

# 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](mailto: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.

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## 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.

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## 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.

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## 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](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

## 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

Required if the application is made by electronic means

See overleaf for a checklist of your information...



## ASSESSMENT OF ENVIRONMENTAL EFFECTS

Relocation of a 127m<sup>2</sup> Dwelling onto Lot 1 DP 197045, Ahipara, General Coastal Zone

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### 1. LOCATION OF PROPOSAL

**Proposal Address:** Lot 1, Deposited Plan 197045, Ahipara

**Legal Description:** Lot 1 DP 197045

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### 2. APPLICANT'S DETAILS

Dennis Collins & Renee Porter

Lot 1 DP 197045 Foreshore Rd Ahipara

0273944732

renee.porternz@gmail.com

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### 3. SITE DETAILS

Aspect	Details
Site Area	2025m <sup>2</sup>
Far North District Plan Zoning	General Coastal Zone
District Plan Chapter	Chapter 10 – Coastal Environment; Chapter 12 – Landscape and Natural Features; Lakes, Rivers, Wetlands and the Coastline; Natural Hazards

<b>Topography</b>	Gently sloping land falling eastward toward a natural stream valley. The site descends gradually before terminating at a steep bank above a permanent watercourse. The proposed dwelling is set back 26 metres from the stream edge.
<b>Natural Watercourse</b>	Permanent stream located at the western edge of the property. The stream has an average bed width of less than 3.0m. The site features existing riparian vegetation along the stream banks.
<b>Vegetation</b>	Existing riparian vegetation present along stream margins; pasture grasses and exotic species on the building platform area. No scheduled indigenous vegetation or Significant Natural Areas (SNAs) identified.
<b>Built Environment</b>	No existing buildings on the site. Surrounding properties contain single residential dwellings with varying setbacks typical of coastal Ahipara settlement pattern.
<b>Hazards</b>	No recorded flood hazard overlays, coastal inundation zones, or slope instability areas affect the proposed building platform. The site is not within a Natural Hazard Assessment area. Standard coastal hazard management provisions under Chapter 12.4 apply.



<b>Archaeological/Heritage</b>	No historic heritage sites, buildings, or features identified in Appendix 1 or Resource Maps. No sites of significance to tangata whenua recorded.
<b>Fire Risk Context</b>	Scrub/shrubland area present to the west, located in the gully, in proximity to the proposed dwelling site. This triggers Rule 12.4.6.1.2 (Fire Risk to Residential Units) assessment.

#### 4. PROPOSED ACTIVITY

##### Description:

Relocation of an existing 127m<sup>2</sup> residential dwelling onto new, specifically engineered pile foundations compliant with NZ Building Code Clause B1 (Structure). The dwelling will be positioned on the site with the following configuration:

<b>Parameter</b>	<b>Specification</b>
<b>Front (road) boundary setback</b>	2.5m
<b>North side boundary setback</b>	3.0m
<b>Stream setback</b>	26m (measured from nearest dwelling corner to stream edge)
<b>Maximum building height</b>	4.7m (measured from natural ground level)
<b>Building footprint</b>	127m <sup>2</sup> gross floor area
<b>Impermeable surface coverage</b>	6.3% of site area (approximately 128m <sup>2</sup> including dwelling footprint, access paths, and vehicle parking)

<b>Foundation system</b>	Engineered pile foundations designed to NZ Building Code Clause B1 (Structure) for site-specific geotechnical conditions
<b>Earthworks</b>	Minimal earthworks limited to foundation preparation, service trenching, and access formation. Sediment and erosion control measures will be implemented.
<b>Infrastructure connections</b>	Water supply Onsite water tanks, wastewater disposal on-site septic tank and soakage field compliant with AS/NZS 1547:2012 and TP58, power, and telecommunications
<b>Exterior reinstatement</b>	Completion of painting, joinery repair, cladding, and weatherproofing
<b>Vehicle access and parking</b>	Single vehicle crossing from road; on-site parking for minimum 2 vehicles
<b>Landscaping</b>	Indigenous native planting along boundaries and toward riparian corridor

#### **Ancillary Elements:**

- Foundation construction using engineered piles designed for site-specific geotechnical conditions
- Dwelling delivery and placement onto foundations
- Connection to all necessary infrastructure services
- Completion of exterior finishes including painting and weatherproofing
- Establishment of vehicle access and parking area
- Landscaping and boundary planting for visual screening and amenity enhancement

- Stormwater management through on-site soakage
  - Fire safety water tank (25,000L capacity)
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## 5. SITE DESCRIPTION

### Topography and Landform

The site comprises 2025m<sup>2</sup> of gently sloping coastal land. The topography gradually descends from east to west toward a natural stream valley. The steeper bank and stream are located at the western edge of the property, with the proposed dwelling positioned well back from this sensitive area.

The site is situated in an established coastal settlement pattern within Ahipara, characterized by low-density residential development interspersed with open space. The gentle terrain and coastal location are typical of the General Coastal Zone landscape.

### Watercourse and Riparian Environment

A permanent stream runs through the gully at the eastern boundary of the site.

Site-specific measurement confirms that the stream has an average bed width of **less than 3.0 metres**, which means the 30m riparian setback requirement under Rule 12.7.6.1.1 (Setback from Lakes, Rivers and the Coastal Marine Area) does **not formally apply** to this proposal.

However, the design incorporates a **26-metre setback** from the stream edge, which substantially exceeds typical 10m riparian buffer requirements and demonstrates commitment to riparian protection and water quality safeguarding.



Existing riparian vegetation lines the stream margins, including native trees and shrubs.

This vegetation:

- Stabilizes the bank and controls erosion
- Provides habitat for indigenous fauna
- Filters runoff and protects water quality
- Contributes to the natural character of the coastal environment

### **Vegetation and Natural Features**

The site does not contain any scheduled Outstanding Natural Features, Outstanding Landscape Features, or Significant Natural Areas (SNAs) as identified in Appendix 1 or Resource Maps of the Far North District Plan.

#### **Existing vegetation includes:**

- Riparian vegetation along the stream (to be retained and protected)
- Pasture grasses and exotic species on the building platform
- No significant native trees or protected vegetation on the proposed building site

**Vegetation removal:** Minimal vegetation removal is proposed. No riparian vegetation will be removed, and no indigenous trees or significant vegetation will be cleared to accommodate the dwelling.

### **Surrounding Environment**

The site is located within an established coastal residential settlement. Adjacent properties contain:

- Single residential dwellings with varying setbacks
- Open space and pasture land
- Low-density settlement pattern typical of rural coastal areas
- No incompatible land uses or significant activities

The location is well-suited to single residential use and is consistent with the anticipated pattern of development in the General Coastal Zone.

## Fire Risk Context

Scrub/shrubland vegetation is present to the west of the proposed dwelling site, located within a gully area. Aerial imagery and site inspection indicate this vegetated area lies within 20 metres of the proposed dwelling footprint, which triggers Rule 12.4.6.1.2 (Fire Risk to Residential Units) requiring assessment and mitigation.

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## 6. DISTRICT PLAN RULES AND ACTIVITY STATUS

### 6.1 Permitted Activity Standards – General Coastal Zone (Rule 10.6.5.1)

The proposal is assessed against the following Permitted Activity Standards:

Standard/Rule	Permitted Activity Requirement	Proposed	Compliance
<b>Rule 10.6.5.1.1 Visual Amenity</b>	Buildings for human habitation: gross floor area $\leq 25\text{m}^2$ ; exterior coloured within BS5252 palette with reflectance $\leq 30\%$ or natural materials within range	127m <sup>2</sup> dwelling; exterior colour TBD	<b>Non-compliant</b>
<b>Rule 10.6.5.1.4 Building Height</b>	Maximum 8m	4.7m	<b>Compliant</b>
<b>Rule 10.6.5.1.5 Recession Plane</b>	45° from 2m above ground level at boundaries	Expected compliance; to be confirmed	<b>Compliant</b>

<b>Rule 10.6.5.1.6 Impermeable Surface Coverage</b>	Maximum 10% of gross site area	6.3%	<b>Compliant</b>
<b>Rule 10.6.5.1.7 Setback from Boundaries</b>	3m minimum from all site boundaries (for sites <5,000m <sup>2</sup> )	2.5m from road boundary;	<b>Non-compliant (0.5m shortfall)</b>

## 6.2 District-Wide Rules – Natural Hazards (Chapter 12.4)

<b>Standard/Rule</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Rule 12.4.6.1.2 Fire Risk to Residential Units</b>	Residential units must be located ≥20m from the drip line of trees in scrub/shrubland, woodlot, or forest	Proposed dwelling within 20m of scrub vegetation to the west	<b>Non-compliant</b>

## 6.3 District-Wide Rules – Lakes, Rivers, Wetlands and the Coastline (Chapter 12.7)

<b>Standard/Rule</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Rule 12.7.6.1.1 Setback from Rivers</b>	30m minimum in General Coastal Zone for rivers with average bed width ≥3m	Stream bed width <3m; dwelling at 26m	<b>Does not apply (stream &lt;3m)</b>



<b>Rule 12.7.6.1.4 Wastewater Effluent Disposal Setback</b>	Effluent disposal systems $\geq 30\text{m}$ from river/lake/wetland boundaries	Septic/soakage field at $\sim 20\text{m}$ from stream at closest point	<b>Non-compliant (10m shortfall)</b>
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## 6.4 Activity Classification Summary

The proposal triggers the following rule infringements requiring resource consent:

1. **Rule 10.6.5.1.1 (Visual Amenity)** – Dwelling gross floor area of  $127\text{m}^2$  exceeds  $25\text{m}^2$  permitted threshold; exterior colour to be confirmed as compliant with BS5252 reflectance requirement before painting proceeds.
2. **Rule 10.6.5.1.7 (Setback from Boundaries)** – 0.5m shortfall on boundary setback (2.5m proposed vs. 3m required)
3. **Rule 12.4.6.1.2 (Fire Risk)** – Dwelling within 20m of scrub vegetation
4. **Rule 12.7.6.1.4 (Wastewater Setback)** – Effluent disposal system  $\sim 10\text{m}$  closer than 30m minimum

**Activity Status:** The proposal is classified as a **Restricted Discretionary Activity** requiring resource consent to address:

- Rule 10.6.5.3.1 (Visual Amenity)
- Rule 10.6.5.3.4 (Setback from Boundaries)
- Rule 12.4.6.1.2 (Fire Risk to Residential Units)
- Rule 12.7.6.1.4 (Wastewater Effluent Disposal Setback)

## 7. OBJECTIVES AND POLICIES ASSESSMENT

### 7.1 General Coastal Zone Objectives (Section 10.5.2)

**Objective 1:** *To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*

**Assessment:** The proposal represents appropriate low-density residential development on an existing 2025m<sup>2</sup> allotment within an established coastal settlement. The dwelling's modest scale (127m<sup>2</sup>, 4.7m height), minimal impermeable coverage (6.3%), substantial stream setback (26m), and comprehensive environmental management measures preserve the natural character of the General Coastal Zone. The relocation and reuse of an existing dwelling represents an efficient, low-impact development approach.

**Objective 2:** *To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*

**Assessment:** The natural character of the coastal environment is preserved through:

- Low-density residential use consistent with surrounding settlement pattern
- Minimal built footprint relative to site area (127m<sup>2</sup> on 2025m<sup>2</sup> = 6.3% coverage)
- Protection of riparian corridor through 26m setback (exceeding typical 10m standards)
- Retention of all existing vegetation, particularly riparian margins
- Engineered foundation system minimizing earthworks and ground disturbance
- Design respecting natural contours and landforms
- Comprehensive sediment, stormwater, and wastewater management

**Objective 3:** *To manage the use of natural and physical resources excluding minerals in the general coastal area to meet the reasonably foreseeable needs of future generations.*

**Assessment:** The proposal demonstrates sustainable resource management through efficient use of an existing allotment, reuse of an existing dwelling structure, and implementation of best-practice environmental protection measures. The 26m riparian setback and vegetation retention protect water quality and ecological values for future generations.

## **7.2 General Coastal Zone Policies (Section 10.5.3)**

**Policy 1:** *That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.*

**Assessment:** Single residential use is an anticipated activity within the General Coastal Zone. The proposal's effects are compatible with preservation of natural character through appropriate scale, siting, and comprehensive environmental management measures.

**Policy 2:** *That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.*

**Assessment:** The dwelling's low profile (4.7m height), natural material finishes (to be specified within BS5252 colour palette), and landscape screening protect visual and landscape qualities. The building will not break the skyline, visually dominate the coastal landscape, or intrude inappropriately when viewed from public vantage points.

**Policy 3:** *Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:*

### **(a) Clustering or grouping development within areas where there is the least impact on natural character**

**Assessment:** The dwelling is sited on gently sloping land away from sensitive riparian and stream environments. The 26m stream setback clusters development in the less sensitive portion of the site, minimizing impact on natural character elements.



**(b) Minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks**

**Assessment:** Visual impact is minimized through:

- Low building height (4.7m, well below 8m maximum)
- Modest building footprint (127m<sup>2</sup>)
- No vegetation clearance required
- Minimal earthworks (limited to pile foundations and service connections)
- Proposed landscape screening along reduced-setback boundaries
- Natural material finishes and low-reflectivity cladding colours (BS5252 compliant)

**(c) Providing for legal public right of access to and use of the foreshore and esplanade areas**

**Assessment:** The site is not located on the immediate coastline. The proposal does not impede existing or future public access to coastal areas or esplanade reserves.

**(d) Recognising and providing for the relationship of Maori with their culture, traditions and taonga**

**Assessment:** No sites of significance to tangata whenua are identified on the site. The applicant is committed to engaging with iwi if any cultural concerns are raised during the consent process.

**(e) Providing planting of indigenous vegetation in a way that links existing habitats**

**Assessment:** Proposed landscape planting will utilize indigenous coastal species, enhancing habitat connectivity with the riparian corridor and supporting indigenous fauna.

#### **(f) Protecting historic heritage through appropriate siting**

**Assessment:** No historic heritage sites are present on the site. The proposal does not affect any heritage values.

**Policy 4:** *That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.*

**Assessment:** Comprehensive mitigation measures are proposed to address all identified rule infringements and potential adverse effects (detailed in Section 8 below).

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### **8. RULE INFRINGEMENT MITIGATION ASSESSMENT**

#### **8.1 Rule 10.6.5.1.1 – Visual Amenity – Dwelling Gross Floor Area**

##### **Rule Requirement**

In the General Coastal Zone, buildings for human habitation are permitted where the gross floor area does not exceed 25m<sup>2</sup>.

##### **Infringement**

The proposed dwelling has a gross floor area of 127m<sup>2</sup>, exceeding the 25m<sup>2</sup> permitted threshold by 102m<sup>2</sup>.

##### **Assessment Criteria (Rule 10.6.5.3.1)**

In assessing this non-compliance, Council will restrict its discretion to:

- (i) Location of the building
- (ii) Size, bulk, and height of the building in relation to ridgelines and natural features
- (iii) Colour and reflectivity of the building
- (iv) Extent to which planting can mitigate visual effects
- (v) Earthworks and vegetation clearance
- (vi) Location and design of vehicle access, parking, and manoeuvring

- (vii) Visual obtrusiveness relative to utility lines
- (viii) Cumulative visual effects of all buildings
- (ix) Degree to which landscape retains naturalness and visual values
- (x) Private open space provision
- (xi) Siting, setback, and design avoiding visual dominance
- (xii) Effect on privacy, outlook, and enjoyment of adjacent properties

## **Mitigation – Building Design and Colour**

### **Exterior Finishes – BS5252 Colour Compliance:**

All exterior cladding and roofing will be finished in colours taken from the **BS5252 standard colour palette with a reflectance value of 30% or less**, or constructed in natural materials that fall within this range.

### **Proposed finishes:**

- **Primary cladding:** Natural timber weatherboard (stained or oiled finish) or vertical shiplap, coloured within BS5252 palette (e.g., Charcoal, Grey, Natural Oak, or Ironsand tones)
- **Roofing:** Corrugated steel in non-reflective profile (Charcoal, Dark Grey, Dark Brown, or Colorsteel Ironsand)
- **Windows and joinery:** Timber or dark-finish aluminium to minimize reflectivity
- **Reflectance value:** All materials will achieve  $\leq 30\%$  reflectance to ensure visual recessiveness

This approach ensures the dwelling is visually recessive and consistent with the policy intent of Rule 10.6.5.1.1, protecting the visual amenity of the coastal environment.

**Height and Scale Mitigation:**

The dwelling's modest height (4.7m maximum, well below the 8m permitted maximum) and single-storey configuration minimize visual prominence. The building:

- Does not break skylines or dominate ridgelines
- Maintains compatibility with surrounding low-density coastal settlement pattern
- Respects the natural landform and terrain
- Is not visually obtrusive when viewed from public areas or the coastal marine area

**Architectural Mitigation:**

The building design incorporates:

- Simple pitched roof form consistent with coastal vernacular architecture
- Articulated elevations with varied wall planes and fenestration to avoid blank facades
- Eaves and verandas providing shadow relief and visual depth
- Proportion and scale consistent with residential dwellings in Ahipara

**Landscape Screening and Integration****Boundary Planting Program:**

Indigenous native planting along the road frontage and side boundaries will:

- Screen the dwelling from public views and neighboring properties
- Integrate the building into the coastal landscape
- Enhance visual amenity within 2-3 years of establishment
- Support indigenous fauna and habitat connectivity

### Species selection:

- **Low-growing frontage planting (0.8-1.2m mature height):** *Coprosma acerosa*, *Hebe stricta*, *Phormium cookianum* (mountain flax)
- **Boundary screening (1.8m mature height):** *Coprosma repens*, *Pittosporum crassifolium*, *Griselinia littoralis*, *Metrosideros excelsa* (pōhutukawa)
- **Riparian enhancement:** *Cordyline australis* (tī kōuka), *Phormium tenax* (harakeke), *Carex secta* (pukio)

### Conclusion – Visual Amenity Mitigation

Through combination of:

- BS5252-compliant exterior colours and natural materials
- Modest height and scale (4.7m, well below 8m maximum)
- Indigenous landscape screening providing 1.8m minimum mature height
- Simple architectural form consistent with coastal vernacular
- Appropriate siting respecting natural contours and open space

the visual amenity effects of the 127m<sup>2</sup> dwelling are assessed as **less than minor**. The proposal is consistent with Assessment Criteria under Chapter 11 and Policies 10.5.3.2 and 10.5.3.3 regarding protection of visual and landscape qualities.

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## **8.2 Rule 10.6.5.1.7 – Setback from Boundaries**

### **Rule Requirement**

In the General Coastal Zone, buildings must be set back a minimum of 3m from all site boundaries for sites under 5,000m<sup>2</sup>.

### **Infringement**

- **Road (front) boundary:** 2.5m setback (0.5m shortfall)

### **Assessment Criteria (Rule 10.6.5.3.4)**

Council's discretion is restricted to:

- (a) Outlook and privacy of adjacent properties
- (b) Visibility for vehicle access and egress
- (c) Ability to mitigate adverse effects on surrounding environment
- (d) Public use and enjoyment of esplanade reserves and coastal areas

### **Assessment**

#### **(a) Outlook and Privacy of Adjacent Properties**

##### **Road Boundary (Front Setback):**

- The 2.5m setback is consistent with the varied settlement pattern in Ahipara, where dwellings exhibit diverse setbacks
- The dwelling does not face any residential properties across the road; outlook effects are limited to the street scene
- The single-storey configuration (4.7m maximum height) ensures no visual domination or overshadowing of the street
- The 0.5m reduction is minor and will not materially alter streetscape character



**(b) Visibility for Vehicle Access and Egress**

- The 2.5m road setback provides adequate clearance for vehicle manoeuvring and sightlines
- The driveway design complies with Transportation standards ensuring safe vehicle movements
- No obstruction to road visibility
- The reduced setback does not compromise traffic safety

**(c) Ability to Mitigate Adverse Effects****Landscape Screening:**

- Road frontage planting (0.8-1.2m) maintains sightlines while softening built form appearance
- Vegetation integration reduces visual prominence and enhances amenity

**Building Design:**

- BS5252-compliant exterior colours ensure visual recessiveness
- Natural material finishes blend with coastal environment
- Low profile (4.7m height) minimizes visual intrusiveness
- Simple architectural form respects landscape scale

**Site Management:**

- Outdoor storage and waste bins screened from public view
- Vehicle parking positioned to minimize visual intrusion
- Boundary fencing (if required) kept low-profile (maximum 1.2m) and visually permeable

#### **(d) Public Use and Esplanade Areas**

- The site is not immediately adjacent to esplanade reserves, esplanade strips, or the coastal marine area
- The proposal will have no impact on public coastal access

#### **Conclusion – Setback Non-Compliance Mitigation**

The 0.5m setback reduction, combined with:

- Dwelling's modest scale and low height (4.7m, single-storey)
- Proposed landscape screening providing effective visual buffer
- Natural material finishes and BS5252 color compliance
- Site management and boundary treatment measures
- Compatibility with existing varied settlement pattern

ensures that effects on neighboring properties and the surrounding environment are assessed as **less than minor**. The proposal is consistent with Assessment Criteria under Chapter 11 (Setback from Boundaries) and Policies 10.5.3.2 and 10.5.3.3.

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### **8.3 Rule 12.4.6.1.2 – Fire Risk to Residential Units**

#### **Rule Requirement**

Residential units must 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.

#### **Infringement**

Aerial imagery and site inspection indicate that the proposed dwelling lies within 20m of scrub/shrubland vegetation to the west, located in a gully. The dwelling does not meet the 20m separation required by Rule 12.4.6.1.2.

## Assessment

The fire risk posed by proximity to scrub vegetation is a legitimate planning consideration under the Resource Management Act and Chapter 12.4 (Natural Hazards) of the Far North District Plan. However, the risk can be substantially mitigated through:

1. Active vegetation management (fuel load reduction)
2. Creation of defensible space around the dwelling
3. On-site firefighting water supply
4. Structural fire resilience measures

## Mitigation Measures

### 1. Active Vegetation Management of Scrub Area

The scrub/shrubland area to the west, within the 20m assessment zone, will be actively managed as a **low-fuel zone**:

- **Dead fuel removal:** All dead foliage, fallen branches, small dead trees, and other fine fuels will be systematically removed
- **Height management:** Vegetation height will be kept reduced, particularly the proportion within 5-10m of the dwelling
- **Density reduction:** Vegetation density will be reduced to lower fuel load and reduce fire intensity
- **Ongoing maintenance:** Annual inspections and maintenance to ensure low-fuel-load conditions are maintained
- **Disposal:** Removed vegetation will be chipped on-site or removed and disposed at approved waste facilities; no burning on-site

**Frequency:** Active management will be undertaken annually (or as needed following storms or high-wind events) to maintain fuel loads below critical thresholds.

## **2. Defensible Space Creation and Maintenance**

A defensible space zone will be established and maintained between the scrub vegetation and the proposed dwelling:

- **Clearance zone (5-10m from dwelling):**
  - Low-growing, low-flammability plants only
  - No continuous fuel, gaps between plantings  $\geq 2\text{m}$
  - Regular trimming to maintain height  $< 2\text{m}$
  - Species selection: native coastal species with low fire propensity (*Coprosma repens*, *Hebe*, *Phormium*, low-growing grasses)
- **Intermediate zone (10-20m from dwelling):**
  - Selective tree removal maintaining open structure
  - Thinning of understory vegetation
  - Removal of low branches to 2m minimum height on retained trees
  - Mulch depth maintained at 50-75mm (fire-retardant mulch options available)
- **Lawn and cleared areas:**
  - Grass areas kept mowed to  $< 10\text{cm}$  height during fire season (December to February)
  - No fuel accumulation; regular raking to remove dead leaves and branches
  - Clear line of sight from the house to the surrounding areas

### **3. On-Site Firefighting Water Supply**

A dedicated **25,000-litre firefighting water tank** will be installed on the property:

- **Tank specifications:**

- Minimum 25,000L capacity
- Above-ground
- Tank color: dark/camouflaged finish (non-reflective) to minimize visual impact
- Robust construction suitable for coastal environment

- **Firefighting connections:**

- Compliant with local Fire Service requirements
- Tank fitted with fire hydrant-style connection allowing fire service vehicle hookup
- Redundant supply lines to prevent single-point failure
- Regular pressure testing to ensure functionality

- **Accessibility:**

- Tank location shall provide safe access for Fire Service vehicles and appliances
- Clear approach to tank without obstructions
- Signage identifying fire water supply location and capacity
- All-weather access maintained year-round

- **Maintenance:**

- Annual tank inspection for structural integrity and water quality
- Quarterly water level checks ensuring full capacity
- Debris and leaf screening to prevent contamination
- Winter protection in coastal environment

- **Vegetation near dwelling:**

- No trees or shrubs within 5m of the dwelling
- Clearance of tree branches overhanging roof (minimum 2m clearance)
- No climbing vines or dense vegetation on walls or fences
- Regular removal of dead branches and leaves from roof and gutters

- **Access for firefighting:**

- Maintained road access for Fire Service vehicles
- Clear driveway width (minimum 3.5m) to accommodate appliance access
- Turning area sufficient for Fire Service vehicles to position and operate
- Visible house number for emergency services identification

## **5. Community Fire Safety and Preparedness**

- **Landowner responsibility:** The applicant will acknowledge responsibility for ongoing maintenance of the defensible space and vegetation management
- **Fire Service liaison:** The applicant will liaise with the local Fire Service to confirm tank specifications and accessibility standards
- **Emergency plan:** A simple site management plan will be maintained documenting vegetation management, tank maintenance, and emergency access procedures
- **Insurance:** The applicant will maintain appropriate fire insurance reflecting the mitigation measures in place



### **Assessment Against Rule 12.4.6.1.2**

While the proposed dwelling is positioned within 20m of scrub vegetation (thus technically infringing the rule), the comprehensive mitigation package:

- Actively reduces fuel loads to defensible-space standards
- Creates clear separation between the dwelling and scrub vegetation
- Provides substantial on-site firefighting water supply (25,000L, 50+ times typical household tank)
- Establishes clear maintenance and management protocols

ensures that **residual fire risk is substantially mitigated and reduced to acceptable levels.**

The mitigation approach is consistent with the intent of Rule 12.4.6.1.2 (to reduce fire risk to residential units) and addresses the substance of the natural hazards concern, even though the formal 20m separation is not achieved.

### **Conditions Recommended**

- Condition requiring approval of vegetation management plan prior to dwelling occupation
- Condition requiring completion of 25,000L firefighting water tank prior to occupation
- Condition requiring annual vegetation management and fire safety inspection
- Condition requiring Fire Service approval of tank specifications and access routes

### **Conclusion – Fire Risk Mitigation**

The comprehensive mitigation package substantially reduces fire risk to levels consistent with Policy 10.4.2 (avoid, remedy, or mitigate adverse hazard effects) and achieves the protective intent of Rule 12.4.6.1.2 despite the formal 20m setback shortfall. Effects are assessed as **acceptable and manageable** with implementation of recommended mitigation measures.

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## 8.4 Rule 12.7.6.1.1 – Setback from Rivers – Factual Assessment

### Rule Requirement

In the General Coastal Zone, buildings must be set back a minimum of 30m from the boundary of any river where the average width of the riverbed is 3m or more.

### Site-Specific Assessment

#### Stream bed width measurement:

A site-specific assessment of the watercourse on the property confirms that the stream has an **average bed width of less than 3.0 metres** across the site.

This means the stream **does not meet the definition of "river"** under Rule 12.7.6.1.1 (which specifies "where the average width of the riverbed is 3m or more").

Therefore, the formal 30m building setback requirement under Rule 12.7.6.1.1 **does not apply** to this proposal.

### Best Practice Riparian Protection

Even though Rule 12.7.6.1.1 is not formally triggered, the proposal adopts best-practice riparian protection:

- **Dwelling setback:** 26 metres from stream edge (exceeding typical 10m riparian buffer standards)
- **Vegetation retention:** All existing riparian vegetation protected; no removal proposed
- **Bank stability:** No earthworks within riparian zone; sediment controls implemented during construction
- **Ecological protection:** Habitat preservation and enhancement through riparian buffer and vegetation planting

## Conclusion – River Setback

The 26-metre dwelling setback substantially exceeds the typical 10m riparian buffer requirement and demonstrates commitment to riparian and water quality protection, consistent with Objective 10.5.2.2 and Policy 10.4.1(e) regarding protection of water quality and natural character.

**Assessment: Rule 12.7.6.1.1 does not apply. However, the proposal exceeds best-practice riparian setback standards.**

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## 8.5 Rule 12.7.6.1.4 – Wastewater Effluent Disposal Setback

### Rule Requirement

Land use activities producing human sewage effluent (including greywater) are permitted where each site has its own treatment and disposal system, and no part of the treatment or disposal system is located closer than **30 metres from the boundary of any river, lake, wetland, or the coastal marine area.**

### Infringement

The proposed on-site effluent disposal system (treatment and disposal area) is located within 30m of the stream. The closest point of the effluent disposal field is approximately **20 metres from the stream edge**, representing a **10-metre shortfall** from the 30m minimum requirement.

### Assessment Criteria

For activities that do not comply with Rule 12.7.6.1.4, Council may exercise discretion to grant consent, subject to assessment of:

- System design and compliance with TP58 standards
- Siting and location optimization within site constraints
- Treatment level and effluent quality
- Protection of water quality and riparian values

- Intervening buffer and natural treatment mechanisms
- Monitoring and maintenance protocols

## **Mitigation – TP58-Compliant System Design**

### **1. Site and Soil Assessment**

A site-specific geotechnical and soil assessment has been undertaken in accordance with **TP58 (On-site Wastewater Systems: Design and Management Manual)** to:

- Determine soil permeability and treatment capacity
- Assess groundwater and site drainage conditions
- Identify optimal location for effluent disposal within site constraints
- Confirm suitability for on-site disposal

#### **Site constraints limiting disposal location options:**

- Dwelling footprint located on building platform away from steep bank
- Slope stability concerns within 26m of stream bank edge
- Geotechnical requirement for engineered pile foundations
- Limited suitable land area above stream bank for disposal system
- Necessity to avoid riparian vegetation and natural drainage patterns
- Property boundary limitations and access constraints

**Soil and permeability findings:** The assessment confirms that soils on the available site area (away from the steep bank and riparian zone) have adequate permeability for on-site wastewater disposal, albeit with conservative design loading rates.

### **2. Engineered System Design – TP58 Compliance**

The effluent treatment and disposal system has been designed by a suitably qualified wastewater engineer in accordance with TP58 specifications:

**Primary treatment:**

- Primary septic tank with minimum 3-day retention time
- Tank volume sized for 5-person equivalent (standard residential dwelling)
- Tank design and construction in accordance with AS/NZS 1546 standards
- Regular maintenance access for desludging (minimum 3-yearly pumping)

**Secondary treatment:**

- Constructed wetland or sand filter for secondary treatment (location TBD based on soil assessment)
- Reduction of pathogen concentrations by 4+ log units
- Reduction of nutrient (nitrogen and phosphorus) concentrations
- Treated effluent suitable for land disposal

**Tertiary treatment:**

- Soil infiltration and unsaturated zone treatment as final polishing
- Conservative soil loading rates (e.g.,  $\leq 8-10$  liters/m<sup>2</sup>/day) to ensure maximum treatment
- Natural soil biochemical processes providing additional pathogen inactivation and nutrient uptake

**Monitoring and maintenance:**

- Annual system inspection by suitably qualified person
- Maintenance of treatment performance records
- Septic tank desludging at 3-yearly intervals (or as required)
- Monitoring of effluent quality if required by regulatory authority

### 3. Optimized Siting Within Site Constraints

The disposal system location (approximately 20m from stream) represents the **best practicable position on the site** considering:

- Geotechnical stability and slope concerns
- Dwelling location and site layout
- Availability of suitable soil for treatment and disposal
- Riparian vegetation protection (minimum 20m clearance from sensitive bank area)
- Access for maintenance and future desludging
- Regulatory requirements and site constraints

#### **Alternative locations assessed:**

- Closer to dwelling: Constrained by slope stability and engineered foundation requirements; no practical benefit for stream separation
- Further from dwelling: Limited available area above riparian zone
- No viable location achieves the 30m minimum while maintaining site functionality

The 20m setback is the optimal compromise balancing wastewater disposal requirements with riparian and water quality protection.

### 4. Intervening Vegetated Buffer – Natural Treatment

Between the effluent disposal field and the stream there is approximately **20 metres of lawn and vegetated area** comprising:

- Native riparian vegetation (retained in its natural state)
- Grassland and low-growing herbaceous plants
- Natural slope and topography favoring groundwater attenuation

This intervening buffer provides multiple treatment functions:

- **Biological uptake:** Plant roots and soil microorganisms uptake excess nutrients (nitrogen, phosphorus) from treated effluent



- **Microbial processing:** Soil microbes further reduce remaining pathogens through metabolic activity
- **Infiltration and attenuation:** Lateral groundwater movement through soil profile allows additional treatment time and pathogen die-off
- **Natural filtration:** Soil particles filter suspended solids; organic matter binds contaminants

The conservative soil loading rates in the TP58 design (coupled with secondary treatment through the constructed wetland or sand filter) ensure that effluent reaching the groundwater table is of high quality, minimizing any potential impact on the stream environment.

## 5. Loading Rate Design – Conservative Approach

The TP58-compliant system will be designed with **conservative loading rates** appropriate to the identified soil category:

- **Loading rate:**  $\leq 8\text{-}10$  liters/m<sup>2</sup>/day (significantly below maximum design rates of 20+ liters/m<sup>2</sup>/day for high-permeability soils)
- **Soakage field area:** Sized sufficiently large to accommodate conservative loading (typically 30-50m<sup>2</sup> for residential dwelling)
- **Depth:** Disposal field located in unsaturated zone above any identified groundwater table (minimum 1-2m separation depending on site conditions)
- **Monitoring:** Regular (annual) inspection to confirm system performance and soil infiltration

The conservative loading approach ensures that the soil profile provides maximum treatment capacity, protecting both groundwater quality and the nearby stream.

## 6. No Direct Discharge Commitment

The design specifically ensures:

- **No surface discharge:** All treated effluent is disposed to land (soakage field) with no surface discharge to the stream or adjacent properties
- **No bypass discharge:** System includes overflow provision for extreme rainfall events, which will be directed to alternative soakage areas or temporary storage (not to stream)
- **All-weather management:** System designed to function effectively in wet coastal climate, including high rainfall events

## 7. Regulatory Compliance and Regional Authority Liaison

The applicant will:

- Obtain resource consent from **Northland Regional Council** for on-site wastewater disposal if required under the Regional Water and Soil Plan for Northland
  - Provide Regional Council with the TP58-compliant design prior to construction
  - Comply with all regional plan requirements and conditions
  - Obtain any necessary approvals from territorial local authority (Far North District Council) for building consent
-

#### **Assessment Against Rule 12.7.6.1.4**

While the proposed wastewater disposal system is located 10m closer than the 30m minimum (approximately 20m from stream vs. 30m required), the comprehensive mitigation package ensures protection of water quality and riparian values:

##### **Design-based mitigation:**

- TP58-compliant secondary treatment reducing pathogens by 4+ log units
- Conservative soil loading rates ensuring maximum treatment
- Appropriate siting representing best practicable location within site constraints

##### **Environmental mitigation:**

- 20-metre intervening vegetated buffer providing biological uptake and further treatment
- Natural soil infiltration and attenuation processes
- No direct discharge to stream
- All-weather system design preventing overflow or failure

##### **Management mitigation:**

- Regular maintenance and system monitoring
- 3-yearly septic tank desludging
- Annual performance inspections
- Regulatory oversight (Regional Council consent and conditions)

The quality of the treated effluent and the natural treatment capacity of the intervening soil and vegetation buffer provide equivalent (or superior) protection to that which would be achieved at 30m setback with less robust treatment.

**Effects on water quality and stream ecology: Assessed as minor to negligible**, with all practical mitigation measures implemented to protect the aquatic environment.

### Conditions Recommended

- Condition requiring TP58-compliant design approval prior to construction
- Condition requiring Regional Council consent (if required) prior to construction
- Condition requiring annual system inspection and maintenance
- Condition requiring 3-yearly septic tank desludging
- Condition requiring annual maintenance and monitoring report to Council

### Conclusion – Wastewater Setback Mitigation

The 10-metre setback shortfall is mitigated through:

- TP58-compliant secondary treatment providing high-quality effluent
- Conservative soil loading rates maximizing treatment capacity
- Intervening 20-metre vegetated buffer providing natural further treatment
- All-weather system design preventing surface discharge
- Regular maintenance and monitoring protocols

The proposal achieves effective protection of water quality and stream ecology consistent with Policy 10.4.1(e) (water quality protection) and Chapter 12.7 objectives, despite not achieving the formal 30m setback. Effects are assessed as **acceptable and manageable** with implementation of the TP58-compliant design and recommended conditions.

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## 9. ENVIRONMENTAL EFFECTS ASSESSMENT

### 9.1 Effects on Natural Character of the Coastal Environment

The General Coastal Zone at Ahipara is characterized by low-density residential development interspersed with rural land use and natural features. The site is located within an established coastal settlement where residential development is anticipated and consistent with the zone character.

**Magnitude of Effect:** The proposal will have **less than minor adverse effects** on natural character through:

- Low-density development consistent with surrounding settlement pattern
- Minimal building footprint (6.3% of site area)
- Preservation of riparian values through 26m setback
- Retention of all existing vegetation
- Engineered foundation system minimizing earthworks
- Landscape enhancement through indigenous planting
- Design respecting natural contours and landforms

## **9.2 Effects on Landscape and Visual Amenity**

**Dwelling appearance:** The modest height (4.7m), low profile, natural material finishes (BS5252 compliant), and single-storey configuration ensure the dwelling is visually recessive and consistent with coastal vernacular architecture.

**Landscape integration:** Proposed indigenous landscape planting along boundaries will integrate the building into the coastal environment and screen from public views within 2-3 years of establishment.

**Magnitude of Effect:** **Less than minor adverse effects** on landscape and visual amenity.

## **9.3 Effects on Riparian Values and Water Quality**

The 26-metre stream setback, retention of riparian vegetation, sediment control measures during construction, and on-site stormwater/wastewater management ensure protection of stream ecology and water quality.

**Magnitude of Effect: Positive effects** – the proposal protects and enhances riparian and water quality values beyond minimum standards.

#### **9.4 Effects on Fire Risk**

The comprehensive mitigation package – active vegetation management, defensible space creation, 25,000L firefighting water tank, and fire-resilient building design – substantially reduces fire risk to acceptable levels.

**Magnitude of Effect: Mitigated effects** – residual fire risk reduced to acceptable levels through comprehensive mitigation.

#### **9.5 Effects on Adjacent Properties – Privacy, Outlook, Shading**

The low height (4.7m), single-storey configuration, and proposed landscape screening ensure minimal adverse effects on neighboring properties' privacy, outlook, and access to sunlight.

**Magnitude of Effect: Less than minor adverse effects** – managed through design and landscaping mitigation.

#### **9.6 Effects on Traffic, Access, and Infrastructure**

The single residential dwelling will generate minimal traffic (approximately 8-10 vehicle movements per day). Adequate on-site parking (2+ vehicles) and compliant access design ensure safe vehicle movements. Existing infrastructure is available.

**Magnitude of Effect: Less than minor adverse effects.**

#### **9.7 Construction Phase Effects**

Construction activities (foundation work, dwelling delivery, exterior finishing) will generate temporary noise, dust, and traffic effects. Standard construction management practices and sediment controls will minimize impacts.

**Magnitude of Effect: Minor temporary effects.**

#### **9.8 Cumulative Effects**

The proposal represents a single residential dwelling within an established coastal settlement. It does not create pressure for further subdivision or intensification beyond anticipated General Coastal Zone development.



**Magnitude of Effect: Negligible cumulative effects.**

### **9.9 Positive Effects**

- Adaptive reuse of existing dwelling structure (efficient resource use)
- Provision of residential accommodation supporting community wellbeing
- Enhanced environmental management exceeding permit standards
- Indigenous landscape planting enhancing biodiversity
- Economic benefits from construction activity in local community

**Magnitude of Effect: Positive effects.**

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## **10. PART 2 RESOURCE MANAGEMENT ACT 1991 ASSESSMENT**

### **10.1 Section 5 – Purpose and Sustainable Management**

The proposal promotes sustainable management of natural and physical resources by:

- Enabling housing and community wellbeing through residential provision
- Protecting riparian, water quality, and ecological values
- Minimizing environmental footprint through low impermeable coverage (6.3%)
- Protecting natural character through appropriate scale and design
- Implementing comprehensive hazard mitigation (fire, geotechnical)

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

#### **Section 6(a) – Preservation of natural character of coastal environment:**

The proposal preserves natural character through low-density development, riparian protection, vegetation retention, and minimal earthworks.

#### **Section 6(b) – Protection of outstanding natural features:**

No Outstanding Natural Features are present on or adjacent to the site.

**Section 6(c) – Protection of significant indigenous vegetation:**

All riparian vegetation is retained and enhanced through supplementary planting.

**Section 6(f) – Protection of historic heritage:**

No historic heritage sites are affected.

**10.3 Section 7 – Other Matters****Section 7(a) – Kaitiakitanga (Stewardship):**

The proposal demonstrates stewardship through riparian protection, water quality management, and indigenous vegetation enhancement.

**Section 7(b) – Efficient resource use:**

The proposal efficiently uses an existing allotment and reuses an existing dwelling structure.

**Section 7(c) – Maintenance and enhancement of amenity values:**

Landscape screening and building design maintain and enhance amenity values.

**Section 7(d) – Intrinsic ecosystem values:**

Riparian and stream ecosystems are protected through the 26m setback and vegetation retention.

**Section 7(f) – Maintenance and enhancement of environmental quality:**

Water quality, riparian values, and natural character are protected and enhanced.

**10.4 Section 8 – Treaty of Waitangi**

The proposal respects the principles of the Treaty of Waitangi through:

- Recognition of Maori connection with coastal lands and waters
  - Commitment to engaging with tangata whenua if cultural concerns arise
  - Protection of water quality (taonga) through riparian and water management
  - Sustainable resource management respecting future generations' interests
-

## 11. CONSULTATION AND AFFECTED PARTIES

### 11.1 Potentially Affected Parties

Under the District Plan rules for Restricted Discretionary Activities, the following parties may be considered affected:

- Nil
- 

## 12. CONCLUSIONS

### 12.1 Summary of Compliance

Aspect	Status
Building Height (8m max)	Compliant (4.7m proposed)
Impermeable Coverage (10% max)	Compliant (6.3% proposed)
Visual Amenity (Rule 10.6.5.1.1)	Non-compliant (127m <sup>2</sup> vs. 25m <sup>2</sup> permitted); mitigated through design and landscaping
Boundary Setbacks (Rule 10.6.5.1.7)	Non-compliant (2.5m vs. 3m); 0.5m shortfall mitigated through design and landscaping
Fire Risk (Rule 12.4.6.1.2)	Non-compliant (within 20m of scrub); mitigated through vegetation management and 25,000L water tank
Wastewater Setback (Rule 12.7.6.1.4)	Non-compliant (20m vs. 30m minimum); mitigated through TP58-compliant design and intervening buffer
River Setback (Rule 12.7.6.1.1)	Does not apply (stream <3m width)

## 12.2 Mitigation Summary

The proposal addresses all rule infringements through comprehensive mitigation:

Infringement	Mitigation	Outcome
<b>Visual Amenity (127m<sup>2</sup> dwelling)</b>	BS5252 color compliance, low height, landscape screening, indigenous planting	Less than minor effects
<b>Boundary Setbacks (2.5m)</b>	Landscape screening, building design, site management	Less than minor effects
<b>Fire Risk</b>	Active vegetation management, defensible space, 25,000L water tank, fire-resilient design	Acceptable residual risk
<b>Wastewater Setback (20m)</b>	TP58-compliant secondary treatment, conservative loading, intervening vegetation buffer	Acceptable water quality protection

## 12.3 Overall Assessment

The proposed relocation of a 127m<sup>2</sup> dwelling onto Lot 1 DP 197045, Ahipara:

1. **Respects the purpose and principles of the Resource Management Act** by promoting sustainable management of natural and physical resources while enabling community wellbeing
2. **Recognizes and provides for Section 6 matters of national importance**, particularly the preservation of natural character and protection of water quality

3. **Is consistent with Coastal Environment Objectives and Policies** (Chapter 10) through appropriate low-density development, visual mitigation, riparian protection, and environmental enhancement
4. **Addresses all rule infringements through comprehensive mitigation**, ensuring environmental effects are less than minor and manageable
5. **Provides enhanced environmental outcomes** through:
  - 26m riparian setback (exceeding typical 10m standards)
  - Indigenous landscape planting enhancing habitat and biodiversity
  - Low impermeable coverage (6.3%) using Low Impact Design principles
  - On-site wastewater and stormwater management with secondary treatment
  - Comprehensive fire risk mitigation exceeding minimum standards
  - Engineered foundation system minimizing earthworks and ground disturbance

## 12.4 Recommendation

**Resource consent is sought and respectfully recommended for approval** under the following Restricted Discretionary Activity rules:

- Rule 10.6.5.3.1 (Visual Amenity – dwelling size)
- Rule 10.6.5.3.4 (Setback from Boundaries)
- Rule 12.4.6.1.2 (Fire Risk to Residential Units)
- Rule 12.7.6.1.4 (Wastewater Effluent Disposal Setback)

The proposal, with implementation of the recommended mitigation measures and conditions, will achieve compliance with District Plan objectives and policies, sustainable management of natural and physical resources, and recognition of Section 6 matters of national importance.

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## **13. RECOMMENDED CONDITIONS OF CONSENT**

### **1. Exterior Color and Finishes – BS5252 Compliance**

- All exterior cladding and roofing shall be finished in colors from the BS5252 standard colour palette with reflectance value  $\leq 30\%$ , or constructed of natural materials within this range
- Submission of color samples for Council approval prior to commencement of exterior work
- Compliance certification provided upon completion

### **2. Fire Safety and Vegetation Management**

- Prior to occupation, a 25,000-litre firefighting water tank shall be installed and certified as compliant with Fire Service requirements

### **3. Wastewater System Design and Installation**

- Effluent treatment and disposal system shall be designed in accordance with TP58 (On-site Wastewater Systems Design and Management Manual)
- Design approved by suitably qualified wastewater engineer prior to construction
- Resource consent from Northland Regional Council obtained (if required) prior to construction
- Annual system inspection by suitably qualified person; 3-yearly septic tank desludging minimum
- Annual maintenance and monitoring report provided to Council upon request

### **4. Stormwater Management**

- On-site stormwater shall be managed through infiltration trenches or soakage pits designed to accommodate runoff from 6.3% impermeable coverage
- Stormwater design shall comply with Low Impact Design principles and Northland Regional Council requirements
- Proof of design compliance provided prior to commencement

**5. Erosion and Sediment Control**

- Erosion and Sediment Control Plan (ESCP) prepared and approved by Council prior to commencement of earthworks
- Sediment control devices installed and maintained throughout construction
- Daily inspection of controls during earthworks; weekly post-rainfall inspection
- Site manager contact details provided to neighbors

**6. Construction Management**

- Construction activities limited to 0700-2200 hours, Monday to Saturday
- No works on Sundays or public holidays
- Tidy site maintained throughout construction; materials stored within site boundary
- Stabilized construction entrance to prevent tracking of sediment onto road
- Notification of neighbors prior to noisy activities (e.g., pile driving)

**7. Building Consent and Foundation**

- Building Consent obtained from Far North District Council prior to construction
- Producer Statements obtained from Chartered Professional Engineer confirming NZ Building Code B1 (Structure) compliance

**8. Riparian Protection**

- Riparian corridor delineated as "no-go" zone during construction through bunting or fencing
- No machinery access, material storage, or soil stockpiling within 26m of stream
- All riparian vegetation retained and protected
- Sediment controls installed and maintained to protect stream from construction impacts

9. **Final Inspection and Sign-Off**

- Final inspection by Council prior to occupation to confirm all conditions met
- Completion of all landscape planting and fire safety measures
- Certification of stormwater and wastewater system functionality
- All mitigation measures operational and functioning as designed

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14. **SUMMARY TABLE – RULE INFRINGEMENTS AND MITIGATION**

Rule	Infringement	Mitigation	Residual Effect
<b>10.6.5.1.1 Visual Amenity</b>	127m <sup>2</sup> dwelling vs. 25m <sup>2</sup> permitted	BS5252 colors, low height (4.7m), landscape screening, indigenous planting, natural materials	Less than minor
<b>10.6.5.1.7 Setback</b>	2.5m vs. 3m minimum (0.5m shortfall on two boundaries)	Landscape screening to 1.8m, building design, site management, compatibility with settlement pattern	Less than minor
<b>12.4.6.1.2 Fire Risk</b>	Within 20m of scrub vegetation	Vegetation management, defensible space, 25,000L water tank, fire-resilient design	Acceptable residual risk



<b>12.7.6.1.4 Wastewater</b>	Disposal system at 20m vs. 30m required (10m shortfall)	TP58 secondary treatment, conservative loading, intervening vegetation buffer, annual monitoring	Acceptable water quality protection
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**This Assessment of Environmental Effects comprehensively addresses all rule infringements and provides detailed mitigation ensuring that the proposed dwelling relocation can be approved with confidence that environmental effects are less than minor and consistent with District Plan objectives and policies.**



**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

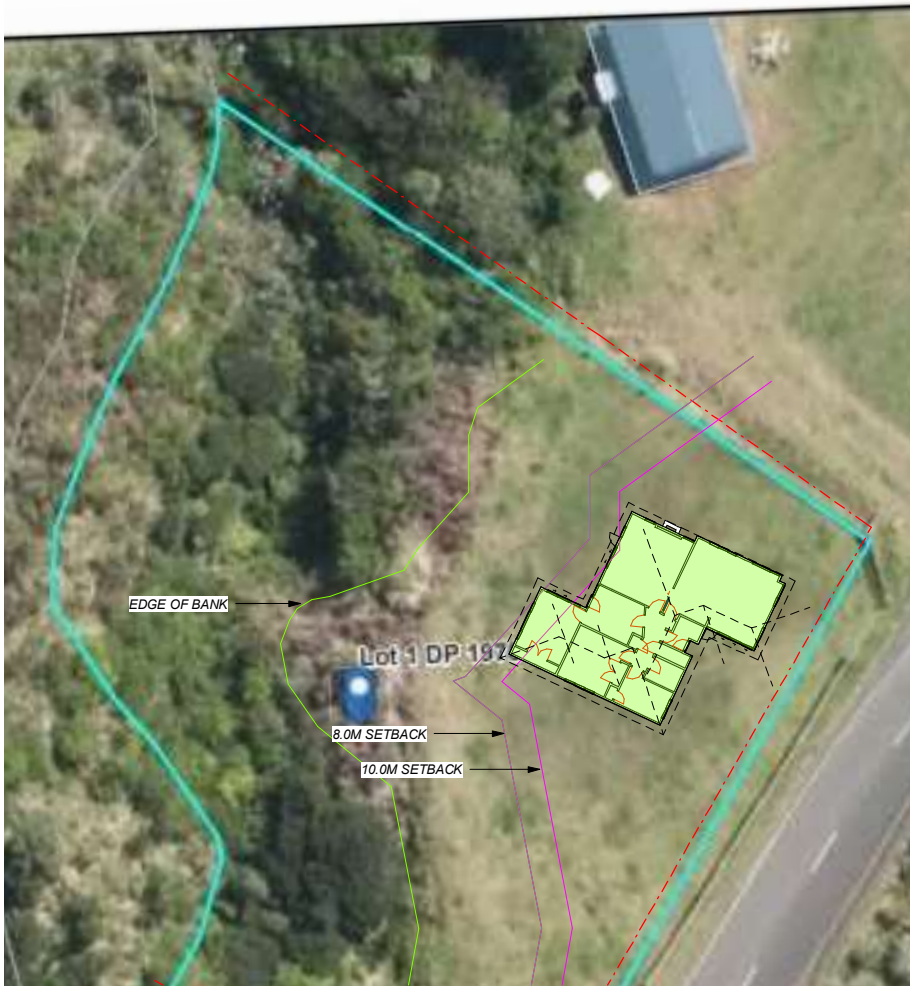
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**Estate** Fee Simple  
**Area** 2025 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 197045  
**Registered Owners**  
Dennis Collins and Renee Louise Porter

---

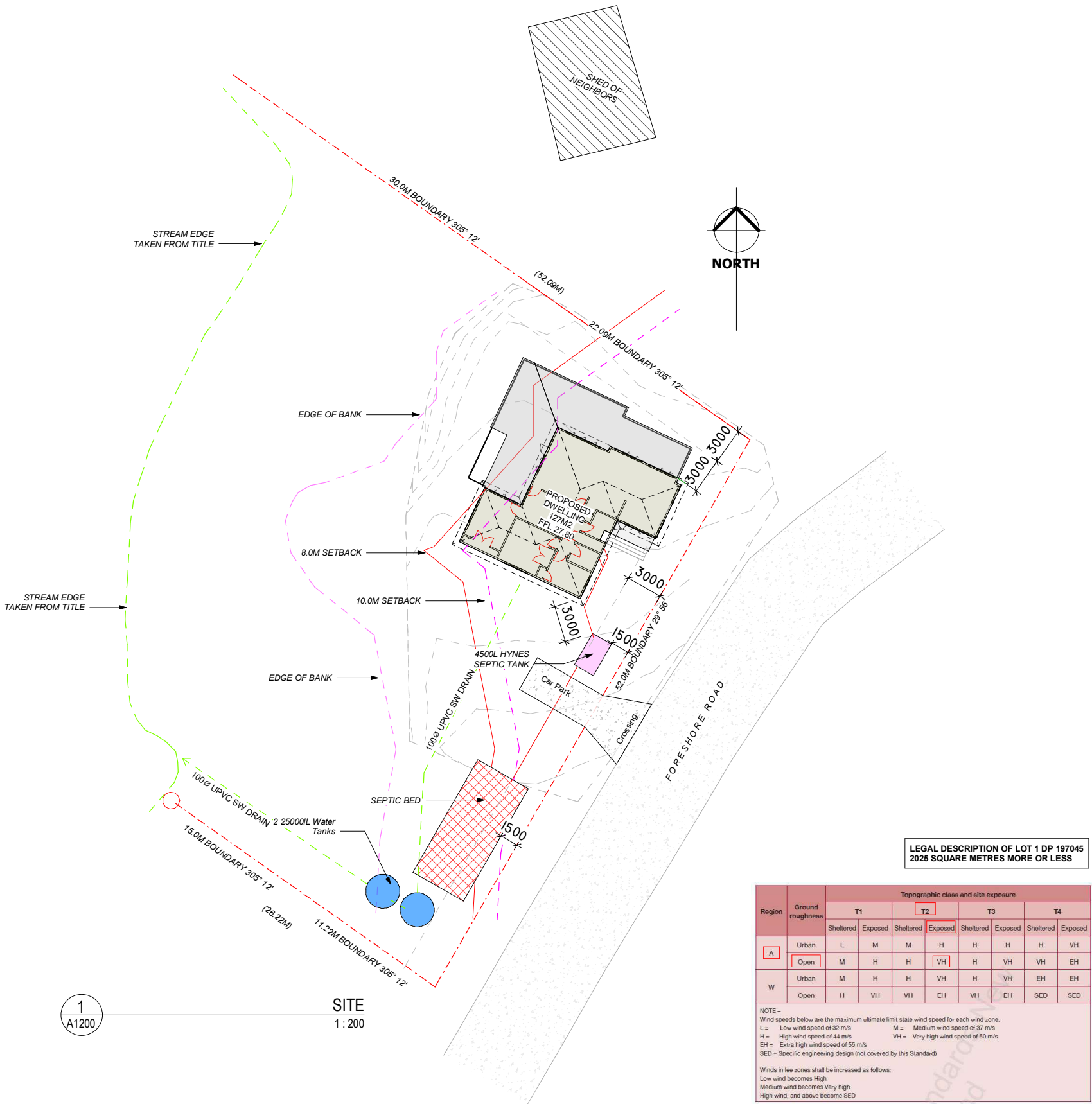
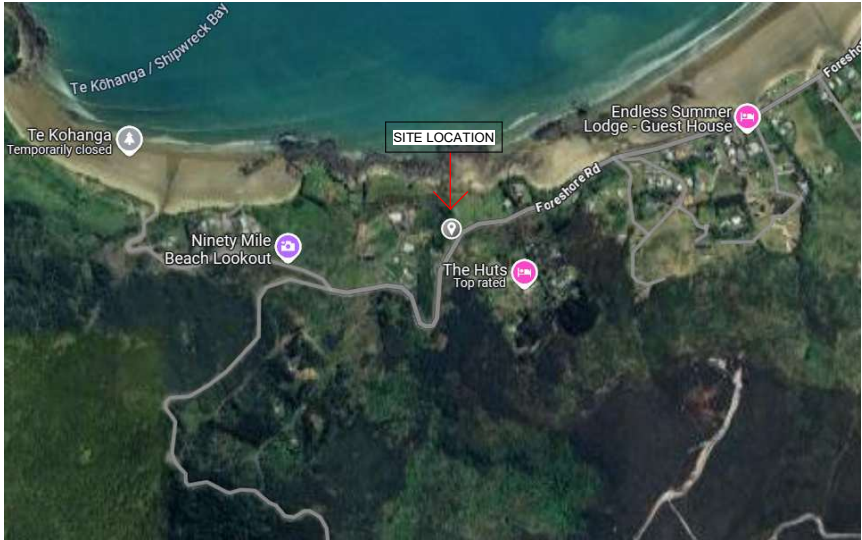
**Interests**  
D490035.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 22.3.2000 at 3.50 pm

28 MAR 2000



2  
A1200

SITE AERIAL  
1:250



1  
A1200

SITE  
1:200

TO BE READ IN CONJUNCTION WITH  
SPECIFICATION & DETAILS DRAWING SET

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HOUSE REMOVALS

Ian McConnell  
T: 022 571 8660  
E: ian@fordbrothers.co.nz

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

**82MAT**

DRAWING NUMBER

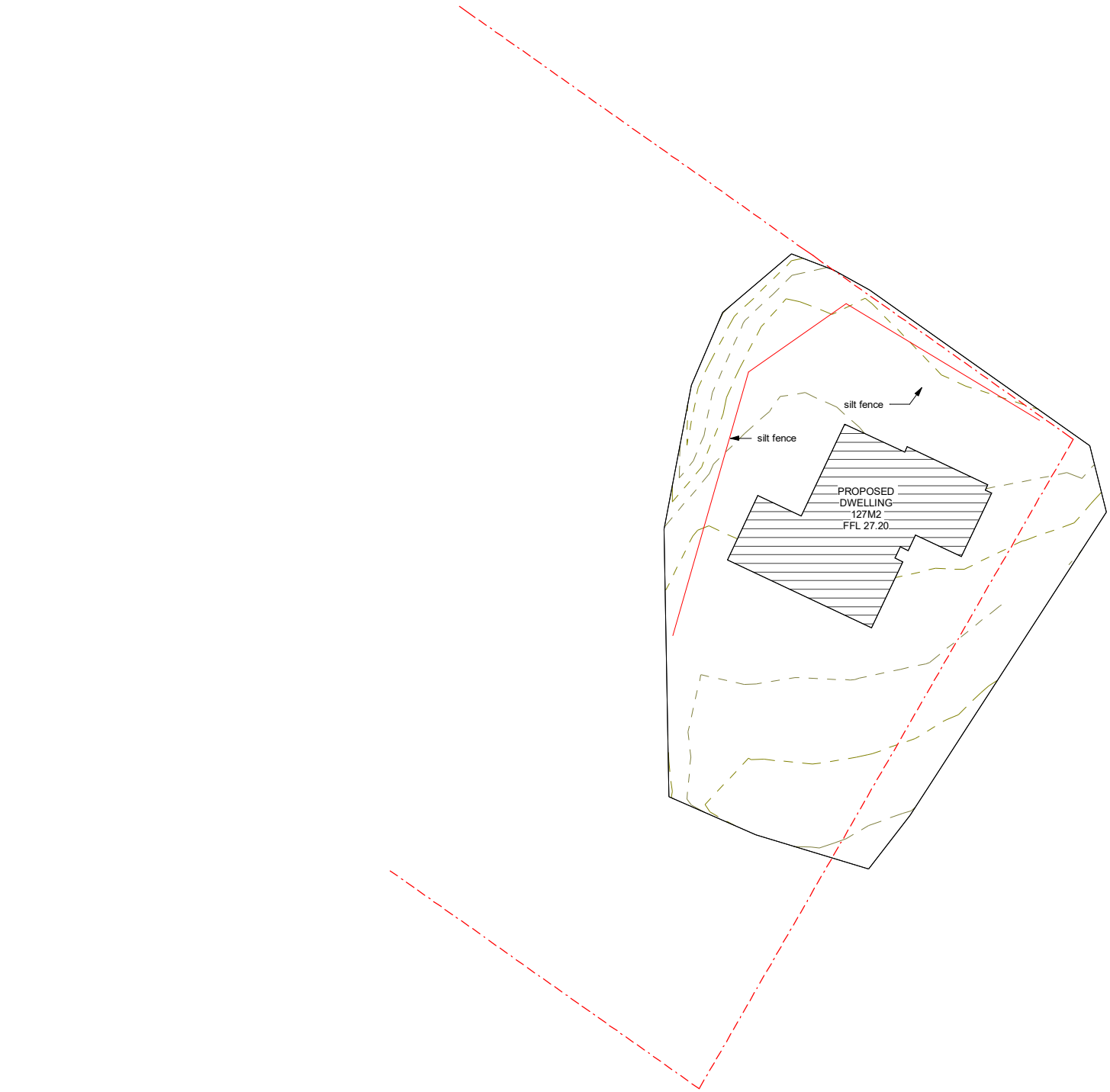
**A1000**

SCALE @ A1

**As indicated**

REV.

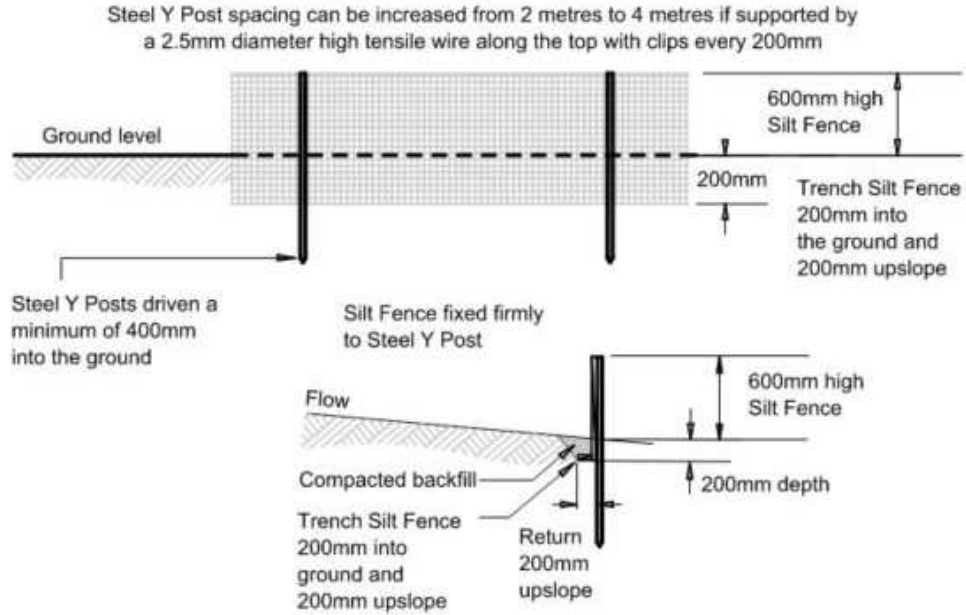
**1**



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

TO BE READ IN CONJUNCTION WITH  
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Ian mcConnell  
T: 022 571 8660  
E: ian@fordbrothers.co.nz

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.

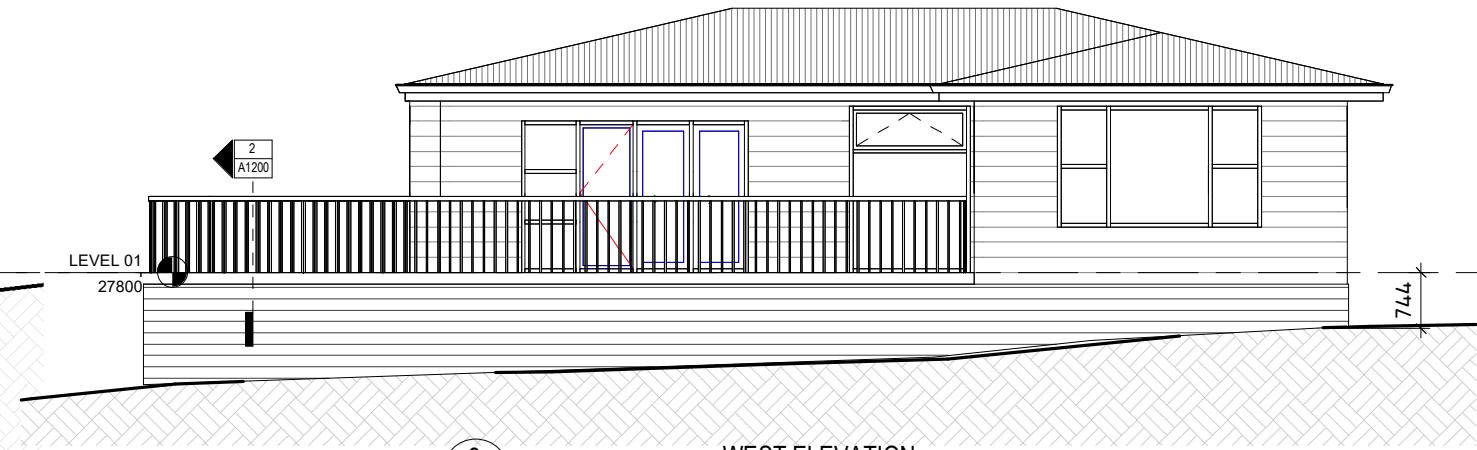
**1**







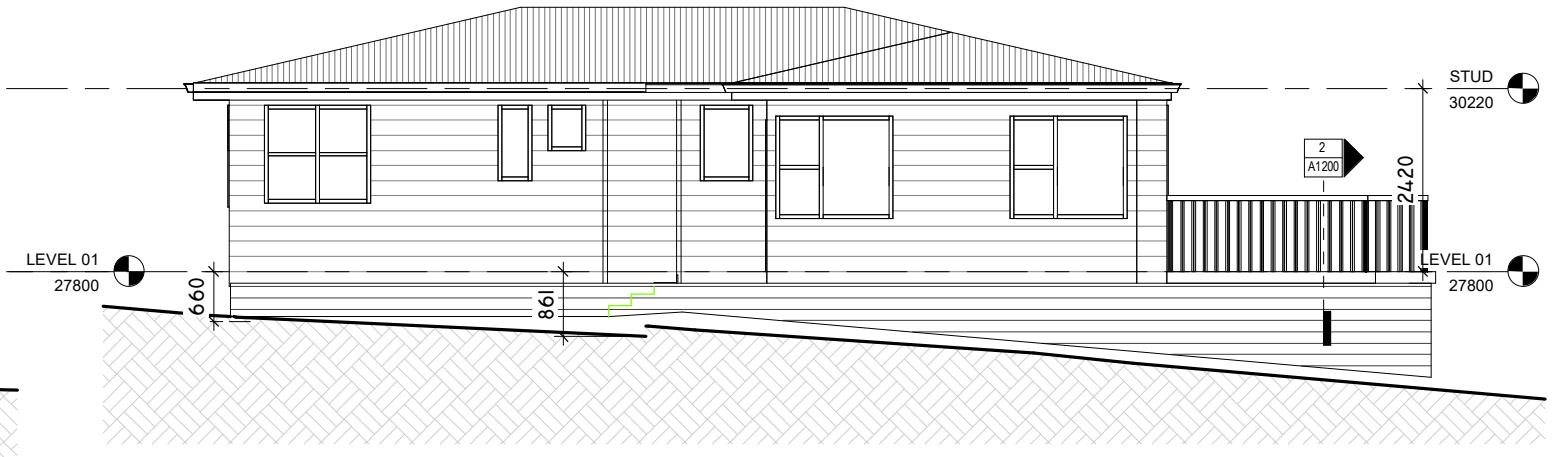
2 SOUTH ELEVATION  
A1310 1:50



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**

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 27<sup>th</sup> 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:

<b>Rule:</b>	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 <sup>2</sup> or for human habitation provided that the gross floor area does not exceed 25m <sup>2</sup> ; 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.
<b>Reason:</b>	The gross floor area of the proposed dwelling exceeds 50m <sup>2</sup> and the exterior colour has not been provided.

<b>Rule:</b>	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.
<b>Reason:</b>	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.



<b>Rule:</b>	<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>
<b>Reason:</b>	As per aerial photos the proposed residential unit is within 30m of a river where the average width of the riverbed is >3m wide.

<b>Rule:</b>	<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>
<b>Reason:</b>	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](http://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](mailto:Duty.Planner@fndc.govt.nz) or 0800 920 029.

Yours faithfully



Leeanne Tane  
 PIM Officer  
**Delivery and Operations**

Emailed to: [ian@fordebrothers.co.nz](mailto: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**

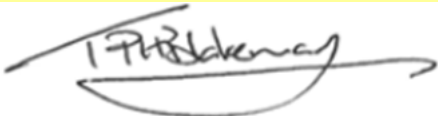
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **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: