

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

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

5. Applicant details

Name/s:

Bradley Day

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Nina Pivac C/- Logiplan Limited

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Bradley Day

Property address/
location:

11 Kokopu Street Ahipara

Postcode

8. Application site details

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

Name/s:

Bradley Day

Site address/
location:

Legal description:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

9. Description of the proposal

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

To construct dwelling in RPZ breaching rules relating to stormwater, setback and building coverage. The proposal also includes a s221(3) variation.

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)

FNR Construction

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)

Bradley Day

Signature:

(signature of bill payer)

Date 18-Nov-2025

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Nina Pivac

Signature

Date 19-Nov-2025

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



LANDUSE RESOURCE CONSENT APPLICATION

11 KOKOPU STREET, AHIPARA
LOT 23 DP 427753 AND
1/6 SHARE IN LOT 51 DP 427753 (JOAL)

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
BRADLEY JOSHUA DAY

Rev A
20 November 2025

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APPENDICES:

Appendix A – Site, Floor and Elevation Plans (Mandeno Design)

Appendix B – Certificate of Title and Consent Notices

Appendix C – Stormwater Report (FNR Consulting)

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	11 Kokopu Street, Ahipara
Applicant's name:	Bradley Joshua Day
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 23 DP 427753 and 1/6 Share in Lot 51 DP 427753
Site area:	1050m ² (plus 1/6 share in Lot 51 DP 427753 which equals to 86.2m ²)
Site owner/s:	Bradley Joshua Day
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Nil
Brief description of proposal:	To construct a 259m² dwelling (including attached garage) breaching the following rules: • Rule 8.6.5.1.3 Stormwater Management • Rule 8.6.5.1.4 Setback from Boundaries • Rule 8.6.5.1.10 Building Coverage The application also includes a s221(3) variation to amend Consent Notice 8520807.11 to enable the installation of above-ground water tanks.
Summary of reasons for consent:	Overall, resource consent is required as a Discretionary Activity under the Far North District Plan.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 19 November 2025

2.0 PROPOSAL

The applicant, Bradley Day, proposes to construct a 259m² dwelling (including attached garage) on a property located at 11 Kokopu Street, Ahipara.

Resource consent is sought under the following rules:

- 8.6.5.1.3 Stormwater Management
- 8.6.5.1.4 Setback from Boundaries
- 8.6.5.1.10 Building Coverage

It should be noted that the site is subject to a number of constraints which means that encroaching the 10m setback is unavoidable in this instance. These constraints include limited land area (1050m² excluding JOAL) and an irregular narrow shape of the site. It is evident that many other sites in the wider subdivision are subject to the same constraints, if not to a greater extent. This is demonstrated through the numerous resource consent applications that have previously been made to Council seeking the approval of a level of development that is largely anticipated by the Residential Zone. For example, 2170381-RMALUC sought consent for Lots 9, 26, 30, 42 and 43 DP 427753 to increase the level of impermeable surfaces to 50%, to increase building coverage to 35%, to reduce the minimum building setback from the road to 3m, and to reduce the minimum internal setback from all other boundaries to 1.2m. This application was approved in 2017 on a non-notified basis and without the written approval of any adjoining property owner. In my view, this supports the notion that the proposed level of development is acceptable within this subdivision despite the current Rural Production zoning.

S221(3) Variation to Consent Notice 8520807.11

The application also seeks to amend Condition (ii) of Consent Notice 8520807.11 under s221(3) to enable the installation of above-ground water tanks (as opposed to buried). Upon further investigations of the site by FNR Consulting engineers, it was found that with the tanks buried, suitably hydraulic grade could not be achieved from the tank outlets to the soak pit and then to the nearest swale drain due to the height of the existing swale drains compared to the site surface levels. It was concluded by the engineers that the most appropriate option is to install two 25,000L water tanks and bury them 1m into the ground. The water tanks will be completely screened by existing boundary planting, and proposed boundary fencing, which will achieve the original intent of relevant land covenant which is to “maintain visual amenity of the neighbourhood”.

Overall, the application is assessed overall as a **Discretionary Activity** under the District Plan.

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

3.0 SITE CONTEXT

Site Characteristics

The subject site is located at 11 Kokopu Street, Ahipara and is legally described as Lot 23 DP 427753 (CT ref. 509762). The subject site also has a 1/6 share in a jointly-owned access lot (JOAL) legally described as Lot 51 DP 427753. Inclusive of the 1/6 share in the JOAL, the subject site has a total land area of 1136.2m² (or 1050m² excluding the JOAL). A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.

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

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

Surrounding Environment

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



Figure 1: Aerial image showing existing vehicle crossings (Google Maps)

Access

The site is accessed via a JOAL (Lot 51 DP 427753) off Karawaka Street. This JOAL is concreted and formed to a good standard. A new vehicle crossing will be constructed off the JOAL to provide access to the proposed dwelling, and will be constructed in accordance with Council's Engineering Standards.

Zoning and Resources

The subject site is zoned Rural Production. There are no other resource features or overlays relevant to the site.

In terms of heritage and archaeology, there are no registered heritage sites or sites of cultural significance located in the vicinity of the subject site.

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

OPERATIVE DISTRICT PLAN

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	The site will contain one dwelling only. Complies
Rule 8.6.5.1.2 Sunlight	2m + 45-degree recession plane	No part of the building will encroach the recession plane as measured from all boundaries. Complies
Rule 8.6.5.1.3 Stormwater Management	The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.	Based on a site area of 1050m ² (excluding JOAL), impermeable surfaces equate to 414.3m ² (39.5%) which exceeds the permitted threshold as well as the controlled activity threshold of 20%. Discretionary Activity
Rule 8.6.5.1.4 Setback from Boundaries	10m from any site boundary	Given the site constraints (land area and dimensions), the proposed dwelling encroaches the 10m setback on all boundaries. Restricted Discretionary Activity
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	The proposed vehicle crossing will be formed to Council Engineering Standards. Complies

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.8 Building Height	The maximum height of any building shall be 12m.	The maximum building height is 4.6m. Complies
Rule 8.6.5.1.10 Building Coverage	Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	Based on a site area of 1050m ² , building coverage equates to 21.9%. Discretionary Activity

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

PROPOSED DISTRICT PLAN

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

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

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

5.0 NES CONTAMINATED SOILS

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NOTIFICATION

Public Notification

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

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) the applicant has requested that the application be publicly notified;*
- b) public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

Under Section 95A (4) an application must not be publicly notified if:

- a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - i. a controlled activity;*
 - ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

Step 3: If not precluded by step 2, public notification required in certain circumstances

Under Section Under Section 95A(7), public notification is required if:

- a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*
- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

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

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

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

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

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

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

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

Stormwater Management

A Stormwater Management Report has been prepared by FNR Consulting in support of the proposed development, see **Appendix C**. Overall, the report concludes that any adverse effect in relation to stormwater management will be less than minor subject to the implementation of the recommended stormwater disposal design. This includes (but is not limited to) the installation of two 25,000L water tanks to collect all roofwater, shaping the driveway to direct runoff into a catchpit. Stormwater disposal has been designed in accordance with AP10 and all relevant consent notice conditions relating to stormwater management. It is anticipated that the recommendations outlined within the stormwater report will form a condition of consent.

Building Coverage

With a floor area of 259m² (including garage), the proposed single-level dwelling is considered to be modest and consistent with existing dwellings in the immediate vicinity.

Similar to adjoining properties, the site is subject to land covenants which require all development to be designed in a specific manner ensuring consistency across the entire subdivision.

As identified above, the subject site and surrounding properties are subject to similar site constraints including a narrow rectangular or irregular shape, and limited land area outside of the relevant setback requirements. As a result of these constraints, a distinct development pattern has emerged in the locality whereby most existing built development encroaches the 10m setback requirement on at least one boundary. Most neighbouring properties, including Lots 9 and 10 DP 427753 also exhibit a similar level (if not a greater percentage) of building coverage. The proposed level of building coverage is therefore consistent with that prominent in the immediate surrounding environment.

The proposed building platform and building layout have been carefully designed so as to allow for as much open space as practicable, whilst taking into account the site constraints detailed above. The proposed dwelling (including all living spaces), and outdoor open space will be screened on the northern, southern and western boundaries by a timber fence designed in accordance with relevant covenant conditions. The south-western boundary is already screened by well-established landscaping. This landscaping will remain unaffected by the proposed development. On this basis, it is considered that the privacy and outlook of future residents, and neighbouring properties, will not be adversely affected.

Setback from Boundaries

The proposed dwelling will encroach the setback requirement on the all boundaries.

Given the site's location on the corner of two streets, the site has frontage to two different roads. It is anticipated that the application will be circulated to FNDC's roading department for consideration.

The eastern boundary borders the JOAL of which the applicant has a 1/6 share. Given this JOAL was created for the purpose of access to each of the six associated properties, it is considered that the other shareholders of the JOAL will not be adversely affected by the proposal.

The only other potentially affected party is the owners of the adjoining property to the north, being Lot 22 DP 427753. Written approval has been sought from the owners of this property, however, no response has been received as yet. Nonetheless, it is considered that any adverse effect in relation to the setback infringement, will be less than minor for the following reasons.

As previously discussed, the proposed single-level dwelling has a floor area of 259m² (including garage), which is considered to be modest and consistent with existing dwellings in the immediate vicinity.

The site is subject to a number of constraints which means that encroaching the 10m setback is unavoidable in this instance. These constraints include limited land area (1050m² excluding JOAL), and the irregular and narrow shape of the site. It is evident that many other sites in the wider subdivision are subject to the same constraints, if not to a greater extent. This is demonstrated through the numerous resource consent applications that have previously been made to Council

seeking the approval development to a level that is largely anticipated by the Residential Zone. For example, 2170381-RMALUC sought consent for Lots 9, 26, 30, 42 and 43 DP 427753 to increase the level of impermeable surfaces from 15% to 50%, to increase building coverage from 12.5% to 35%, to reduce the minimum building setback from the road from 10m to 3m, and to reduce the minimum internal 10m setback from all other boundaries to 1.2m. This application was approved in 2017 on a non-notified basis and without the written approval of any adjoining property owner. In my view, this supports the notion that the proposed level of development is acceptable within this subdivision despite the current Rural Production zoning.

Nonetheless, potential adverse effects on affected neighbours are discussed below for completeness.

Given the site constraints identified above, it should be noted that the dwelling has been positioned as far as practicable from all boundaries whilst ensuring ample space for the installation and maintenance of the proposed stormwater disposal system and other services. Access has been designed to enable entry and exit from the site, and ample space for on-site manoeuvring. Therefore, the users of the JOAL will not be adversely affected by this infringement. The only property that has the slightest chance of being affected in terms of visual amenity is Lot 22 DP 427753 which is located to the north of the subject site. A 2m high timber fence is located on this shared boundary which provides effective screening. This fence will remain unaffected by the proposal. On this basis, it is considered that any adverse effect on this property will be less than minor.

The applicant has also offered to construct a fence along the western and southern boundaries, but not along the south-western corner of the site as there is already extensive landscaping which will be retained. On this basis, it is considered that any adverse effects on the environment will be less than minor.

Conclusion

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

8.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development such as providing for the social well-being of the applicants and the community through addressing the current housing shortage in the Far North. The proposed development will also provide for the economical well-being of the Far North District through providing employment opportunities throughout the construction phase. Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

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

Operative and Proposed District Plans

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

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

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

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

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

Other Matters

There are no other matters considered relevant to the proposal.

9.0 PART 2 ASSESSMENT

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

10.0 OVERALL CONCLUSION

The application lodged for Bradley Day provides for the construction of a new dwelling on a property located at 11 Kokopu Street, Ahipara breaching rules relating to setback, stormwater, and building coverage. The application has been assessed as a discretionary activity. The subject site is located in a recently established subdivision anticipated for medium-density residential development.

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

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 19 November 2025

APPENDICES:

Appendix A – Site, Floor and Elevation Plans (Mandeno Design)

Appendix B – Certificate of Title and Consent Notices

Appendix C – Stormwater Report (FNR Consulting)

Appendix A – Site, Floor and Elevation Plans (Mandeno Design)

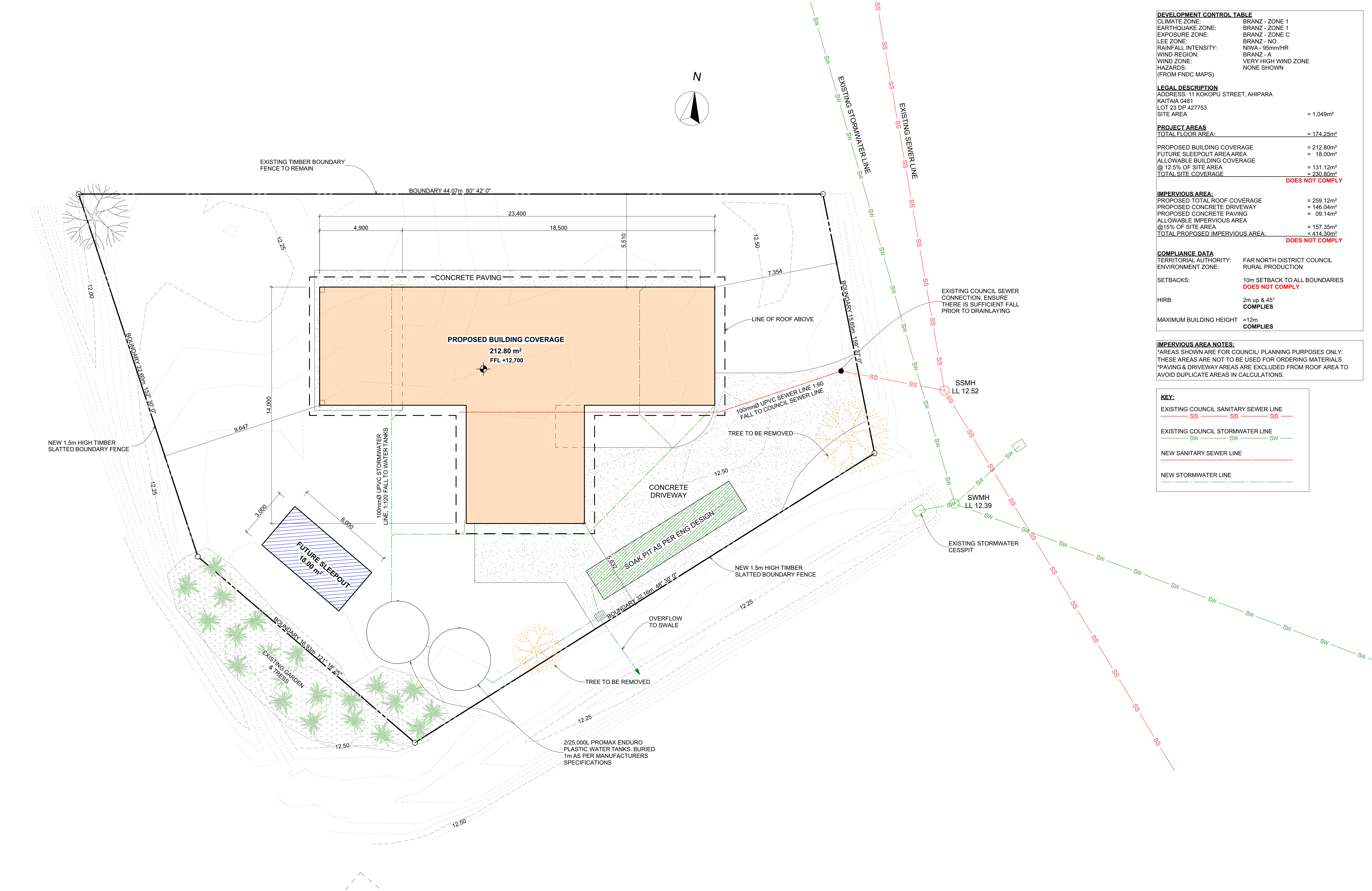
NEW DWELLING AT
11 KOKOPU STREET AHIPARA KAITAIA 0481

FOR

BRADLEY DAY

Sheet Index	
Layout ID	Layout Name
FRONT COVER	
	COVER PAGE
SITE PLANS	
A201	SITE PLAN
PLANS	
A301	CONSTRUCTION NOTES
A302	FLOOR PLAN
A303	FOUNDATION PLAN
A304	PLUMBING & DRAINAGE PLAN
A305	WALL FRAMING & LINTEL PLAN
A306	ROOF FRAMING PLAN
A307	ROOF PLAN
A308	TRUSS DESIGN & PS1
ELEVATIONS	
A401	ELEVATIONS
SECTIONS	
A501	SECTION AA & BB
A502	SECTION CC & DD
A503	SECTION NN & MM
SCHEDULES	
A601	DOOR & WINDOW SCHEDULE
DETAILS	
A701	CONSTRUCTION DETAILS
A702	CONSTRUCTION DETAILS
A703	WET AREA SHOWER DETAILS
STANDARD DETAILS	
A801	CLADDING DETAILS - VERTICAL OBLIQUE
A802	CLADDING DETAILS - LINEA
A803	MITEK DETAILS
A804	MITEK DETAILS
A805	NZBC DETAILS



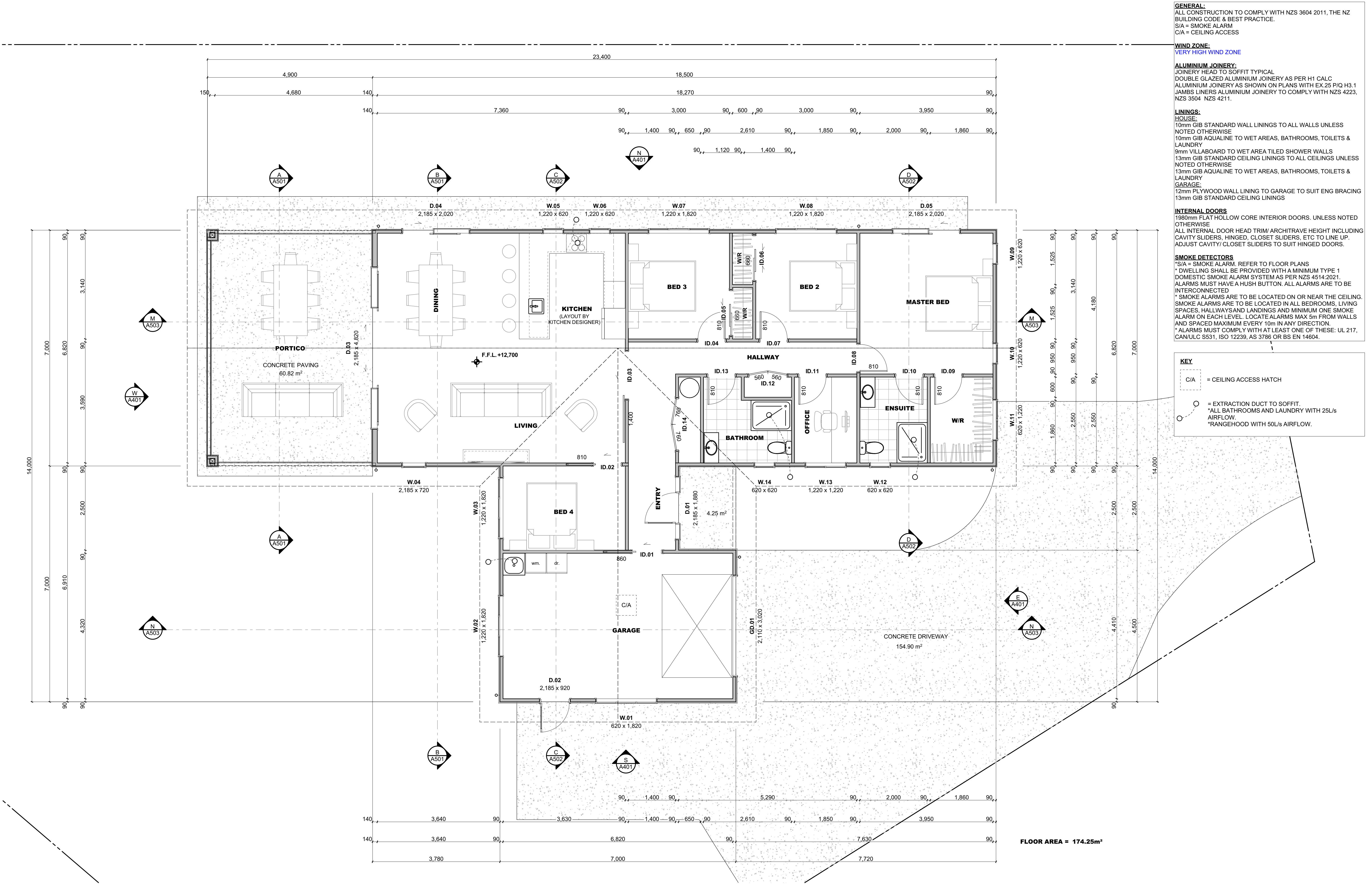


DEVELOPMENT CONTROL TABLE	
CLIMATE ZONE:	BRANZ - ZONE 1
EARTHQUAKE ZONE:	BRANZ - ZONE 1
EXPOSURE ZONE:	BRANZ - ZONE C
LEE ZONE:	BRANZ - NO
RAINFALL INTENSITY:	NIWA - 95mm/HR
WIND REGION:	BRANZ - A
WIND ZONE:	VERY HIGH WIND ZONE
HAZARDS:	NONE SHOWN
(FROM FNDC MAPS)	
LEGAL DESCRIPTION	
ADDRESS: 11 KOKOPU STREET, AHIPARA	
KAITIA 0481	
LOT 23 DP 427753	
SITE AREA	= 1,049m²
PROJECT AREAS	
TOTAL FLOOR AREA:	= 174.25m²
PROPOSED BUILDING COVERAGE	= 212.80m²
FUTURE SLEEPOUT AREA AREA	= 18.00m²
ALLOWABLE BUILDING COVERAGE	= 131.12m²
@ 12.5% OF SITE AREA	= 230.80m²
TOTAL SITE COVERAGE	DOES NOT COMPLY
IMPERVIOUS AREA:	
PROPOSED TOTAL ROOF COVERAGE	= 259.12m²
PROPOSED CONCRETE DRIVEWAY	= 146.04m²
ALLOWABLE IMPERVIOUS AREA	= 157.35m²
@ 15% OF SITE AREA	= 414.30m²
TOTAL PROPOSED IMPERVIOUS AREA:	DOES NOT COMPLY
COMPLIANCE DATA	
TERRITORIAL AUTHORITY:	FAR NORTH DISTRICT COUNCIL
ENVIRONMENT ZONE:	RURAL PRODUCTION
SETBACKS:	10m SETBACK TO ALL BOUNDARIES DOES NOT COMPLY
HIRB:	2m up & 45° COMPLIES
MAXIMUM BUILDING HEIGHT	≈12m COMPLIES

IMPERVIOUS AREA NOTES:
*AREAS SHOWN ARE FOR COUNCIL/ PLANNING PURPOSES ONLY. THESE AREAS ARE NOT TO BE USED FOR ORDERING MATERIALS.
*PAVING & DRIVEWAY AREAS ARE EXCLUDED FROM ROOF AREA TO AVOID DUPLICATE AREAS IN CALCULATIONS.

KEY:	
EXISTING COUNCIL SANITARY SEWER LINE	SS SS SS
EXISTING COUNCIL STORMWATER LINE	SW SW SW
NEW SANITARY SEWER LINE	SS SS SS
NEW STORMWATER LINE	SW SW SW

mandeno design ARCHITECTURAL SPACES © MANDENO DESIGN LTD. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN ANY DOUBT OVER BUILDING WORK CHECK WITH DESIGNER. ALL BUILDING WORK TO BE CARRIED OUT AS PER BEST PRACTICE FOR ALL TRADES	CONTACT: P. 09 430 6938 M. 027 243 8089 A. 33 Norfolk Street, Whangarei E. simon@mandenodesign.co.nz W. mandenodesign.co.nz	CLIENT: BRADLEY DAY	PROJECT: NEW DWELLING FOR BRADLEY DAY, 11 KOKOPU STREET, AHIPARA, KAITIAIA 0481 LOT 23 DP 427753				ISSUE TYPE: PRELIMINARY For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction.	DESIGNER: MANDENO DESIGN	DRAWING TITLE: SITE PLAN	PROJECT NUMBER: 2563	DRAWING:	
				BC.05	FOR CONSENT	13/11/25		DRAWN: JUARN ANDERSON			SCALE @ A1: 1:100	REVISION: BC.05
				WD.04	WORKING DRAWINGS	09/11/25						
				PD.01	PRELIMINARY DESIGN	31/08/25						
				#	REVISION DESCRIPTION:	DATE:		ENGINEER: T&A STRUCTURES			DATE: 19/11/2025	



GENERAL:
ALL CONSTRUCTION TO COMPLY WITH NZS 3604 2011, THE NZ BUILDING CODE & BEST PRACTICE.
S/A = SMOKE ALARM
C/A = CEILING ACCESS

WIND ZONE:
VERY HIGH WIND ZONE

ALUMINIUM JOINERY:
JOINERY HEAD TO SOFFIT TYPICAL
DOUBLE GLAZED ALUMINIUM JOINERY AS PER H1 CALC
ALUMINIUM JOINERY AS SHOWN ON PLANS WITH EX.25 P/Q H3.1
JAMBS LINERS ALUMINIUM JOINERY TO COMPLY WITH NZS 4223, NZS 3504 NZS 4211.

LININGS:
HOUSE
10mm GIB STANDARD WALL LININGS TO ALL WALLS UNLESS NOTED OTHERWISE
10mm GIB AQUALINE TO WET AREAS, BATHROOMS, TOILETS & LAUNDRY
9mm VILLABOARD TO WET AREA TILED SHOWER WALLS
13mm GIB STANDARD CEILING LININGS TO ALL CEILINGS UNLESS NOTED OTHERWISE
13mm GIB AQUALINE TO WET AREAS, BATHROOMS, TOILETS & LAUNDRY
GARAGE:
12mm PLYWOOD WALL LINING TO GARAGE TO SUIT ENG BRACING
13mm GIB STANDARD CEILING LININGS

INTERNAL DOORS
1980mm FLAT HOLLOW CORE INTERIOR DOORS. UNLESS NOTED OTHERWISE
ALL INTERNAL DOOR HEAD TRIM/ ARCHITRAVE HEIGHT INCLUDING CAVITY SLIDERS, HINGED, CLOSET SLIDERS, ETC TO LINE UP. ADJUST CAVITY/ CLOSET SLIDERS TO SUIT HINGED DOORS.

SMOKE DETECTORS
*S/A = SMOKE ALARM. REFER TO FLOOR PLANS
*DWELLING SHALL BE PROVIDED WITH A MINIMUM TYPE 1 DOMESTIC SMOKE ALARM SYSTEM AS PER NZS 4514:2021.
ALARMS MUST HAVE A HUSH BUTTON. ALL ALARMS ARE TO BE INTERCONNECTED
* SMOKE ALARMS ARE TO BE LOCATED ON OR NEAR THE CEILING. SMOKE ALARMS ARE TO BE LOCATED IN ALL BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS AND MINIMUM ONE SMOKE ALARM ON EACH LEVEL. LOCATE ALARMS MAX 5m FROM WALLS AND SPACED MAXIMUM EVERY 10m IN ANY DIRECTION.
*ALARMS MUST COMPLY WITH AT LEAST ONE OF THESE: UL 217, CANULC S531, ISO 12239, AS 3786 OR BS EN 14604.

KEY

C/A = CEILING ACCESS HATCH

= EXTRACTION DUCT TO SOFFIT.
*ALL BATHROOMS AND LAUNDRY WITH 25L/s AIRFLOW.
*RANGEHOOD WITH 50L/s AIRFLOW.

mandeno design ARCHITECTURAL SPACES © MANDENO DESIGN LTD. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN ANY DOUBT OVER BUILDING WORK CHECK WITH DESIGNER. ALL BUILDING WORK TO BE CARRIED OUT AS PER BEST PRACTICE FOR ALL TRADES	CONTACT: P. 09 430 6938 M. 027 243 8089 A. 33 Norfolk Street, Whangarei E. simon@mandenodesign.co.nz W. mandenodesign.co.nz	CLIENT: BRADLEY DAY	PROJECT: NEW DWELLING FOR BRADLEY DAY, 11 KOKOPU STREET, AHIPARA, KAITIAIA 0481 LOT 23 DP 427753			ISSUE TYPE: PRELIMINARY For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction.	DESIGNER: MANDENO DESIGN	DRAWING TITLE: FLOOR PLAN	PROJECT NUMBER: 2563	DRAWING: A302			
				BC.05	FOR CONSENT		13/11/25			DRAWN: JUARN ANDERSON	INDEX TITLE: PLANS	SCALE @ A1: 1:50	REVISION: BC.05
				WD.04	WORKING DRAWINGS		09/11/25						
				PD.01	PRELIMINARY DESIGN		31/08/25						
				#	REVISION DESCRIPTION:		DATE:						



MATERIAL SPECIFICATION & SELECTIONS:

ALL MATERIALS TO BE FIXED & INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & DETAILS, NZBC & BEST PRACTICE.

ROOFING:

ROOF CLADDING 1:

SCREW FIXED 0.40 COLORSTEEL MAXAM CORRUGATE ROOFING

*STOP END ALL SHEETS OF ROOFING.

*ALL ROOF FLASHINGS TO BE 0.55 COLORSTEEL MAXAM UNLESS OTHERWISE NOTED.

COLOUR MATCHED TO ROOF COLOR

FASCIA:

EX 25 PREPRESSED FJ PINE FASCIA WITH PAINT FINISH

GUTTER:

MARLEY TYPHOON SPOUTING WITH EXTERNAL BRACKETS

FIX BRACKETS THRU FASCIA & CAVITY INTO FASCIA SUPPORT MEMBER.

DOWNPIPES:

80mmØ UPVC DP

ROOF OVERHANG:

EAVE = 600mm

BARGE = 600mm

AS SHOWN ON PLAN

SOFFIT (TYPICAL):

4.5 HARDIFLEX SOFFIT LINING WITH 40x10 H3.1 COVER BATTENS OVER JOINTS @ 1200 CENTRES BOTH WAYS. PAINT FINISHED SOFFIT

SOFFIT (VERANDAH):

6mm HARDIFLEX SOFFIT LINING OVER 70x35 BATTENS @ 600 CENTRES. 40x10 H3.1 COVER BATTENS OVER JOINTS @ 1200 CENTRES BOTH WAYS. PAINT FINISHED SOFFIT

CLADDINGS (AS SHOWN ON ELEVATIONS)

CLADDING 1:

VERTICAL JH OBLIQUE CLADDING WITH PAINT FINISH OVER 20mm HORIZONTAL VERTIBAT DRAINED & VENTED CAVITY SYSTEM

CLADDING 2:

JH LINEA WEATHERBOARD CLADDING WITH PAINT FINISH OVER 20mm DRAINED & VENTED CAVITY SYSTEM

VERANDAH POSTS:

H5 VERANDAH POSTS IN CONCRETE FOOTING AS PER ENGINEERS DESIGN

JOINERY:

JOINERY HEAD TO SOFFIT TYPICAL

DOUBLE GLAZED ALUMINIUM JOINERY AS PER H1 CALC

DRIVEWAY:

CONCRETE DRIVEWAY WITH 5KG/M² BLACK OXIDE & ACID WASH.

IMPORTANT NOTE:

*ALUMINIUM JOINER TO DISCUSS EVERY NEW WINDOW & DOOR & ANY ALTERNATIVES OR OPTIONS FOR DOORS & WINDOWS INCLUDING EVERY OPENING SASH & ALL WINDOW SILL HEIGHTS WITH OWNER SO THEY FULLY UNDERSTAND THE FINISHED PRODUCT PRIOR TO FABRICATING ANY WINDOWS OR DOORS.

*JOINERY TO COMPLY WITH NZS 4223.3:2016, AS/NZ 2208

***SITE MEASURE ALL WINDOWS & DOORS PRIOR TO FABRICATION.**

*SEALANT BETWEEN ALUMINIUM JOINERY & HEAD FLASHING TO COMPLY WITH E2/AS1

COMPLY WITH E2/AS1

Appendix B – Certificate of Title and Consent Notices



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



R.W. Muir
Registrar-General
of Land

Identifier **509762**
Land Registration District **North Auckland**
Date Issued 16 June 2010

Prior References

247506 247507 247508

Estate Fee Simple
Area 1050 square metres more or less
Legal Description Lot 23 Deposited Plan 427753
Registered Owners
Bradley Joshua Day

Estate Fee Simple - 1/6 share
Area 517 square metres more or less
Legal Description Lot 51 Deposited Plan 427753
Registered Owners
Bradley Joshua Day

Interests

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

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

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

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

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

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

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

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

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

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

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

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

Appurtenant to Lot 51 hereto is a right to drain water created by Easement Instrument 8520807.8 - 16.6.2010 at 12:06 pm

The easements created by Easement Instrument 8520807.8 are subject to Section 243 (a) Resource Management Act 1991

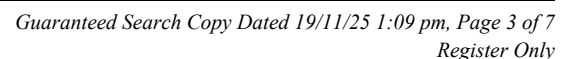
Land Covenant in Easement Instrument 8520807.10 - 16.6.2010 at 12:06 pm

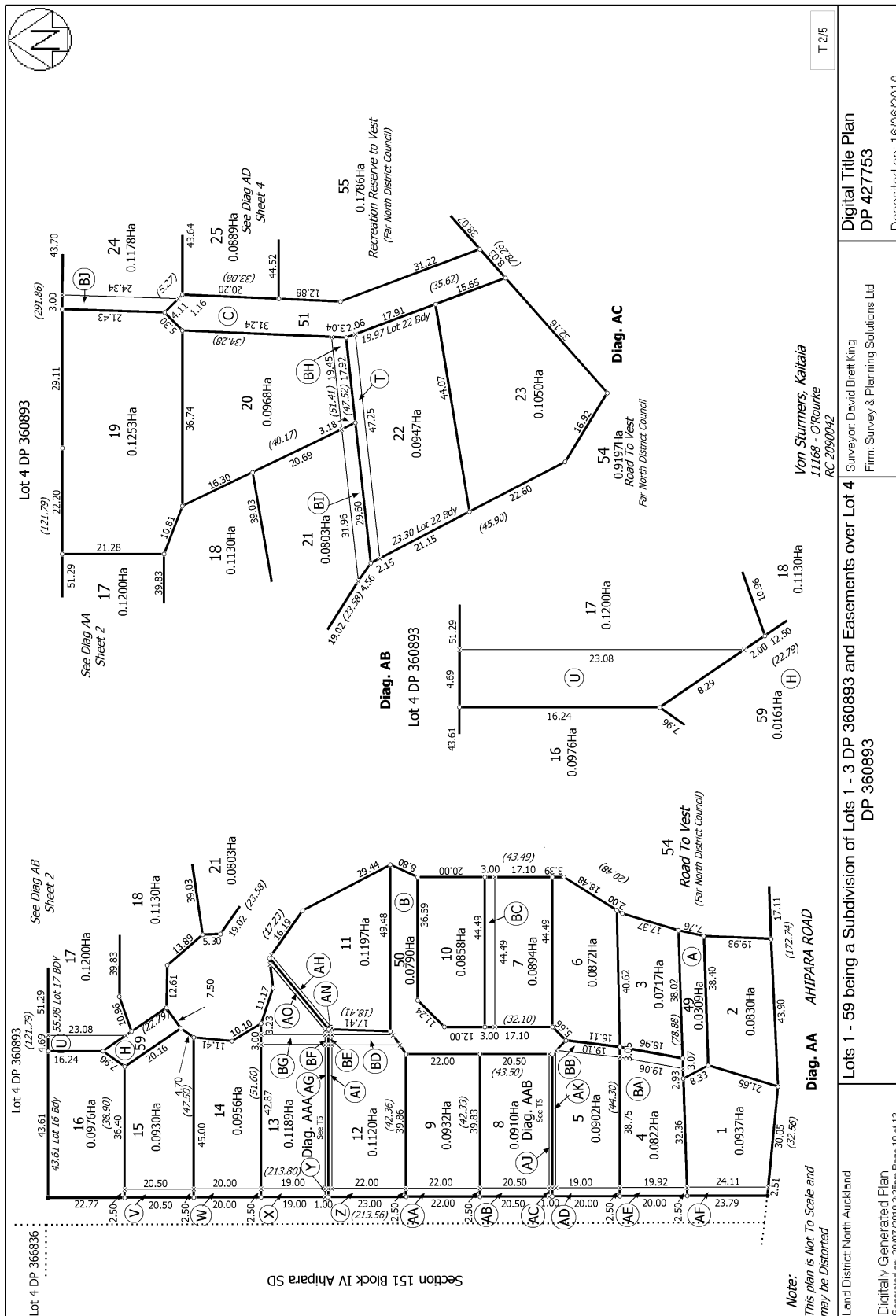
Land Covenant in Easement Instrument 8520807.11 (affects Lot 23) - 16.6.2010 at 12:06 pm

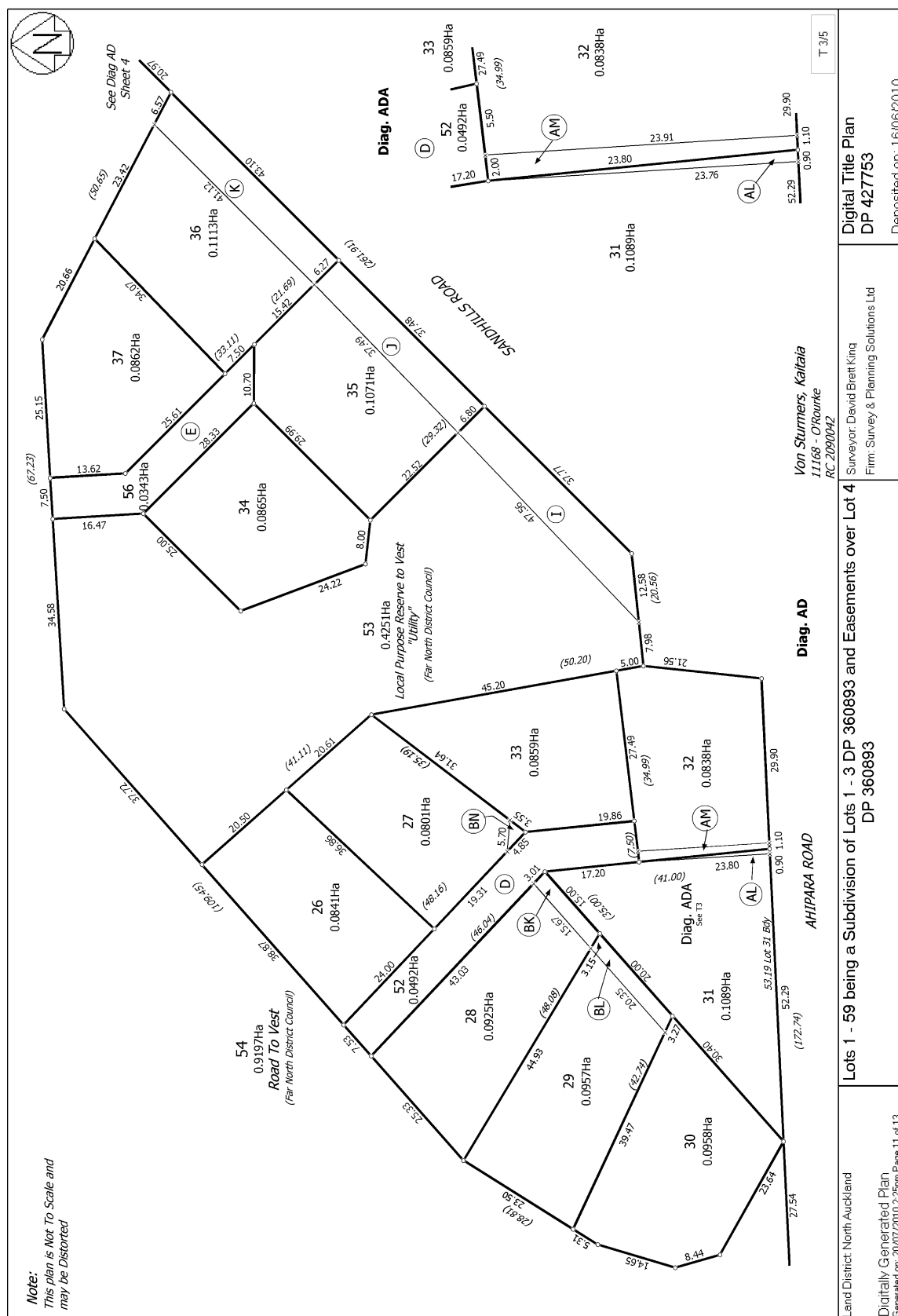
Fencing Covenant in Deed 8520807.12 (affects Lot 51)(subject to Section 6(2) Fencing Act 1978) - 16.6.2010 at 12:06 pm

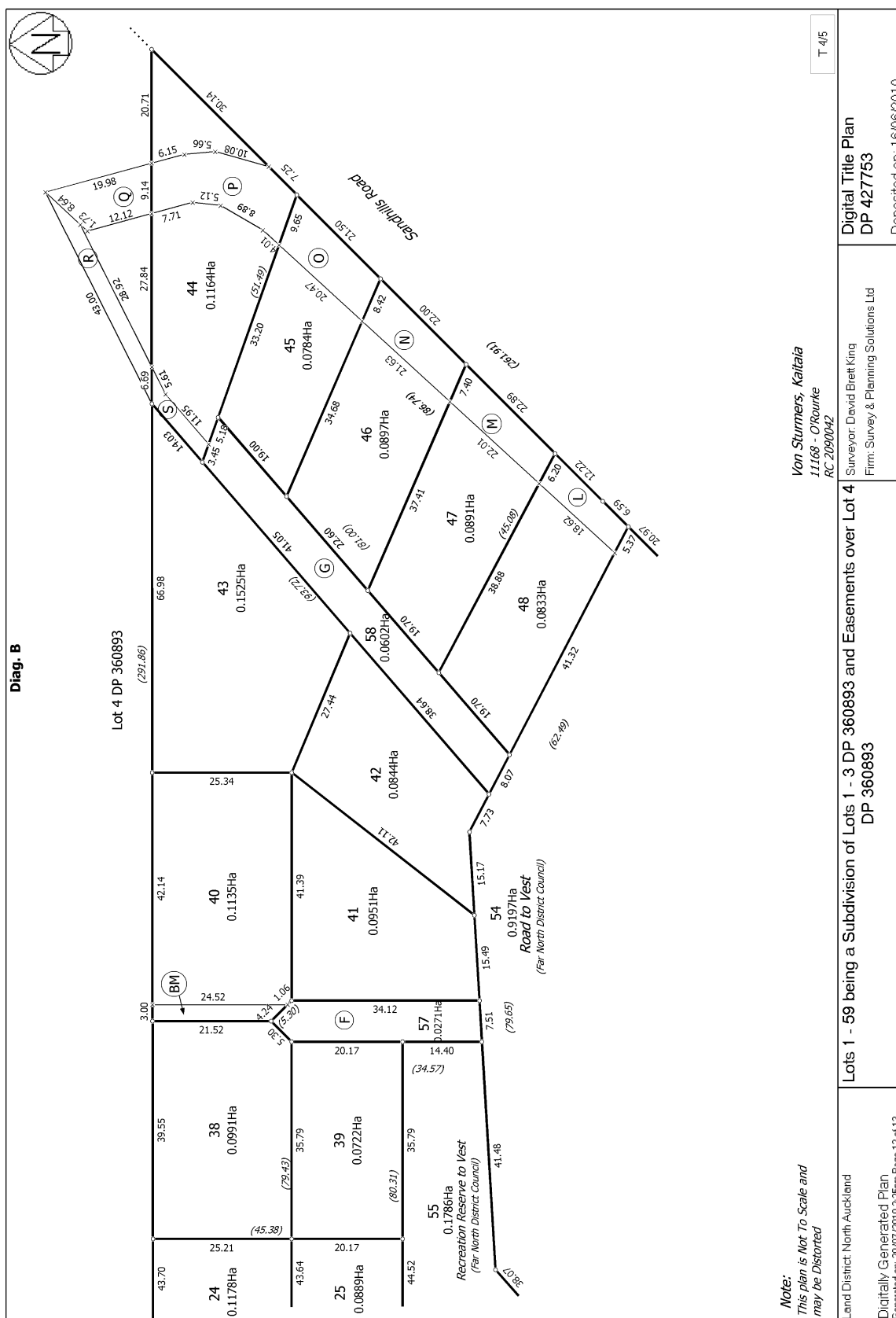
Fencing Covenant in Transfer 10708720.1 - 22.2.2017 at 5:20 pm

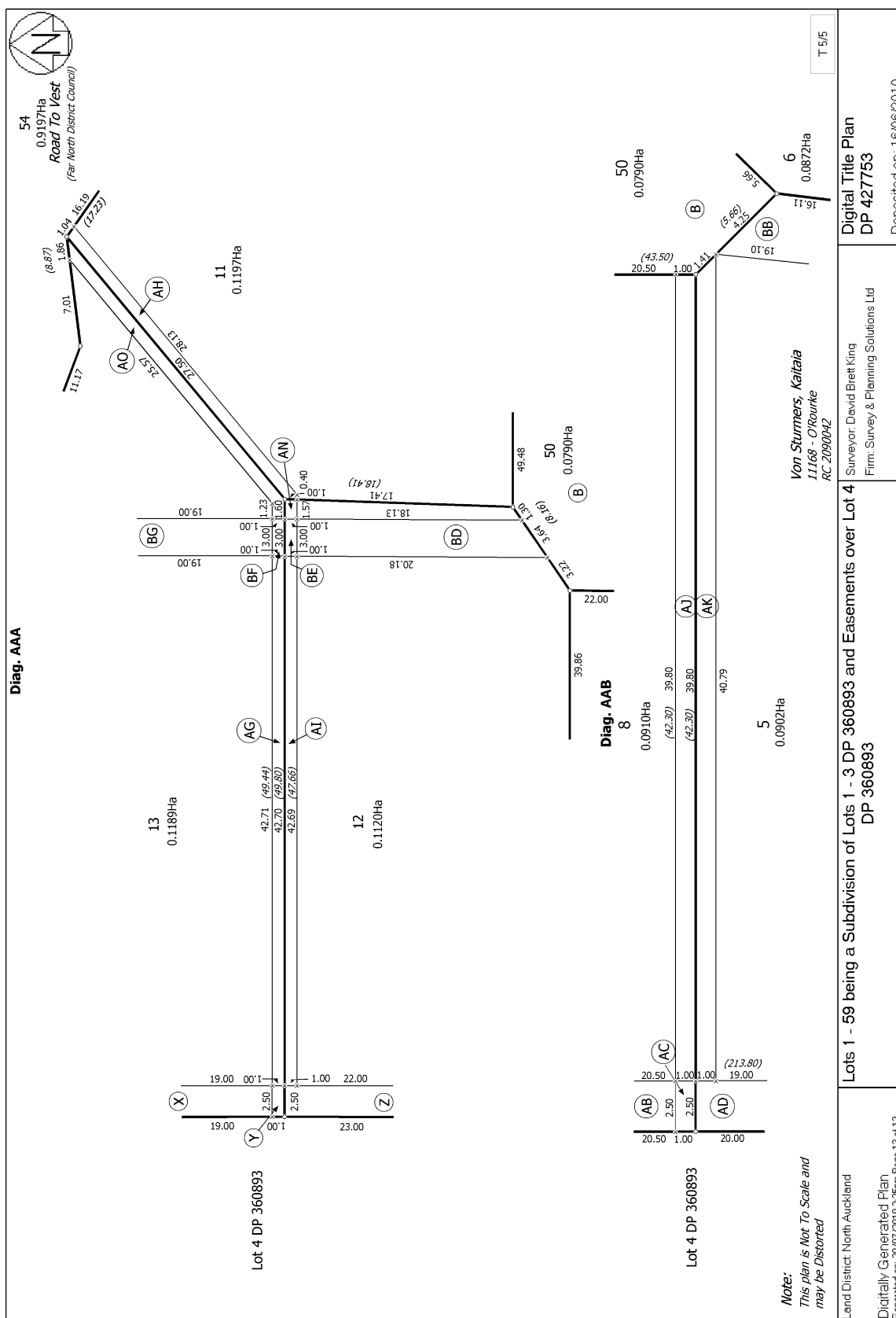
13408526.2 Mortgage to ANZ Bank New Zealand Limited - 29.9.2025 at 2:26 pm













**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

CONO 6767424.1 Cons

Cpy - 01/03, Pgs - 003, 27/02/06, 08:00



DocID: 3123455:8

SECTION 221 : CONSENT NOTICE

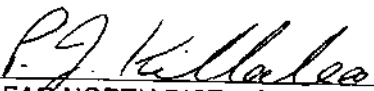
REGARDING RC2060012
the Subdivision of Lot 1 DP 61704 & Lot 5 DP 202942
North Auckland Registry

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

SCHEDULE

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

SIGNED:


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

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

LOGGING FIRM:

DE GRADY & CO

Address:

BP65004

Title Plan (#)

Priority Barcode/Date Stamp
(LINZ use only)

NORTHCOTE

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

**Plan Number Pre-Allocated or
to be Deposited:**

6767424

Q

Uplifting Box Number:

N/A

ASSOCIATED FIRM:

ROBIN FOUNTAIN

Survey Report

Client Code / Ref:

MASTERS:1324

Other (state)

Rejected Dealing Number:

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

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Original Signatures?

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

View Instrument Details



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



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

Annexure Schedule: Contains 2 Pages.

Signature

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

*** End of Report ***



Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 928 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

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

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

SCHEDULE

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

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

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

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

SIGNED:


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

DATED at KERIKERI this

7th

day of

May

2010

D551249.8
CONC

THE RESOURCE MANAGEMENT ACT 1991
SECTION 221: CONSENT NOTICE

IN THE MATTER of Plan 202942

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

SCHEDULE

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

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

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

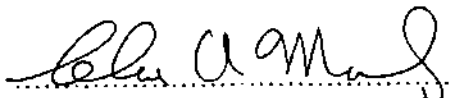
3.0990 hectares more or less being Lot 4 on Deposited Plan 202942 being part Section 153 Block IV Ahipara Survey District and part of the land formerly comprised and described in Certificate of Title Volume 119D Folio 770 (North Auckland Registry) but now the whole of the land comprised and described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

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

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

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

SIGNED:



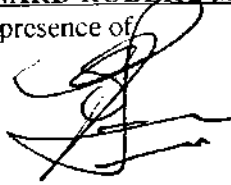
By the FAR NORTH DISTRICT COUNCIL
Pursuant to Section 252 of the Local Government Act 1974

DATE:

18/9/2000

SIGNED by
LEONARD ROBERT MASTERS
in the presence of

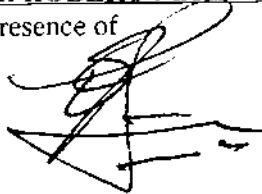
) *LR Masters*
)
)



D. R. FOUNTAIN
SOLICITOR
KAITIA

SIGNED by
DARYL ROBERT MASTERS
in the presence of

) *DR Masters*
)
)



D. R. FOUNTAIN
SOLICITOR
KAITIA

SIGNED by
NOELINE JOAN MASTERS
in the presence of

) *NJ Masters*
)
)



D. R. FOUNTAIN
SOLICITOR
KAITIA

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

(Deposited Plan 202942
North Auckland Registry)

3.17 20.OCT00 D 551249.8

PARTICULARS ENTERED
LAND REGISTRY NO.
for REGISTRATION

131A/299-300

301



FOUNTAIN-MANNING & CO.
SOLICITORS
KAITIAI

1197/770

2020/38-



Appendix C – Stormwater Report (FNR Consulting)



Stormwater Management Report

Property	11 Kokopu Street, Ahipara 0481, Northland
Prepared for	Bradley Day
Date	19-October-2025

0 Report Information Summary

Report Author	Bradley Day
Report Reviewer	
Version No.	1
Status	Final
Date	19/10/2025

Action	Name	Signed	Date
Author	Bradley Day		19/10/2025
Reviewer	Teo Pilapil		03/11/2025

I have reviewed the report and confirm that this is acceptable me.



Teo Pilapil, SMEngNZ, CPEng
Chartered Professional Engineer

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1 Introduction

FNR consultants was commissioned by Bradley Day to conduct a desktop assessment, field investigations, and prepare a design for the attenuation of a proposed dwelling located at 11 Kokopu Street, Ahipara 0481. Several Consent Notices and Covenants on the property determine how stormwater is managed and disposed of at the site. These are summarised below.

The Consent Notice (Title Instrument 85 20807.1) states:

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

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

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

Fraser Thomas Ltd Stormwater Report (Ref. 22590) dated August 2007 states that: "A covenant or consent notice should be included on the property title of each new residential lot, requiring them to install rainwater tanks for household water supply, to pipe rainwater tank overflows and paved area runoff to on -lot soakage pits, and to provide a piped overflow from the soakage pit to the roadside swales. The covenants/consent notices will ensure that the development of individual lots complies with the overall site objectives for the management of stormwater across the proposed development and will include a requirement for the design and construction supervision of all stormwater management measures to be undertaken by a suitably qualified engineer."

The Covenant Title Instrument 8520807.11 states:

Item 9 "Not to erect or install any water tank or water storage which is not located underground or under a patio or enclosed deck of a dwelling so as to preserve the amenities of the neighbourhood."

FNR Consulting reviewed contour information at the site. It was assessed during the site walkover to develop a system design compliant with these requirements. During the design it was found that with the tanks buried, suitable hydraulic grade could not be achieved from the tank outlets to the soak pit and then to the nearest swale drain due to the height of the existing swale drains compared to the site surface levels. Options to achieve an acceptable

solution were reviewed with the preferred option being to raise the level of the water tank. It was determined the most logical & cost-effective option was to install two 25000L Promax plastic water tanks and bury them 1m into the ground. This will provide enough height to create a suitable grade to discharge the overflow water to a soak pit then out to the existing swale.

2 Site Description & Details

Item	Description
Property Owner	Bradley Day
Site Address	11 Kokopu Street, Ahipara
Legal Description	Lot 23 DP 427753 & 1/6 share lot 51 DP 427753
Certificate of Title	509762
Site Area	1050m ² and 1/6 share 517 m ²
Territorial Authority	Far North District Council
Zoning	Rural Production
Permitted Activity Coverage	15% of the site area. This equates to 157.5m ²
Proposed Impermeable Coverage	<i>Roof area</i> 259.12m ²
	<i>Concrete surfaces</i> 155.18m ²
	<i>Total</i> 414.30m ² = 39.5%
Activity Status	Discretionary – RC required
Tank Attenuation	Attenuation is to be provided in accordance with the requirements outlined in this report for the proposed roof via flow attenuated outlets in the proposed dwelling's dual-purpose tanks. Discharge from the tanks is to be directed to the soak pit specified below.
	<i>Recommended Tank</i> 2 x 25,000 Rainwater Tanks
	<i>Dimensions</i> 3670mmØ x 2770mm high
	<i>10% AEP Control Orifice</i> 10mmØ orifice; located >540mm below the tank soffit
	<i>Overflow</i> 100mmØ at top of tank
Soak Pit	Runoff from the proposed hardstand area and discharge from the rainwater tanks is to be disposed of via soakage for storm events up to the 10% AEP + CCF event.
	<i>Recommended Device</i> 8.79m ³ rock-lined soak pit
	<i>Dimensions</i> 10mL x 2.0mW x 0.43mD with minimum 250mm cover – cover to allow soak pit soffit level < rainwater tank outlet level
	<i>Overflow</i> 100mmØ at soak pit soffit level
Discharge Point	Open grass swale

The site is virtually level with grass swales surrounding the two road boundaries of the property. The site has an area of 1050m² with access off a ROW on Kokopu Street. Sanitary sewer, power and telecommunication services are located at the boundary.

3 Methodology

Site impervious areas were determined based on site plan provided by Mandeno Design, dated 16/10/2025. The plan shows a proposed dwelling, driveway, parking area and two water tanks. The total areas of these surfaces are mentioned above in this report. The total impermeable surface area breaches the permitted and controlled activity standards as per the district plan rules. The proposal is to use the rainwater collection tanks to capture the 1 in 10-year AEP event. The outlet of these tanks is designed in accordance with Auckland Regional Council Technical Publication 10 (TP10). The greater volume of the TP10 design or the requirement within the Consent Notice of 12.5 cubic metres will be used for the design. The soak pit will be designed in general accordance with the New Zealand Building Code E1/VM1 (NZBC E1/VM1) as will the overflow to a swale drain.

4 Assessment Criteria

Impermeable Areas

The calculation for the stormwater system for the development is based on a gross site area of 1050m² and the below areas extracted from the supplied plans:

	Pre-development	Post development	Total change
Roof Area	0	259.12 m ²	259.12 m ²
Hardstand Area	0	155.18 m ²	155.18 m ²
Pervious	1050 m ²	635.7 m ²	-414.3 m ²

The total amount of impermeable area on site, post-development will be 414.30m² or 39.5% of the site area.

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 or amount 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 or amount of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

The total proposed impermeable development area exceeds 20% of the site area and does not comply with Controlled Activity rules under the FNDC District Plan CI 8.6.5.2.1. Therefore, the proposals are classified as a Discretionary Activity. Additional considerations for stormwater management as outlined in the FNDC District Plan CI 11.3 are required. An Assessment of Environmental Effects has been included in Section 8 of this report.

5 Design Parameters

Design Storms	10% AEP
Rainfall Data	HIRDSv3 + Climate Change (0.9)
Design Method	ARC TP – 10 & NZBC E1/VM1
Site Area	1050m ² + 86.2m ² = 1,136.2m ²
Time of Concentration	<10 minutes

Area of impermeable surfaces for soak pit design = 414.3m² with 230.8m² being roof area. A soakage test has been completed onsite to determine the soakage rate of the soil. The soils were found to be sandy soils with reasonable soakage. A conservative soakage rate of 3mm per minute has been adopted for the stormwater management design outlined in this report. This rate is consistent with other reports completed for other sections within this development.

6 Stormwater Mitigation Assessment

Potable Water Supply

Rainwater tanks are utilized to provide the proposed dwelling with a potable water supply. The tank type has been determined as 25,000l Promax plastic tanks. A proprietary guttering system is required to collect roof runoff from the proposed dwelling. The tank inlet level should be at least 600mm below the gutter inlet. Provision should be made by the homeowner for top-up of the tanks via water tankers in periods of low rainfall. This will be via the manhole at the top of the plastic tanks. The tanks must be installed as per the manufacturer's specifications.

All potable tanks must be constructed level and fitted with balancing pipes at the base of each tank to connect all potable water tanks to each other. At the time of writing this report, covenants for the subdivision require that the tanks are buried or out of sight. Due to the invert levels of the swales for overflow discharge, it has been determined that the tanks will be buried 1m into the ground. Trellis or fencing will be used to keep tanks out of site. The upper section of the potable water tanks is to act as a detention volume to achieve hydrologic neutrality for the proposed development. One of the tanks is to be fitted with a 100mmØ overflow outlet and a flow attenuation outlet as specified below. Discharge from the rainwater tanks is to be directed to the soak pit specified below. Appropriate backflow protection should be installed in-line between the rainwater tanks and soak pit. Due to inadequate water quality concerns, runoff from hardstand areas should not be allowed to drain to the potable water tanks.

Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system. After construction, a programme of regular inspection and/or 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.

The proposed attenuation system shown in appendix B on the plans by FNR consulting. As required, the roof area is attenuated with calculations shown in Section 8 Calculations.

Proposed Driveway

The proposed driveway must be shaped to shed runoff to a catchpit, which is to direct runoff to the soak pit specified below. Catchpits must be fitted with suitable sumps to reduce pollutants entering the watercourse. Stormwater sumps and drainage piping should be in accordance with E1 Surface Water of the NZBC.

Soak pit

It is recommended to install a soak pit as shown in the appended Site Plan. The soak pit must be lined with geotextile filter cloth and backfilled with clean 20/40mm drainage aggregate to allow for a 0.38 void ratio. A minimum hardfill cap of 100mm with 125mm concrete is recommended, with an inspection point required to be installed. The soak pit is required to have a volume of 8.79m³, with recommended dimensions of 20m² x 0.44m deep. The soak pit must be constructed as per attached drawing. In combination with the detention volume in the rainwater tanks, the soak pit will provide an attenuation volume to achieve the disposal of stormwater runoff from post-development impervious areas for the 10-year ARI storm event.

The soak pit is to be fitted with a 100mmØ overflow outlet at the soak pit soffit level draining to the available grassed swale south of the property as per the recommendations within the Fraser Thomas subdivision engineering report. As per the attached calculations, a 100mmØ overflow drainage line at a minimum grade of 1% will provide adequate capacity to convey runoff from the 1% AEP + CCF storm event to the grassed swale.

7 Monitoring and maintenance

A basic management plan for the operation and maintenance of the attenuation system is outlined in table 1 below.

Table 1: Monitoring, operation and maintenance

The management plan shall include the following level of attendance and responses.	3-monthly	Annually
1. Site inspection. A visual inspection of the overall spouting and downpipe system is to be completed to ensure there are no blockages or damage. Any issues to be rectified		☒
2. Rainwater tank. Clear inlet, check orifice, check overflow, check maintenance access. Any issues to be rectified.	☒	
3. Soak Pit. Check for signs of excessive overflows. Check for signs of damage. Check overflow outlet and remove all debris and dirt accumulation	☒	
4. Swale. Ensure swale has no obstructions.	☒	
5. Plumbing. Check all pipework for damage or blockages		☒

8 Calculations

Input

Tank Size	2x 25000L Promax Enduro tanks – 3.675m diameter each
Roof Area	259.12m ²
Paved Area	155.18m ²

Output

Attenuation Storage Volume	12,500L
Orifice size	32mm
Orifice height	0.535mm below tank overflow
Soakage Rate	180mm per hour

Soakage pit design (For all surfaces) As per E1/VM1

Type	Formula	Calculation
RC	$C \times I \times A$	$1 \times 0.0447 \times 155.18 = 6.94\text{m}^3$
Vsoak	$ASP \times SR$	$20\text{m}^2 \times 0.180 = 3.6\text{m}^3$
Vstor	$RC - Vsoak$	$6.94\text{m}^3 - 3.6\text{m}^3 = 3.34\text{m}^3$
Soak pit – volume	$Vstor / 0.38$	$3.34 / 0.38 = 8.79\text{m}^3$
Soak pit - depth	$Volume / ASP$	$8.79\text{m}^3 / 20\text{m}^2 = 0.44\text{m deep}$

9 District Plan Assessment

This report has been prepared to demonstrate the likely effects of increased stormwater run-off arising from the proposed development and the means of mitigating run-off to no more than the levels that would result from the permitted threshold under Stormwater management Rule 8.6.5.2.1.

In assessing an application under this provision, the Council will exercise its discretion to review the following

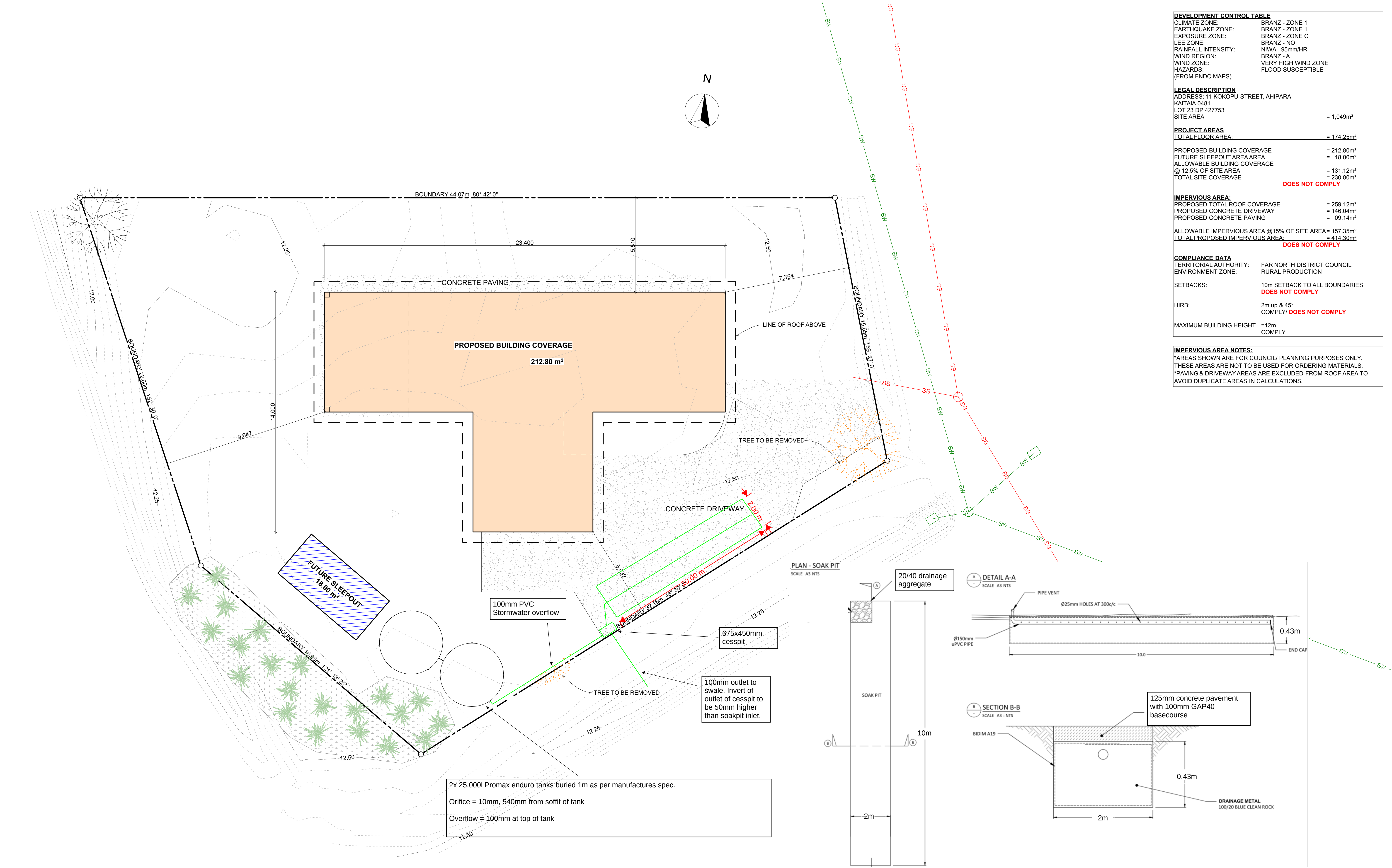
- matters below, (a) through (m) of FNDCCP Section 11.3.
- In respect of matters (a) through (m), we provide the following comments:

a) The extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;	414.30m ² of Impermeable surfaces will be present on-site post-development. Through soakage and low impact design principles the adverse effects of increased stormwater runoff can be remedied to that of the permitted activity threshold or less.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	Tank attenuation, soakage and suitable sumps proposed.
(c) any cumulative effects on total catchment impermeability;	Impervious coverage will increase by 414.30m ²
(d) the extent to which building site coverage and Impermeable Surfaces will	Runoff from the proposed roof areas is to be collected and directed to stormwater

alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;	management devices via sealed pipes, with proposed hardstand areas being directed to a soak pit via sealed pipes, mitigating the potential for runoff to pass over / saturate the surrounding soils. Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.
(e) the physical qualities of the soil type;	As found onsite, the soil type is a light brown sand with a yellow sandstone base.
(f) any adverse effects on the life supporting capacity of the soils;	Runoff from the proposed roof and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to life.
(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;	Stormwater runoff from all impermeable surfaces will be captured by either a gutter system or stormwater sumps and conveyed via sealed pipes to the available stormwater connection. Wastewater reticulation is available to service the site.
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The proposed driveway is necessary for access to the dwelling. We do not deem the proposed paved areas to be excessive for the site.
i) the extent to which land scaping and vegetation may reduce adverse effects of runoff;	It is anticipated that the homeowner will initiate a planting regime, consisting of a mixture of native plants. This will increase the site's permeability and aid in diminishing stormwater runoff from the site.
(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	All proposed impermeable areas on site have been accounted for in the proposed stormwater management design, via the tank attenuation and soakage. Through the proposals of this report, adverse effects of stormwater runoff during storm events can be remedied to that of the permitted activity threshold or less.
(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	All discharge of runoff from the site that is not disposed of via soakage (storm events exceeding the 10% AEP + CCF event) will be directed to an appropriate discharge point in accordance with the consent conditions.

Appendix A: Mandeno Design Site Plan

Appendix B: FNR Consulting Stormwater drawings



DEVELOPMENT CONTROL TABLE	
CLIMATE ZONE:	BRANZ - ZONE 1
EARTHQUAKE ZONE:	BRANZ - ZONE 1
EXPOSURE ZONE:	BRANZ - ZONE C
LEE ZONE:	BRANZ - NO
RAINFALL INTENSITY:	NIWA - 95mm/HR
WIND REGION:	BRANZ - A
WIND ZONE:	VERY HIGH WIND ZONE
HAZARDS:	FLOOD SUSCEPTIBLE
(FROM FNDC MAPS)	
LEGAL DESCRIPTION	
ADDRESS: 11 KOKOPU STREET, AHIPARA	
KAITAIA 0481	
LOT 23 DP 427753	
SITE AREA	= 1,049m²
PROJECT AREAS	
TOTAL FLOOR AREA:	= 174.25m²
PROPOSED BUILDING COVERAGE	= 212.80m²
FUTURE SLEEPOUT AREA AREA	= 18.00m²
ALLOWABLE BUILDING COVERAGE	
@ 12.5% OF SITE AREA	= 131.12m²
TOTAL SITE COVERAGE	= 230.80m²
	DOES NOT COMPLY
IMPERVIOUS AREA:	
PROPOSED TOTAL ROOF COVERAGE	= 259.12m²
PROPOSED CONCRETE DRIVEWAY	= 146.04m²
PROPOSED CONCRETE PAVING	= 09.14m²
ALLOWABLE IMPERVIOUS AREA @15% OF SITE AREA=	157.35m²
TOTAL PROPOSED IMPERVIOUS AREA:	= 414.30m²
	DOES NOT COMPLY
COMPLIANCE DATA	
TERRITORIAL AUTHORITY:	FAR NORTH DISTRICT COUNCIL
ENVIRONMENT ZONE:	RURAL PRODUCTION
SETBACKS:	10m SETBACK TO ALL BOUNDARIES
	DOES NOT COMPLY
HIRB:	2m up & 45°
	COMPLY/ DOES NOT COMPLY
MAXIMUM BUILDING HEIGHT	=12m
	COMPLY

IMPERVIOUS AREA NOTES:
*AREAS SHOWN ARE FOR COUNCIL/ PLANNING PURPOSES ONLY. THESE AREAS ARE NOT TO BE USED FOR ORDERING MATERIALS.
*PAVING & DRIVEWAY AREAS ARE EXCLUDED FROM ROOF AREA TO AVOID DUPLICATE AREAS IN CALCULATIONS.

mandeno design ARCHITECTURAL SPACES © MANDENO DESIGN LTD. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN ANY DOUBT OVER BUILDING WORK CHECK WITH DESIGNER. ALL BUILDING WORK TO BE CARRIED OUT AS PER BEST PRACTICE FOR ALL TRADES	CONTACT: P. 09 430 6938 M. 027 243 8089 A. 33 Norfolk Street, Whangarei E. simon@mandenodesign.co.nz W. mandenodesign.co.nz	CLIENT: BRAD DAY	PROJECT: NEW DWELLING FOR BRAD DAY, 11 KOKOPU STREET, KAITAIA 0481 LOT 23 DP 427753			ISSUE TYPE: PRELIMINARY For consultation only. Destroy all drawings once tender drawings are issued, not for pricing or construction.	DESIGNER: MANDENO DESIGN	DRAWING TITLE: SITE PLAN	PROJECT NUMBER: 2563	DRAWING: A201		
							DRAWN: JUARN ANDERSON					
							ENGINEER: TBC					
				PD.	PRELIMINARY DESIGN			DATE: 16/10/2025		INDEX TITLE: SITE PLANS	SCALE @ A1: 1:100	REVISION: PD.01
				#	REVISION DESCRIPTION:		DATE:					