

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

AG Construction Ltd T/A GJ Gardner Homes Far North

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full) Kalie Van Jaarsveld

Signature: [Redacted Signature] Date 9/04/26.

(signature of bill payer) **MANDATORY**

16. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required. You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full) Kalie Van Jaarsveld

Signature [Redacted Signature] Date 9/04/26

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.

AG Construction Limited

Land Use Consent for New Dwelling

7491 State Highway 1, Kaitaia

Williams & King, Kerikeri¹
6 April 2026

1. OVERVIEW

1.1 Summary of proposal

AG Construction Ltd propose to develop a property located at 7491 State Highway 1 in Kaitaia. The subject site is legally described as Lot 1 DP 54077 and is held in the Record of Title NA7A/178.

The proposed development involves the construction of a new dwelling and metalled driveway, with allowance for a future shed. Total impermeable surface coverage will exceed the permitted activity standard, with this arising due to the relatively small site area in the Rural Production Zone. Negligible earthworks are required to complete the project.

The proposed dwelling is located less than 10m from the site boundaries, and future shed is less than 3m from site boundaries, and resource consent is required to authorise this. The affected neighbouring property owner has provided written approval.

An existing vehicle crossing off State Highway 1 is in place, having served a previous dwelling understood to be destroyed by fire. No alterations or additional traffic of the existing vehicle crossing are proposed.

1.2 District Plan zoning and activity status

The subject site is in the Rural Production Zone in the Operative Far North District Plan. The proposed development requires resource consent under the 'Setback from Boundaries' and 'Stormwater Management' rules of the Rural Production zone. The proposal has been assessed as being a discretionary activity overall.

Under the Proposed Far North District Plan, the site is zoned 'Rural Production. Relevant rules with legal effect under the Proposed District Plan are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and advice note.

¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1.3 Statutory framework

This report and its appendix accompany the Resource Consent application made by the Applicant and is provided in accordance with the requirements set out in Schedule 4 of the Resource Management Act 1991 (“RMA”). It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal, including any actual or potential effects the proposed activity may have on the environment, any proposed or agreed to measure to ensure positive effects, and the relevant matters specified under section 104 of the RMA. As the application is for a discretionary activity, Section 104B of the RMA is relevant.

2. DESCRIPTION OF PROPOSAL

2.1 Proposed built development

The overarching purpose of the proposal is to establish a new dwelling, future shed, and associated driveway area on a site within the Rural Production Zone of the Operative District Plan. Refer to the G.J. Gardner Homes Plan Set in **Appendix 1. Figure 1** below depicts the overall site plan.

A single level three-bedroom dwelling with a floor area of approximately 163m² (to the brickline) and a roof area of 194m² is proposed, together with an allowance for a 120m² future shed. The total roof area amounts to approximately 314m².

The dwelling will be located in the southern area of the property, with living areas orientated towards the north. The elevation plans indicate a low-profile building with a maximum height of approximately 4.855m above ground level. Excluding the eaves, roof, gutter and downpipes as they do not exceed 600mm, the proposed dwelling will be located a minimum of 5.75m from the site boundary, with an infringement of the permitted activity 10m setback occurring in relation to the eastern, western and southern boundaries.

The future shed is located towards the eastern side of the property. This will be located a minimum of 2m from the eastern site boundary, which does not comply with the permitted activity standard

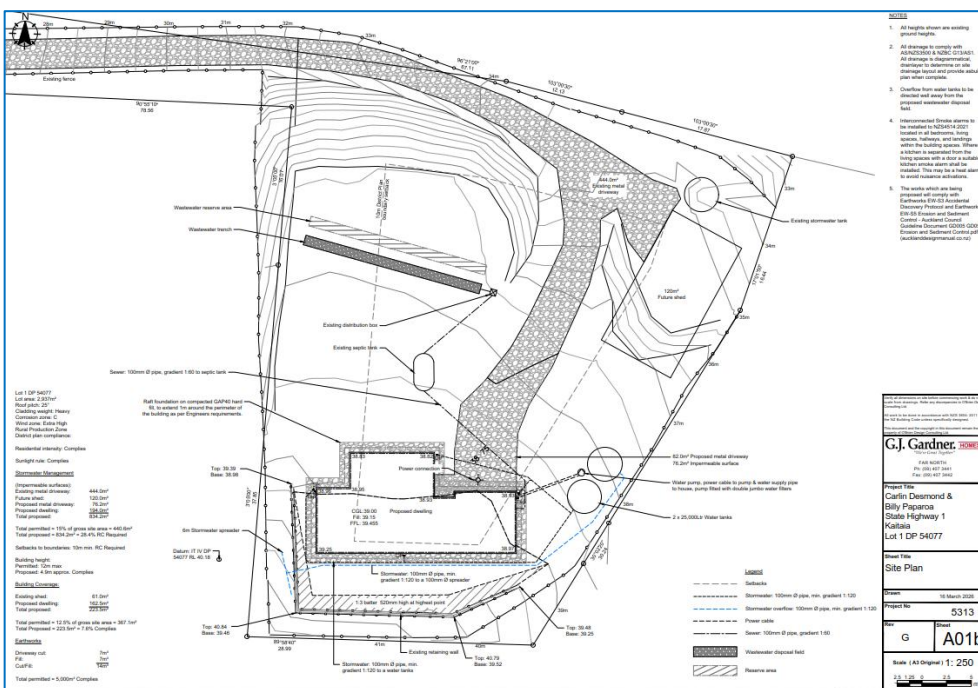


Figure 1: Site Plan

2.2 Property access arrangements

Access to the building from State Highway 1 is already formed as a metalled surface. A small additional metalled area will be formed to connect the existing driveway to the garage. Car parking will be available within the garage, or upon outdoor metalled hardstand areas adjacent to the garage.

2.3 Earthworks

Negligible earthworks comprising approximately 7m³ cut to fill is proposed.

All earthworks undertaken at the site will be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GC05). Sediment laden stormwater runoff will be controlled by appropriate management techniques to ensure that sediment does not migrate beyond the site. This can be included as a condition of consent.

2.4 Impermeable surface coverage and stormwater management

The Site Plan in **Appendix 1** tables impermeable surface coverage as amounting to approximately 834m² (28.4% of the total site area), comprising the existing and proposed metal driveway and proposed roof area.

Proposed stormwater management is detailed in the Wilton Joubert Ltd Stormwater Mitigation Report in **Appendix 2**. Attenuation is to be provided via a dual-purpose rainwater tank. Runoff resulting from the proposed dwelling's roof area is to be directed to two existing potable water / detention tanks with appropriate 1% AEP control orifices. Runoff resulting from the future shed's roof area is to be directed to an existing rainwater tank near the lot's northeastern corner. Runoff from both rainwater tanks is to be directed via sealed pipes to an outlet(s) in the existing / proposed grassed swale.

The existing metal driveway is currently graded to shed runoff to an existing grassed swale located along the western / southern side of the driveway, which ultimately discharges to the open roadside drain on the southern side of State Highway 1. This existing swale will continue to be used to convey runoff from the existing and proposed impermeable areas to the roadside drain. The proposed metal driveway should be shaped to shed runoff toward a grassed swale along the western side of the driveway. The proposed swale is to connect with the existing driveway swale.

2.5 Onsite wastewater treatment and disposal

Onsite wastewater treatment and disposal will use the existing septic tank and distribution box, these together with the disposal trench and reserve disposal field will be located to the north of the dwelling. This is indicated on the Site Plan.

3. APPLICATION SITE DETAILS AND DESCRIPTION

3.1 Location

The site is located at 7491A State Highway 1 in Kaitaia. Refer to the Location and Cadastral Maps in **Figures 2** and **3**.

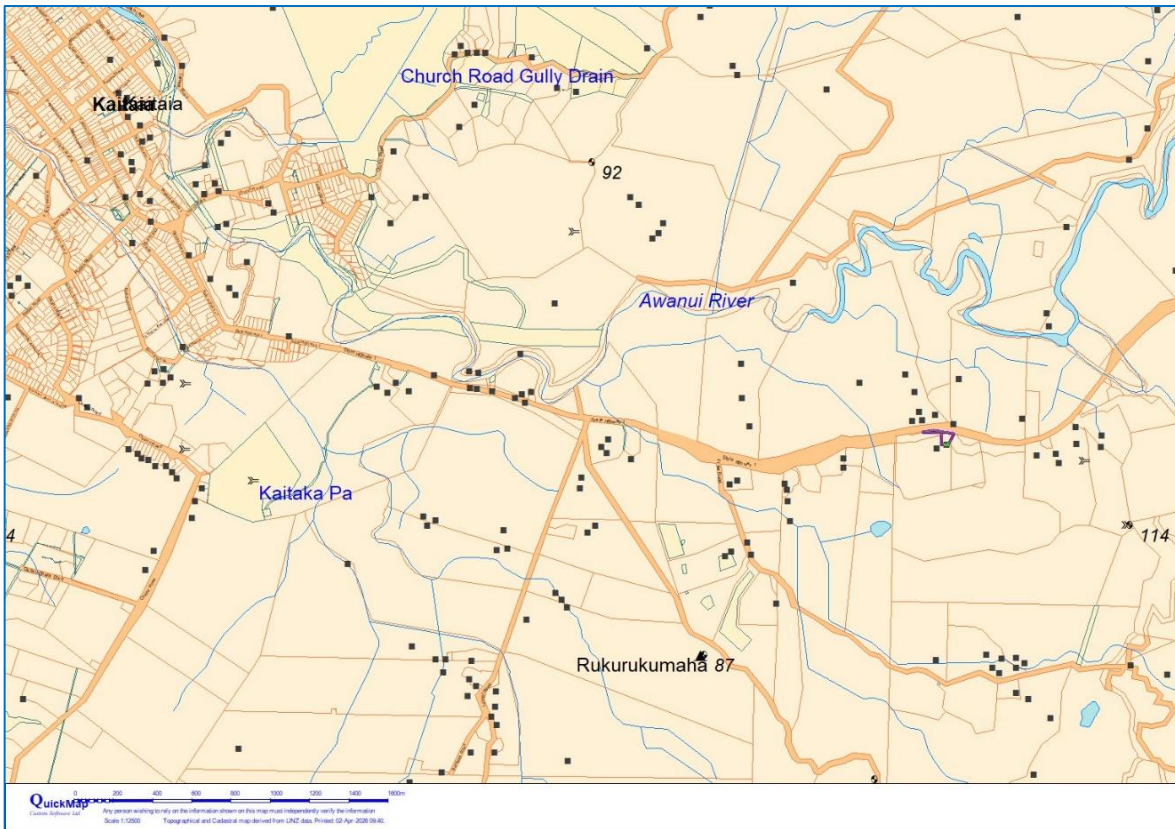


Figure 2: Location Map (Source: QuickMap)

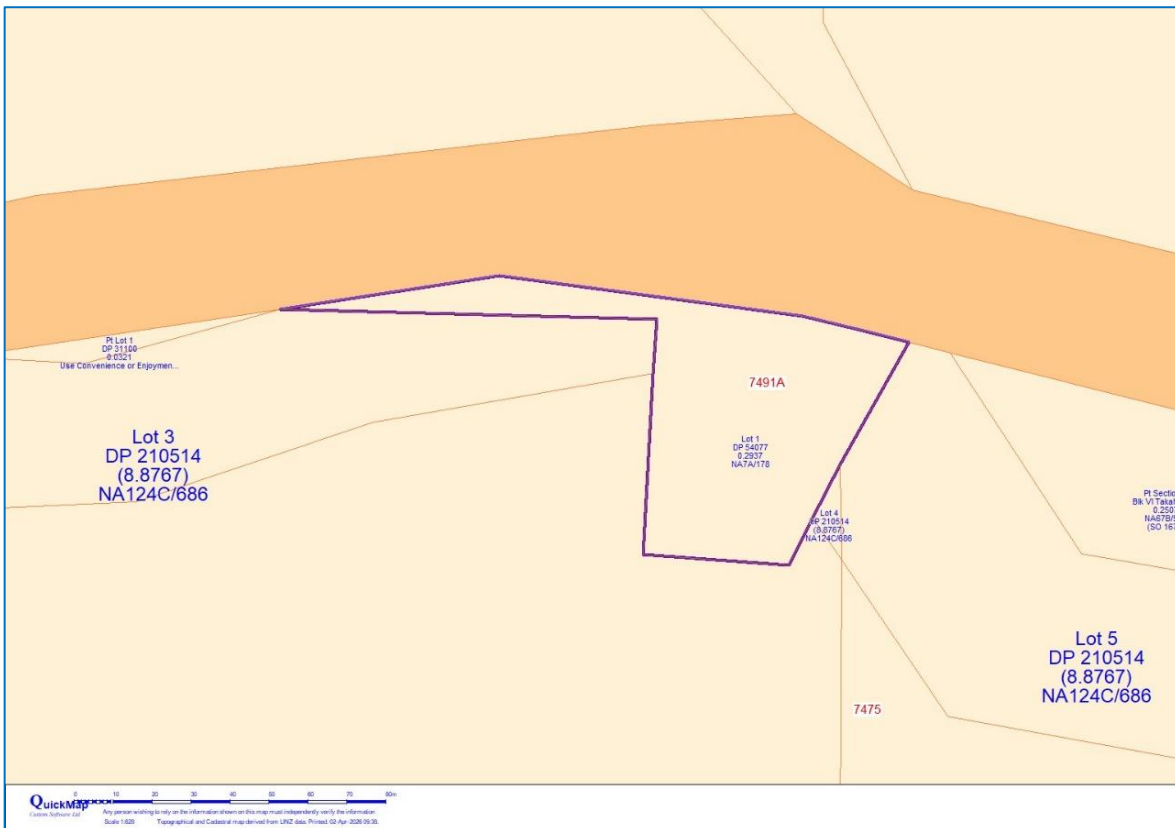


Figure 3: Cadastral Map Highlighting the Application Site (Source: QuickMap).

3.2 Legal details

Legal details of the application site are summarised below and in the Record of Title (**Appendix 3**).

LEGAL DESCRIPTION	RECORD OF TITLE IDENTIFIER	TITLE AREA
Lot 1 DP 54077	NA7A/178	2937m ² more or less

The relevant interests on the Record of Title are:

- Appurtenant hereto is a water right created by Transfer A66257
- 750180.1 Gazette Notice (N.Z. Gazette 1 March 1979 No. 16 p 465) declaring part of State Highway No. 1 (Awanui to Bluff) from the southern boundary of the Borough of Kaitaia to the the Victoria River Bridge near Takahue (*sic*) Road to be a limited access road.

3.3 Existing land use and development

The subject site contains an existing shed, metalled driveway, water tanks and retaining walls. Existing fencelines are also present, but do not all follow the site boundaries. Refer to the Site Survey Plan in **Figure 4**.

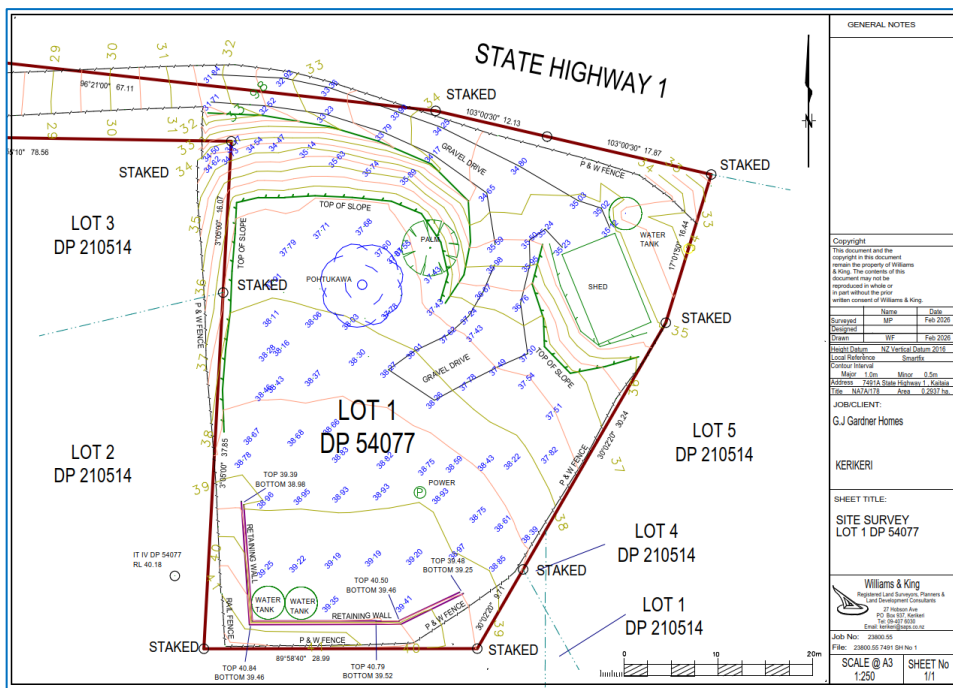


Figure 4: Site Survey Plan

3.4 Natural and recorded features

The site is not within the coastal environment. It does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is outside of recorded flood hazard areas and is not mapped as erosion prone land.

There are no mapped or recorded ecological resources of significance; the site is not a Protected Natural Area and is not part of a kiwi habitat area.

3.5 Vehicle access

The subject site has direct frontage to State Highway 1 along its northern boundary, with an existing vehicle crossing place located at the western end of the frontage. This existing entrance will be used to access the new dwelling and future shed. Within the site, a metalled driveway is formed parallel to the road boundary and into the site.

4. DISTRICT PLAN ASSESSMENT

4.1 Far North Operative District Plan

The application site is zoned 'Rural Production'. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Rural Production Zone

Rule	Discussion	Compliance
8.6.5.1 PERMITTED ACTIVITIES		
8.6.5.1.1 Residential Intensity	No issues.	Complies
8.6.5.1.2 Sunlight	Single story dwelling will comply. Future shed will need to be confirmed once elevations are known.	Complies
8.6.5.1.3 Stormwater management	Existing and proposed impermeable surface coverage will exceed 15%.	Does not comply
8.6.5.1.4 Setback from Boundaries	The proposed dwelling is located less than 10m from the site boundary. The future shed is located less than 3m from the site boundary.	Does not comply
8.6.5.1.10 Building Coverage	Building coverage will be approximately 314m ² , being less than 12.5% of the gross site area.	Complies
8.6.5.2 CONTROLLED ACTIVITIES		
8.6.5.2.1 Stormwater management	Existing and proposed impermeable surface coverage will exceed 20%.	Does not comply
8.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES		
8.6.5.3.4 Setback from Boundaries	Complies	Complies
8.6.5.4 DISCRETIONARY ACTIVITIES		
8.6.5.4 Discretionary Activities	Impermeable surface coverage is a discretionary activity.	Complies

4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
PERMITTED ACTIVITIES		
12.3.6.1.1 Excavation and/or filling ... in the Rural Production ... zones	Earthworks will not exceed the permitted activity standard (5,000m ³ per 12 month period / 1.5m height or depth).	Complies
12.4.6.1.2 Fire Risk to Residential Units	The dwelling will be located more 20m from any continuously vegetated areas.	Complies

4.1.3 Transportation

Rule	Discussion	Compliance
Traffic – Permitted Activities		
15.1.6A.2.1 Traffic Intensity	The first residential unit on a site is exempt from this rule.	Complies
Access – Permitted Activities		
15.1.6C.1.5 Vehicle crossing standards in Rural ... Zones	The site has an existing vehicle crossing from State Highway 1.	Existing
15.1.6C.1.7 General Access Standards	Clauses (a) – (d) will be met by the proposed access design.	Complies

4.1.4 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity. Sections 104 and 104B of the RMA are applicable.

4.2 Far North Proposed District Plan

The application site is zoned 'Rural Production'. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Rules with Immediate Legal Effect

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks. We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Other relevant rules without immediate legal effect are assessed below.

4.2.2 Area-Specific Matters – Rural Production Zone

Rule	Discussion	Compliance
RPROZ-R1 New buildings or structures...	PER-1 – the proposed buildings accommodate a permitted activity (RPROZ-R3). PER-2: RPROZ-S1: 12m height not exceeded. RPROZ-S2: Recession planes complied with. RPROZ-S3: 10m setbacks not achieved. RPROZ-S4: More than 30m from MHWS. RPROZ-S5: Building / structure coverage is less than 12.5%. RPROZ-S6: Not applicable. RPROZ-S7: More than 100m from Minerals Zone.	These rules do not have legal effect.
RPROZ-R2 Impermeable Surface Coverage	Proposed impermeable surfaces will exceed 15%.	
RPROZ-R3 Residential activity	A single residential unit is proposed.	

4.2.3 District-Wide Matters – Energy, Infrastructure, & Transport – Transport

Rule	Discussion	Compliance
TRAN-R2 Vehicle crossings and access, including private accessways	Access is for a single dwelling via an existing crossing.	These rules do not have legal effect.
TRAN-R5 Trip generation	Single residential unit proposed. Proposed development does not generate traffic exceeding that listed in TRAN-Table 11 – Trip generation.	
TRAN-R9 New or altered vehicle crossings accessed from a State Highway or a Limited Access Road	Not applicable as existing vehicle crossing to be used.	

4.2.4 District-Wide Matters – Hazards and Risks

Rule	Discussion	Compliance
NH-R5 Wild Fire – Buildings used for a vulnerable activity (excluding accessory buildings)	The proposal will include two accessible rainwater storage tanks, as well as a swimming pool, which will be suitable for storing water for firefighting. The dwelling will not be within 20m of any continuous areas of vegetation and complies with PER-2.	This rule does not have legal effect.

4.2.5 District Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R1 Earthworks for building or structures ...	Earthworks will be undertaken for this purpose. Standards reported on below.	This rule does not have legal effect.
EW-R12 Earthworks and the discovery of suspected sensitive material	An Accidental Discovery Protocol advisory note can be added to the resource consent.	Complies. Refer to EW-S3 below.
EW-R13 Earthworks and erosion and sediment control	Erosion and sediment control will be implemented.	Complies. Refer to EW-S5 below.
EW-S1 Maximum earthworks thresholds.	Less than 1000m ³ proposed per calendar year.	These rules do not have legal effect.
EW-S2 Maximum depth & slope	Depth will not exceed 1.5m.	
EW-S3 Accidental Discovery Protocol	Will be complied with.	Complies
EW-S4 Site reinstatement	Will comply.	This rule does not have legal effect.
EW-S5 Erosion & sediment control	Will be complied with.	Complies

4.2.6 Summary of Activity Status under the Far North Proposed District Plan

Relevant rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 104(1)(a) and (ab) requires the consent authority to have regard to any actual and potential effects on the environment of allowing the activity; and any measure proposed or agreed to by the application for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effects is not limited to any particular matters but includes an assessment of the relevant assessment criteria listed in Operative District Plan Section 11.3 and Rule 8.6.5.3.4 (Setback from Boundaries).

5.1 Visual amenity

There are no residential dwellings in close proximity to the new buildings. An existing Pohutukawa and palm tree are present on the site, and no planting is considered necessary to mitigate adverse effects on the surrounding environment.

The owner of adjacent properties has provided written approval to the proposal, and potential adverse effects related to outlook and privacy can be disregarded.

5.2 Visibility for access and egress of vehicles

The proposed buildings are set back from State Highway 1 and have no impact on visibility along any public or private accessways.

The existing vehicle crossing point and internal driveway will be used, with a small extension to connect to the proposed garage.

5.3 Stormwater Management effects

Stormwater effects are discussed in Section 8 of the Stormwater Mitigation Report in **Appendix 2**. The Stormwater Mitigation Report details the proposal for attenuation of stormwater runoff back to the permitted activity peak flows for the 1% AEP storm events, adjusted for climate change. Resultantly, the potential adverse effects of stormwater runoff are appropriately mitigated to be less than minor.

It also describes how runoff from the existing and proposed impermeable surfaces is appropriately controlled and discharged to existing road side drains in order to avoid adverse effects on the life supporting capacity of soils.

5.4 Ecological effects

There are no areas of significant indigenous vegetation or habitats or indigenous fauna on the subject site. Adverse ecological effects are avoided.

5.5 Landscape effects

The site does not have high or outstanding natural character and is not part of an outstanding landscape. Landscape effects are avoided.

5.6 Wastewater

The indicative wastewater disposal location is shown on the Site Plan and details of the treatment and disposal system will be managed via the Building Consent.

5.7 Natural hazards

The subject site is not affected by any recorded natural hazards, and the proposal is not expected to generate any adverse effects with regards to natural hazards. Suitable setbacks from vegetation can be achieved to avoid and mitigate fire hazard.

5.8 Shadowing / sunlight

The dwelling will comply with the permitted activity sunlight (height in relation to boundary) standards – refer to the Site Plan. The height of the future shed will need to be considered in relation to relevant rules.

5.9 Traffic and access

The traffic from a single residential dwelling is exempt from the relevant Operative District Plan traffic rules. The property is serviced by an existing entrance off State Highway 1, and no new or altered vehicle crossing places are required to support the proposed activity. The existing entrance was previously used to access a dwelling that is understood to have been destroyed by fire. The proposal is considered to have no adverse effects in terms of traffic safety.

Internal access is already formed, with only a short extension required to access the new internal garage.

5.10 Heritage and cultural effects

There are no heritage or cultural features recorded against the property in the District Plan, with the site being highly modified by previous building activity. Adverse effects in this regard are considered to be avoided.

6. STATUTORY ASSESSMENT

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.4 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES:CS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List (“HAIL”).² The site is an existing rural residential site, and no change in land use is proposed. Soil disturbance is negligible in volume (7m³). The proposed activity is not considered to have any implications in terms of the NES:CS.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The proposed activity does not involve work in or in close proximity to any freshwater features, including any earthworks or vegetation disturbance within 10m of a wetland, or earthworks and diversion of stormwater within a 100m setback from a natural inland wetland. Therefore, consent is not considered necessary pursuant to these regulations.

6.2 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region. The site is not within the coastal environment and does not include areas of high or outstanding natural character, or outstanding natural landscapes or features. The relevant RPS policy is addressed below.

Policy 5.1.1 – Planned and coordinated development

This policy requires co-ordinated location, design and building for subdivision, land use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). The proposed use and development comply with all permitted activity Rural Production Zone standards with the exception of the Setback and Stormwater Management Rules. Development of an existing site for a single dwelling and accessory building is an anticipated land use for this site, and the development of the site for this purpose will be compatible with other existing activities in the area so as to maintain the character of the surrounding environment.

6.3 District Plan Objectives and policies

6.3.1 Operative Far North District Plan

The objectives and policies of the Rural Environment and Rural Production Zone Sections of the District Plan are relevant to this proposal.

8.3 OBJECTIVES

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities in the rural environment.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

8.4 POLICIES

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

² Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 1 April 2025 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.6.3 OBJECTIVES These objectives supplement those set out in Section 8.3.

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.4 POLICIES These policies supplement those set out in Section 8.4.

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

Stormwater attenuation is proposed to mitigate adverse effects related to stormwater runoff, including the life supporting capacity of soils (objectives 8.3.2 and 8.3.3, policies 8.4.2, 8.6.4.1 and 8.6.4.3).

The subject site is an existing rural residential property, therefore its development for this purpose is considered to avoid effects related to reverse sensitivity or land use incompatibility (objectives 8.3.6, 8.6.3.6 and 8.6.3.7 and policies 8.4.5) and be an efficient use of the land (objective 8.6.3.2 and policy 8.6.4.5).

The proposed built development and impermeable surface coverage is an appropriate activity for the site, which will not result in any adverse amenity effects (objectives 8.3.7, 8.3.10, and 8.6.3.3 and policies 8.4.4 and 8.6.4.4)

Overall, the proposal represents sustainable use and development of an existing rural residential site (objectives 8.3.1 and 8.6.3.1 and policies 8.4.1)

6.3.2 Proposed Far North District Plan

Relevant objectives and policies for the 'Rural Production Zone' are copied below. It is concluded that the proposal will be consistent with the relevant strategies.

Rural Production Zone

Objectives

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

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

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

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

Policies

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

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

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

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

- a. whether the proposal will increase production potential in the zone;*
- b. whether the activity relies on the productive nature of the soil;*
- c. consistency with the scale and character of the rural environment;*
- d. location, scale and design of buildings or structures;*
- e. for subdivision or non-primary production activities:*
- f. scale and compatibility with rural activities;*
- g. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
- h. the potential for loss of highly productive land, land sterilisation ...*
- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
- j. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- k. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, ...*
- l. the adequacy of roading infrastructure to service the proposed activity;*
- m. n/a*
- n. n/a*

A proposed dwelling on an existing rural residential site in the Rural Production Zone will not have any adverse effects on primary production activities or highly productive land, (RPROZ-O1 / RPROZ-O2 a -d). Stormwater and wastewater management can be achieved on site (RPROZ-O3e). The proposed development is considered to avoid effects related to reverse sensitivity or land use incompatibility (policy RPROZ-P3).

The existing rural character of the surrounding Rural Production Zone is maintained (RPROZ-P4), with the extent of building and impermeable surface coverage being reasonable, but necessary given the length of existing driveway formation, which is required to access the building site.

The effects of the proposed activity are mitigated using stormwater attenuation and through the reasonable scale of the proposed buildings and impermeable surface coverage (RPROZ-P7). The replacement shed will replace an existing shed that is already in close proximity to the boundary. The site does not have any significant natural, ecological or historic value.

6.4 Regional Plan for Northland (March 2026)

Stormwater management will comply with Regional Plan for Northland Rule C.6.4.2, with the intention being that the stormwater management devices and discharge to the existing roadside drain will not cause permanent scouring or erosion and no water quality effects beyond the zone of reasonable mixing. Beyond the initial earthworks phase, stormwater quality is unlikely to be an issue from this residential activity.

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard has been devised. An effluent field and reserve area can be located in compliance with the current rules.

Proposed earthworks will not exceed 5,000m² of exposed earth at any time, and will be within the permitted activity earthworks thresholds specified in Table 15 of Rule C.8.3.1.

No consents are considered necessary for the proposed activity under the Proposed Regional Plan for this proposal, although careful implementation of earthworks, and the designed onsite wastewater and stormwater management systems, will be required.

6.5 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by enabling the development of an existing site for its intended purpose. The proposed development can be adequately serviced in terms of the disposal of wastewater and stormwater, and the collection and supply of water.

The scale of the building (height and floor area) will ensure that adverse effects arising from the setback infringement are appropriately avoided and mitigated, to ensure that the existing character of the site and its surroundings can be retained. The proposal provides for the economic and social well-being of the owners of the property by allowing them to rebuild a dwelling on the site. The proposed development can be completed in such a way that avoids, remedies and mitigates actual and potential adverse effects arising from new buildings and impermeable areas.

There are no relevant section 6 'Matters of National Importance'.

The proposal has regard to Section 7 Matters and represents an efficient and anticipated use of the land, which will retain existing amenity values and maintain the quality of the environment.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the RMA.

7. CONSULTATION & NOTIFICATION ASSESSMENT

7.1 Public notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor, as set out in Section 5 of this Report. As such, public notification is not considered necessary.

Step 4: No special circumstances are considered to exist to warrant public notification.

7.2 Limited notification

Step 1: The site is not in the marine and coastal area or common marine and coastal area. There are no affected protected customary rights groups or affected customary marine title groups, and the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(2) provides guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect and clause (b), where they must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

Section 95E(3) specifies that a person is not an affected person in relation to an application for a resource consent for an activity if (a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons.

Written approval has been obtained by the landowner of the adjacent property sharing a boundary where the permitted activity setback standard is not achieved. Refer to **Appendix 4**.

There will be no new or altered vehicle crossings off State Highway 1, and as traffic to be generated is compliant with the permitted activity standard, New Zealand Transport Agency is not considered to be an affected party.

No other person is considered to be affected by the proposed activity.

As such, it is considered that limited notification is not required via Step 3.

Step 4: There are no special circumstances to warrant notification to any other person.

7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. CONCLUSION


In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- Conditions requiring the proposed stormwater mitigation can be imposed, resultantly the actual and potential effects of the proposal are avoided and mitigated so as to be less than minor.
- The proposed activity is consistent with the relevant provisions of the Operative and Proposed District Plans.

We also note that:

- The proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 
Natalie Watson,
Resource Planner

Date: 6 April 2026
WILLIAMS & KING
Kerikeri

9. APPENDICES

Appendix 1	G.J. Gardner Homes Architectural Plans
Appendix 2	Wilton Joubert Limited Stormwater Mitigation Report
Appendix 3	Record of Title
Appendix 4	Written Approval



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




R.W. Muir
Registrar-General
of Land

Identifier NA7A/178
Land Registration District North Auckland
Date Issued 10 September 1965

Prior References
NA1696/96 NA836/233

Estate Fee Simple
Area 2937 square metres more or less
Legal Description Lot 1 Deposited Plan 54077
Registered Owners
Carlin John Desmond

Interests

Appurtenant hereto is a water right created by Transfer A66257
750180.1 Gazette Notice (N.Z. Gazette 1 March 1979 No. 16 p 465) declaring part of State Highway No. 1 (Awanui to Bluff) from the southern boundary of the Borough of Kaitaia to the Victoria River Bridge near Takahune Road to be a limited access road - 2.8.1979 at 10.42 am
12831748.3 Mortgage to ASB Bank Limited - 26.9.2023 at 2:59 pm

14.2

STATE HIGHWAY No 1

172.99' 390.51' 333.6'

17.8'

149.12' 81.74'

268.0' 198.56' 144.09'

1636€
fenci
- 16.

0~2~36.1

Reserve 648/16

- (1) To take and convey water in free and unimpeded flow from and through the deep well pump situated on that portion of the land firstly above described coloured yellow on Deposited Plan 54077 and marked "water easement" and to convey such water therefrom to the dominant tenement through the existing pipeline laid along the strips of land coloured yellow and blue and marked "water easement" on the said plan, *being*
- (2) To ^{parts of the land with and} connect the electric motor attached to the said deep well pump to the electricity supply of the Bay of Islands Electric Power Board through the servient tenement along that portion of the land firstly above described coloured yellow on the said plan.
- (3) To enter upon the servient tenement with or without engineers and workmen and by and through agents servants contractors and employees and with or without vehicles implements tools pipes and materials of any kind for the purpose of laying maintaining repairing and from time to time renewing the said pipes and opening up the soil of the servient tenement as shall be necessary therefor and for the purpose of maintaining repairing and from time to time renewing the pump-house, pump and motor and any other incidental installations therein and the existing lines or other means of electricity supply to the said motor.

AND THE TRANSFEROR DOTH HEREBY COVENANT with the transferee as follows :-

- (1) The transferor and her engineers and workmen agents servants contractors and employees in the exercise of all or any of the rights hereby granted will cause as little damage as possible to be done to the surface and freehold of the servient tenement and will at the cost of the transferor do execute and carry out in a good and workmanlike manner all works and things hereby authorised to be done on the servient tenement and will effect all work with reasonable despatch and will from time to time repair and make good all damage to fences gates buildings erections and drains and stock in upon or around the servient tenement and will restore the same as nearly as possible to its former condition and if necessary the transferor will resow the same in English grasses at her expense and to the satisfaction of the transferee.
- (2) The transferor shall ensure that the said pipeline at all times throughout its length is buried under the soil at a depth sufficient to be clear of implements used in normal and usual cultivation of farm lands (such depth not being less than eight inches) and the transferee shall not be responsible for any damage done to the said pipeline save in the case of the negligence of himself or his agents.

~~AND IT HEREBY AGREED AND DECLARED~~ by and between the parties hereto as follows :-

- (1) The transferee shall not knowingly or wilfully do any act or thing whereby the free and unimpeded flow of water through the said pipes may be in any way interrupted or restricted but nothing herein contained or implied shall be deemed to place any liability whatever on the transferee for the failure of the said flow of water or otherwise howsoever relating to the premises save in so far as such failure may be due to the wilful act of the transferee.
- (2) The transferor hereby agrees that all costs charges and expenses whatsoever of and incidental to the erection maintenance repair and renewal of the said pipes the said pump-house pump motor electricity supply damage to stock by electricity escape the observance or performance of anything herein contained and the payment of all outgoings including insurance premiums and charges for electricity shall be borne by the transferor solely.
- (3) No liability of any kind shall attach to the transferee in respect of any damage done to State Highway No. 1 or to any person or property thereon by reason of the passage of the pipeline or leakage therefrom under the said State Highway and the transferor hereby indemnifies the transferee against any costs claims suits or demands that may be incurred by or made against the transferee in respect of any such damage.
- (4) The terms "transferor" and "transferee" where used herein shall be deemed to include also the executors administrators and assigns of the transferor and of the transferee.

IN WITNESS whereof these presents have been executed this 17th day of December One thousand nine hundred and sixty-four (1964)

SIGNED by the transferor the said ELEANOR MARJORIE BROOKER in the presence of :-

E. M. Brooker.

[Signature]
Sole as
Kaitiaki

H. C. Hooper ✓

SIGNED by the transferee the said HENRY CARL HOOPER in the presence of :-

[Signature]
Sole as
Kaitiaki

(L.V.C. — 12

In the Land Valuation Court,

Auckland Registry.

No. N 590/64

IN THE MATTER of an application under the Land Settlement Promotion Act, 1952

for consent to a sale of land

Between ELEANOR MARJORIE BROOKER of Kerikeri, Married Woman, Vendor (Lessor),

and HENRY CARL HOOPER of Kaitaia Farmer, Purchaser (Lessee).

BEFORE THE AUCKLAND (NORTH) LAND VALUATION COMMITTEE

Upon reading the application of ELEANOR MARJORIE BROOKER

for the consent of the Land Valuation Court to the sale

of the land described in the schedule hereto

~~*And upon hearing~~

*Delete if not required.

It is ordered that the consent of the Land Valuation Court be granted to the transaction ~~*upon or subject to the following conditions:—~~

SCHEDULE

SIXTY ACRES ONE ROOD THREE DECIMAL NINE POLES (60 ac. 1 r. 3.9p. more or less being the residue of the land in Certificate of Title Volume 1648 Folio 16 Auckland Registry, and being also all the land in Certificates of Title Volume 1696 Folio 96, and Volume 836 Folio 233 Auckland Registry BUT EXCLUDING THEREOUT the dwellinghouse erected on the said land together with that part of land bounded by the fence separating such house from the surrounding land.

Dated at Auckland this 6th. day of August, 1964.

[Signature]
(Deputy) Registrar of the Land Valuation Court



Sealed at the office of the Land Valuation Court,

at Auckland, this 21st.

day of August, 1964.

[Signature]
(Deputy) Registrar.

Solicitors for the applicant:

A 66257

*Dont order 78 new 4/11/65 for
lot 1 DP 5407 in amalgamated block
act for Mrs Brooker.*

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER OF

Pt. Section 4 Blk. VI Takahue S.D.
Pts. Sections 60 & 61 Blk. VI Takahue S.D.
Pt. D.P. 11916 pt. Sections 7 & 8 Blk. VI Takahue S.D.

[Signature]

Solicitor for the Transferee

ELEANOR MARJORIE BROOKER Transferor

D.L.R.
Auckland

Please issue an amalgamated certificate
of title for the residue of the land in
CTs 836/233 and 1696/96

Albion, Kingston St

HENRY CARL HOOPER Transferee

Box 111
Kaitiaki
3003/2

Particulars entered in the Register-Book Vol.

Folio *648/16 836/233 1696/96.*
the *24th* day of *March* 19*65*
at *9.31* o'clock

Wabird

Assistant Land Registrar
of the District of Auckland



*ML
126-96*

*648/16
A 49584
11/12/1964*

*CIST. regard.
also mtgs of 265/91.*

50/488

*2/2/81
1/2*

*4/10
4/11
4/14*

LAND & DEEDS	
Nature:	<i>Transfer</i>
Firm:	<i>Albion K</i>
24 MAR 1965	
Time:	<i>9.31</i>
Fee: £	<i>4:10:-</i>
Abstract No:	<i>39899</i>

C.K

C.C. CAMPBELL
Solicitor
KAITIAKI

LAND & DEEDS	
Nature:	<i>Transfer</i>
Firm:	<i>Albion K</i>
8 MAR 1965	
Solicitors for the Transferee	

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND

Parsons Printing Co. Ltd. (S) 21831



750186.1 GN

The District Land Registrar
NORTH AUCKLAND REGISTRY

STATEMENT IN RESPECT OF LIMITED ACCESS ROAD

I, Alexander William Aitken, District Commissioner of Works and Development at Auckland, annex hereto a copy of declaration, schedule and plans in respect of State Highway No.1 (Awanui to Bluff) pursuant to the requirements of paragraph (c) subsection (10) of Section 4 of the Public Works Amendment Act 1963.

Dated at Auckland this

1st

day of

August

1979



A W Aitken
District Commissioner of Works

S.H. 1 R.D.1 R.S.01
LIMITED ACCESS ROAD DECLARATION
KAITAIA TO VICTORIA RIVER
R.P.01/9.27 TO R.P.16/3.96

Extract from N.Z. Gazette, 1 March 1979, No. 16, p. 465

*National Roads Board—Declaring State Highway to be a
Limited Access Road*

It is notified that the National Roads Board, by resolution dated 21 February 1979 and pursuant to section 4 of the Public Works Amendment Act 1963, hereby declares that part of State Highway No. 1 (Awanui to Bluff) from the southern boundary of the Borough of Kaitaia to the Victoria River Bridge near Takahue Road, as more particularly shown on Sheets 1 to 4 of Plan L.A. 11/2/3 and accompanying Schedule, held in the office of the Resident Engineer, Ministry of Works and Development, Whangarei, and there available for public inspection, to be a limited access road.

Dated at Wellington this 27th day of February 1979.

F. J. TOURELL, Secretary.

(72/1/1/5)

E. C. Keating, Government Printer, Wellington, New Zealand—1979

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 1 of 22 sheets

State Highway No. 1; LEFT HAND SIDE (NORTH)			
From; KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
	START OF LIMITED ACCESS ROAD R.S. 01 R.P. 9.27		
	KAITAIA BOROUGH BOUNDARY		
4	Taranaki Gate Taranaki Gate Vehicle Access Vehicle Access	1 2 3 4	Lot 28 D.P. 405 Part C.T.4C/123
Nil	No independent entrance to State Highway - access available over adjoining land in same ownership	-	Part Lot 1 D.P. 11273 C.T. 1136/37
2	Vehicle Access Vehicle Access	5 6	Section 58 Block V Takahue Survey District Part C.T.1824/67
	PUBLIC ROAD - Formed Gives access to land on North side of Awanui River		
1	Vehicle Access	7	Section 59 Block V Takahue Survey District Part C.T. 1824/67
Nil	No existing entrance to State Highway - access available over adjoining land in same occupation	-	Section 60 Block V Takahue Survey C.T. 1824/71
2	Vehicle Access Farm Gate	8 9	Part Section 2 Block V Takahue Survey District C.T. 1822/22

* As shown on Plan No LA 11/2/5 deposited in the office of

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 2 of 22 sheets

State Highway No. <u>1</u> ; <u>LEFT HAND SIDE (NORTH)</u>			
From: <u>KAITAIA</u>			
To: <u>VICTORIA RIVER</u>			
GAZETTE INFORMATION			
Access Details at: <u>6.4.78</u>			LAND IN NORTH -AUCKLAND- LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
	PUBLIC ROAD - Not Formed		
2	Farm Gate Taranaki Gate	10 11	Part Northern portion, Section 3 Block V Takahue Survey District C.T. 13D/633
2	Farm Gate Vehicle Access	12 13	Parts Section 4 D.P. 10589 and Part Otepu Block Part C.T. 1D/860 (Balance of Title Located 2.5 Kilometres to South East of State Highway)
5	Farm Gate Farm Gate Vehicle Access Vehicle Access Farm Gate	14 15 16 17 18	Part Lot 1 D.P. 31100 C.T. 794/145
1	Vehicle Access	19	Part Lot 1 D.P. 45099 C.T. 1507/60
3	Vehicle Access Farm Gate Farm Gate	20 21 22	Part Section 4 Block VI Takahue Survey District Part C.T. 648/16
1	Vehicle Access	23	Part Section 5 D.P. 14342 C.T. 319/112

* As shown on Plan No 14 11/2/3 deposited in the office of

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 3 of 22 sheets

State Highway No. <u>1</u> ; LEFT HAND SIDE (NORTH)			
From: KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: <u>6.4.78</u>			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
3	Farm Gate Farm Gate Farm Gate	24 25 26	Lot 1 D.P. 71683 C.T. 27D/1020
	KAITAIA RIVER - Dry		
1	Vehicle Access - also gives access to Part Hauturu 4A2 Block in same ownership -	27	Part Hauturu 4A1 Block Part C.T. 223/16
	KAITAIA RIVER - Dry		
2	Farm Gate Vehicle Access	28 29	Parts Okerimene A, B and C Blocks and Sections 57 & 58 Block VI Takahue Survey District Part C.T. 12D/ 1445
1	Vehicle Access	30	Part Rangitihi Block C.T. 728/13
1	Vehicle Access	31	Section 63 Block VI Takahue Survey District Part C.T. 19A/1336
3	Farm Gate Vehicle Access Vehicle Access	32 33 34	Part Rangitihi Block Part C.T. 728/13
2	Vehicle Access Combined Vehicle Access and Farm Gate	35 36	Section 65 Takahue Survey Part C.T. 19A/1336

* As shown on Plan No. LA 17/273 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 4 of 22 sheets

State Highway No. 1; LEFT HAND SIDE (NORTH)			
From: KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			
No.	Description	MWD Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
Nil	No existing entrance to State Highway - access available over adjoining land in same ownership	-	Part Rangitihi Block Part C.T.728/13 ✓
	AWANUI RIVER (Kaitaia River)		
Nil	No existing entrance to State Highway - legal access to Clough Road is practical	-	Part Lot 5 D.P. 17307 Part C.T.35B/317 ✓
Nil	No existing entrance to State Highway - legal access to Clough Road is practical		Part Te Konoti A4 South 2A 2C2 Block Part C.T.'s 17B/1461 17B/1462 17B/1463 and 17B/1464 <i>now 433/370, 371, 372</i> ✓
	CLOUGH ROAD - Formed		

* As shown on Plan No. LA 17213 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 5 of 22 sheets

State Highway No. <u>1</u> ; LEFT HAND SIDE (NORTH)			
From; KAITAIA BOROUGH BOUNDARY			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND... LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - legal access to Clough Road is practical	-	Part Te Konoti A4 South 2A 2C2 Block Part C.T.'s 17B/1461 17B/1462 17/1463 and 17/1464
1	Farm Gate	37	Part Te Konoti A4 South 2A2 Block No Registration
1	Vehicle Access	38	Te Konoti A4 South 2A2 B1 Block No Registration
1	Farm Gate	39	Te Konoti A4 South 2A1 Block P.R. 3B/276
1	Vehicle Access	40	Te Konoti A4 South 1A2A Block C.T. 5A/943

now
G.T. 430, 370, 371, 372

✓

✓

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* As shown on Plan No. LA 11/2/3 deposited in the office of

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 6 of 22 sheets

State Highway No. 1; LEFT HAND SIDE (NORTH)			
From: KAITAIA BOROUGH BOUNDARY			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 5.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Farm Gate - also gives access to adjoining land over legal Right-of-Way	41	Part Te Konoti A4 South 1A2B Block Part C.T. 16B/1096 - subject to Right-of-Way appurtenant to Te Konoti A4 South 1B Block
Nil	No existing entrance to State Highway - access available by legal Right-of-Way over adjoining land	41	Te Konoti A4 South 1B Block C.T. 1513/18 - subject to Right-of-Way over A4 South 1A2B
Nil	No existing entrance to State Highway - access point allocated	42	Te Konoti A5 South 1B Block C.T. 31A/613
2	Vehicle Access Vehicle Access	43 44	Part Te Konoti A5 South 2B1A2 Block Gazette 1939 p. 3533
Nil	No independent entrance to State Highway - access available over adjoining land in same ownership	-	Part Te Konoti A5 South 2B1A2 Block Gazette 1955 p. 1755
Nil	No independent entrance to State Highway - access available over adjoining land in same ownership	-	Lot 1 D.P. 44904 Gazette 1973 P. 516

* As shown on Plan No LA 11/2/3 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 7 of 22 sheets

State Highway No. 1; LEFT HAND SIDE (NORTH)			
From; KAITAIA			
To; VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLANDLAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
1	Vehicle Access - also gives access to adjoining land over legal Right-of-Way	45	Part Te Konoti A5 South 2B1A2 Block C.T. 1599/96 - subject to Right-of-Way appurtenant to 2B1A1 Block
Nil	No existing entrance to State Highway - access available by legal Right-of-Way over adjoining land	45	Konoti A5 South 2B1A1 Block C.T. 1D/1373 - subject to Right-of-Way over 2B1A2 Block
1	Farm Gate	46	Part Lot 1 D.P. 32866 C.T. 910/83
1	Vehicle Access	47	Part Konoti A5 South 2B1B2 C.T. 17A/1221
2	Farm Gate Farm Gate (Stockyards)	48 49	Konoti 22 Block C.T. 17A/627
PAMAPURIA - TAIPA ROAD		Formed	
Nil	No existing entrance to State Highway - legal access to Pamapurua -Taipa Road is practical	-	Section 34 Block VII Takahue Survey District C.T. 2C/865

* As shown on Plan No LA 11/2/2 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 8 of 22 sheets

State Highway No. <u>1</u> ; <u>LEFT HAND SIDE (NORTH)</u>			
From: <u>KAITAIA</u>			
To: <u>VICTORIA RIVER</u>			
GAZETTE INFORMATION			
Access Details at: <u>6.4.78</u>			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - legal access to Pamapurua - Taipa Road is practical	-	Lot 4 D.P. 47721 C.T. 10B/1475
Nil	No existing entrance to State Highway - access point allocated	50	Lot 5 D.P. 47721 C.T. 10B/1476
Nil	No existing entrance to State Highway - access point allocated	51	Lot 6 D.P. 47721 C.T. 10B/1477
Nil	No existing entrance to State Highway - access to Pamapurua - Taipa Road is practical by legal Right-of-Way over adjoining land	-	Te Konoti B1 South East B2B1A Block C.T. 5B/959
Nil	No existing entrance to State Highway - legal access to Pamapurua - Taipa Road is practical	-	Part Te Konoti B1 South East B2B Block No Registration
1	Farm Gate	52	Part Te Konoti B1 South East B1 B Block Pt. C.T. 233/196 (Balance)
Nil	No existing entrance to State Highway - legal access to Public Road is practical	-	Part Te Konoti B3 South B2A Block Gazette 1959 p. 1586
	PUBLIC ROAD - Not Formed To be closed 20 38787		

* As shown on Plan No LA 17213 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 9 of 22 sheets

State Highway No. <u>1</u> ; LEFT HAND SIDE NORTH			
From: KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: <u>6.4.78</u>			
No.	Description	MWD Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
1	Farm Gate	53	Part Te Konoti B3 South B2 Block No Registration
1	Farm Gate	54	Middle Portion of Te Konoti B3 South D2 B2 Block C.T. 31D/479
1	Vehicle Access	55	Te Konoti B3 South D2 A1 Block P.R. 5D/237
1	Farm Gate	56	Part Te Konoti B3 South D2A2B3 Block C.T. 40C/578
Nil	No existing entrance to State Highway access available from Taipa Road		Te Konoti B3 South D1 B2 B2 Block C.T. 31D/919 (Not yet issued)
2	Taranaki Gate Farm Gate	58 59	Part Te Konoti B3 South D1 Block No Registration
1	Farm Gate	60	Part Te Konoti B4 A3 B Block No Registration
1	Vehicle Access	61	Part Te Konoti B4 A 2 Lot 4 No Registration

* As shown on Plan No LA 11/2/3 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 10 of 22 sheets

State Highway No. <u>1</u> ; <u>LEFT HAND SIDE NORTH</u>			
From; <u>KAITAIA</u>			
To: <u>VICTORIA RIVER</u>			
GAZETTE INFORMATION			
Access Details at: <u>6.4.78</u>			LAND IN NORTH
No.	Description	MWD Ref. #	...AUCKLAND LAND REGISTRATION DIST
1	Farm Gate	62	Part Te Konoti B4 B1 A Block No Registration
1	Vehicle Access	63	Section 27 Block VII Tokahue Survey District Part C.T. 18D/986 X
4	Farm Gate Vehicle Access Farm Gate Vehicle Access	64 65 66 67	Te Konoti B2 Block Gazette 1915 p. 952
Nil	Vehicular access via CP69 in same title	69	Section 28 Block VII Takahue Survey District C.T. 33A/288 ✓
Nil	No existing entrance to State Highway - access point allocated	68	Te Konoti B5 No. 4 A1B Block C.T. 1518/31 ✓
1	Vehicle Access	69	Section 28 Block VII Takahue Survey District C.T. 33A/2 8 ✓
3	Taranaki Gate Vehicle Access Vehicle Access - also gives practical access to adjoining land over unregistered Right-of-Way	70 71 72	Te Konoti B5 No. 4 A2 Block C.T. 342/218 (Balance) - subject to Proposed Right- of-Way (D.P. 13155 appurtenant to Part B5 No. 4B1 (not registered on title) ✓

* As shown on Plan No. LA 11/213 deposited in the office of
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 11 of 22 sheets

State Highway No. 1 ; LEFT HAND SIDE (NORTH)			
From; KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access available by unregistered Right-of-Way over adjoining land	72	Part Te Konoti B5 No. 4 B1 Block C.T. 820/299 - subject to Proposed Right-of-Way (D.P. 13155) over B5 No. 4 A2 (Not registered on title)
Nil	No existing entrance to State Highway - access point allocated	73	Lot 1 D.P. 33770 Part C.T. 1828/13
Nil	No existing entrance to State Highway - access point allocated	74	Stopped Road Gazette 1968 p. 1402
3	Vehicle Access Double Farm Gates Farm Gate	75 76 77	Part Lot 2 D.P. 33770 Part C.T. 1828/13
Nil	No existing entrance to State Highway - legal access to Thompson Road is practical	-	Lot 3 D.P. 33770 C.T. 890/34
	THOMPSON ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Thompson Road is practical	-	Lot 4 D.P. 79009 C.T. 340/1333
	VICTORIA RIVER		
	LIMITED ACCESS ROAD ENDS R.S. 16 R.P. 3. 96		

* As shown on Plan No. LA 11/2/3 deposited in the office of
at Wellington

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 12 of 22 sheets

State Highway No. 1; ... RIGHT HAND SIDE (SOUTH)			
From: KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
	START OF LIMITED ACCESS ROAD R.S. 01 R.P. 9.27		
	KAITAIA BOROUGH BOUNDARY		
3	Vehicle Access Vehicle Access Farm Gate	78 80 81	Part Lot 30 D.P. 405 Part C.T.4C/123 ✓
Nil	No existing entrance to State Highway - access point allocated	79	Lot 1 D.P. 53548 C.T. 4C/122 ✓
4	Vehicle Access Farm Gate Farm Gate Farm Gate	82 83 84 85	Part Section 61 Block V Takahue Survey District C.T. 1841/67 ✓
Nil	No existing entrance to State Highway - legal access to Larmer Road is is practical	-	Part Section 61 Block V Takahue Survey District Gazette 1974 p. 2595
	LARMER ROAD - Formed		
1	Vehicle Access	86	Part Northern Portion Section 3 Section 57 and Southern portion of Section 3 Block V Takahue Survey District C.T. 13D/668 ✓
1	Farm Gate - (Access to: Pt Lot 2, DP 10869, CT35A/758)	87	Road to be Closed S.O. 40415

* As shown on Plan No LA 11/2/3 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 13 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From: KAITIAI			
To: VICTORIA RIVER			
GAZETTE INFORMATION (not for publication)			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
	FRYER ROAD - Formed		
	Vehicle access - Access to: Pt. Sec. 4 & Pt. Sec 10, DP 24160, CT 637/147 (shared with CT 130/486)	88	Road to be closed SO 40415
	Vehicle access to Pt 2 DP 13243 Pt CT 130/486 (shared with CT 637/146)	88	Road to be closed SO 40415
	Vehicle Access Lot 1 DP29039, CT 723/23	89	Road to be closed SO 40415
Nil	No existing entrance to State Highway. Access available from Fryer Road		Pt 1 DP 13243 CT 300/70
Nil	No existing entrance to State Highway. Access point allocated over Road to be closed SO 40415	90	Pt Sec 8 DP 11916 CT 836/232
Nil	No existing entrance to State Highway - access point allocated	92	Parts Sec. 60 Block VI Takahue Survey District Part C.T. 50/488
Nil	No existing entrance to State Highway - access point not allocated	-	Part Lot 1 D.P. 31100 Gazette 1959 p. 794
1	Vehicle Access	93	Lot 1 D.P. 54077 C.T. 7A/178

* As shown on Plan No LA 11/2/3 deposited in the office of
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 14 of 22 sheets

State Highway No. 1; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To; VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			
No.	Description	MWD Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
Nil	No existing entrance to State Highway - access available over adjoining land in same ownership	-	Part Section 61 Block VI Takahue Survey District Part C.T.5C/488
1	Vehicle Access	94	Part Section 4 Block VI Takahue Survey District Part C.T. 648/16
Nil	No existing entrance to State Highway - access point allocated	95	Section 62 Block VI Takahue Survey District C.T. 1960/78
2	Farm Gate Vehicle Access	96 97	Crown Land Gazette 1959 p. 972
1	Vehicle Access	98	Lot 2 D.P. 71683 C.T. 27D/1021
	KAITAIA RIVER - Dry		
1	Farm Gate	99	Part Hauturu 4 A1 Block Part C.T. 223/16
	KAITAIA RIVER - Dry		
Nil	No existing entrance to State Highway - access point allocated	100	Part Okerimene C Block Part C.T.12D/1445

* As shown on Plan No LA 11/2/3 deposited in the office of
at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 15 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Farm Gate	101	Crown Land Gazette 1959 p. 972
3	Farm Gate Farm Gate Farm Gate	102 103 104	Parts Okerimene A, B and C Blocks and Section 59 Block VI Takahue Survey District Part C.T. 12D/1445
2	Vehicle Access Vehicle Access	105 106	Part Rangitahi Block Part C.T. 728/13
RUAROA ROAD - Formed			
Nil	No existing entrance to State Highway- legal access to Ruaroa Road is practical		Part Rangitahi Block Part C.T. 728/13
1	Vehicle Access	107	Section 64 Block VI Takahu Survey District Part C.T. 19A/1336
2	Vehicle Access Vehicle Access	108 109	Part Rangitahi Block Part C.T. 728/13
AWANUI RIVER (Kaitaia River)			

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at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 16 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From: KAITIATA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			
No.	Description	MWD Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
Nil	No existing entrance to State Highway - access point allocated	110	Part Te Konoti A4 South 2A2C2 Block Part C.T.'s 17B/1461 17B/1462 17B/1463 and 17B/1464
			<i>new C.T.</i> <i>238/370</i> <i>371</i> <i>372</i>
1	Vehicle Access	111	Te Konoti A4 South 2A2A Block C.T. 31D/94
3	Farm Gate Vehicle Access Farm Gate	112 113 114	Te Konoti A6B Block Gazette 1971 p. 1648
Nil	No independent entrance to State Highway - access available over adjoining Reservation	-	Te Konoti A6A Block Gazette 1971 p. 1648
1	Farm Gate	115	Part Te Konoti A4 South 1A2B Block Part C.T. 16B/1096
2	Farm Gate Vehicle Access	116 117	Te Konoti A5 South 1A Block C.T. 1087/91
2	Vehicle Access Taranaki Gate	118 119	Te Konoti A5 South 2B1A2 Block C.T. 1599/97

* As shown on Plan No LA 11/2/3 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 17 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
Nil	No independent entrance to State Highway - access available over adjoining land in same occupation	-	Part Te Konoti A5 South 2B1B1 Block C.T. 17A/1219
2	Vehicle Access Farm Gate (both entrances give access to adjoining land in same occupation)	120 121	Section 37 Block VII Takahue Survey District No Registration
Nil	No existing entrance to State Highway - access available over adjoining land in same occupation	-	Stopped Road Gazette 1960 p. 973
1	^N Vehicle Access - also gives access to adjoining land in same occupation	122	Part Te Konoti B1 South West 3A Gazette 1959 p. 1586
Nil	No existing entrance to State Highway - access available over adjoining land in same occupation	-	Part Te Konoti B1 South West 3A Block C.T. 1171/99
1	Farm Gate	123	Te Konoti B1 South West 4B Block No Registration
1	Vehicle Access	124	Te Konoti B1 South West 4A Block P.R. 21A/1024

* As shown on Plan No LA 11/2/3 deposited in the office of at Wellington.

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 18 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To; VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
1	Vehicle Access	125	Lot 8 D.P. 47721 C.T. 1967/39
1	Vehicle Access	126	Lot 7 D.P. 47721 C.T. 1876/11
1	Farm Gate - also gives practical access to adjoining properties	127	Te Konoti B1 South East B2B Roadway C.T. 35C/730 (Not yet issued)
Nil	No direct entrance to State Highway - legal access to Roadway is practical		Te Konoti B1 South East B2B2A Block C.T. 35A/806
Nil	No independent entrance to State Highway - legal access to Roadway is practical		Te Konoti B1 South East B2 B2 B Block No Registration - Subject to Restricted Roadway serving B1 S.E. B2A
Nil	No existing entrance to State Highway - access available to Roadway over Restricted Roadway		Te Konoti B1 South East B2A Block C.T. 294/119 - subject to Restricted Roadway over adjoining land
1	Vehicle Access	128	Part Te Konoti B1 South East B1B Block C.T. 233/196 (Part Balance)

* As shown on Plan No. L.A. 11/273 deposited in the office of
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 19 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
2	Vehicle Access Vehicle Access	129 130	Part Te Konoti B3 South B2 Block No Registration
3	Vehicle Access - gives access to Restricted Roadway Vehicle Access Taranaki Gate	131 132 133	Southern Portion Te Konoti B3 South D2 B2 C.T. 31D/480 Subject to Restricted Roadway (not Registered on title)
Nil	No direct entrance to State Highway - access available over Restricted Roadway		Te Konoti B3 South C1 B1 Block P.R. 5A/9 ✓
Nil	No direct entrance to State Highway - access available over Restricted Roadway		Te Konoti B3 South A No Registration
Nil	No direct entrance to State Highway - access available over Restricted Roadway		Te Konoti B3 South C1A Block C.T. 35B/265 ✓
Nil	No direct entrance to State Highway - access available over Restricted Roadway		Te Konoti B3 South C1 No Registration
1	Vehicle Access	134	Part Te Konoti B3 South D2 A2 B3 Block C.T. 40C/577 ✓

* As shown on Plan N^o LA 11/2/3 deposited in the office of
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 20 of 22 sheets

State Highway No. <u>1</u> ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To; VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			
No.	Description	MWD Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
1	Vehicle Access	135	Lot 1 D.P. 63925 C.T. 20B/971
3	Vehicle Access Vehicle Access Vehicle Access	136 137 138	Part Te Konoti B3 South D1 Block No Registration
1	Taranaki Gate	139	Part Te Konoti B4 A3B Block No Registration
Nil	Maori Roadway for future roadwidening CP 140 access to B4A3A	140	Te Konoti B4A3 Roadway No Registration
1	Vehicle Access - access over adjoining Roadway B4 A3	140	Te Konoti B4A3A Block No Registration
Nil	Maori Roadway for future road widening C.P. 141, 142 access for B4 A2 Lot 4 & CT 22A/533	141 142	Te Konoti B4 A2 Lot 2 Roadway No Registration
1	Vehicle Access - access over adjoining Roadway B4 A2	141	Part Te Konoti B4 A2 Lot 4 No Registration
1	Vehicle Access - access over adjoining Roadway B4 A2	142	Te Konoti B4 A2 Lot 1 C.T. 22A/533

* As shown on Plan No LA 11/2/3 deposited in the office of
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SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 21 of 22 sheets

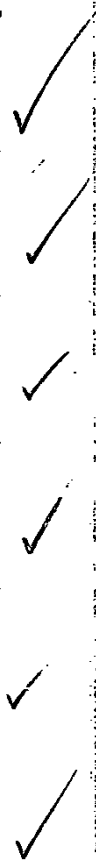
State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To; VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access available from other portion of Road frontage (CP 141)	-	Part Te Konoti B4A2 Lot 4 No Registration
Nil	No existing entrance to State Highway - access point allocated	143	Part Te Konoti B4B1A Block (Partition under survey) No Registration
1	Vehicle Access	144	Part Te Konoti B4B1A Block - subject to partition under survey No Registration
4	Vehicle Access Farm Gate Vehicle Access Farm Gate	145 146 147 148	Section 35 Block VII Takahue Survey District 18D Part C.T. /986
1	Taranaki Gate	149	Section 36 Block VII Takahue Survey District C.T. 11A/632
1	Vehicle Access	150	Te Konoti B5 No.4 A1 Block C.T. 11A/908
2	Vehicle Access Vehicle Access	151 152	Te Konoti B5 No.4 A1 A2 Block C.T. 5A/947
1	Vehicle Access	153	Section 30 Block VII Takahue Survey District C.T. 33A/1142
1	Farm Gate	154	Te Konoti B5 No.4 A2 B1 Block C.T. 31D/1033

* As shown on Plan No LA 11/2/3..... deposited in the office of
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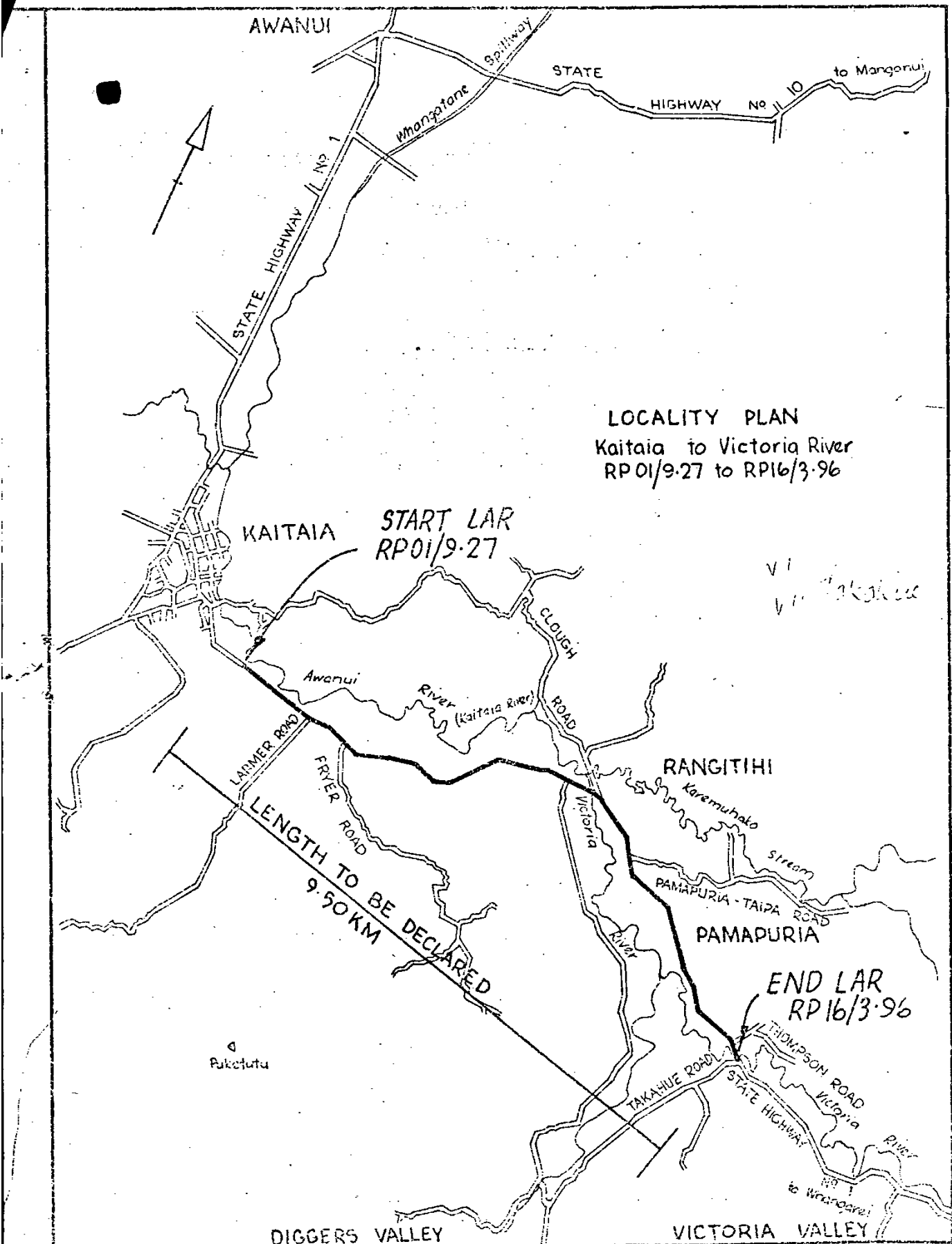
SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 22 of 22 sheets

State Highway No. 1 ; RIGHT HAND SIDE (SOUTH)			
From; KAITAIA			
To: VICTORIA RIVER			
GAZETTE INFORMATION			
Access Details at: 6.4.78			LAND IN NORTH
No.	Description	MWD Ref. #	AUCKLAND LAND REGISTRATION DIST.
1	Vehicle Access	155	Lot 16 D.P. 23213 Part C.T.3D/176
1	Vehicle Access	156	Lot 17 D.P. 23213 C.T. 22B/49
1	Taranaki Gate	157	Lot 1 D.P. 79008 C.T. 34D/1330
2	Vehicle Access Farm Gate	158 159	Lot 4 D.P. 33770 C.T. 890/33
3	Farm Gate Vehicle Access Farm Gate	160 161 162	Lot 1 D.P. 79008 C.T. 34D/1330
Nil	No existing entrance to State Highway - access point allocated	163	Lot 2 D.P. 79008 C.T. 34D/1331
VICTORIA RIVER			
LIMITED ACCESS ROAD ENDS R.S.16 R.P. 3.96			



* As shown on Plan No LA 11/2/3 deposited in the office of at Wellington.



LOCALITY PLAN
 Kaitaia to Victoria River
 RP01/9.27 to RP16/3.96

VI
VI

Puketutu

HARRISON AND GRIERSON AND PARTNERS CONSULTING ENGINEERS REGISTERED SURVEYORS TOWN PLANNERS	LIMITED ROAD ACCESS DECLARATION SH1 RD1 RS 01		SCALE: 1:63,360
			DRAWING No. 1160/1

NOTICE DECLARING STATE HIGHWAY
LIMITED ACCESS ROAD

IN THE MATTER of the Public Works
Act 1928 and its Amendment Act
1963 AND N.Z. Gazette Notice
1979 No.16 Page 465.



John White - Chapman
DN

LM 9 21/8/79
R. 1515
R. 1161

AUG 2 10 42 AM '79

DISTRICT LAND REGISTRY
AUCKLAND, N.Z.

7-50180-11



Proposed Dwelling

Carlin Desmond & Billy Paparoa
State Highway 1
Kaitaia
Lot 1 DP 54077

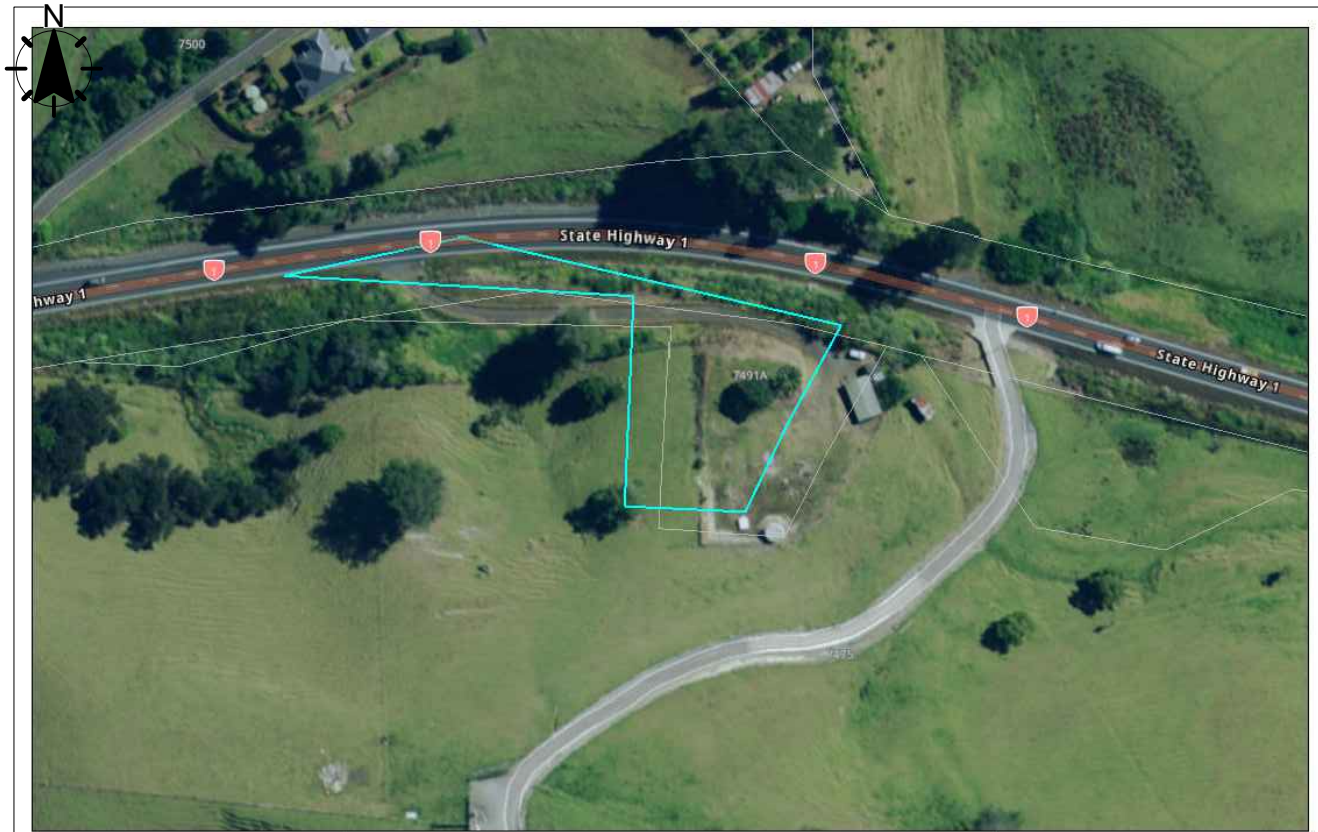
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Sheet No.	Sheet Title	Rev
A01a	Site Location Plan	G
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A02	Floor Plan	G
A03	Elevations	G
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Concept Plans

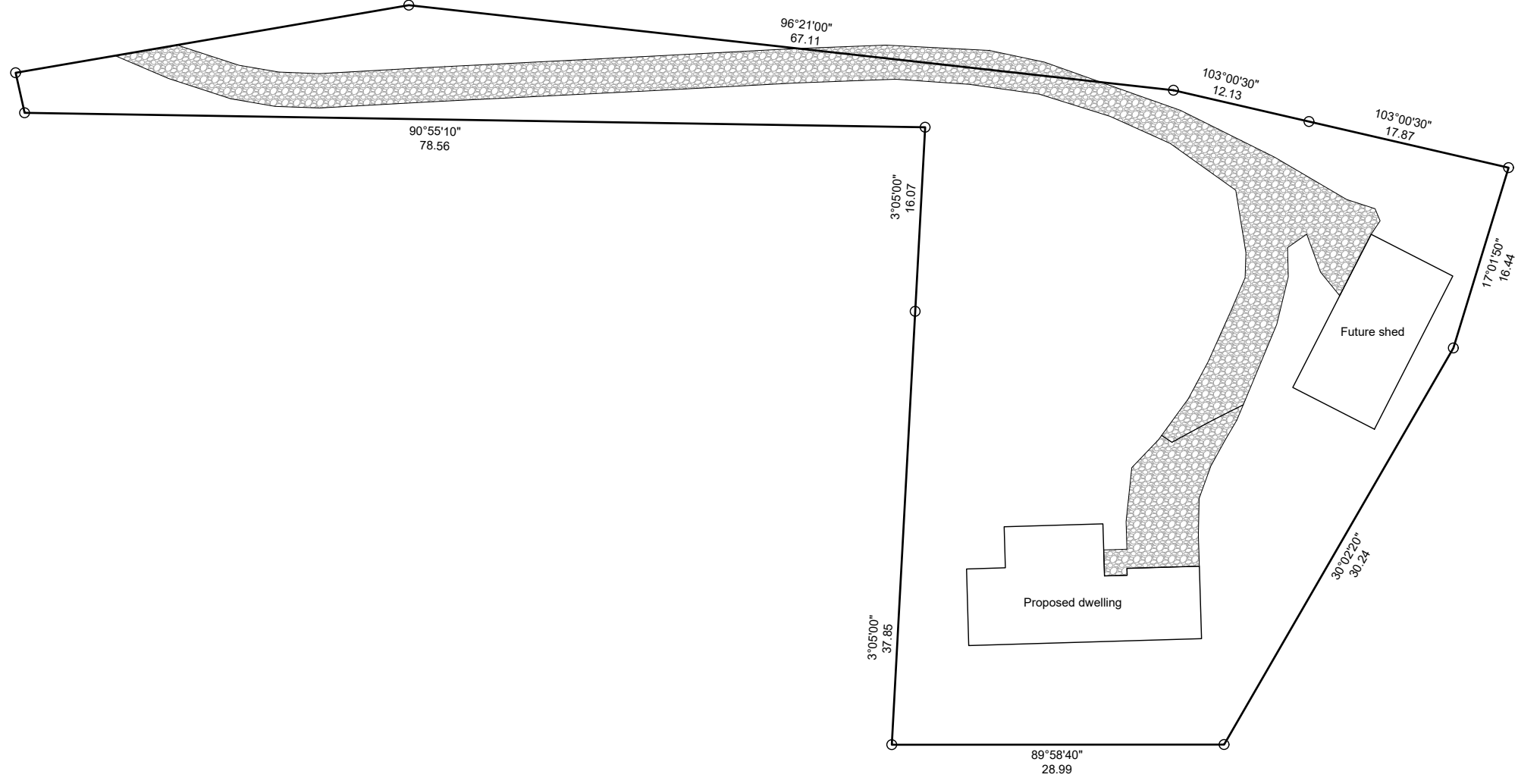
Date: 16 March 2026

G.J. Gardner. **HOMES**
"We're Great Together"

FAR NORTH
Ph: (09) 407 3441
Fax: (09) 407 3442



Site Location Plan



Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
 All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
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G.J. Gardner. HOMES
 "We're Great Together"
 FAR NORTH
 Ph: (09) 407 3441
 Fax: (09) 407 3442

Project Title
 Carlin Desmond & Billy Paparua
 State Highway 1
 Kaitaia
 Lot 1 DP 54077

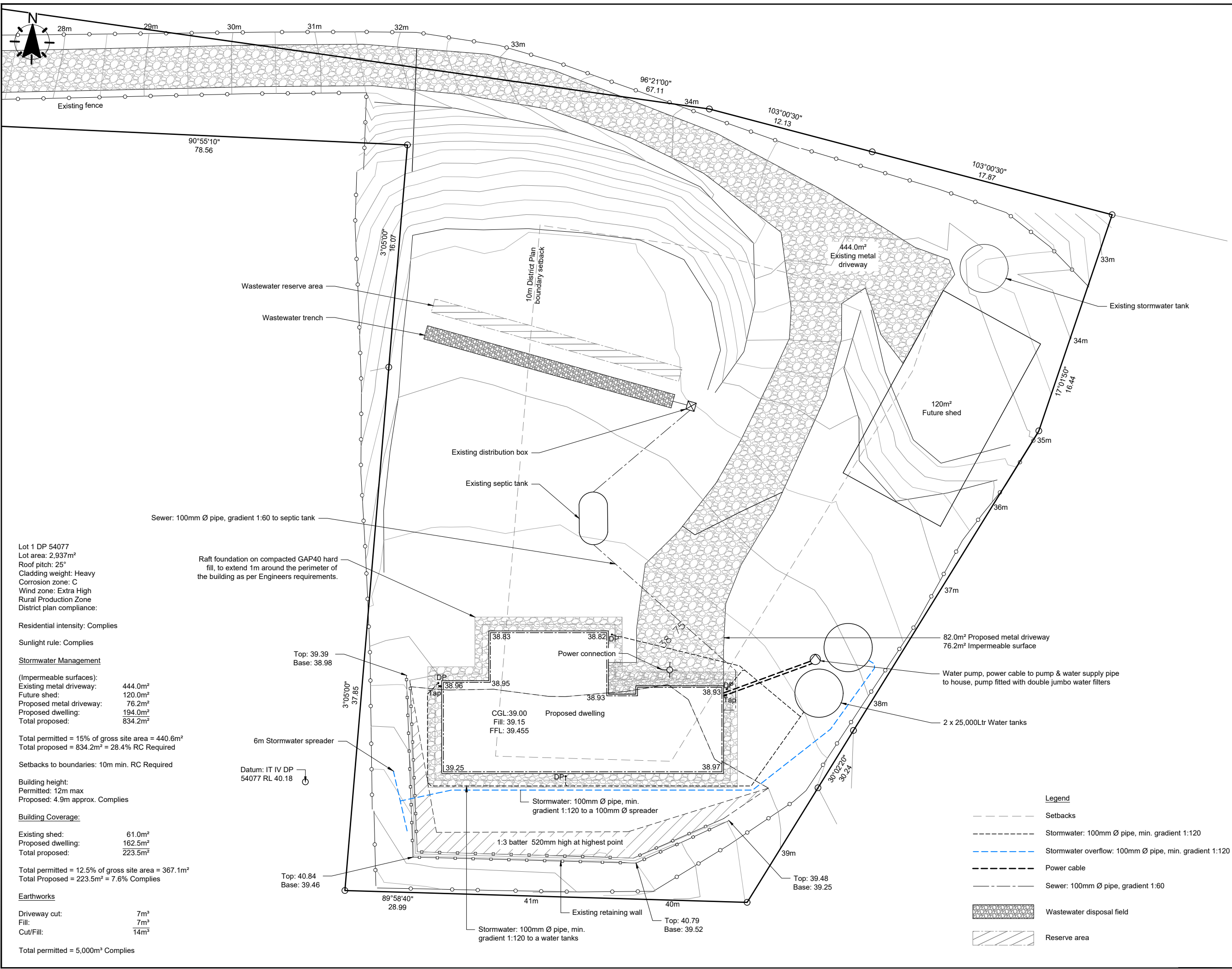
Sheet Title
 Site Location Plan

Drawn 16 March 2026

Project No 5313

Rev	Sheet
G	A01a

Scale (A3 Original) 1: 500



- NOTES**
- All heights shown are existing ground heights.
 - All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
 - Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
 - Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
 - The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Lot 1 DP 54077
 Lot area: 2,937m²
 Roof pitch: 25°
 Cladding weight: Heavy
 Corrosion zone: C
 Wind zone: Extra High Rural Production Zone
 District plan compliance:

Residential intensity: Complies
 Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):
 Existing metal driveway: 444.0m²
 Future shed: 120.0m²
 Proposed metal driveway: 76.2m²
 Proposed dwelling: 194.0m²
 Total proposed: 834.2m²

Total permitted = 15% of gross site area = 440.6m²
 Total proposed = 834.2m² = 28.4% RC Required

Setbacks to boundaries: 10m min. RC Required

Building height:
 Permitted: 12m max
 Proposed: 4.9m approx. Complies

Building Coverage:

Existing shed: 61.0m²
 Proposed dwelling: 162.5m²
 Total proposed: 223.5m²

Total permitted = 12.5% of gross site area = 367.1m²
 Total Proposed = 223.5m² = 7.6% Complies

Earthworks

Driveway cut: 7m³
 Fill: 7m³
 Cut/Fill: 14m³

Total permitted = 5,000m³ Complies

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
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Project Title
 Carlin Desmond & Billy Paparoa
 State Highway 1
 Kaitiāia
 Lot 1 DP 54077

Sheet Title
 Site Plan

Drawn 16 March 2026
Project No 5313

Rev G **Sheet** A01b

Scale (A3 Original) 1: 250
 2.5 1.25 0 2.5 5 m

- Legend**
- Setbacks
 - Stormwater: 100mm Ø pipe, min. gradient 1:120
 - Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
 - Power cable
 - Sewer: 100mm Ø pipe, gradient 1:60
 - Wastewater disposal field
 - Reserve area



SPECIFICATION:

- Stud height - 2440 (2400 Nominal)
- Soffit height - 2170
- Lintel height - 2155
- Roof pitch - 25°
- Eave width - 590mm
- Painted 70 series brick veneer
- Gerard metal tile roofing

H1 MINIMUM REQUIREMENTS:

- Foundation: Raft R1.5
- Walls: Pink batts R2.2
- Ceiling: Pink batts R7.0
- Double glazing Solux-E R0.37

H1 Note:

Garage area not included in thermal envelope, insulate internal walls between garage & dwelling.

H1 calculations included in BC information.

NOTE:

- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
- Additional nogs to be installed at framing stage to allow for towel rails, wardrobe & fixed shelves, WC cistern, toilet roll holders, wall mounted extractors, heat pump, A/C units & garage door components where required.
- Refer to attached sheet for cladding & roofing notes & details.
- All wet areas to be provided with impervious linings as per NZBC E3/AS1.
- Grade A safety glazing in shower screens inline with NZS 4223
- Where studs exceed 450mm c/c install polypropylene tape horizontally at 300mm c/c over building wrap.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.

BUILDING AREA:

Floor Area (Framing): 155.0m²
 Floor Area (Brickline): 162.5m²
 Roof Area: 194.0m²

FIXINGS:

Exposure Zone: C
 Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

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Project Title
 Carlin Desmond & Billy Paparoa
 State Highway 1
 Kaitaia
 Lot 1 DP 54077

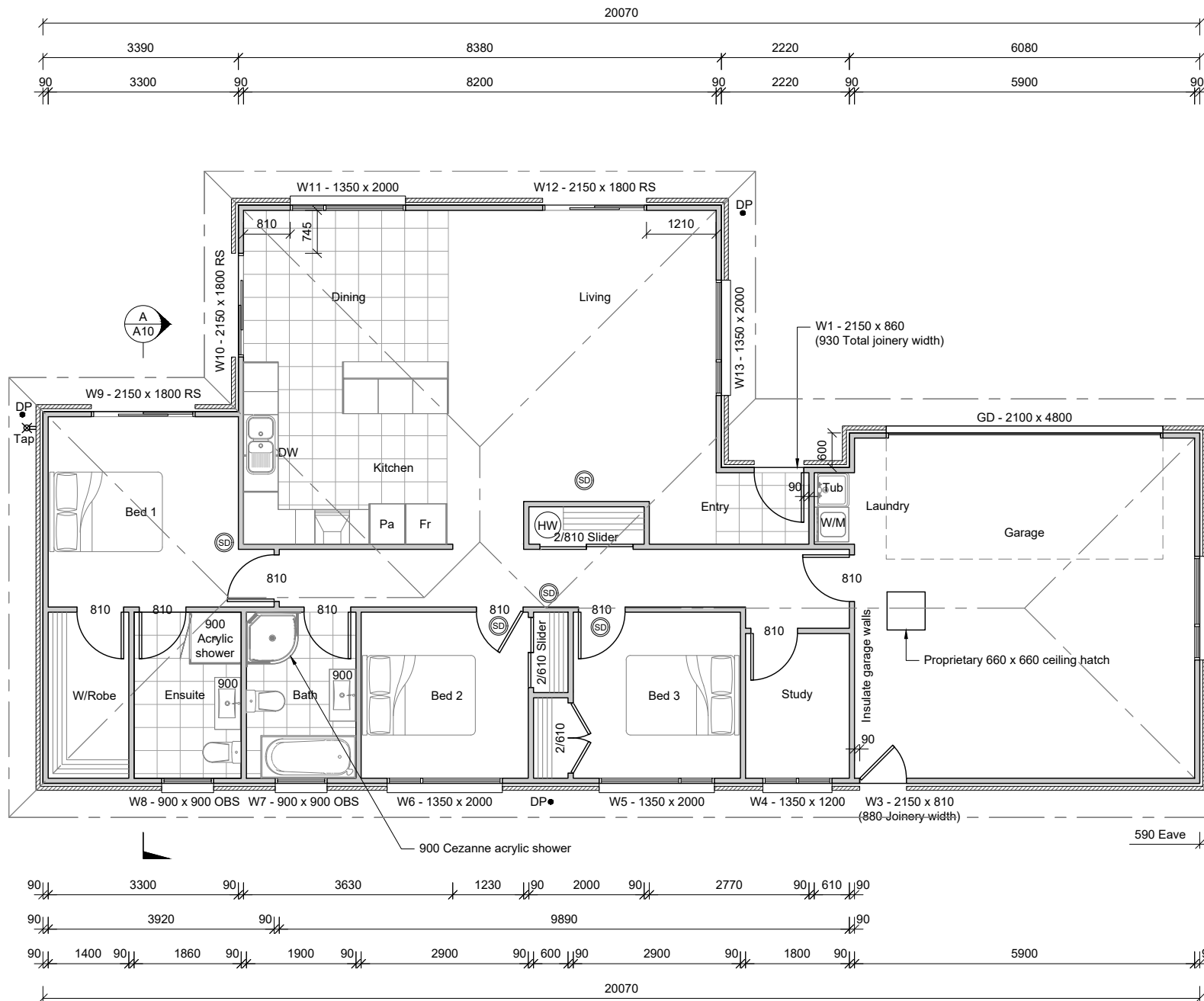
Sheet Title
 Floor Plan

Drawn 16 March 2026

Project No 5313

Rev G **Sheet** A02

Scale (A3 Original) 1: 100

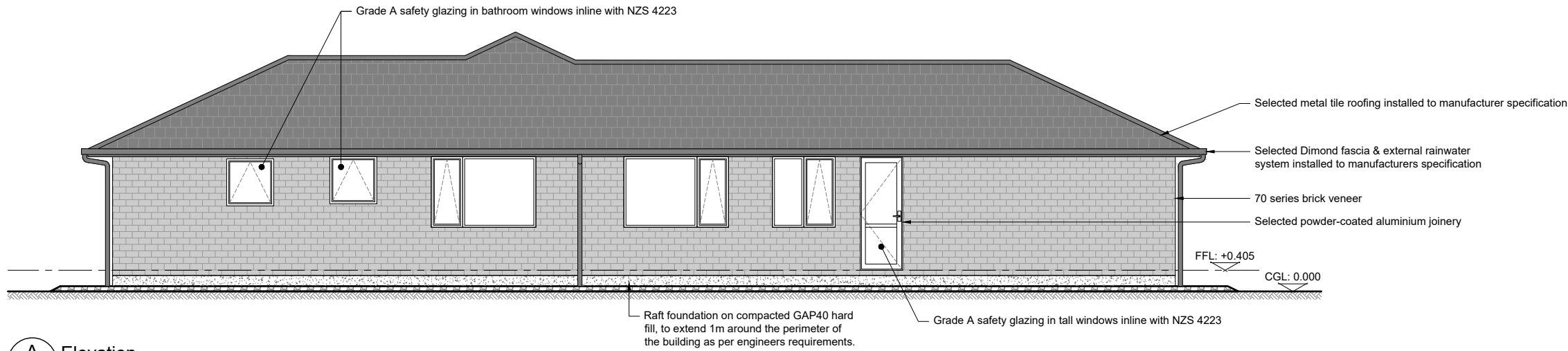


LEGEND

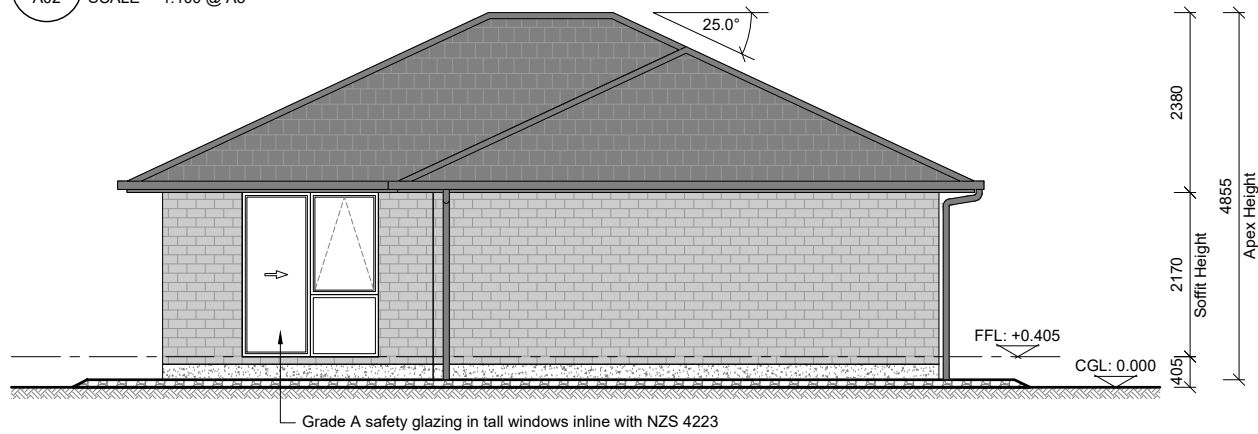
- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Brick Veneer
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- 180L Mains pressure hot water cylinder

EXTRA HIGH WIND ZONE SPECIFICATION:

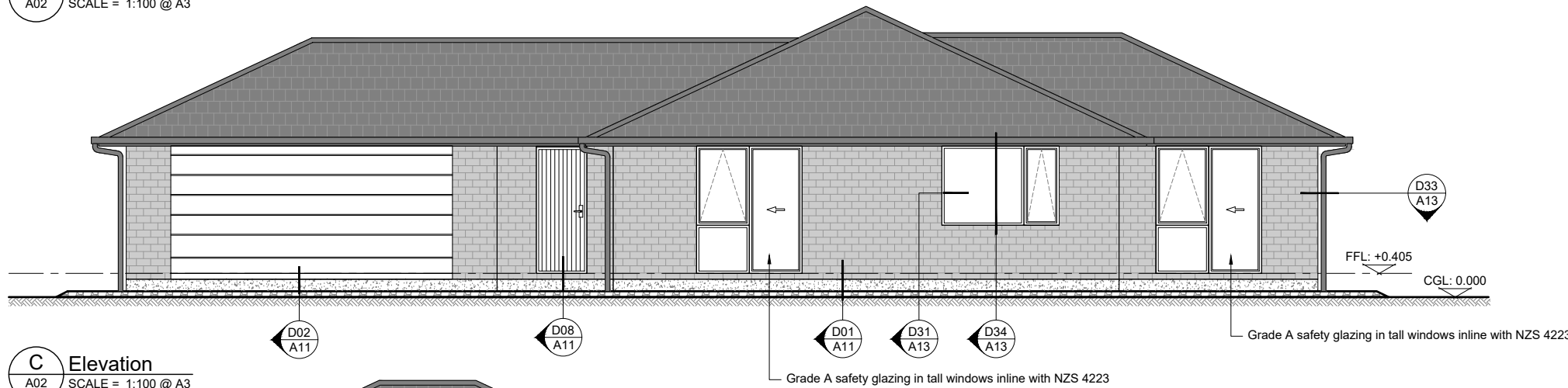
- Ply rigid air barrier
- 90 x 45 SG8 Studs at 400c/c
- More hold downs TBC by truss designer
- Check with Bay Aluminium if they have extra requirements



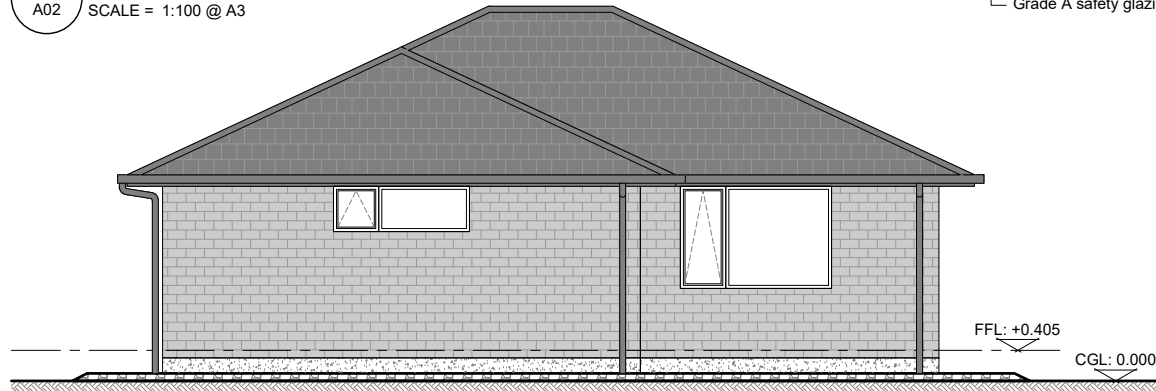
A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3



C Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

NOTE:

- All heights shown are existing ground heights.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

FIXINGS:

Exposure Zone: C
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

SPECIFICATIONS					
Cladding Type	Selected 70 Series Brick				
Stud Height	2.4m				
Roofing Type	Steel Tile				
Roof Pitch	25°				
Joinery	Aluminium				
Wind Zone	Very high				
Earth Quake Zone	1				
RISK MATRIX					
Risk Factor	L	M	H	VH/EH	Score
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	0
E. Envelope Complexity	0	1	3	6	0
F. Deck Design	0	2	4	6	0
	Total				2

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Project Title
Carlin Desmond & Billy Paparoa
State Highway 1
Kaitaia
Lot 1 DP 54077

Sheet Title
Elevations

Drawn 16 March 2026

Project No 5313

Rev	Sheet
G	A03

Scale (A3 Original) 1: 100

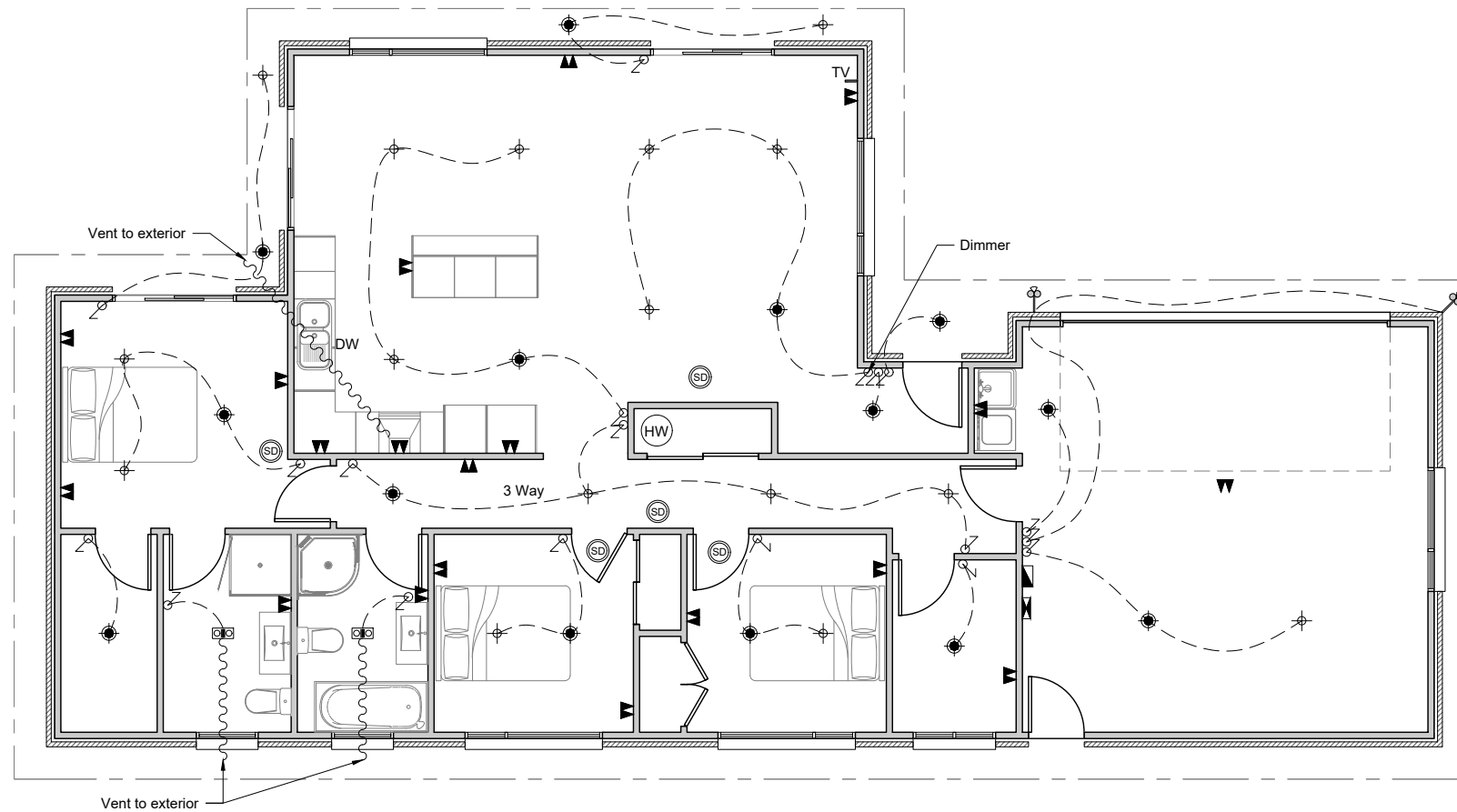


NOTE

Allow for a 15amp double power point in shed

NOTE:

1. All electrical work to be by a registered Electrician to comply with Electricity regulations, NZ Standards & NZBC.
2. Electrician to supply electrical "Certificate of Compliance" on completion.
3. Electrical layout schematic only. All electrical & lighting fixtures & fittings are shown indicative - not to scale. To be confirmed on site with owner prior to installation.
4. All power points to be 350mm above FFL and 200mm above bench top and fixed horizontally unless specified.
5. All switches to be 1200mm above FFL and fixed vertically (up/down).
6. Power point for rangehood to be in ceiling space
7. Electrician to check bracing plan and offset flush boxes 90mm if penetration occurs.
8. External power points and electrical Fittings to be IP rated to provide dust and weather protection to comply with NZ Standards.
9. All recessed light fixtures to be CA rated to comply with AS/NZS 60598.2.2 (Insulation to comply with AS/NZS 60695.11.5)
10. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
11. Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
12. Smoke alarms shall be located on or near the ceiling.
13. Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
14. Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
15. Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.



LEGEND

- 1 3 way
- 5 Smoke detector
- 14 Primary LED down Light
- 16 Secondary LED down light
- 2 Heat / Light
- 2 Sensor lights
- 18 Double power points
- TV I 1 TV outlet TBC
- 1 Meter board
- 1 Distribution board

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Project Title
Carlin Desmond &
Billy Paparao
State Highway 1
Kaitaia
Lot 1 DP 54077

Sheet Title
Electrical Plan

Drawn 16 March 2026

Project No 5313



Rev	Sheet
G	A04

Scale (A3 Original) 1: 100



SITE	State Highway 1, Kaitaia
LEGAL DESCRIPTION	Lot 1 DP 54077
PROJECT	Proposed Dwelling & Future Shed
CLIENT	G.J. Gardner Homes Far North t/a AG Construction Limited
REFERENCE NO.	145682
DOCUMENT	Stormwater Mitigation Report
STATUS/REVISION No.	01
DATE OF ISSUE	18 th March 2026

Report Prepared For	Email
G.J. Gardner Homes Far North t/a (AG Construction Limited)	monica.lombard@gjgardner.co.nz

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

1. EXECUTIVE SUMMARY

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

Legal Description:	Lot 1 DP 54077	
Site Area:	2,937m ²	
Development Type:	Proposed Dwelling & Future Shed	
Development Proposals Supplied:	Plan Set by G.J. Gardner Homes (Ref No: 5313, dated: 23.02.2026)	
Associated Documents:	Geotechnical Report WJL Ref. 145538	
District Plan Zone:	Rural Production Zone	
Permitted Activity Coverage:	<u>15%</u>	
	Post-Development Impermeable Areas	
Impermeable Coverage:	Total Roof Areas	314m ²
	Total Hardstand Areas	520.2m ²
	Post-Development Total = 834.2m ² or 28.4% of the site area	
Activity Status:	<u>Discretionary Activity</u>	
	Attenuation is to be provided in accordance with the requirements outlined in Section 5 via the dual-purpose rainwater tank.	
Roof Attenuation:	Runoff resulting from the proposed dwelling's roof area is to be directed to potable water / detention tanks with the below specifications: Existing Tanks – 2 x 25,000 litre Rainwater Tank (or approved equivalent) Dimensions – 3600mmØ x 2600mm high (or greater) 1% AEP Control Orifice – 50mmØ orifice; <u>located >190mm below the overflow outlet</u> Overflow – 100mmØ at the top of the tank	
	Runoff resulting from the future shed's roof area is to be directed to an existing rainwater tank near the lot's northeastern corner. Runoff from both rainwater tanks is to be directed via sealed pipes to an outlet(s) in the existing / proposed grassed swale.	
Hardstand Mitigation:	The existing metal driveway is currently graded to shed runoff to an existing grassed swale located along the western / southern side of the driveway, which ultimately discharges to the open roadside drain on the southern side of State Highway 1. It is recommended that this existing swale continue to be utilised to convey runoff from the existing and proposed impermeable areas to the roadside drain.	
	The proposed metal driveway should be shaped to shed runoff toward a minimum 150mm deep x 450mm wide grassed V-channel swale along the western side of the driveway. The proposed swale is to connect with the existing driveway swale.	

2. SCOPE OF WORK

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

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

- Plan Set by G.J. Gardner Homes, including site plan, floor plan and elevations (Ref No: 5313, dated: 23.02.2026)

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

3. SITE DESCRIPTION

The proposed development will be constructed within the following property, which is located off the southern side of State Highway 1 (SH1), accessed 5km southeast of the Kaitaia central business district:

- Legally described as Lot 1 DP 54077.

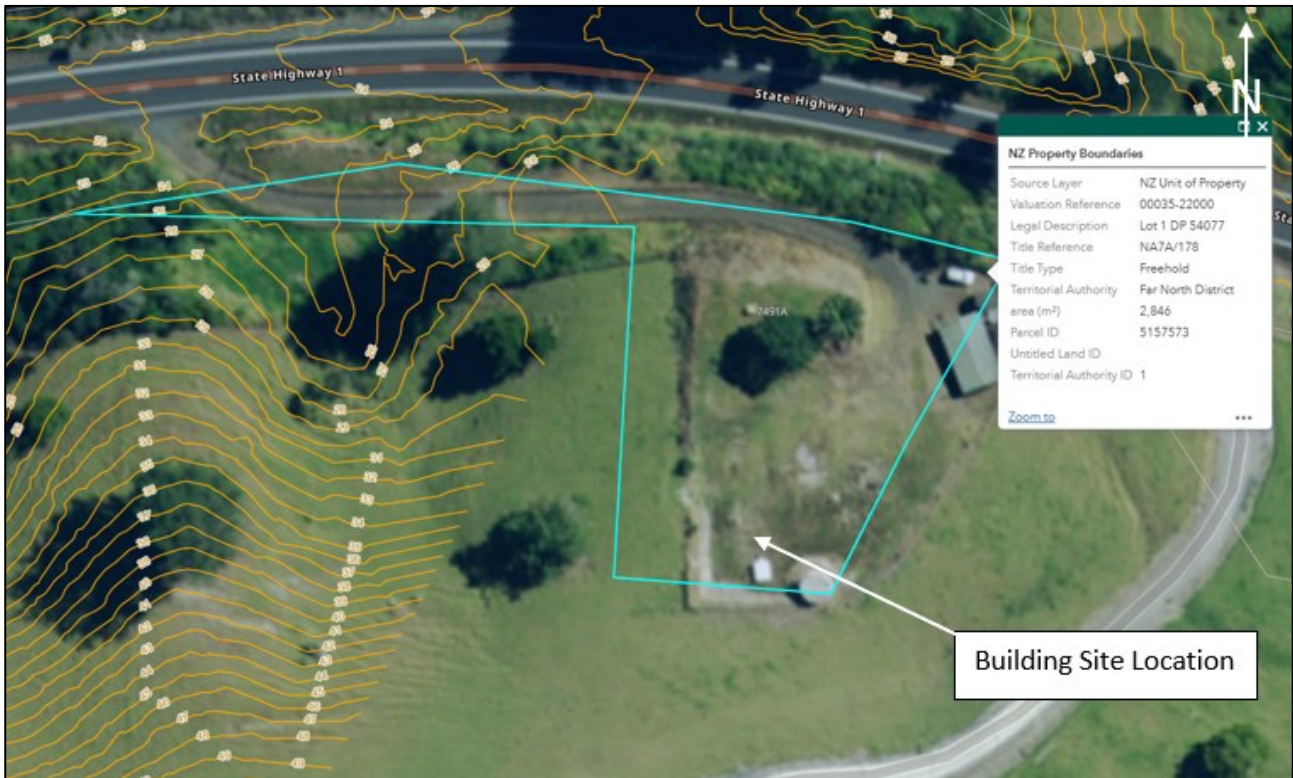


Figure 1: Aerial view with the subject property highlighted in cyan (from Northland Regional Council's on-line GIS database)

The surface area of the subject site is 2,937m² and is accessed at the northwestern boundary corner via an aggregate driveway from SH1. The driveway trends west to east below a steep batter, before turning south up towards the property crest.

An existing shed is present near the northeastern boundary. Aside from the aggregate driveway and parking areas, the site is essentially covered in lawn, with two mature trees present near the eastern edge of the driveway batter.

Topographically speaking, the property is located on a north facing, gentle to moderate sloping flank, bound beyond the northern boundary by a steep roadside cut batter that descends to SH1. The influential land beyond the northeastern boundary is similar in nature, whilst the land beyond the western boundary is generally covered by a moderate to steeply inclined side flank that's falls some 15m down to the toe of a natural overland flow path.

The bulk western portion of the site has recently been levelled at some point between December 2023 and August 2024. This has involved a cut up to 1.5m at the southwestern corner of the site and placement of fill, likely up to 1.5m to 2.0m, above the downslope driveway batter to the north which is now up to approximately 4.0m to 5.0m in height. All cuts are supported by a timber pole retaining wall up to 1.5m in height and comprising of 200mm poles, spaced at 1.1m to 1.2m centres, with 150mm timber rails. The novacoil overflow from the wall is present further along the eastern boundary. Two plastic water tanks are positioned next to the southwestern retaining wall corner, and a concrete water tank is located near the lot's northeastern corner.

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

4. DEVELOPMENT PROPOSALS

The development proposal, obtained from the client, is to construct a dwelling, a metal driveway extension and a future shed on-site as depicted in the plan set by G.J. Gardner Homes (Ref No: 5313, dated: 23.02.2026).

The principal objective of this assessment is to provide an indicative stormwater disposal design which will manage runoff generated from the increased impermeable areas associated with the proposed development.

5. ASSESSMENT CRITERIA

Impermeable Areas

Stormwater calculations for the development area based on a gross site area of 2,937m² and the below areas extracted from the supplied plans:

Existing Metal Driveway	=	444m ²
Future Shed	=	120m ²
Proposed Metal Driveway	=	76.2m ²
Proposed Dwelling	=	194m ²

The total amount of impermeable area on-site, post-development, equates to 834.2m² or 28.4% of the site area. Should any changes be made to the current proposal, the on-site stormwater mitigation design must be reviewed.

District Plan Rules

The site is zoned Rural Production. The following rules apply under the FNDC District Plan:

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

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

The total proposed impermeable area exceeds 20% and does not comply with Permitted Activity Rule (8.6.5.1.3) nor Controlled Activity (8.6.5.2.1). Therefore, the proposal is considered a **Discretionary Activity**. Additional considerations for stormwater management as outlined in the FNDC District Plan Section 11.3 are required. A District Plan Assessment has been included in Section 8 of this report.

Design Requirements

The site is under the jurisdiction of the Far North District Council. The design has been completed in accordance with the recommendations and requirements contained within the Far North District Council Engineering Standards, the Far North District Council District Plan and Clause E1 of the New Zealand Building Code.

The total impermeable area in exceedance of Permitted Activity Rule (8.6.5.1.3) is 393.65m². In accordance with Table 4-1 of the Engineering Standards Flood Control will be provided for the proposed impermeable areas in excess of the permitted activity threshold.

Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable areas (440.55m² total) are considered to have less than minor effects on the receiving environment, equivalent to conditions that would result from development proposals falling within the Permitted Activity coverage threshold.

The Type IA storm profile was utilised for attenuation calculations in accordance with TR-55. HydroCAD[®] software has been utilised in design for a 1% AEP rainfall value of 253mm with a 24-hour duration utilised for calculations. Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.

6. STORMWATER MITIGATION ASSESSMENT

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

Potable Water Supply

It is recommended that a rainwater tank is utilised to provide the proposed dwelling with a potable water supply. The tank type is at the discretion of the client. A proprietary guttering system is required to collect roof runoff from the proposed dwelling roof. A first flush diverter and/or leaf filters may be installed in-line between the gutters and the tank inlet. The tank inlet level should be at least 600mm below the gutter inlet and any in-line filters. Any filters will require regular inspection and cleaning to ensure the effective operation of the system. The frequency of cleaning will depend on current and future plantings around the proposed roof area. Provision should be made by the homeowner for top-up of the tank via water tankers in periods of low rainfall. Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tanks.

The upper section of the potable water tank is to act as a detention volume to achieve stormwater neutrality for the proposed / future impermeable areas in excess of the permitted activity threshold. The tank is to be fitted with a 100mm \emptyset overflow outlet with a flow attenuation outlet as specified below.

Potable Tanks Detention Volume

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

Existing Tanks	2 x 25,000L litre Rainwater Tanks (or approved equivalent)
Tank dimensions	3600mm \emptyset (or greater) x 2600mm high (or greater)

Outlet orifice (1% AEP Control) **50mm diameter orifice**; located >190mm below the overflow outlet

- 188mm water elevation
- 3.8m³ storage

Overflow Outlet **100mm diameter**; located at the top of the tank

Discharge from the potable water / detention tanks must be transported via sealed pipes to an outlet in the existing / proposed driveway swale. It is recommended that a minimum 1m length of 6-inch riprap be installed in the swale downslope of the discharge point. Refer to the appended Site Plan (145682-C200), Tank Detail (145682-C201) and calculation set for clarification.

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

Stormwater Mitigation – Future Shed Roof Area

A proprietary guttering system is required to collect roof runoff from the future shed and direct runoff to the existing rainwater tank near the lot's northeastern corner. Leaf guards can be installed to minimise blockage of the tank. Other adequate protection measures may also be installed in the roof gutters and the tank's inlet. Any in-line systems must be installed at least 600mm above the tank inlet.

Discharge from the tank must be transported via a 100mmØ outlet pipe to an outlet in the existing / proposed driveway swale. It is recommended that a minimum 1m length of 6-inch riprap be installed in the swale downslope of the discharge point. Refer to the appended Site Plan (145682-C200 for clarification).

Stormwater Mitigation – Hardstand

The existing metal driveway is currently graded to shed runoff to an existing grassed swale located along the western / southern side of the driveway, which ultimately discharges to the open roadside drain on the southern side of State Highway 1. It is recommended that this existing swale continue to be utilised to convey runoff from the existing and proposed impermeable areas to the roadside drain.

The proposed metal driveway should be shaped to shed runoff toward a **minimum** 150mm deep x 450mm wide grassed V-channel swale along the western side of the driveway. The proposed swale is to connect with the existing driveway swale and direct runoff to the roadside drain. Refer to the appended Site Plan (145682-C200) and calculation set for further clarification.

Stormwater Mitigation – Retaining Walls

Runoff from the drainage portion of the retaining walls should be directed via sealed pipes to the existing / proposed driveway swale.

7. STORMWATER RUNOFF SUMMARY

Refer to the appended HydroCAD Calculation output.

Maximum Permitted Peak Flows (Excluding Future Shed) – 1% AEP Storm Events + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Maximum Permitted Impermeable Area	440.5 m ²	98	11.12ℓ/s
Remaining Greenfields Area	273.7 m ²	74	

Post-Development Scenario (Excluding Future Shed) – 1% AEP Storm Events + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Proposed dwelling roof area via potable water / detention tank	194 m ²	98	10.54ℓ/s
Existing / proposed metal driveway to be 'over-mitigated'	520.2 m ²	98	

Maximum Permitted Peak Flows (Including Future Shed) – 1% AEP Storm Events + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Maximum Permitted Impermeable Area	440.5 m ²	98	12.67ℓ/s
Remaining Greenfields Area	393.7 m ²	74	

Post-Development Scenario (Including Future Shed) – 1% AEP Storm Events + CCF

Surface	Area	Runoff CN	1% AEP Peak Flow Rate
Proposed dwelling roof area via potable water / detention tank	194 m ²	98	12.53ℓ/s
Future shed roof area via existing rainwater tank to be 'over-mitigated'	120 m ²	98	
Existing / proposed metal driveway to be 'over-mitigated'	520.2 m ²	98	

Given the design parameters, peak flows resulting from the proposed development will be attenuated back to permitted activity threshold peak flows for the 1% AEP storm events, adjusted for climate change.

8. DISTRICT PLAN ASSESSMENT

As the proposed development is not compliant with Permitted Activity Rule 8.6.5.1.3, nor Controlled Activity Rule 8.6.5.2.1, it is therefore regarded as a Discretionary Activity.

In assessing an application under this provision, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 11.3.

In respect of matters (a) through (m), we provide the following comments:

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	Total post-development impermeable areas amount to 834.2m ² . Through tank attenuation runoff resulting from the proposed development is to be attenuated back to permitted activity peak flows for the 1% AEP storm events, adjusted for climate change.
--	--

<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	The proposal incorporates Low Impact Design principles by minimising new impermeable surfaces, retaining existing pervious areas, and utilising dual-purpose rainwater tanks for both water reuse and stormwater detention. These measures reduce runoff volumes and attenuate peak flows to levels consistent with the permitted activity threshold, representing an appropriate LID response for the site.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Total post-development impermeable areas amount to 834.2m ² .
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	Runoff resulting from the existing / proposed impermeable areas is to be collected and directed to stormwater management devices and then to the existing roadside drain. This should not worsen the ability of natural ground to absorb water in normal conditions.
<i>(e) the physical qualities of the soil type;</i>	Silty CLAY – moderate/poor drainage.
<i>(f) any adverse effects on the life supporting capacity of soils;</i>	Runoff resulting from the existing / proposed impermeable areas is to be collected and directed to stormwater management devices and then to the existing roadside drain, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	Runoff resulting from the existing / proposed impermeable areas is to be collected and directed to stormwater management devices and then to the existing roadside drain, mitigating the potential for contamination of surrounding soils and harm to the life supporting capacity of soils.
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The existing / proposed driveway is necessary to provide access to the proposed dwelling and is not considered excessive.
<i>(i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;</i>	Existing vegetation and any plantings introduced by the owner during occupancy will aid in reducing surface water velocity and providing treatment. No specific landscaping scheme is proposed as part of the stormwater management system described herein.
<i>(j) any recognised standards promulgated by industry groups;</i>	Not applicable.
<i>(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold;</i>	Through tank attenuation runoff resulting from the proposed development is to be attenuated back to permitted activity peak flows for the 1% AEP storm events, adjusted for climate change.
<i>(l) the extent to which the proposal has considered and provided for climate change;</i>	Rainfall data was obtained from HIRDS and increased by 20% to account for climate change.
<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	Through tank attenuation runoff resulting from the proposed development is to be attenuated back to permitted activity peak flows for the 1% AEP storm events, adjusted for climate change.

9. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (145682-C200 & 145682-C201).

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

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

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

10. OPERATION & MAINTENANCE

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

11. LIMITATIONS

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

This assignment only considers the primary stormwater system. Secondary stormwater system, Overland Flow Paths (OLFP), geotechnical requirements, vehicular access and the consideration of road/street water flooding is not included in this assessment.

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

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

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

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

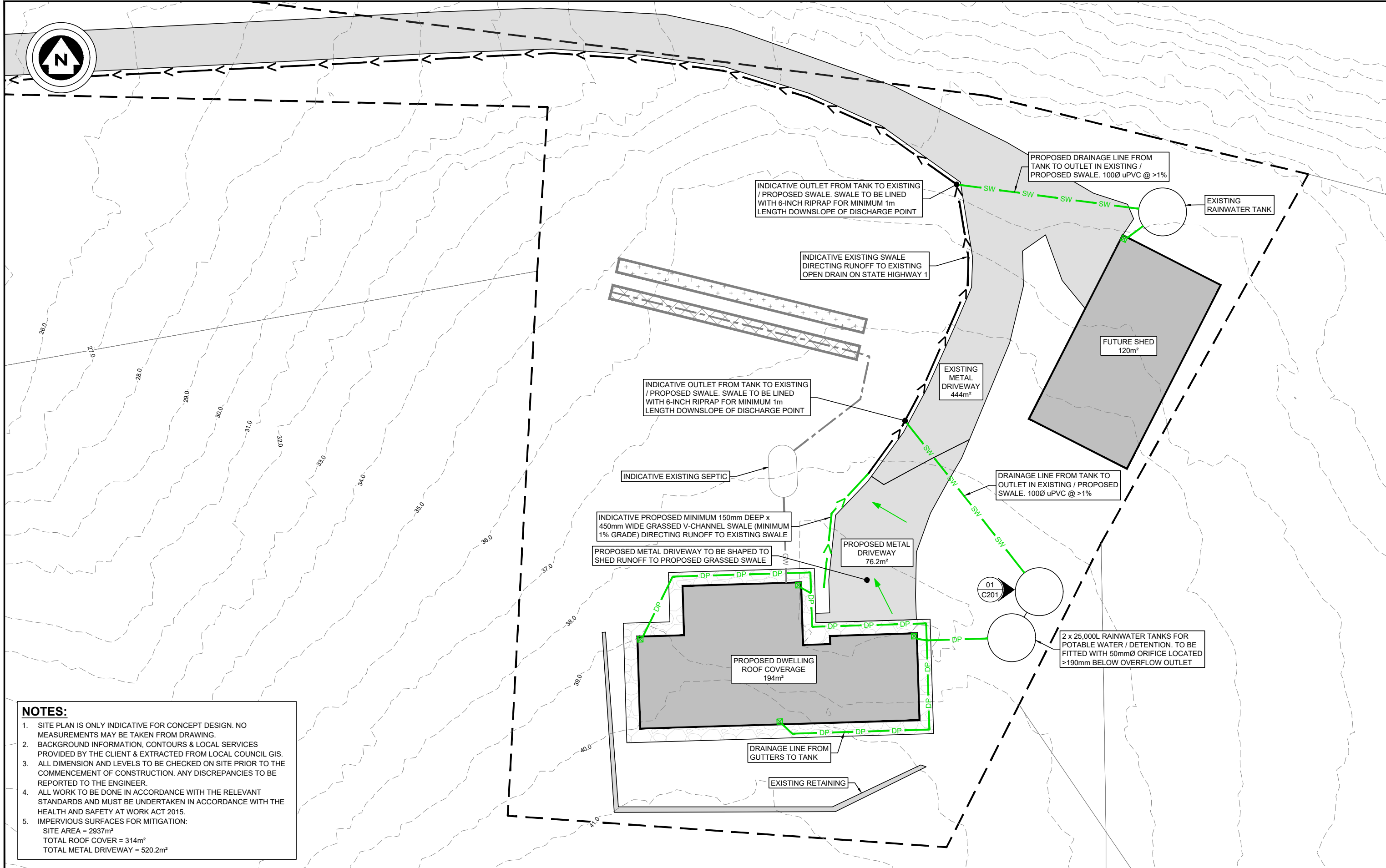
Wilton Joubert Ltd.



Gustavo Brant
Civil Engineer
BE(Hons)

REPORT ATTACHMENTS

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



NOTES:

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT & EXTRACTED FROM LOCAL COUNCIL GIS.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
5. IMPERVIOUS SURFACES FOR MITIGATION:
 SITE AREA = 2937m²
 TOTAL ROOF COVER = 314m²
 TOTAL METAL DRIVEWAY = 520.2m²

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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	MAR '25	GMB	STORMWATER MITIGATION REPORT

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

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

BUILDING CONSENT

DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:
SITE PLAN

PROJECT DESCRIPTION:
STORMWATER MITIGATION REPORT

PROJECT TITLE:
**LOT 1 DP 54077
 7491A STATE HIGHWAY 1
 KAITAIA
 NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:250	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 145682-C200	ISSUE: 01
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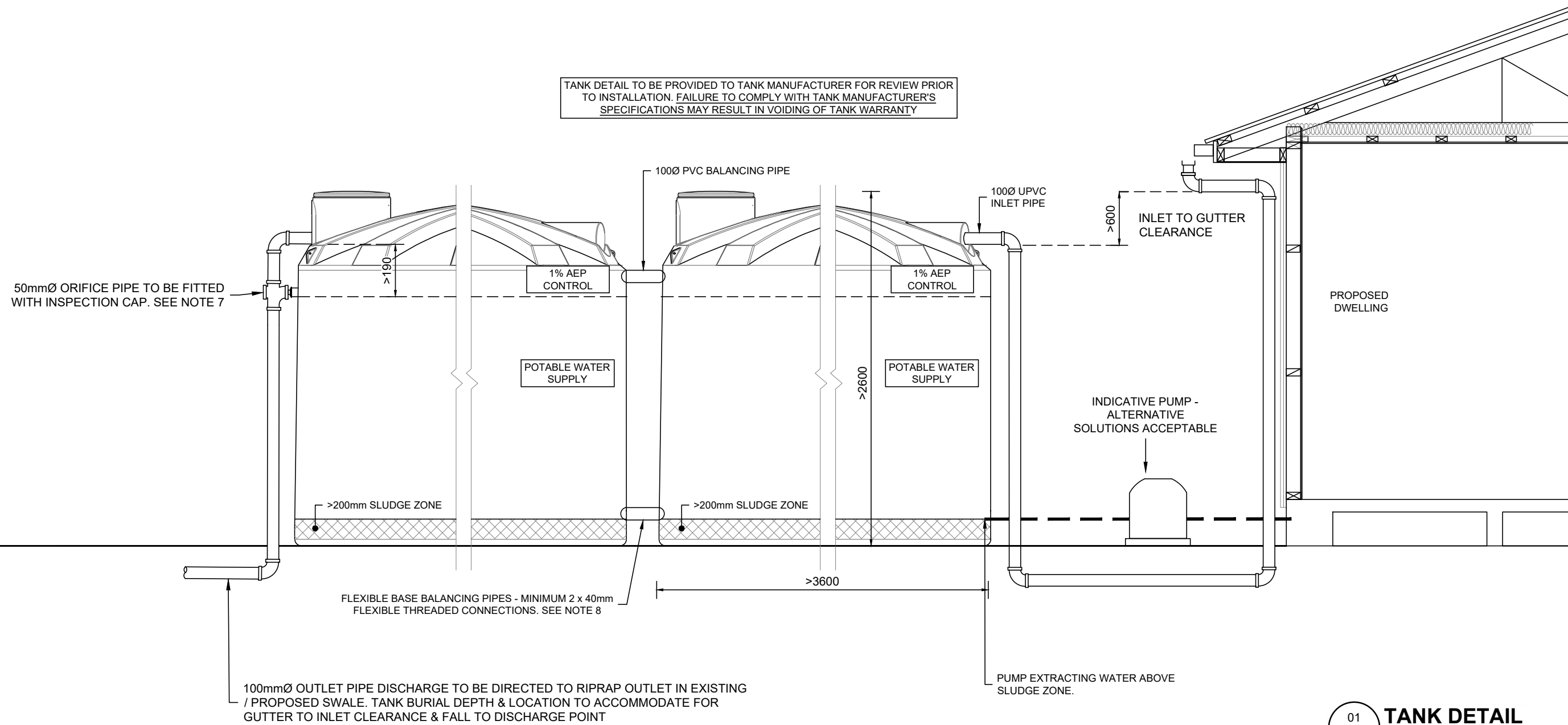
NOTES:

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

PLASTIC TANKS NOTES:

7. ALL OUTLETS / PENETRATIONS UNDER PRESSURE TO BE INSTALLED BY THE MANUFACTURER.
8. TANKS TO BE CONNECTED AT BASE VIA FLEXIBLE THREADED CONNECTIONS ONLY.

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



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

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

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	MAR '25	GMB	STORMWATER MITIGATION REPORT

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

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

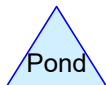
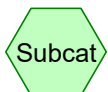
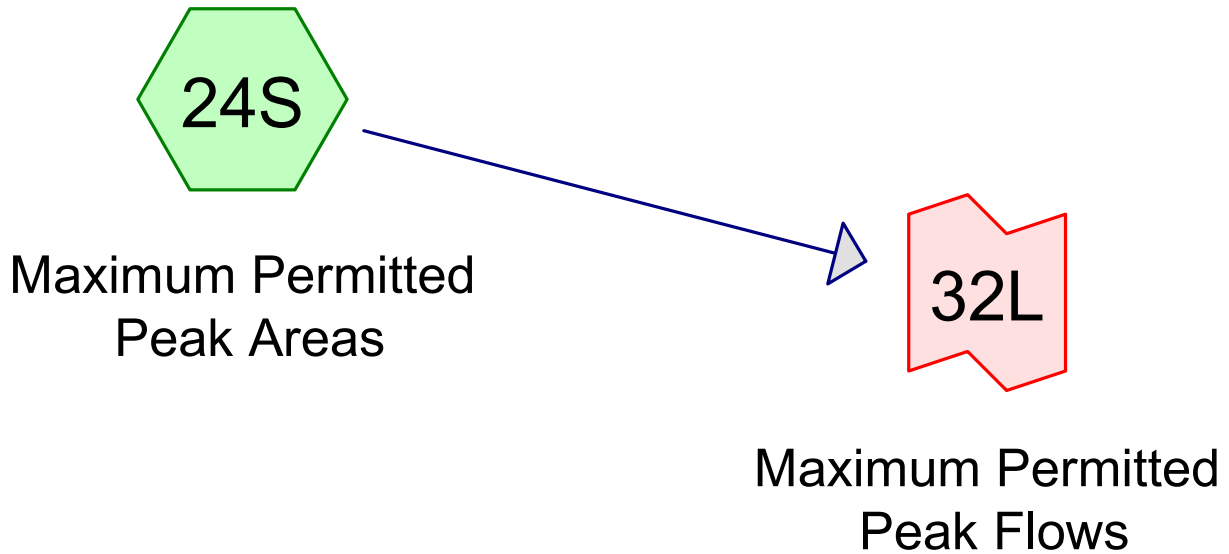
BUILDING CONSENT
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: **TANK DETAIL**
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOT 1 DP 54077
7491A STATE HIGHWAY 1
KAITAIA
NORTHLAND**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 145682-C201	ISSUE: 01
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***Permitted Activity
Threshold - Excluding
Future Shed***



Routing Diagram for 145682

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145682

Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Prepared by Wilton Joubert Limited

Printed 16/03/2026

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Page 2

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

Subcatchment 24S: Maximum Permitted Runoff Area=714.2 m² 61.68% Impervious Runoff Depth>218 mm
Tc=10.0 min CN=89 Runoff=11.12 L/s 155.9 m³

Link 32L: Maximum Permitted Peak Flows

Inflow=11.12 L/s 155.9 m³
Primary=11.12 L/s 155.9 m³

Summary for Subcatchment 24S: Maximum Permitted Peak Areas

Runoff = 11.12 L/s @ 7.95 hrs, Volume= 155.9 m³, Depth> 218 mm

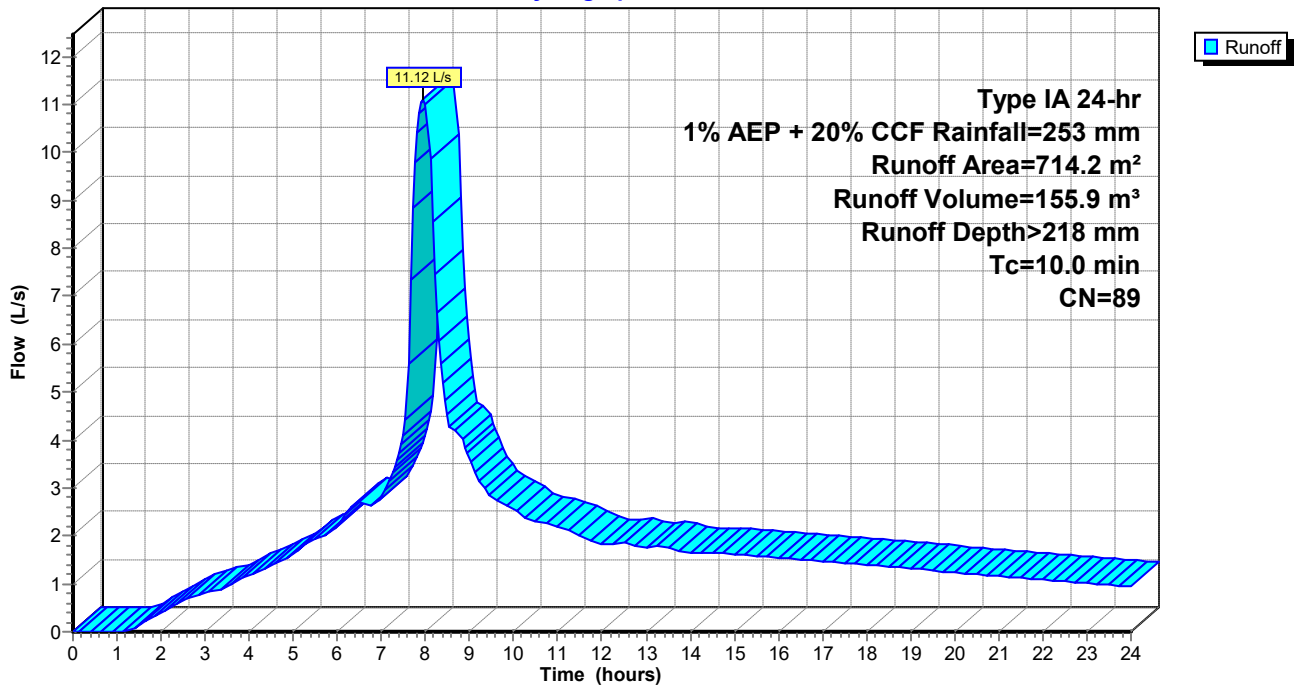
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
273.7	74	>75% Grass cover, Good, HSG C
440.5	98	Roofs, HSG C
714.2	89	Weighted Average
273.7		38.32% Pervious Area
440.5		61.68% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 24S: Maximum Permitted Peak Areas

Hydrograph



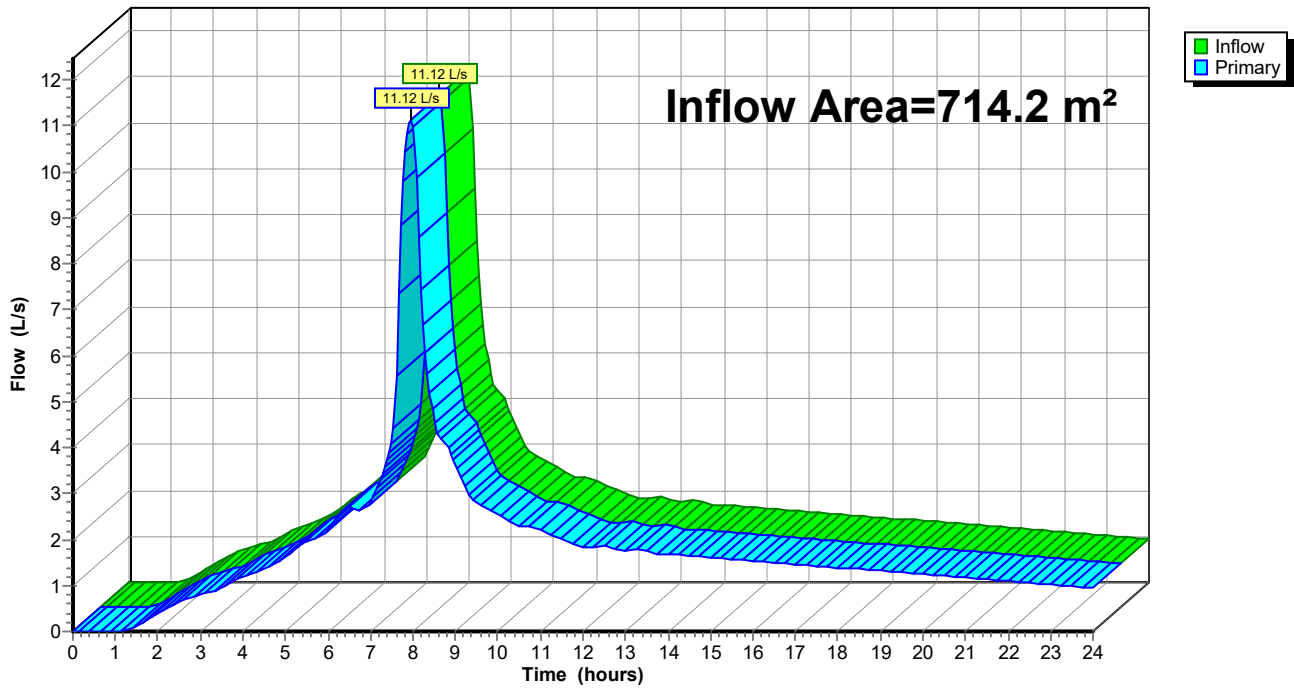
Summary for Link 32L: Maximum Permitted Peak Flows

Inflow Area = 714.2 m², 61.68% Impervious, Inflow Depth > 218 mm for 1% AEP + 20% CCF event
Inflow = 11.12 L/s @ 7.95 hrs, Volume= 155.9 m³
Primary = 11.12 L/s @ 7.95 hrs, Volume= 155.9 m³, Atten= 0%, Lag= 0.0 min

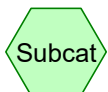
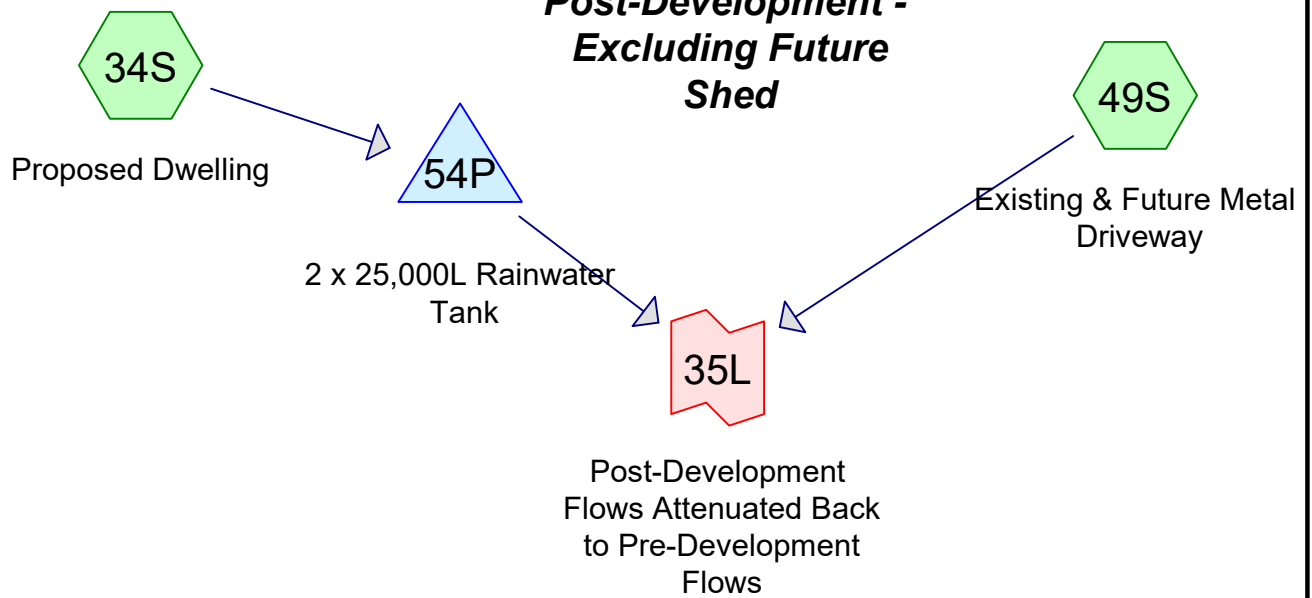
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 32L: Maximum Permitted Peak Flows

Hydrograph



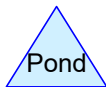
**Post-Development -
Excluding Future
Shed**



Subcat



Reach



Pond



Link

Routing Diagram for 145682

Prepared by Wilton Joubert Limited, Printed 16/03/2026
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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 34S: Proposed Dwelling Runoff Area=194.0 m² 100.00% Impervious Runoff Depth>246 mm
Tc=10.0 min CN=98 Runoff=3.23 L/s 47.8 m³

Subcatchment 49S: Existing & Future Runoff Area=520.2 m² 100.00% Impervious Runoff Depth>246 mm
Tc=10.0 min CN=98 Runoff=8.67 L/s 128.1 m³

Pond 54P: 2 x 25,000L Rainwater Tank Peak Elev=0.188 m Storage=3.8 m³ Inflow=3.23 L/s 47.8 m³
Outflow=2.11 L/s 47.3 m³

Link 35L: Post-Development Flows Attenuated Back to Pre-Development Inflow=10.54 L/s 175.4 m³
Primary=10.54 L/s 175.4 m³

Summary for Subcatchment 34S: Proposed Dwelling

Runoff = 3.23 L/s @ 7.94 hrs, Volume= 47.8 m³, Depth> 246 mm

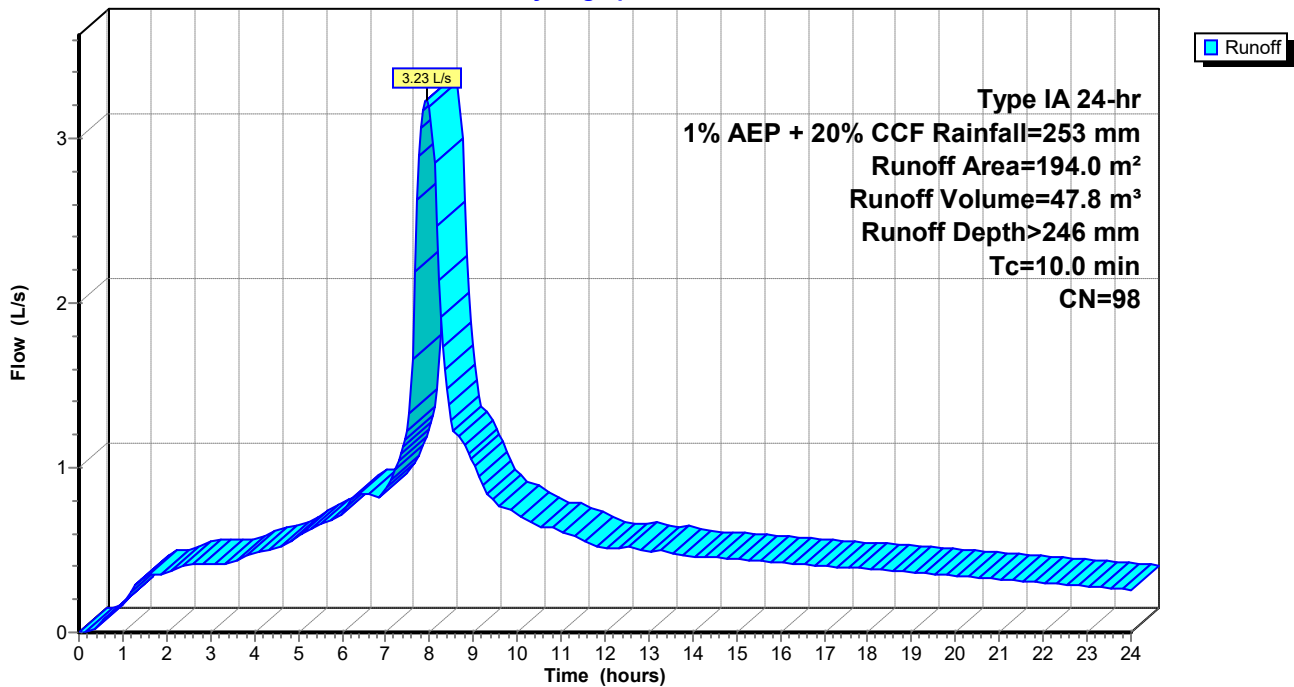
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
194.0	98	Roofs, HSG C
194.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 34S: Proposed Dwelling

Hydrograph



Summary for Subcatchment 49S: Existing & Future Metal Driveway

Runoff = 8.67 L/s @ 7.94 hrs, Volume= 128.1 m³, Depth> 246 mm

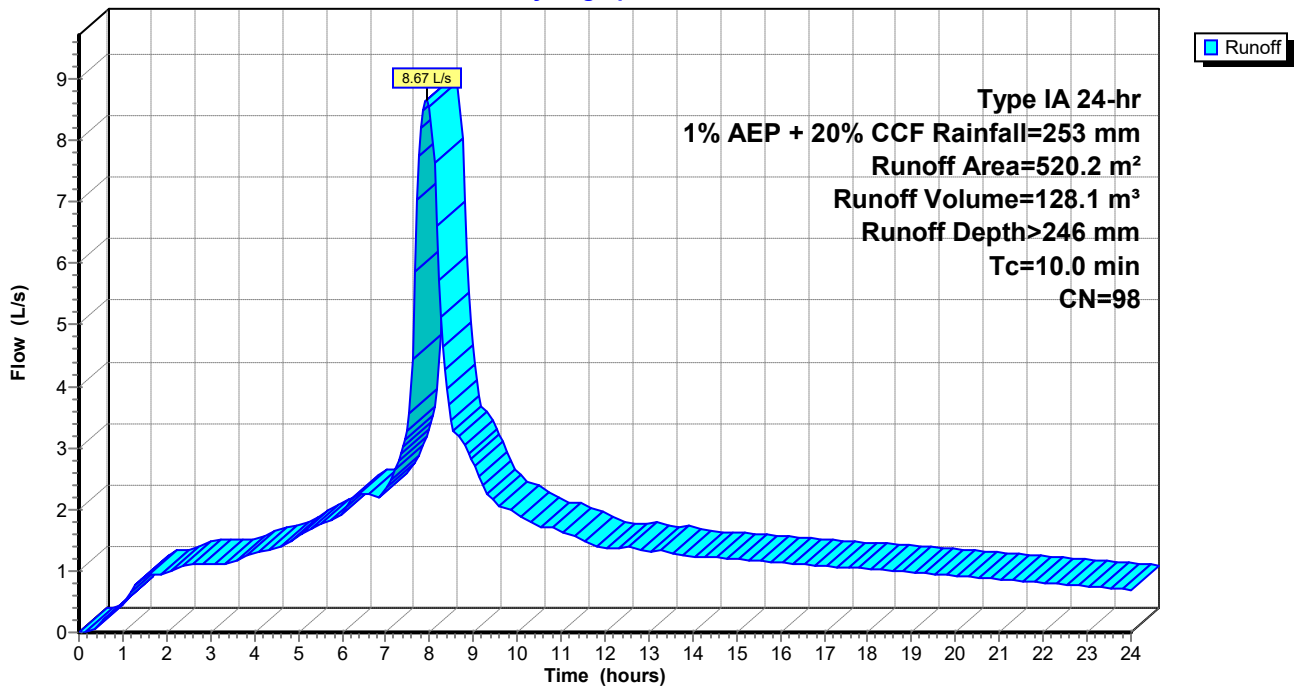
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
520.2	98	Paved parking, HSG C
520.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 49S: Existing & Future Metal Driveway

Hydrograph



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

Inflow Area = 194.0 m², 100.00% Impervious, Inflow Depth > 246 mm for 1% AEP + 20% CCF event
 Inflow = 3.23 L/s @ 7.94 hrs, Volume= 47.8 m³
 Outflow = 2.11 L/s @ 8.21 hrs, Volume= 47.3 m³, Atten= 35%, Lag= 16.3 min
 Primary = 2.11 L/s @ 8.21 hrs, Volume= 47.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.188 m @ 8.21 hrs Surf.Area= 20.4 m² Storage= 3.8 m³

Plug-Flow detention time= 24.6 min calculated for 47.3 m³ (99% of inflow)
 Center-of-Mass det. time= 17.1 min (663.1 - 646.0)

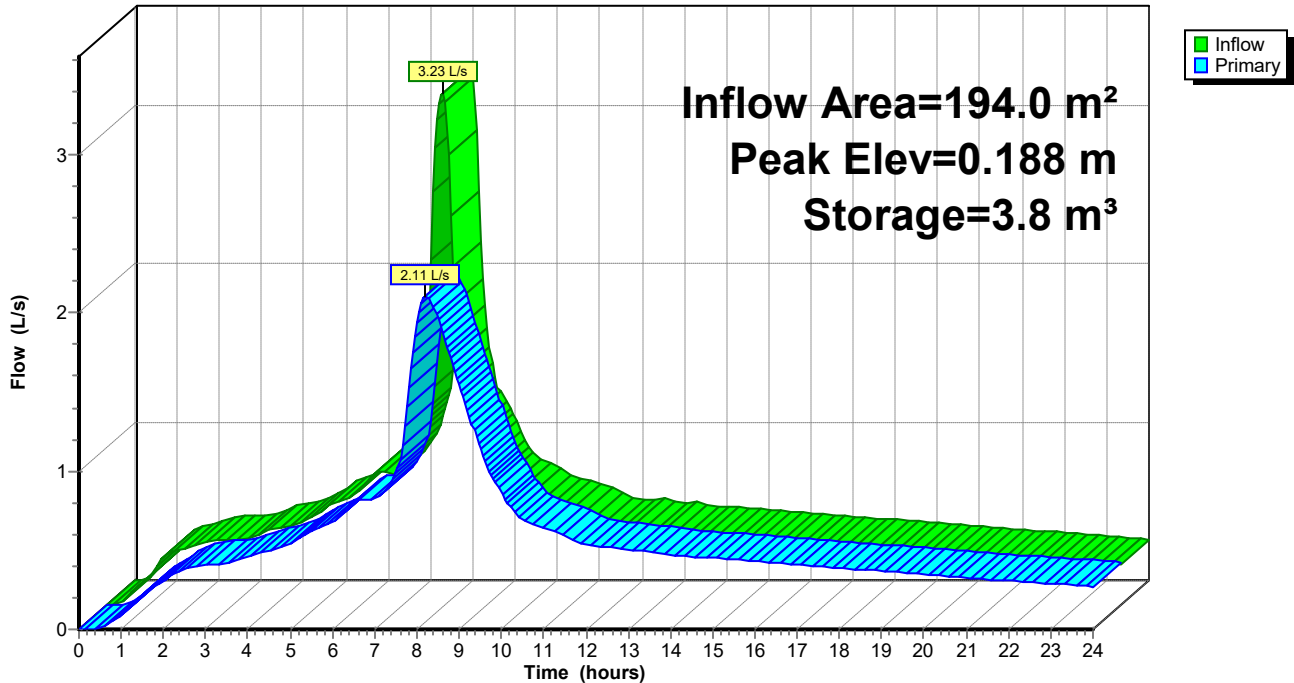
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	50 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=2.11 L/s @ 8.21 hrs HW=0.188 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 2.11 L/s @ 1.07 m/s)

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

Hydrograph

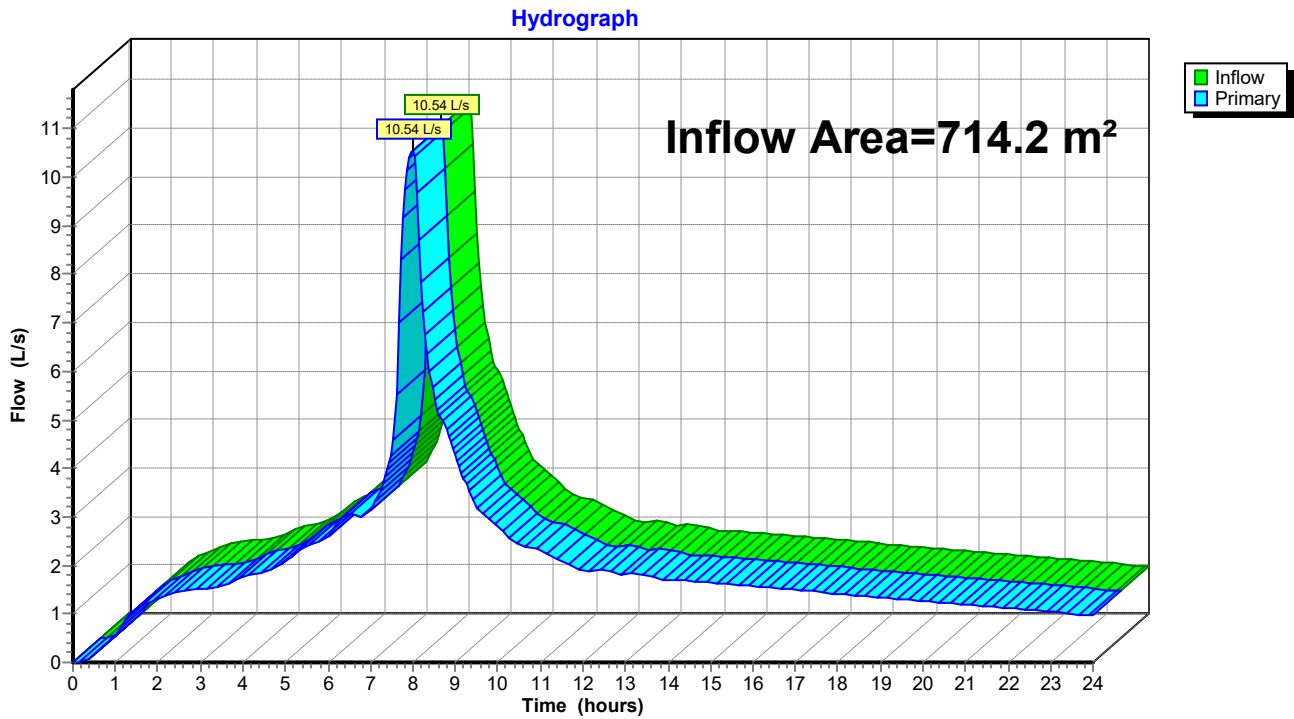


Summary for Link 35L: Post-Development Flows Attenuated Back to Pre-Development Flows

Inflow Area = 714.2 m², 100.00% Impervious, Inflow Depth > 246 mm for 1% AEP + 20% CCF event
Inflow = 10.54 L/s @ 7.98 hrs, Volume= 175.4 m³
Primary = 10.54 L/s @ 7.98 hrs, Volume= 175.4 m³, Atten= 0%, Lag= 0.0 min

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

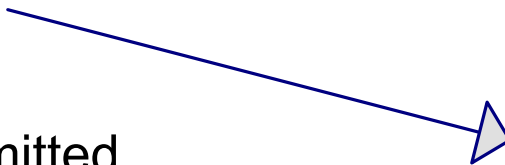
Link 35L: Post-Development Flows Attenuated Back to Pre-Development Flows



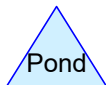
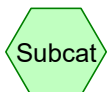
***Permitted Activity
Threshold - Including
Future Shed***



Maximum Permitted
Peak Areas



Maximum Permitted
Peak Flows



145682

Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Prepared by Wilton Joubert Limited

Printed 16/03/2026

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Page 2

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

Subcatchment 47S: Maximum Permitted Runoff Area=834.2 m² 52.81% Impervious Runoff Depth>212 mm
Tc=10.0 min CN=87 Runoff=12.67 L/s 176.8 m³

Link 48L: Maximum Permitted Peak Flows

Inflow=12.67 L/s 176.8 m³
Primary=12.67 L/s 176.8 m³

Summary for Subcatchment 47S: Maximum Permitted Peak Areas

Runoff = 12.67 L/s @ 7.96 hrs, Volume= 176.8 m³, Depth> 212 mm

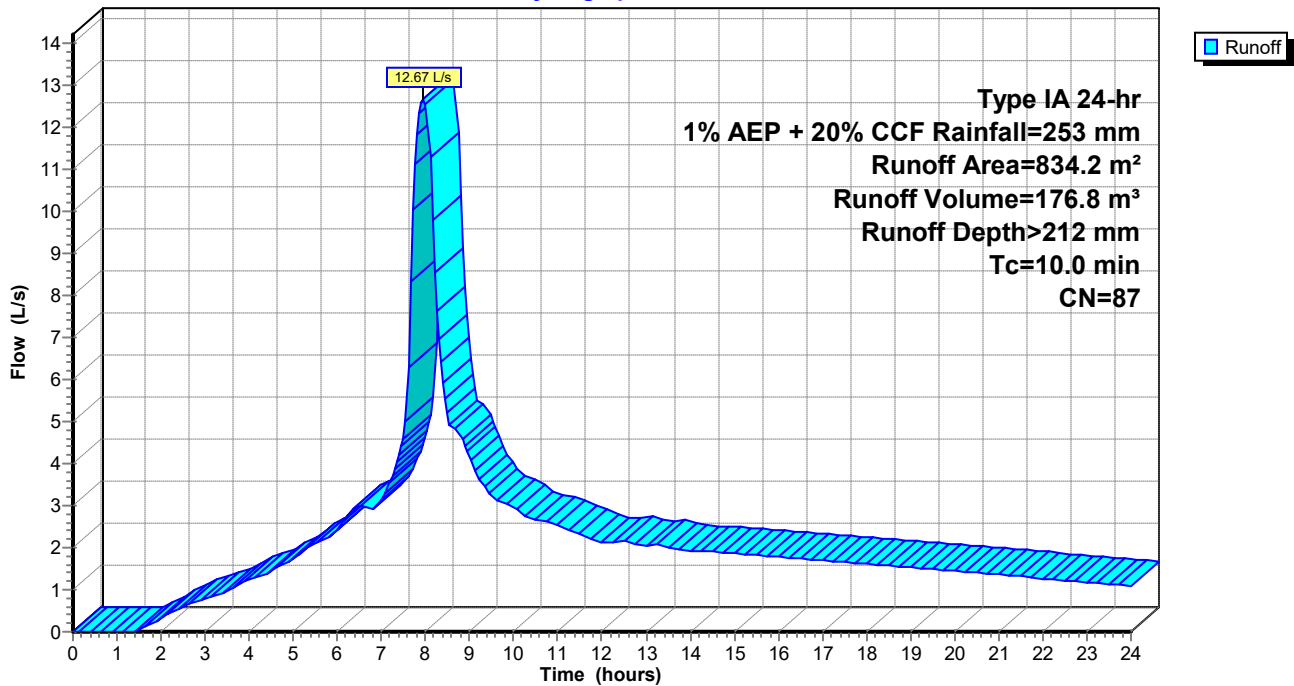
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
393.7	74	>75% Grass cover, Good, HSG C
440.5	98	Roofs, HSG C
834.2	87	Weighted Average
393.7		47.19% Pervious Area
440.5		52.81% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 47S: Maximum Permitted Peak Areas

Hydrograph



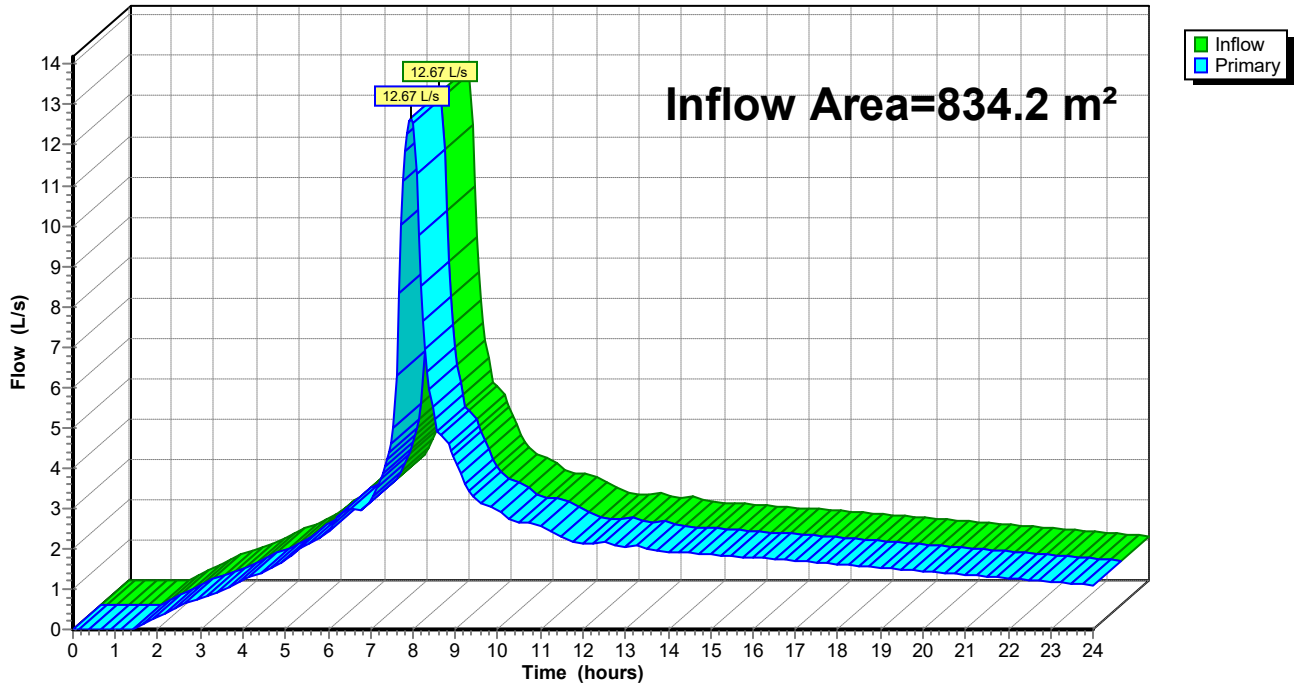
Summary for Link 48L: Maximum Permitted Peak Flows

Inflow Area = 834.2 m², 52.81% Impervious, Inflow Depth > 212 mm for 1% AEP + 20% CCF event
Inflow = 12.67 L/s @ 7.96 hrs, Volume= 176.8 m³
Primary = 12.67 L/s @ 7.96 hrs, Volume= 176.8 m³, Atten= 0%, Lag= 0.0 min

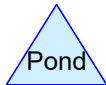
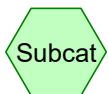
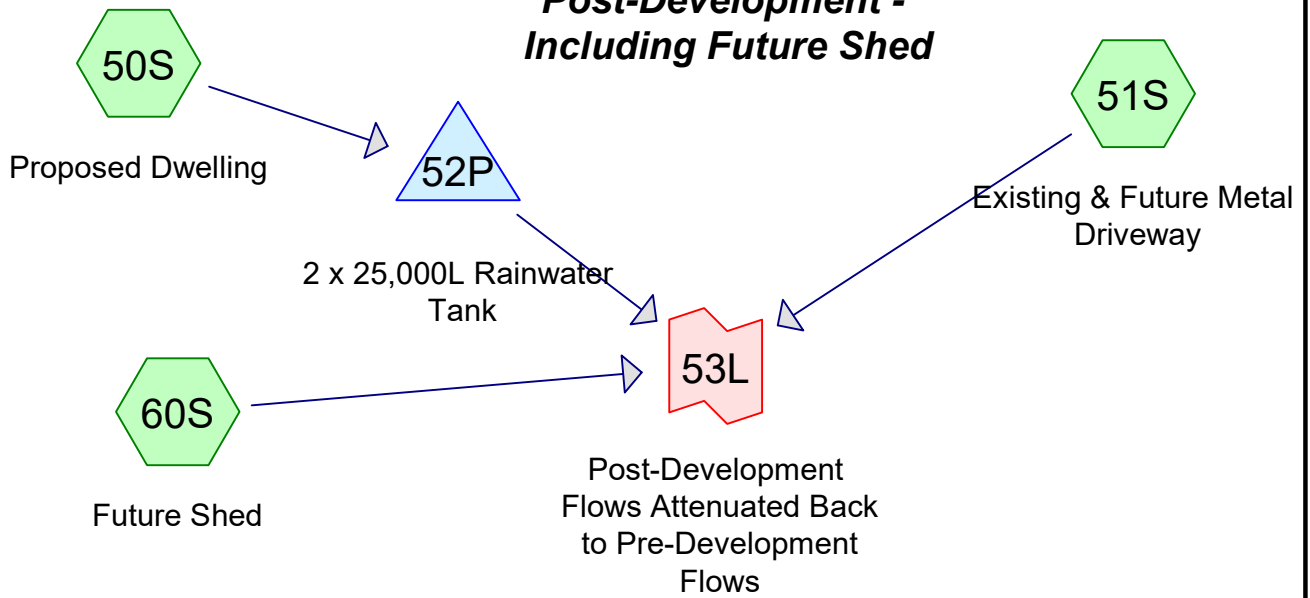
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 48L: Maximum Permitted Peak Flows

Hydrograph



**Post-Development -
Including Future Shed**



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

Subcatchment 50S: Proposed Dwelling Runoff Area=194.0 m² 100.00% Impervious Runoff Depth>246 mm
 Tc=10.0 min CN=98 Runoff=3.23 L/s 47.8 m³

Subcatchment 51S: Existing & Future Runoff Area=520.2 m² 100.00% Impervious Runoff Depth>246 mm
 Tc=10.0 min CN=98 Runoff=8.67 L/s 128.1 m³

Subcatchment 60S: Future Shed Runoff Area=120.0 m² 100.00% Impervious Runoff Depth>246 mm
 Tc=10.0 min CN=98 Runoff=2.00 L/s 29.6 m³

Pond 52P: 2 x 25,000L Rainwater Tank Peak Elev=0.188 m Storage=3.8 m³ Inflow=3.23 L/s 47.8 m³
 Outflow=2.11 L/s 47.3 m³

Link 53L: Post-Development Flows Attenuated Back to Pre-Development Inflow=12.53 L/s 205.0 m³
 Primary=12.53 L/s 205.0 m³

Summary for Subcatchment 50S: Proposed Dwelling

Runoff = 3.23 L/s @ 7.94 hrs, Volume= 47.8 m³, Depth> 246 mm

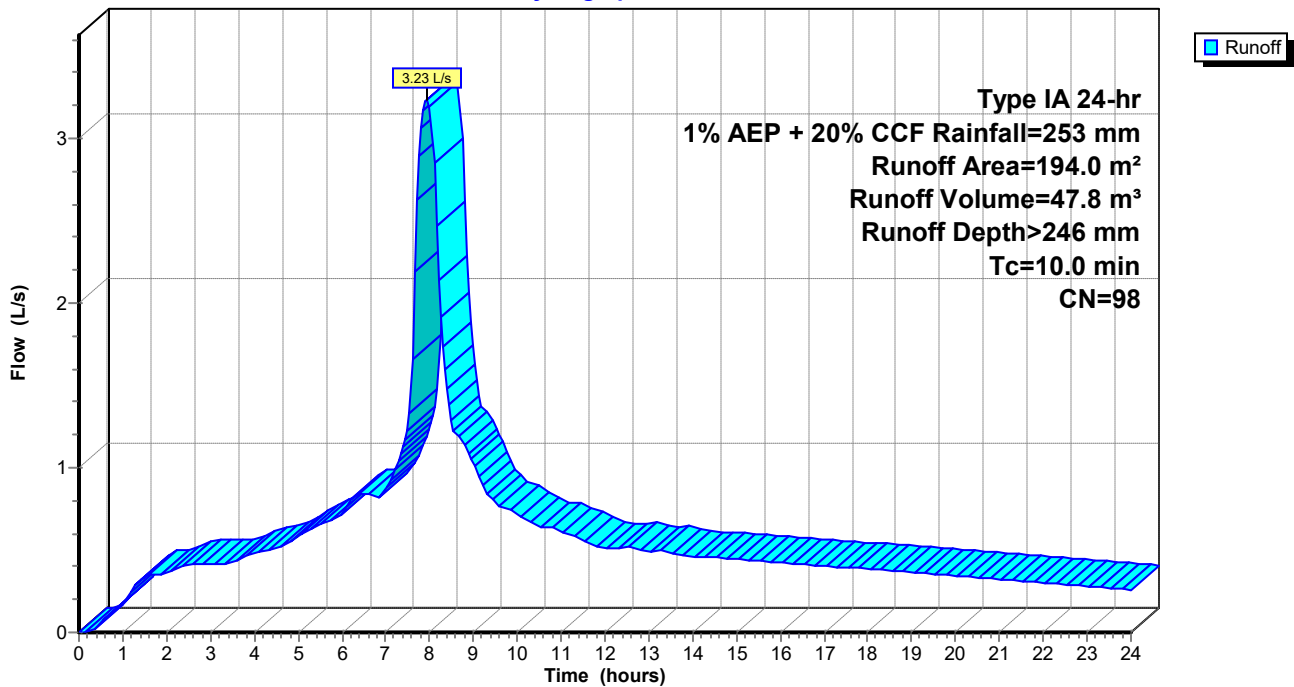
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
194.0	98	Roofs, HSG C
194.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 50S: Proposed Dwelling

Hydrograph



Summary for Subcatchment 51S: Existing & Future Metal Driveway

Runoff = 8.67 L/s @ 7.94 hrs, Volume= 128.1 m³, Depth> 246 mm

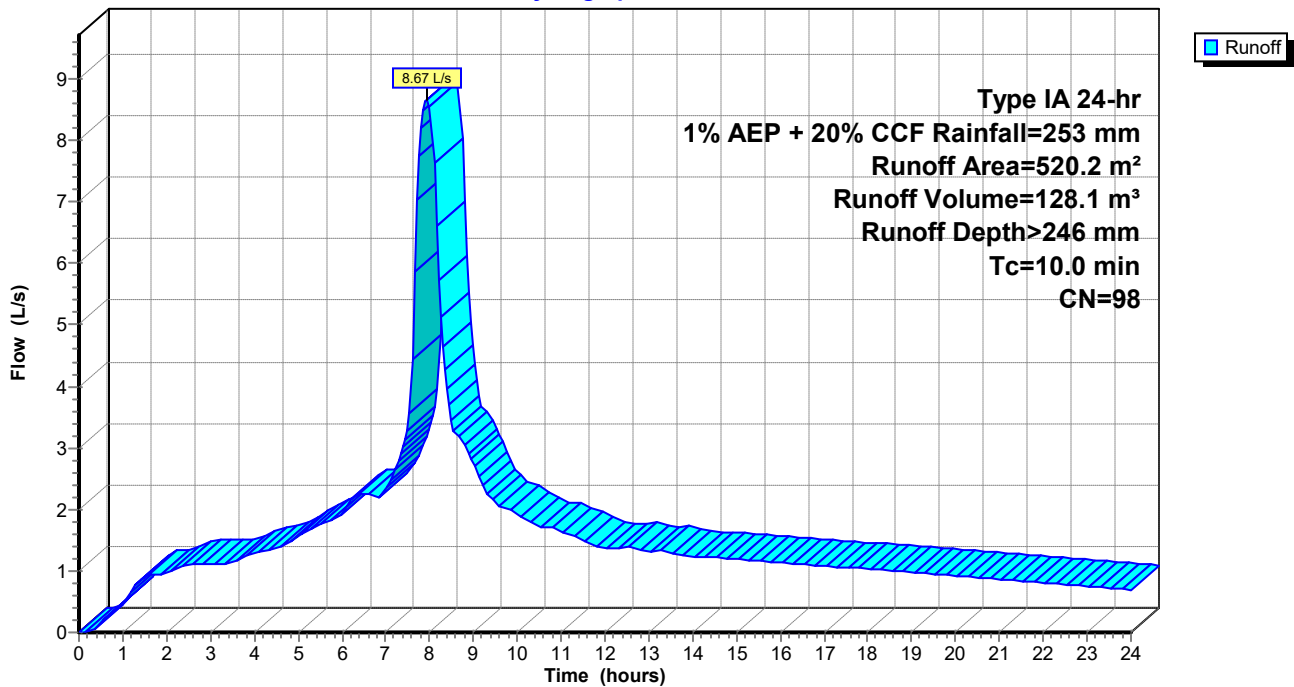
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
520.2	98	Paved parking, HSG C
520.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 51S: Existing & Future Metal Driveway

Hydrograph



Summary for Subcatchment 60S: Future Shed

Runoff = 2.00 L/s @ 7.94 hrs, Volume= 29.6 m³, Depth> 246 mm

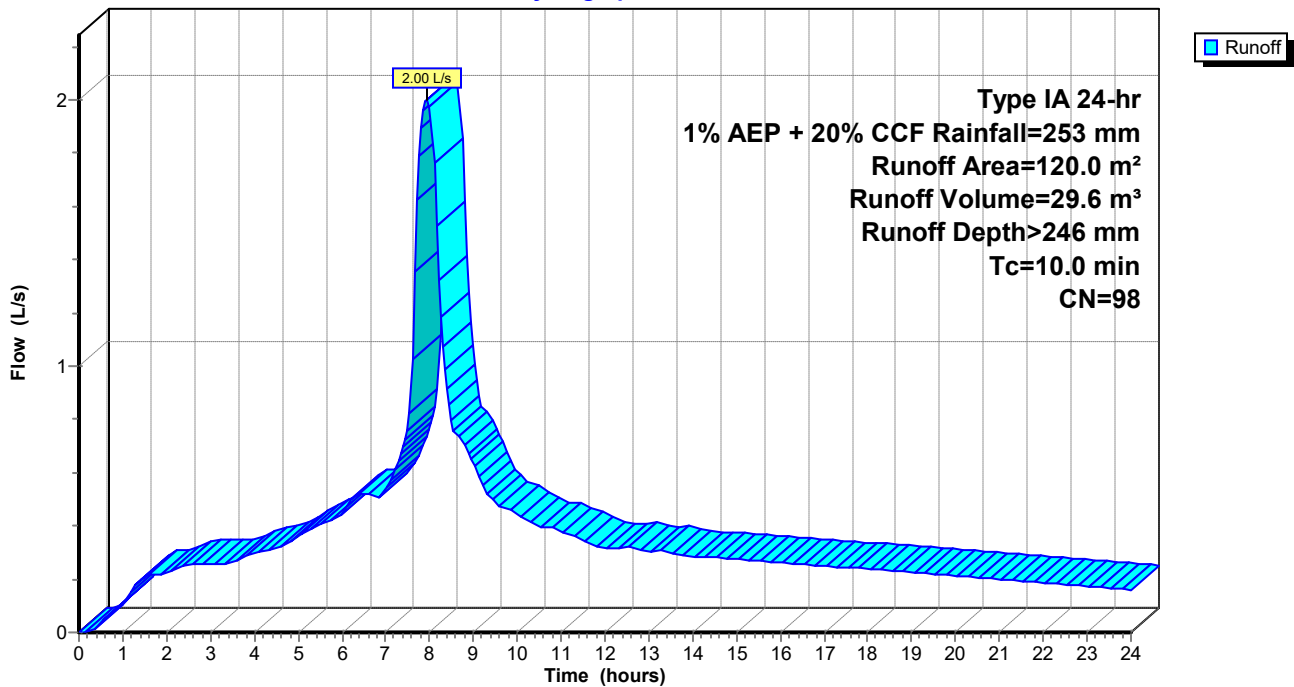
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
120.0	98	Roofs, HSG C
120.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 60S: Future Shed

Hydrograph



Summary for Pond 52P: 2 x 25,000L Rainwater Tank

Inflow Area = 194.0 m², 100.00% Impervious, Inflow Depth > 246 mm for 1% AEP + 20% CCF event
 Inflow = 3.23 L/s @ 7.94 hrs, Volume= 47.8 m³
 Outflow = 2.11 L/s @ 8.21 hrs, Volume= 47.3 m³, Atten= 35%, Lag= 16.3 min
 Primary = 2.11 L/s @ 8.21 hrs, Volume= 47.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.188 m @ 8.21 hrs Surf.Area= 20.4 m² Storage= 3.8 m³

Plug-Flow detention time= 24.6 min calculated for 47.3 m³ (99% of inflow)
 Center-of-Mass det. time= 17.1 min (663.1 - 646.0)

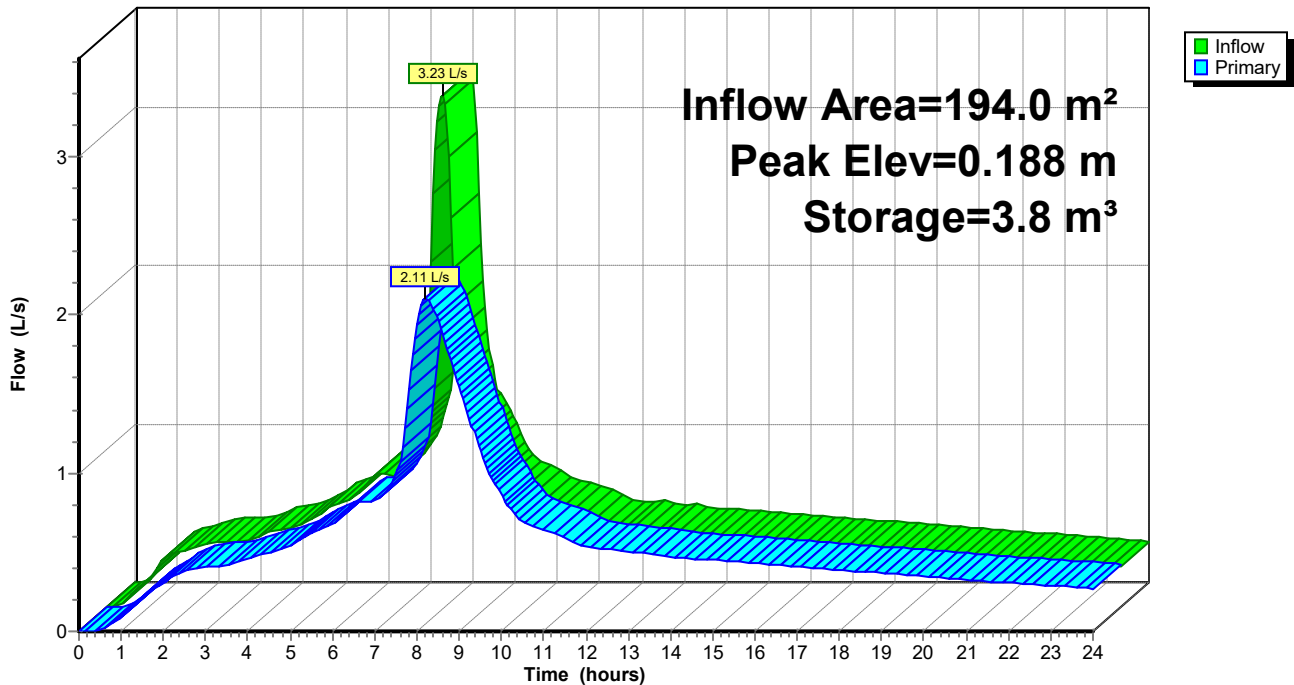
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	50 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=2.11 L/s @ 8.21 hrs HW=0.188 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 2.11 L/s @ 1.07 m/s)

Pond 52P: 2 x 25,000L Rainwater Tank

Hydrograph

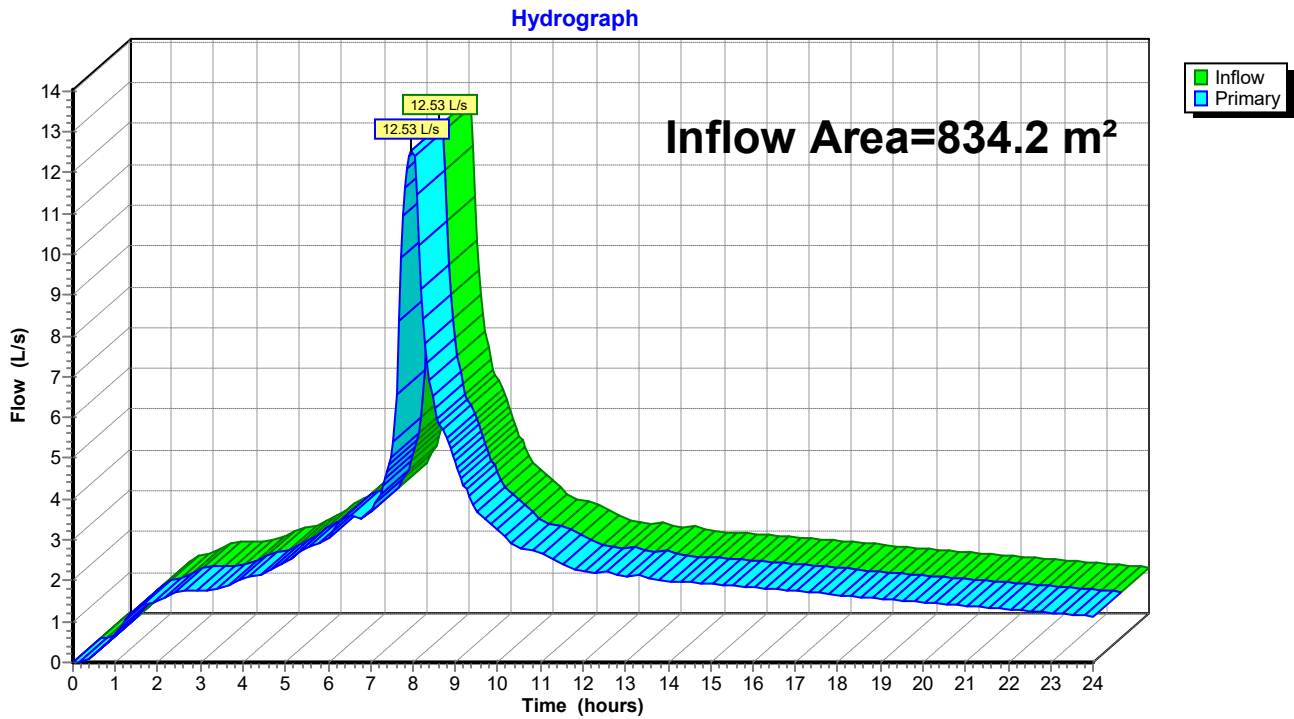


Summary for Link 53L: Post-Development Flows Attenuated Back to Pre-Development Flows

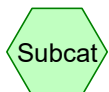
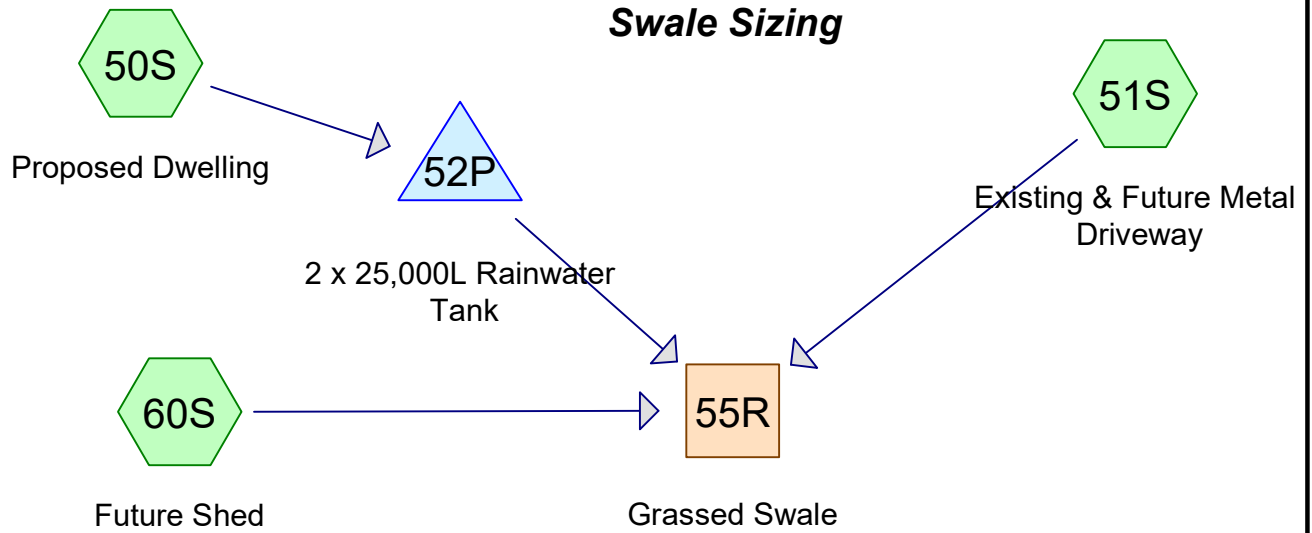
Inflow Area = 834.2 m², 100.00% Impervious, Inflow Depth > 246 mm for 1% AEP + 20% CCF event
Inflow = 12.53 L/s @ 7.97 hrs, Volume= 205.0 m³
Primary = 12.53 L/s @ 7.97 hrs, Volume= 205.0 m³, Atten= 0%, Lag= 0.0 min

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

Link 53L: Post-Development Flows Attenuated Back to Pre-Development Flows



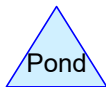
Swale Sizing



Subcat



Reach



Pond



Link

Routing Diagram for 145682 - Swale Sizing
Prepared by Wilton Joubert Limited, Printed 16/03/2026
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145682 - Swale Sizing

Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Prepared by Wilton Joubert Limited

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Page 2

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

Subcatchment 50S: Proposed Dwelling Runoff Area=194.0 m² 100.00% Impervious Runoff Depth>246 mm
Tc=10.0 min CN=98 Runoff=3.23 L/s 47.8 m³

Subcatchment 51S: Existing & Future Runoff Area=520.2 m² 100.00% Impervious Runoff Depth>246 mm
Tc=10.0 min CN=98 Runoff=8.67 L/s 128.1 m³

Subcatchment 60S: Future Shed Runoff Area=120.0 m² 100.00% Impervious Runoff Depth>246 mm
Tc=10.0 min CN=98 Runoff=2.00 L/s 29.6 m³

Reach 55R: Grassed Swale Avg. Flow Depth=0.12 m Max Vel=0.55 m/s Inflow=12.53 L/s 205.0 m³
n=0.025 L=10.00 m S=0.0100 m/m Capacity=21.24 L/s Outflow=12.53 L/s 204.9 m³

Pond 52P: 2 x 25,000L Rainwater Tank Peak Elev=0.188 m Storage=3.8 m³ Inflow=3.23 L/s 47.8 m³
Outflow=2.11 L/s 47.3 m³

145682 - Swale Sizing

Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

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Summary for Subcatchment 50S: Proposed Dwelling

Runoff = 3.23 L/s @ 7.94 hrs, Volume= 47.8 m³, Depth> 246 mm

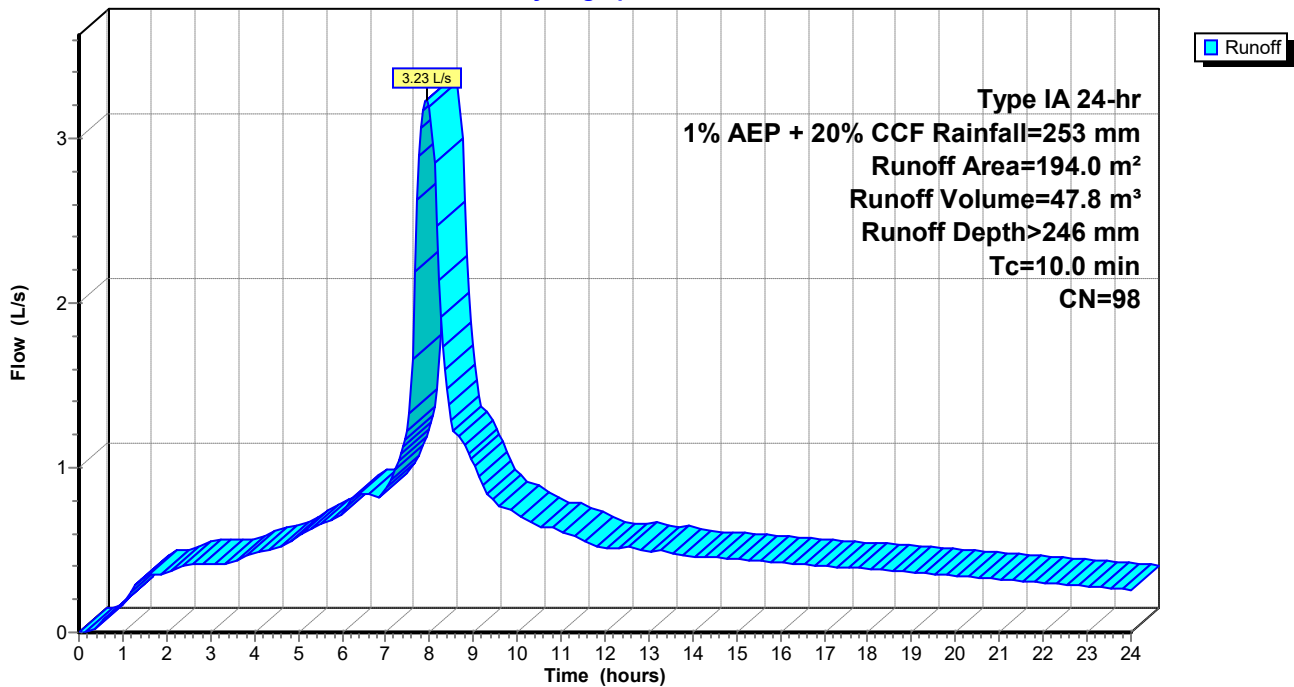
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
194.0	98	Roofs, HSG C
194.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 50S: Proposed Dwelling

Hydrograph



145682 - Swale Sizing

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Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

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Summary for Subcatchment 51S: Existing & Future Metal Driveway

Runoff = 8.67 L/s @ 7.94 hrs, Volume= 128.1 m³, Depth> 246 mm

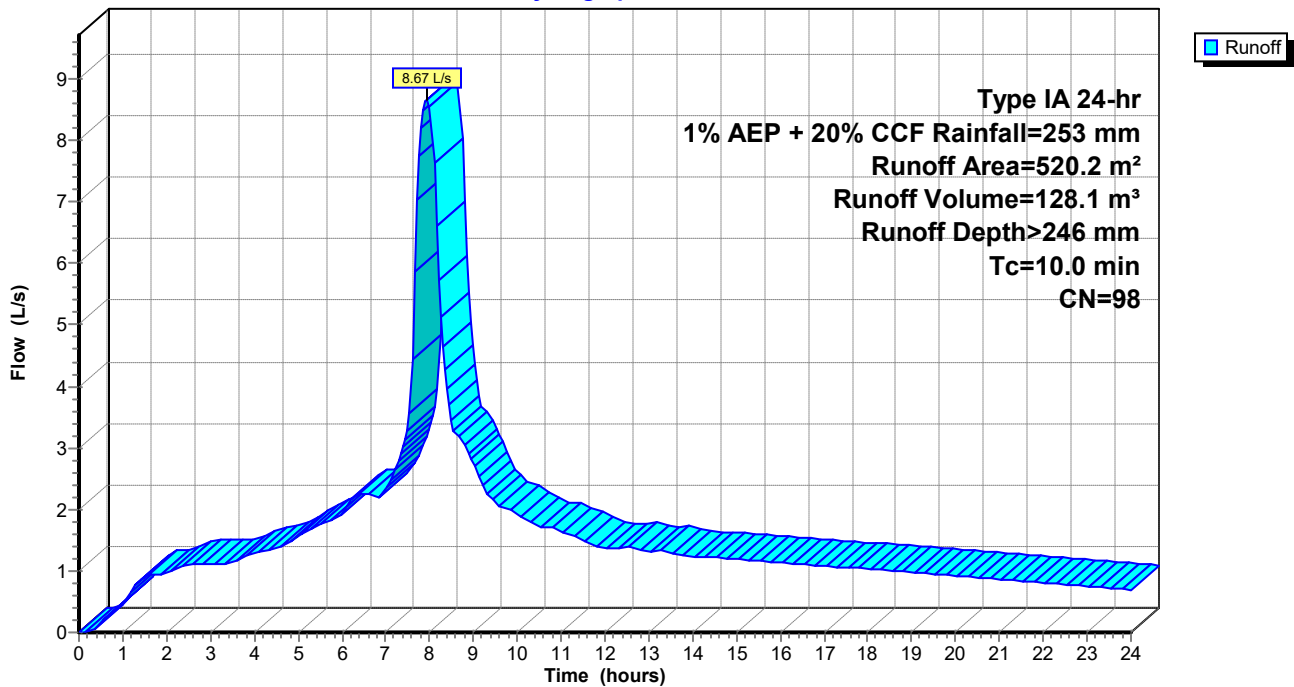
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
520.2	98	Paved parking, HSG C
520.2		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 51S: Existing & Future Metal Driveway

Hydrograph



145682 - Swale Sizing

Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

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Summary for Subcatchment 60S: Future Shed

Runoff = 2.00 L/s @ 7.94 hrs, Volume= 29.6 m³, Depth> 246 mm

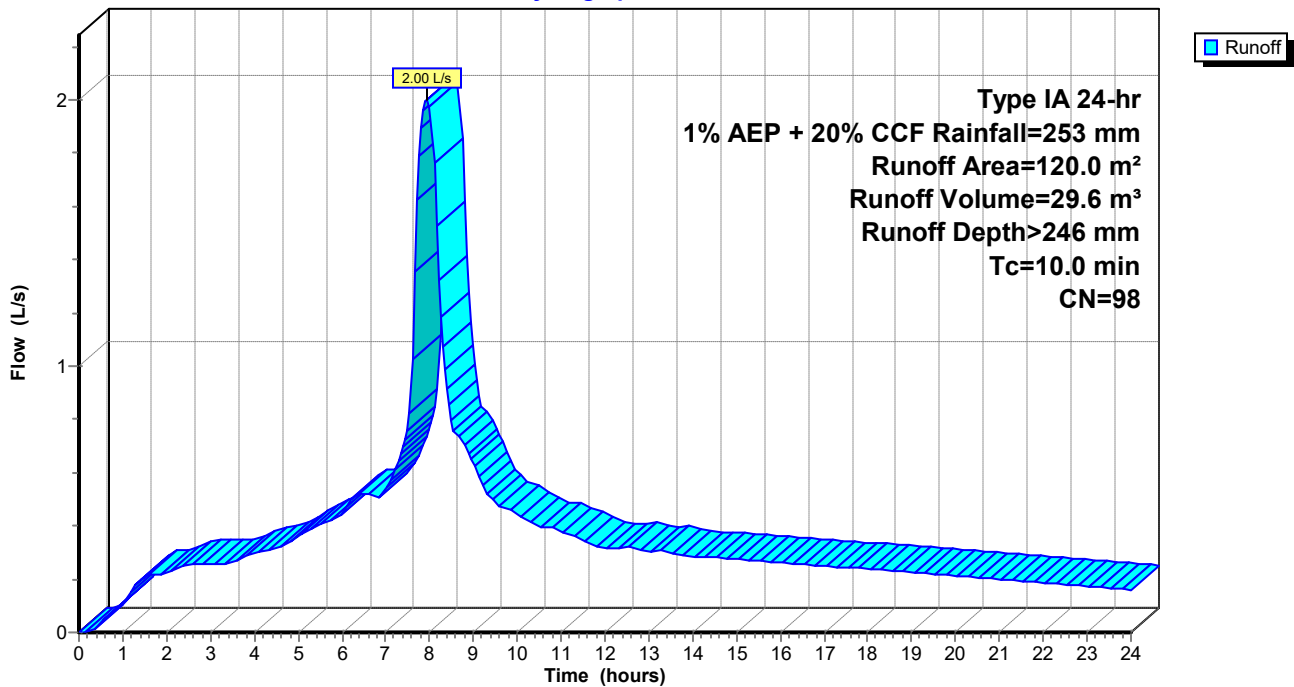
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

Area (m ²)	CN	Description
120.0	98	Roofs, HSG C
120.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 60S: Future Shed

Hydrograph



145682 - Swale Sizing

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Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

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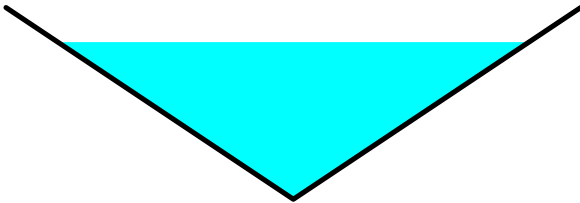
Summary for Reach 55R: Grassed Swale

Inflow Area = 834.2 m², 100.00% Impervious, Inflow Depth > 246 mm for 1% AEP + 20% CCF event
Inflow = 12.53 L/s @ 7.97 hrs, Volume= 205.0 m³
Outflow = 12.53 L/s @ 7.97 hrs, Volume= 204.9 m³, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.55 m/s, Min. Travel Time= 0.3 min
Avg. Velocity = 0.35 m/s, Avg. Travel Time= 0.5 min

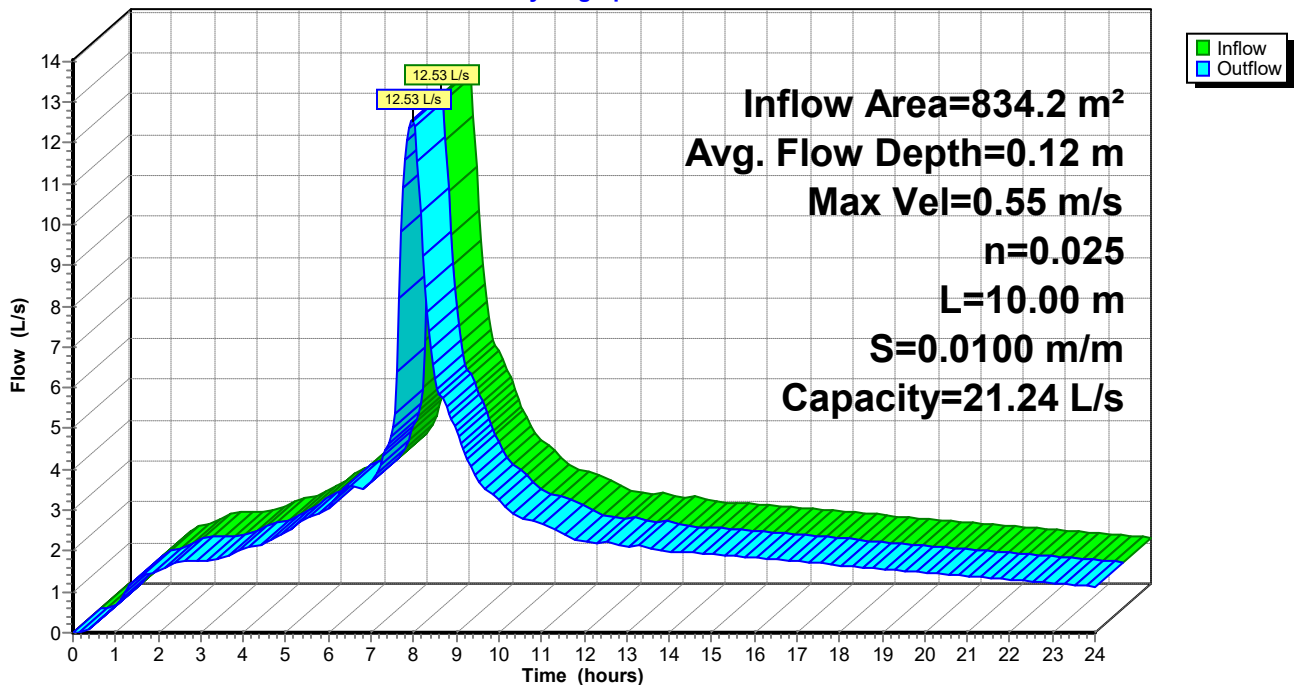
Peak Storage= 0.2 m³ @ 7.97 hrs
Average Depth at Peak Storage= 0.12 m
Bank-Full Depth= 0.15 m Flow Area= 0.03 m², Capacity= 21.24 L/s

0.00 m x 0.15 m deep channel, n= 0.025 Earth, clean & winding
Side Slope Z-value= 1.5 m/m Top Width= 0.45 m
Length= 10.00 m Slope= 0.0100 m/m
Inlet Invert= 0.000 m, Outlet Invert= -0.100 m



Reach 55R: Grassed Swale

Hydrograph



145682 - Swale Sizing

Type IA 24-hr 1% AEP + 20% CCF Rainfall=253 mm

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Summary for Pond 52P: 2 x 25,000L Rainwater Tank

Inflow Area = 194.0 m², 100.00% Impervious, Inflow Depth > 246 mm for 1% AEP + 20% CCF event
 Inflow = 3.23 L/s @ 7.94 hrs, Volume= 47.8 m³
 Outflow = 2.11 L/s @ 8.21 hrs, Volume= 47.3 m³, Atten= 35%, Lag= 16.3 min
 Primary = 2.11 L/s @ 8.21 hrs, Volume= 47.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.188 m @ 8.21 hrs Surf.Area= 20.4 m² Storage= 3.8 m³

Plug-Flow detention time= 24.6 min calculated for 47.3 m³ (99% of inflow)
 Center-of-Mass det. time= 17.1 min (663.1 - 646.0)

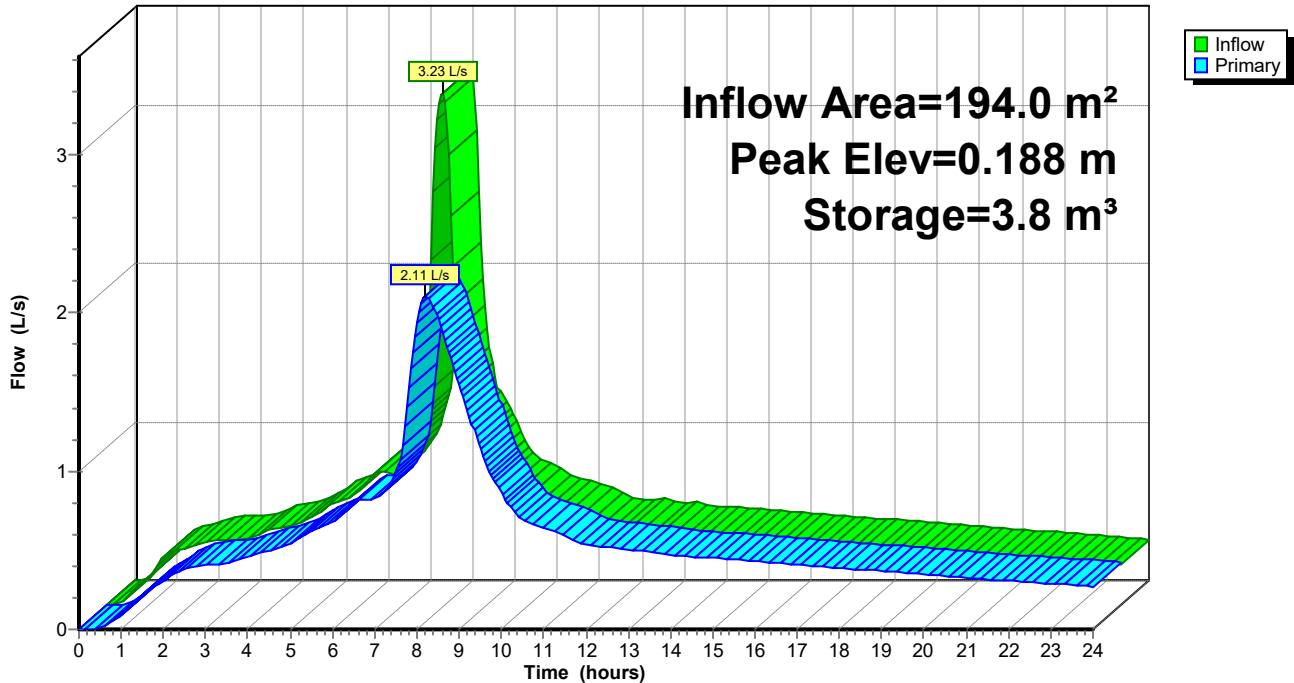
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	52.9 m ³	3.60 mD x 2.60 mH Vertical Cone/Cylinder x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	50 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=2.11 L/s @ 8.21 hrs HW=0.188 m (Free Discharge)
 ←1=Orifice/Grate (Orifice Controls 2.11 L/s @ 1.07 m/s)

Pond 52P: 2 x 25,000L Rainwater Tank

Hydrograph





NOTICE OF WRITTEN APPROVAL

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

PART A – To be completed by Applicant

Applicant/s Name:	C J Desmond / AG Construction Ltd
Address of proposed activity:	7491A State Highway 1, Kaitala
Legal description:	Lot 1 DP 54077 held in Record of Title NA7A/178
Description of the proposal (including why you need resource consent):	Proposed residential dwelling less than 10m from eastern and western site boundaries. Minimum setback of 5m proposed. Overall coverage of existing and proposed impermeable surfaces (including an allowance for a future shed) is approximately 834m ² or 28%.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>G.J. Gardner Homes Site Plan Project No 5313 Sheet A01b Drawn 4 March 2028</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

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

Atkinson
Benjamin

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

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

Full name/s of party giving approval:

Barry Mark Harrison & Angela Larisse Harrison

Address of affected property including legal description

7475 State Highway 1, Kaitiaki
Lot 2 DP 210514 held in Record of Title NA124C/686

Contact Phone Number/s and email address

Daytime:

021 267 7147

email:

harrison4builders@gmail.com

I/~~am~~/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

B Harrison

Date

24/03/2026

Signature

Angela Harrison

Date

24/03/2026

Signature

Date

Signature

Date

