

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

5. Applicant details

Name/s:

Dennis Collins and Renee Louise Porter

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:

Ian McConnell

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:

Dennis Collins and Renee Louise Porter

Property address/
location:

Lot 1 Deposited Plan 197045 Foreshore Rd

Postcode

8. Application site details

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

Name/s:	Dennis Collins and Renee Louise Porter		
Site address/ location:	Lot 1 Deposited Plan 197045 Foreshore Rd		
	Postcode 0449		
Legal description:	Lot 1 Deposited Plan 197045	Val Number:	
Certificate of title:	NA93D/263		

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.

Relocation of an existing dwelling onto the site - new drainage, SW and driveway - refer to AEE for infringements

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):

<input checked="" type="radio"/> Building Consent	Enter 2026-16810 here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

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

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

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

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

☐ Subdividing land

☐ 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) Dennis Collins and Renee Louise Porter

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.

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.

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)

Renee Louise Porter

Signature:

(signature of bill payer)

Date 19-01-2026

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

Renee Louise Porter

Signature

Date 19-01-2026

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

See overleaf for a checklist of your information...

1. Introduction

1.1 This Assessment of Environmental Effects (AEE) supports a land use (resource) consent application to the Far North District Council for the relocation of an existing 127 m² dwelling onto Lot 1 DP 197045, Foreshore Road, Ahipara, within the General Coastal Zone.^{[1][2]}

1.2 The proposal requires consent due to infringements of General Coastal Zone development standards and district-wide standards for fire risk separation and wastewater effluent setbacks, and is applied for and assessed as a Discretionary Activity.^{[2][3][1]}

2. Site and proposal details

2.1 Location of proposal

2.1.1 Proposal address: Lot 1 DP 197045, Foreshore Road, Ahipara.^[2]

2.1.2 Legal description: Lot 1 Deposited Plan 197045, North Auckland Land District.^[2]

2.2 Applicant details

2.2.1 Applicant: Dennis Collins & Renee Porter.^[2]

2.2.2 Postal address: Lot 1 DP 197045, Foreshore Road, Ahipara.^[2]

2.2.3 Phone: 027 394 4732 (Renee Porter).^[2]

2.2.4 Email: renee.porternz@gmail.com.^[2]

2.3 Site details

2.3.1 Site area: 2,025 m².^[2]

2.3.2 Zoning: General Coastal Zone – Far North District Plan Chapter 10.^{[1][2]}

2.3.3 Relevant chapters: Chapter 10 – Coastal Environment; Chapter 12 – Natural and Physical Resources (landscape, lakes/rivers/wetlands/coastline, natural hazards).^{[3][2]}

2.3.4 Special features: permanent stream at western boundary (bed width <3.0 m) with existing riparian vegetation; no mapped ONF, ONL or SNA over the building platform.^[2]

2.3.5 Hazards: no flood hazard, coastal inundation or slope instability overlays affecting the building platform; scrub/shrubland within 20 m of building site triggering fire risk standard.^{[3][2]}

3. Description of the proposal

3.1 The proposal is to relocate an existing single-storey 127 m² residential dwelling onto the site on new, site-specific engineered pile foundations meeting NZ Building Code Clause B1 (Structure).^[2]

3.2 The proposed configuration is:^[2]

- Front boundary setback (Foreshore Road): 2.5 m (0.5 m less than 3.0 m standard).
- North side boundary setback: 3.0 m.
- Stream setback: 26 m from dwelling to stream edge.
- Maximum height: 4.7 m above natural ground level.
- Building footprint: 127 m² gross floor area.
- Impermeable surfaces: approximately 128 m² (6.3% of site area) including the dwelling, paths and parking.

3.3 Ancillary works include:^[2]

- Construction of engineered pile foundations.
- Delivery and placement of the dwelling onto foundations.
- Installation and connection of water (tanks), onsite wastewater (septic tank and soakage field designed to TP58 and AS/NZS 1547:2012), power and telecommunications.^{[4][2]}

- Completion of exterior repairs, cladding, painting (BS5252-compliant colours) and weatherproofing.^{[1][2]}
 - Formation of a vehicle crossing from Foreshore Road and onsite parking for at least two vehicles.^[2]
 - Landscaping with indigenous planting along boundaries and towards the riparian corridor.^[2]
 - Onsite stormwater management via soakage.^[2]
 - Installation of a 25,000 L dedicated firefighting water tank.^[2]
-

4. Site and surrounding environment

4.1 Physical characteristics

4.1.1 The site consists of gently sloping coastal land falling from east to west towards a stream valley, with a steeper bank above the permanent stream at the western boundary.^[2]

4.1.2 The stream has an average bed width less than 3.0 m, so the 30 m building setback standard in Rule 12.7.6.1.1 does not formally apply.^{[3][2]}

4.1.3 Existing riparian vegetation (native trees and shrubs) lines the stream margins and is to be retained and enhanced.^[2]

4.2 Vegetation and natural values

4.2.1 The proposed building platform comprises pasture grasses and exotic species, with no scheduled indigenous vegetation or Significant Natural Areas.^[2]

4.2.2 No Outstanding Natural Features or Outstanding Landscapes are mapped over the site under the Operative Plan.^{[1][2]}

4.3 Built environment and character

4.3.1 There are no existing buildings on the subject site.^[2]

4.3.2 Surrounding properties contain single detached dwellings with varied setbacks, reflecting an established low-density coastal settlement pattern.^[2]

4.3.3 The character is consistent with the General Coastal Zone description, which anticipates scattered rural-residential and coastal residential development within a natural coastal landscape.^{[1][2]}

4.4 Hazards and fire-risk context

4.4.1 No mapped flood hazard, coastal inundation or slope instability overlays affect the building platform, and the site is outside identified natural hazard assessment areas.^{[3][2]}

4.4.2 Scrub/shrubland vegetation is present within a gully to the west of the proposed building site, with vegetation within 20 m of the proposed dwelling footprint, triggering Rule 12.4.6.1.2 (Fire Risk to Residential Units).^{[3][2]}

5. District Plan framework

5.1 Zoning and activity status

5.1.1 The site is zoned General Coastal Zone in the Far North District Plan (Chapter 10).^{[1][2]}

5.1.2 The proposal involves a residential dwelling, a typical land use anticipated in this zone, but infringes several zone and district-wide standards.^{[3][1][2]}

5.2 Rules and reasons for consent

5.2.1 The following rules are relevant:

Table 1: Relevant rules and initial activity status

Rule reference (Far North District Plan)	Proposal / Effect	Initial status
10.6.5.1.1 – Visual Amenity (25 m ² GFA limit for buildings for human habitation; BS5252 colours ≤30% reflectance). ^{[2][1]}	127 m ² dwelling exceeds the permitted 25 m ² GFA; colours will comply with BS5252 reflectance standard. ^[2]	RD

10.6.5.1.4 – Maximum building height (8 m). ^{[2][1]}	Proposed height 4.7 m – complies. ^[2]	P
10.6.5.1.5 – Recession planes. ^{[2][1]}	Single-storey dwelling expected to comply (to be confirmed at building consent stage). ^[2]	P
10.6.5.1.6 – Impermeable surface coverage (10% max). ^{[2][1]}	Approx. 6.3% coverage – complies. ^[2]	P
10.6.5.1.7 – Setback from boundaries (3 m for sites <5,000 m ²). ^{[2][1]}	2.5 m front setback – 0.5 m shortfall. ^[2]	RD
12.4.6.1.2 – Fire Risk to Residential Units (≥20 m from scrub/shrubland/woodlot/forest). ^{[2][3]}	Dwelling within 20 m of scrub/shrubland vegetation. ^[2]	RD
12.7.6.1.1 – Setback from rivers ≥3 m bed width (30 m). ^{[2][3]}	Stream bed width <3 m; rule does not apply. ^[2]	N/A
12.7.6.1.4 – Wastewater effluent disposal setback (≥30 m from river/lake/wetland boundary). ^{[2][3]}	Disposal field approx. 20 m from stream – 10 m shortfall. ^[2]	RD
10.6.5.4 – Discretionary activities in General Coastal Zone. ^{[2][1]}	Activities not complying with standards treated as discretionary.	D

RD = Restricted Discretionary; P = Permitted; D = Discretionary.

5.2.2 Individually, the infringements of 10.6.5.1.1, 10.6.5.1.7, 12.4.6.1.2 and 12.7.6.1.4 default to Restricted Discretionary status for those standards, but the applicant seeks to bundle all matters and have the land use consent considered as a Discretionary Activity for the site as a whole.^{[1][3][2]}

5.3 Overall activity status

5.3.1 Taking into account all infringements and Rule 10.6.5.4, the proposal is applied for and assessed as a **Discretionary Activity** under the Far North District Plan.^{[3][1][2]}

6. Assessment against objectives and policies

6.1 Coastal environment and General Coastal Zone (Chapter 10)

6.1.1 The objectives and policies seek to provide for appropriate subdivision, use and development in the coastal environment while preserving natural character and avoiding sprawling or sporadic development.^{[1][2]}

6.1.2 The proposal constitutes one modest dwelling on an existing 2,025 m² allotment within an established coastal settlement, representing consolidation within an existing node rather than sporadic coastal sprawl.^{[1][2]}

6.1.3 The dwelling's low height (4.7 m), small footprint (127 m²), low coverage (6.3%), recessive colours and retention of riparian vegetation all contribute to maintaining the natural character and visual quality of the coastal environment.^{[1][2]}

6.2 Natural and physical resources (Chapter 12)

6.2.1 Landscape and natural features policies are met by:^{[3][2]}

- Avoiding earthworks or structures in the stream channel.
- Retaining and enhancing riparian vegetation.
- Avoiding development on skylines and prominent ridges.

6.2.2 Lakes, rivers, wetlands and coastline policies are addressed by providing a 26 m building setback from the stream, conservative stormwater and wastewater design, and protection of riparian margins, thus safeguarding water quality and aquatic habitat.^{[4][3][2]}

6.2.3 Natural hazard objectives and policies (including fire risk) are met through active hazard management rather than avoidance alone, using vegetation management, defensible space and a dedicated firefighting water supply to reduce residual risk to an acceptable level.^{[3][2]}

7. Assessment of environmental effects

7.1 Residential character and amenity

7.1.1 The locality is characterised by low-density residential development interspersed with open coastal land.^[2]

7.1.2 The proposal for a single dwelling on a large coastal site maintains this character and does not result in an intensity beyond what is anticipated for the General Coastal Zone.^{[1][2]}

7.2 Streetscape

7.2.1 From Foreshore Road, the dwelling will read as a modest, single-storey house with a small additional encroachment (0.5 m) into the front yard beyond the 3 m standard.^[2]

7.2.2 Recessive colours, low-scale built form, and front boundary planting will ensure that streetscape effects of the reduced front setback are minor and consistent with other varied setbacks in the area.^{[1][2]}

7.3 Vegetation

7.3.1 No riparian vegetation, significant indigenous vegetation, or protected trees will be removed to accommodate the dwelling or access.^[2]

7.3.2 Vegetation changes are limited to minor clearing within the building platform and controlled fuel-reduction works within the fire management zone, which will be undertaken to retain overall vegetative cover while lowering fire risk.^{[3][2]}

7.4 Earthworks and construction

7.4.1 Earthworks will be small in scale and limited to foundation construction, service trenches and driveway formation.^[2]

7.4.2 Standard erosion and sediment controls (e.g. silt fences, stabilised entrance, timely re-vegetation) will be used to ensure sediment is contained onsite and does not reach the stream.^{[4][2]}

7.4.3 Construction noise, traffic and general disturbance will be temporary and within typical expectations for residential building activities.^[2]

7.5 Traffic and access

7.5.1 The dwelling will generate minimal additional traffic, comparable to existing dwellings in the area, and will utilise a single vehicle crossing with onsite parking for at least two vehicles.^[2]

7.5.2 Sightlines at the crossing will be maintained through appropriate fence and planting heights, ensuring safe access to and from Foreshore Road.^[2]

7.6 Infrastructure effects

7.6.1 Stormwater

7.6.1.1 Roof water and hard surface runoff will be managed via onsite soakage, supported by low site coverage and permeable landscaping, thereby avoiding increased runoff to the stream or neighbouring properties.^[2]

7.6.2 Water supply

7.6.2.1 Potable water will be provided by onsite tanks sized to meet domestic and firefighting requirements, including a dedicated 25,000 L tank for fire suppression.^[2]

7.6.3 Wastewater

7.6.3.1 The onsite septic and disposal system will be designed and installed in accordance with TP58 and AS/NZS 1547:2012 by a suitably qualified wastewater designer.^{[4][2]}

7.6.3.2 The disposal field is approximately 20 m from the stream (10 m short of the 30 m standard in Rule 12.7.6.1.4) but is located on gently sloping ground with an intervening vegetated buffer, promoting further attenuation before any subsurface flow reaches the stream.^{[3][2]}

7.6.3.3 Secondary treatment, conservative loading rates, uniform distribution and an operations and maintenance regime (including inspection and desludging) will be implemented to ensure ongoing system performance and protection of water quality.^{[4][2]}

7.6.3.4 With these measures in place, residual adverse effects on water quality and aquatic ecology are considered to be less than minor despite the reduced setback.^{[4][3][2]}

7.7 Natural hazard (fire risk) effects

7.7.1 The dwelling is within 20 m of scrub/shrubland vegetation, triggering the fire risk separation standard (Rule 12.4.6.1.2).^{[3][2]}

7.7.2 The following mitigation package is proposed:^[2]

- Establishment and maintenance of defensible space zones around the dwelling, with low-flammability planting, separation between plantings and maintained lawn.
- Ongoing fuel-load reduction within 20 m of the dwelling, including removal of dead material and thinning of scrub/shrubland.
- Installation of a 25,000 L firefighting water tank with appropriate fittings and vehicle access.
- Maintenance of vehicle access for emergency services.

7.7.3 These measures significantly reduce the likelihood and impact of wildfire affecting the dwelling, ensuring that residual fire hazard effects are acceptable and consistent with the natural hazard management objectives of Chapter 12.^{[3][2]}

7.8 Visual and landscape effects

7.8.1 The dwelling's low profile, modest scale, recessive colours and integration with indigenous landscaping ensure that it will sit comfortably within the existing pattern of coastal development and will not be visually obtrusive from public viewpoints or the coastal marine area.^{[1][2]}

7.8.2 The 26 m setback from the stream, retention of riparian vegetation and avoidance of skylines or ridgelines all assist in maintaining the natural character and landscape values identified for the coastal environment.^{[1][3][2]}

7.9 Privacy, outlook and shading

7.9.1 Separation distances to neighbouring dwellings and the single-storey form mean that no unreasonable loss of privacy or outlook is anticipated for adjoining properties.^[2]

7.9.2 The 4.7 m height and orientation limit shading to minor early morning or late afternoon effects typical of residential development, with no significant loss of sunlight to neighbouring outdoor living areas.^[2]

7.10 Overall effects conclusion

7.10.1 Taking into account the scale of non-compliances, the context of an established coastal settlement, and the comprehensive mitigation proposed (visual, riparian, stormwater, wastewater and fire risk), the actual and potential adverse effects of the proposal on the environment are assessed as no more than minor.^{[4][3][2]}

8. Affected persons

8.1 Given the modest nature of the infringements, the low scale of effects and the mitigation proposed, it is considered that no persons are affected to a degree that requires limited notification under the RMA.^[2]

8.2 The applicant is willing to discuss the proposal with immediate neighbours and obtain written approvals if Council considers this appropriate.^[2]

9. Overall conclusions

9.1 The proposal involves relocating a 127 m² single-storey dwelling onto Lot 1 DP 197045, with associated onsite services and landscaping, within the General Coastal Zone at Ahipara.^{[1][2]}

9.2 The activity infringes General Coastal Zone standards for visual amenity and front boundary setback, and district-wide standards for fire risk separation (Rule 12.4.6.1.2) and wastewater effluent setback from a river (Rule 12.7.6.1.4).^{[3][1][2]}

9.3 When bundled, the activity is appropriately considered a Discretionary Activity under the Far North District Plan.^{[3][1][2]}

9.4 With the mitigation measures outlined in this AEE, including:^{[4][3][2]}

- low building height and coverage,
- recessive colours and indigenous planting,

- 26 m stream setback and riparian protection,
- TP58/AS/NZS 1547-compliant wastewater treatment and disposal with vegetated buffer,
- onsite stormwater soakage, and
- comprehensive fire-risk management (defensible space, fuel management, 25,000 L firefighting water tank),

adverse effects on natural character, amenity, natural hazards and water quality are no more than minor.

9.5 The proposal is consistent with the objectives and policies of Chapters 10 and 12 of the Far North District Plan and promotes the sustainable management purpose of the Resource Management Act 1991.^{[1][3][2]}

9.6 It is therefore concluded that land use consent for the proposal as a Discretionary Activity can be granted, subject to appropriate conditions.^[2]



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA124C/927**
Land Registration District **North Auckland**
Date Issued 22 March 2000

Prior References
NA93D/263

Estate Fee Simple
Area 2025 square metres more or less
Legal Description Lot 1 Deposited Plan 197045
Registered Owners
Dennis Collins and Renee Louise Porter

Interests
D490035.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 22.3.2000 at 3.50 pm

Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 24th day of March 1999, subject to the following condition being set out hereon.

Referencing

Authorised Officer RC 1990/00

Appropriation Condition
That Lots 1 & 3 hereon be held in the same certificate of title.
See (A633753)

New CST Allocated:
Lot 1 - 124C/927
Lot 3 - 124C/928

Total Area 114.54 ha

Comprised in CT 930263 (ALL)

I, Donald, Baron, of the Far North District Council, who may act as a registered surveyor pursuant to section 22 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my supervision and in accordance with the Regulations 1982 or any regulations made in substitution thereof.

Dated at Auckland this 19th day of March 1999.

Field Book
Reference Plans
Examined
Approved as to Survey
Deposited this 22nd day of March 1999
Chief Surveyor
District Land Registrar
DP 197045

File
Received
17 JUL 1999
Instructions
19 Allen

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. IV, Ahipara
NZMS 261 SHT

RECORD MAP No

TERRITORIAL AUTHORITY Far North District
Surveyed by D.B. van Stimmer
Scale 1:600 Date March 1999

Lots 1-3 Being Subdivision of Pt. Ahipara 73B2B3, Block IV, Ahipara S.D.

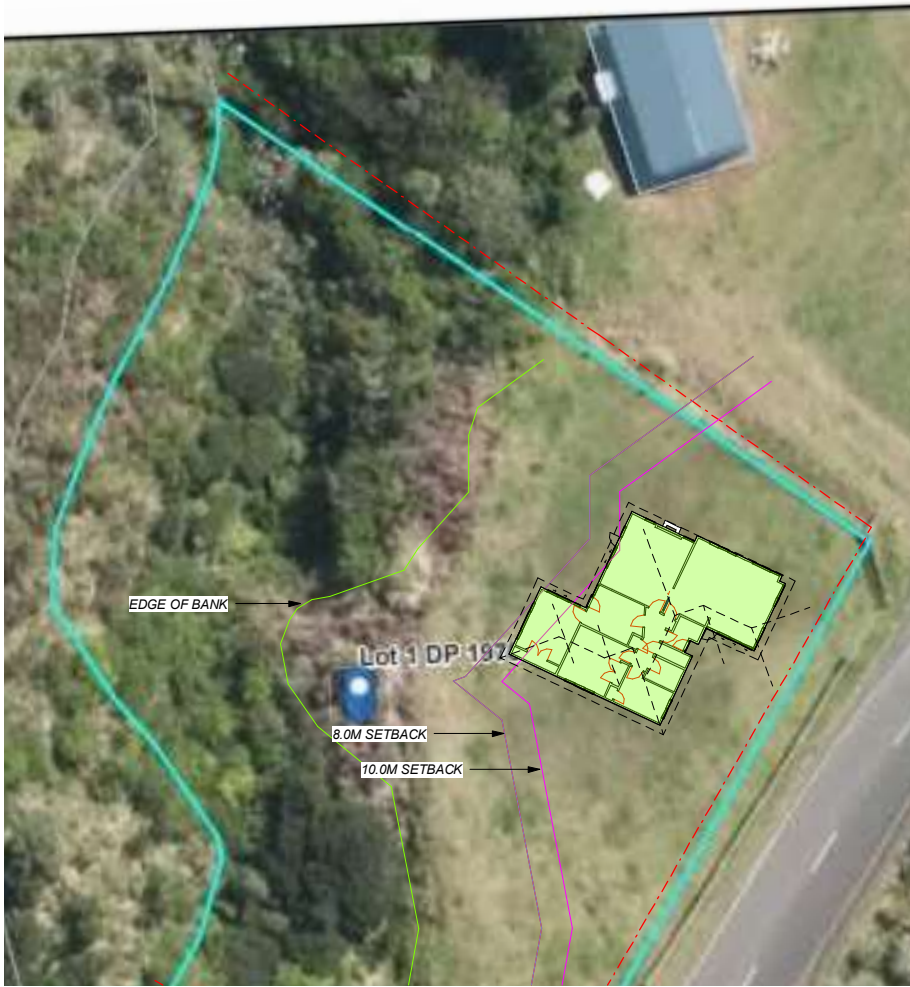
151,020 mE

887 100 mN

887 220 mN

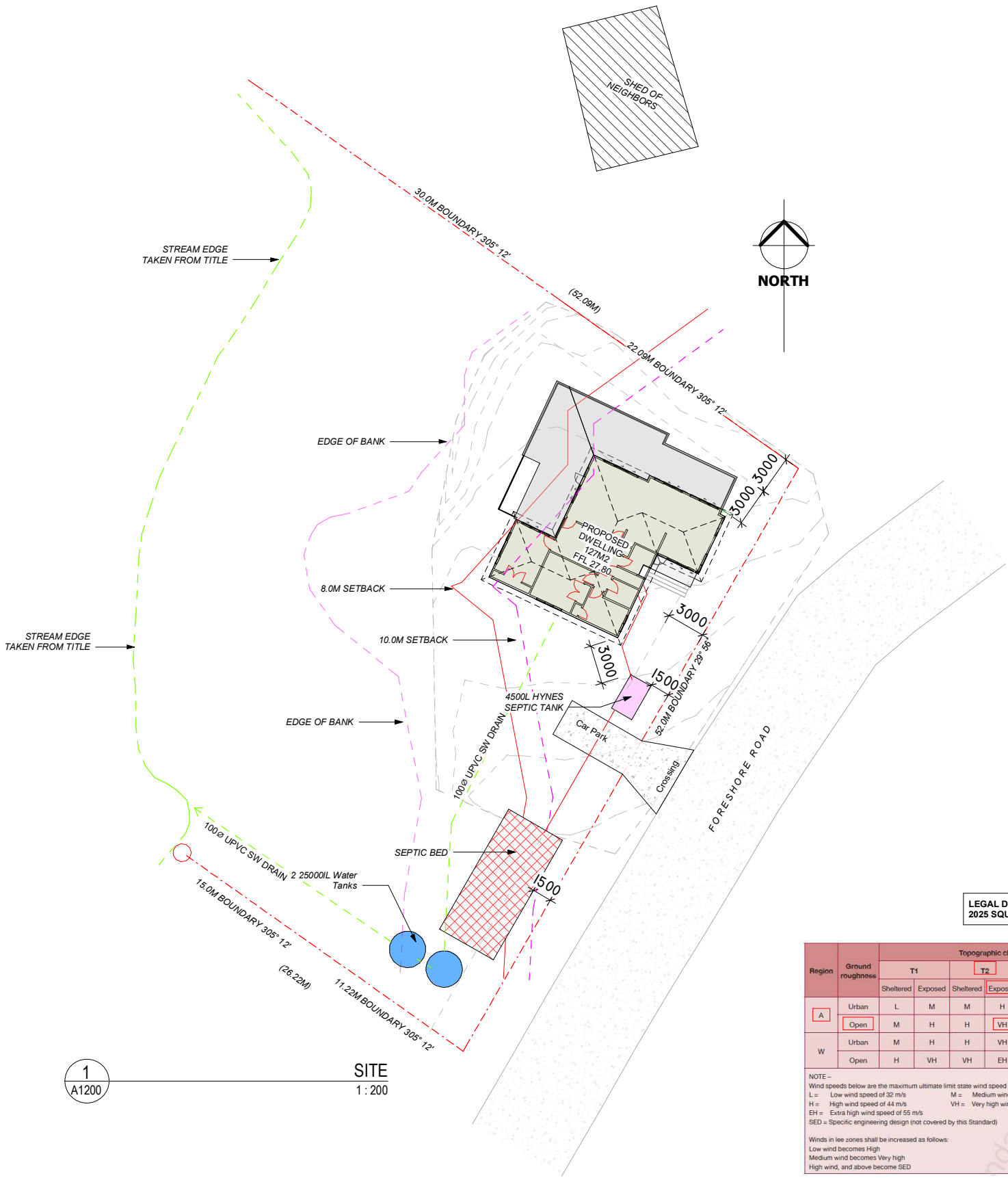
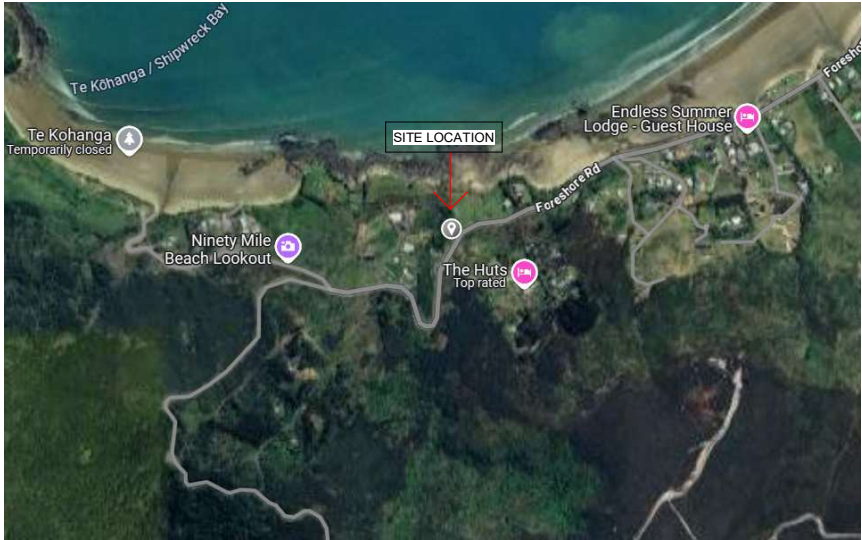
28 MAR 2000

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



2
A1200

SITE AERIAL
1:250



1
A1200

SITE
1:200

LEGAL DESCRIPTION OF LOT 1 DP 197045
2025 SQUARE METRES MORE OR LESS

Region	Ground roughness	Topographic class and site exposure							
		T1		T2		T3		T4	
		Sheltered	Exposed	Sheltered	Exposed	Sheltered	Exposed	Sheltered	Exposed
A	Urban	L	M	M	H	H	H	H	VH
	Open	M	H	H	VH	H	VH	VH	EH
W	Urban	M	H	H	VH	H	VH	EH	EH
	Open	H	VH	VH	EH	VH	EH	SED	SED

NOTE -
Wind speeds below are the maximum ultimate limit state wind speed for each wind zone.
L = Low wind speed of 32 m/s
M = Medium wind speed of 37 m/s
H = High wind speed of 44 m/s
VH = Very high wind speed of 50 m/s
EH = Extra high wind speed of 55 m/s
SED = Specific engineering design (not covered by this Standard)

Winds in lee zones shall be increased as follows:
Low wind becomes High
Medium wind becomes Very high
High wind, and above become SED

TO BE READ IN CONJUNCTION WITH
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Ian McConnell
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REV	ISSUE DATE	DESCRIPTION	BY
1	20/11/2025	BUILDING CONSENT ISSUE	IMC

PROJECT NAME

MATIPO 82

PROJECT ADDRESS

LOT 1 DP 197045 FORESHORE ROAD, AHIPARA

CLIENT NAME

**RENEE PORTER &
DENNIS COLLINS**

DRAWING TITLE

SITE SET OUT PLAN

RESOURCE CONSENT

DATE

10.11.2025

PROJECT NUMBER

SCALE @ A1

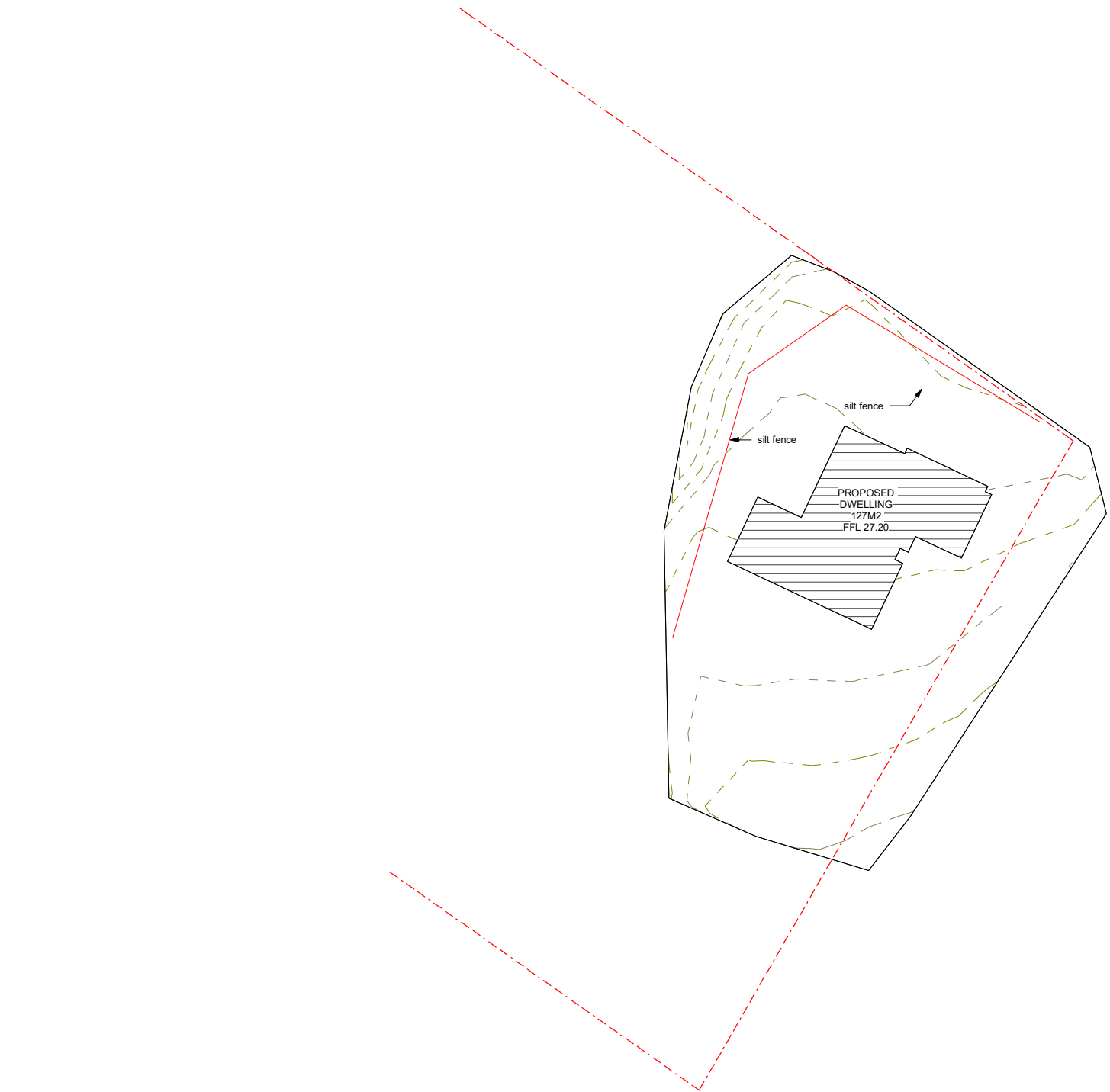
As indicated

DRAWING NUMBER

A1000

REV.

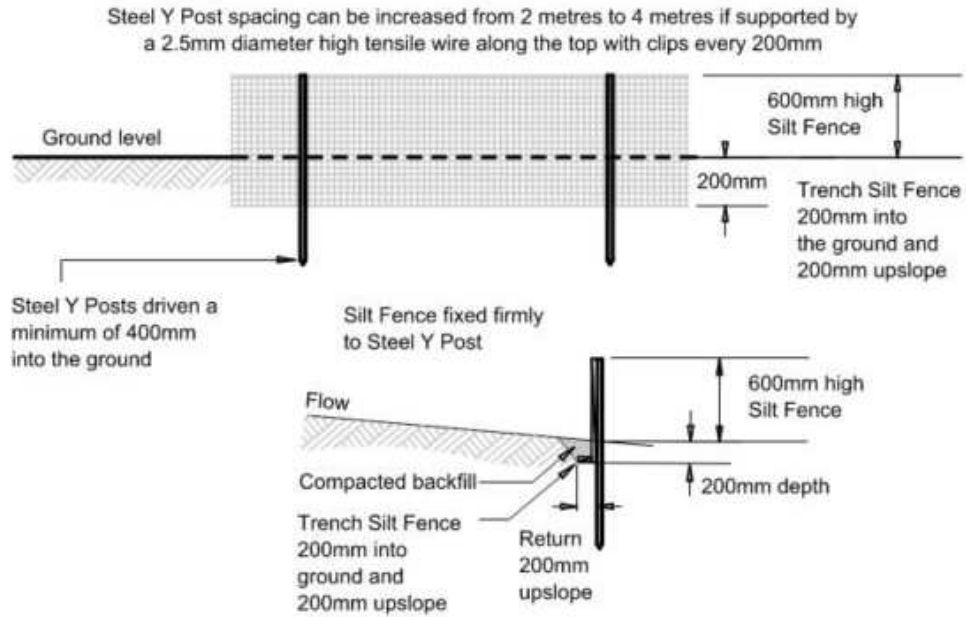
1



1
A1200

EARTHWORKS
1 : 200

STANDARD SILTFENCE™ TYPICAL INSTALLATION



ONSITE SERVICES

IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE ALL EXISTING ON SITE SERVICES LOCATED ON SITE AND ESPECIALLY IN THE PROPOSED BUILDING AREA.

NETWORK SERVICES

ARRANGE WITH ALL NETWORK OPERATORS TO DISCONNECT SERVICES AND REMOVE FITTINGS AND EQUIPMENT AS NECESSARY.

SITE SAFETY

PREVENT ACCESS BY UNAUTHORISED PERSONS. ILLUMINATE AND PROTECT ALL HOLES, UNSAFE BUILDINGS AND HAZARDS. LEAVE THE SITE AND BUILDINGS SAFE AT THE CLOSE OF EACH DAYS WORK.

ITEMS FOR SALVAGE OR RE-USE

CAREFULLY DISMANTLE AND STORE SAFELY ALL SALVAGES ITEMS WHERE DIRECTED, FOR REMOVAL, USE ON SITE OR UNTIL COMPLETION OF THE WORKS.

DEMOLITION WORK

CARRY OUT DEMOLITION ONLY UNDER THE SUPERVISION OF A SUITABLY EXPERIENCED PERSON AND USING ONLY EXPERIENCED OPERATORS AND DRIVERS. OBTAIN AND PAY FOR ANY REQUIRED INSPECTION WHICH ARE ADDITIONAL TO THE BUILDING CONSENT. TAKE ALL PRECAUTIONS NECESSARY TO MINIMISE NUISANCE CAUSED BY DUST, DIRT, RUBBISH AND WATER.

FOUNDATIONS

SED FOUNDATIONS

SITE PREPARATION

BEFORE A BUILDING IS ERECTED ON ANY SITE, ALL RUBBISH, NOXIOUS AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA TO BE COVERED BY THE BUILDING
SITE CONTOURS
AS TAKEN FROM SURVEY PLAN - LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946.
BOUNDARY SET OUT
CLEARLY MARK OUT ALL SITE BOUNDARIES PRIOR TO COMMENCEMENT OF WORK. HAVE A REGISTERED SURVEYOR LOCATE THE POSITION OF THE BUILDING WORK IF NECESSARY
BUILDING SET OUT
ALL BUILDING SETOUT DIMENSIONS ARE TO OUTSIDE OF CLADDING

SEDIMENT CONTROL PLAN

THE CONTRACTOR MUST PREVENT ANY SEDIMENT WHICH IS A RESULT FROM DEMOLITION OR GROUND WORKS, FROM ENTERING THE EXISTING STORMWATER DRAINAGE SYSTEM.
ALL SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY EARTHWORKS AND ARE TO BE CHECKED AND MAINTAINED EVERY DAY.

USE THE FOLLOWING STEPS:

RETAIN VEGETATIVE BUFFER ZONES INSIDE SITE BOUNDARIES, TO ALL SIDES OF PROJECT. OR REPLACE WITH 'SILT SOCKS' OR 'TURF' FILLER STRIPS WHERE NOT POSSIBLE.
AND PLACE APPROPRIATE 'SILT' SOCK SEDIMENT CONTROL AT LOCATIONS WITH INCREASED RUN OFF POTENTIAL
AND INSTALL TEMPORARY FILTER CLOTH UNDER THE GRATING OF THE RELEVANT LOCAL CATCH PITS (CARRY OUT WATER RUN OFF TESTS IF NECESSARY TO DETERMNE AFFECTED PITS).

VEHICLES

PROVIDE STABILISED ENTRY PAD & WASH DOWN AREA FOR CONTRACTOR VEHICLES IN ACCORDANCE WITH ECAN
SEDIMENT CONTROL FOR SMALL SITES
VEHICLES INVOLVED IN THE EXCAVATION WILL BE DELIVERED TO SITE AND THEN REMOVED VIA TRUCK.

EXCESS SOIL

EXCAVATED TOPSOIL IS TO BE SPREAD AROUND THE SITE AND FLATTENED WHERE POSSIBLE. WHILE STORED ON SITE ALL SOIL IS TO BE COVERED WITH IMPERVIOUS SHEET

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REV	ISSUE DATE	DESCRIPTION	BY
1	20/11/2025	BUILDING CONSENT ISSUE	IMC

PROJECT NAME

MATIPO 82

PROJECT ADDRESS

LOT 1 DP 197045 FORESHORE ROAD, AHIPARA

CLIENT NAME

**RENEE PORTER &
DENNIS COLLINS**

DRAWING TITLE

EARTHWORKS PLAN

RESOURCE CONSENT

DATE

08/14/25

SCALE @ A1

As indicated

PROJECT NUMBER

82MAT

DRAWING NUMBER

A1010

REV.

1



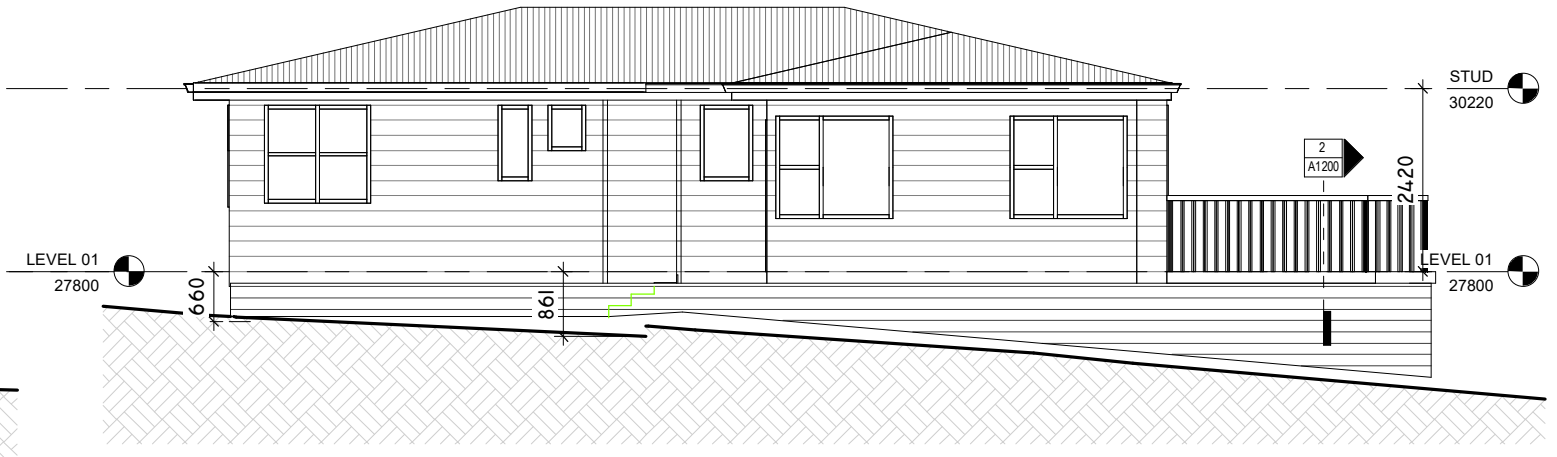
2 SOUTH ELEVATION
A1310 1:50



3 WEST ELEVATION
A1310 1:50



1 NORTH ELEVATION
A1310 1:50



4 EAST ELEVATION
A1310 1:50

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REV	ISSUE DATE	DESCRIPTION	BY
1	20/11/2025	BUILDING CONSENT ISSUE	IMC

PROJECT NAME

MATIPO 82

PROJECT ADDRESS

LOT 1 DP 197045 FORESHORE ROAD, AHIPARA

CLIENT NAME

**RENEE PORTER &
DENNIS COLLINS**

DRAWING TITLE

ELEVATIONS

RESOURCE CONSENT

DATE

07/11/25

PROJECT NUMBER

SCALE @ A1

1:50

DRAWING NUMBER

A2000

REV.

1



GLEN MURRAY TUSOCK (LEPTOSPERMUM CAREX)



NZ MANUKA (LEPTOSPERMUM SCOPARIUM)

<div>TO BE READ IN CONJUNCTION WITH SPECIFICATION & DETAILS DRAWING SET</div> <div>USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.</div> <div>IAN MCCONNELL THE COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF FORDE BROTHERS HOUSE REMOVALS LTD. REPRODUCTION OF THIS DESIGN OR DRAWING IS NOT PERMITTED UNLESS PERMISSION IS OBTAINED FROM FORDE BROTHERS HOUSE REMOVALS.</div>	<div><div>FORDE BROTHERS HOUSE REMOVALS</div><div>ian mcConnell T: 022 571 8660 E: ian@fordbrothers.co.nz</div></div>	REV	ISSUE DATE	DESCRIPTION	BY	PROJECT NAME	CLIENT NAME	DRAWING TITLE	DATE	SCALE @ A1	
							MATIPO 82	RENEE PORTER & DENNIS COLLINS	PLANTING	01/28/26	1 : 125
							PROJECT ADDRESS			PROJECT NUMBER	82MAT
							LOT 1 DP 197045 FORESHORE ROAD, AHIPARA		RESOURCE CONSENT	DRAWING NUMBER	REV.
										A1020	

28/01/2026 6:41:25 pm

2 December 2025

Renee Louise Porter and Dennis Collins
20 Weka Street
RD 1
Kaitaia 0481

Dear Sir / Madam,

Building consent number: EBC-2026-468/0
Property ID: 3336975
Address: Lot 1, Foreshore Road, Ahipara 0481
Description: Relocation of dwelling onto site, new foundations, deck and installation of Onsite Wastewater Disposal

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **General Coastal** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	10.6.5.1.1 VISUAL AMENITY The following are permitted activities in the General Coastal Zone: (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m ² or for human habitation provided that the gross floor area does not exceed 25m ² ; and (b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.
Reason:	The gross floor area of the proposed dwelling exceeds 50m ² and the exterior colour has not been provided.

Rule:	12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.
Reason:	As per aerial photos, the residential unit appears to be located within 20m of the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.

Rule:	<p>12.7.6.1.1 SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA</p> <p>Any building and any impermeable surface must be set back from the boundary of any lake (where a lake bed has an area of 8ha or more), river (where the average width of the riverbed is 3m or more) or the boundary of the coastal marine area, except that this rule does not apply to man-made private water bodies other than the Manuwai and Waingaro Reservoirs.</p> <p>The setback shall be:</p> <p>(a) a minimum of 30m in the Rural Production, Waimate North, Rural Living, Minerals, Recreational Activities, Conservation, General Coastal, South Kerikeri Inlet and Coastal Living Zones;</p>
Reason:	As per aerial photos the proposed residential unit is within 30m of a river where the average width of the riverbed is >3m wide.

Rule:	<p>12.7.6.1.4 LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT</p> <p>Land use activities which produce human sewage effluent (including grey water) are permitted provided that:</p> <p>(b) the effluent is treated and disposed of on-site such that each site has its own treatment and disposal system no part of which shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.</p>
Reason:	The onsite effluent disposal system is within 30m of a river.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Leeanne Tane
 PIM Officer
Delivery and Operations

Emailed to: ian@fordebrothers.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2026-468/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

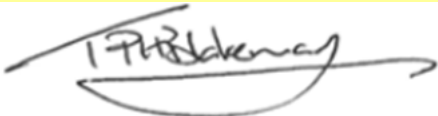
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
2 December 2025

Position:

On behalf of:

Date: