

Application for 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 discussion

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☒ No ☒ N/A

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

☐ Yes ☒ No ☒ N/A

Have you consulted the Roding Officer regarding any road to vest or departure from District Plan / Engineering standards?

☐ Yes ☒ No ☒ N/A

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

☒ Land Use

☐ Fast Track (Land Use - Controlled Activity)

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent 3m³

☐ Subdivision

☐ Existing Use Certificate (s.139A)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

The National Trading Company of New Zealand Limited (Attn: Ahsan Kamal)

Email:

Phone number:

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

Postcode 2022

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

☐ Yes ☒ No

If yes, please provide details:

6. Address for correspondence

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

Name/s:

Hannah Pettengell - Barker and Associates Limited

Email:

Phone number:

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

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

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

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

Name/s:

The National Trading Company of New Zealand Limited

Property address/
location:

Postcode

8. Application site details

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

Name/s:

New World Kaikohe

Site address/
location:

8 Marino Place, Kaikohe

Postcode

Legal description:

Various - refer to AEE.

Val Number:

Certificate of title:

299502

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.

Please contact Barker & Associates to arrange a site 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.

It is proposed to undertake building additions and install signage at the existing New World Kaikohe Supermarket to accommodate new e-commerce click and collect infrastructure.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☒ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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 as per s107G of the RMA to enable consideration for the draft conditions.

16. 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)

The National Trading Company of New Zealand Limited (Attn: Ahsan Kamal)

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)

Ahsan Kamal

Signature:

(signature of bill payer)

Date 25-Sep-2026

17. 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.

18. Declaration

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

Name (please write in full)

Hannah Pettengell

Signature

Date 24-Sep-2026

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

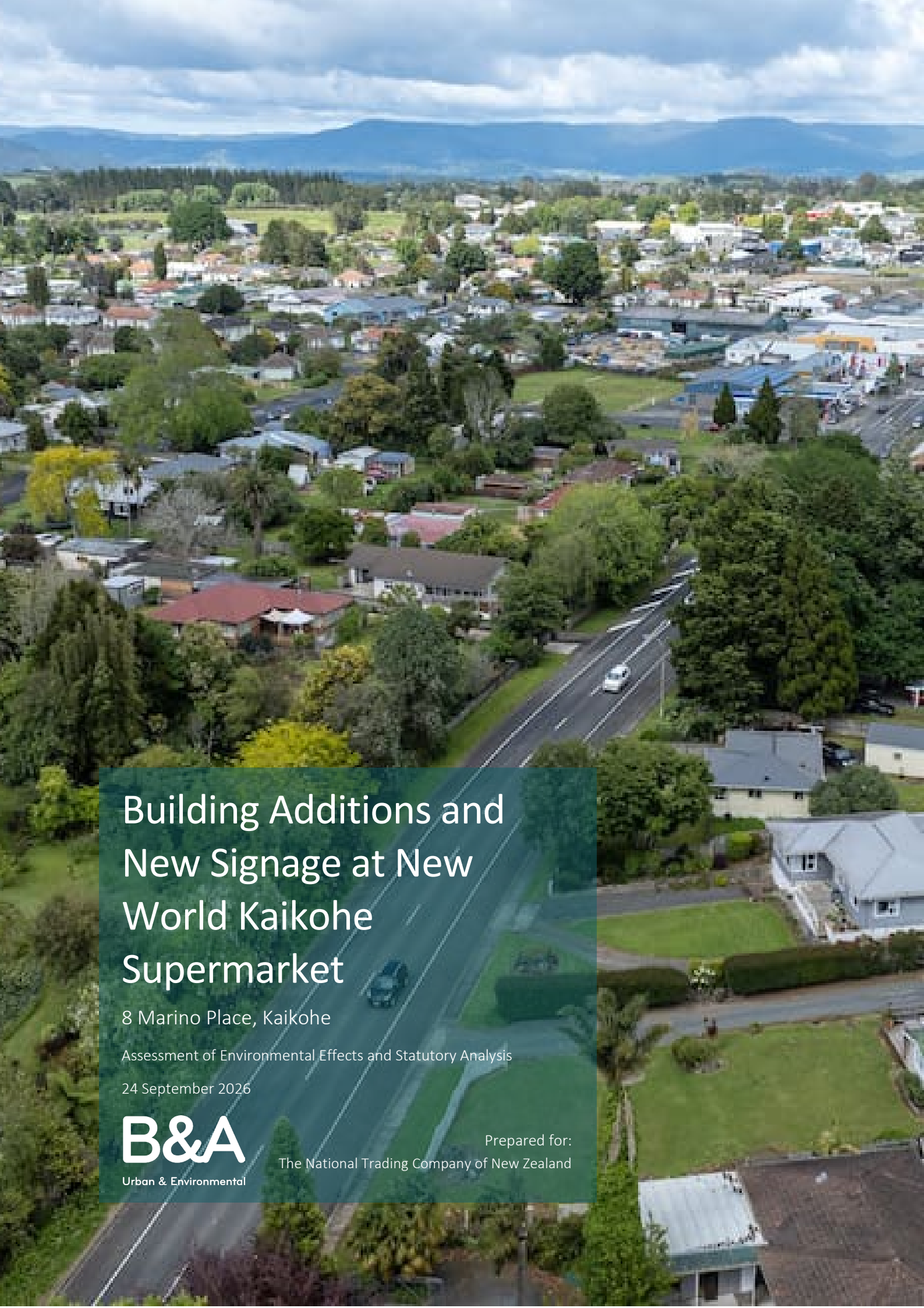
See overleaf for a checklist of your information...

Checklist of your information

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*



Building Additions and New Signage at New World Kaikohe Supermarket

8 Marino Place, Kaikohe

Assessment of Environmental Effects and Statutory Analysis

24 September 2026

B&A

Urban & Environmental

Prepared for:
The National Trading Company of New Zealand

B&A Reference:

027000

Status:

Final Revision 1

Date:

22 September 2026

Prepared by:

Moana Schoffa

Senior Planner, Barker & Associates Limited

Reviewed by:

Hannah Pettengell

Associate, Barker & Associates Limited

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Appendix 2	Approved Resource Consent Decision (RC-2060802-RMALUC)
Appendix 3	Approved Resource Consent Decision (RC-2060980-RMALUC)
Appendix 4	Proposed Architectural Plans
Appendix 5	ODP and PDP Rules Assessment

1.0 Applicant and Property Details

To:	Far North District Council
Site Address:	8 Marino Place, Kaikohe
Applicant Name:	The National Trading Company of New Zealand Limited
Address for Service:	Barker & Associates Ltd PO Box 1986, Shortland Street, Auckland 1140 Attention: Hannah Pettengell
Legal Description:	Section 1 and Section 2 Survey Office Plan 68203 and Section 1 Survey Office Plan 365982 and Section 108-109 Block XV Omapere Survey District and Lot 1 DP 90671 and Lot 1 DP 175964 and Lot 1 DP 190785. (refer to Record of Title as Appendix 1)
Site Area:	3,062m ²
Site Owner:	The National Trading Company of New Zealand Limited
District Plan:	Operative Far North District Plan (ODP) Proposed Far North District Plan (PDP)
Zoning:	ODP: Commercial Zone PDP: Mixed Use Zone
Overlays & Controls:	ODP: Pedestrian Frontage PDP: Pedestrian Frontage
Designations:	Nil
Locality Diagram:	Refer to Figure 1
Brief Description of Proposal:	It is proposed to undertake building additions and install signage at the existing New World Kaikohe Supermarket to accommodate new e-commerce click and collect infrastructure.
Summary of Reasons for Consent:	ODP: Resource consent is required as a restricted discretionary activity for infringements to Rule 16.6.1.2 and 16.6.1.3 as the proposed signage exceeds the maximum permitted sign area.

PDP: Resource consent is required as a **restricted discretionary activity** for infringements to Standard MUZ-S9 in the Mixed-Use Zone, Rule EW-R1 Earthworks and Standard EW-S6 Setback and infringements to the Signs Chapter (specifically SIGN-R7, SIGN-S1, SIGN-S3 and SIGN-S4).

2.0 Introduction

This report has been prepared to address a resource consent application submitted by the National Trading Company of New Zealand Limited (hereafter referred to as 'Foodstuffs') for building additions and new signage at the existing New World Kaikohe supermarket at 8 Marino Place, Kaikohe. This report is intended to address the relevant matters under the Resource Management Act 1991 ('RMA').

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

2.1 Background

Foodstuffs are seeking to undertake additions to the existing supermarket building to accommodate new click and collect infrastructure which supports the roll out of e-commerce supermarkets across the North Island. Specifically, this application provides for a new click and collect staging and concierge area at New World Kaikohe.

2.2 Consent History

A summary of the approved resource consents for the site is provided in **Table 1** below.

Table 1: Overview of the Approved Consents at the Subject Site

Consent Reference	Comment
RC-2060802-RMALUC	In April 2006, consent was approved to re-establish the New World supermarket on the site following a fire. This consent included specific conditions relating to earthworks measures and reinstatement of berm during construction. A copy of the approved decision and plans is included as Appendix 2 .
RC-2060980-RMALUC	Since the approval of RC-2060802-RMALUC, the Applicant made amendments to the supermarket design, including changes to the floor area and decided to lodge a new resource consent to construct and operate a new supermarket at the site. The consent for the New World supermarket was approved in May 2006. A copy of the approved decision and plans is included as Appendix 3 .

3.0 Site Context

3.1 Site Description

The subject site is bound by Marino place to the west, and Memorial Avenue to the south, as shown in **Figure 1** below. The irregularly shaped site has a total area of approximately 3,062m² and has a relatively flat topography. The site is currently occupied by the existing New World Kaikohe supermarket building located centrally within the site, and the remainder of the site comprises the rear loading areas. The existing supermarket has a GFA of 1,858m².

The site has a generally open interface with the surrounding road network. Existing boundary treatments comprise car parking within the road reserve and pockets of landscaping along the northern, southern and western site boundaries.

Vehicle access is available from both Memorial Avenue and Marino Place through the adjoining road-reserve parking areas. Approximately four existing vehicle crossings from Marino Place also provide access to the Far North District Council car park. This car park is currently used by supermarket customers and will continue to support supermarket parking as part of the proposal.



Figure 1: Locality Plan of the Subject Site. Source: Emap

Under the Operative Far North District Plan (ODP), the site is zoned Commercial and is identified within the Pedestrian Frontage Overlay, as shown in **Figure 2** below.

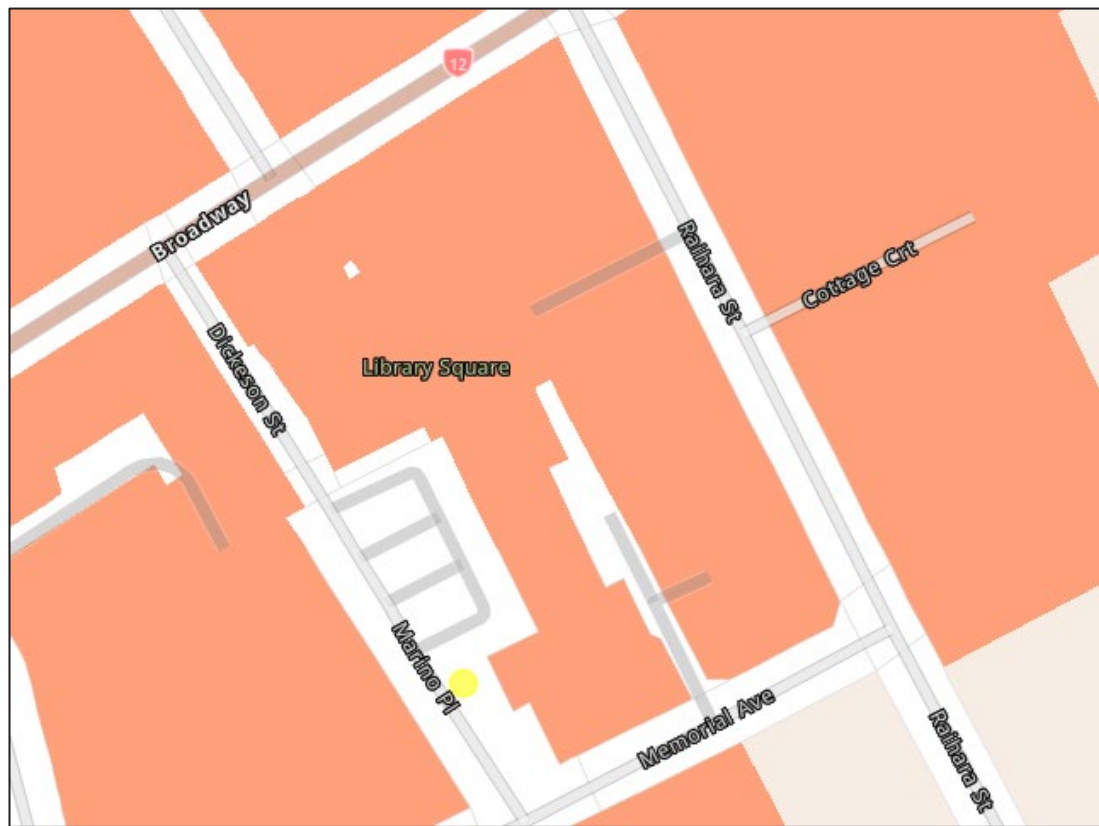


Figure 2: Site Zoning applying to the site under the ODP. Source: ODP Maps.

Under the Proposed Far North District Plan (PDP), the site is zoned Mixed Use and is identified within the Pedestrian Frontage overlay, as shown in **Figure 3** below.

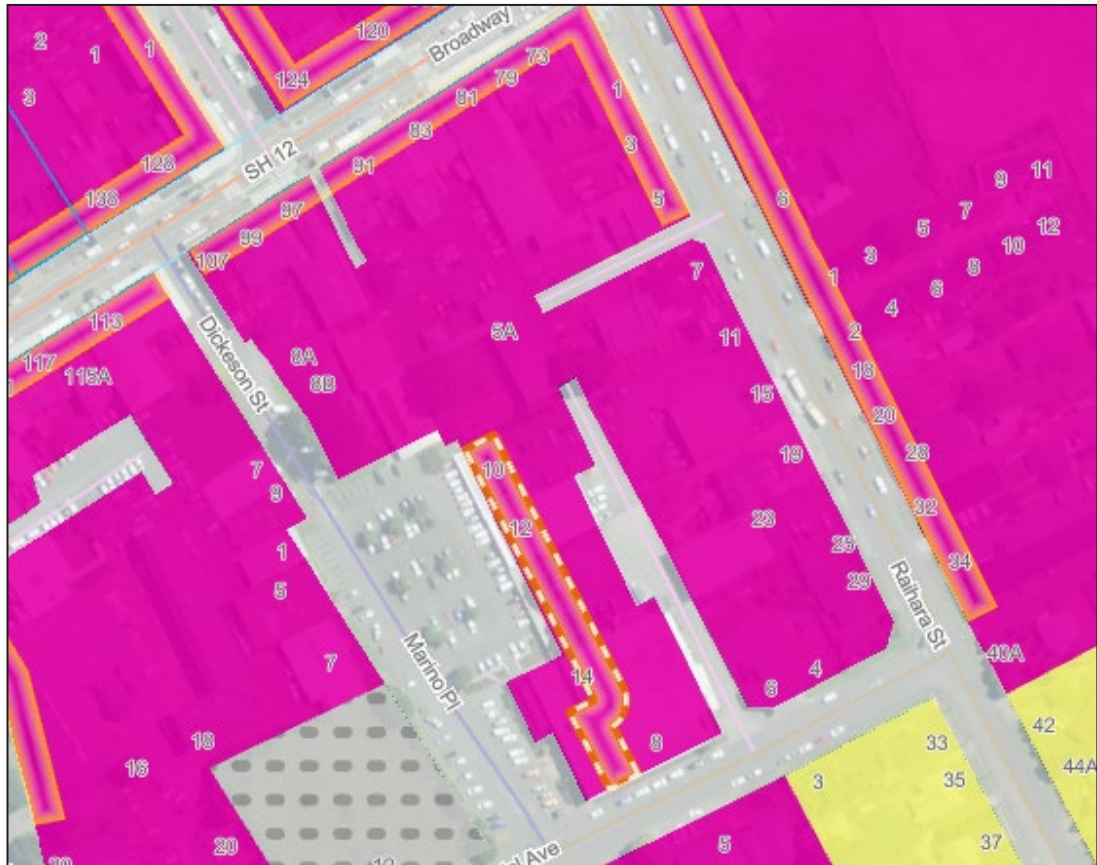


Figure 3: Site Zoning and Overlays applying to the site under the PDP. Source: PDP Maps.

The site is not subject to any areas/sites of significance to Māori under both the ODP and PDP maps. Further, a review of the ArchSite maps confirms that there are no scheduled archaeological or heritage sites within the site boundaries.

3.2 Surrounding Locality

The site is centrally located within Kaikohe and is surrounded by a mix of commercial, community, recreational and residential activities. Land to the north, east and west is zoned Commercial/Mixed Use and accommodates a range of non-residential activities. Properties to the south are zoned Commercial and Recreational Activities under the ODP, and General Residential and Open Space under the PDP.

The Kaikohe War Memorial Hall, Far North District Council headquarters, and Work and Income office are located directly south of the site, on the opposite side of Memorial Avenue.

4.0 Proposal

To support the roll out of e-commerce infrastructure on the site, it is proposed to construct a building addition to the northern extent of the building near the water tanks, and install new signage across the site. The area of proposed works is well setback from the road frontages as shown in **Figure 4** below.

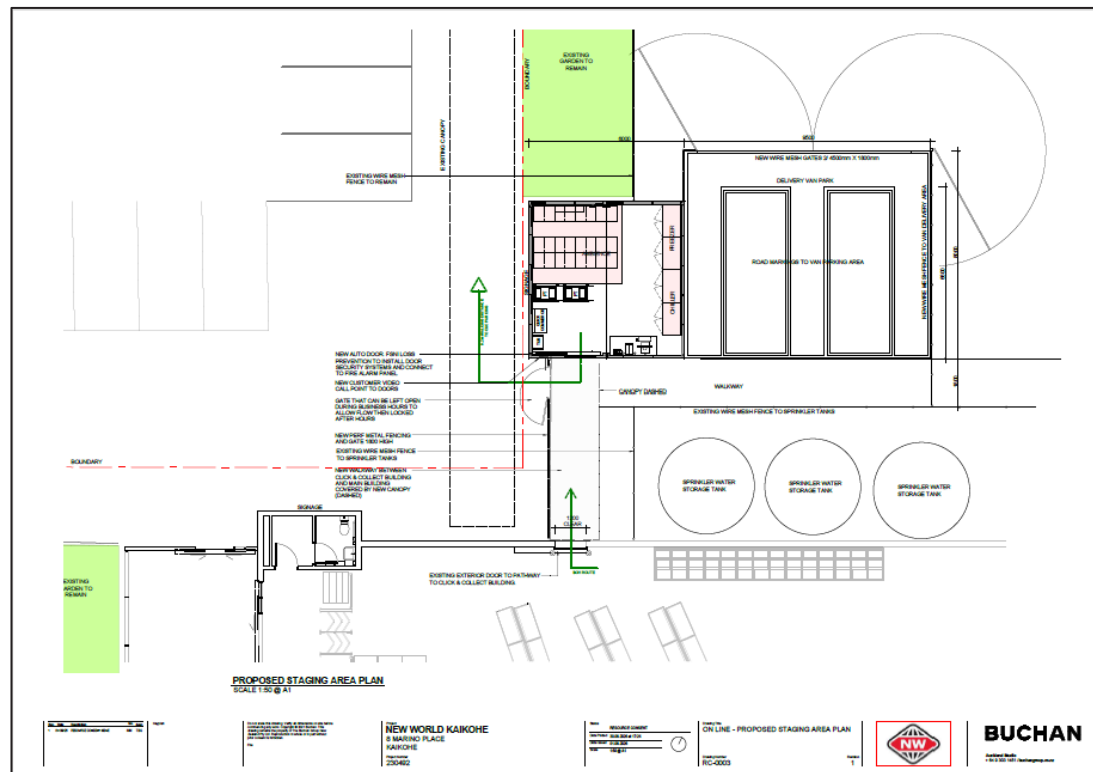


Figure 4: Proposed Staging Area Plan. Source: Refer to Architectural Plans included as Appendix 4.

A summary of the key elements of the proposal is outlined below and further details are provided in the Architectural Plans included as **Appendix 4**.

Building Addition and Design

- It is proposed to construct a small building addition to accommodate the new click and collect staging area of the north of the existing supermarket building. The addition will have a total gross floor area (GFA) of 36m², increasing the supermarket's total GFA from 1,858m² to 1,894m². The click and collect staging area will include new frozen, chilled and ambient areas, as shown in **Figure 4** above.
- The proposed building addition will comply with the maximum building height and sits well below the height of the existing supermarket building and will be constructed with a consistent material palette to provide integration with the existing built form.
- No changes proposed to the existing building façade or pedestrian walkway canopy on the site.

Pedestrian Walkway and Screening

- A new paved walkway will be constructed between the proposed click and collect addition and the existing supermarket building. The walkway will be covered by a new canopy measuring approximately 2.8m in height and 13m² in area. New perforated metal fencing and a gate, approximately 1.8m high, will screen the walkway from the road frontage.

Landscaping

- Three existing trees will be removed to provide space for the proposed click and collect addition, as shown in the architectural plans (refer to **Appendix 4**). This will reduce the

landscaped area on the site by 53m², from 162m³ to 109m², however, majority of the existing landscaping will be retained in its current form.

Loading, Access and Parking

- A two-bay loading area for delivery vans will be established in association with the proposed click and collect addition. The loading area will be enclosed by a new wire-mesh fence and two new wire-mesh gates measuring 4.5m wide by 1.8m high, to provide separation from the existing loading activities.
- No changes to the location or width of the existing vehicle access are proposed under this application.
- No changes are proposed to the existing parking arrangements and no new structures or signage is proposed outside the legal site boundaries.

Earthworks

- The proposed works will involve approximately 33m³ of cut across an area of 65m² to prepare the site for new foundations, floor slab and paving. Appropriate erosion and sediment control measures will be in place for the duration of works to ensure runoff is appropriately managed within the legal site boundaries.

Servicing

- No changes to existing servicing arrangements are proposed under this application, and the proposal will not increase demand or require new connections to the public network.

Signage

- New click and collect branding signage is proposed at the site as outlined in the Architectural Plans in **Appendix 4**. Notably, there are no details of signage content at this stage. A summary of the proposed signage is outlined below.

Building Façade Signage

- Two new wall-mounted signs are proposed, as follows:
 - Locational signage fitted to the existing supermarket building's northern façade. This sign is 3.2m wide x 1.8m high and has a total area of 5.76m².
 - Instructional signage fitted to the proposed click and collect building addition's western façade. This sign is 5.5m wide x 1.8m high and has a total area of 9.9m².

Upgrades to Existing Pylon Sign

- There is an existing pylon sign located on the corner of Marino Place and Memorial Avenue that has been lawfully approved under the existing resource consents. It is proposed to install a new signage panel to this existing sign area to advertise the new click and collect service offering.
- No change to the existing height, size or location of the existing pylon sign is proposed under this application.

5.0 Reasons for Consent

A rules assessment against the provisions of the Operative Far North District Plan ('ODP') and Proposed Far North District Plan ('PDP') is attached as **Appendix 5**. The site is zoned Commercial in the ODP and Mixed-Use in the PDP, and is subject to the Pedestrian Frontage Overlay. The proposal requires consent for the matters outlined below.

5.1 Operative Far North District Plan

Signs and Lighting

- **Rule 16.6.1.2 and 16.6.1.3 General Requirements for All Signs** – The proposed signage along the Marino Place frontage will have a combined area of 15.66 m². This exceeds the maximum permitted sign area of 12 m² per site in the Commercial Zone. Accordingly, resource consent is required as a **restricted discretionary activity**.

5.2 Proposed Far North District Plan

Mixed Use Zone

- The proposal involves extensions to an existing building which is a permitted activity under Rule MUZ-R1 that does not comply with Standard MUZ-S9 (Coverage) and requires consent as a **restricted discretionary activity**. In this case, the proposed building extension results in a reduction of landscaping on the site, meaning that less than 10% of the site will be planted in grass, vegetation or landscaped with permeable material (approx. 3.5%).

Earthworks

- The proposed building extension will be built up to the road frontage and will require limited earthworks to facilitate the construction of the extension. Whilst limited earthworks are proposed, this is located within the 3m setback of the boundary which will trigger a technical non-compliance to Rule EW-R1 Earthworks and Standard EW-S6 Setback which requires consent is required as a **restricted discretionary activity**.

Signs

- **Rule SIGN-R7** – The proposed signage cannot comply with SIGN-S1, SIGN-S3 and SIGN-S4.
 - SIGN-S1 Maximum sign area per site: In this case, new signage is proposed on Merino Frontage (additional 15.66m²) and new signage on the existing pylon sign on Memorial Avenue frontage that has been lawfully established through previous resource consents.
 - SIGN-S3 Maximum number of signs: The proposal exceeds the maximum number of signs to be more than 5 which exceeds the permitted standards.

Accordingly, resource consent is required as a **restricted discretionary activity**.

5.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 ('NЕСS') contains nationally consistent planning controls and soil contaminant values. The NESCS seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed, and if necessary, the land is remediated or the contaminants contained to make the land safe for human use.

In this case, there are no HAIL sites identified within the boundaries of the subject site on Northland Regional Council Selected Land-use Register and any earthworks on the site will be limited.

Accordingly, the NESCS does not apply to the proposal, and has not been considered or assessed further as part of this application.

5.4 Activity Status

Overall, this application is for a **restricted discretionary activity**.

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

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

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

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

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

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

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

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

In this case, the proposal is for a building addition to an existing New World Supermarket to provide click and collect service offerings which supports the expansion of the existing supermarket activity.

It is considered that there is nothing noteworthy about the proposal. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

In this case, extensions to existing buildings that comply with the zone bulk and location standards is a permitted activity. In this case, the proposal complies with the majority bulk and location standards in the Commercial and Mixed-Use Zones, however the non-compliance with PDP 'Coverage' Standard in the Mixed-Use Zone, and the proposed signage not complying with several signage controls within both the ODP and PDP requires resource consent as a restricted discretionary activity.

It is considered that the effects of the approved consents (discussed in section 2.2 above), existing receiving environment and permitted standards within Part 2 (district-

wide) and 3 (area specific matters) of the ODP and PDP forms a baseline that can be usefully applied to the proposal.

- As a restricted discretionary activity, only those effects on persons that fall within the matters of discretion restricted under the plan can be considered.

The matters of discretion are listed in section 6.4 below.

- Trade competition must be disregarded.

This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

No persons have provided their written approval for this proposal.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 5** below, and include:

- 5 & 7 Memorial Avenue, Kaikohe;
- 6 Memorial Avenue, Kaikohe;
- 12-16 Memorial Avenue, Kaikohe;
- 13 Memorial Avenue, Kaikohe;
- Parcel ID 4796969;
- 19 Raihara Street, Kaikohe;
- 23 Raihara Street, Kaikohe;
- 4 & 7 Marino Place, Kaikohe;
- 12 Marino Place, Kaikohe; and
- Marino Place (legal road boundary).

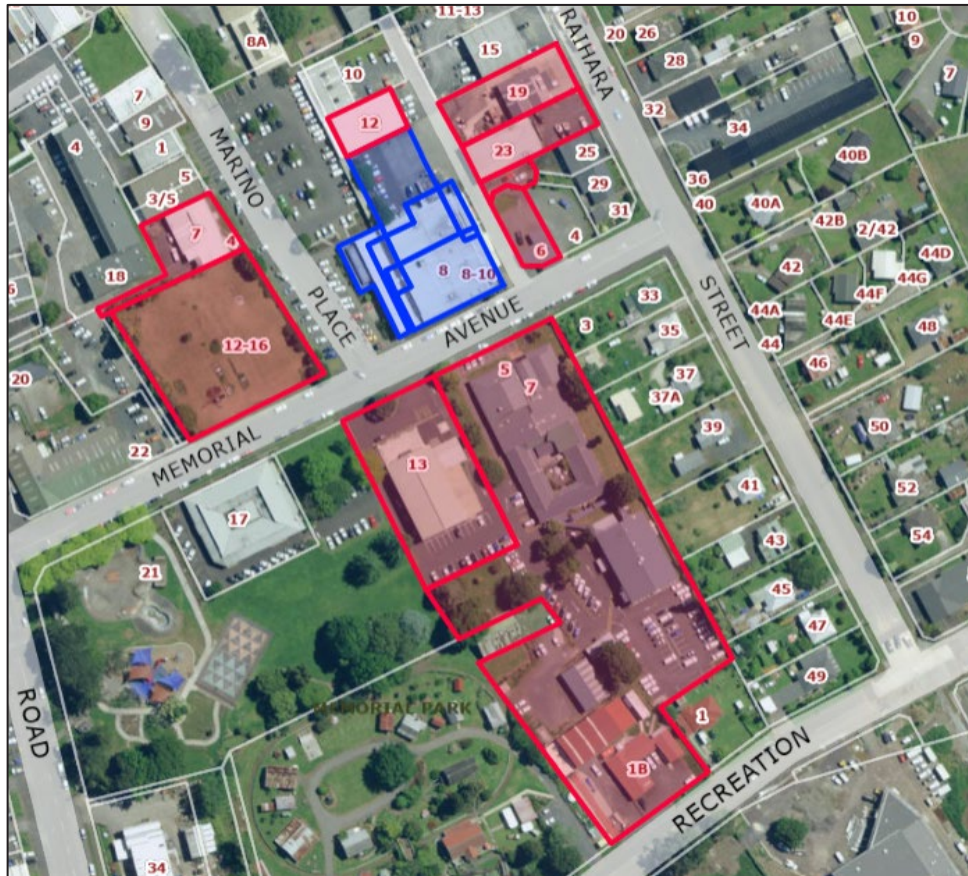


Figure 5: Adjacent properties (shaded blue) in relation to subject site (shaded red). Source: Emaps.

6.4 Matters of Discretion

Under section 104C of the Act, as a restricted discretionary activity, the consent authority must consider only those matters over which it has restricted the exercise of its discretion in its plan.

The relevant matters of discretion in the ODP are:

- The visual amenities and characteristics of the surrounding environment and the extent to which the signs will be compatible with the existing environment;
- The degree of visibility of the sign, its dimensions, scale, colour, content, construction, or illumination, in relation to the building or site on which it is to be displayed, and the visual amenities of the immediate environment, including the heritage values of the Heritage Precincts and sites, buildings and objects listed in Appendix 1E;
- the height relative to the area of the sign, and the extent to which it may project from the face of any building so as to be visible from the street;
- The number, location and scale of existing signs on the building or site or in the immediate vicinity;
- The effect on vehicle manoeuvring and access;
- Visibility in respect of the roading network and the potential for distraction to motorists or conflict with vehicular or pedestrian movement;

- The extent to which signs not directly related to the activity on the site have potential benefits in:
 - enabling businesses which have agreements over shared access or other facilities on adjacent or jointly developed sites to erect co-branded or directional identification signs;
 - providing site identification to the travelling public who may be unfamiliar with the interrelationship between adjacent sites;
 - promoting a smaller number of larger signs, thus minimising the potential for visual clutter.
- Whether the area of the sign is in scale with the activities or building development with which it is associated;
- Whether larger signs are warranted for a vehicle-orientated activity;
- The location and height of signs and support structures relative to the effect on the safe and efficient operation, maintenance, development and upgrade of existing infrastructure;
- The visual amenities and characteristics of the surrounding environment within and external to the site and the extent to which the activity is compatible;
- The degree of visibility of the activity to neighbours and the public generally;
- The extent to which the adverse effects can reasonably be avoided, remedied or mitigated; and
- The anticipated time-frame for the activity creating the adverse effects.

The relevant matters of discretion in the PDP are:

Mixed Use Zone

- The character and amenity of the surrounding area;
- The extent to which the building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;
- The extent to which water sensitive design methods have been used to reduce site impermeability;
- Natural hazard mitigation and site constraints;
- The extent to which existing grass, vegetation or landscaping on site can mitigate the adverse effects resulting from reduced, alternative or no permeable surface; and
- Extent of potential effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.

Earthworks

- The location, scale and volume;
- Depth and height of cut and fill;
- The nature of filling material and whether it is compacted;
- The extent of exposed surfaces or stockpiling of fill;

- Erosion, dust and sediment controls;
- The risks of natural hazards, particularly flood events;
- Stormwater controls;
- Flood storage, overland flow paths and drainage patterns;
- The stability of land, buildings and infrastructure;
- Natural character, landscape, natural features, historic heritage, spiritual and cultural values;
- The life-supporting capacity of soils;
- The location and use of infrastructure;
- Temporary or permanent nature of any adverse effect;
- Traffic and noise effects;
- Time of year earthworks will be carried out and duration of the activity; and
- Impact on visual and amenity values.

Signs

- The character and amenity of the surrounding area;
- Whether the sign is compatible with the built form on the site;
- Whether the sign contributes to visual clutter;
- Any adverse cumulative effects;
- Impacts on traffic safety;
- Any potential driver distraction; and
- Any potential effects on vehicle manoeuvring and access.

6.5 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that adverse effects in relation to the following matters are relevant:

- Character and Amenity;
- Transport;
- Earthworks; and
- Cultural Values.

These matters are set out and discussed below.

6.5.1 Character and Amenity

As noted in section 3.0 above, the subject site is located centrally within Kaikohe and is surrounded by a mix of commercial, community, recreational and residential activities.

Under the Operative Far North District Plan, the site is located within the Commercial Zone where building additions are provided for as a permitted activity, subject to compliance with built form

standards. Under the Proposed Far North District Plan, the site is located within the Mixed-Use Zone where new buildings extensions are provided for as a permitted activity if it will accommodate a permitted activity. In this case, the building extension will support the expansion and continued operation of the New World Kaikohe supermarket activity which has been lawfully established on the site.¹

The proposed building addition is located at the northern extent of the existing supermarket building, which is well setback from the road frontages, such that views of the built form will be limited from the wider environment. The extent of alterations to the northern building façade is limited to new doors and construction of a new canopy which comfortably complies with the permitted building height standard and will be well integrated with the scale and built form of the existing supermarket building. No change to the other building façades is proposed, such that the building maintains existing setbacks and separation from adjacent sites. The building addition has been carefully considered to integrate with the existing built form and will not appear dominant, or out of place, given its location within the rear portion of the site.

Although three existing trees will be removed to accommodate the building extension, these trees are located internally toward the rear of the site and make only a limited contribution to the site's interface with the surrounding streets. Their removal is therefore not considered to materially affect the landscape character or visual amenity of the area. The remaining grassed areas and landscaping, particularly along the road frontages, will be retained and will continue to provide visual screening, soften the appearance of the built development and maintain an attractive interface with the street. This retained vegetation and permeable surface will help mitigate the effects associated with reduction in landscaping and permeable area resulting from the proposed building addition.

With regard to signage, the proposal includes new wall-mounted signs on the façades of both the existing supermarket and the proposed building extension, and additions to the existing freestanding pylon signs on the corner of Marino Place and Memorial Drive. In this case, the proposed signage exceeds the maximum sign area per site under Rule 16.6.1.3 of the ODP and SIGN-S1 of the PDP, the five-sign maximum permitted under Standard SIGN-S3 of the PDP, and the prescribed lettering-size requirements and minimum separation distances from other signs under Standard SIGN-S4 of the PDP. Whilst there are technical non-compliances, the signage is proportionate to the scale of the existing supermarket building and will not appear overcrowded or cluttered on the site when viewed from the wider environment. In particular, the proposed wall-mounted signage on the northern façade of the existing supermarket and western façade of the proposed building addition is consistent with the type and scale of supermarket advertising in other areas of the site, and has been appropriately sized and located to reflect the scale of the activity. The signage will sit below the new canopy and the material/colour selection will be typical of 'New World branding', and will not appear out of place on the building façade. Views of this building façade signage will be limited from the public realm, given the screening afforded by rear location of the site, and the setback from the road frontages.

The existing pylon sign is approximately 6.4m high and it is proposed to install new click and collect signage in the available space. Importantly, while there are no details on lettering, the new signage will be consistent with the size and colour of the existing signage and will not contain any illuminated/flashing features.

¹ Resource Consent RC-2060980-RMALUC.

Having regard to the above, it is considered that any potential adverse effects with respect to built character and amenity will be less than minor overall.

6.5.2 Transport

As noted in section 4.0 above, no change to the existing vehicle access arrangement is proposed under this application. The proposed scope of works from a transport perspective is limited to the establishment of a two-bay loading area for delivery vans. This change is internal within the site and will not trigger any consent infringements under the Transport Chapter in Part 2 of the ODP or PDP.

Further, it is considered that the new signage associated with the click and collect service offering will maintain full visibility for vehicles and pedestrians, is appropriate for the scale and nature of the activity, and will not give rise to any adverse transport or road safety effects.

Having regard to the above, it is considered that any potential adverse effects with respect to transportation will be less than minor.

6.5.3 Earthworks

The proposed earthworks within the 3m road boundary setback will be limited in scale and undertaken only where necessary to facilitate the proposed works. Appropriate erosion and sediment control measures will be implemented at the site prior to and for the duration of earthworks activities. These measures will minimise the discharge of sediment or debris onto the adjoining road and into the public stormwater network. Given the limited extent and temporary nature of the works, they are unlikely to adversely affect the safe and efficient operation of the road or result in any noticeable change to the appearance of amenity of the road frontage.

Overall, it is considered that any potential adverse effects with respect to earthworks will be negligible.

6.5.4 Cultural Values

The subject site is not located within an identified area of cultural significance or site of significance to Māori under the ODP or PDP. Further, there are no recorded archaeological sites within or near the subject site on the Archsite database. In this regard, there are no known adverse effects on scheduled cultural heritage or sites of significance to Māori.

6.6 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.7 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in less than minor adverse effects; and

- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

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

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

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

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

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

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

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

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and no written approvals have been obtained.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Wider effects with respect to character and amenity, transport, earthworks and cultural values were considered in section 6.5 above, and considered to be less than minor.

The following comments are made with respect to potential effects on persons:

- Aside from the small building addition in the northern part of the site, no change to the existing building bulk, roof form, landscaping or location of site access points is proposed on the site. As such, it is considered that views of the site from adjacent persons will remain largely unchanged from the existing situation;
- The proposed building addition will sit comfortably below the height of the existing supermarket building. Visibility of the new click and collect area from persons to the north, east, south and west (listed in section 6.3 above) will be limited given the sufficient separation distances, existing landscaping and screening provided by the existing supermarket building itself. The addition will also be viewed in the context of the established supermarket and will therefore appear as a modest and visually integrated extension rather than a prominent standalone structure. Further, the existing landscaping along the road frontages will be maintained as per the current situation, helping to maintain the current level of screening and the established amenity on the site;
- No change to existing operational hours or nature of the supermarket activity are proposed, such that noise effects will be appropriately mitigated consistent with current operations; and

- The proposed branding signage will be designed to be sympathetic to the existing building design and will not appear visually dominant or intrusive when viewed from adjacent properties. The changes to the existing pylon sign on the corner of Marino Place and Memoria Drive will be visible from the road boundaries; however, the pylon is lawfully established on the site, and no changes to the main structure or total sign area are proposed under this application.

7.3.1 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor. Wider effects, including character and amenity, transport, earthworks and cultural values were assessed in section 6.5 above and are considered to be less than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a restricted discretionary activity, section 104C of the Act states that a council:

- (1) may grant or refuse the application;
- (2) must only consider matters over which a discretion is restricted; and

- (3) if it grants the application, may impose conditions under section 108 only for those matters which it has restricted the exercise of its discretion in its plan.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects as the installation of the new e-commerce infrastructure and services at New World Kaikohe supports Foodstuffs intention to expand and enhance supermarket operations across the North Island. Further, the dedicated click and collect service will create efficiencies for locals day-to-day shopping experience.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are less than minor.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the Regional Policy Statement for Northland

The Regional Policy Statement for Northland (**RPS**) covers the management of natural and physical resources across the Northland Region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues. As such, it does not contain specific rules that trigger the requirement for resource consent, but rather gives guidance to resource consent applications and the development of District Plans on a regional level.

The following objectives and policies are of relevance to this application:

Objective 3.5: Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

Objective 3.6 – Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

- (a) *Reverse sensitivity for existing:*
 - (i) *Primary production activities;*
 - (ii) *Industrial and commercial activities;*
 - (iii) *Mining; or*
 - (iv) *Existing and planned regionally significant infrastructure.*
- (b) *Sterilisation of:*

- (i) Land with regionally significant mineral resources; or*
- (ii) Land which is likely to be used for regionally significant infrastructure.*

Policy 5.1.1 – Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

- (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*
- (b) Is guided by the 'Regional Urban Design Guideline' in Appendix 2 when it is urban in nature;*
- (c) Recognises and addresses potential cumulative effects of subdivision, use and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
- (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;*
- (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;*
- (f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and*
- (g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and/or district or regional plan provisions.*
- (h) Is or will be serviced by necessary infrastructure.*

Policy 5.1.3 – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

- (a) Primary production activities in primary production zones (including within the coastal marine area);*
- (b) Commercial and industrial activities in commercial and industrial zones;*
- (c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure; and*
- (d) The use and development of regionally significant mineral resources.*

Assessment:

The proposal is associated with an existing supermarket activity, and is anticipated to improve the economic wellbeing of the Northland Region through supporting continued investment in an established local supermarket and improving access to essential goods. The new e-commerce infrastructure will increase the efficiency and capacity of the supermarket's operations, support its ongoing commercial viability and help sustain local employment. Construction of the addition will also generate short-term expenditure and employment opportunities for contractors and suppliers.

The proposal will not result in any adverse effects, including reverse sensitivity effects on commercial activities within the Commercial Zone.

10.2 Weighting of Operative and Proposed District Plan Provisions

The Far North District Council notified the Proposed Far North District Plan (PDP) on 27 July 2022. On 30 June 2026, the Council publicly notified its decisions on submissions to the PDP, commencing the Environment Court appeal period. From that date, the Proposed District Plan – Decisions Version has legal effect under section 86B(1) of the Resource Management Act 1991.

At the time of preparing this assessment, the PDP is in the Environment Court appeal period, which is due to close on 12 August 2026, followed by a 15-working-day period for eligible persons to join appeals under section 274 of the Resource Management Act 1991. Accordingly, while the Decisions Version of the PDP has legal effect, there remains the potential for provisions to be amended through the appeals process. The final scope and nature of any appeals are not yet known.

In undertaking this assessment, the provisions of both the ODP and the PDP (Decisions Version) have been considered. Given the uncertainty associated with the current appeal process and the potential for further changes to the PDP provisions, greater weight has been afforded to the ODP. However, as demonstrated in the assessment below, the proposal is consistent with and finds support under both the ODP and the PDP provisions.

10.3 Objectives and Policies of the Operative Far North District Plan

10.3.1 Commercial Zone

The objectives and policies of the Commercial Zone are contained within Part 2 of the ODP. The Commercial Zone provides for a range of commercial and other activities to establish in centres within urban areas such as Kaikohe, so as to provide for the everyday commercial needs of the people of the District.

The objective aims to achieve the development of commercial areas by accommodating a wide range of activities that avoid, remedy or mitigate the adverse effects of activities on other activities within the Commercial Zone. The policies reinforce the objective seeking that the range of activities provided for be limited only by the needs for the effects generated by the particular activity to be consistent with other activities in the zone.

In this case, the proposed building addition supports the expansion and continued operation of the existing supermarket activity which is an activity provided for and anticipated within the Commercial Zone. The proposed built form has been carefully considered by providing a building addition in the rear portion of the site, in an area that is largely screened from the public realm. The retention of existing landscaping along the road frontages maintains the landscaped edge to the street, softening views of the carpark and supermarket building. Overall, it is considered that the proposal is consistent with these objectives and policies.

10.3.2 Signs and Lighting Chapter

The objectives and policies for Signs are contained within Part 3 of the ODP. The most relevant objectives and policies are noted below:

Objective 16.3.1

To maintain and enhance amenity and heritage values whilst providing for a wide range of sign and lighting activities in a number of locations.

Objective 16.3.2

To ensure that the safe and efficient operation of the road transport and pedestrian network and other infrastructure will not be adversely compromised by sign and lighting activities.

Objective 16.3.3

To minimise the clutter of signs.

Policy 16.4.1

That the adverse effects of signs in the District be limited through size, type, duration, number and location controls.

Policy 16.4.2

That the consolidation of signs be encouraged to reduce the cumulative effects of sign proliferation and clutter.

Assessment:

As noted above, the proposed wall mounted signage will be carefully considered to ensure it is well integrated with the scale and built form of the existing building and proposed building addition and will not create visual clutter on the building façades. The new signage on the pylon sign will be visible from the public realm; however, the sign will not be illuminated or flashing and will not distract drivers on the adjacent road and intersection.

10.4 Objectives and Policies of the Proposed Far North District Plan

10.4.1 Mixed Use Zone

The objectives and policies of the Mixed Use Zone are contained within Part 3 of the PDP. The Mixed Use Zone provides for a range of commercial, community and civic activities, as well as limited residential activities that complement these activities.

The objectives seek to establish the Mixed Use zone as the focal point for the district's commercial, community and civic activities, while providing for compatible residential development. Development is to contribute positively to the vibrancy, safety and amenity of the zone, be supported by adequate development infrastructure, and manage adverse environmental effects, particularly at zone boundaries. The policies reinforce these objectives seeking to enable a range of commercial, community, civic and residential activities that support the function, role, sense of place and amenity of the Mixed Use Zone and are supported by adequate infrastructure. Development is required to contribute positively to high-quality streetscapes, pedestrian amenity, safe movement, community wellbeing, health and safety, while maintaining the amenity values of adjoining Residential and Open Space Zones. The policies also seek to restrict or avoid incompatible activities.

In this case, the proposed building addition supports the expansion and continued operation of the existing supermarket activity which is an activity provided for and anticipated with the Mixed Zone. The proposed built form has been carefully considered by providing a building addition in the rear portion of the site, in an area that is largely screened from the public realm. The retention of existing landscaping along the road frontages maintains the landscaped edge to the street,

softening views of the carpark and supermarket building. Overall, it is considered that the proposal is consistent with these objectives and policies.

10.4.2 Earthworks Chapter

The objectives and policies for Earthworks are contained within Part 2 of the PDP. The most relevant objectives and policies are noted below:

Objective EW-O1

Earthworks are enabled where they are required to facilitate the efficient subdivision, use and development of land, while managing adverse effects on amenity, public safety, surrounding land and infrastructure.

Objective EW-O2

Earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life supporting capacity of soils.

Objective EW-O3

Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

Policy EW-P1

Enable earthworks necessary to provide for the district's social, economic and cultural wellbeing, and their health and safety where they provide for:

- a. Urban land uses and development within urban areas;*
- b. Rural land uses and development including, farm tracks, land drainage, and other farming activities within rural areas;*
- c. Restoration, conservation and recreation activities;*
- d. Land drainage and flood control works; and*
- e. Installation, upgrade and maintenance of infrastructure.*

Policy EW-P2

Ensure earthworks are managed, where it has the potential to:

- a. Create new or exacerbate existing natural hazards, including but not limited to flooding, instability, and coastal hazards; and*
- b. Result in adverse effects on amenity value, historic heritage, cultural values and indigenous biodiversity.*

Policy EW-P3

Ensure earthworks are located and designed appropriately to manage the effects of the activity by:

- a. Controlling maximum depth and height and maximum area or volume of earthworks;*
- b. Requiring appropriate setbacks to be maintained from adjoining property boundaries;*
- c. Managing the location and design of infrastructure;*

- d. Managing impacts on natural drainage patterns and overland flow paths; and*
- e. Controlling the movement of dust and sediment beyond the area of development to avoid:*
 - i. Nuisance effects and/or amenity effects on surrounding; and*
 - ii. Silt and sediment entering stormwater systems.*

Policy EW-P4

Require earthworks to be of a type, scale and form that is appropriate for the location having regard to the effects of the activity, and:

- a. existing site constraints, opportunities and specific engineering requirements;*
- b. the impact on existing natural landforms, features, historic heritage and indigenous biodiversity;*
- c. compatibility with the visual amenity and character values of the area;*
- d. changes in the natural landform that will lead to instability, erosion and scarring;*
- e. impacts on natural drainage patterns and overland flow paths;*
- f. using materials for retaining structures that are compatible with the visual amenity and the characteristics and qualities of the surrounding area;*
- g. minimising adverse visual effects associated with any exposed cut faces or retaining structures, including with the use of screening, landscaping and/or planting; and*
- h. loss of flood storage within flood hazard areas.*

Policy EW-P5

Manage effects on historic heritage and cultural values that may be discovered when undertaking earthworks by:

- a. requiring a protocol for the accidental discovery of archaeology, kōiwi and artefacts of Māori origin; and*
- b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.*

Policy EW-P6

Require that all earthworks are designed and undertaken in a manner that ensures:

- a. the stability and safety of surrounding land, buildings or structures; and*
- b. the safe, effective and efficient operation of infrastructure.*

Assessment:

As assessed under Section 6.5.3 above, the proposed earthworks will be minimal in scale and undertaken only where necessary to facilitate the proposed works. Appropriate erosion and sediment control measures will be implemented at the site prior to and for the duration of earthworks activities. These measures will minimise the discharge of sediment or debris onto the adjoining road and into the public stormwater network.

10.4.3 Signs Chapter

The objectives and policies for Signs are contained within Part 2 of the PDP. The most relevant objectives and policies are noted below:

Objective SIGN-O1

Signs are consistent with the natural character, amenity, cultural and historic heritage values of the zone and the receiving environment.

Objective SIGN-O2

Signs promote health and safety and do not adversely affect infrastructure, particularly the transport network.

Objective SIGN-O3

Signs contribute to the social, cultural and economic wellbeing of the community.

Policy SIGN-P1

Allow the use of signs of a scale, size and intensity across a range of zones while avoiding, remedying or mitigating adverse effects on:

- a. character and amenity values;*
- b. cultural and historic heritage values;*
- c. the legibility and function of a place; and*
- d. the safety and efficiency of the transport network.*

Policy SIGN-P2

Protect historic heritage and cultural values by requiring signs to be consistent with any identified and understood values by:

- a. restricting unnecessary, unsympathetic and large-scale signage; and*
- b. avoiding signage that will dominate, obscure or detract from these identified values.*

Policy SIGN-P3

Ensure that signs do not compromise the safe and efficient use of the transport network by managing:

- a. the type, scale, design, location and direction of signs having regard to the road type and speed environment;*
- b. distraction or confusion for users through the control of proliferation, illumination, flashing and moving images and digital signage;*
- c. any obstruction caused by signs projecting over the road boundary or within level crossing sightlines; and*
- d. signage that does not relate to the activity on-site.*

Policy SIGN-P4

Enable the use of signs to ensure the health and safety of the community and facilitates the navigation and legibility of a place.

Policy SIGN-P5

Allow signs that provide for community, social and cultural wellbeing where they display:

- a. the location information about public or community facilities;*
- b. place names, historic, cultural or spiritual information of significance; and*
- c. does not result in adverse effects, including cumulative effects, on the character and amenity of the zone and receiving environment.*

Assessment:

The proposed signage associated with the new click and collect infrastructure will directly relate to the existing supermarket activity on the site, will not create visual clutter and will be well integrated with the existing building façade and signage treatments.

It is considered that the remaining matters have been comprehensively addressed under Section 10.3.2 above. The conclusions reached in that section remain valid and are relied upon for the purposes of this assessment. Accordingly, it is not considered necessary to reassess these matters further here.

10.5 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the relevant statutory documents.

11.0 Relevant Rules and Assessment Criteria

The ODP and PDP specify the relevant assessment criteria to be considered in assessing this application.

These criteria largely cover the same matters that have been discussed and assessed in the above report, pertaining to environmental effects and the objectives and policies of the ODP and PDP.

In particular, the proposal is generally compliant with the ODP and PDP standards for the Commercial Zone and Mixed-Use Zone, and where there are infringements to the Signs Chapter, the purposes of these standards are met through the well-considered size and placement of signs within the site which avoids visual clutter and is proportionate to the scale of the activity.

Overall, it is considered that the proposal meets the assessment criteria of the ODP and PDP for the reasons described in sections 6, 7, 9, and 10 above.

12.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the ODP and PDP, we do so for completeness.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for

future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant ODP and PDP objectives, policies and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

13.0 Other Matters (Section 104(1)(C))

13.1 Record of Title Interests

There are no interests registered on the Record of Title for the site as noted in **Appendix 1**.

14.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act.

The applicant, Foodstuffs North Island Limited, is not a natural person and to the best of our knowledge has not been the subject of a significant non-compliance.

15.0 Section 106A Natural Hazards

Under section 106A of the Act, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards. In this case, there are no natural hazards identified on the site and it is not considered that the proposal will be subject to, create or exacerbate a significant risk from natural hazards for the purposes of section 106A of the RMA.

16.0 Conclusion

The proposal involves building additions and new signage to facilitate the installation of new e-commerce click and collect infrastructure at New World Kaikohe at 8 Marino Place, Kaikohe.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to character and amenity, transport and cultural values are considered to be less than minor;
- Limited notification is not required as no persons are considered to be adversely affected by the proposal;
- The proposal accords with the relevant ODP and PDP objectives, policies and assessment criteria. There are also positive effects including the introduction of new click and collect facilities within an existing New World Supermarket that supports the roll out of e-commerce infrastructure across the North Island and will enhance day-to-day operations and experiences for local shoppers;
- The proposal will not give rise to or be at significant risk from natural hazards; and
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis. The applicant respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **299502**
Land Registration District **North Auckland**
Date Issued 11 July 2006

Prior References

288988	NA108B/461	NA108D/345
NA118B/695	NA47C/861	NA47C/862
NA47D/959		

Estate	Fee Simple
Area	2996 square metres more or less
Legal Description	Section 1 and Section 2 Survey Office Plan 68203 and Section 1 Survey Office Plan 365982 and Section 108-109 Block XV Omapere Survey District and Lot 1 Deposited Plan 90671 and Lot 1 Deposited Plan 175964 and Lot 1 Deposited Plan 190785

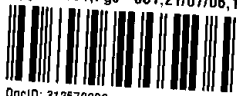
Registered Owners

The National Trading Company of New Zealand Limited

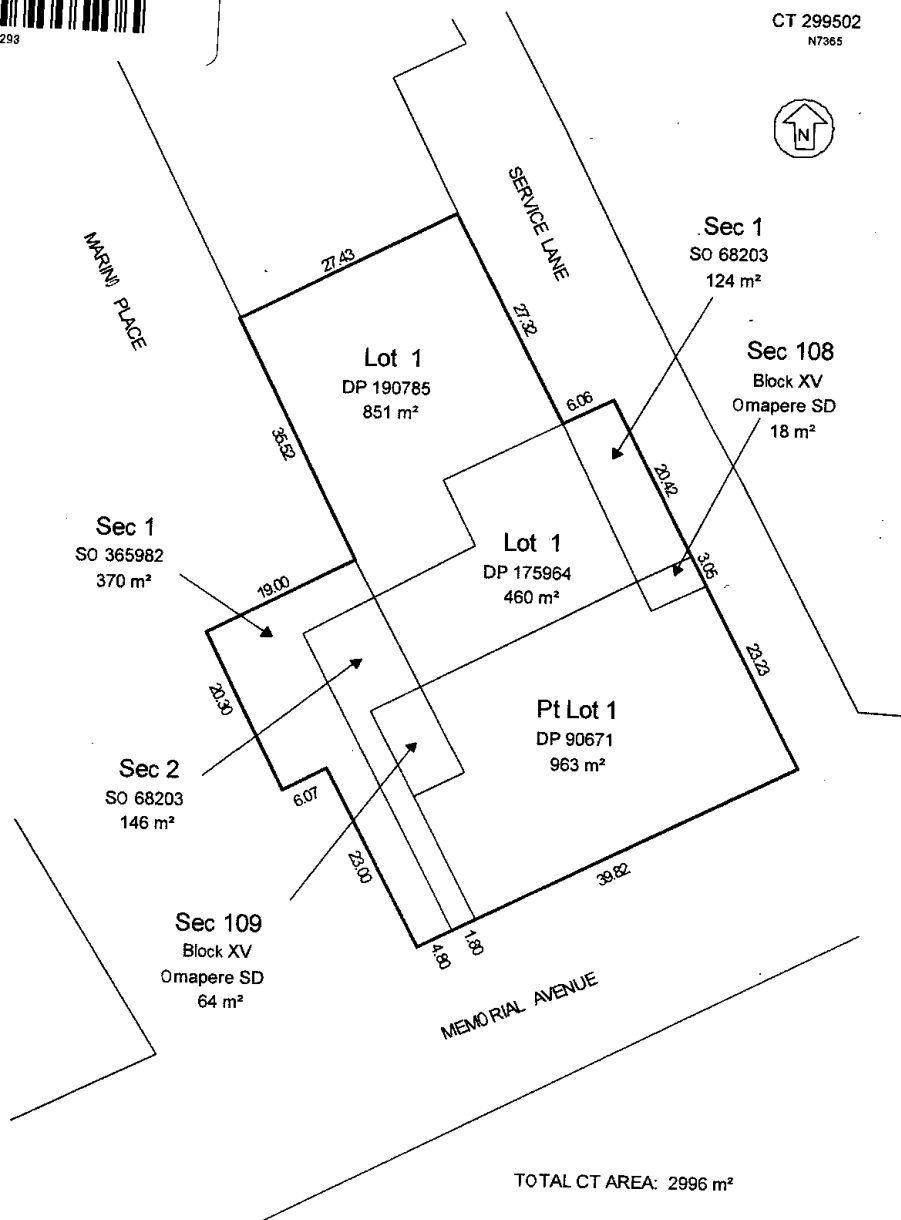
Interests

Title Diagram CT 299502

Cpy - 01/01, Pgs - 001, 21/07/06, 13:40



DocID: 312572293

CT 299502
N7365

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

Planning Commissioner

MAM

PJK



Decision Date: 26 April 2006

Granted Date: 26 April 2006

Issued Date: 26 April 2006

RMA Number : 2060802

RFS Type : Landuse

Val Number / Property ID : 523-828-07

Applicant : NATIONAL TRADING COMPANY OF NEW ZEALAND LTD

Start Date : 7 March 2006

Location : Marino Place, Kaikohe

Hearing Date : n/a

Activity (TDP/PDP) : Discretionary under PDP (section 19 applies)

Outcome : Approved

No. of lots : n/a

Types of lots : n/a

Zone (TDP/PDP) : Commercial under PDP

Area of Site : 0.2630ha

Proposal : To re-establish Supermarket destroyed by fire.

Issues : Traffic, parking, effects from signage, height of verandah.

Contributions :

ROADING	RESERVES	SEWERAGE	STORM WATER	WATER

Property File	Sewerage (AAE)	Roading (GCI)	Com Fac (SMH)	Finance (KAH)	Transit NZ	DoC	Projects (LMN)	Property Co-ordinator
✓								
Monitoring (DSM)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAP)	NZHPT	NRC	Building (LJB)	Comm. Brd	
✓								



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

9 May 2006

Application No: RC-2060802-RMALUC

National Trading Company Of New Zealand Limited
C/O Urs New Zealand Limited; Hester den Ouden
P O Box 821
Auckland 1001

Dear Sir / Madam

Re: RC-2060802-RMALUC – RESOURCE CONSENT APPLICATION

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the Planner who prepared the decision.

Your consent expires five years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you make significant progress towards giving effect to the consent within the five year period.

If you are dissatisfied with the decision or any part of it, you have the right (under Section 357 of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and must be received by Council within 15 working days of your receipt of this decision.

Depending on the costs charged against your consent, you will find enclosed either an invoice or a credit note. Any additional costs shown on an invoice need to be paid as soon as possible. If you receive a credit note, you have the option of requesting a refund by cheque, or transferring the amount to any other Council account.

If you have any further queries regarding this matter, please contact the reporting planner.

Yours faithfully

Murray McDonald
Regulatory & Customer Services Department

PLANNING & RESOURCE MANAGEMENT

Attention: Mr Patrick Killalea

GST No. 62-518-138
Tax Invoice No.00893

TO: Commissioner assistance to the Far North District Council with the above and including reading of application and assessment of effects on the environment details and the further information provided by the applicant; reading the section 93/94 and 104 RMA reports by Council's planning consultant; travel to Kaikohe to carry out visit to site and locality; discussion with Council's consultant; preparation of section 93/94 and section 104 RMA decision reports; and, attention to incidental matters as required.

AR Watson (15 hours)	\$2,700.00
----------------------	------------

Airfares	434.00
Courier	20.00

Total fees and disbursements	\$3,154.00
------------------------------	------------

Plus GST	394.25
----------	--------

\$3,548.25

IN THE MATTER of the Resource Management
Act 1991

AND an application pursuant to
section 88 of the Act by
**NATIONAL TRADING
COMPANY OF NZ LTD** to
the Far North District
Council for resource consent
to re-establish a New World
supermarket on a site at
Kaikohe.

**DECISION BY INDEPENDENT COMMISSIONER
ON NOTIFICATION**

1.0 INTRODUCTION

Appointment

- 1.1 The Far North District Council ("the Council") has appointed me as an Independent Hearings Commissioner, in accordance with section 34A of the Resource Management Act 1991 ("the RMA"), to consider this application made to it.
- 1.2 That requires initially a determination as to whether the application should be processed on a non-notified basis or be subject to limited or full public notification. This report addresses that matter.

The Application

- 1.3 The application seeks resource consent to re-establish a New World supermarket on the site at Kaikohe, the earlier supermarket having been destroyed by fire in late 2005. The site is at the corner of Memorial Avenue and Marino Place in Kaikohe. It is legally described as Lot 1 DP 90671, Lot 1 DP 175964, Section 1 SO 68203, Section 2 SO 68203, Section 108 Blk XV Omapere SD, Section 109 Blk XV Omapere SD, 341m² of road to be stopped, Lot 1 DP 190785 & 2.64m² of service lane. The site area is 0.2630ha.

Information and Process

- 1.4 The information available to me in making this determination includes:

- A copy of the above Application and the Assessment of Environmental Effects report dated 3 March 2006, prepared by URS Consultants. That document includes, as Appendices, plans of the proposal, correspondence regarding consultation with neighbouring property owners and others, and specialist reports addressing traffic and parking and noise. Also correspondence dated 21 and 31 March 2006 from URS Consultants to the Council providing additional information, the latter being in response to a section 92 RMA request for further information.
- A report prepared by the Council's planning consultant, Mr Murray McDonald, signed by him on 24 April 2006 addressing the section 93 and section 94 RMA considerations. That report recommends the application be processed without notification for the reasons stated in it which are largely that the environmental effects associated with the proposal would be minor and no persons are considered to be adversely affected by it.

1.5 I conducted a visit to the site and locality on 21 April 2006. I have also had the opportunity to discuss the application with Mr McDonald.

1.6 From all of the above I consider that I have sufficient information available to enable me to make a determination upon whether I am satisfied that the adverse effects of the activity on the environment will be minor for the purposes of determining the matter of notification/non-notification.

2.0 DISTRICT PLAN PROVISIONS

2.1 The relevant details are described in the report by Mr McDonald and in the application and are not repeated here. It is relevant that the supermarket activity is a permitted activity in the Commercial zone applying to the site in terms of the dominant district planning document, although various controls relating to signage, verandahs, traffic movements and car parking see the need for resource consent consideration.

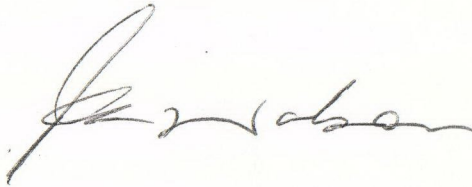
2.2 Overall the application is to be considered as a discretionary activity.

3.0 ASSESSMENT IN REGARDS TO SECTIONS 93 AND 94 OF THE RMA

3.1 The report by Mr McDonald includes his analysis of the relevant provisions of the RMA. It also includes Mr McDonald's assessment of the environmental effects of the proposal. I have perused the details in that report and agree with the analysis and assessment and with the recommendation for non-notification for the reasons stated in support of that recommendation.

4.0 DECISION ON NOTIFICATION

- 4.1 Pursuant to sections 93 and 94 of the Resource Management Act 1991, and acting under delegated authority conferred upon me by the Far North District Council, I have signed the report by Mr McDonald as approval to the application being processed without notification.
- 4.2 Mr McDonald's report is attached or accompanies this Decision report.



AR Watson
Independent Hearings Commissioner
26 April 2006



**SCHEDULE B
EARTHWORKS PERMIT**

RC-2060802-RMALUC

Ref No.

206136

Date: 13 April 2006

Receipt No:

Paid in By:

Valuation: 523-828-07

Assessment No: 3324232

Owner:	National Trading Company Of New Zealand Limited	Contractor:					
Address:	P O Box 27480 Mount Roskill Auckland 1030	Address:					
Location:	, Marino Place, Kaikohe 0400						
Legal Description:	LOT 1 DP 175964 PT LOT 1 DP 90671 SECS 108 109 SECS 1 2 SO 68203 BLK XV OMAPERE SD						
Zoning:							
Nature of Permit: (☒ Tick Box)							
Excavation	☒	Cellar	☐	Filling	☒	Depth	☐
Length	☐	Metres	☐	Width	☐		

Description of Work and Main Use or Purpose:
Earthworks to provide access and building platform

Special Conditions:

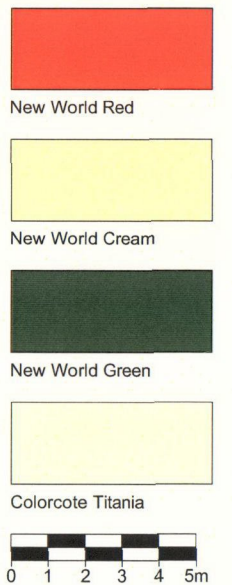
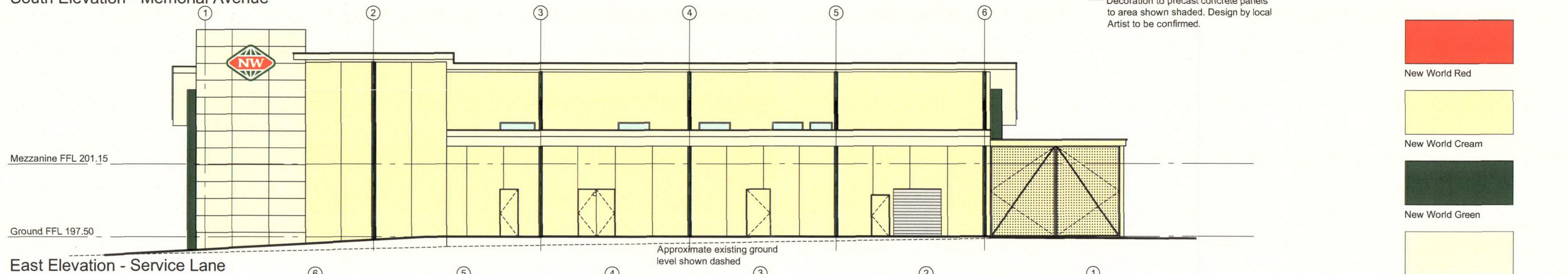
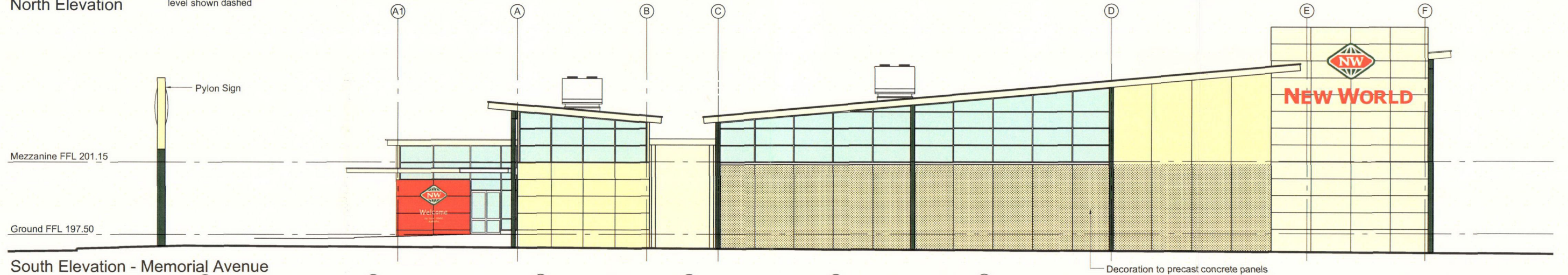
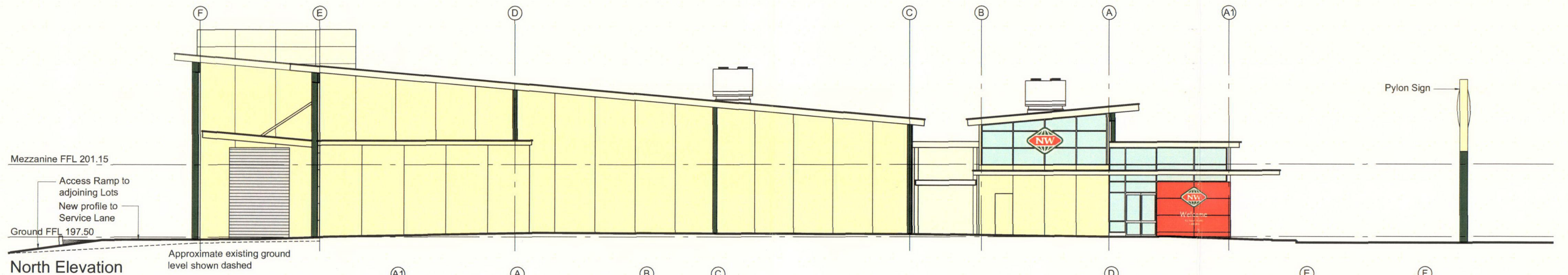
All excess material not held behind a properly designed and constructed retaining wall is to be removed from the site to an approved fill disposal area.

Construct a silt trap and direct all stormwater originating from the exposed surfaces into the silt trap to remove silt and debris from the storm water runoff prior to its discharge into Councils reticulated stormwater systems.

Silt traps where required shall be constructed in accordance with A.R.C. publication TP90.

Permission is hereby granted to carry out the proposed works described herein in accordance with the approved drawings, documents and all conditions imposed: such work to be subject at any time during progress to inspection and to be carried out in strict conformity with the requirements and subject to the contractor taking full responsibility for any damage done to any works such as telephone cables, power mains, sewers, pipes, footpaths, road or other services or an adjacent property.

Issued By: Far North District Council



RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:
Murray McDonald



Decision Date:
Granted Date:
Issued Date:

5. May 2006

RMA Number RC-2060980-RMALUC
RFS Type Land Use
Legal Description LOT 1 DP 175964 PT LOT 1 DP 90671 SECS 108 109 SECS 1 2 SO 68203 BLK XV OMAPERE SD
Val.No.
Applicant NATIONAL TRADING COMPANY OF NEW ZEALAND LIMITED
Start Date 1 May 2006
Location , Marino Place, Kaikohe 0400
Hearing Date n/a
Activity (TDP/PDP) Section 19/discretionary
Outcome approved
No. of lots

Types of lots n/a
Zone (TDP/PDP) Commercial under PDP

Area of Site 0.1845m²
Proposal To construct a new supermarket.
Issues Traffic, parking, signage, verandah height

Contributions :

ROADING	RESERVES	SEWERAGE	STORM WATER	WATER	PARKING	COMMUNITY INFRASTRUCTURE

Property File	Utilities	Roading	Com Fac	Finance	Transit NZ	DoC	Projects
✓							
Monitoring	Env Health	Liq License	Legal	NZHPT	NRC	Building	Comm. Brd
✓							

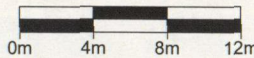
No Fee

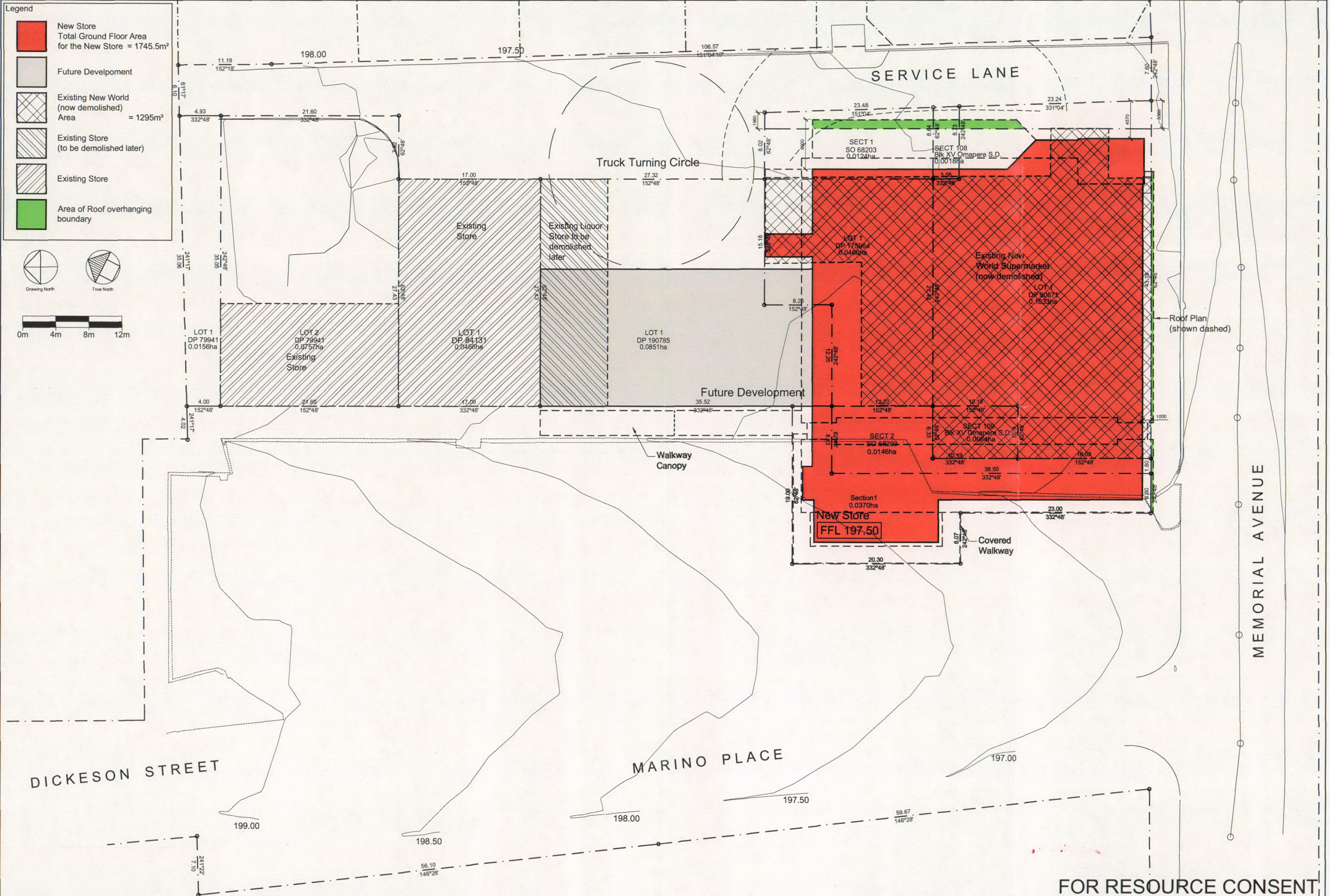
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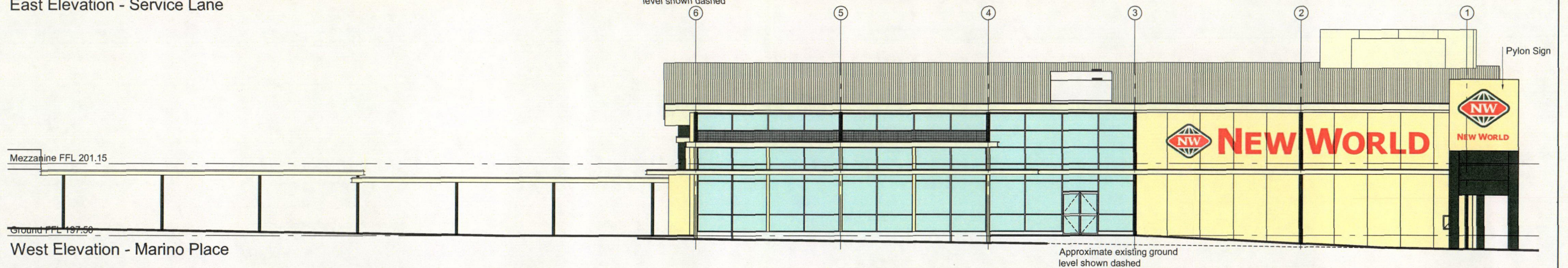
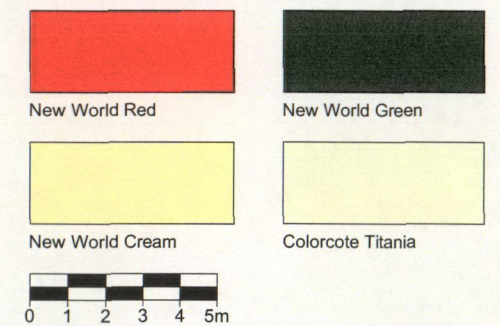
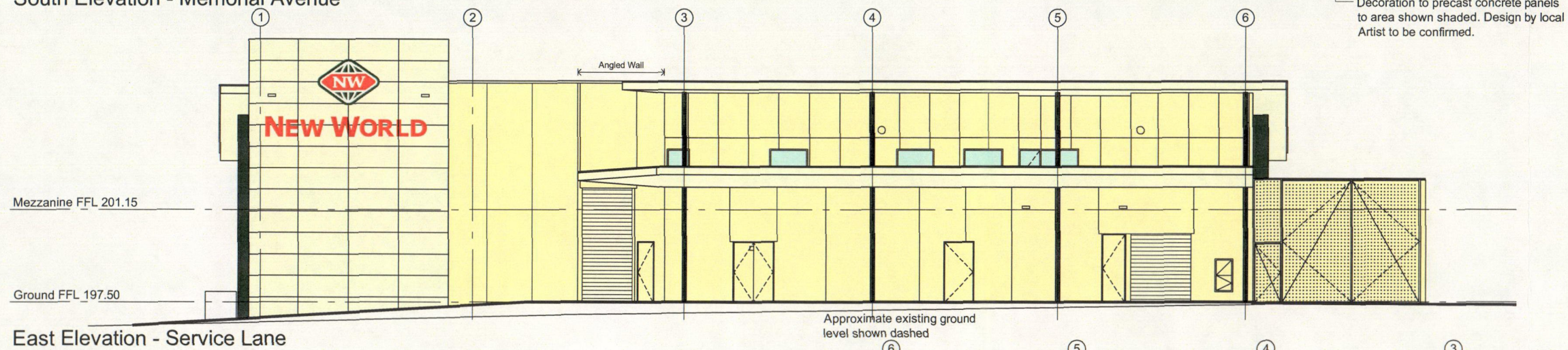
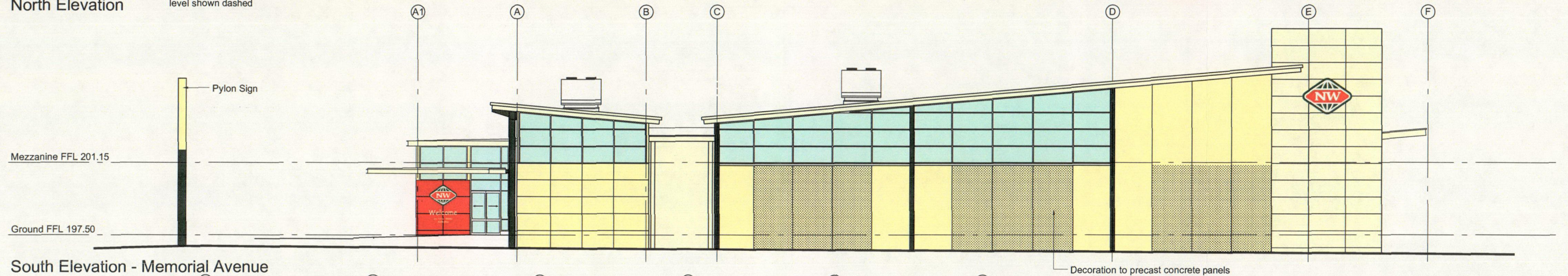
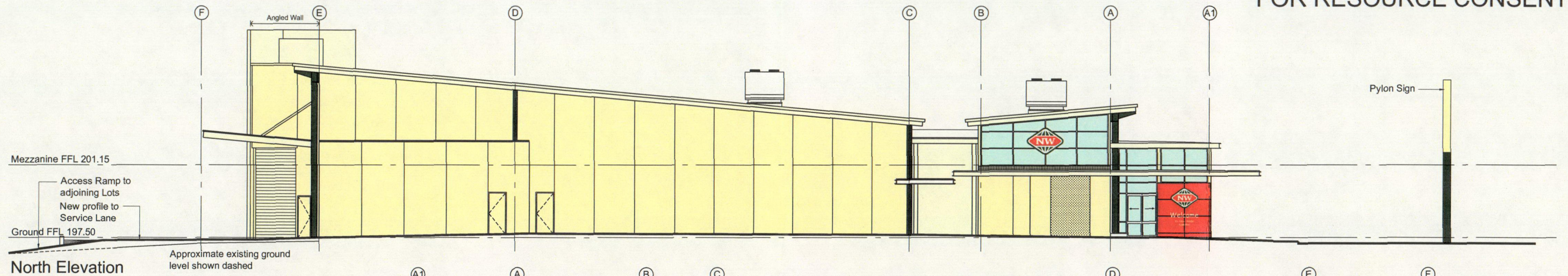
- New Store
Total Ground Floor Area for the New Store = 1745.5m²
- Future Development
- Existing New World (now demolished) Area = 1295m²
- Existing Store (to be demolished later)
- Existing Store
- Area of Roof overhanging boundary


Drawing North


True North

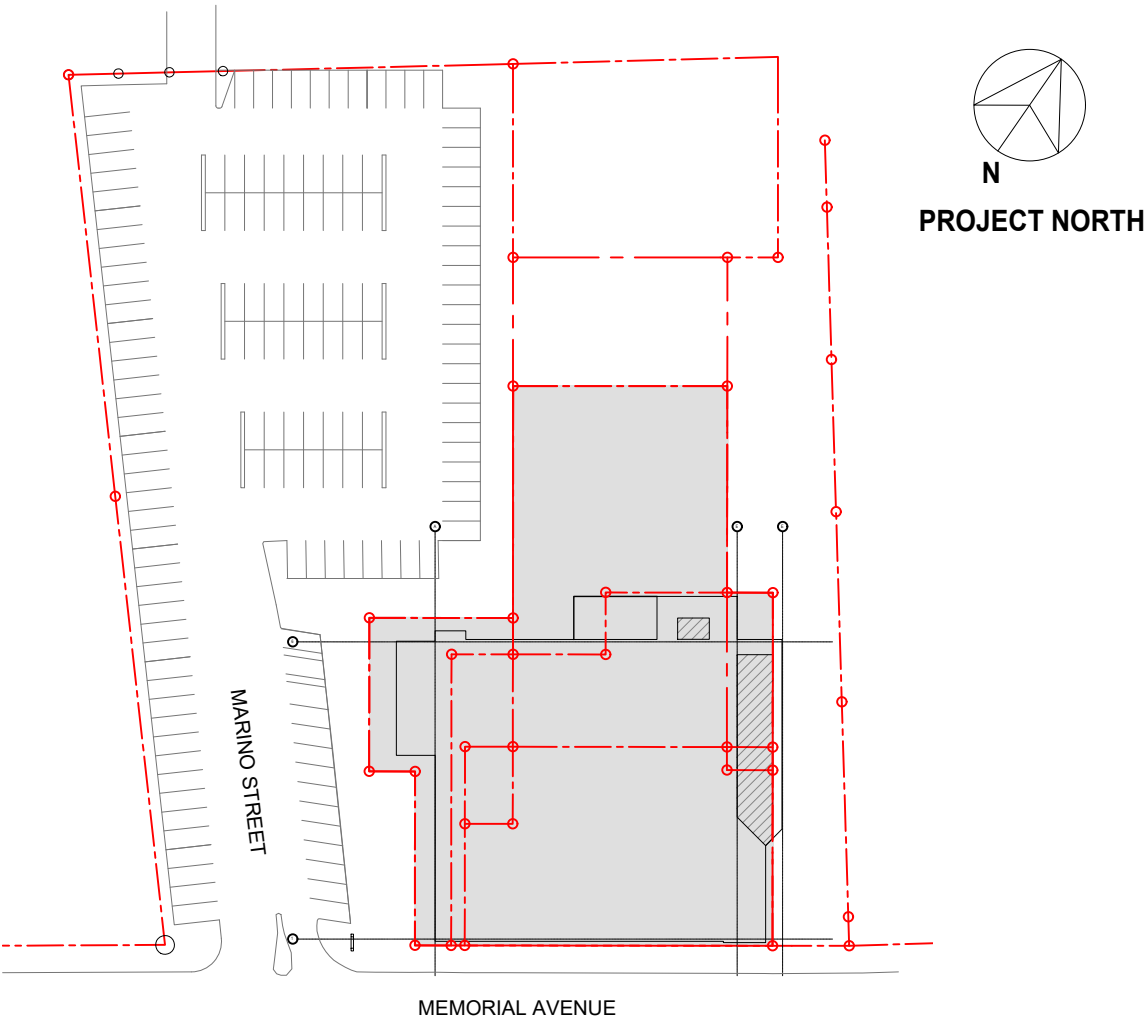








SITE LOCATION MAP
SCALE 1:500 @ A1



OVERALL SITE PLAN
SCALE 1:500 @ A1

LEGAL DESCRIPTION:

SECTION 1 AND SECTION 2 SURVEY OFFICE
PLAN 68203 AND SECTION 1 SURVEY
OFFICE PLAN 365982 AND SECTION 108-109
BLOCK XV OMAPERE SURVEY DISTRICT
AND LOT 1 DEPOSITED PLAN 90671 AND
LOT 1 DEPOSITED PLAN 175964 AND LOT 1
DEPOSITED PLAN 190785

Rev.	Date	Description	Iss.	Appr.
1	01/08/26	RESOURCE CONSENT ISSUE	MM	TBG

Keyplan

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File

Project
NEW WORLD KAIKOHE
8 MARINO PLACE
KAIKOHE
Project Number
230492

Status	RESOURCE CONSENT
Date Plotted	02.08.2026 at 20:24
Date Issued	01.08.2026
Scale	AS SHOWN @ A1



Drawing Title
ON LINE - LOCATION AND SITE PLAN

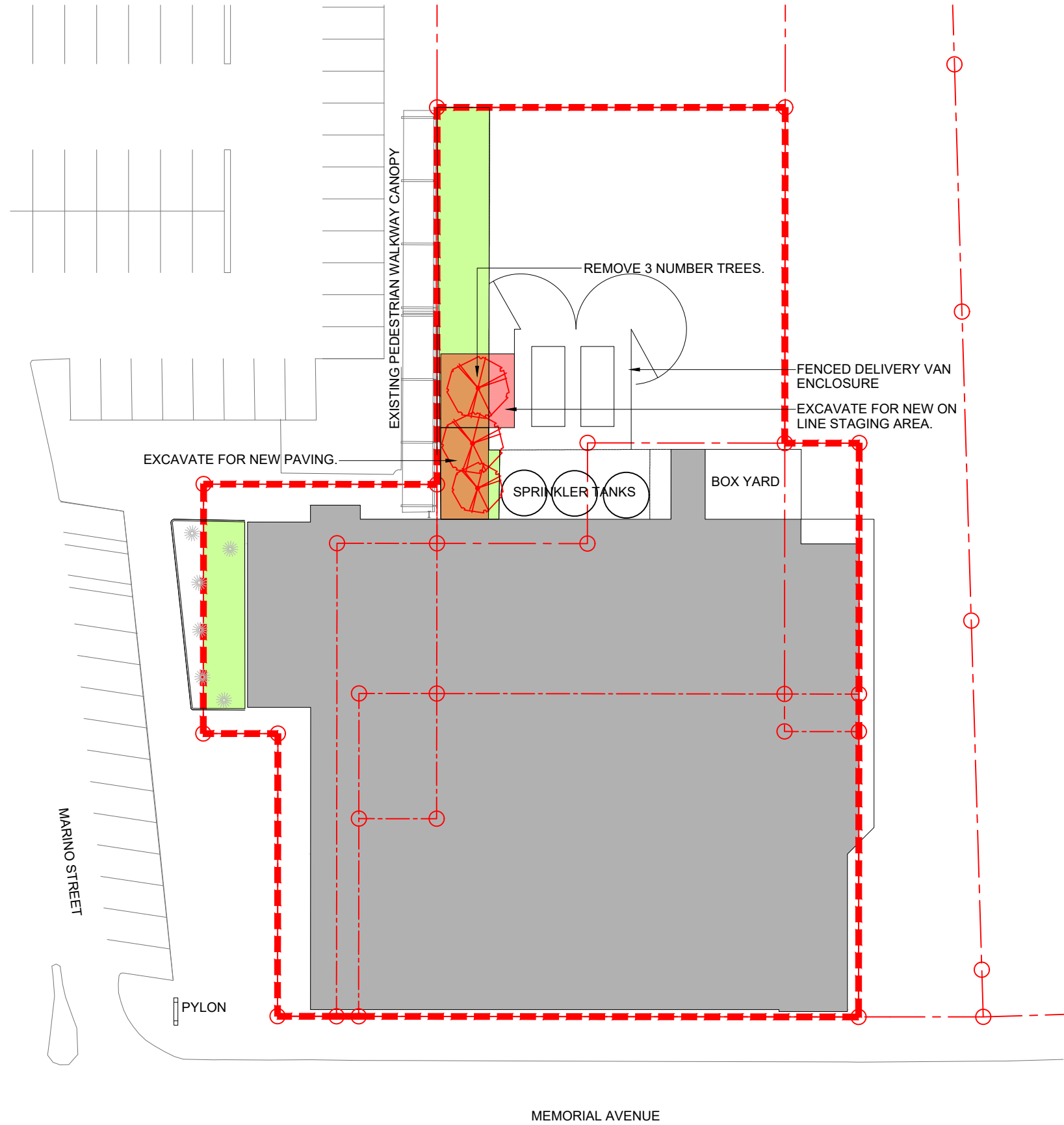
Drawing Number
RC-0001

Revision
1



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SITE AREA	3062m ²
SUPERMARKET AREA	
EXISTING GFA	1858m ²
PROPOSED GFA	36m ²
TOTAL	1894m ²

CAR PARKING

THE SUPERMARKET CONTAINS NO CAR PARKS, ALL CAR PARKS ARE ON ROAD RESERVE.

LANDSCAPING	
EXISTING AREA	162m ²
ONLINE ADDITION(Loss)	- 53m ²
TOTAL	109m ²

WALKWAY CANOPY	13m ²
----------------	------------------

- LEGEND
- AREA OF DEMOLITION / EARTHWORKS
- AREA OF LANDSCAPING

EARTHWORKS

ALLOW TO REMOVE 33m³ TO ONLINE STAGING AREA FOR NEW FOUNDATIONS, FLOOR SLAB AND PAVING.

TOTAL EARTHWORKS VOLUME 33m³

TOTAL EARTHWORKS AREA 65m²

LEGAL DESCRIPTION:

SECTION 1 AND SECTION 2 SURVEY OFFICE PLAN 68203 AND SECTION 1 SURVEY OFFICE PLAN 365982 AND SECTION 108-109 BLOCK XV OMAPERE SURVEY DISTRICT AND LOT 1 DEPOSITED PLAN 90671 AND LOT 1 DEPOSITED PLAN 175964 AND LOT 1 DEPOSITED PLAN 190785

OVERALL SITE PLAN
SCALE 1:200 @ A1

Rev.	Date	Description	Iss.	Appr.
1	01/08/26	RESOURCE CONSENT ISSUE	MM	TBG

Keyplan

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File

Project
NEW WORLD KAIKOHE
8 MARINO PLACE
KAIKOHE
Project Number
230492

Status	RESOURCE CONSENT
Date Plotted	30.08.2026 at 15:59
Date Issued	01.08.2026
Scale	1:200 @ A1

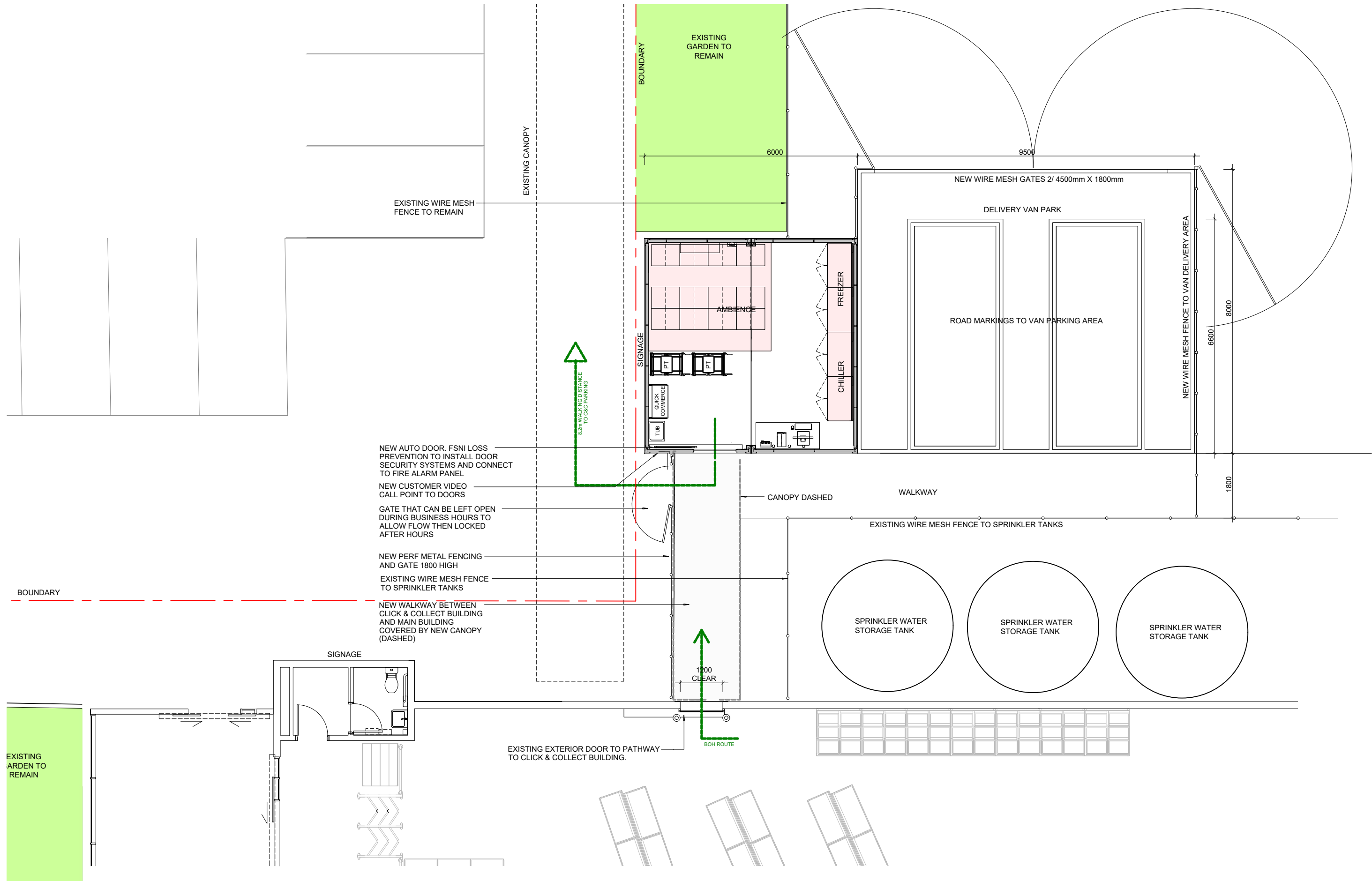


Drawing Title
ON LINE - SITE PLAN DEMOLITION
Drawing Number
RC-0002

Revision
1



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PROPOSED STAGING AREA PLAN
SCALE 1:50 @ A1

Rev.	Date	Description	Iss.	Appr.
1	01/08/26	RESOURCE CONSENT ISSUE	MM	TBG

Keyplan

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File

Project
NEW WORLD KAIKOHE
8 MARINO PLACE
KAIKOHE
Project Number
230492

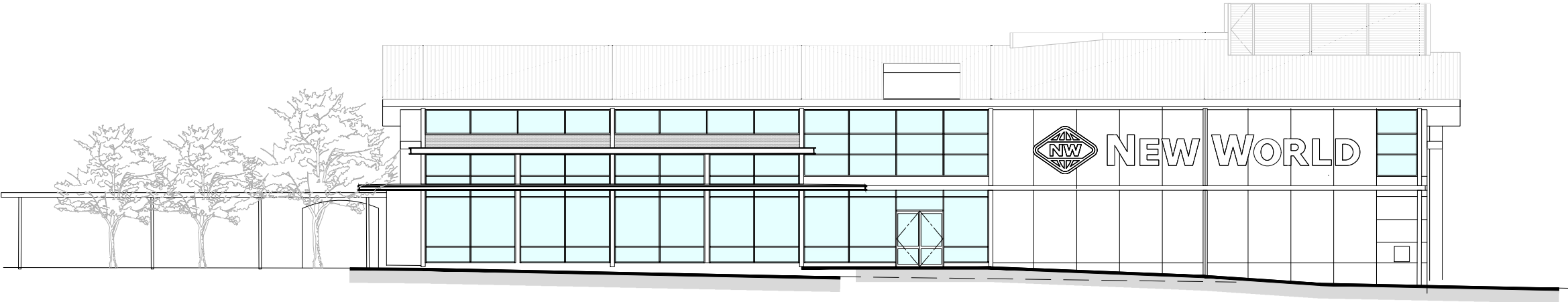
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Date Plotted	30.08.2026 at 17:24
Date Issued	01.08.2026
Scale	1:50 @ A1

Drawing Title
ON LINE - PROPOSED STAGING AREA PLAN
Drawing Number
RC-0003

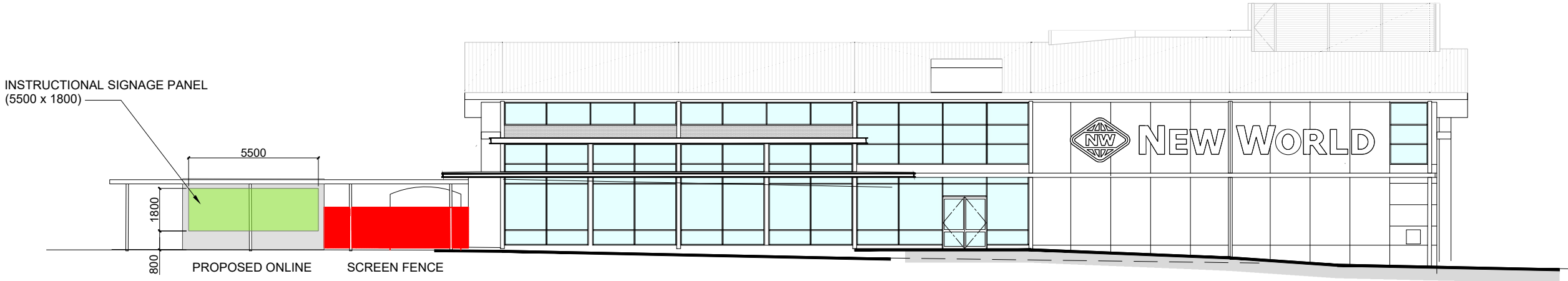
Revision
1



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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Rev.	Date	Description	Iss.	Appr.
1	01/08/26	RESOURCE CONSENT ISSUE	MM	TBG

Keyplan

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File

Project
NEW WORLD KAIKOHE
8 MARINO PLACE
KAIKOHE
Project Number
230492

Status
RESOURCE CONSENT

Date Plotted 02.08.2026 at 22:27

Date Issued 01.08.2026

Scale 1:100 @ A1



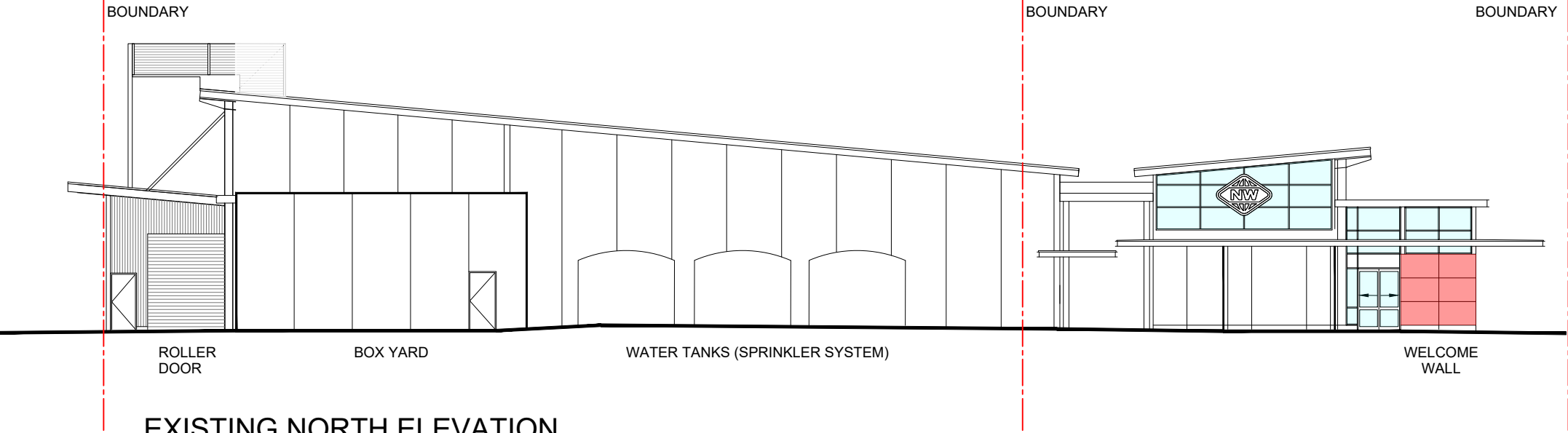
Drawing Title
ON LINE - FRONT ELEVATION

Drawing Number
RC-0004

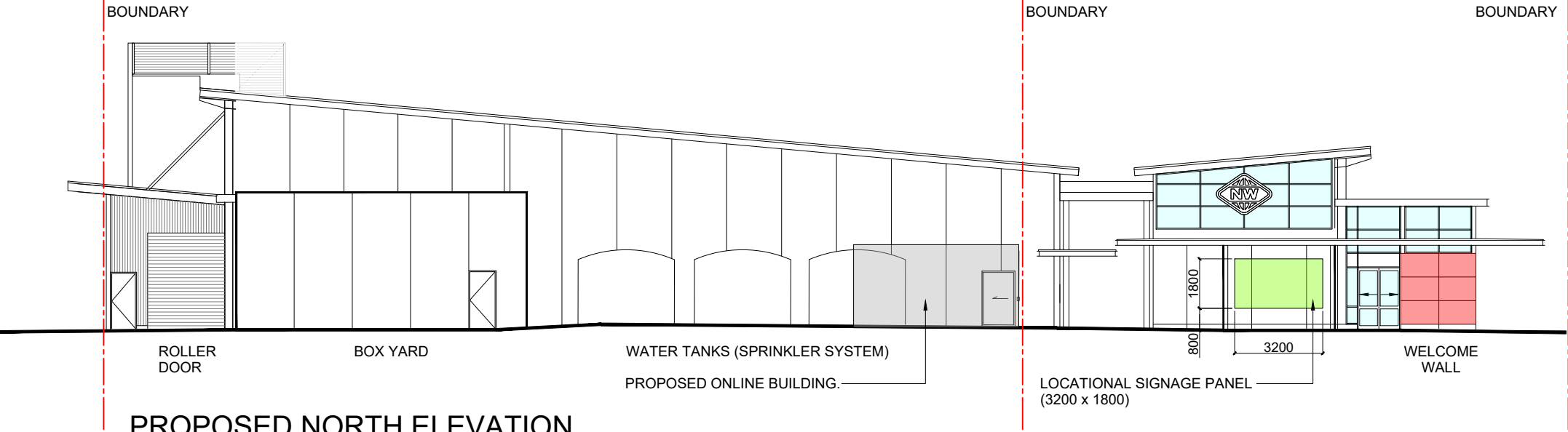
Revision
1



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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

Rev.	Date	Description	Iss.	Appr.
1	01/08/26	RESOURCE CONSENT ISSUE	MM	TBG

Keyplan

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File

Project
NEW WORLD KAIKOHE
8 MARINO PLACE
KAIKOHE
Project Number
230492

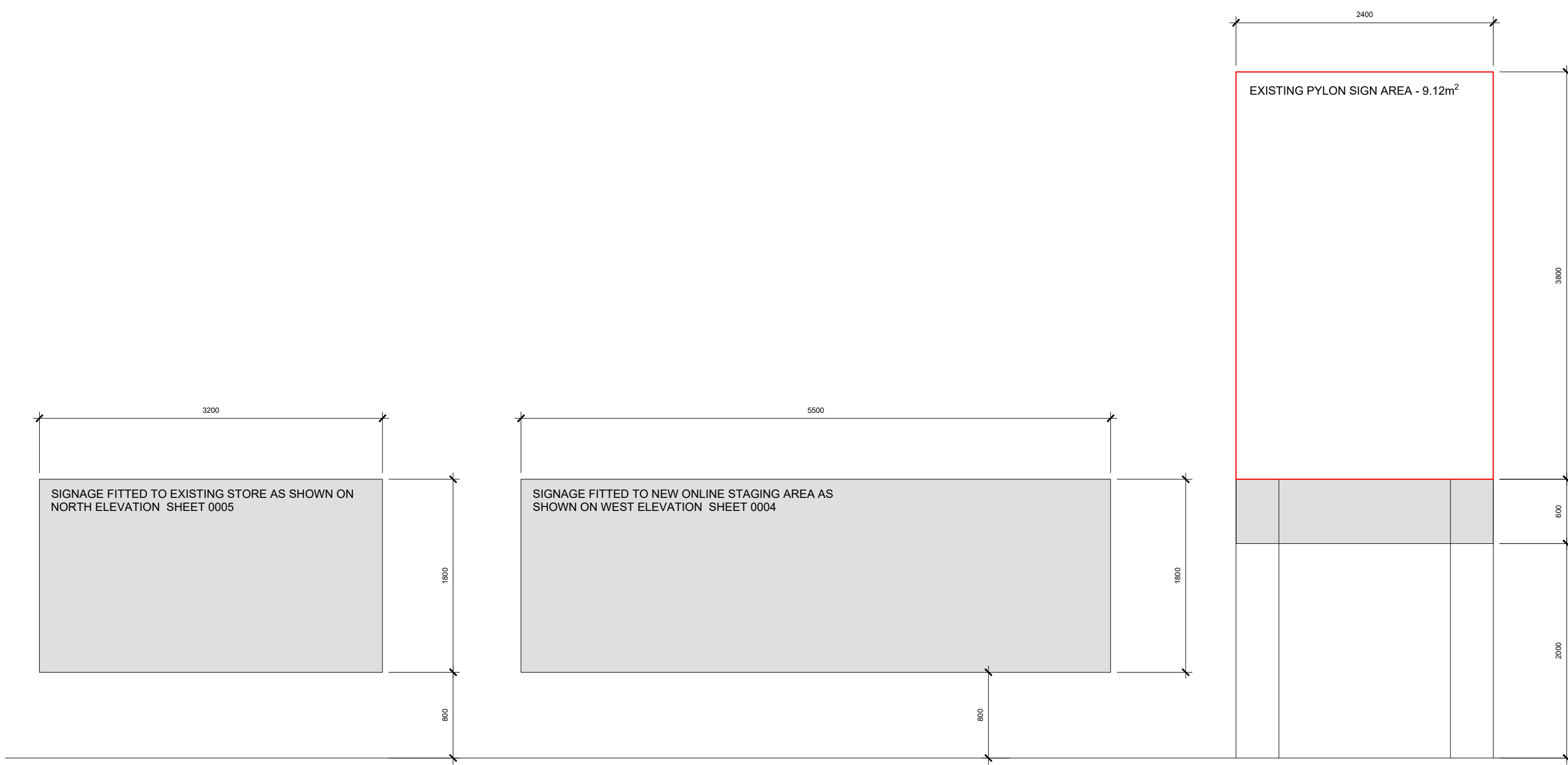
Status	RESOURCE CONSENT
Date Plotted	02/08/2026 at 22:34
Date Issued	01/08/2026
Scale	1:100 @ A1

Drawing Title
ON LINE - SIDE ELEVATION
Drawing Number
RC-0005

Revision
1



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LOCATIONAL SIGNAGE
SCALE 1:20 @ A1

INSTRUCTIONAL SIGNAGE
SCALE 1:20 @ A1

PYLON SIGNAGE
SCALE 1:20 @ A1

Rev.	Date	Description	Iss.	Appr.
1	01/08/26	RESOURCE CONSENT ISSUE	MM	TBG

Keyplan

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File

Project
NEW WORLD KAIKOHE
8 MARINO PLACE
KAIKOHE
Project Number
230492

Status	RESOURCE CONSENT
Date Plotted	30.08.2026 at 17:14
Date Issued	01.08.2026
Scale	1:100 @ A1



Drawing Title
ON LINE - SIGNAGE
Drawing Number
RC-0006

Revision
1



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Rules Assessment

Proposal: Building Additions and New Signage, New World Kaikohe

Address: 8 Marino Place, Kaikohe

District Plan: Operative Far North District Plan + Proposed Far North District Plan

Site Zoning	
Zone	Operative Plan: Commercial Proposed Plan: Mixed Use
Overlays/Controls	Operative Plan: Pedestrian Frontage Proposed Plan: Pedestrian Frontage
Designations	None

Operative Far North District Plan

Rule	Compliance	Non-Compliance
7 Urban Environment		
7.7 Commercial Zone		
7.7.5.1.1 BUILDING HEIGHT	Complies All structures are less than 12m in height	
7.7.5.1.2 SUNLIGHT	N/A Site does not have boundaries adjoining the Residential, Coastal Residential, Russell Township, Rural Living or Coastal Living zones	
7.7.5.1.3 VISUAL AMENITY AND ENVIRONMENTAL PROTECTION (b) At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped. (c) Any landscaping required by these rules shall remain on the site for the duration of the activity and be maintained, and, if such landscaping dies or becomes diseased or damaged, shall be replaced.	Complies (a) N/A all boundaries adjoin the commercial zone (b) Complies where the landscaping is being removed this will be occupied by the new building extension. (c) Complies: Whilst landscaping is being removed, this is minimal in extent and the existing site does not provide landscape along the full frontage adjoining the road boundary (which has been lawfully established under the approved consents)	
7.7.5.1.4 SETBACK FROM BOUNDARIES	Complies	

Rule	Compliance	Non-Compliance
	(a) Site is subject to pedestrian frontage overlay. Click and Collect building is built up to the road frontage and there is an existing verandah across the entirety of this frontage already. (b) N/A not located in Paihia (c) N/A not located in Area A5 on Map 91	
7.7.5.1.5 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES	N/A no residential activity proposed	
7.7.5.1.6 TRANSPORTATION	See assessment of Transport Rules below	
7.7.5.1.7 KEEPING OF ANIMALS	N/A no keeping of animals proposed	
7.7.5.1.8 NOISE	Will Comply with noise levels.	
7.7.5.1.10 ROOF PITCH	N/A not located in Area A5 on Map 91	
7.7.5.1.11 STORMWATER	N/A - no change to the existing stormwater servicing and infrastructure is proposed and the proposed building addition will not require new stormwater connections.	
7.7.5.1.12 HELICOPTER LANDING AREA	N/A No helicopter landing area proposed	
12 Natural and Physical Resources – N/A		
13 Subdivision– N/A		
14 Financial Contributions – N/A		
14 Transport		
15.1.6A.2.1 TRAFFIC INTENSITY	N/A	
Supermarket: 1 per 20m ²	Not establishing a new activity or changing the activity on site. Existing activity is lawfully established activity per 2060802-RMALUC.	
15.1.6B.1.1 ON-SITE CAR PARKING SPACES	N/A	
	Not establishing a new activity, changing the nature of the activity nor increasing a building to increase the number of persons provided for on the site. Existing lawfully established activity per 2060802-RMALUC.	

Rule	Compliance	Non-Compliance
15.1.6B.1.2 WILLIAMS ROAD ON-SITE CAR PARKING SPACES	N/A not on Williams Road	
15.1.6B.1.2 KERIKERI ROAD ON-SITE CAR PARKING SPACES	N/A not on Kerikeri Road	
15.1.6B.1.4 ACCESSIBLE CAR PARKING SPACES	N/A No onsite parking is being provided. Existing lawfully established activity per 2060802-RMALUC.	
15.1.6B.1.5 CAR PARKING SPACE STANDARDS	N/A No onsite parking is being provided. Existing lawfully established activity per 2060802-RMALUC.	
15.1.6B.1.6 LOADING SPACES	Complies (a) 2 loading spaces are available (b) loading spaces are designed to accommodate the largest size of truck expected to use them (c) loading areas are formed, all-weather surface and will be marked out and maintained and will be kept free and available for the uses intended.	
15.1.6C.1 ACCESS	N/A no changes to access proposed	
Signs and Lighting		
16.1.1 LIGHT SPILL & GLARE	Complies (a) N/A not adjacent to site zoned Residential, Coastal Residential, Rural Living, Russell Township, South Kerikeri Inlet or Coastal Living zones (b) Complies: All lighting will comply with the permitted standards and it will be directed away from the road. (c) N/A not on State Highway	
16.6.1.2 GENERAL REQUIREMENTS FOR ALL SIGNS	Complies (a) Complies: No sign over 4m/ no sign attached to a building higher than the building is proposed under this application.	Does not Comply (b) Signs cannot comply with max sign area per site per Rule 16.6.1.3 (below) Restricted Discretionary

Rule	Compliance	Non-Compliance
	(c) N/A: no double-sided signs proposed (d) Complies: No sign will have reflective material or flashing/revolving or animated lights (e) N/A: No free-standing signs proposed. (f) Complies: No change to existing environment with respect to sightlines, visibility of traffic signal or signal or and proposed signs will not be confused with a traffic signs or signals.	
16.6.1.3 MAXIMUM SIGN AREA PER SITE Commercial Zone: For each road frontage: - Less than 24m: 6m²; - Greater than 24m: 0.25m² for every 1m of road frontage, up to 12m².		Does not Comply Site already lawfully exceeds the maximum area per 2060802-RMALUC. Any additional sign will require consent Proposal will add new signs on the Marino Place Frontage equating to an additional 15.66m² of signage. Restricted Discretionary
16.6.2.1 SIGNS	Complies Signs are not illuminated, animated or project out 1.5 from the face of the building	
16.6.2.2 SIGNS ON/AND ADJACENT TO STATE HIGHWAYS	N/A Signs are not on a State Highway	
16.6.2.3 CONSOLIDATED SIGNS	N/A not a consolidated sign	

Proposed Far North District Plan

Rule	Compliance	Non-Compliance
Mixed Use Zone		
MUZ-R1 - New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures	Complies PER 1: The new building extension will accommodate a permitted activity (MUZ-R10 supermarkets)	PER 2: Does not comply with MUZ-S9 (see below) Restricted discretionary

Rule	Compliance	Non-Compliance
	PER 3: N/A proposal is increasing building footprint PER-4: N/A not in airport protection surface PER-5: N/A is not associated with electric vehicle charging stations	
MUZ-R10 - Supermarkets	Complies PER-1 the proposed extension to the existing supermarket is 36m² and therefore the extension does not exceed the GFA threshold of 450m². <i>Note: the existing building/ activity is permitted under 2060802-RMALUC.</i>	
MUZ Standards		
MUZ-S1 Maximum height	Complies Proposal is less than 12m in height The proposed fencing is not located along a side or rear boundary adjoining a site zoned General Residential, Rural Residential, Rural Lifestyle, Maori Purpose – Urban, Open Space, Natural Open Space, or Sport and Active Recreation.	
MUZ-S2 Height in relation to boundary	N/A Does not adjoin a site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Active Recreation.	
MUZ-S3 Setback (excluding from MHWS or wetland, lake and river margins)	N/A The site does not have boundaries with General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or a Sport and Active	

Rule	Compliance	Non-Compliance
	Recreation or any KHR designation boundary and is not within the Opua Marine Business Park.	
MUZ-S4 Pedestrian frontages For sites with pedestrian frontages: - At least 65% of the building frontage at ground floor must be clear glazing; and - The principal public entrance to the building must be located on the road boundary.	Complies: Complies: No change to the existing glazing on the existing supermarket façade is proposed (which is currently 106m²). Complies: No change to the existing principal public entrance to the supermarket is proposed as part of this application, as the proposed works is limited to a building extension to accommodate the click and collect staging area.	
MUZ-S5 Verandahs	Complies Proposal is within the pedestrian frontage area and the proposed click and collect staging area is located along the western boundary (adjacent the legal road, which is separated by a fence) and provides. No change to the existing pedestrian walkway canopy along the western boundary is proposed as part of this application.	
MUZ-S6 Outdoor storage	N/A no outdoor storage proposed or required.	
MUZ-S7 Landscaping and screening on a road boundary.	Complies A small area of landscaping is proposed to be removed (53m²) however, over 50% of the existing landscaping will be retained along the western / road boundary. No change to the front yard boundary treatment on Memorial	

Rule	Compliance	Non-Compliance
	Place is proposed as all works are will occur at the rear of the site. 2. N/A no new landscaping is proposed.	
MUZ-S8 Landscaping for sites that adjoin any sites other than mixed use or light or heavy industrial zone	N/A Application site adjoins only the mixed-use zone	
MUZ-S9 Coverage	Complies 2. N/A Reticulated system available and no change to the existing stormwater arrangements for the site.	Does not comply 1. Total site area is 3,062m ² . Existing landscaping equates to 162m ² . Proposal seeks to remove 53m ² to accommodate the new extension. This leaves 109m ² of landscaping/ permeable surfaces on completion which is 3.5% of the site area and does not meet the 10% threshold. Restricted Discretionary
MUZ-S10 Colours and materials	N/A Not within the Opuia Marine Business Park	
MUZ-S11 Landscaping, revegetation and fencing	N/A Not within the Opuia Marine Business Park	
MUZ-S12 Site amenity and design	N/A Not within the Opuia Marine Business Park	
Infrastructure Chapter – N/A		
Renewable Electricity Generation Chapter – N/A		
Transport		
TRAN-R1 Parking	Complies PER-1 Loading spaces are located on site and are not over footpaths, access or manoeuvring areas. NOTE: Exiting use of the site is approved for no parking spaces on site per 2060802-RMALUC. No changes to this arrangement proposed. PER-2 N/A no stacked carparking proposed	

Rule	Compliance	Non-Compliance
	PER-3 Loading spaces are delineated. PER-4 All loading spaces comply with: TRAN-S1 Requirements for parking (See assessment of TRAN-S1 below)	
TRAN-R2 New or altered vehicle crossings and access, including private accessways (excluding access from a State Highway or Limited Access Road)	N/A No alterations to vehicle crossings	
TRAN-R3 Design and location of pedestrian access for allotments where vehicle access is not provided	N/A No alterations to vehicle crossings	
TRAN-R4 Vehicle crossings near railway level crossing	N/A No vehicle crossings near railway level crossing	
TRAN-R5 New buildings, structures and relocated buildings and trees near railway level crossings	N/A No railway level crossings nearby	
TRAN-R6 Maintenance of existing transport infrastructure and existing vehicle crossings within the existing road corridor	N/A does not form part of the proposal	
TRAN-R7 Upgrading of existing transport infrastructure within the existing road corridor	N/A does not form part of the proposal	
TRAN-R8 Electric vehicle charging stations	N/A No electric vehicle charging stations proposed	
TRAN-R9 Trip generation NOTES: Where there is an existing activity and an extension or alteration to that activity is proposed, the thresholds in TRAN-Table 12 should be applied to the GFA of the extension	Complies PER 1: the proposed extension has a GFA of 36m² which is less than the 225m² GFA threshold trigger in Table 12. As such, no change to trip generation is anticipated. <i>Note: the activity lawfully exceeds trip generation thresholds in accordance with 2060802-RMALUC.</i> PER 2: N/A not a subdivision	
TRAN-R10 Maintenance or upgrading of the Pou Herenga Tai Twin Coast Cycle Trail	N/A does not form part of the proposal	
TRAN-R11 New sections of the Pou Herenga Tai Twin Coast Cycle Trail	N/A does not form part of the proposal	
TRAN-R12 New roads including within unformed paper roads	N/A does not form part of the proposal	

Rule	Compliance	Non-Compliance
TRAN-R13 New or altered vehicle crossings accessed from a State Highway or a Limited Access Road	N/A does not form part of the proposal	
Transport Standards		
TRAN-S1 Requirements for parking	Complies 1. N/A No change is proposed to the existing on-site bicycle parks. (see assessment of Transport Tables below). 2. N/A No change is proposed to the parking arrangement established under 2060802-RMALUC. 3. Complies: two loading areas are proposed in accordance with TRAN Table 4 (see assessment of Transport Tables below). 4. N/A No change is proposed to the existing end of trip facilities required as GFA less than 2,500m² 5. Complies: the rear of the site as ample room for truck manoeuvring on site to be achieved in accordance with TRAN-Table 6. 6. N/A: Activity is represented in TRAN-Table 1 7. N/A: no additional onsite short stay bicycle parking spaces are required under TRAN-Table 1. 8. N/A: no additional onsite long stay bicycle parking spaces are required under TRAN-Table 1.	
TRAN-S2 Requirements for vehicle crossings	N/A no new vehicle crossing proposed	
TRAN-S3 Requirements for passing bays	N/A no private access proposed	

Rule	Compliance	Non-Compliance
TRAN-S4 Requirements for road design	N/A no new road proposed	
TRAN-S5 Railway level crossing sight triangles	N/A not located near a railway crossing	
Transport Tables		
TRAN-Table 1 - Minimum number of bicycle parking spaces Supermarket: 1 long stay per 15 employees, plus 1 short stay per 350m ² GFA	N/A – no change to the existing staff / employee ratio is proposed and no change to existing bike parking is proposed.	
TRAN-Table 2 - Minimum number of accessible car parking spaces Rule utilises 'theoretical parking demand' to calculate requirements: 21 – 50 parks require 2 accessible parks + 1 accessible park for every additional 50 parks	N/A - Per Table 3 below, the proposal triggers an increase of one car park per theoretical parking demand. This increase does not trigger a requirement under Table 2 as less than 50 additional theoretical car parks are triggered by GFA increase.	
TRAN-Table 3 - Theoretical parking demand factors Supermarket: 1 per 25m ² GFA	Complies Increase the GFA by 36m ² so one additional car parking space is theoretically required to meet theoretical parking demand. No change proposed to the existing parking arrangement under 2060802-RMALUC.	
TRAN-Table 4 - Minimum on-site loading bay requirements Commercial service activities: Greater than 500m ² and up to 5,000m ² require 2 loading spaces	Complies Total GFA (including proposal area) is 1894m ² and proposal includes 2 loading spaces.	
TRAN-Table 5 - End of trip facility requirements Commercial service activities: Greater than 500m ² and up to 2,500m ² require 1 shower and changing area with space for storage of clothing	Complies Supermarket has 1 existing shower and changing area. Total GFA under the proposal is 1894m ² . Existing arrangement complies and no change to this proposed.	
TRAN-Table 6 - Parking and manoeuvring dimensions	Complies There is sufficient area in the rear of the site for truck manoeuvring and parking on site in accordance with Table 6.	

Rule	Compliance	Non-Compliance
TRAN-Table 7 - Maximum number of vehicle crossings per frontage as shown on the Transport Network Hierarchy layer	N/A no change to vehicle crossing proposed.	
TRAN-Table 8 - Minimum distance of vehicle crossings from intersections as shown on the Transport Network Hierarchy layer	N/A no change to vehicle crossing proposed.	
TRAN-Table 9 - Minimum sight distances for vehicle crossings as shown on the Transport Network Hierarchy layer	N/A no change to vehicle crossing proposed.	
TRAN-Table 10 - Requirements for private accessways	N/A no private accessway proposed.	
TRAN-Table 11 - Sealing requirements for vehicle crossings and private accessways	N/A no new vehicle crossing or private accessway proposed.	
TRAN-Table 12 - Trip generation Supermarket - 225m ² GFA	Complies: the proposed extension has a GFA of 36m ² which is less than the 225m ² GFA threshold trigger in Table 12. As such no change to trip generation is anticipated. <i>Note: the activity lawfully exceeds trip generation thresholds in accordance with 2060802-RMALUC.</i>	
TRAN-Table 13 - Road formation criteria	N/A no new roads proposed	
TRAN-Table 14 - Minimum Intersection Spacing	N/A no new roads proposed	
Natural Hazards Chapter– N/A		
Hazardous Substances Chapter – N/A		
Contaminated Land Chapter – N/A		
Heritage Area Overlay Chapter – N/A		
Historic Heritage Chapter – N/A		
Notable Trees Chapter – N/A		
Sites and Area of Significance to Māori Chapter – N/A		
Ecosystems and Indigenous Biodiversity Chapter – N/A		
Natural Character Chapter – N/A		
Natural Features and Landscapes Chapter – N/A		
Public Access Chapter – N/A		
Subdivision Chapter – N/A		
Activities on the Surface of Water Chapter – N/A		
Coastal Environment Chapter – N/A		
Earthworks Chapter		

Rule	Compliance	Non-Compliance
EW-R1 Earthworks		Does not comply PER 1 Proposed earthwork will not comply with EW-S6 (see below) Restricted Discretionary
EW-R2 Earthworks within the National Grid Yard and within 10m of Top Energy Transmission Lines (110kV and 66kV)	N/A not within the National Grid Yard or 10m of Top Energy Transmission Line	
EW-R3 Earthworks within 10m of Critical Electricity Lines (excluding Top Energy 110Kv and 66kV Transmission Lines)	N/A not within 10m of CEL	
EW-R4 Earthworks Affecting a mapped Land Drainage Area of Benefit	N/A not within a mapped Land Drainage Area of Benefit	
Earthworks Standards		
EW-S1 Maximum earthworks thresholds Mixed Use: 200m ³ and 2,500m ²	Complies Proposal anticipates 33m ³ of earthworks over an area of 65m ² . Earthworks will be well below max thresholds	
EW-S2 Maximum depth Cut/fill 1.5 each	Complies Site is relatively flat and no cuts or fills over 1.5m will be required.	
EW-S3 Accidental discovery protocol	Will Comply	
EW-S4 Site reinstatement	Will Comply earthworks are required to form area for foundations and paving so will be covered.	
EW-S5 Erosion and sediment control	Will Comply	
EW-S6 Setback		Does not Comply As the proposed extension is required to be built up to the road frontage, earthworks to form the foundation will be required within the 3m setback of the boundary.
EW-S7 Land stability	Will Comply – site is flat and earthworks will not result in instability beyond the boundary.	
EW-S8 Nature of filling material	Will Comply	
EW-S9 Flood and coastal hazards	N/A no coastal or flood hazards identified on the site	
Light Chapter		

Rule	Compliance	Non-Compliance
LIGHT-R1 Emission of artificial light	Complies PER 1: only light proposed is above the door, will comply with complies with AS/NZS 4282:2019 - Control of the Obtrusive Effects of Outdoor Lighting PER 2: complies with LIGHT-S1 (see below)	
Light Standards		
LIGHT-S1 Maximum level of light spill	Complies Lighting will not exceed 20 lux when measured in a receiving site	
Mineral Extraction Chapter N/A		
Noise Chapter		
NOISE-R1 Emission of noise (not otherwise provided for in this chapter)	Complies Proposal will comply with NOISE-S1 (see below)	
NOISE-R2 New buildings, alterations and/or additions to an existing building for a noise sensitive activity	N/A Not for a noise sensitive activity	
NOISE-R3 Noise from temporary activity	N/A Not for a temporary activity	
NOISE-R4 Construction noise The noise from construction activities undertaken on a site complies with the guidelines and recommendations of the New Zealand Standard NZS 6803:1999: Acoustics Construction Noise.	Will Comply The noise from construction activities will comply New Zealand Standard NZS 6803:1999: Acoustics Construction Noise.	
NOISE-R5 Noise from temporary military training activity	N/A Not for a temporary military training activity	
NOISE-R6 Noise from a temporary military training activity involving weapons firing and/or the use of explosives	N/A Not for a temporary military training activity	
NOISE-R7 Helicopter landing areas	N/A Not for a helicopter landing area	
NOISE-R8 Audible bird scaring devices	N/A Not for audible bird scaring devices	
NOISE-R9 Noise from frost fans and horticultural wind machines	N/A Not for frost fans and horticultural wind machines	
NOISE-R10 Mineral extraction activity	N/A Not for a mineral extraction activity	
Noise Standards		

Rule	Compliance	Non-Compliance
NOISE-S1 General noise rules applying to noise emitted from all zones and overlays (unless provided for by a specific standard elsewhere) Receiving zone: Mixed Use Zone Noise shall not exceed the following rating noise levels at any point with the receiving property boundary: Sunday to Thursday 7.00am to 10.00pm (daytime): 60 dB L_{Aeq} 10.00pm to 7.00am (night-time): 55 dB L_{Aeq} and 80 dB L_{AFmax} Friday and Saturday 7.00am to midnight (daytime): 60 dB L_{Aeq} - midnight to 7.00am: - 55 dB L_{Aeq} and 80 dB L_{AFmax}	Will Comply proposal does not seek to change the activity on site. No change to existing noise levels.	
Signs Chapter		
SIGN-R1 Official signs	N/A proposed signage is not an official sign	
SIGN-R2 Community signs	N/A proposed signage is not a community sign	
SIGN-R3 Temporary signs	N/A proposed signage is not a temporary sign	
SIGN-R4 Real estate and development signs	N/A proposed signage is not a real estate sign	
SIGN-R5 Freestanding signs	N/A no free-standing signs proposed	
SIGN-R6 Double-sided and V-shaped signs	N/A no Double-sided and V-shaped signs proposed	
SIGN-R7 Signs on or attached to a building, window, fence or wall (excluding a scheduled heritage resource)	Complies PER-1 Complies the proposed signs will not protrude over the highest point of the building PER-3 Complies the proposed signs will be advertising for New World which is an activity lawfully undertaken on the site (not a third party)	Does not comply PER-2 Complies the proposed signs cannot comply with SIGN-S1, SIGN-S3 and SIGN-S4 (see assessment against standards below). Restricted Discretionary
SIGN-R8 Signs located within any overlay other than a Natural Hazard Overlay	N/A proposed signage is not located within an overlay	

Rule	Compliance	Non-Compliance
SIGN-R9 Signs on or attached to a scheduled heritage resource	N/A proposed signage is not attached to the heritage resource	
SIGN-R10 Signs in the Kororāreka Russell zone - Part A-D and Kerikeri Heritage Areas - Part A	N/A proposal not within this area	
SIGN-R11 Digital signs	N/A no digital signs are proposed under this application.	
SIGN-R12 Freestanding signs in Orongo Bay zone	N/A proposal not within this area	
SIGN-R13 Signs in Carrington Estate zone	N/A proposal not within this area	
SIGN-R14 Signs in Quail Ridge zone	N/A proposal not within this area	
SIGN-R15 Signs in Waitangi Estate zone	N/A proposal not within this area	
SIGNS Standards		
SIGN-S1 Maximum sign area per site Mixed Use Zone: maximum total sign area for frontage greater than 24m is 0.25m ² for every 1m of road frontage, up to a maximum area of 12m ²		Does not Comply The existing signage on site that has been consented under 2060802-RMALUC exceeds the permitted maximum signage area. In this case, the proposal will add new signage on Merino Frontage equating to an additional 15.66m ² and new signage on the Memorial Avenue frontage (on existing pylon) equating to 1.44m ² of signage. Restricted Discretionary
SIGN-S2 Maximum height of signage Mixed Use zone: freestanding signs cannot exceed 6m from ground	N/A no free-standing signs proposed	
SIGN-S3 Maximum number of signs		Does not Comply The proposal adds 2 more signs to the site so there will be more than 5 signs on the site. Restricted Discretionary
SIGN-S4 Traffic safety	Complies 1. N/A site is not on a state highway	Does not Comply The proposed signage will be adjacent to parcel of

Rule	Compliance	Non-Compliance
	2. Complies Signage will be adjacent to parcel of land identified as a 'road' (utilised as a carpark) but will be attached to a building/ fence so will not obstruct and lines of sight, traffic signage or use any reflective material that may impair road users vision.	land identified as a 'road' (utilised as a carpark) 3. Will comply 4. SIGN Table 2 requires a signs within 10m of a road to have a separation distance of 60m from other signs along the same road. The proposed signs will be within 60m of other signage along the road frontage so cannot comply. Restricted Discretionary
SIGN-S5 Sign design and content	Complies Proposed signs do not contain explicit words or images and are not animated/ reflective or illuminated by flashing lights	
SIGN-S6 Sign setback and design	N/A proposal is not located in Carrington Estate zone.	
Genetically Modified Organisms Chapter N/A		
Temporary Activities Chapter N/A		
Treaty settlement land overlay Chapter N/A		