TD Ref: 25/ 97S
Date: 31/ 10/ 2025

BY EMAIL

To whom it may concern

Re: Proposed New Mac Donald House at 600B Koutu Loop Rd Koutu Existing Sewage System Re-Use

I inspected the proposed house site in the company of Mr MacDonald on 20 October 2025. Mr MacDonald pointed out the extent of the existing sewage effluent soakage area. It stretched 38.5 m west of the existing/ proposed house site, and had worked well for many years, he said. As the proposed house has the same number of bedrooms as the old one [four] and the water supply system of roof-caught water is not being changed, there is no change in effluent load,

I therefore recommend that the existing on-site sewage system be retained, and the new house be connected it to it [The new house is proposed to be built pretty much over the footprint of the existing one. Note also that the old house is at this time of writing, largely demolished]

T. Drupsteen

Thijs ["Tase"] Drupsteen [Mr]
Chartered Professional Engineer 61652
Far North District Council-Approved domestic on-site sewage system designer

-

1 **Rational method** 48hr

Pre – Development water flow

(Original water flow) Total area. Area (m^2)	Roof & decks 1 (m^2)	Concrete & smooth seal 2 (m^2)	Metaled area Or rough seal 3 (m^2)	Other Impervious 4 (m^2)	Vegetation 5 (m^2)	Bush 6 (m^2)
101.00	0	0	0	0	101	0
Runoff coefficent	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)
Use "C" values from FNDC TR55 chart	0.00	0.00	0.00	0.00	0.54	0.00
Generally do not use slope adjustment Ci factor if using TR55	0.96	0.96	0.8	0.65	0.59	0.59
Rainfall intensity	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)
Rainfall Data from NIWA. Hirds 4, RCP6, 2081-2100	4.42	4.42	4.42	4.42	4.42	4.42
Use an appropiate event for the situation						
Flow rate of surface water	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)
	0.000	0.000	0.000	0.000	0.000	0.000
Pre – development flow of developed area	Qp (m^3/sec)	Qp (L/sec)				
	0.0001	0.07				

Pre-development Slope %	Post-development Slope %
0	0
Ci correcdtion	**Ci correcdtion**
-0.05	-0.05

Post – Development water flow

	Any area where there is a change in the impermiablity values				Pre-development area where there is a change in impermeable surfaces but not collected in atenuation system		Any area where there is no change to the impermiablity values	
Total area. Area (m^2)	Roof & decks 1 (m^2)	Concrete & smooth seal 2 (m^2)	Metaled area Or rough seal 3 (m^2)	Vegetation 4 (m^2)	Concrete & smooth seal 5 (m^2)	Metaled area or vegetation 6 (m^2)	Metaled area or seal 7 (m^2)	Vegetation 8 (m^2)
101.00	101	0	0	0	0	0	0	0
OK								
Use "C" values from FNDC TR55 chart	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)	Ci (coefficient)
Generally do not use slope adjustment Ci factor if using TR55	0.91	0.00	0.00	0.00	0.2	0.3	0.00	0.00
	0.96	0.96	0.96	0.59			0.96	0.59
Rainfall intensity rate	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)	I (mm/hr)
Rainfall Data from NIWA. Hirds 4, RCP6, 2081-2100	4.93	4.93	4.93	4.93	4.42	4.42	4.42	4.42
Use an appropiate event for the situation								
Flow rate of surface water	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)	Qc (m^3/sec)
	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)	Qc (L/sec)
	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00

"C" value difference between Pre & Post
Maximum value 0.2 (at the moment)

Total included in attenuation system calc's post – development flow	Qa (m^3/sec)	Qa (L/sec)
	0.000	0.06

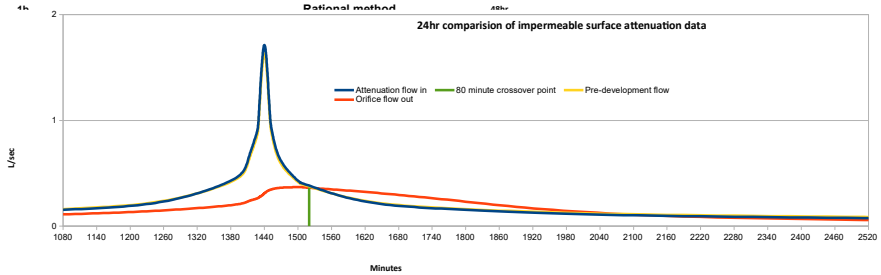
Total impermeable excluded from attenuation system collection	Qby (m^3/sec)	Qby (L/sec)
	0.000	0.00

Total no change, excluded from attenuation system calc's	Qby (m^3/sec)	Qby (L/sec)
	0.000	0.00

Post – Pre development flow	Qtpp (m^3/sec)	Qtpp (L/sec)
	0.0001	0.06

Total post development flow Developed flow + undeveloped flow 0 to 10min	Qatt (m^3/sec)	Qatt (L/sec)
	0.0001	0.13

1b **Rational method** 48hr



Pre-development Slope %	Post-development Slope %
1	1
Ci correcdtion	**Ci correcdtion**
-0.05	-0.05

2

	Round	Square		Calculation (initial) Total tank area	Calculation (initial) Total tank volume	Calculation (initial) usable height	Calculation (final) Additional area	Num. Of tanks 0
				m^2	m^3	hmax (m)	m^2	r (m)
Select 1 for type of tank/area, 0 for other	1	0				0.35	Nil	0
Estimate storage volume			Tank radius	10.52	3.68	OK	**Total area**	m^2 for fixed H68 height
Adjust to match max Vstored	Num. Of tanks		r (m)		**Initial calculation**	OK	Same as initial	0.00
Round area	1		1.83	10.52	**hstor max.**	0.340	**Final volume**	Not used
	Num. Of tanks	Width	Length	m^2	**Vstored max.**	3.57	Same as initial	Trench width
Square/rectangular area	0	0	0	0.00	**Vstored min.**	0.037		0
					0.05 to3.5% left @ 48hr	1.04		Trench length
Short tube, 0.76	Orifice type "u"	g				OK	Same as initial	20.6
Thin sharp, 0.62	0.76	9.8067			**Graph, 24hr Vstored 2520m**	0.103	Not used	m^2 for fixed H68 height
					Max.10% left @ 24hr from initial calc.	2.89	2.89	0.00
					or add extra volume			Not used

	48hr	24hr	12hr	6hr	2hr	60	30	20
Pre – development flow	C20	L20	U20	AD20	AM20	AV20	BE20	BN20
3 of developed area	0.00007	0.00011	0.00016	0.00024	0.00042	0.00059	0.00082	0.00100

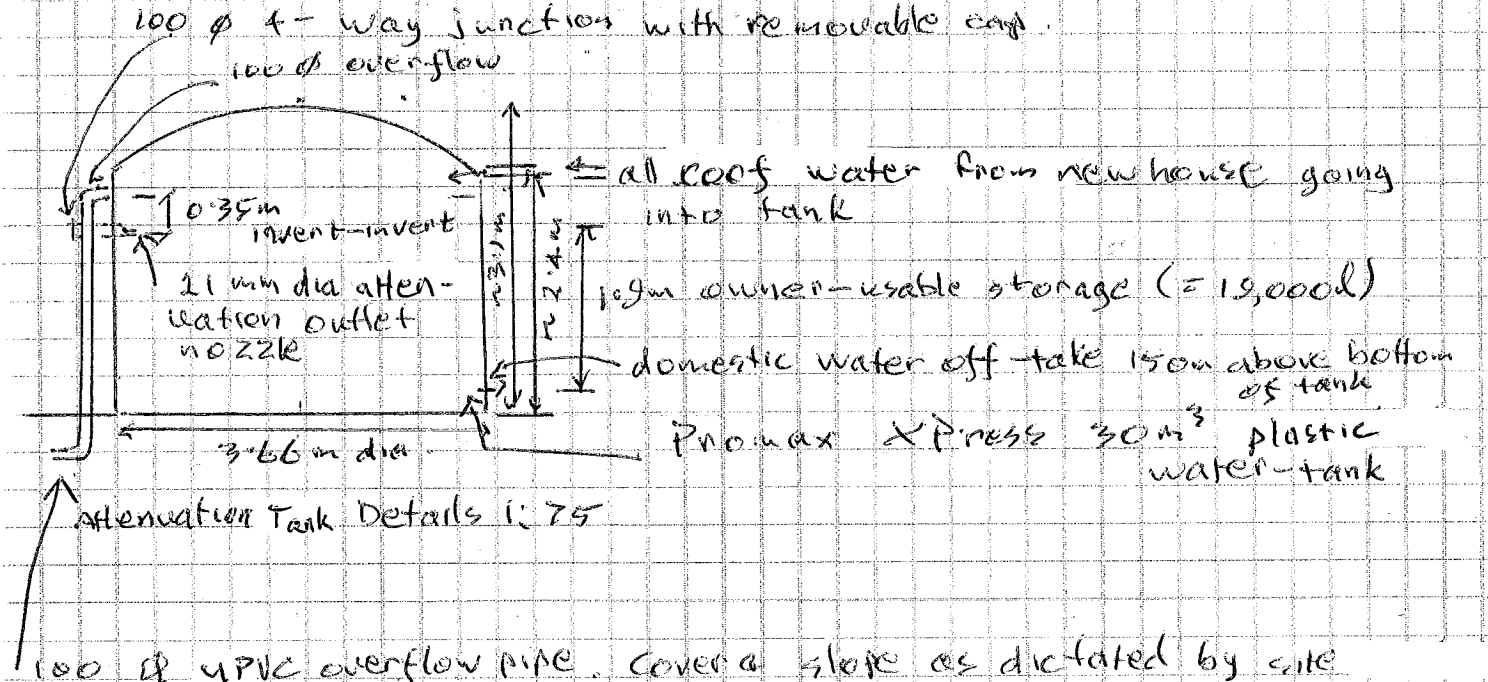
	Qp (m^3/sec)	Qp (L/sec)		Qin max.			Slope factor adjustment at	
Pre–development flow matches 2hr 40min. Intensity								
Uses (80min.crossover O126) as a source value	0.0004	0.3746		0.00149		48hr program	Min.crossover	
Do not change	OK					Min.crossover	Chart point (min.)	1080min (K2305)
For calculation purposes this section changes	Dia check	Dia	Area	**Qout 1520 (L/sec)**	Qout (m^3/sec)	Chart point (min.)	0.91	Qod (L/sec)
the dia only and thereby the area	0.0155	0.01548	0.0002	0.362	0.00036	1520	peak flow	0.11121
The information is not used for anything else		15.48		0		1520	Chart point (max.)	0.04850
If additional storage is required use the original/inital orifice size and calc. height							0.15	

4

Calculate maximum storage volume

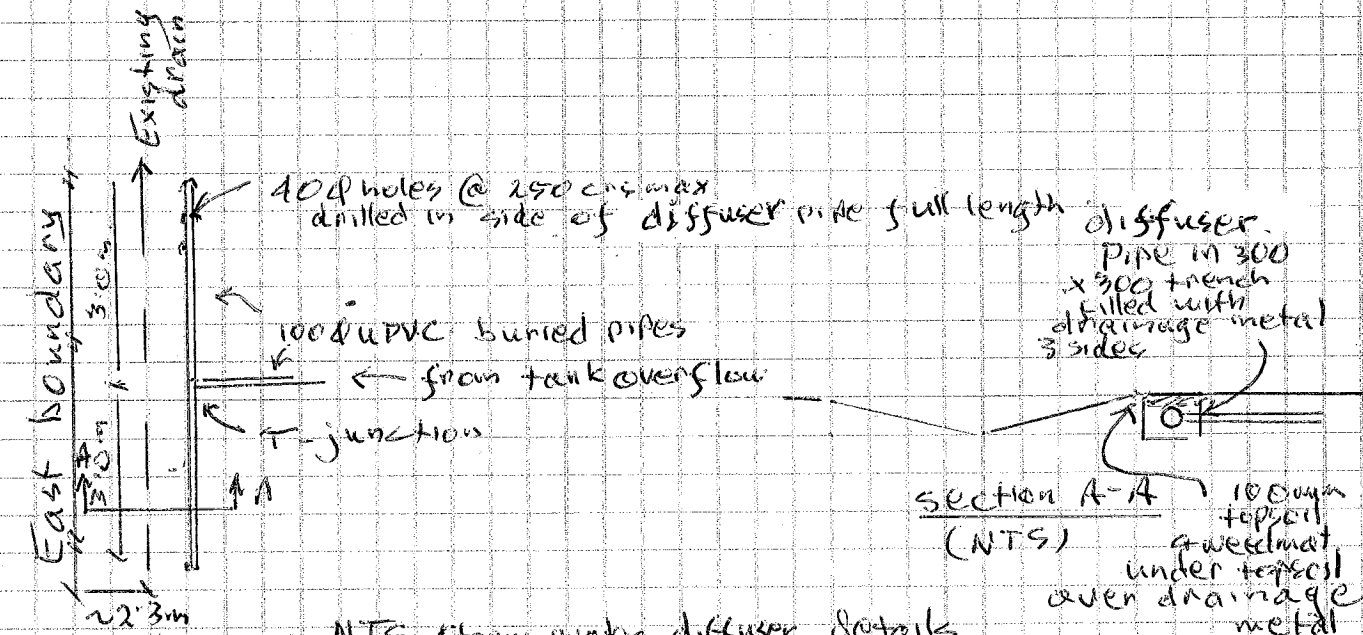
Chart intensity hr values steps used	Chart intensity accumulated minute steps	Storm duration- THR (hr)	Storm duration- Event data, TMINS mins	Attenuation calc. total Direct to Atten. Qa (L/sec)	Catchment pre-devel. plus orifice flow out Qtin (L/sec)	CC (RCP6) Intensity Current (0 deg) SITE Post-dev RCP6 10 yr	SITE Pre-dev (0 deg) 10 yr	Chart step factor
48	720	12.00	720	0.06	0.11	4.9	4.4	1.4
24	1080	6.00	360	0.1	0.2	7.9	7.0	1
12	1260	3.00	180	0.2	0.3	12.3	10.6	0.55
6	1380	2.00	120	0.2	0.4	18.4	15.7	0.56
2	1410	0.50	30	0.4	0.6	33.2	27.6	0.9
1	1425	0.25	15	0.6	0.8	47.0	38.7	0.8
30	1430	0.08	5	0.9	1.1	65.8	54.2	0.04
20	1435	0.08	5	1.0	1.3	80.3	66.2	1.0
10	1440	0.08	5	1.5	1.7	114.0	93.8	1.0
10	1445	0.08	5	1.5	1.7	114.0	93.8	1.5
20	1450	0.08	5	1.0	1.3	80.3	66.2	1.0
30	1455	0.08	5	0.9	1.2	65.8	54.2	0.9
	1470	0.25	15	0.6	0.9	47.0	38.7	0.8
2	1500	0.50	30	0.4	0.8	33.2	27.6	1.1
6	1620	2.00	120	0.2	0.6	18.4	15.7	1
12	1800	3.00	180	0.2	0.4	12.3	10.6	1
24	2160	6.00	360	0.1	0.2	7.9	7.0	0.8
48	2880	12.00	720	0.1	0.1	4.9	4.4	0.8

	Qcap max.	Qp (m^3/sec)	Qp (L/sec)	Qout max. (m^3/sec)	Qout max. (L/sec)	Vstored max. Vol. stored, (m^3)
Catchment flow Qpat (cell MAX(P109:P130)						
Catchment flow = orifice flow out + catchment pre-development flow	0.710	0.0007	0.7	0.00070	0.70	3.578
						OK
						OK
For calculation purposes this section changes	Dia check	Dia	Area			
the dia only and thereby the area	0.0213	0.02131	0.0004			
The information is not used for anything else		21.31				
Use this orifice size for final design						



100 ϕ uPVC overflow pipe. Cover & slope as dictated by site conditions (check on site)

Provide fall to existing shallow open V-drain + diffuser on property eastern boundary ~ 8.0m away from tank wall.



NTS plan View

NTS Stormwater diffuser details (Not to scale)

Section A-A (NTS)

600B Kouta Loop Rd Kouta, Proposed New House

for Trevor + Jackee Mac Donald

Stormwater Attenuation System

D1 of 1

TD ref: 25/97

Drawn: T. Drupsteen

Date: 4/11/25

Scales: as shown

0 1 2 3m

1:75 @ A4

T.DRUPSTEEN Consulting Engineer
B.E. CPEng, IntPE, M.I.P.E.N.Z
3264 SH 12, R.D.3, Kaikohe
Ph(9) 4014 737 02 [illegible] 43443

T.DRUPSTEEN CONSULTING ENGINEER B.E, CPEng, IntPE, CMEngNZ

3264 State Highway 12
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Ph: 9-4014737
drupsteenthijs65@gmail.com

TD Ref: 20/ 39
Date: 6 September 2020

BY HAND

Mr Trevor MacDonald
600A Koutu Loop Rd
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Kia Ora Trevor

Re: Your Proposed New House at No. 600 B Koutu Loop Rd, Koutu
Ground Strength Tests

Overview: This report covers the investigation done on 22 September 2020 by myself, assisted by yourself and your designer Mr Mr Jeremy Mitt to check the ground strength for the new house [on the site of an existing old one] you are proposing to build at the above-mentioned address.
[Beachside Carpentry and Designs 6 sheets of plans dated 21 August 2020 refer]

Test Results: A Scala Penetrometer **t**est was done at each of the four corners of the proposed building footprint [full extent of house + upstairs deck] as pegged out by yourself. At each site a hard layer was found at about ½ m deep, overlain by water and black sand with organic content. No definite topsoil layer was present, the closely -mown grass growing directly in the sand. The hard layer [assumed to be a compacted sand pan as is common on Northland west coast beaches] was very hard indeed, requiring 67 blows to penetrate 100mmm.

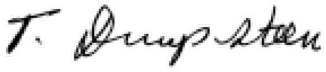
Discussion and Conclusion: The ground at the proposed site for your new constructions is satisfactory for the structure you are proposing [ground floor concrete slab on ground with a second storey of light timber frame floor, walls and roof]. However all concrete footings should be taken 100mm into the hard pan, which is so hard a shear vane could not be inserted into it. It is much stronger than the 300 kPa ultimate bearing strength required by the standards.
NZS 3604 (Timber buildings standard)
NZS 4229 (Reinforced Concrete masonry Buildings Not Requiring Specific Design)
NZS 4299 (Earth Buildings Not Requiring Specific Design)

You said the ground never cracks in summer, indication g a complete absence of expansive clays on the site. This, together with my observation of a nearby 20 years old + concrete slab of about 6m x 10m, and up to 200mmm thick without any signs of distress whatsoever, lead me to conclude that the normal concrete

floor under -slab hardfill can be placed directly on the ground after the very thin layer of grass has been scraped off.

Disclaimer: The sophistication of the investigation made is at an appropriate level to the cost/ complexity of the proposed structure. Inferences are made about the test results being representative for all footings, but these cannot be guaranteed. Should radically different conditions be encountered in any of the house pile sites during construction, this office should be notified. Provided at least five working days advance notice of footing construction is given, this office should be able to respond at short notice if on-site ground condition problems are encountered.

Nga mihi mahana



Thijs ("Tase") Drupsteen (Mr)
NZ Chartered Professional Engineer 61652

Attached : Field notes from the 2 September 2020 site investigation.

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Site Tests.

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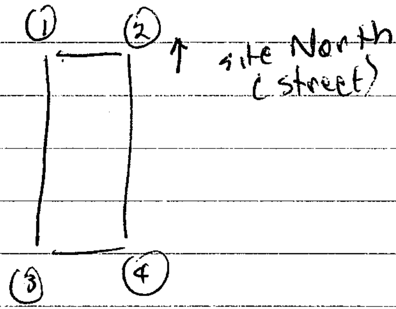

	SP1	SP2	SP3	SP4
1.	1.30	1.13	1.20	1.12
2.	1.12	0.95	1.01	1.01
3.	0.98	0.70	0.97	0.94
4.	0.83	0.65	0.94	0.90
5.	0.82	0.60	0.72	0.86
6.	0.77 (7 blows)	0.59	0.69	0.78
7.	0.74 (20 blows)	0.55 (20 blows)	0.69	0.69
		0.54 (20 blows)	0.65 (20 blows)	0.65
	hard pan @ 480mm deep	hard pan 540dp.	0.62 (20 blows)	0.64
			hard pan 0.51	0.58 (20 blows)
				0.55 (20 blows)
				hard pan ~ 0.48 deep

Visual pit by spade ~450 deep @ sites 1 & 3:
black loose sand with some organic content. No obvious transition between any topsoil layer and the black sand. No obvious topsoil layer. Grass grows directly in the black sand.

Examination of long-time (20 years +) ~6m x ~10m concrete slab on the property poured on top of the ground shows no sign of any distress (or shrinkage cracks) in the slab whatsoever. Probing (from side of slab) to under the slab with Pilcon shear vane failed to find any hint of under-slab hardfill. Water perched on top of the pan