

# 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 checked="" 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<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input checked="" type="radio"/> Other (please specify) <u>10.7.5.1.1 Visual Amenity</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](mailto:tehonosupport@fndc.govt.nz)



## 5. Applicant Details

Name/s:

Joan McClintock

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 - Kerikeri Leah

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:

Joan McClintock

Property Address/  
Location:

## 8. Application Site Details

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

Name/s:

Joan Mcclintock

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.

# Garage with sleepout + Bathroom

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  Enter Ref # here (if known)

☐ 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)

Joan McClintock

**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)

Joan Patricia McClintock

**Signature:**

(signature of bill payer)

MANDATORY

## 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](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.



### 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)

Lean Gigger

Signature:

[Redacted Signature]

#### 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.

**Versatile Kerikeri**  
331 Waipapa Road,  
021 210 5448  
[leah.gigger@versatile.co.nz](mailto:leah.gigger@versatile.co.nz)

22/08/2025

**FNDC - Consents Team**

**EBC-2026-76/0**  
**Property ID – 3350849**

**RE: Resource Consent Application – Stormwater Rule Breach at 10 Poseidon Way, Ahipara 0481**

Dear Consents Team,

Please find enclosed a **resource consent application** relating to **impermeable surface coverage** at [insert property address] in the **Coastal Living Zone**.

The proposed development includes **148m<sup>2</sup> of impermeable surfaces**, which exceeds the 10% permitted limit (96.1m<sup>2</sup>) under **Rule 10.7.5.1.6 – Stormwater Management**. The exceedance is by **32m<sup>2</sup>**, or 5.4%.

To mitigate this, the applicant proposes the installation of:

- A **25,000L roof water collection tank with 2,500L attenuation as per the attenuation calculation graph**
- An **18mm orifice outlet**
- Discharge to a **spreader bar** over vegetated ground

This system will ensure that all runoff is **contained and managed on-site**, and will effectively mitigate any potential stormwater effects arising from the breach.

Enclosed with this application are:

- A completed resource consent application form
- An **Assessment of Environmental Effects (AEE)**
- Site and drainage plans (if applicable)

We consider the **effects of this breach to be less than minor** and request that the application be **processed on a non-notified basis**.

Please feel free to contact me at 021 210 5448 should any further information be required.

Kind regards,  
**Leah Gigger**



# Assessment of Environmental Effects (AEE)

**Rule Breach:** 10.7.5.1.6 – Stormwater Management

**Applicant:** Jone Mcclintock

**Site Address:** 10 Poseidon Way, Ahipara

**Legal Description:** LOT 28, DP380768

**Zoning:** Coastal Living Zone

**Date:** 22/08/2025

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## 1. Description of the Proposal

The applicant proposes to a **new garage/ sleepout with bathroom** the property located at **10 Poseidon Way, Ahipara**. The proposed development will result in a total of **148m<sup>2</sup>** of impermeable surface area, including the building footprint and associated paved areas.

The site has a total area of approximately **961m<sup>2</sup>**. Under **Rule 10.7.5.1.6**, impermeable surface coverage must not exceed **10% of the gross site area**, or **600m<sup>2</sup>**, whichever is less. In this case, the **permitted maximum is 96.1m<sup>2</sup>**. The proposed **148m<sup>2</sup>** equals **15.4%**, exceeding the limit by **51.9m<sup>2</sup>** (or 5.4%).

As a result, **resource consent is required** for this breach of the stormwater rule.

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## 2. Environmental Effects Assessment

### 2.1 Stormwater Runoff Effects

The key environmental concern is the potential for:

- **Increased surface runoff**
- Overloading of soakage or drainage capacity
- Localised flooding or erosion
- Negative effects on neighbouring properties or natural water systems

### 2.2 Proposed Stormwater Mitigation



To mitigate these effects, the applicant will install a dedicated **roof water collection and attenuation system**, comprising:

- A **2,500-litre stormwater tank** to collect and detain roof runoff
- An **18mm orifice** for controlled discharge
- **Outflow directed to a spreader bar**, which will evenly disperse flow across vegetated ground
- The system is designed to manage stormwater generated by the **32m<sup>2</sup> breach** above the permitted 10% coverage

This system will:

- **Slow and control discharge rates**, mimicking pre-development flows
- Reduce peak runoff
- Ensure **all stormwater is retained and managed on-site**, preventing off-site effects

The system is sized appropriately to manage runoff from the excess impermeable area (32m<sup>2</sup>), in accordance with best practice low-impact stormwater design.

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### 3. Effects on Neighbours and the Environment

- There will be **no discharge** to neighbouring properties or the road
- There is **no visual or amenity impact** associated with the tank system
- No ecological features or sensitive areas are affected
- The stormwater system avoids any **adverse cumulative effect** from runoff in the coastal zone

The overall environmental effects of the proposed exceedance are assessed to be **less than minor**.

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### 4. Objectives and Policies

The proposal aligns with the **objectives and policies** of the Coastal Living Zone, particularly those seeking to:

- Protect natural drainage patterns and minimise runoff
- Maintain stormwater on-site where possible
- Encourage **low-impact design**

The proposed 2,500L attenuation tank and spreader system demonstrates a clear commitment to these principles.

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## 5. Persons Affected / Consultation

The applicant has not undertaken formal consultation, as:

- The proposal does not adversely affect neighbours or infrastructure
- The stormwater system is self-contained and located entirely on private property

No persons are considered **adversely affected**.

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## 6. Conclusion

While the proposed impermeable surface area exceeds the permitted standard in Rule 10.7.5.1.6 by 5.4%, the effects of this exceedance are minor and **appropriately mitigated** by a purpose-designed on-site attenuation system.

The applicant respectfully requests that **resource consent be granted** for this breach, and that the application be **processed on a non-notified basis**.



6 August 2025

Joan Patricia McClintock  
306 Otaha Road  
RD 2  
Kerikeri  
0295

Dear Sir / Madam,

**Building consent number:** EBC-2026-76/0  
**Property ID:** 3350849  
**Address:** 10 Poseidon Way, Ahipara 0481  
**Description:** Versatile 600 series garage with sleepout and bathroom.

#### **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 **Coastal Living** under the Operative District Plan and Resource Consent is required for breach of the following:

<b>Rule:</b>	10.7.5.1.1 VISUAL AMENITY The following are permitted activities in the Coastal Living Zone: (a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m <sup>2</sup>
<b>Reason:</b>	New 65m <sup>2</sup> garage proposed exceeds the permitted threshold.

<b>Rule:</b>	10.7.5.1.6 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m <sup>2</sup> whichever is the lesser.
<b>Reason:</b>	Stated as 148m <sup>2</sup> or 15.4%.

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

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: [leah.gigger@versatile.co.nz](mailto:leah.gigger@versatile.co.nz)





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **323363**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 May 2007

**Prior References**  
105500

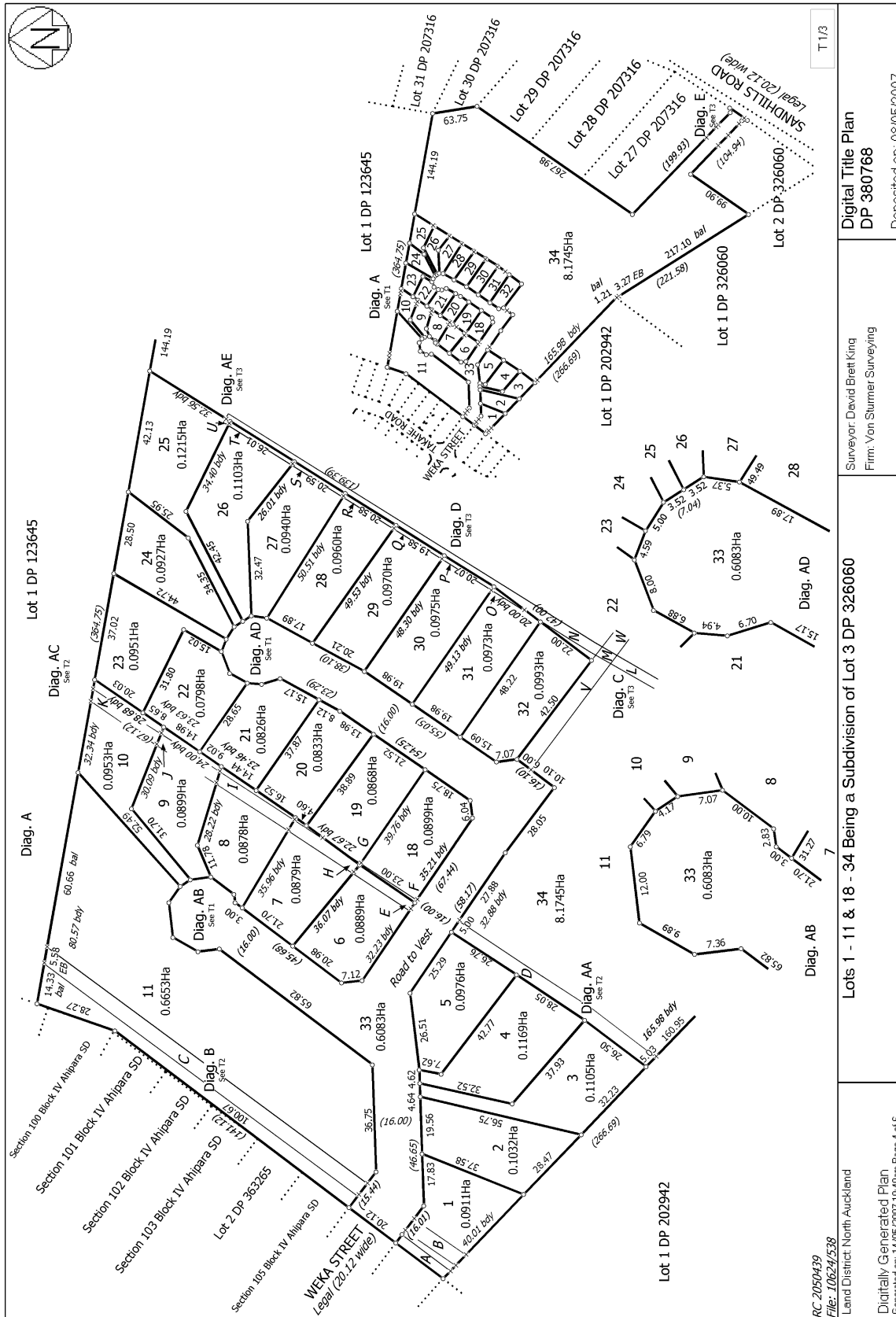
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**Estate** Fee Simple  
**Area** 960 square metres more or less  
**Legal Description** Lot 28 Deposited Plan 380768  
**Registered Owners**  
Joan Patricia McClintock

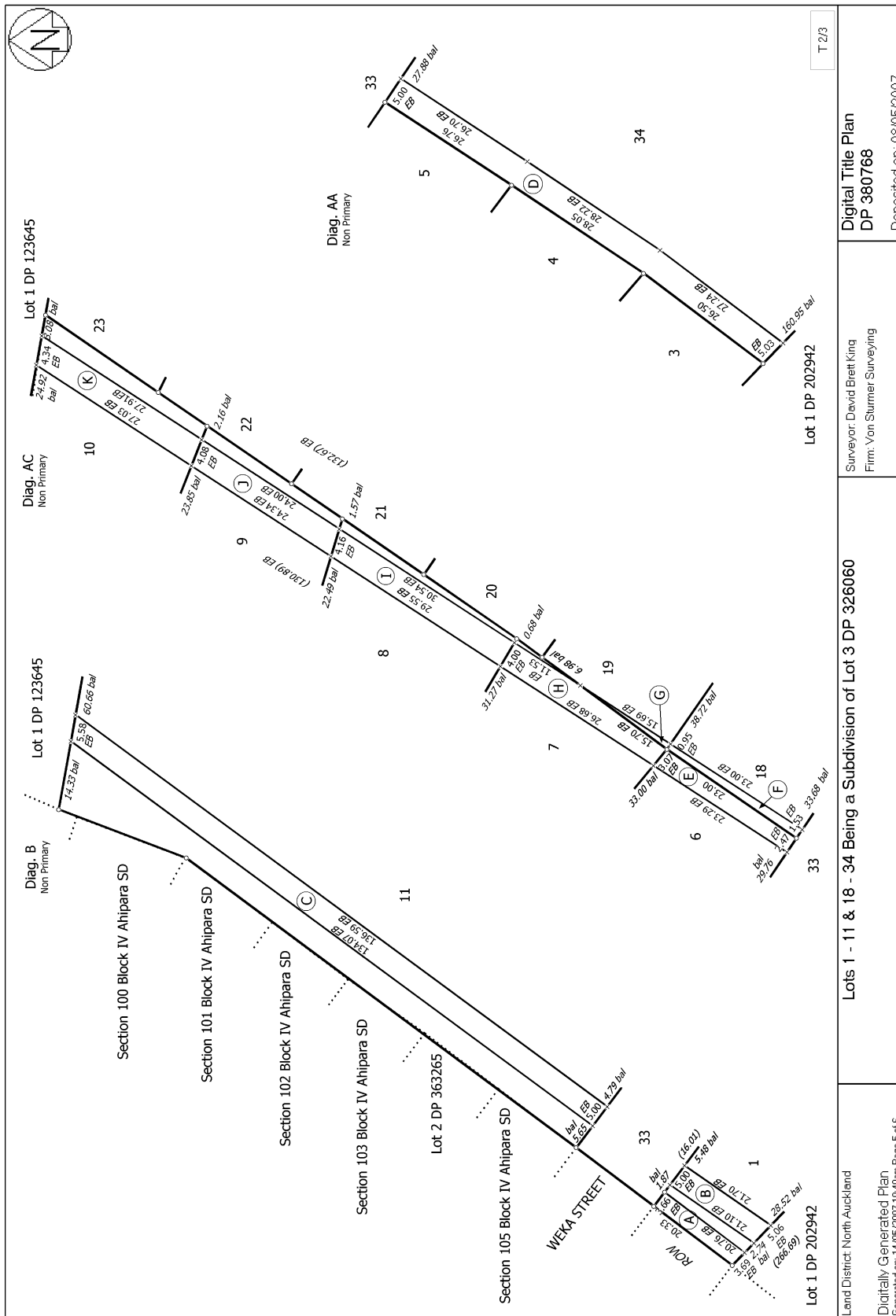
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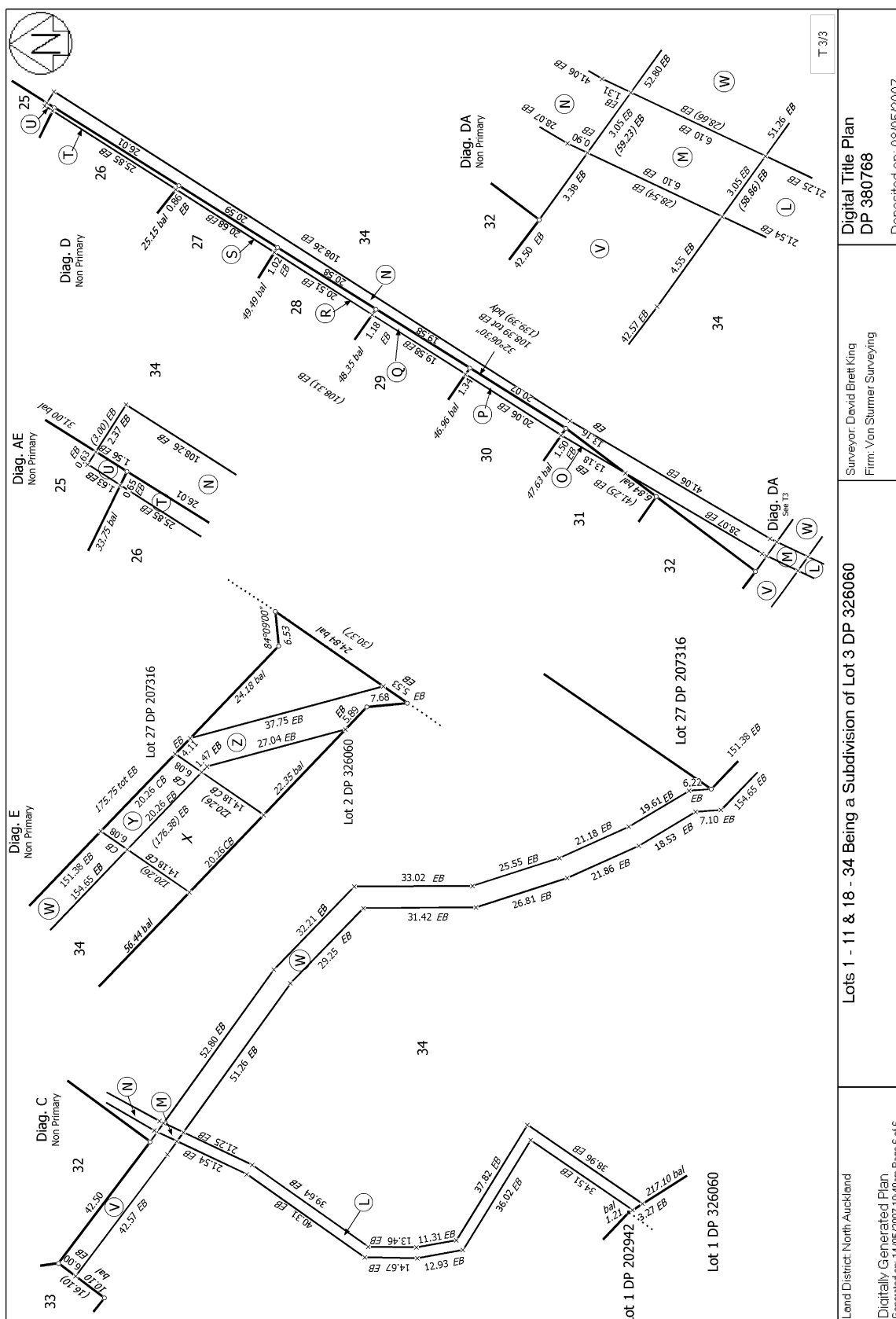
**Interests**

Subject to Section 206 Land Act 1924  
7360323.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.5.2007 at 1:09 pm  
Subject to a right (in gross) to drain water easement over part marked R on DP 380768 in favour of The Far North District Council created by Easement Instrument 7360323.5 - 8.5.2007 at 1:09 pm  
The easements created by Easement Instrument 7360323.5 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7360323.6 - 8.5.2007 at 1:09 pm  
Fencing Covenant in Transfer 7400987.2 - 14.6.2007 at 3:24 pm









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

**Building Consent Number: EBC-2026-76/0**

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

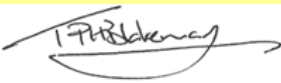
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **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)  
6 August 2025

Position:

On behalf of:

Date:



**Versatile Kerikeri**  
331 Waipapa Road,  
021 210 5448  
[leah.gigger@versatile.co.nz](mailto:leah.gigger@versatile.co.nz)

22/08/2025

**FNDC - Consents Team**

**EBC-2026-76/0**  
**Property ID – 3350849**

**RE: Resource Consent Application – Proposed 65m<sup>2</sup> Garage at**

Dear Consents Team,

Please find attached a **resource consent application** for the construction of a **new garage/sleppout** on the property at **10 Poseidon Way, Ahipara 0481**, legally described as **LOT 28, DP380768**

The proposal involves the construction of a **65m<sup>2</sup> detached garage/ Sleepout and bathroom** property is located in the **Coastal Living Zone** under the Operative district plan.

The application breaches **Rule 10.7.5.1.1 – Visual Amenity**, which permits new buildings only where the **gross floor area does not exceed 50m<sup>2</sup>**. As such, **resource consent is required** for this minor exceedance.

Included with this application are the following:

- **Completed application form**
- **Assessment of Environmental Effects (AEE)**
- **Site plan and elevations**
- **Any additional supporting documents** (e.g., photos or landscape plans)

The **effects of the proposal are less than minor**, and the design has been carefully considered to ensure it integrates with the surrounding environment and maintains visual amenity.

We respectfully request that the application be processed on a **non-notified basis**, as no persons are adversely affected.

Please do not hesitate to contact me on 021 2105448 should you require any further information.

Yours sincerely,  
**Kyle Thomas**

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# Assessment of Environmental Effects (AEE)

**Rule Breach: 10.7.5.1.1 – Visual Amenity (Coastal Living Zone)**

**Applicant: Jone McClintock**

**Site Address: 10 Poseidon Way, Ahipara**

**Legal Description: LOT 28, DP380768**

**Zoning: Coastal Living Zone**

**Date: 22/08/2025**

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## 1. Description of the Proposed Activity

The applicant seeks to construct a **new garage/ sleepout with bathroom with a gross floor area of 65m<sup>2</sup>** on the subject site located at **10 Poseidon Way, Ahipara**. The garage is a **standalone structure**.

Under **Rule 10.7.5.1.1 of the District Plan**, buildings in the Coastal Living Zone are a **permitted activity** only if the gross floor area of each new building does **not exceed 50m<sup>2</sup>**.

The proposed garage exceeds this threshold by **15m<sup>2</sup>** and therefore **requires resource consent**.

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## 2. Description of the Site and Surrounding Environment

The subject property is located in the **Coastal Living Zone** and is used for residential purposes. The property is [insert general site description – e.g., "gently sloping, well landscaped, and screened from neighbouring properties by vegetation and fencing"].

Surrounding properties are predominantly residential and contain similar accessory buildings and structures. The property is located [insert location detail – e.g., "approximately 200 metres inland from the coastline"] and has **limited visibility** from public coastal viewpoints due to existing trees and topography.

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## 3. Description of Permitted Activities

All other aspects of the proposed garage/ sleepout with bathroom (including height, setback, and use) comply with the applicable performance standards for the Coastal Living Zone. The

only non-compliance relates to **gross floor area**, which at 65m<sup>2</sup> exceeds the permitted **maximum of 50m<sup>2</sup>** under Rule 10.7.5.1.1.

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## 4. Assessment of Environmental Effects

### 4.1 Visual Effects

- The additional 15m<sup>2</sup> is a **minor increase** in size and will not significantly alter the visual character of the site.
- The garage is designed to **match the materials, colour, and style** of the existing dwelling and other nearby structures.
- The structure will be located in a **visually discreet location**, screened by existing vegetation and set back from site boundaries.
- It will not be visually prominent from any public roads, neighbouring properties, or the coastal margin.

**Conclusion:** The visual effects are considered to be **less than minor** due to careful design, location, and screening.

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### 4.2 Coastal Character and Amenity

- The garage is intended for **residential accessory use** and does not introduce a new or incompatible use to the coastal environment.
- It will not compromise coastal views, public access, or the open space values of the area.
- The **coastal landscape character** is maintained.

**Conclusion:** The proposal is consistent with the **amenity expectations** of the Coastal Living Zone.

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### 4.3 Precedent and Cumulative Effects

- While the breach technically exceeds the permitted standard, the scale and design of the garage are consistent with other structures in the area.
  - Granting consent for this minor increase is unlikely to set a precedent, especially where visual effects are well-managed.
- 

## 5. Mitigation Measures

The following measures will be used to avoid or reduce adverse effects:



- **Use of non-reflective, natural-toned materials**
  - **Roof pitch, cladding, and colour** designed to integrate with the surrounding landscape and dwelling
  - **Retention of existing vegetation** and landscaping to further screen the structure from view
  - **Positioning of the garage/sleepout with bathroom** to reduce visual exposure from public spaces or neighbouring dwellings
- 

## 6. Persons Affected / Consultation

No parties are considered to be adversely affected by this proposal, for the following reasons:

- The garage is located wholly within the applicant's site
- There is **no visual dominance**, shading, or amenity loss to neighbouring properties
- It is not visible from public areas such as the beach or street

**No formal consultation has been undertaken** as the effects are considered less than minor.

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## 7. Objectives and Policies of the District Plan

The proposal aligns with the relevant objectives and policies of the District Plan, which seek to:

- Maintain the **visual amenity and open space character** of the coastal environment
- Allow for **reasonable use of private property** in a manner that does not compromise coastal values
- Manage **bulk, location, and design** of new buildings to protect visual character

The proposed garage is consistent with these provisions, particularly due to its residential scale, appropriate design, and minimal visibility.

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## 8. Conclusion

Although the proposed garage breaches Rule 10.7.5.1.1 by exceeding the 50m<sup>2</sup> maximum gross floor area for new buildings in the Coastal Living Zone, the breach is **minor** in scale and **well mitigated** through design and location.

The **actual and potential environmental effects are less than minor**, and the proposal is **consistent with the objectives and policies** of the District Plan.

The applicant respectfully requests that **resource consent be granted** for this minor non-compliance.



## Vehicle Crossing Permit Application Form

### 1. Applicant Details

Applicant's Name/s:	Joan McClintock.
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The applicant must be the owner of the land, or the leaseholder, or a person who has agreed either conditionally or unconditionally to purchase the land or any leasehold.

Mailing Address:	306 Otana Road.
Phone Number/s:	022 0411639.
Email Address:	
Site Location Address:	10 Poseidon way, Ahipara.
Legal Description:	
Valuation Number:	
District Plan Zone:	Coastal living.
Agent's Name, Mailing Address & Contact Details if applicable:	Versatile - Leah 331 Waipapa Rd
Name, Mailing Address & Contact Details of Person/Contractor constructing the vehicle crossing:	

### 2. Vehicle Crossing Information Required

Road Name:	Poseidon way.	
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural	Legal Speed Limit:
<input checked="" type="checkbox"/> Sealed with kerb & Channel	<input type="checkbox"/> Sealed with no kerb & Channel	<input type="checkbox"/> Metalled (only applicable to unsealed roads)
Existing Footpath on same side of road?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe surface (e.g. concrete / chip seal / metal):	



**Intended Vehicle Crossing Use:**

<input type="checkbox"/> Residential <input checked="" type="checkbox"/>	<input type="checkbox"/> Farm	<input type="checkbox"/> Commercial
<input type="checkbox"/> Other (Please specify)		
Number of properties served by crossing: If more than one, provide legal descriptions of other properties.		
Include a site plan showing location of proposed vehicle crossing in relation to property, legal boundaries, and easements (if any) and any adjacent vehicle crossings or road intersections. Show stormwater drainage paths along the road and to or from the property at the proposed vehicle crossing.		
Is there already an existing crossing provided for the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, then clearly identify the existing crossing on the site plan and advise whether it is to be removed or retained.		

**Type of Crossing Proposed (see attached)**

FNDC/S/2 Residential & Commercial (kerbed roads)	Single	<input checked="" type="checkbox"/>	Double	<input type="checkbox"/>
FNDC/S/6 Residential vehicle crossings (unkerbed roads)	Single	<input type="checkbox"/>	Double	<input type="checkbox"/>
FNDC/S/6B Domestic Crossing Layout (rural or unkerbed road)	Single	<input type="checkbox"/>	Double	<input type="checkbox"/>
FNDC/S/6D Farm/Commercial crossing layout	Single	<input type="checkbox"/>	Double	<input type="checkbox"/>
Is a temporary crossing required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please clearly identify the location of the temporary crossing on the site map and include proposal for reinstatement.			

**Other Considerations:**

Will all vehicle movements comply with District Plan Rule 15.1.6A.3.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, has a resource consent been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No RC Number:
Is it necessary to construct the crossing over an adjacent property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, then written approval from the affected landowner(s) is required.
Is this Vehicle Crossing application linked to a resource consent? (If the vehicle crossing is a condition of the Resource Consent and does not specify making an application for a vehicle crossing, then this form is not required.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Resource consent number: (attach copy)

**3. Checklist (please tick the box if information is provided)**

Does the application include all details and drawings requested above?	<input checked="" type="checkbox"/> Yes (must be included)
Does the application include the appropriate fee? Fee schedule shown below	<input checked="" type="checkbox"/> Yes (must be included)
Current Record of Title including Title Plan (Less than 6 months old)	<input checked="" type="checkbox"/> Yes (must be included)

**Vehicle Crossing Fee Schedule 2023-24:**

Vehicle crossing application and vehicle crossing inspection fee <i>(includes first initial site visit, Pre-pour and Final Inspection. All remaining inspections will be charged seperately)</i>	\$700.00
Vehicle crossing inspection fee <i>(covers any additional inspections)</i>	\$200.00 <i>(per inspection)</i>
Re-application fee for expired permits	\$77.00

**4. Applicants Payment/Signature**

Method of payment:	<input type="checkbox"/> Bank Deposit <input type="checkbox"/> Eftpos <i>(Office to fill in below)</i> Reference if Bank Deposit:
Amount Paid:	
Date Paid:	
Name (please print): <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent	Leah Gigger
Signature:	L. Gigger
Date:	22/08/25
Send correspondence to:	<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent

**Office Use Only**

Receipt Number:	
Date:	
Application Number:	

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING . ALL DIMENSIONS IN MM UNLESS STATED  
Note: Construction to comply with NZS3604.2011 and the New Zealand Building Code

Project Information:

Lot 28  
DP380768  
Area: 960 m<sup>2</sup>  
Val'n No. 00039-03232

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

Exposure Zone: D  
District Plan Zone:  
Rural Lifestyle

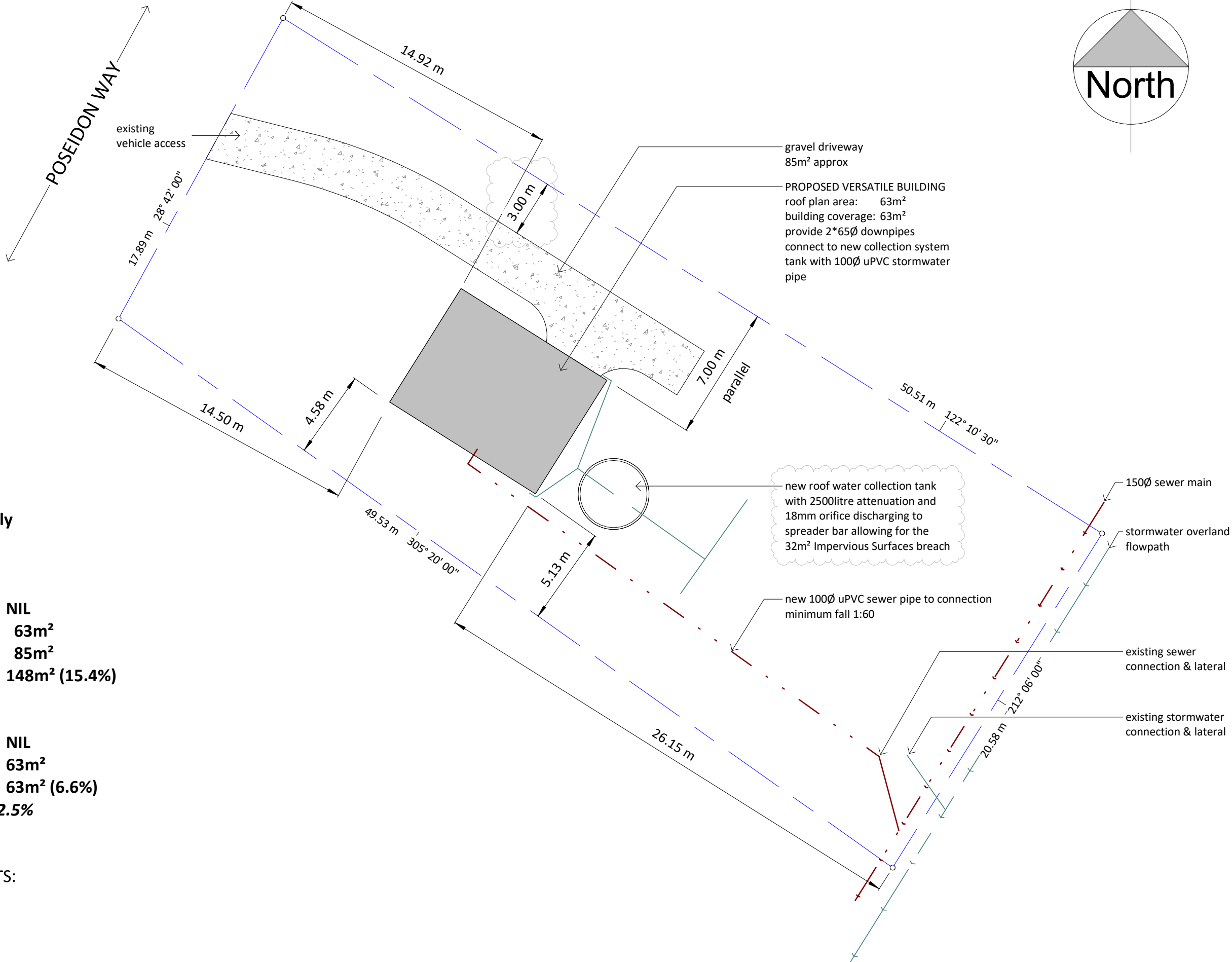
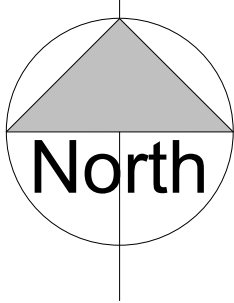
Earthworks: for foundations only

STORMWATER MANAGEMENT

Impermeable Surfaces:  
Existing roof area: NIL  
Proposed building roof area: 63m<sup>2</sup>  
Proposed driveway: 85m<sup>2</sup>  
Total Impermeable Area: 148m<sup>2</sup> (15.4%)

Building Coverage:  
Existing Building footprint: NIL  
Proposed Building footprint: 63m<sup>2</sup>  
Total Building Coverage: 63m<sup>2</sup> (6.6%)  
Permitted Activity maximum: 12.5%

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



REVISIONS:  
A 18.08.25 Re-align driveway and add note re stormwater  
attenuation as per mark-up provided



PROPOSED VERSATILE BUILDING FOR:  
**McLINTOCK**  
10 POSEIDON WAY, AHIPARA

DRAWING TITLE:  
**SITE PLAN**

SCALE @ A3  
1 : 200  
DATE:  
JULY 2025  
C.A.D. PROJECT #:  
V25668

SHEET No.  
**01**  
OF  
2



**Date:** 22/08/20225

Far North District Council

Email: ask.us@fndc.govt.nz

**RE: Crossing Permit Application – Request for Review and Contact**

To whom it may concern,

We have completed and submitted the required form for a **crossing permit application** in relation to our property located at **10 Poseidon Way, Ahipara 0481 (EBC-2026-76/0)**

However, upon further review of the proposal and site requirements, we believe that a new or modified vehicle crossing **may not be necessary** in this case.

Accordingly, we would appreciate it if the relevant Council officer could **review the application in context** and **contact us directly** should any further clarification or site-specific assessment be required before proceeding with processing.

We are happy to discuss the application in more detail and provide any additional information that may assist your assessment.

Thank you for your time and consideration.

Kind regards,

**Kyle Thomas**  
**Owner/ Sales Manager**

**M** 027 241 1445

**P** 09 407 9861

331 Waipapa Road, Kerikeri, 0295

PO Box 31, Waipapa, 0230

[www.versatile.co.nz](http://www.versatile.co.nz)