

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 Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input checked="" type="radio"/> Other (please specify) <u>8.7.5.1.5 - Stormwater</u> | |

*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:

Anthony Dalbeth-Hudson

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Versatile / Lean

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:

Anthony Dalbeth-Hudson

Property Address/
Location:

8. Application Site Details

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

Name/s:

Site Address/
Location:

Legal Description:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

New versatile farm Building
supplied site plan attached.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☐ No

14. 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)

Anthony Delbeth

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.

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)

Tony Delbeth-Hudson

Signature:

(signature of bill payer)

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

Leah Gigger.

Signature:

[Redacted signature area]

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.

Assessment of Environmental Effects (AEE)

Rule Breach: 8.7.5.1.5 – Stormwater Management

Site Address: 30a Kendal Road, Kerikeri

Applicant: Versatile Kerikeri, Leah Gigger C/O –Anthony Lewis Dalbeth-Hudson

Date: 19.08.2025

District Plan: Rural Living

Zoning: D

1. Proposal Summary

The proposal involves the construction of a 32.4m² Versatile Farm Building over existing gravel on a site with a total area of approximately 2,348m². The development will result in a total impermeable surface area of approximately **392.4m²**, equating to **16.7%** of the gross site area.

This exceeds the permitted activity standard under **Rule 8.7.5.1.5**, which restricts impermeable surfaces to **12.5% of the site area** or **3,000m²**, whichever is the lesser. For this site, the allowable maximum is **approximately 293.5m²**. Therefore, a resource consent is required for a **non-complying activity** due to a breach of this rule.

2. Description of Breach

- **Permitted maximum impermeable surface:** 12.5% of 2,348m² = **293.5m²**
 - **Proposed impermeable surface:** **392.4m²**
 - **Extent of breach:** Exceeds the permitted limit by **98.9m²** (or **4.2% over the 12.5% limit**)
-

3. Environmental Effects Assessment

3.1 Stormwater Runoff

The primary purpose of this rule is to manage stormwater runoff to prevent downstream flooding, erosion, and reduced groundwater recharge.

- **Effect:** The additional 98.9m² of impermeable surface could marginally increase stormwater runoff.
- **Mitigation:** To mitigate potential effects, the applicant proposes the use of:
 - **On-site stormwater management system such as a detention tank** designed to accommodate increased runoff volumes.

These mitigation measures are expected to ensure that post-development stormwater discharge does not exceed pre-development levels, thereby avoiding adverse effects on neighbouring properties, stormwater infrastructure, and the environment.

3.2 Visual and Amenity Effects

There is no anticipated visual impact from the additional impermeable surfaces, as they are limited to driveways, footpaths, and building footprints which are consistent with the residential use and surrounding properties.

3.3 Cumulative Effects

While cumulative impacts of over-impermeabilization are a legitimate concern in urban or semi-urban areas, this proposal represents a relatively minor exceedance. The proposed on-site management is expected to adequately mitigate cumulative effects.

4. Objectives and Policies Assessment

The proposal is generally consistent with the relevant **objectives and policies** of particularly those relating to:

- **Sustainable stormwater management**
- **Efficient use of land and infrastructure**
- **Maintaining amenity values**

The breach is minor and well-managed, and the development supports the broader intent of the plan by enabling efficient residential use while addressing environmental impacts.

5. Mitigation Measures

To address the non-compliance, the following measures will be implemented:

- Installation of a new 25,000 litre roof water collection tank with 7,000litres of retention with a spreader bar (updated site plan attached)
-

6. Conclusion

The proposed exceedance of the maximum impermeable surface area under Rule 8.7.5.1.5 is modest and will be appropriately mitigated through on-site stormwater management. The environmental effects of the non-compliance are **less than minor**, and the proposal aligns with the overall policy direction of the district plan.

14 July 2025

Mr Anthony Lewis Dalbeth-Hudson
108 Riverview Road
Kerikeri 0230

Dear Sir / Madam,

Building consent number: EBC-2026-24/0
Property ID: 3314684
Address: 30A Kendall Road, Kerikeri 0230
Description: New Versatile lean to (Farm Building)

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 \(isoplan.co.nz\)](https://isoplan.co.nz)

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

Rule:	8.7.5.1.5 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m ² , whichever is the lesser
Reason:	Stated as 392.4m ² or 16.7%.

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

A handwritten signature in blue ink, appearing to read 'J Barber', with a stylized flourish at the end.

Jude Barber
PIM Officer
Delivery and Operations

Emailed to: waipapa@versatile.co.nz

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

Building Consent Number: EBC-2026-24/0

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

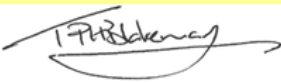
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **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:

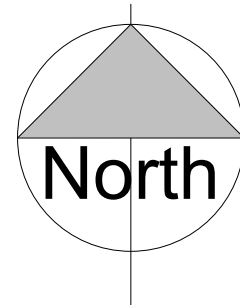


Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
14 July 2025

Position:

On behalf of:

Date:



Project Information:

Lot 1
DP206310
Area: 2354 m²
Val'n No. 00215-69800

Wind Zone: HIGH
A/Open/Exposed/T1
as per NZS3604:2011 Section 5.2

Exposure Zone: D
District Plan Zone:
Rural Living

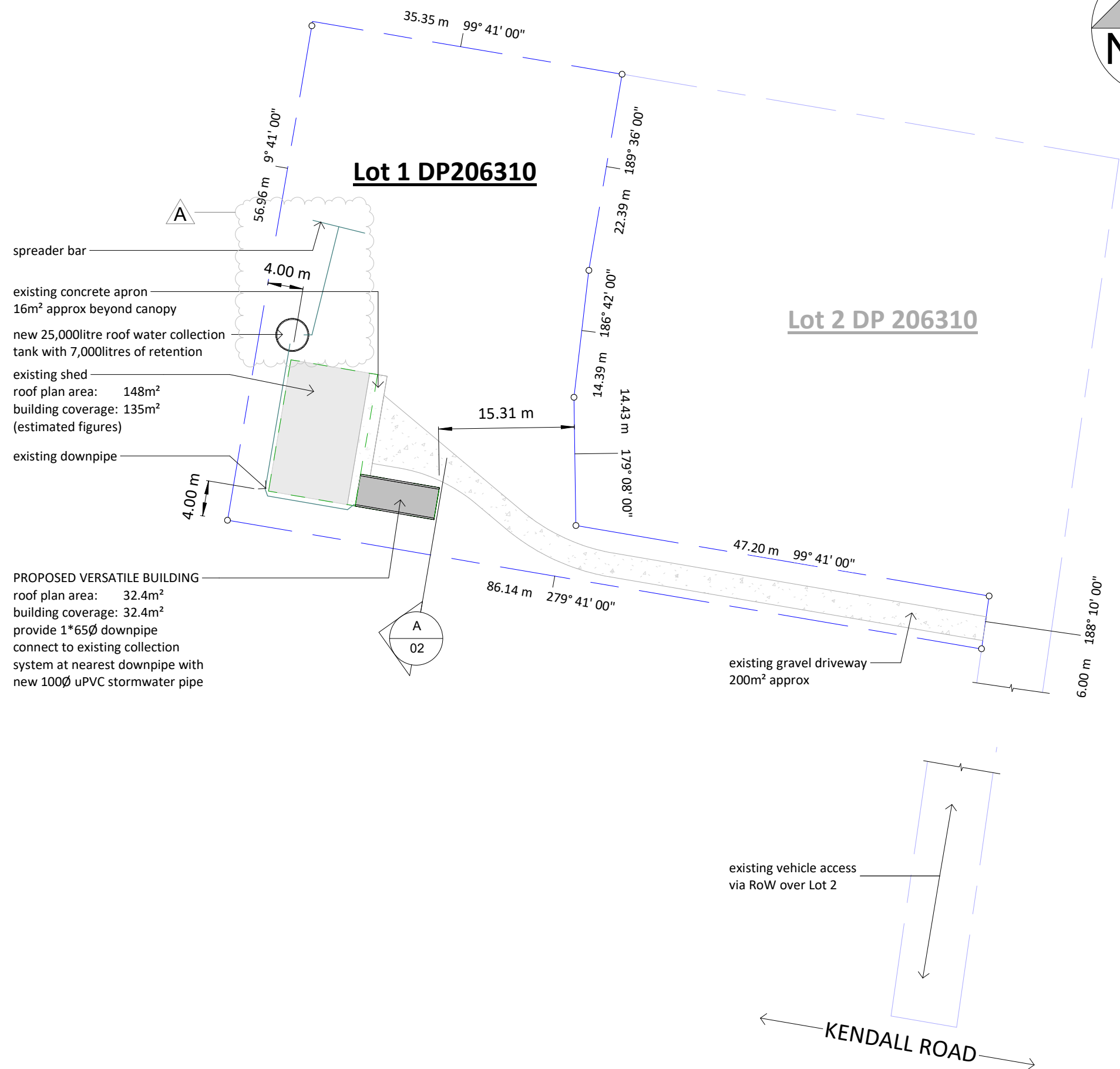
Earthworks: for foundations only

STORMWATER MANAGEMENT

Impermeable Surfaces:
Existing roof area: 148m²
Existing concrete apron: 16m²
Existing driveway: 200m²
Proposed building roof area: 32.4m²
deduct overlap: 4m²
Total Impermeable Area: 392.4m² (16.7%)
Permitted Activity maximum: 12.5%

Building Coverage:
Existing Building footprint: 135m²
Proposed Building footprint: 32.4m²
Total Building Coverage: 167.4m² (7%)
Permitted Activity maximum: 10%

STORMWATER DRAIN GRADIENTS:
85Ø - 1:90 minimum
100Ø - 1:120 minimum
150Ø - 1:200 minimum
(all as per Table 2 E1/AS1)



REVISIONS:
A 04.08.25 Show roof water tank and spreader bar



PROPOSED VERSATILE BUILDING FOR:
DALBETH
30a KENDALL ROAD, KERIKERI

DRAWING TITLE:
SITE PLAN

SCALE @ A3
1 : 500
DATE:
JUNE 2025
C.A.D. PROJECT #: V25666

SHEET No.
01
OF 2