

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with? _____

2. Type of Consent being applied for

Change of conditions (s.127)

3. Consultation:

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

4. Applicant Details:

Name/s:

Email:

Phone number:

 Work

 Home

Postal address:

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

Postcode

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Melissa McGrath

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.

6. 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:

7. Application Site Details

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

Name/s:

The National Trading Company of New Zealand Limited - NW Keri Keri

Site Address/
Location:

Legal Description:

Lot 1 Deposited Plan 155316

Val Number:

215/11801

Certificate of title:

Attached as Appendix 1 - Record of Title

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

Site visit requirements:

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

Is there a dog on the property? Yes No

7. Application Site Details (continued)

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.

Contact agent () to arrange a site visit.

8. Detailed description of the proposal:

This application relates to the following resource consent: RC 2031000 & RC2040335

Specific conditions to which this application relates:

Change of Conditions to amend conditions of Land Use Consent RC 2031000 & RC2040335.

Describe the proposed changes:

Enable alternations to the external design and façade treatment of the New World Supermarket.

9. Would you like to request Public Notification?

Yes No

10. 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)

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application Yes

12. Draft Conditions:

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

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

13. 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) 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 14-Jan-2026

MANDATORY

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

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.

Declaration

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

Name: (please write in full)

Melissa McGrath

Signature:

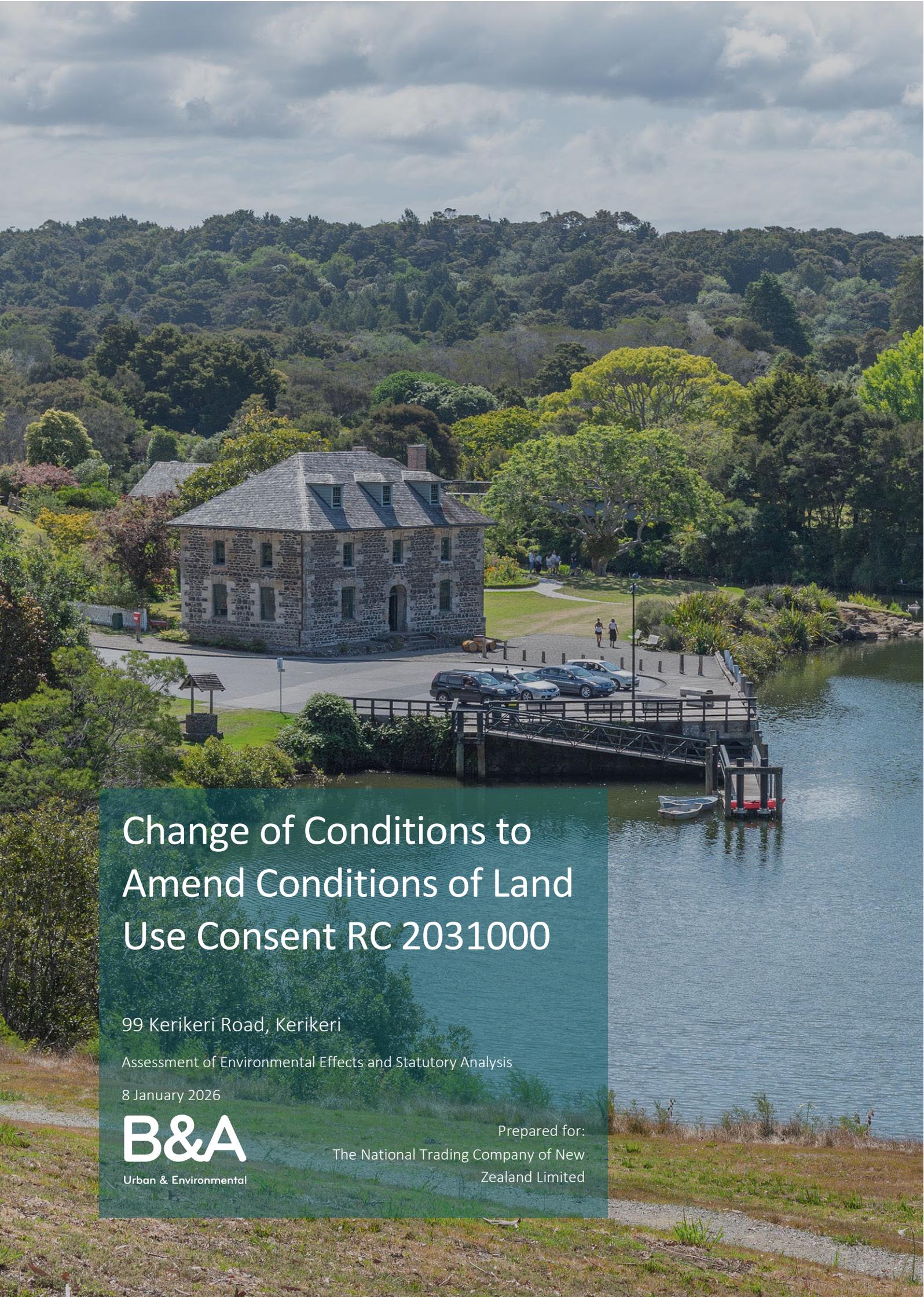
Date 13-Jan-2026

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- Details of your consultation with Iwi and hapū
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.



Change of Conditions to Amend Conditions of Land Use Consent RC 2031000

99 Kerikeri Road, Kerikeri

Assessment of Environmental Effects and Statutory Analysis

8 January 2026

B&A

Urban & Environmental

Prepared for:

The National Trading Company of New
Zealand Limited

B&A Reference:

26610

Status:

Final Revision 1

Date:

8 January 2026

Prepared by:



Melissa McGrath

Senior Associate, Barker & Associates Limited

Reviewed by:



David Badham

Northland Manager and Partner, Barker & Associates Limited

Contents

1.0	Applicant and Property Details	6
2.0	Introduction	7
2.1	Background	7
3.0	Site Context	7
3.1	Site Description	7
3.2	Surrounding Locality	8
4.0	Proposal	8
5.0	Reasons for Consent	9
5.1	NES National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	9
5.2	Activity Status	10
6.0	Public Notification Assessment (Sections 95A, 95C and 95D)	10
6.1	Assessment of Steps 1 to 4 (Sections 95A)	10
6.2	Section 95D Statutory Matters	11
6.3	Land Excluded from the Assessment	12
6.4	Assessment of Effects on the Wider Environment	12
6.5	Summary of Effects	13
6.6	Public Notification Conclusion	13
7.0	Limited Notification Assessment (Sections 95B, 95E to 95G)	14
7.1	Assessment of Steps 1 to 4 (Sections 95B)	14
7.2	Section 95E Statutory Matters	15
7.3	Assessment of Effects on Persons	15
7.4	Limited Notification Conclusion	15
8.0	Consideration of Applications (Section 104)	16
8.1	Statutory Matters	16
8.2	Weighting of Proposed District Plan	16
9.0	Effects on the Environment (Section 104(1)(A))	16
10.0	District Plan and Statutory Documents (Section 104(1)(B))	17
10.1	Objectives and Policies of the Operative District Plan	17
10.2	Objectives and Policies of the Far North Proposed District Plan	17
10.3	Summary	19
11.0	Part 2 Matters	19
12.0	Other Matters (Section 104(1)(C))	19
12.1	Record of Title Interests	19
13.0	Section 104(6A) Significant Non-compliances	20
14.0	Section 106A Natural Hazards	20
15.0	Conclusion	20

Appendices

Appendix 1	Record of Title
Appendix 2	Architectural Plans
Appendix 3	Land Use Consent RC2040335 Decision
Appendix 4	Land Use Consent RC203100 Decision
Appendix 5	Rules Assessment

1.0 Applicant and Property Details

To:	Far North District Council
Site Address:	99 & 103 Kerikeri Road, Kerikeri
Applicant Name:	The National Trading Company of New Zealand
Address for Service:	Barker & Associates Ltd PO Box 1986, Shortland Street, Auckland 1140 Attention: Melissa McGrath
Legal Description:	Lot 1 DP 155316 and Lot 2 DP 347911 (refer to Records of Title as Appendix 1)
Site Area:	1.7219ha
Site Owner:	The National Trading Company of New Zealand Limited
District Plan:	Far North Operative District Plan (ODP) Far North Proposed District Plan (PDP)
ODP Zoning:	Commercial Zone
PDP Zoning:	Mixed Use Zone
ODP Precinct:	Nil
ODP Overlays & Controls:	Nil
Designations:	Nil
Additional Limitations:	Nil
Locality Diagram:	Refer to Figure 1
Brief Description of Proposal:	Change of Conditions to amend conditions of Land Use Consent RC 2031000 to enable alternations to the external façade treatment of the New World Supermarket.
Summary of Reasons for Consent:	Variation to consent conditions pursuant to Section 127 of the Resource Management Act – discretionary activity.

2.0 Introduction

This report has been prepared to address a resource consent application submitted by National Trading Company of New Zealand Limited (hereafter referred to as ‘the applicant’) for variation to Land Use Consent RC 2031000, changing conditions of consent to enable alternations to the external design and façade treatment and click and collection facility of the New World Supermarket at 99 & 103 Kerikeri Road, Kerikeri. This report is intended to address the relevant matters under the Resource Management Act 1991 (‘RMA’).

2.1 Background

New World Supermarket was originally established in 2004, being comprised of 3885m² gross floor area, associated parking areas, goods and unloading yards, signage and landscaping.

Original land use consent RC 2031000 (see decision in Appendix 3) to establish the supermarket was approved via hearing committee decision on 18 August 2003.

On 10 November 2003 Far North District Council granted a variation (RC 2040335) (see decision in Appendix 4) to conditions of RC 2031000 to enable changes to the approved proposal including:

- Increase in the floor area of the building by 94m² as a result of changes to the façade.
- Corresponding increase in car parking requirements.
- Provision of a transformer on the site.

3.0 Site Context

3.1 Site Description

The subject site is located to the south-east of Kerikeri Road, at the roundabout of Kerikeri and Clark Road, situated at the eastern extent of the commercial area of Kerikeri Township. New World Supermarket sits on a 1.645 ha site which is generally flat. The site is occupied by the supermarket building located at the south-western corner of the site being approximately 3979m² in gross floor area with car parking and manoeuvring extending to the north-west. The site contains landscaping and fencing on site boundaries.



Figure 1: Locality plan. Source: Core Logic Emaps.

3.2 Surrounding Locality

The subject site is located at the eastern end of the Commercial area within Kerikeri Township. The site is surrounded by residential streets to the north and east. Retail activities and the Kerikeri Domain recreation reserve forming the western site boundary, with retail and commercial activities extending to the west. Kerikeri domain extends to the southeast.

4.0 Proposal

Pursuant to Section 127 of the Resource Management Act a change of consent conditions to the original land use consent being RC 2031000, as varied by RC 2040335, an application by National Trading Company of New Zealand Limited to construct and operate a supermarket on Kerikeri Road, Kerikeri with a gross floor area of approximately 3885m² and associated parking areas, goods unloading yard, signs, landscaping and street works issued on the 18th August 2003. is proposed.

The change of conditions of consent will enable alternations to the external façade treatment of the New World.

Consent Condition Changes:

The first two bullet points of RC 2031000 decision refer the activity being carried out in accordance with the approved plans, originally referenced the bulk and location plan prepared by Stiffe Hooker Limited referenced RC 01, and the elevations prepared by Stiffe Hooker Limited referenced RC 02, and amended by RC 2040335 these two bullet points to read as follows:

- 'Plan entitled New World Supermarket - Site Plan referenced RC 01 prepared by Mason and Wales Architects dated 10th October 2003

- Plan entitled New World Supermarket - Elevations referenced RC 04 prepared by Mason and Wales Architects dated 1st September 2003'

It is proposed to change this decision (RC 2031000 as varied by RC 2040335) as follows, amendments are shown in **bold** with additions underlined and deletions shown as ~~strike-out~~:

That pursuant to sections 105 (l)(c) and 108 of the Resource Management Act 1991, the Council grants its consent the application RC 2031000 by The National Trading Company of New Zealand limited to construct and operate a supermarket on Kerikeri Road, Kerikeri, with a gross floor area of approximately 3885m², and associated parking areas, goods unloading yard, signs, landscaping and street works. The development shall be carried out in accordance with the information provided with the application and the approved plans attached to this consent, being:

- 'Plan entitled New World Supermarket - Site Plan referenced RC 01 prepared by Mason and Wales Architects dated 10th October 2003
- Plan entitled New World Supermarket - Elevations referenced RC 04 prepared by Mason and Wales Architects dated 1st September 2003'
- Carpark lighting layout prepared by Lawrence Jones Partners referenced 2653/E/09/P6,
- 7500mm pylon sign elevations and guidelines prepared by Foodstuffs (Auckland) Limited referenced 57 /PS,
- Proposed landscaping plan prepared by Unique Landscapes;

Except where development shall be in general accordance with New World Kerikeri Remedial Work plans referenced:

- 'New World Kerikeri, 103 Kerikeri Road, Kerikeri, Remediation Works', project number 240041, plans prepared by Buchan, dated 09.12.2025, including the following drawings:
 - A-WD-1000 Overall floor plans
 - A-WD-2005 2000 Exterior wall elevations overall
 - A-WD-2006 2000 Exterior wall elevations overall

5.0 Reasons for Consent

Variation to conditions of consent is a discretionary activity pursuant to Section 127 of the Resource Management Act and is a **discretionary activity**.

5.1 NES National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012.

The standards are applicable if the land in question is, or has been, or is more likely than not to have been used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

No change of use is proposed as such the NES-CS is not considered to be relevant.

5.2 Activity Status

Overall, this application is for a 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 preclude public notification. Therefore, public notification is 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.

The proposed variation seeks to enable minor works within the site consistent with the continued use and operation of the New World Supermarket.

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 the subject site is zoned Commercial Zone. In this case it is considered that the permitted baseline does not provide any particular benefit due to the nature of the proposed changes and the scope of the existing conditions of consent.

- 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 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 3** below, and include:

- 95 Kerikeri Road;
- 99B Kerikeri Road;
- 106 Kerikeri Road;
- 107 Kerikeri Road;
- 108 Kerikeri Road;
- 110 Kerikeri Road;
- 3A and 3B Wendywood Lane; and
- 5 Wendywood Lane.



Figure 3: Adjacent properties in relation to subject site. Source: Core Logic Emaps.

6.4 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 effects in relation to the following matters are relevant:

- Neighbourhood Character and Amenity;
- Construction Activity Effects.

These matters are set out and discussed below.

6.4.1 Neighbourhood Character and Amenity

The proposed change to conditions will result in no change to the physical bulk and location of the existing building. Changes to the existing building façade are proposed as part of remediation work necessary a result of general aging of the building.

External remediation work is to include:

- Building cladding replacement including new vertical profile longrun steel cladding with coloursteel finish on a number of façades with new painting of a number of façades (see plans in **Appendix 2** for details).
- Replacement windows are proposed within the part west walls and entry foyer roof with a new window location proposed on the on the part east wall.
- It is proposed to carefully remove existing signage and support rails, reinstalling at the same position following remedial work to cladding.
- No change to the exterior stone clad entry foyer building.

Overall, minimal change to the building appearance will occur, as such it is considered that the proposed variation enabling changes to the building façade will result in less than minor neighbourhood character and amenity effects.

6.4.2 Construction Activity

Minimal and temporary construction works are required to complete remediation works.

When having regard to the nature of the construction activities it is expected that the works will comply with the District Plan construction noise limits which specifically reference New Zealand Standard NZS 6803: 1999 "Acoustics - Construction Noise". Any adverse construction noise effects would be temporary in nature.

There is sufficient space on the subject site to provide parking for construction vehicles. It is considered that traffic and parking capacity effects of the construction period will be less than minor and temporary in nature.

Overall, it is considered that any adverse construction effects will be temporary, less than minor and acceptable.

6.5 Summary of Effects

As per Section 127(3)(b), the effects of the changes proposed when compared to the consent as granted are considered to be less than minor. Any adverse effects arising from the proposed change are therefore considered to be acceptable within the receiving environment.

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

6.6 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

It is considered that the proposed variation to conditions, will result in less than minor visual amenity effects on persons for the following reasons discussed in section 6.5 above, the proposal will not result in adverse effects to amenity and construction effects are considered to be temporary. Wider environmental effects have been evaluated in section 6.5 above, and considered to be less than minor.

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 in relation to visual amenity effects. Wider effects, including neighbourhood character and amenity and construction effects 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 discretionary activity, section 104B of the Act states that a council:

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under section 108.

8.2 Weighting of Proposed District Plan

The Far North Proposed District Plan is currently subject to hearing, with decisions not yet released. Objectives and policies of the notified plan have legal effect, these have been assessed within this application, however little weight has been given to these due to the progress of the proposed plan.

Council have identified a number of rules which have immediate legal effect from the time of notification, the proposal does not require consent under these provisions.

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 including the continued upgrading and enhancement of the Kerikeri New World.

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 appropriate.

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

10.1 Objectives and Policies of the Operative District Plan

10.1.1 Chapter 7.7 Commercial Zone

The Commercial Zone intends to retain the style and atmosphere of the existing commercial areas throughout the Far North.

Objective:

7.7.3.1 To achieve the development of commercial areas in the District accommodating a wide range of activities that avoid, remedy or mitigate the adverse effects of activities on other activities within the Commercial Zone and on the natural and physical resources of the District.

Policies:

7.7.4.1 That the Commercial Zone be applied to areas which are traditional commercial centres, and also to areas where the provision of commercial activity would not have adverse environmental effects, and would contribute to the needs and well being of the community.

7.7.4.2 That the range of activities provided for in the Commercial Zone be limited only by the needs for the effects generated by the particular activity to be consistent with other activities in the zone.

7.7.4.3 That standards be applied that protect visual and environmental amenity within the Commercial Zone, and the amenity of adjacent zones.

7.7.4.4 That stormwater disposal systems do not result in suspended solids, industrial by-products, oil, or other contaminated substance or waste entering the stormwater collection system in concentrations that are likely to pose an immediate or long term hazard to human health or the environment.

Comment:

The proposed change to consent conditions will result in no change to the bulk and location of buildings, scale and scope or format of existing activities within the Kerikeri New World Supermarket giving effect to the Commercial Zone objective and policies. It is also noted that the change to façade treatment and remedial work complies with the Commercial Zone permitted activity rules, further being considered to give effect to the zone objective and policies.

10.2 Objectives and Policies of the Far North Proposed District Plan

10.2.1 Mixed Use Zone

The focus of the zone is to revitalise urban centres and support business owners, residents and visitors, while ensuring that associated effects are appropriately managed. The Mixed Use zone seeks to contribute to the vibrancy, safety and prosperity of the district's urban centres.

Objectives and policies of the Mixed Use Zone generally seeks to enable a range of land uses and manage adverse effects within the zone. Of particular relevance to this proposal is the following:

MUZ-02 Development in the Mixed Use zone is of a form, scale, density and design quality that contributes positively to the vibrancy, safety and amenity of the zone.

MUZ-P3 Require development in the Mixed Use zone to contribute positively to:

- a. high quality streetscapes;*
- b. pedestrian amenity;*
- c. safe movement of people of all ages and abilities;*
- d. community well-being, health and safety; and*
- e. traffic, parking and access needs.*

MUZ-P4 Require development in the Mixed Use zone that is adjacent to Residential and Open Space zones to maintain the amenity values of those areas, having specific regard to:

- a. visual dominance;*
- b. privacy;*
- c. shadowing;*
- d. ambient noise; and*
- e. light spill.*

MUZ-P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design, amenity and character of the mixed use environment;*
- b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading;*
- c. at zone interfaces:*
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. any adverse effects on the character and amenity of adjacent zones;*
- d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including:*
 - i. opportunities for low impact design principles;*
 - ii. management of three waters infrastructure and trade waste;*
- e. managing natural hazards;*
- f. the adequacy of roading infrastructure to service the proposed activity;*
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity, and*
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Comment:

The proposed change to consent conditions will give effect to the relevant Mixed Use Zone objectives and policies because:

- There will be no change to the bulk and location of buildings, scale and scope or format of existing activities within the Kerikeri New World Supermarket.
- Site frontage and pedestrian interface with Kerikeri Road will remain unchanged.

- Existing landscaping and boundary treatments avoid any adverse amenity effects on adjacent zones.
- The change to façade treatment and remedial work complies with the proposed Mixed Use Zone permitted activity rules, further being considered to give effect to the zone objective and policies.

10.3 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the ODP and PDP.

11.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the ODP, 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 objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

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

12.1 Record of Title Interests

The Record of Titles for the site are not subject to interests (refer **Appendix 1**) therefore, posing no effect to the resource consent application.

13.0 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, National Trading Company of New Zealand Limited, is not a natural person and has not been the subject of a non-compliance.

14.0 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.

15.0 Conclusion

The proposal involves variation to Land Use Consent RC 2031000 to enable alternations to the external design and façade treatment and click and collection facility of the New World Supermarket at 99 & 103 Kerikeri Road, Kerikeri.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to neighbourhood character and amenity and construction effects are considered to be less than minor;
- Limited notification is not required as visual amenity effects of the proposal are considered to be less than minor;
- The proposal accords with the relevant ODP and PDP objectives and policies;
- 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

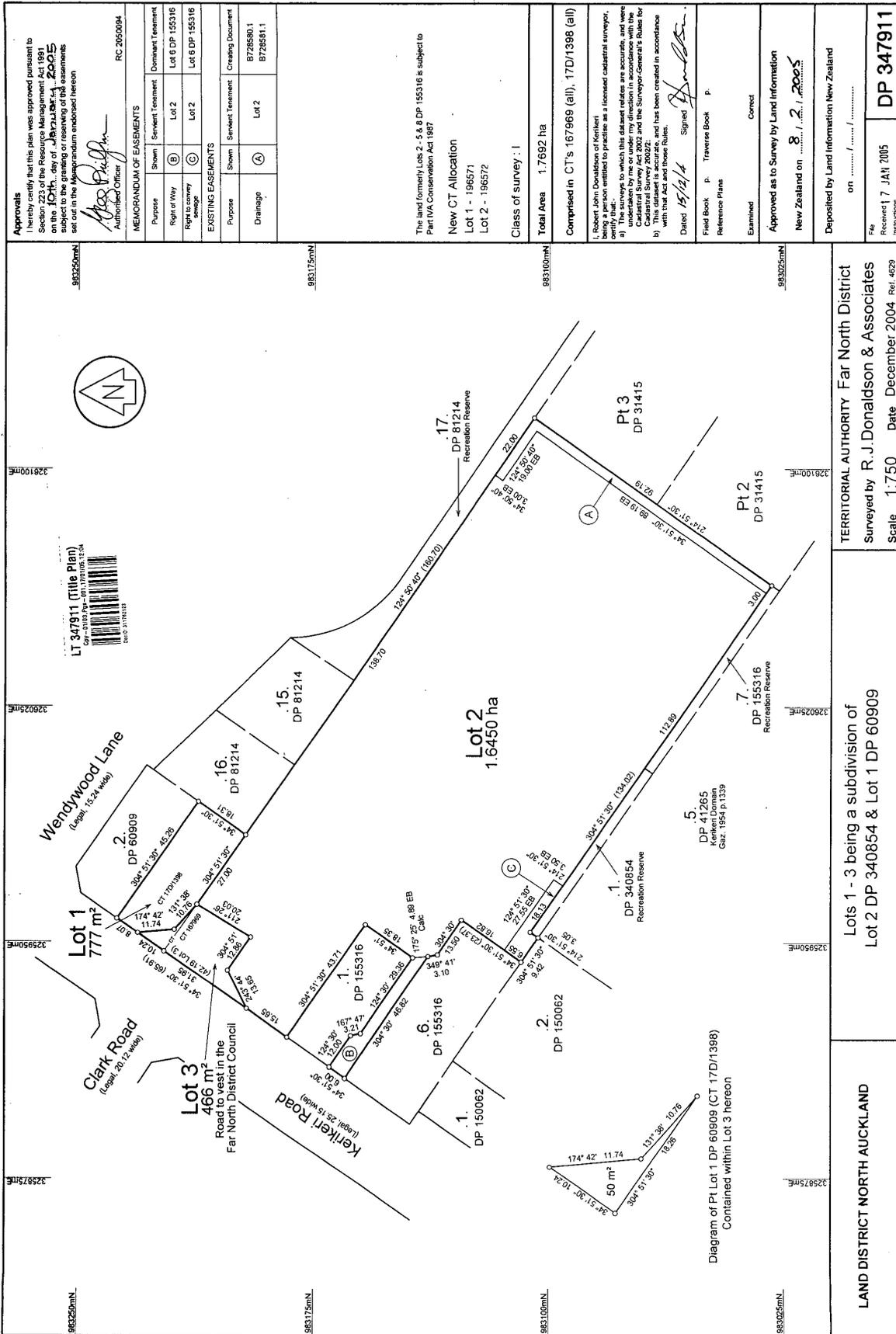
Identifier 196572
Land Registration District North Auckland
Date Issued 19 March 2010

Prior References
167969

Estate Fee Simple
Area 1.6450 hectares more or less
Legal Description Lot 2 Deposited Plan 347911
Registered Owners
The National Trading Company Of New Zealand Limited

Interests

Subject to Part IVA Conservation Act 1987 (affects parts)
Subject to Section 11 Crown Minerals Act 1991 (affects parts)
Subject to a drainage right (in gross) over part marked A on DP 347911 in favour of The Bay of Islands County Council created by Transfers B728580.1 and B728581.1 - 14.9.1987 at 10:38 am
5869254.1 CERTIFICATE PURSUANT TO SECTION 37 (2) BUILDING ACT 1991 AFFECTS THE PARTS FORMERLY CONTAINED IN CST NA28A/1312, NA92D/219 and NA92D/220) - 20.1.2004 at 9:00 am
Land Covenant in Transfer 6174185.1 - 7.10.2004 at 9:00 am
Subject to a right of way over part marked B and a right to drain sewage over part marked C, both on DP 347911 created by Easement Instrument 8446072.4 - 19.3.2010 at 9:00 am
The easements created by Easement Instrument 8446072.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to store and drain water created by Easement Instrument 8475690.1 - 26.4.2010 at 9:00 am
Subject to a right to store and drain water over part marked B on DP 404238 created by Easement Instrument 8475690.2 - 26.4.2010 at 9:00 am
Land Covenant in Easement Instrument 8475690.3 - 26.4.2010 at 9:00 am
Land Covenant in Easement Instrument 8475690.4 - 26.4.2010 at 9:00 am
Land Covenant in Easement Instrument 8475690.5 - 26.4.2010 at 9:00 am



<p>Approvals</p> <p>I hereby certify that this plan was approved pursuant to Section 223 of the Resource Management Act 1991 on the 17th day of January 2005 subject to the granting of easements and reservations shown in the plan and as indicated hereon.</p> <p><i>Alan Pugh</i> Authorized Officer</p> <p>RC 2050084</p>													
<p>MEMORANDUM OF EASEMENTS</p> <table border="1"> <tr> <th>Purpose</th> <th>Shown</th> <th>Servient Tenement</th> <th>Dominant Tenement</th> </tr> <tr> <td>Right of Way</td> <td>(C)</td> <td>Lot 2</td> <td>Lot 6 DP 155316</td> </tr> <tr> <td>Right of Way</td> <td>(C)</td> <td>Lot 2</td> <td>Lot 6 DP 155316</td> </tr> </table>		Purpose	Shown	Servient Tenement	Dominant Tenement	Right of Way	(C)	Lot 2	Lot 6 DP 155316	Right of Way	(C)	Lot 2	Lot 6 DP 155316
Purpose	Shown	Servient Tenement	Dominant Tenement										
Right of Way	(C)	Lot 2	Lot 6 DP 155316										
Right of Way	(C)	Lot 2	Lot 6 DP 155316										
<p>EASTING EASEMENTS</p> <table border="1"> <tr> <th>Purpose</th> <th>Shown</th> <th>Servient Tenement</th> <th>Creating Document</th> </tr> <tr> <td>Drainage</td> <td>(A)</td> <td>Lot 2</td> <td>8726580/1 8726581/1</td> </tr> </table>		Purpose	Shown	Servient Tenement	Creating Document	Drainage	(A)	Lot 2	8726580/1 8726581/1				
Purpose	Shown	Servient Tenement	Creating Document										
Drainage	(A)	Lot 2	8726580/1 8726581/1										
<p>The land formerly Lots 2, 5 & 6 DP 155316 is subject to Part IVA Conservation Act 1987</p> <p>New CT Allocation Lot 1 - 196571 Lot 2 - 196572</p> <p>Class of survey : I</p> <p>Total Area 1.7692 ha</p> <p>Comprised in CTs 167969 (all), 17D/1398 (all)</p> <p>I, Robert John Donaldson of Kerikeri being a person entitled to practice as a licensed cadastral surveyor, certify that, in accordance with the provisions of the Resource Management Act 1991 and the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002, I have surveyed and laid out the land shown in this plan and that the same has been created in accordance with that Act and those Rules.</p> <p>Dated 15/1/05 Signed <i>R. J. Donaldson</i></p> <p>Field Book p. Traverse Book p. Reference Plans Examined Correct</p> <p>Approved as to Survey by Land Information New Zealand on 17/1/2005</p> <p>Deposited by Land Information New Zealand on 17/1/2005</p> <p>File Received 17 JAN 2005 Instructions</p>													

TERRITORIAL AUTHORITY Far North District
Surveyed by R.J. Donaldson & Associates
Scale 1:750 Date December 2004 Ref. 4629

Lots 1 - 3 being a subdivision of
Lot 2 DP 340854 & Lot 1 DP 60909

LAND DISTRICT NORTH AUCKLAND



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



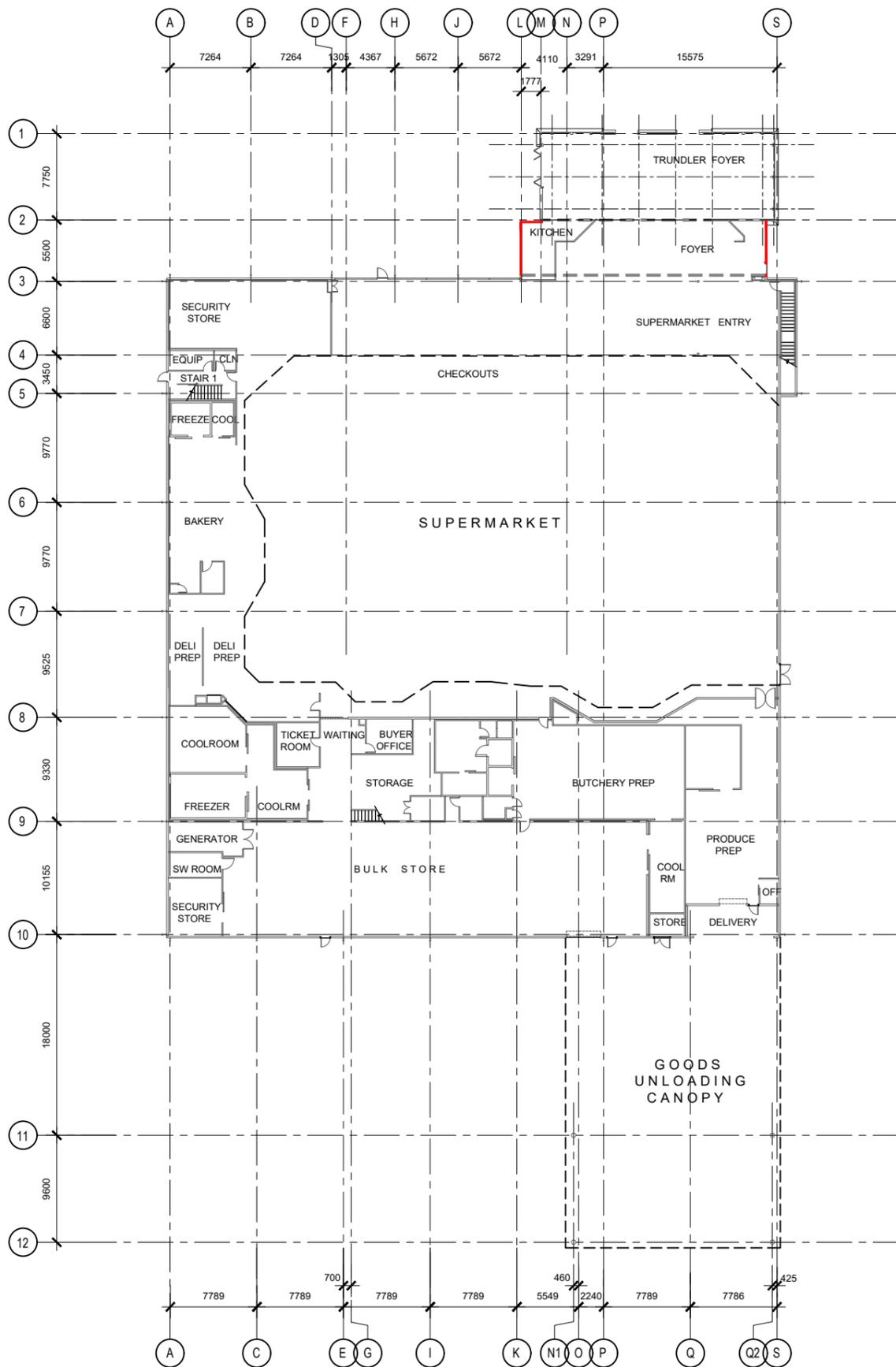

R. W. Muir
Registrar-General
of Land

Identifier NA92D/217
Land Registration District North Auckland
Date Issued 22 July 1993

Prior References
PROC 14249

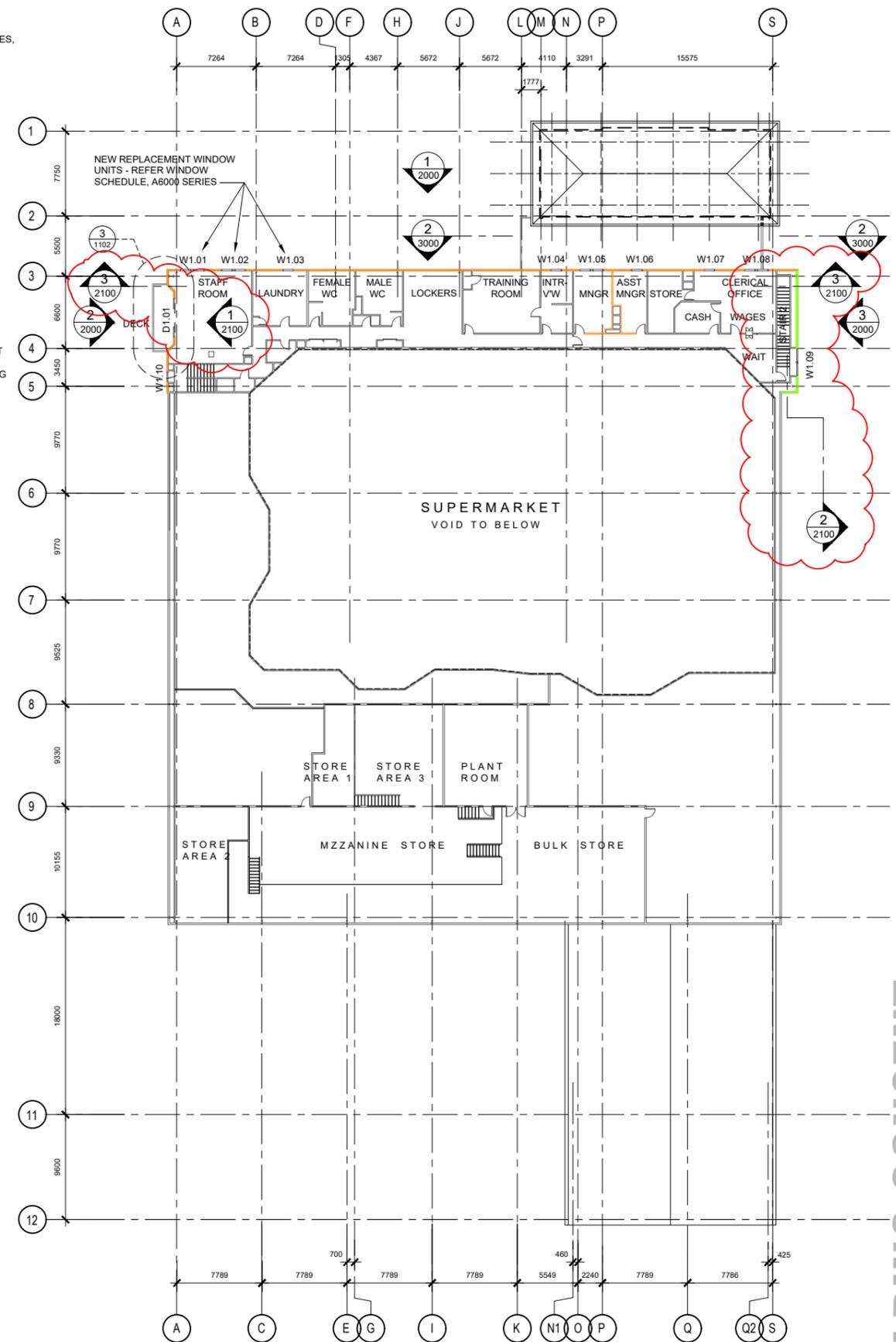
Estate Fee Simple
Area 779 square metres more or less
Legal Description Lot 1 Deposited Plan 155316
Purpose Public school
Registered Owners
Her Majesty the Queen

Interests



REMEDIATION LEGEND

- 100% NEW FRAMING TIMBERS (TOP & BOTTOM PLATES, STUDS, NOGS AND PACKERS ETC.)..... CLAD WALL WITH 9mm HARDIES FIBRE CEMENT "EXOTEC" SYSTEM PAINT FINISH TO ALL CLADDING
- PARTIAL REPLACEMENT OF EXISTING TIMBER FRAMING TO BE DETERMINED UPON ASSESSMENT AFTER REMOVAL OF EXISTING CLADDINGS - ALLOW TO REPLACE 10% OF ALL FRAMING TIMBERS AND ALLOW TO APPLY "FRAMESAVER" TIMBER PRESERVATIVE TO MANUFACTURER'S SPEC FOR ALL RETAINED TIMBER..... RE-CLAD WALL WITH NEW "METALKRAFT MC 1000" VERTICAL PROFILE LONGRUN STEEL CLADDING WITH "COLORSTEEL" FINISH AND NEW 13mm PLASTERBOARD INTERIOR LININGS WITH PAINT FIN
- PARTIAL REPLACEMENT OF EXISTING TIMBER FRAMING TO BE DETERMINED UPON ASSESSMENT AFTER REMOVAL OF EXISTING CLADDINGS - ALLOW TO REPLACE 20% OF ALL FRAMING TIMBERS AND ALLOW TO APPLY "FRAMESAVER" TIMBER PRESERVATIVE TO MANUFACTURER'S SPEC FOR ALL RETAINED TIMBER.....NEW ROUGH OPENINGS TO MATCH EXIST RE-CLAD WALL WITH NEW "METALKRAFT MC 1000" VERTICAL PROFILE LONGRUN STEEL CLADDING WITH "COLORSTEEL" FINISH AND NEW 13mm PLASTERBOARD INTERIOR LININGS WITH PAINT FIN



1 NEW PLAN - GROUND FLOOR
Scale: 1 : 250

2 NEW PLAN - LEVEL 1
Scale: 1 : 250

Rev.	Date	Description	Iss.	Appr.
A	19-12-24	ISSUED FOR PRICING	TBG	TBG
B	21-11-25	BUILDING CONSENT ISSUE	TBG	TBG
C	09-12-25	ISSUED FOR PRICING	TBG	TBG

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © 2021 Buchan. This drawing remains the property of The Buchan Group New Zealand Pty Ltd. Reproduction in whole or in part without prior consent is forbidden.

Project
NEW WORLD KERIKERI
103 KERIKERI ROAD,
KERIKERI
Project Number
240041

Status	
BUILDING CONSENT ISSUE	
Date Plotted	09.12.2025 at 12:02
Date Issued	04.10.2023
Scale	1:250 @ A1

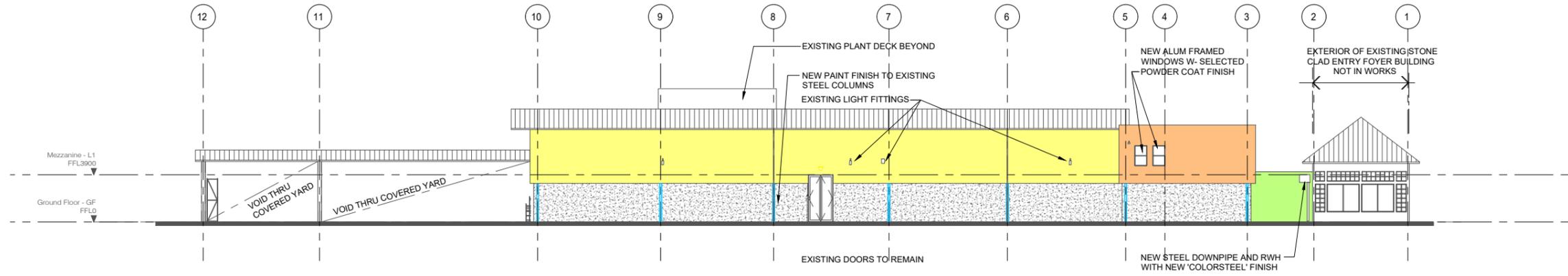
Drawing Title
REMEDIATION WORKS
NEW WORKS - OVERALL FLOOR PLANS
Drawing Number
A-WD-1000
Revision
C



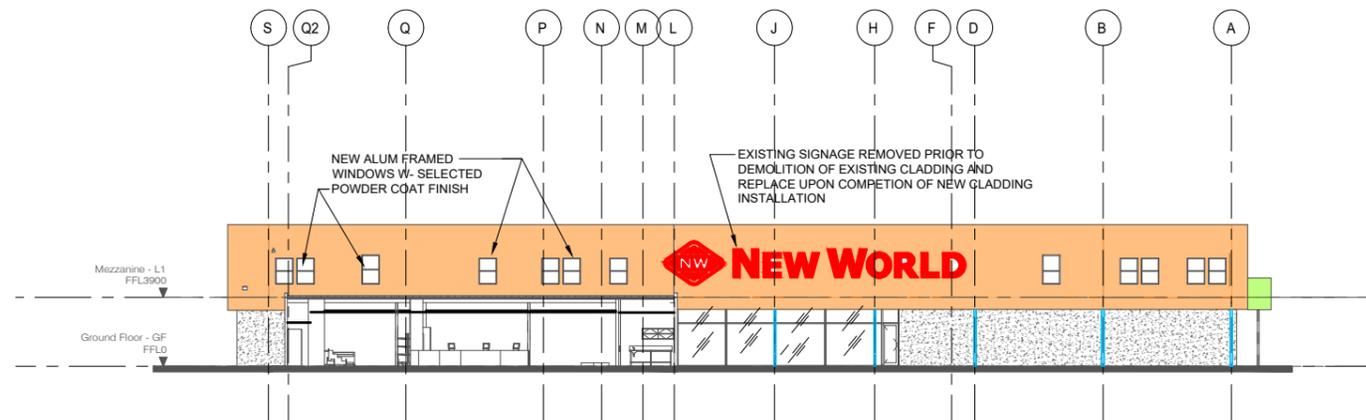
BUCHAN

Auckland Studio
+64 9 303 1451 / buchangroup.co.nz

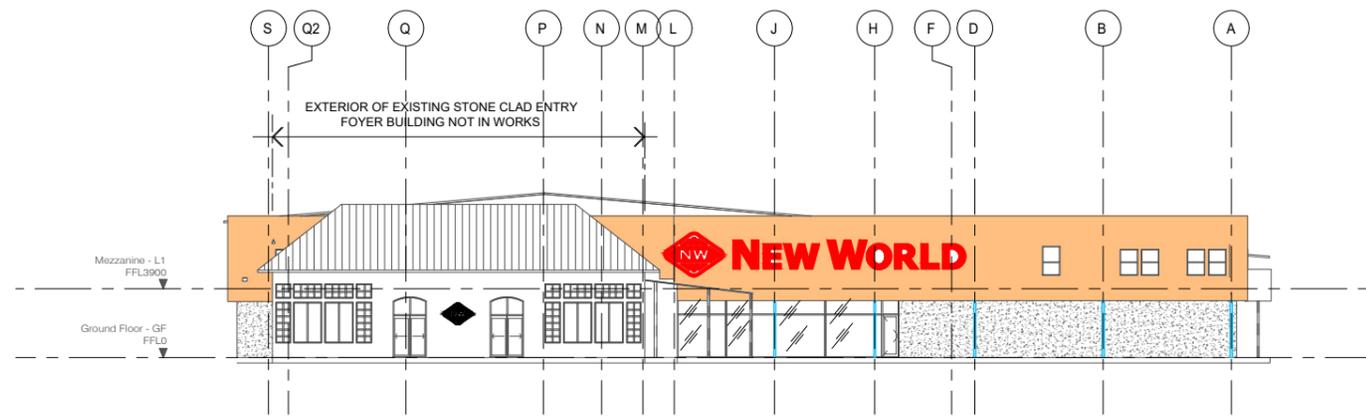
BUILDING CONSENT



1 EAST ELEVATION
Scale: 1 : 200



2 NORTH ELEVATION - AT GRIDLINE 3
Scale: 1 : 200



2 NORTH ELEVATION - AT GRIDLINE 1
Scale: 1 : 200

OVERALL ELEVATION - FINISHES LEGEND

-  AREAS NOT IN WORKS
-  EXISTING GLAZING TO REMAIN UNDISTURBED
-  NEW FIBRE CEMENT LINING WITH NEW SELECTED PAINT FINISH APPLIED
-  NEW PROFILED LONGRUN STEEL SHEET CLADDING WITH SELECTED PREFINISH PAINT COATING SYSTEM, EG. "COLORSTEEL"
-  EXISTING SHEET STEEL CLADDING WITH NEW PAINT FINISH APPLIED OVER
-  EXISTING STRUCTURAL STEEL COLUMNS (AND OTHER STRUCTURAL ELEMENTS) WITH NEW PAINT FINISH
-  EXISTING PRECAST CONCRETE PANELS (AND ANY OTHER CONCRETE) WITH NEW SELECTED PAINT FINISH OVER

FOR PRICING

Rev.	Date	Description	Iss.	Appr.
A	09-12-25	ISSUED FOR PRICING	TBG	TBG

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © 2021 Buchan. This drawing remains the property of The Buchan Group New Zealand Pty Ltd. Reproduction in whole or in part without prior consent is forbidden.

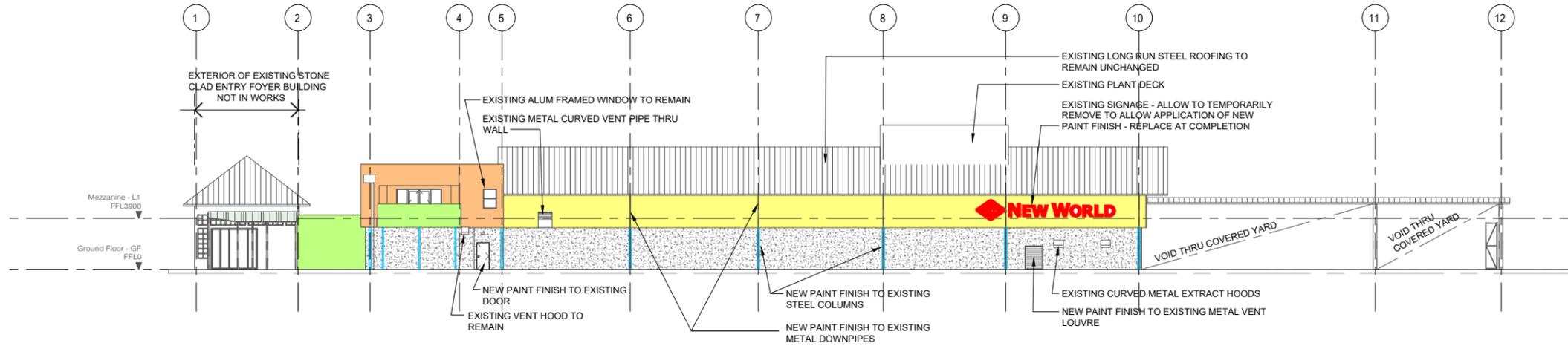
Project
NEW WORLD KERIKERI
103 KERIKERI ROAD,
KERIKERI
Project Number
240041

Status	
BUILDING CONSENT ISSUE	
Date Plotted	09.12.2025 at 12:02
Date Issued	04.10.2023
Scale	AS SHOWN @ A1

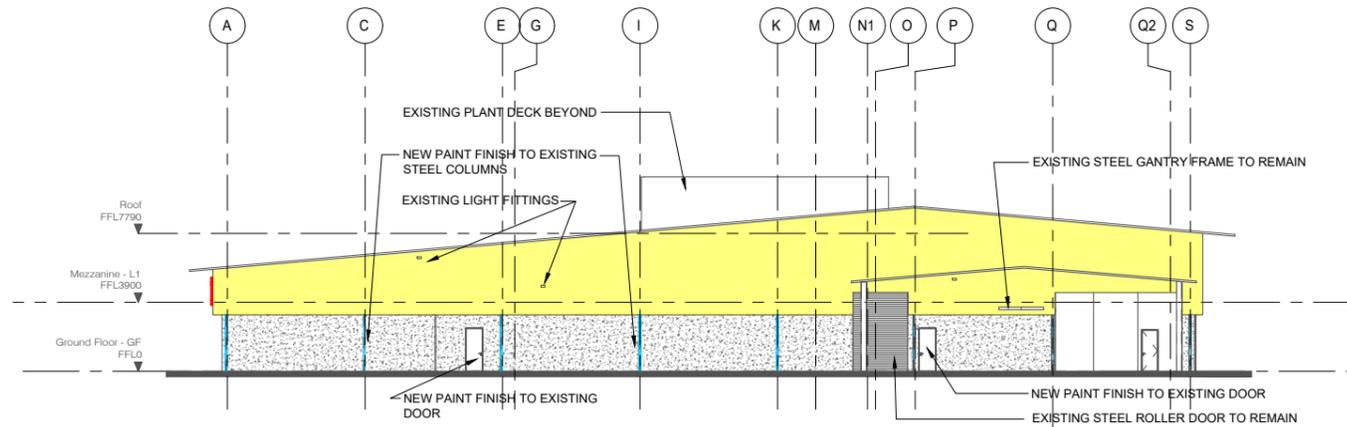
Drawing Title
EXTERIOR WALL ELEVATIONS - OVERALL
Drawing Number
A-WD-2005
Revision
A



BUCHAN
Auckland Studio
+64 9 303 1451 / buchangroup.co.nz



1 EAST ELEVATION
Scale: 1 : 200



2 SOUTH ELEVATION
Scale: 1 : 200

OVERALL ELEVATION - FINISHES LEGEND

-  AREAS NOT IN WORKS
-  EXISTING GLAZING TO REMAIN UNDISTURBED
-  NEW FIBRE CEMENT LINING WITH NEW SELECTED PAINT FINISH APPLIED
-  NEW PROFILED LONGRUN STEEL SHEET CLADDING WITH SELECTED PREFINISH PAINT COATING SYSTEM, EG: "COLORSTEEL"
-  EXISTING SHEET STEEL CLADDING WITH NEW PAINT FINISH APPLIED OVER
-  EXISTING STRUCTURAL STEEL COLUMNS (AND OTHER STRUCTURAL ELEMENTS) WITH NEW PAINT FINISH
-  EXISTING PRECAST CONCRETE PANELS (AND ANY OTHER CONCRETE) WITH NEW SELECTED PAINT FINISH OVER

FOR PRICING

Rev.	Date	Description	Iss.	Appr.
A	09-12-25	ISSUED FOR PRICING	TBG	TBG

Keyplan

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © 2021 Buchan. This drawing remains the property of The Buchan Group New Zealand Pty Ltd. Reproduction in whole or in part without prior consent is forbidden.

File

NEW WORLD KERIKERI
103 KERIKERI ROAD,
KERIKERI
Project Number
240041

Status	
BUILDING CONSENT ISSUE	
Date Plotted	09.12.2025 at 12:03
Date Issued	04.10.2023
Scale	AS SHOWN @ A1

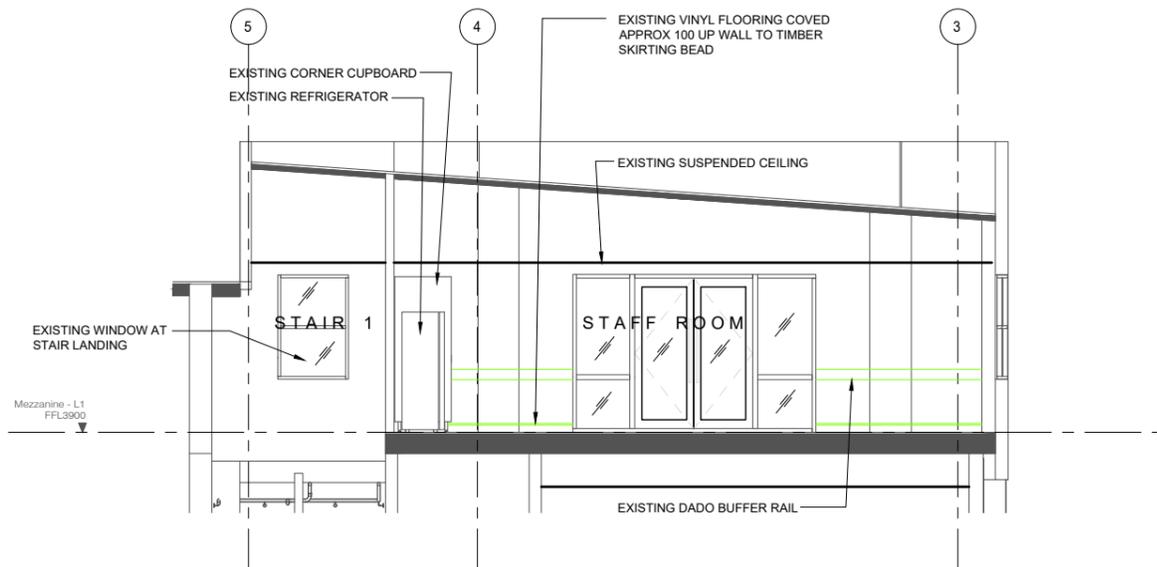
Drawing Title
EXTERIOR WALL ELEVATIONS - OVERALL
Drawing Number
A-WD-2006

Revision
A

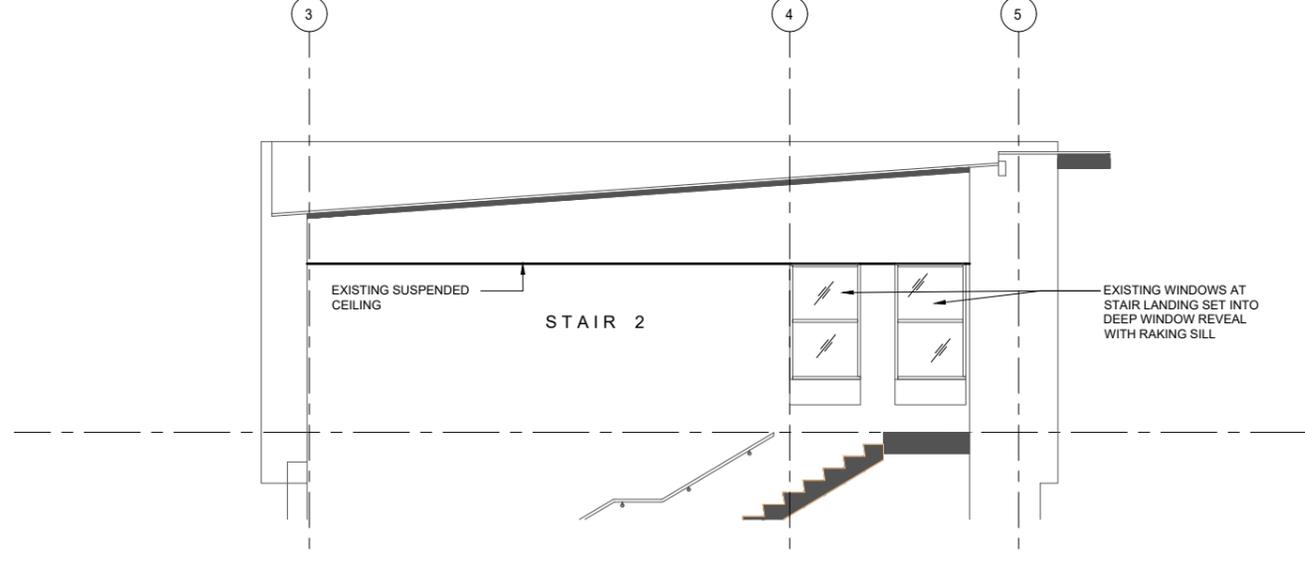


BUCHAN

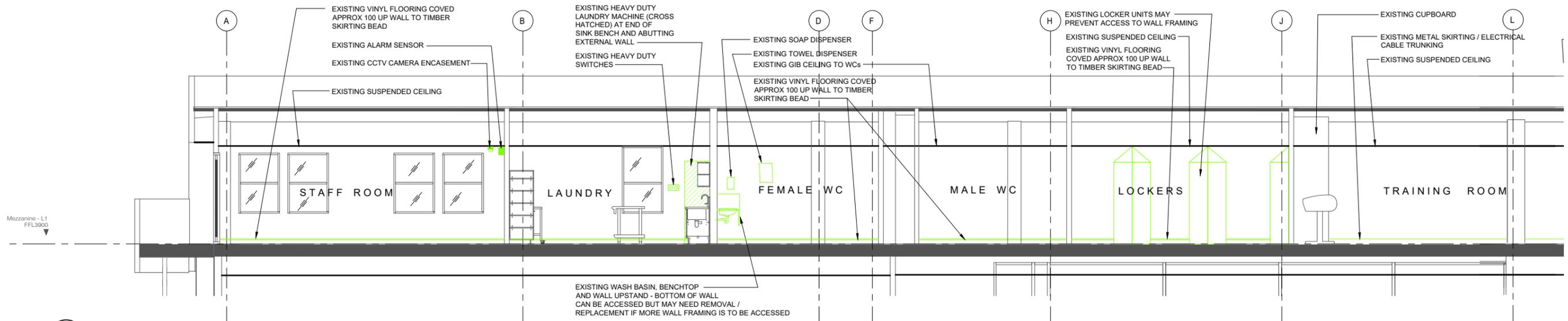
Auckland Studio
+64 9 303 1451 / buchangroup.co.nz



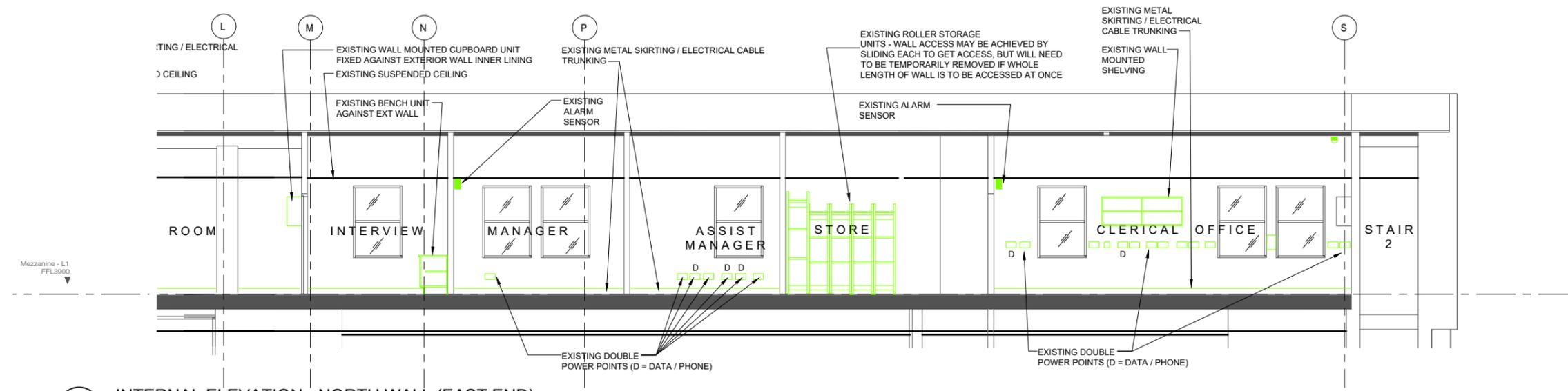
1 INTERNAL ELEVATION - NORTH WALL (WEST END)
Scale: 1 : 50



2 INTERNAL ELEVATION - EAST WALL
Scale: 1 : 50



3 INTERNAL ELEVATION - NORTH WALL (WEST END)
Scale: 1 : 50



3 INTERNAL ELEVATION - NORTH WALL (EAST END)
Scale: 1 : 50

NOTE :
AS BUILT INFORMATION CONTAINED IN THIS DRAWING HAS BEEN RETRIEVED FROM RECENT "NAVIS WORKS" POINT CLOUD SURVEY -
ALL FEATURES HAVE BEEN LOCATED TO THE BEST AVAILABLE INFORMATION, BUT IN ADDITION, THE CONTRACTOR SHALL CONDUCT A VISUAL SITE INSPECTION TO AVAIL THEMSELVES OF ANY ADDITIONAL INFORMATION THAT MAY NOT HAVE BEEN SHOWN ON THE SURVEY

FOR PRICING

Rev.	Date	Description	Iss.	Appr.
A	09-12-25	ISSUED FOR PRICING	TBG	TBG

Do not scale this drawing. Verify all dimensions on site before commencing any work. Copyright © 2021 Buchan. This drawing remains the property of The Buchan Group New Zealand Pty Ltd. Reproduction in whole or in part without prior consent is forbidden.

Project
NEW WORLD KERIKERI
103 KERIKERI ROAD,
KERIKERI
Project Number
240041

Status
BUILDING CONSENT ISSUE
Date Plotted 09.12.2025 at 12:03
Date Issued 04.10.2023
Scale AS SHOWN @ A1

Drawing Title
EXTERIOR WALLS -
INTERNAL ELEVATIONS
Drawing Number
A-WD-2000



BUCHAN
Auckland Studio
+64 9 303 1451 / buchangroup.co.nz

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN [BAY OF ISLANDS SECTION]

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for a variation of resource consent conditions
under the aforesaid Act by

National Trading Company of New Zealand Limited

FILE NUMBER RC 2040335

That pursuant to Section 127 of the Resource Management Act 1991, Council grants its consent to the variation of conditions of a land use consent, being RC 2031000, an application by National Trading Company of New Zealand Limited to construct and operate a supermarket on Kerikeri Road, Kerikeri with a gross floor area of approximately 3885m² and associated parking areas, goods unloading yard, signs, landscaping and street works issued on the 18th August 2003.

The application for a variation provides for the following:

- Alterations to the design and façade treatment of the supermarket building, by adopting a historic "Stone Store" design for the entry structure.
- Alterations to the footprint of the supermarket building to increase the floor area by 94m² to provide for the proposed façade changes, and to increase the area of the goods unloading canopy at the rear of the building.
- Installation of a transformer unit in the goods unloading area adjacent to the southern boundary.

On the basis of the above request, the following change is made to the consent RC 2031000:

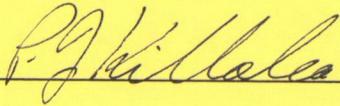
1. The first two bullet points referring to the approved plans, being the bulk and location plan prepared by Stiffe Hooker Limited referenced RC 01, and the elevations prepared by Stiffe Hooker Limited referenced RC 02, are amended to read as follows:
 - 'Plan entitled New World Supermarket – Site Plan referenced RC 01 prepared by Mason and Wales Architects dated 10th October 2003
 - Plan entitled New World Supermarket – Elevations referenced RC 04 prepared by Mason and Wales Architects dated 1st September 2003'

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

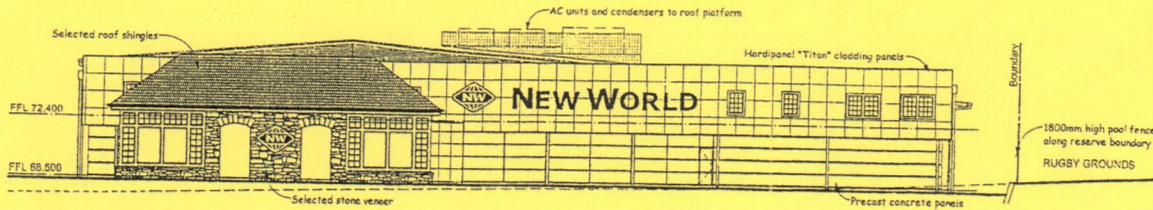
1. The adverse effects arising from the granting of the variation to the consent will not be more than minor. The increase in the floor area of the building by 94m² as a result of changes to the façade, the corresponding increase in car parking requirements, and the provision of a transformer on the site, is not considered to generate any greater adverse effects than those considered at the time of approving the original consent being RC 2031000.
2. The provision of a transformer on the site is deemed to be a permitted activity under the Proposed District Plan.
3. It is considered that reference to the amended site and elevation plans provided with the application will effectively incorporate the three matters referred to in the application for the variation.
3. There are no parties who may be considered to be adversely affected by the granting of amendments to the consent.

DECISION PREPARED BY: Alister Hartstone, Section Planner

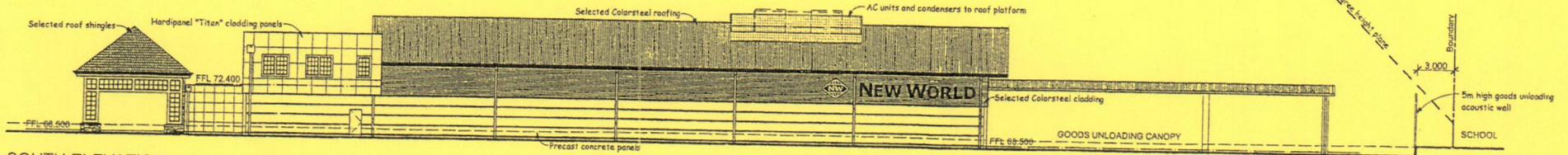
CONSENT GRANTED UNDER DELEGATED AUTHORITY:


_____ **RESOURCE CONSENTS MANAGER**

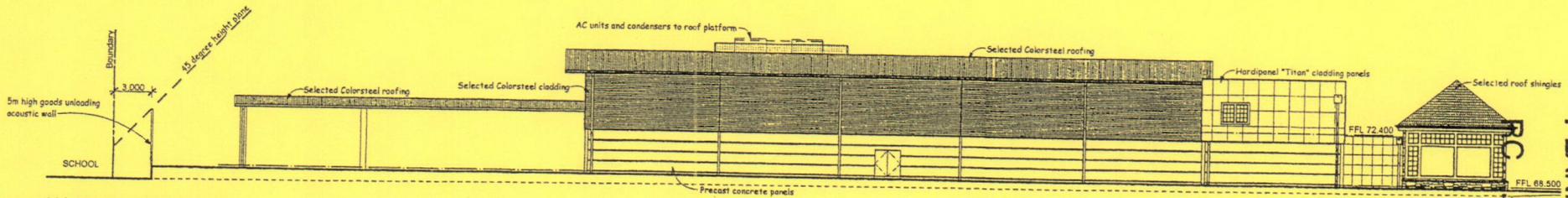
10th November 2003 **DATE**
RC 2040335



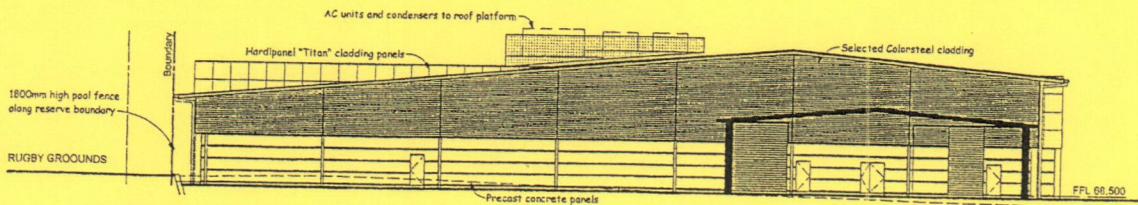
WEST ELEVATION
FACING KERIKERI ROAD



SOUTH ELEVATION
FACING RUGBY GROUNDS



NORTH ELEVATION
FACING WENDYWOOD LANE



EAST ELEVATION
FACING SCHOOL GROUNDS

APPROVED PLAN
 PLANNER.....
 RC 2040355 Date: 7/11/03
 1 September 2003

MASON & WALES ARCHITECTS
 48 YORK PLACE
 P.O. BOX 5485
 DUNEDIN
 NEW ZEALAND
 FAX (03) 477 7675
 TELEPHONE (03) 477 1096

NEW WORLD SUPERMARKET
ELEVATIONS

KERIKERI

AMENDED RESOURCE CONSENT

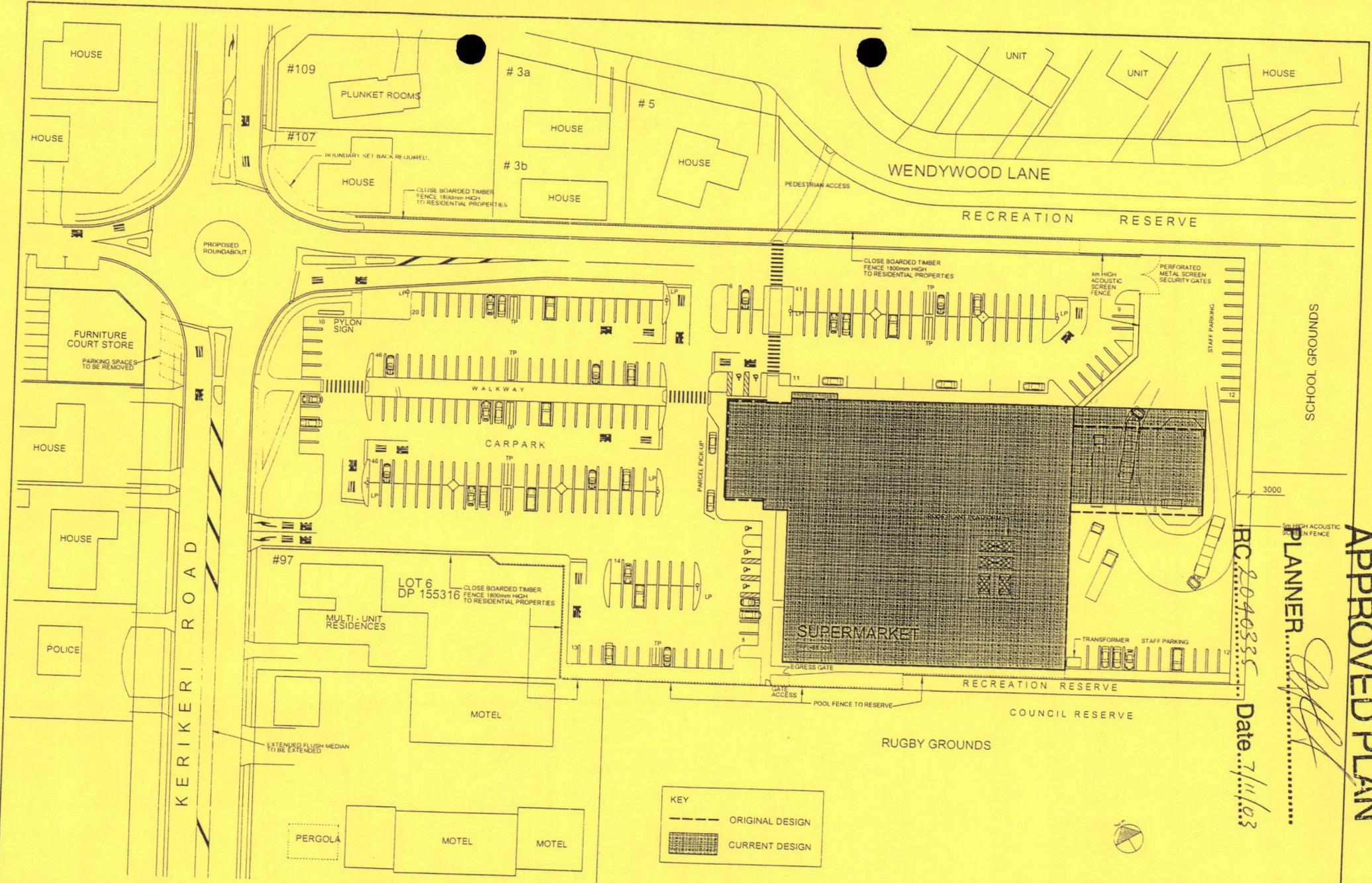
ALL DIMENSIONS SHALL BE CHECKED ON SITE BEFORE COMMENCING WORK	PROJECT No	4702
	SCALE	1:250
	DESIGN	Muir/Whitaker
	DRAWN	C.S.
	DATE	1 September 2003

RC04

APPROVED PLAN

PLANNER.....

RC 2 040335 Date: 7/11/03



KEY
 - - - ORIGINAL DESIGN
 [Hatched Box] CURRENT DESIGN

MASON & WALES ARCHITECTS
 40 YORK PLACE
 P.O. BOX 5456
 DUNEDIN
 NEW ZEALAND
 FAX (03) 477 7675
 TELEPHONE (03) 477 1096

**NEW WORLD SUPERMARKET
 SITE PLAN**

KERIKERI

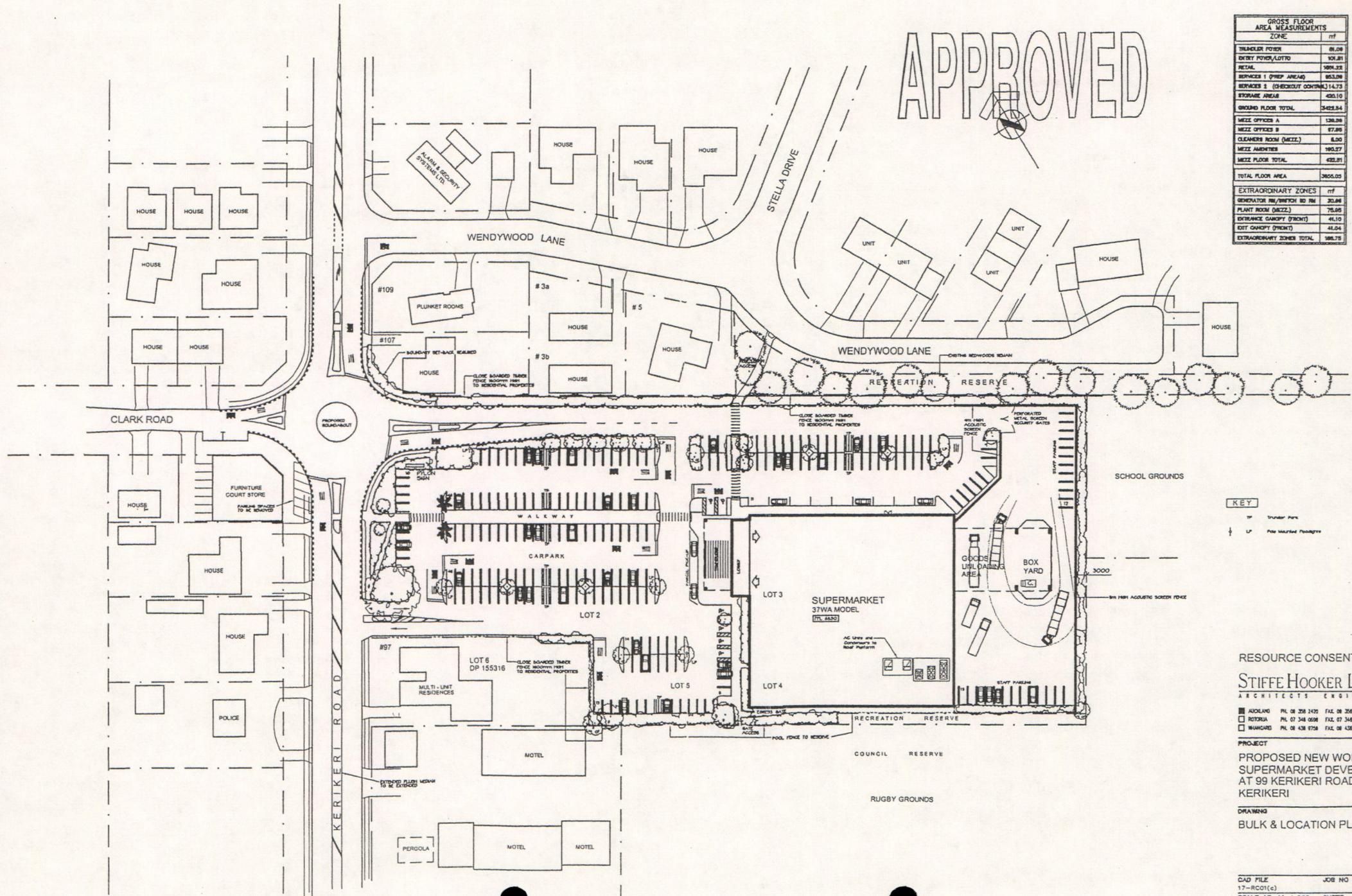
AMENDED RESOURCE CONSENT

ALL DIMENSIONS SHALL BE CHECKED ON SITE BEFORE COMMENCING WORK	PROJECT No. 4702 SCALE 1:500 DESIGN Muri Whittaker DRAWN C.S. DATE 10 October 2003 PRINTED
--	---

RC01

APPROVED

GROSS FLOOR AREA MEASUREMENTS	
ZONE	m ²
TRUCKLER POSE	86.08
DIRTY POYER/LOTTO	101.81
RETAIL	1084.32
SERVICES 1 (PREP AREA)	853.29
SERVICES 2 (CHECKOUT/CONF)	141.73
STORAGE AREAS	420.10
GROUND FLOOR TOTAL	3429.84
MEZZ OFFICES A	136.89
MEZZ OFFICES B	87.86
CLEANERS ROOM (MEZZ)	6.00
MEZZ AMENITIES	180.97
MEZZ FLOOR TOTAL	411.72
TOTAL FLOOR AREA	3841.56
EXTRAORDINARY ZONES	
	m ²
GENERATOR RM/STITCH RD RM	33.86
PLANT ROOM (MEZZ)	75.85
ENTRANCE CANOPY (FRONT)	46.10
CURT CANOPY (FRONT)	41.04
EXTRAORDINARY ZONES TOTAL	196.75



KEY

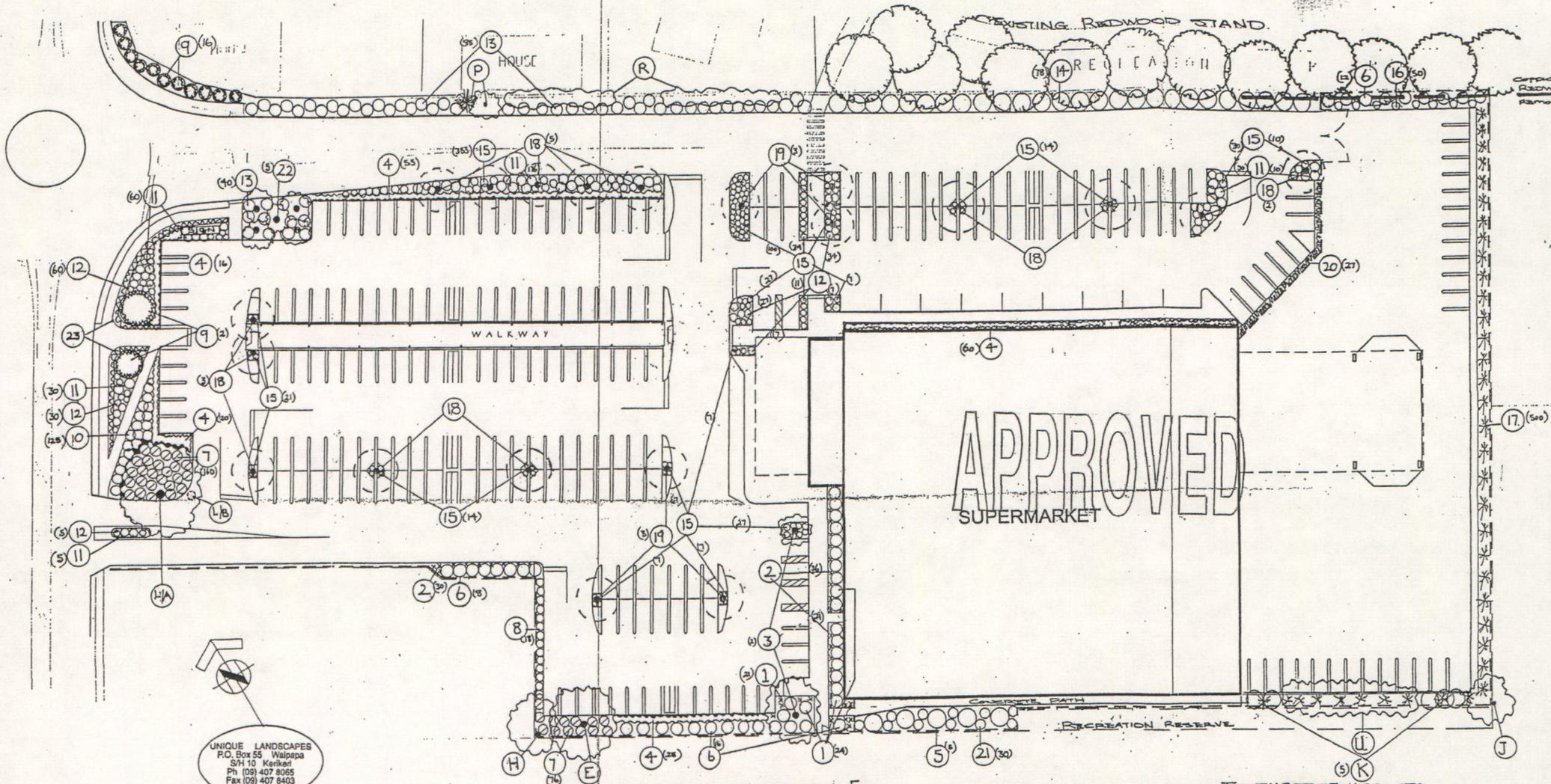
- Truckler Pose
- ↑ Pole Mounted Footings

RESOURCE CONSENT
STIFFE HOOKER LIMIT
ARCHITECTS ENGINEERS

■ AUCKLAND	PH 09 358 2420	FAX 09 358 2438
□ ROTORUA	PH 07 348 0008	FAX 07 348 0008
□ WHANGAREI	PH 08 438 8758	FAX 08 438 5555

PROJECT
PROPOSED NEW WORLD SUPERMARKET DEVELOPM
AT 99 KERIKERI ROAD
KERIKERI

DRAWING
BULK & LOCATION PLAN



UNIQUE LANDSCAPES
 P.O. Box 55 Waipapa
 S/H 10 Kerikeri
 Ph (09) 407 8055
 Fax (09) 407 8403
 22.11.2002

* ALTERATION 12.12.2002
 18.12.2002
 LANDSCAPE PLAN FOR

CITRUS GROVES LTD
 KERIKERI.

PLANT SCHEDULE

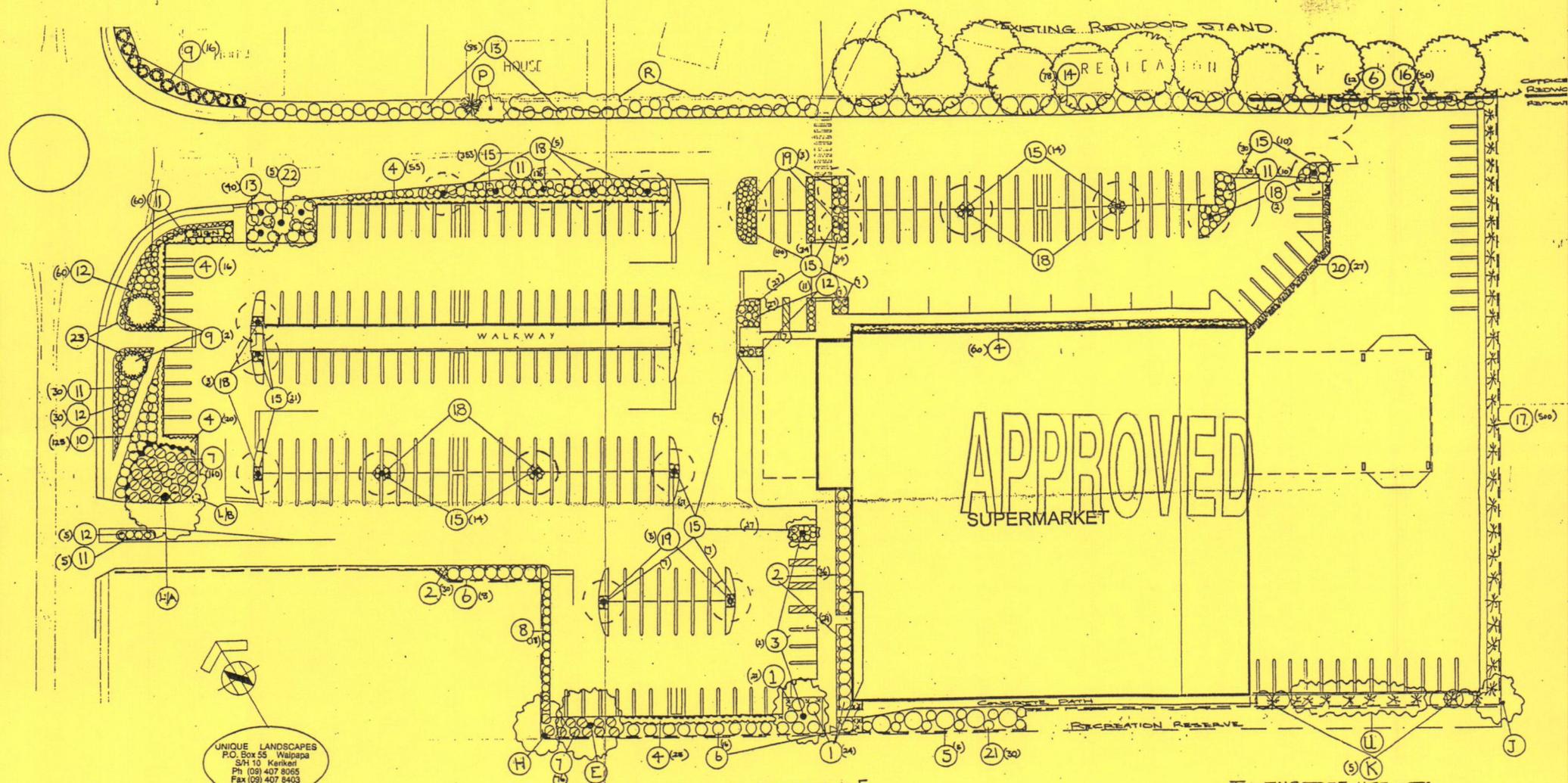
ID	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	PLANTING DATE
1	ROSA SPINOSA TILIAN CLARA VAR.	HIBISCUS	PS 3	27	1.5
2	ANTHROPYDUM	HIBISCUS LILY	PS 5	110	0.5
3	HYMENOPHYLLUM FLAVUM	ANGELICA TRANSPIRANS	PS 2	2	30-H
4	TRICHOPHYLLUM JAPONICUM	STAR JASMINE	PS 5	206	1.0
5	LACHNARIA SPERMATOPHYTES	NORFOLK HIBISCUS	PS 27	5	5.0
6	CHIRALINA LITorea	ORANGINA	PS 98	37	2.0
7	IRISINE	IRISINE	PS 3	236	0.5
8	GALLIUM	IRISINE	PS 6	18	1.0
9	METASIDERES TAHITI	BOTTLEBRUSH LIMELIGHT	PS 6	26	1.5
10	NANDINA DYONIA	TAHITI PANTUHAWA	PS 6	126	0.4
11	PHARANGIUM PLUMBLACK	NEW ZEALAND QUART VAR.	PS 6	311	0.5
12	PHARANGIUM PLUMBLACK	BLACK PLUM	PS 5-5	90	0.5
13	PHARANGIUM PLUMBLACK	SPRAY LILY - YELLOW	PS 6	126	1.0
14	PHARANGIUM PLUMBLACK	STRABILLANTUS	PS 12	78	1.0
15	AUCUBA JAPONICA SERRONIDE	JAPANESE LAUREL	PS 3	709	0.5
16	AGAPANTHUS SERRONIDE	ACHERONIANUS SHALLO	PS 6	50	0.5
17	AGAPANTHUS SERRONIDE	CHERRY FLAX SHALLO	PS 3	500	0.5
18	AGAPANTHUS SERRONIDE	ACHERONIANUS LACERELLA	N/A	17	1.0 CLEAR TRAIL
19	AGAPANTHUS SERRONIDE	EUROPEAN PALM	N/A	5	1.0
20	THUNBERGIA GORGONELLA	BANANALOID PALM	PS 5	27	1.2
21	STYRACIS AGALIA	BLACK STYRACIS	PS 7	80	1.5
22	STYRACIS AGALIA	STYRACIS AGALIA	PS 7	5	2.5 HEIGHT
23	STYRACIS AGALIA	NATIVE GARDEN	PS 6	112	0.5

EXISTING TREE USE - ETC.

ID	COMMON NAME	COMMENT
L/A 1	LIQUID AMBER	KEEP IN SITU - PRUNE UP TO 40"
L/B 1	LIQUID AMBER	REMOVE
P 2	ORANGINA	KEEP IN SITU
U 4	MACADAMIA	KEEP
H 1	LEQUAT	KEEP
E 1	LIQUID AMBER	KEEP
K 5	PUKA	RELOCATE

* REF LANDSCAPE PHILOSOPHY & MANAGEMENT (VEG PROTECT)

Proposed New World Supermarket Development
 99 Kerikeri Road, Kerikeri
 Proposed Landscaping Plan



UNIQUE LANDSCAPES
 P.O. Box 55 Waipapa
 SH 10 Kerikeri
 Ph (09) 407 8085
 Fax (09) 407 8403
 22.11.2002

* ALTERATION 12.12.2002
 18.12.2002
 LANDSCAPE PLAN FOR

CITRUS GROVES LTD
 KERIKERI.

PLANT SCHEDULE

NO	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	SPACING OR SET
1	ROSA SPINOSA TUJAN CAJUPUT VAR.	HIBISCUS	PE 27	27	1.5
2	ANTHURIDIUM	FRINCECA LILY	PE 5	110	0.5
3	HIMENOCALYX FLAVO	AUSTRALESIAN TRANSDRIPAN	PE 28	2	3m-H
4	TRACHYLODENDRON JAMAICENSIS	STAR JASMINE	PE 5	206	1.0
5	LAGUNARIA PATRICIAE	NORFOLK HIBISCUS	PE 27	5	5.0
6	ORIGANUM LITOREALE	ORIGANUM	PE 9.8	37	2.0
7	ISABELLE	ORIGANUM	PE 3	236	0.5
8	GALLIOTERON	ISABELLE	PE 6	18	1.0
9	MITROSIDEBUS TAHITI	TAHITIAN POKUTUWAWA	PE 6	26	1.5
10	NANODINIA SYMPLOSMA	NANODINIA SYMPLOSMA VAR.	PE 6	28	0.4
11	PHORADENDRON PLATYLOBA	BLACK PALM	PE 4	311	0.5
12	IPHIGENIA SP. STERILE	SPRAY LILY - YELLOW	PE 2.5	90	0.5
13	STREPTOCARPA SP. STERILE	STREPTOCARPA	PE 6	126	1.0
14	AUCUBA JAPONICA SP. STERILE	JAPANESE LAUREL	PE 12	78	1.0
15	ACIDANTHUS SP. STERILE	ACIDANTHUS - SHALLOU	PE 2.5	709	0.3
16	PHORADENDRON PLATYLOBA	GREEN FLAX SMALL	PE 6	50	0.5
17	ACIDANTHUS SP. STERILE	ACIDANTHUS - LONGER	PE 18	500	0.5
18	STAGNARUM SP. STERILE	EDUCATION PALM	N/A	14	4.0 CLEAR TRAIL
19	ACIDANTHUS SP. STERILE	BLACK MUD PALM	N/A	6	4.0
20	THUNBERGIA SP. STERILE	BLACK SYMPLOSMA	PE 6	27	1.2
21	ROSA SPINOSA	JAPANESE ANJALIA	PE 5	80	1.5
22	ROSA SPINOSA	CANTON LACE	PE 5	2	2.5 HEIGHT
23	ROSA SPINOSA	NATIVE GARDEN	PE 6	112	0.4
24	ROSA SPINOSA	NATIVE GARDEN	PE 6	112	0.4

EXISTING TREE USE - ETC.

CODE	NO	COMMON NAME	COMMENT
LA	1	LIQUID AMBER	KEEP IN SITU - PRUNE UP TO 4.0M
LA/B	1	LIQUID AMBER	REMOVE
P	2	CROCODONIA	KEEP IN SITU
U	4	MAGNOLIA	KEEP
H	1	LEQUIT	KEEP
E	1	LIQUID AMBER	KEEP
K	5	PUKA	RE LOCATE

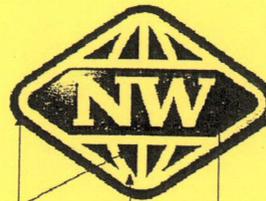
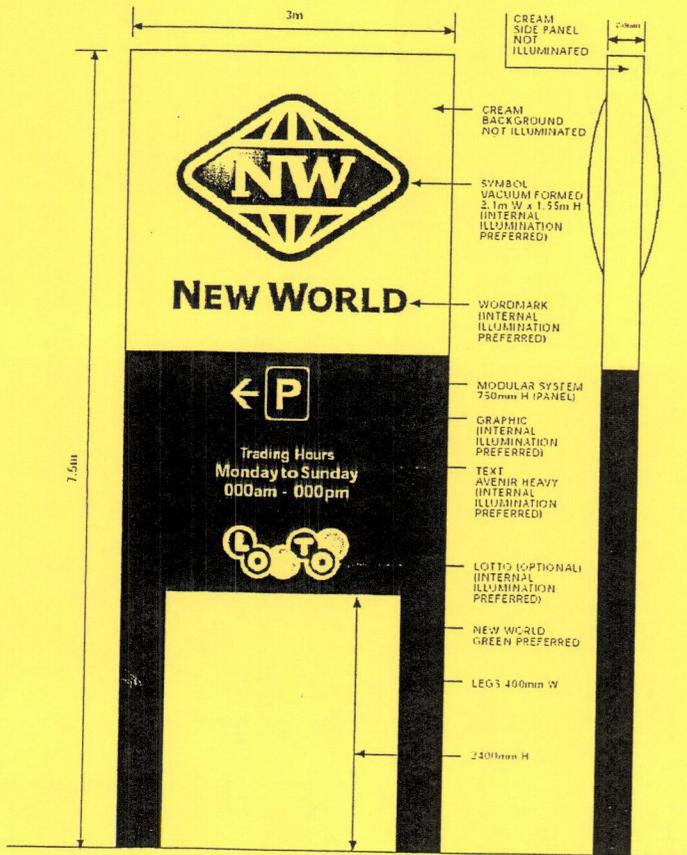
* NOT LANDSCAPE PHILOSOPHY & MANAGEMENT (VEG PROTECT)

Proposed New World Supermarket Development
 99 Kerikeri Road, Kerikeri
 Proposed Landscaping Plan

Pylon signs : 7.5m pylon

1st Tier : Internal illumination

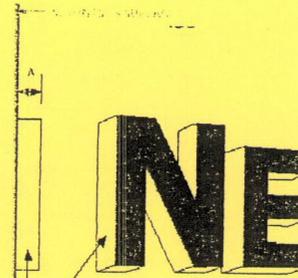
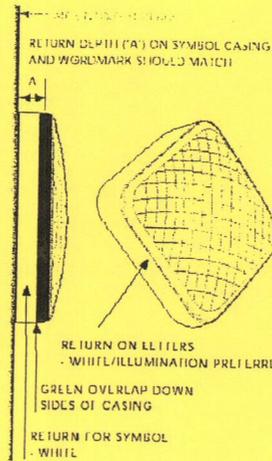
Symbol - Vacuum formed
Wordmark - Fabricated



WHITE EMBOSSED AREAS ILLUMINATED

Luminosity

The brightness and tone of light produced from the Symbol and Wordmark should be consistent when illuminated.

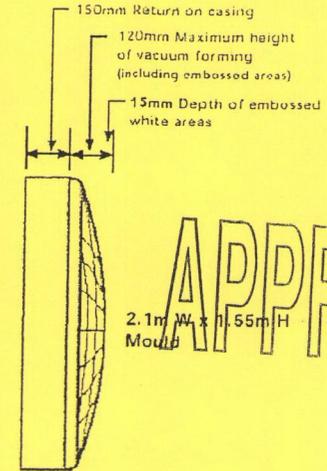


RETURN ON LETTERS WHITE/ILLUMINATED

Returns

Returns of the Symbol and Wordmark of the 1st Tier of signage are white illuminated.

Note: Wordmark on modular fabricated Pylon signs are white illuminated.

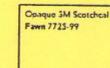


Colours & Substrates : Vinyls and Paints

Vinyls



New World Red Translucent 3M Seasonal Red 3630-33



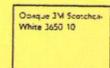
New World Cream Translucent 3M Scotchcal Ivory 3630-205



New World Green Translucent 3M Seasonal Green 3630-290 (Order from Signart Supplier)



Black Translucent 3M Scotchcal Black 3630-22

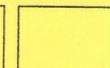


White Translucent 3M Scotchcal White 3630-20

Paints



New World Red Resene Bright Red 1830



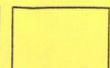
New World Cream Resene Chamois 3 040/9031



New World Green Resene Special New World Green - Exterior Use (Order from Resene)



Black Resene Nero



White Foodstuff's White

Vinyls

Two vinyl suppliers are recommended. 3M and Avery (see specifications on left hand column for details). Their vinyls are produced in two variants, E-Options which does not let light out, 2-Translucent is transparent so when illumination is required it may be made opaque by being plus of some an opaque film.

If vinyls manufactured by a different vinyl manufacturer are used, colours must be visually matched to the 3M or Avery standards.

Paint

Resene is the recommended supplier. Use Gloss for exterior and Low Sheen for interior.

There are no requirements to use Resene paint however, if paint from a different manufacturer is used, colours must be visually matched to the Resene standards.

Note: There are 2 Sizes of New World Green paint - please see right hand column for details.

FOODSTUFFS (AUCKLAND) LTD
STORE DEVELOPMENT DIVISION
DX BOX: CX 15021
PH 09 621 0600 FAX 09 621 0657

N° DATE REVISION DETAIL

PROJECT
STANDARD 7.5m HIGH PYLON SIGN

DRAWING
7.5 M PYLON SIGN
ELEVATIONS & GUIDELINES

SCRIPT

This design and drawing is the copyright of Foodstuffs (Auck) Ltd. and is not to be reproduced without written permission

SCALE 1:50 PLOT DATE 20/11/02

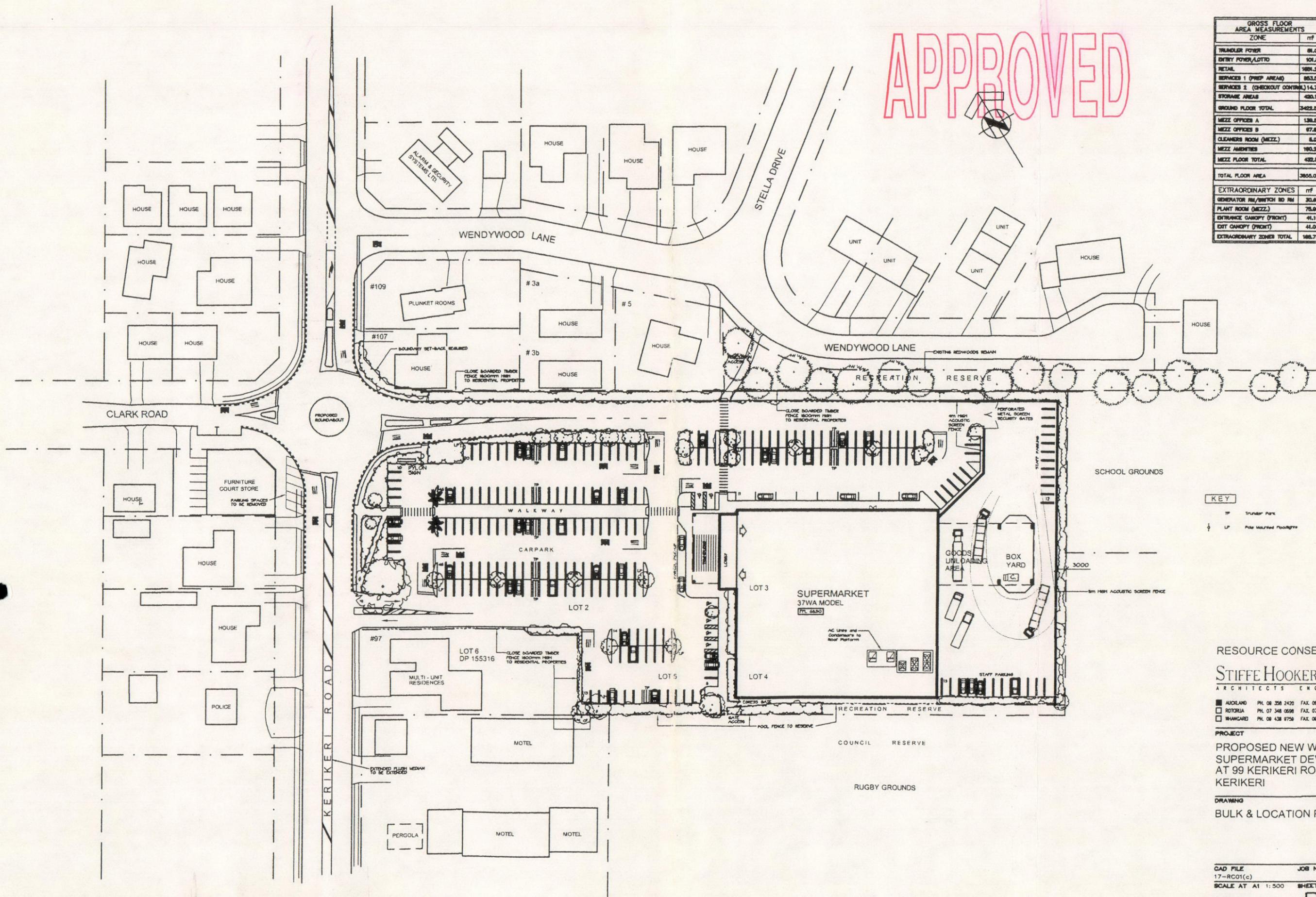
CAD FILE NAME 7500mm PYLON SIGN DRAWN JLR TYPE

DRAWING REVISION

57/PS

APPROVED

GROSS FLOOR AREA MEASUREMENTS	
ZONE	m ²
TRIANGLE FOYER	81.08
ENTRY Foyer/LOBBY	101.81
RETAIL	1894.32
SERVICES 1 (PREP AREAS)	853.88
SERVICES 2 (CHECKOUT CENTRAL)	14.73
STORAGE AREAS	428.10
GROUND FLOOR TOTAL	3422.84
MEZZ OFFICES A	138.98
MEZZ OFFICES B	87.88
CLEANERS ROOM (MEZZ.)	8.00
MEZZ AMENITIES	180.27
MEZZ FLOOR TOTAL	422.01
TOTAL FLOOR AREA	3865.05
EXTRAORDINARY ZONES	
m ²	
GENERATOR RM/SWITCH RD RM	32.88
PLANT ROOM (MEZZ.)	78.88
ENTRANCE CANOPY (FRONT)	41.10
EXIT CANOPY (FRONT)	41.04
EXTRAORDINARY ZONES TOTAL	193.90



KEY
 TP Trumper Park
 LP Pole Mounted Light

RESOURCE CONSENT
STIFFE HOOKER LIMITE
 ARCHITECTS ENGINEERS

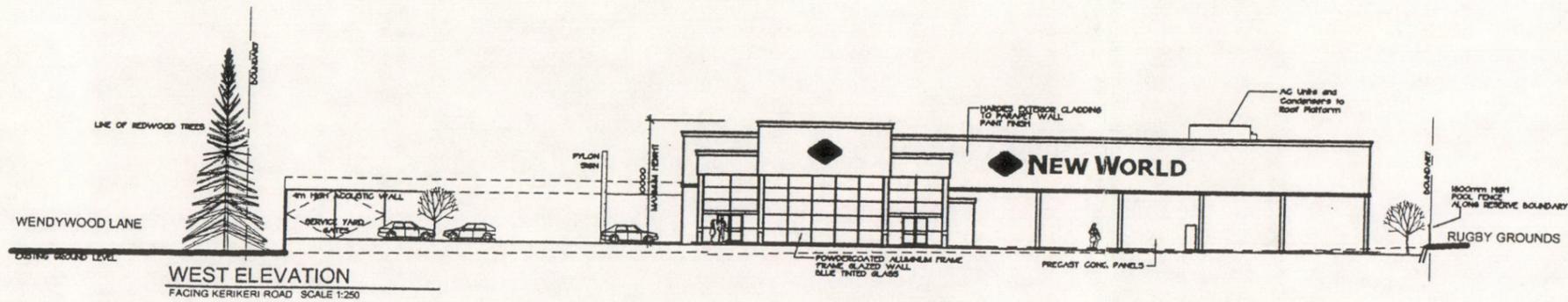
AUCKLAND PH. 08 358 2420 FAX. 08 358 2438
 ROTORUA PH. 07 348 0598 FAX. 07 348 0588
 HANGAROI PH. 08 438 9758 FAX. 08 438 5550

PROJECT
 PROPOSED NEW WORLD
 SUPERMARKET DEVELOPME
 AT 99 KERIKERI ROAD
 KERIKERI

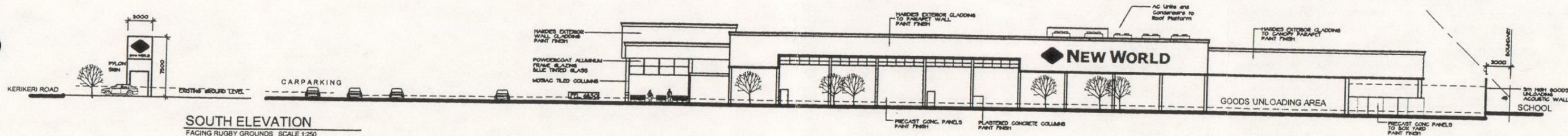
DRAWING
 BULK & LOCATION PLAN

CAD FILE 17-RC01(c) JOB NO Ska 8;
 SCALE AT A1 1:500 SHEET
 SCALE AT A3 1:1000 RC01

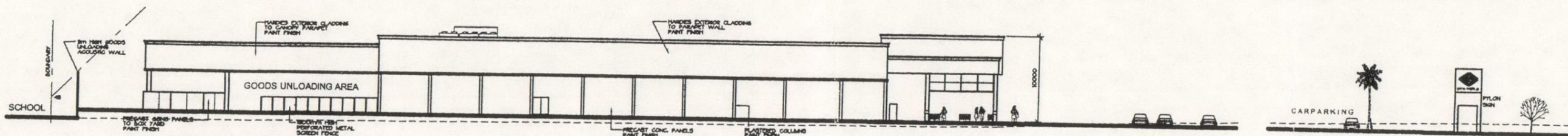
APPROVED



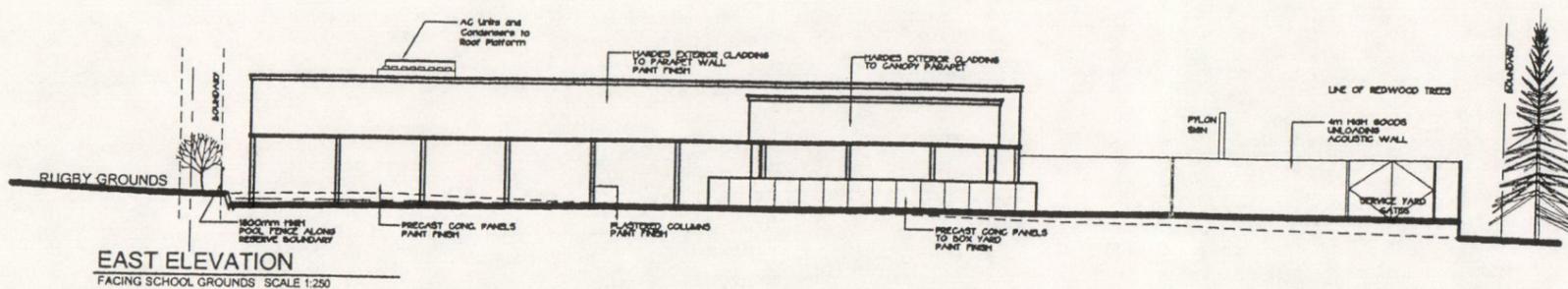
WEST ELEVATION
FACING KERIKERI ROAD SCALE 1:250



SOUTH ELEVATION
FACING RUGBY GROUNDS SCALE 1:250



NORTH ELEVATION
FACING WENDYWOOD LANE SCALE 1:250



EAST ELEVATION
FACING SCHOOL GROUNDS SCALE 1:250

RESOURCE CONSENT

STIFFE HOOKER LIMITED
ARCHITECTS ENGINEERS

AUCKLAND PH. 09 358 2420 FAX. 09 358 2435
ROTORUA PH. 07 348 0865 FAX. 07 348 0898
WHANGAREI PH. 09 438 9750 FAX. 09 438 9800

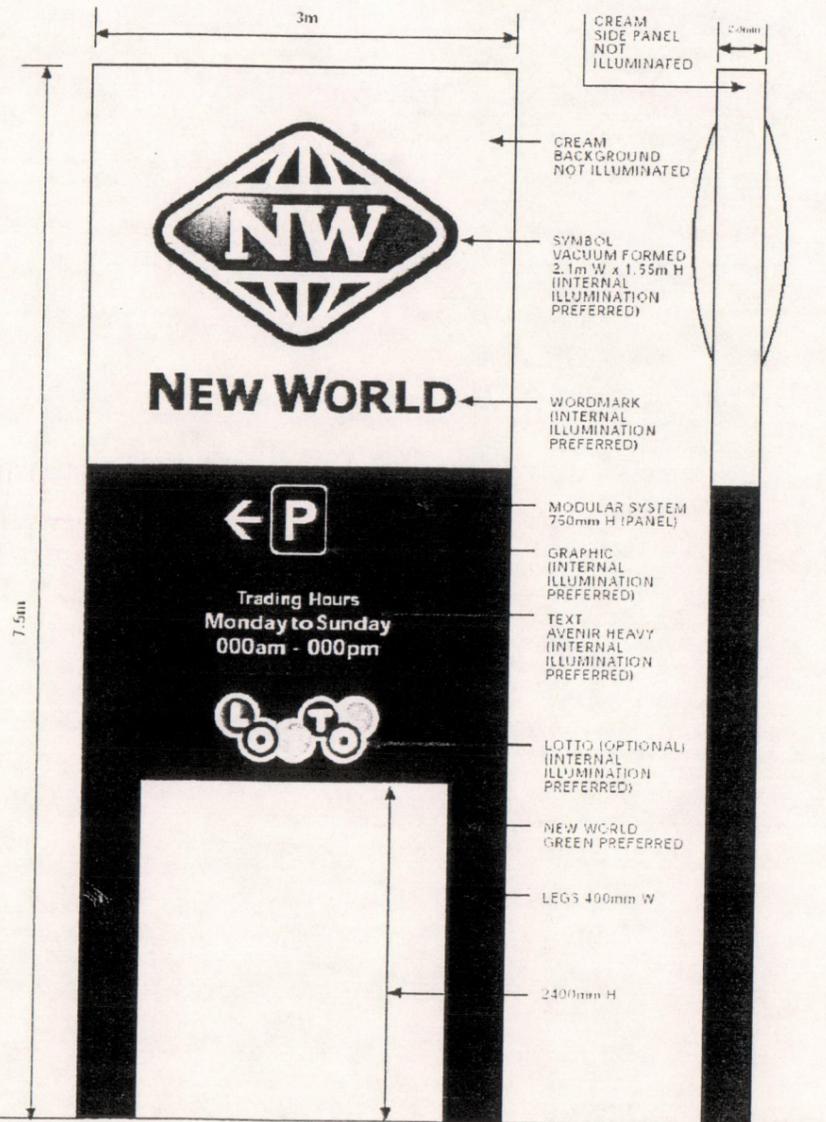
PROJECT
PROPOSED NEW WORLD
SUPERMARKET DEVELOPMENT
AT 99 KERIKERI ROAD
KERIKERI

DRAWING
ELEVATIONS

CAD FILE JOB NO ska 878
SCALE AT A1 1:300 SHEET REV
SCALE AT A3 1:800 RC02 (C)

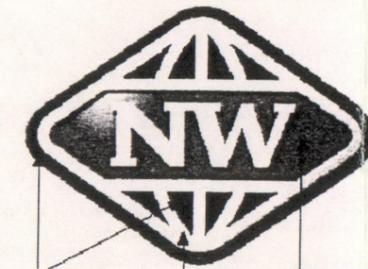
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING
THIS DRAWING AND THE DESIGN IT REPRESENTS ARE SEPARATE

Pylon signs : 7.5m pylon



1st Tier : Internal illumination

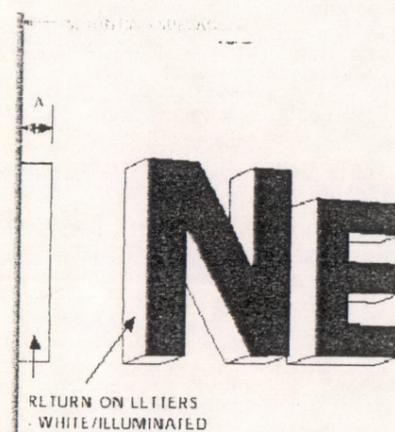
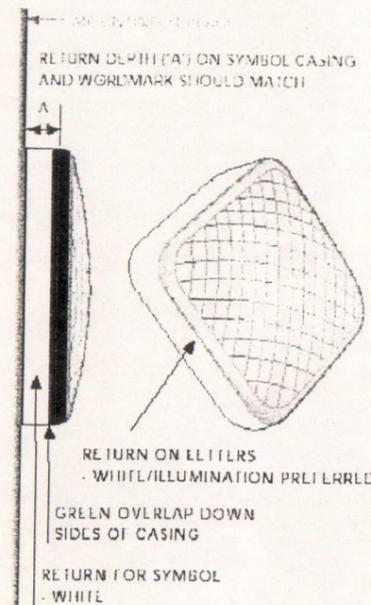
Symbol - Vacuum formed
Wordmark - Fabricated



WHITE EMBOSSED AREAS ILLUMINATED

Luminosity

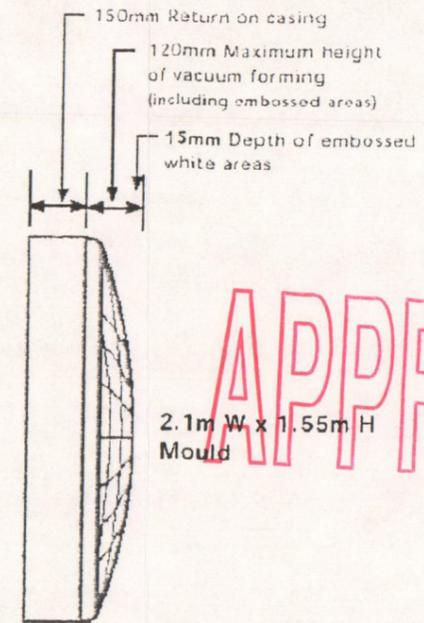
The brightness and tone of light produced from the symbol and Wordmark should be consistent (when illuminated).



Returns

Returns on the Symbol and Wordmark of the 1st Tier of signage are white illuminated.

Note: Wordmarks on internally illuminated Pylon signs do not have returns.



APPROVED

Colours & Substrates : Vinyls and Paints

Vinyls



New World Red
Translucent 3M Scotchlite
Red 3630-33



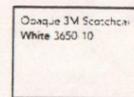
New World Cream
Translucent 3M Scotchlite
Ivory 3630-005



New World Green
Translucent Oracle
Series 350 Dark Green 260
(Order from Signwriter
Supplies)



Black
Translucent 3M Scotchlite
Black 3630-22

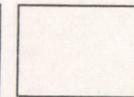


White
Translucent 3M Scotchlite
White 3630-20

Paints



New World Red
Resene Bright Red
18R30



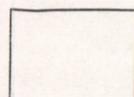
New World Cream
Resene Chamos
3 040/6YQ31



New World Green
Resene Special New World
Green - Exterior Use
(Order from Resene)



Black
Resene Nero



White
Foodstuffs' White

Vinyls

Two vinyl suppliers are recommended - 3M and Avery - see specifications on left hand column for details. Their vinyls are produced in two variants, 1: Opaque which does not let light out, 2: Translucent is transparent for when illumination is required it may be made opaque by being placed onto an opaque film.

If vinyls manufactured by a different vinyl manufacturer are used, colours must be visually matched to the 3M or Avery standards.

Paint

Resene is the recommended supplier.
Use Gloss for exterior and Low Sheen for interior.

There are no requirements to use Resene paint however, if paint from a different manufacturer is used, colours must be visually matched to the Resene standards.

Note: There are 2 shades New World Green paint options. See right hand column for details.

FOODSTUFFS (AUCKLAND) LTD
STORE DEVELOPMENT DIVISION
DX BOX: CX 15021
PH 09 621 0600 FAX 09 621 0657

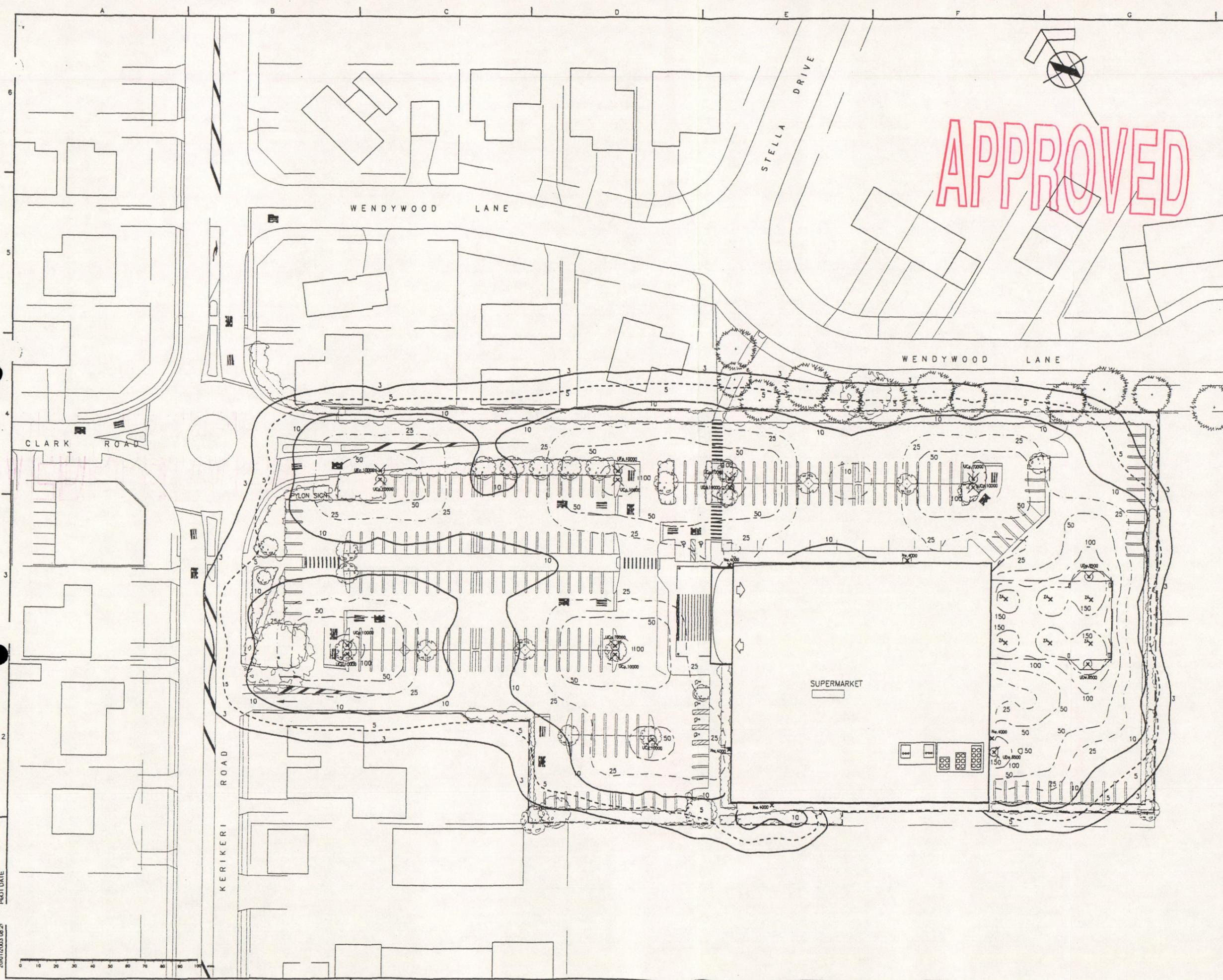
This design and drawing is the copyright of Foodstuffs (Auck) Ltd. and is not to be reproduced without written permission

N°	DATE	REVISION DETAIL

PROJECT		
STANDARD 7.5m HIGH FYLON SIGN		
SCALE	PLOT DATE	
1:50	20/11/02	
CAD FILE NAME	DRAWN	TYPE
7500mm PYLON SIGN	JLR	

DRAWING	
7.5 M PYLON SIGN ELEVATIONS & GUIDELINES	

SCRIPT	
DRAWING	REVISION
57/PS	



© COPYRIGHT:
 THE DESIGN SHOWN ON THIS DRAWING IS THE COPYRIGHT
 OF LAWRENCE JONES PARTNERS LTD AND MUST NOT BE
 USED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.

DIMENSIONS:
 ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB
 BEFORE COMMENCEMENT OF WORK. FIGURED DIMENSIONS
 TAKE PRIORITY OVER SCALED. UNLESS STATED
 OTHERWISE ALL WHOLE NUMBER FIGURED DIMENSIONS
 ARE IN MILLIMETRES AND DECIMAL NUMBERS IN METRES.

SYMBOL	DESCRIPTION
---	NON-SWITCHED CIRCUIT
---	SWITCHED CIRCUIT
---	FLUORESCENT BATTEN A = 1200 LONG THORN PF 38 B = 1200 LONG THORN PFC 38 C = 1500 LONG THORN PFC 38 D = 1500 LONG THORN PFC 38 E = 1500 LONG THORN LAMP 38 F = 1500 LONG THORN LAMP 38 G = 1500 LONG THORN LAMP 38 H = 1500 LONG THORN LAMP 38 I = EMERGENCY LUMINAIRE
---	FLUORESCENT RECESSED MODULE L = 1200x600 THORN IP 42, 38 + FTZ 3012 M = EMERGENCY LUMINAIRE
---	FLUORESCENT RECESSED MODULE N = 1200x600 THORN IP 22, 18 + FTZ 306 O = EMERGENCY LUMINAIRE
X	LUMINAIRE P = BATTEN & SHADE, POL 206 + 48 Q = BALANCED PHOS THORN 25 PV 38 R = LOWBAY THORN 015 250 S = BALANCED THORN 05 70 T = BALANCED PHOS C 3407 U = BALANCED (DS LAMP), PHILIPS PL 4000 V = PILOT LIGHT, POL 226 W = SPILLAGE, ROAD WTR, 700W X = PERGAT, Y = UNDER CANOPY, ROAD CL, 0185 Z = UNDER CANOPY, ROAD CL, 0225 AA = UNDER CANOPY, ROAD CL, 0225 AB = UNDER CANOPY, ROAD CL, 0213
⊗	H.I.D. RECESSED LUMINAIRE R = 800x600 MODULE
⊗	RECESSED LUMINAIRE T = 800x600, THORN 321 11
⊗	LUMINAIRE - SPOT
⊗	LUMINAIRE - FLOOD U = FLOODLIGHT, THORN 4P85 400 UA = FLOODLIGHT, ROAD WTR 2515 UB = FLOODLIGHT, ROAD AC 2540 UC = FLOODLIGHT, ROAD AC 2540 UD = FLOODLIGHT, ROAD OF 2540 UE = FLOODLIGHT, ROAD OF 2540 UF = FLOODLIGHT, ROAD OF 2540 UG = FLOODLIGHT, ROAD WTR 400 18-45 UH = FLOODLIGHT, ROAD AC 1633 UI = FLOODLIGHT, ROAD AC 1633 UJ = FLOODLIGHT, ROAD AC 1633

REFERENCES AS NOTED ABOVE SUFFICIENT WITH - No.
 No. = NUMBER OF LAMPS IN THE FITTING.

EMERGENCY LUMINAIRES	
⊗	EXIT LUMINAIRE E1 = BALANCED, E2 = E1 c/w "EXIT" SIGN AND ARROWS
⊗	RECESSED E3 = RECESSED
⊗	REMOTE MOUNTED LUMINAIRES E4 = 2 LAMP FLOOD UNIT, E5 = 3 LAMP FLOOD UNIT, E6 = SPOT UNIT

LUMINAIRE ABBREVIATIONS
 LUMINAIRES TO BE CEILING MOUNTED UNLESS OTHERWISE SHOWN IN
 SCHEDULES OF FIX REFERENCE HAS THE FOLLOWING SUBSCRIPTS
 M = WALL MOUNTED, mm AFFL
 S = SUSPENDED, mm AFFL
 P = POLE MOUNTED, mm HOLE HEIGHT
 R = EXISTING TO BE REMOVED
 E = EXISTING RELOCATED AS SHOWN

LUMINAIRE ACCESSORIES	
1	1 WAY LIGHT SWITCHES LOCATED AT HEIGHTS IN GROUND AND MEZZANINE FLOOR OFFICES 1400 AFFL ON GROUND FLOOR SERVICE AREAS 1800 AFFL
2	2 WAY SWITCHES LOCATED IN WET, DAMP OR BASH DOWN AREAS TO BE APPROVED WATERPROOF SERIES SURFACE MOUNTED
3	MAIN SWITCH BOARD
4	DISTRIBUTION BOARD
5	CONTROL PANEL

The NATIONAL TRADING CO.
 of NEW ZEALAND LTD.
 STIFFE HOOKER LTD
 ARCHITECTS

PROPOSED NEW WORLD
 SUPERMARKET DEVELOPMENT
 99 KERIKERI ROAD
 KERIKERI

CARPARK LIGHTING LAYOUT
 RESOURCE CONSENT

ELECTRICAL SERVICES

Lawrence Jones Partners
 SINCE 1888
 CONSULTING ENGINEERS
 P.O. Box 2125, AUCKLAND
 Telephone: (04) 09 630 1841
 Facsimile: (04) 09 630 1843
 Email: ljpl@clear.net.nz

DESIGNED: PG	No. IN SET:	CAD REF: CSD 191
CHECKED:	DATE: NOV 02	SCALE: 1:400
PROJECT No.	SERVICE	SHEET No.
2653	E	09 P6

PLOT DATE 2001/2/03 08:27

FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991:

AND

IN THE MATTER of an application under the aforesaid Act, 1991 by National Trading Company of New Zealand

APPLICATION NUMBER RC 2031000

HEARINGS APPLICATION TO CONSTRUCT AND OPERATE A SUPERMARKET ON KERIKERI ROAD, KERIKERI WITH A GROSS FLOOR AREA OF APPROXIMATELY 3885M², AND ASSOCIATED PARKING AREAS, GOODS UNLOADING YARD, SIGNS, LANDSCAPING AND STREET WORKS.

The property in respect of which the application is made, is situated at LOTS 1 – 4 DP 155316, FLATS 1 AND 2 DP 174895 (BEING CROSS LEASE OF LOT 5 DP 155316), SECTION 47 BLOCK XI KERIKERI SD AND SO 48896, LOT 3 DP 31415, AND LOT 8 DP 155316.

HEARING

Before the Hearings Committee of the Far North District Council, on the 18 August 2003.

DECISION

THAT PURSUANT TO SECTIONS 105 (1)(C) AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, THE COUNCIL GRANTS ITS CONSENT THE APPLICATION RC 2031000 BY THE NATIONAL TRADING COMPANY OF NEW ZEALAND LIMITED TO CONSTRUCT AND OPERATE A SUPERMARKET ON KERIKERI ROAD, KERIKERI, WITH A GROSS FLOOR AREA OF APPROXIMATELY 3885M², AND ASSOCIATED PARKING AREAS, GOODS UNLOADING YARD, SIGNS, LANDSCAPING AND STREET WORKS. THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE INFORMATION PROVIDED WITH THE APPLICATION AND THE APPROVED PLANS ATTACHED TO THIS CONSENT, BEING:

- BULK AND LOCATION PLAN PREPARED BY STIFFE HOOKER LIMITED REFERENCED RC 01,
- ELEVATIONS PREPARED BY STIFFE HOOKER LIMITED REFERENCED RC 02,
- CARPARK LIGHTING LAYOUT PREPARED BY LAWRENCE JONES PARTNERS REFERENCED 2653/E/09/P6,
- 7500MM PYLON SIGN ELEVATIONS AND GUIDELINES PREPARED BY FOODSTUFFS (AUCKLAND) LIMITED REFERENCED 57/PS,
- PROPOSED LANDSCAPING PLAN PREPARED BY UNIQUE LANDSCAPES;

SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT AS PART OF ANY BUILDING CONSENT APPLICATION FOR THE PROPOSED COMMERCIAL STRUCTURE, THE CONSENT HOLDER SHALL:

- (I) PROVIDE TO COUNCIL FOR APPROVAL A STORM WATER MANAGEMENT PLAN PREPARED BY A REGISTERED ENGINEER IDENTIFYING THE MEANS OF CONTROLLING ALL STORM WATER GENERATED ON THE SUBJECT SITE, AND THE MEANS OF DISPOSAL FROM THE SITE TO AN APPROVED OUTLET POINT. ANY UPGRADING WORKS REQUIRED ON THE EXISTING COUNCIL STORM WATER SYSTEM TO PROVIDE FOR THE ADDITIONAL DISCHARGE ARE TO BE IDENTIFIED AND DESIGNED IN ACCORDANCE WITH COUNCILS ENGINEERING STANDARDS AND GUIDELINES (JUNE:2000).
- (II) PROVIDE TO COUNCIL FOR APPROVAL A DESIGN OF ALL WORKS TO BE UNDERTAKEN WITHIN THE KERIKERI ROAD RESERVE TO PROVIDE FOR THE PROPOSED ROUNDABOUT, AND LEFT AND RIGHT TURN VEHICLE EXIT ONLY CROSSING TO BE LOCATED ADJOINING LOT 6 DP 155316. THE DESIGN OF SUCH WORK IS TO INCLUDE ROAD MARKING, LIGHTING, SIGNS, STORM WATER CONTROL, AND RELAYING OF ALL KERBS AND FOOTPATH AND REINSTATEMENT OF VEHICLE CROSSINGS AND/OR UNDERGROUND SERVICES AFFECTED BY THE DEVELOPMENT, WITH A MINIMUM OF TWO PARALLEL PARKS PROVIDED WITHIN THE ROAD RESERVE TO REPLACE THE SIX EXISTING ANGLE PARKS TO BE REMOVED TO PROVIDE FOR THE INTERSECTION UPGRADING.
- (III) PROVIDE TO COUNCIL FOR APPROVAL A TRAFFIC MANAGEMENT PLAN AND ADVICE REGARDING THE SUCCESSFUL ROADING CONTRACTOR TO UNDERTAKE THE WORK DESIGNED UNDER CONDITION (1)(II) AND TIMETABLE FOR THE DURATION OF THE CONTRACT.
- (IV) PROVIDE TO COUNCIL FOR APPROVAL A DESIGN OF ALL SCREENING STRUCTURES AND FENCES TO BE ERECTED AROUND THE SITE BOUNDARIES, INCLUDING A SUITABLY DESIGNED ACOUSTIC FENCE OF A MINIMUM HEIGHT OF 2 METRES ADJOINING THE RESIDENTIALLY ZONED PROEPRTIES BEING LOTS 15 AND 16 DP 81214
- (V) PAY TO COUNCIL ANY CONNECTION FEES REQUIRED FOR CONNECTION TO THE EXISTING RETICULATED SEWERAGE AND WATER SUPPLY SYSTEMS.

2. PRIOR TO THE OPENING AND OPERATION OF THE SUPERMARKET COMPLEX, THE CONSENT HOLDER SHALL:

- (I) COMPLETE ALL WORKS AS PER THE APPROVED PLANS UNDER CONDITION 1 (I) – (V), AND PROVIDE TO COUNCIL THREE COPIES OF AS-BUILT PLANS THAT ARE TO INCLUDE THE FOLLOWING INFORMATION:
 - (A) DRAWINGS SHOWING THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING CO-ORDINATES OF HYDRANTS, VALVES AND MANHOLE LIDS AND LEVELS OF MANHOLE INVERTS AND LIDS TO DOSLI DATUM. THIS

INFORMATION IS ALSO TO BE PROVIDED IN A DIGITAL FORMAT TO ENABLE IT TO BE ADDED TO COUNCILS GIS DATE BASE

- (B) STORM WATER OVERLAND FLOW PATHS INCLUDING THE EXTENT AND LEVEL OF THE 1:50 YEAR ARI
 - (C) THE AREA AND EXTENT OF ANY FILL MATERIAL PLACED ON THE SITE
 - (D) A SCHEDULE OF ASSETS, WHICH ARE TO VEST IN THE COUNCIL, LISTING THE QUANTITY, THE UNIT RATE, AND THE VALUE OF THE COMPONENTS (THIS INFORMATION IS REQUIRED FOR VALUATION PURPOSES)
 - (E) INFORMATION FOR RAMM DATABASE:
 - SUBGRADE DEPTH, AGGREGATE TYPE AND SOURCE
 - BASE COURSE DEPTH, AGGREGATE TYPE AND SOURCE
 - LIME OR CEMENT STABILISATION DETAILS
 - SEAL COAT DETAILS INCLUDING BINDER TYPE/GRADE AND RESIDUAL APPLICATION RATE
 - DETAILS OF ASPHALTIC CONCRETE (WHERE USED)
- (II) PROVIDE CERTIFICATION FROM A SUITABLY QUALIFIED PROFESSIONAL TO ILLUSTRATE THAT ALL ACCESS, PARKING, AND LANDSCAPING ON THE DEVELOPMENT SITE AS PER THE APPROVED PLANS HAS BEEN COMPLETED
- (III) PAY TO COUNCIL SEWERAGE AND WATER UPGRADING CONTRIBUTIONS, USING THE DEVELOPMENT VALUE IDENTIFIED AS PART OF THE BUILDING CONSENT FOR THE PROPOSED WORKS, TO CALCULATE THE CONTRIBUTIONS UNDER PLAN CHANGE NO.7 TO THE TRANSITIONAL DISTRICT PLAN.
- (IV) PROVIDE SUITABLE EVIDENCE TO COUNCIL FROM AN ACOUSTIC ENGINEER TO VERIFY THAT THE NOISE LEVELS GENERATED BY THE ROOF TOP MECHANICAL PLANT COMPLY WITH RULE 7.7.5.1.9 OF THE REVISED PROPOSED DISTRICT PLAN, AND THAT A SUITABLE MATERIAL HAS BEEN USED TO LINE THE UNDERSIDE OF THE TRUCK UNLOADING BAY CANOPY TO CONTROL REVERBERANT NOISE.
- (V) SUPPLY TO COUNCIL'S SATISFACTION, EVIDENCE FROM A PERSON WITH SATISFACTORY EXPERTISE IN QUANTITY SURVEYING OF THE COSTS / VALUES OF ALL BUILDING WORK, SITE WORKS AND FIXED PLANT / MACHINERY COMPRISING THE COMMERCIAL PROJECT.

PAY TO THE COUNCIL A SUM EQUAL TO 0.5% OF THE PROJECT VALUE [PLUS GST] CALCULATED HEREIN, AS A RESERVES CONTRIBUTION IN ACCORDANCE WITH SECTION 409 OF THE ACT, AFTER TAKING INTO ACCOUNT THE COSTS ASSOCIATED WITH THE VESTING OF LAND AS SPECIFIED UNDER CONDITION 2 (VI) BELOW.

- (VI) PROVIDE FOR THE TRANSFER OF A STRIP OF LAND 3.05 METRES WIDE, EXTENDING FROM THE NORTHWESTERN BOUNDARY OF LOT 7 DP155316 ACROSS LOTS 4 AND 5 DP 155316 UP TO THE ADJOINING BOUNDARY WITH LOT 6 DP 155316, TO BE VESTED AS RECREATION RESERVE IN THE FAR NORTH DISTRICT COUNCIL. ALL ASSOCIATED SURVEY AND LAND TRANSFER COSTS ARE TO BE BORNE BY THE APPLICANT.
- (VII) FORM AND COMPLETE THE PEDESTRIAN WALKWAY LINKING WENDYWOOD LANE TO THE SITE TO PROVIDE A 1.5 METRE WIDE CONCRETED FORMATION.
- (VIII) PROVIDE A GATE ACCESS TO THE KERIKERI DOMAIN IN THE LOCATION SHOWN ON THE APPROVED SITE PLAN, WITH A RUBBISH BIN PROVIDED AT THIS POINT ON THE SITE.
3. ALL VEHICLE PARKING IS TO BE CLEARLY MARKED AND PROVIDED AS SHOWN ON THE APPROVED SITE PLAN, AND IS TO BE AVAILABLE FOR THE DURATION OF THE CONSENTED ACTIVITY.
NOTE: IN THE EVENT THAT THE LEASE RELATING TO LOT 1 DP 155316 EXPIRES, THE REQUIREMENT OF THE ABOVE CONDITION MAY NEED TO BE REVIEWED
4. ALL LANDSCAPING PROVIDED ON THE SITE IS TO BE MAINTAINED FOR THE DURATION OF THE CONSENTED ACTIVITY. ANY VEGETATION REQUIRING REMOVAL DUE TO DAMAGE OR DISEASE SHALL BE REPLACED IMMEDIATELY WITH A SIMILAR SPECIMEN TO THAT REMOVED.
5. ALL LIGHTING TO BE PROVIDED ON THE SITE SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE REPORT PREPARED BY LAWRENCE JONES PARTNERS DATED 8TH MAY 2003 AND PROVIDED WITH THE APPLICATION. NO LIGHTING IS TO BE DIRECTED TOWARDS ANY BUILDING USED FOR RESIDENTIAL PURPOSES ADJOINING THE SITE.
6. ALL FENCING LOCATED ON THE PERIMETER OF THE SITE IS TO BE MAINTAINED FOR THE DURATION OF THE CONSENTED ACTIVITY. ANY DAMAGE TO FENCING IS TO BE REPAIRED IMMEDIATELY.
7. ALL DELIVERIES, REFUSE COLLECTIONS AND CAR PARK CLEANING SHALL BE UNDERTAKEN BETWEEN THE HOURS OF 0700 AND 2200.
8. THE DISTRICT COUNCIL MAY IN ACCORDANCE WITH SECTION 128 OF THE RESOURCE MANAGEMENT ACT 1991, SERVE NOTICE ON THE CONSENT HOLDER OF ITS INTENTION TO REVIEW THE CONDITIONS OF THIS CONSENT. SUCH NOTICE MAY BE SERVED SIX MONTHS AFTER THE DATE OF COMMENCEMENT OF THE CONSENT, AND THEREAFTER AT YEARLY INTERVALS. THE REVIEW MAY BE INITIATED FOR ANY ONE OR MORE OF THE FOLLOWING PURPOSES:
- TO DEAL WITH ANY ADVERSE EFFECTS ON THE ENVIRONMENT, INCLUDING THOSE THAT MAY RELATE TO TRAFFIC, PARKING, NOISE, AND STORM WATER DISPOSAL, THAT MAY ARISE FROM THE EXERCISE OF THE CONSENT AND WHICH IT IS APPROPRIATE TO DEAL WITH AT A LATER STAGE, OR TO DEAL WITH ANY SUCH EFFECTS FOLLOWING ASSESSMENT OF THE RESULTS OF THE MONITORING OF THE CONSENT.

- TO REQUIRE THE ADOPTION OF THE BEST PRACTICABLE OPTION TO REMOVE OR REDUCE ANY ADVERSE EFFECT ON THE ENVIRONMENT.
 - TO DEAL WITH ANY MATERIAL INACCURACIES THAT MAY IN FUTURE BE FOUND IN THE INFORMATION MADE AVAILABLE WITH THE APPLICATION. (NOTICE MAY BE SERVED AT ANY TIME FOR THIS REASON.)
9. ANY COSTS ASSOCIATED WITH MONITORING OF CONDITIONS OF THIS CONSENT, OR A REVIEW OF CONSENT CONDITIONS AS PROVIDED FOR UNDER CONDITION (8), WILL BE BORNE BY THE CONSENT HOLDER.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

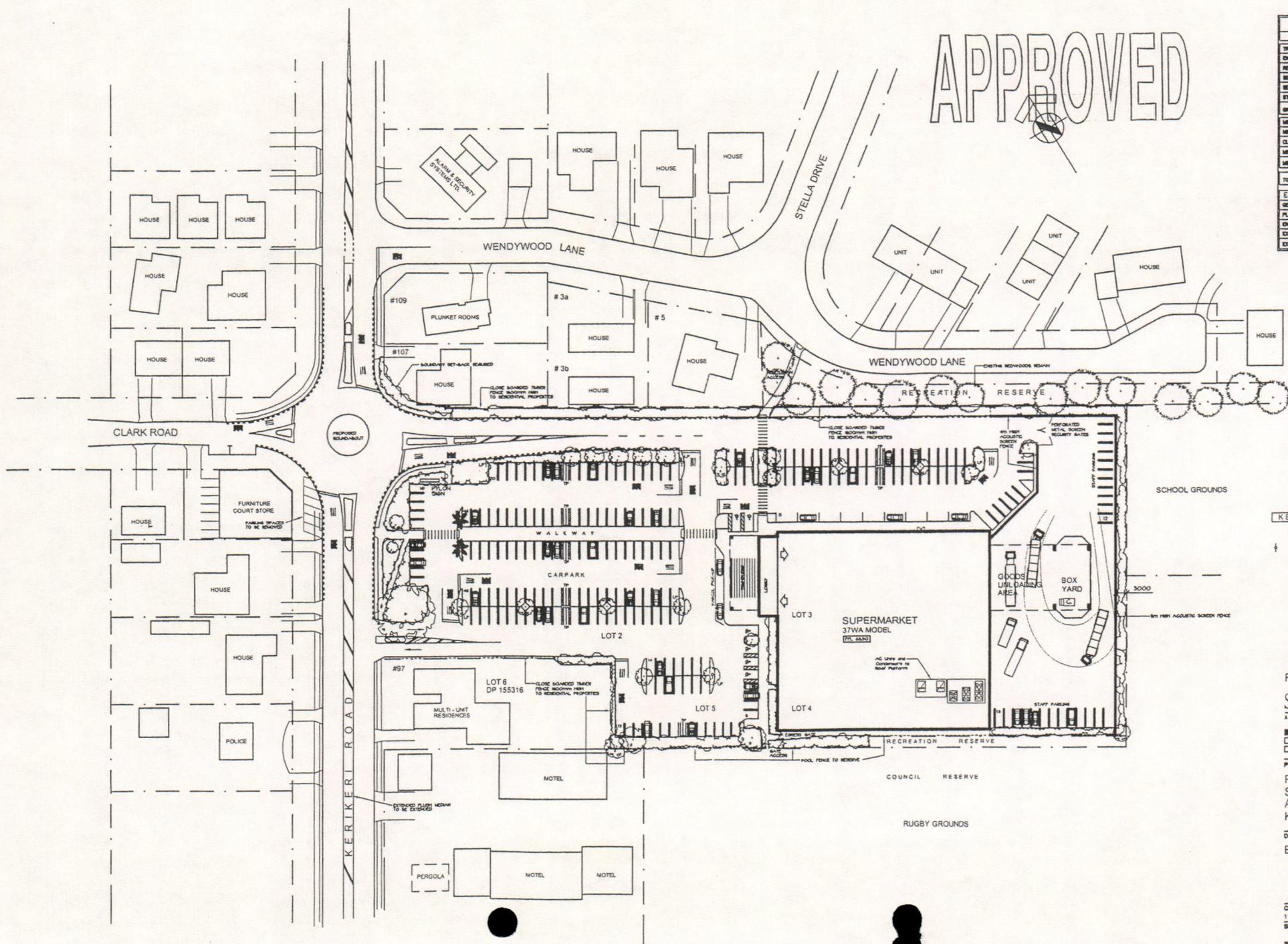
1. Written approvals have been obtained from all parties who may be adversely affected by the granting of consent to the proposal.
2. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.
3. The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.
4. Council is of the opinion that the upgrading of the legal road formation in conjunction with the development combined with the provision of additional parking will provide positive social and economic effects for the future growth of the commercial centre of Kerikeri

Advice Notes:

1. Pursuant to Section 36 (3) of the Resource Management Act 1991, an invoice for the additional costs of processing and considering this application will follow this notification of the decision.
2. This resource consent will expire two years after the date of commencement unless (a) it is given effect to before the end of that period; or (b) upon application made up to three months after the expiry of that period (or such longer period as fixed under Section 37 of the RMA 1991), the Council fixes a longer period. The statutory considerations that apply to extensions are set out in Section 125 (1)(b) of the Act.

APPROVED

GROSS FLOOR AREA MEASUREMENTS	
ZONE	m ²
TRUNKER FINDER	85.08
ENTRY FINDER/LOTTO	104.81
RETAIL	1808.32
SERVICES 1 (PREP AREA)	863.06
SERVICES 2 (CHECKOUT CENTRAL)	14.73
STORAGE AREAS	420.10
GROUND FLOOR TOTAL	3469.84
MEZZ OFFICES A	138.88
MEZZ OFFICES B	87.86
CLEANERS ROOM (MEZZ)	6.00
MEZZ AMENITIES	180.97
MEZZ FLOOR TOTAL	403.71
TOTAL FLOOR AREA	3873.55
EXTRAORDINARY ZONES	
	m ²
GENERATOR RM./WRECH RD RM	30.86
PLANT ROOM (MEZZ)	75.95
ENTRANCE CANOPY (FRONT)	45.10
EXIT CANOPY (FRONT)	42.04
EXTRAORDINARY ZONES TOTAL	194.75



KEY

⊞	Trunking Park
⊞	Flow Measured Footpath

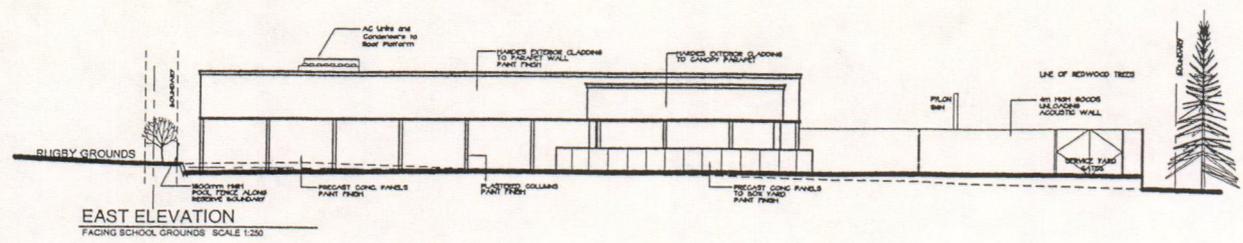
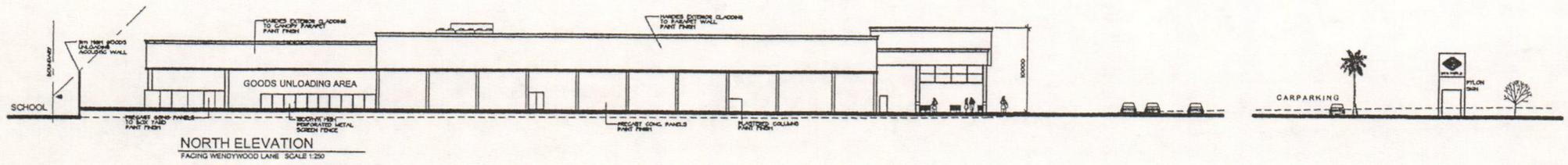
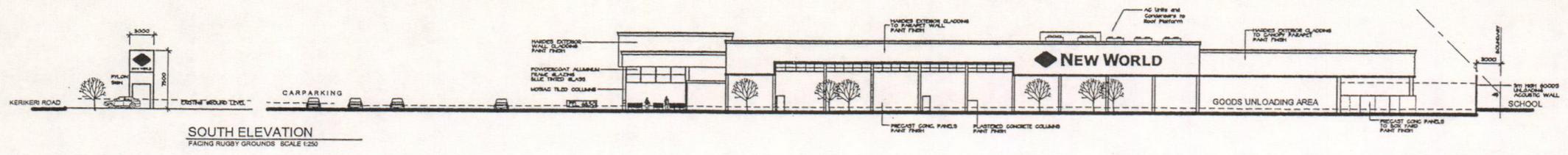
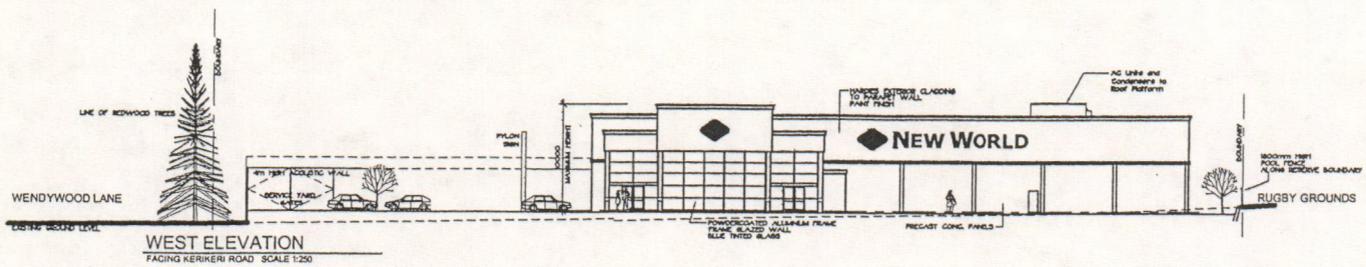
RESOURCE CONSENT
STIFFE HOOKER LIMITED
ARCHITECTS ENGINEERS

AUCKLAND PH. 08 356 2400 FAX. 08 356 2434
 ROTTERDA PH. 07 348 0596 FAX. 07 348 0598
 HAWKESBAY PH. 08 438 8758 FAX. 08 438 5550

PROJECT
PROPOSED NEW WORLD SUPERMARKET DEVELOPMENT AT 99 KERIKERI ROAD KERIKERI

DRAWING
BULK & LOCATION PLAN

APPROVED



RESOURCE CONSENT

STIFFE HOOKER LIMITED
ARCHITECTS ENGINEERS

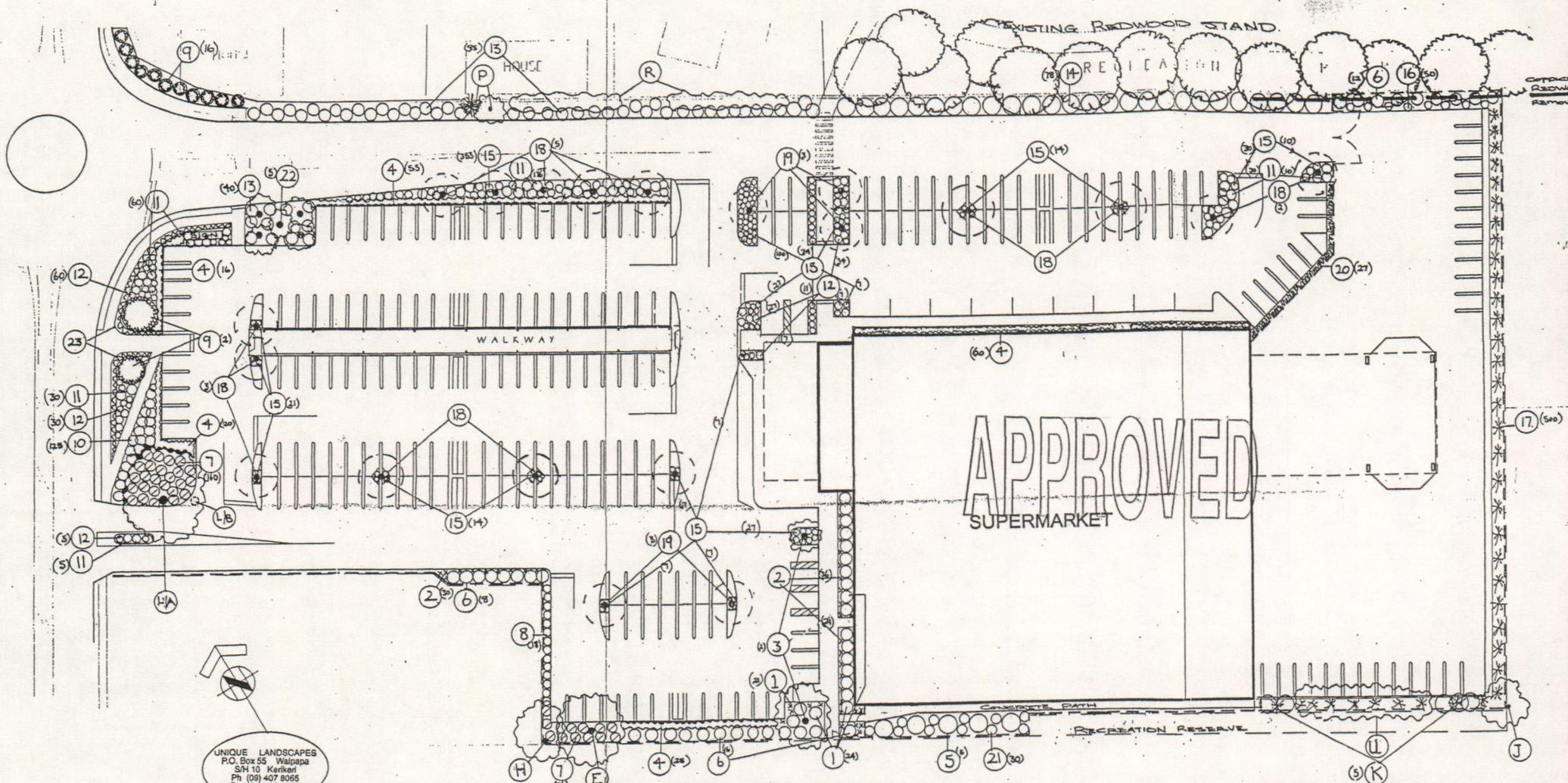
■ AUCKLAND PH 09 258 2130 FAX 09 258 2435
 □ ROTORUA PH 07 548 0958 FAX 07 348 0980
 □ WHANGAREI PH 09 438 9759 FAX 09 438 5850

PROJECT
 PROPOSED NEW WORLD
 SUPERMARKET DEVELOPMENT
 AT 99 KERIKERI ROAD
 KERIKERI

DRAWING
 ELEVATIONS

CAD FILE	JOB NO	ska 878
SCALE AT A1	SHEET	REV
SCALE AT A3	RC02 (C)	

APPROPRIATION TO VERIFY ALL DIMENSIONS ON THIS DRAWING. DIMENSIONS ARE THE BASIS OF CONSTRUCTION AND TAKE PRECEDENCE OVER DIMENSIONS ON THIS DRAWING AND THE BASIS OF CONSTRUCTION AND TAKE PRECEDENCE OVER DIMENSIONS ON THIS DRAWING.



UNIQUE LANDSCAPES
 P.O. Box 55 Waiwapa
 SH 10 Kerikeri
 Ph (09) 407 8065
 Fax (09) 407 8403
 22/11/2002

* ALTERATION 12/12/2002
 13/12/2002
 LANDSCAPE PLAN FOR

CITRUS GROVES LTD
 KERIKERI.

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	SPACING OR SET
1	ROSA SPINOSA TUAN CURVATA	HIBISCUS	FB 2	27	1.5
2	ANTROSPEDUM	HIBISCUS LILY	FB 5	110	0.5
3	HYMENOSPORUM FLAVUM	AUSTRIAN FRAGRANCE	FB 2F	2	3A-H
4	TRACHYLOPORUM JAMAICENSIS	STYRIA JASMINE	FB 5	206	1.0
5	LACUNATA PATRICIA	NORFOLK HIBISCUS	FB 2F	5	5.0
6	ORIGANUM LITOREALE	ORANGINA	FB 9.5	37	2.0
7	IRIS	IRIS	FB 3	236	0.5
8	CALLISTEMON	IRIS	FB 6	15	1.0
9	METASIDERIS TAHITI	BOTTLEBRUSH LIMELIGHT	FB 6	26	1.5
10	NANDINA FORTUNA	TAHITIAN PAMPANANA	FB 6	128	0.4
11	PHORADENDRON PLATYBLADE	BLACK PLUM	FB 6	311	0.5
12	HYPERICUM CALICATUM	DAY LILY - YELLOW	FB 3-5	90	0.5
13	STREPTILANTHUS SPANISH	STREPTILANTHUS	FB 6	125	1.0
14	AUCUBA JAPONICA ROTUNDOLOBATA	JAPANESE LAUREL	FB 12	78	1.0
15	AGANTHUS ORIENTALIS	AGANTHUS SMALL	FB 3-5	709	0.5
16	PHORADENDRON PLATYBLADE	COMMON BLACK SMALL	FB 6	50	0.5
17	AGANTHUS ORIENTALIS	AGANTHUS LARGE	FB 7	500	0.5
18	STREPTILANTHUS SPANISH	STREPTILANTHUS	N/A	14	4.0 CLEAR TRAIL
19	THUNBERGIA GORCHAKOVA	BLACK WIGGLER	N/A	5	4.0
20	FATIA JAPONICA	SHAGGY GAZON	FB 6	27	1.2
21	CAESALPINIA GIGEA	CAESALPINIA	FB 7	5	2.5 HEIGHT
22	CALLISTEMON	NATIVE GRASS	FB 2	112	0.4

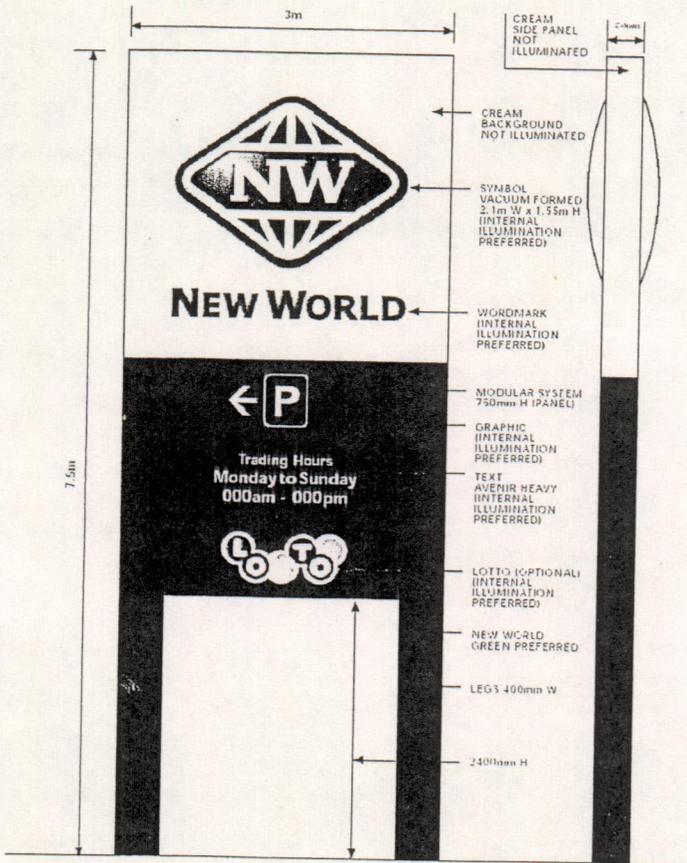
EXISTING TREE USE - ETC.

CODE	NO	COMMON NAME	COMMENT
LA	1	LIQUID AMBER	KEEP IN SITU - PRUNE UP TO 4.0
L/B	1	LIQUID AMBER	REMOVE
P	2	ORANGINA	KEEP IN SITU
U	4	MAGNOLIA	KEEP
H	1	LIQUOR	KEEP
E	1	LIQUID AMBER	KEEP
K	6	PUKA	RE LOCATE

* RE LANDSCAPE PHILOSOPHY & MANAGEMENT (VEG PROT)

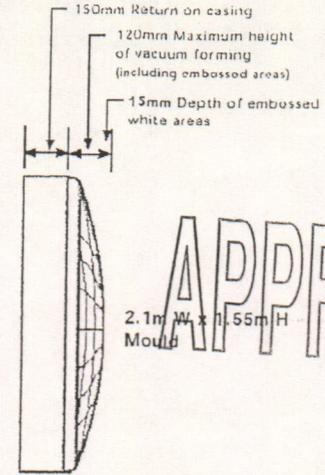
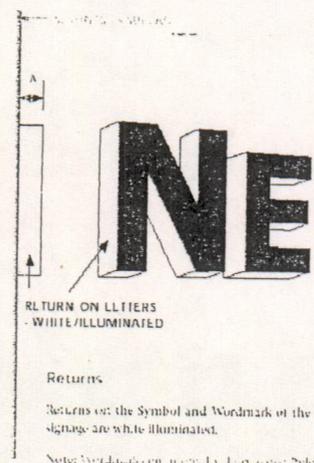
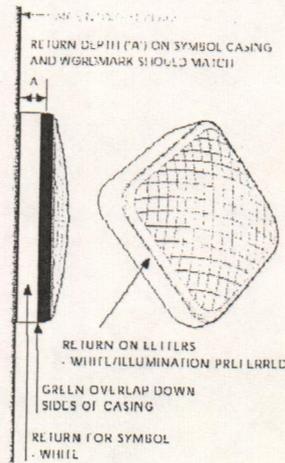
Proposed New World Supermarket Development
 99 Kerikeri Road, Kerikeri
 Proposed Landscaping Plan

Pylon signs : 7.5m pylon



1st Tier : Internal illumination

Symbol - Vacuum formed
Wordmark - Fabricated

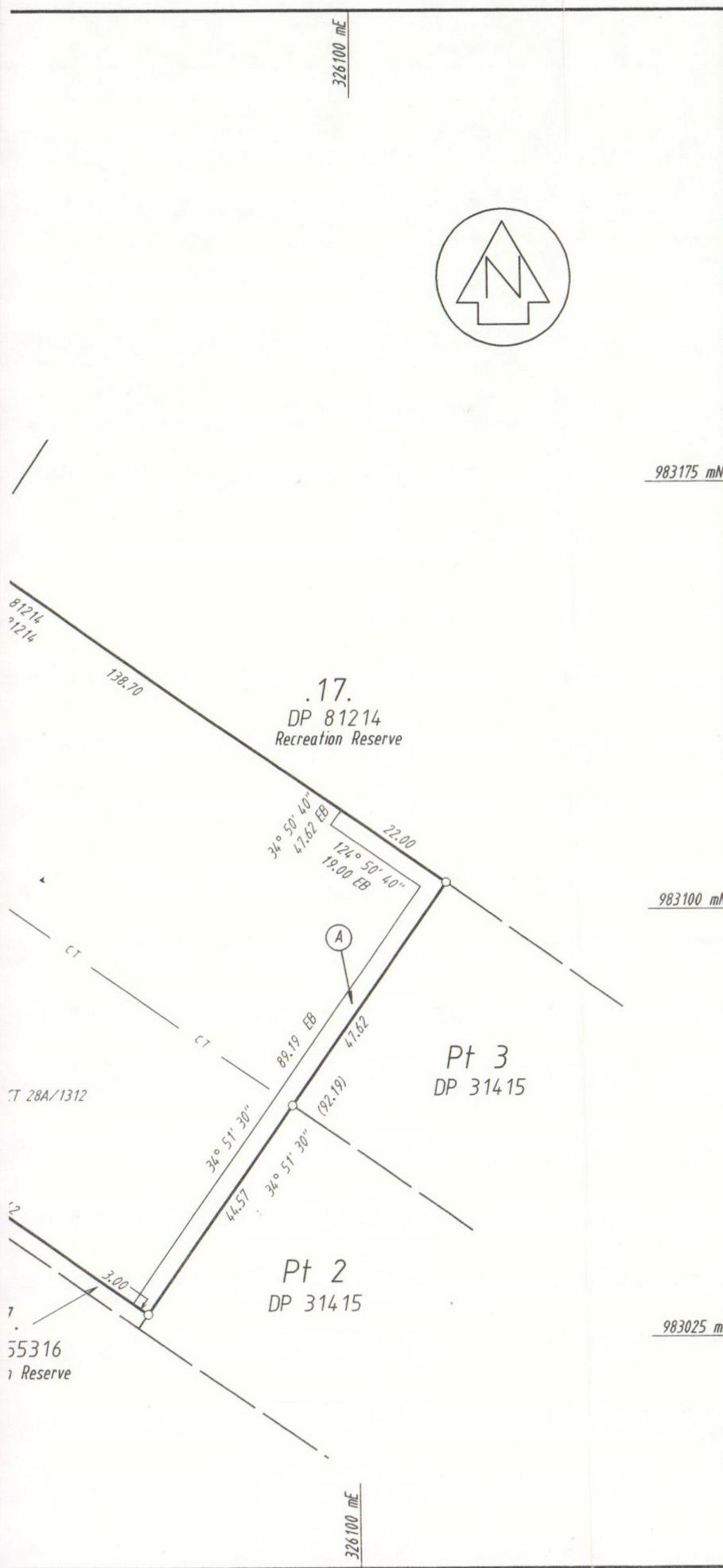


Colours & Substrates : Vinyls and Paints

Vinyls	Paints	Vinyls
Opaque 3M Scotchcal Central Red 955 03M		Two vinyl suppliers are recommended. 3M and Avery. See specifications on left hand column for details. Their vinyls are produced in two variants: 1: Opaque which does not let light out. 2: Transparent for which illumination is required in areas to be made opaque by being placed onto an opaque film.
New World Red Translucent 3M Scotchcal Red 3630 23	New World Red Resene Bright Red 18R30	It vinyls manufactured by a different vinyl manufacturer are used, colours must be visually matched to the 3M or Avery standards.
Opaque 3M Scotchcal Fawn 7725 99		Paint Resene is the recommended supplier. The Gloss for exterior and Low Sheen for interior.
New World Cream Translucent 3M Scotchcal Ivory 3630 205	New World Cream Resene Chamois J 0406Y031	There are no requirements to the Resene paint however, if paint from a different manufacturer is used, colours must be visually matched to the Resene standards.
Opaque 3M Scotchcal Dark Green 916 CM	Resene 3M 916 Green-Interior Use (Order from Resene)	Note: There are 2 types of New World cream paint: please see right hand column for details.
New World Green Translucent Opacite Series 110 Dark Green 360 (Order from Signetor Supplier)	New World Green Resene Scotch New Worl Green - Exterior Use (Order from Resene)	
Opaque 3M Scotchcal Black 265-12		
Black Translucent 3M Scotchcal Black 3630 22	Black Resene Nero	
Opaque 3M Scotchcal White 3650 10		
White Translucent 3M Scotchcal White 3630 20	White Resene Pure White	

FOODSTUFFS (AUCKLAND) LTD STORE DEVELOPMENT DIVISION DX BOX: CX 15021 PH 09 621 0600 FAX 09 621 0657 This design and drawing is the copyright of Foodstuffs (Auck) Ltd. and is not to be reproduced without written permission	N°	DATE	REVISION DETAIL	PROJECT	DRAWING 7.5 M PYLON SIGN ELEVATIONS & GUIDELINES	SCRIPT		
				STANDARD 7.5m HIGH PYLON SIGN		DRAWING	REVISION	
				SCALE 1:50		PLOT DATE 20/11/02		
				CAD FILE NAME 7500mm PYLON SIGN		DRAWN JLR	TYPE	

57/PS



Approvals

I hereby certify that this plan was approved pursuant to Section 223 of the Resource Management Act 1991 on the 28th day of July 2004 and no conditions have been imposed.

P.J. Killalea
 Authorised Officer
 RC 2031000

Existing Easement

Purpose	Shown	Servient Tenement	Creating Document
Drainage	(A)	Lot 2	B728580.1 B728581.1

The land formerly in C's T 92D/218, 92D/219, 92D/220, 107C/721, 107C/722 is subject to Part IVA Conservation Act 1987

New CT Allocation Lot 1 :
 Lot 2 :

Class of Survey : I

Total Area 1.7059 ha

Comprised in CT's 92D/218 (all), 92D/219(all), 92D/220(all), 107C/721(all), 107C/722(all), 28A/1312(all), 842/163(all)

I, Robert John Donaldson of Kerikeri, being a person entitled to practise as a licensed cadastral surveyor, certify that -
 a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor - General's Rules for Cadastral Survey 2/2002
 b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed *R. Donaldson*, Dated 25/6/04

Field Book p Traverse Book p
 Reference Plans

Examined Correct

Approved as to Survey by Land Information NZ on

...../...../.....

Deposited by Land Information NZ on

...../...../.....

File
 Received
 Instructions

TERRITORIAL AUTHORITY FAR NORTH DISTRICT

Surveyed by R.J.DONALDSON & ASSOCIATES Ref. 4629

Scale 1 : 750 Date June 2004

DP 31415

Proposal: Change of Conditions to amend conditions of Land Use Consent RC 2031000 to enable alternations to the external design and façade treatment and click and collection facility of the New World Supermarket

Address: 99 Kerikeri Road, Kerikeri

District Plan: Far North Operative District Plan and Proposed District Plan

Operative District Plan

Site Zoning	
Zone	Commercial Zone
Overlays/Controls	Nil
Designations	Nil

Rule	Compliance	Non-Compliance
Commercial Zone - 7.7.5.1 PERMITTED ACTIVITIES		
<p>7.7.5.1.1 BUILDING HEIGHT</p> <p>(a) The maximum height of any building in the following Commercial Zones shall be 10m:</p> <ul style="list-style-type: none"> (i) Ahipara North (Map 74); (ii) Cable Bay (Map 61); (iii) Haruru Falls excluding Watea Structure Plan area (Map 90); (iv) Mangonui (Map 62); (v) Matauri Bay (Map 69); (vi) Omapere and Opononi (Maps 110 and 111); (vii) Opuā (Map 92); (viii) Paihia Areas A2 and A3 (Map 91); (ix) Paihia Area A4 except for a distance of 6.0m from the road boundary where the maximum height shall be 3.5m provided no more than 60% of the road boundary is occupied by a building (Map 91); (x) Rawene (Map 101); (xi) Taipa (Map 60); (xii) Whangaroa (Map 70); (xiii) Whatuwhiwhi (Map 56); (xiv) any commercial zoning that coincides with a Heritage Precinct, except in Russell. <p>..</p> <p>(c) Elsewhere in the Commercial Zone the maximum building height is 12m.</p>	<p>Complies - No change to existing building height.</p>	

Rule	Compliance	Non-Compliance
<p>7.7.5.1.2 SUNLIGHT</p> <p>No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on the nearest site boundary which adjoins a Residential, Coastal Residential, Russell Township, Rural Living or Coastal Living zones (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.</p>	<p>Complies - No change to existing building location or height.</p>	
<p>7.7.5.1.3 VISUAL AMENITY AND ENVIRONMENTAL PROTECTION</p> <p>(a) Along boundaries adjoining any zone other than the Commercial or Industrial Zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.</p> <p>(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.</p> <p>(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</p>	<p>Complies – No change to existing outdoor areas, existing boundary treatment and landscaping.</p>	

Rule	Compliance	Non-Compliance
or becomes diseased or damaged, shall be replaced.		
<p>7.7.5.1.4 SETBACK FROM BOUNDARIES</p> <p>(a) Where the road frontage of a site is identified as a 'Pedestrian Frontage' on the Zone Maps all buildings shall be built up to the road boundary and a veranda provided for the full frontage of the site. The veranda shall:</p> <p>(i) be so related to its neighbour as to provide continuous pedestrian cover; and</p> <p>(ii) have a minimum height of 3m and a maximum height of 6m above the footpath immediately below; and</p> <p>(iii) be set back a minimum of 300mm and a maximum of 600mm in plan from the kerb line.</p> <p>...</p>	Complies - No change to existing building location.	
<p>7.7.5.1.5 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES</p> <p>Any new residential activity involving permanent or non-permanent accommodation shall be developed in such a way that the attenuation of noise between any boundary and living room is no less than 20 dB, and between any boundary and any room used for sleeping is no less than 30 dB. In the absence of forced ventilation or air-conditioning, these reductions shall be achieved with any exterior windows open.</p> <p>The Council will require an acoustic design report prepared by a suitably qualified and experienced person demonstrating compliance with this requirement prior to issuing any Certificate of Compliance under s139 of the Act.</p>	N/A	
<p>7.7.5.1.6 TRANSPORTATION</p> <p>Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.</p>	No change to existing traffic, parking and access.	
<p>7.7.5.1.7 KEEPING OF ANIMALS</p> <p>No site shall be used for factory farming, a boarding or breeding kennel or a cattery.</p>	N/A	
<p>7.7.5.1.8 NOISE</p>	Complies – no change to existing activity.	

Rule	Compliance	Non-Compliance
<p>(a) All activities within the zone shall be conducted so that noise measured at any point within any other site in the zone shall not exceed: 0700 to 2200 hours 65 dBA L10 2200 to 0700 hours 55 dBA L10 and 80 dBA Lmax</p> <p>(b) All activities within the zone shall be conducted so as to ensure that noise measured at any point within any site in the Residential, Coastal Residential or Russell Township Zones or at or within the notional boundary of any other dwelling in any other rural or coastal zone shall not exceed: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax</p>		
<p>7.7.5.1.10 ROOF PITCH For Area A5 on Map 91, if the existing Bistro 40 building is demolished or removed from the site, any replacement building or part of a building occupying the area within 31m from the Marsden Road boundary must have the same roof pitch as the principal roof pitch on the existing Bistro 40 building.</p>	N/A	
<p>7.7.5.1.11 STORMWATER The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces provided that the activity is within an existing consented urban stormwater management plan or discharge consent.</p>	Complies – no change to existing buildings and impervious areas.	
<p>7.7.5.1.12 HELICOPTER LANDING AREA A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.</p>	N/A	

Proposed District Plan

Site Zoning	
Zone	Mixed Use Zone
Overlays/Controls	Nil
Designations	Nil

Rule	Compliance	Non-Compliance
Rules and Standards That Have Immediate Legal Effect under the PDP		
Part 2 – District Wide Matters /Hazards and Risks / Hazardous Substances		
HS-R2 Establishment of a New Significant Hazardous Facility	No hazardous substances are proposed.	
HS-R5 Significant Hazardous facility Within a Scheduled Site and Area of Significance to Māori		
HS-R6 Significant Hazardous facility Within a Significant Natural Area		
HS-R9 Significant Hazardous facility Within a Scheduled Heritage Resource		
Part 2 – District Wide Matters / Historical and Cultural Values / Heritage Area Overlays		
HA-R1 Maintenance and Repair of Buildings or Structures	The subject site is not located within a Heritage Area.	
HA-R2 Additions or Alterations to Existing Buildings or Structures		
HA-R3 Strengthening or Fire Protection of Scheduled Heritage Resource		
HA-R4 New buildings or Structures		
HA-R5 Earthworks		
HA-R6 Infrastructure and Renewable Electricity Generation Infrastructure		
HA-R7 Buildings or Structures (including additions and alterations) Located within the Alderton Park Development		
HA-R8 New Buildings or Structures		
HA-R9 New Buildings or Structures		
HA-R10 Infrastructure and Renewable Electricity Generation Infrastructure		
HA-R11 Activities Not Otherwise Listed in this chapter		
HA-R12 Relocation of a Scheduled Heritage Resource		
HA-R13 Demolition of a scheduled Heritage resource not otherwise listed in Rule HA-R13		
HA-R14 Demolition or relocation of a scheduled Heritage Resource		
HA-S1 Setback From a scheduled heritage resource		
HA-S2 Heritage Colours		
HA-S3 Accidental Discovery Protocol		
Part 2 – District Wide Matters / Historical and Cultural Values / Historic Heritage		

Rule	Compliance	Non-Compliance
HH-R1 Maintenance and Repair of Scheduled Heritage Resources Buildings or Structures	The subject site is not a scheduled heritage resource, building or structure.	
HH-R2 Additions or Alterations of Scheduled Heritage Resources Buildings or Structures		
HH-R3 Strengthening or Fire Protection of Scheduled Heritage Resource Buildings or Structures		
HH-R4 New Buildings or Structures, Extensions or Alterations to Existing Buildings or Structures		
HH-R5 Earthworks		
HH-R6 Infrastructure and Renewable Electricity Generation Infrastructure Within a Site Containing a Scheduled Heritage Resource		
HH-R7 Relocation of a Scheduled Heritage Resource		
HH-R8 Activities Not Otherwise Listed in this Chapter		
HH-R9 Demolition of a scheduled Heritage resource not otherwise listed in Rule HH-R10		
HH-R10 Demolition or relocation of a scheduled Heritage Resource		
Part 2 – District Wide Matters / Historical and Cultural Values / Notable Trees		
NT-R1 Gardening, Mowing and Cultivation Within the Rootzone Area of a Notable Tree	The site contains no notable trees.	
NT-R2 Maintenance, Pruning and Trimming of Branches of a Notable Tree		
NT-R3 Removal or Pruning of an Unsafe or Dead Notable Tree		
NT-R4 Pruning of a Notable Tree Close to Existing Electricity Lines		
NT-R5 New Underground Infrastructure (including customer connections) and Upgrading of Existing Underground Infrastructure in the Rootzone Area of a Notable Tree		
NT-R6 Alterations to the Rootzone Area of a Notable Tree or Trees		

Rule	Compliance	Non-Compliance
NT-R7 Earthworks, Impermeable Surfaces, Buildings or Structures within a Rootzone Area of a Notable Tree or Trees		
NT-R8 Removal or Relocation of a Notable Tree		
NT-R9 Activities Not Otherwise Listed in This Chapter		
NT-S1 Qualified Arborist – Level 4		
NT-S1 Qualified Arborist – Level 6		
Part 2 – District Wide Matters / Historical and Cultural Values / Sites and Areas of Significance to Māori		
SASM-R1 New Buildings or Structures, Extensions or Alterations to Existing Buildings or Structures, Earthworks or Indigenous Vegetation Clearance	The site contains no identified site or area of Significance to Māori.	
SASM-R2 New Buildings or Structures, Extensions or Alterations to Existing Buildings or Structures, Earthworks or Indigenous Vegetation Clearance		
SASM-R3 Activities Not Otherwise Listed in this Chapter		
SASM-R4 Commercial Activity		
SASM-R5 Plantation Forestry and Plantation Forestry Activity		
SASM-R6 Mineral Extraction Activity		
SASM-R7 Destruction or Demolition of a Scheduled Site and Area of Significance to Māori		
Part 2 – District Wide Matters / National Environment Values / Ecosystems and Indigenous Biodiversity		
IB-R1 Indigenous Vegetation Pruning, Trimming and Clearance and Any Associated Land Disturbance for Specified Activities Within and Outside a Significant Natural Area	The proposal will result in no indigenous vegetation clearance.	
IB-R2 Indigenous Vegetation Clearance and Any Associated Land Disturbance within a Significant Natural Area for Papakāinga		
IB-R3 Indigenous Vegetation Clearance and Any Associated Land Disturbance Within a Significant Natural Area		
IB-R4 Indigenous Vegetation Clearance and Any Associated Land Disturbance Outside a Significant Natural Area		

Rule	Compliance	Non-Compliance
IB-R5 Plantation Forestry and Plantation Forestry Activities Within a Significant Natural Area		
Part 2 – District Wide Matters / Subdivision		
SUB-R6 Environmental Benefit Subdivision	No subdivision is proposed.	
SUB-R13 Subdivision of a Site Within a Heritage Area Overlay		
SUB-R14 Subdivision of a Site That Contains a Scheduled Heritage Resource		
SUB-R15 Subdivision of a Site Containing a Scheduled Site and Area of Significance to Māori		
SUB-R17 Subdivision of a Site Containing a Scheduled SNA		
Part 2 – District Wide Matters / General District Wide Matters / Activities on the Surface of Water		
ASW-R1 The Use of Non-Motorised Craft	No activities on surface of water are proposed.	
ASW-R2 The Use of Motorised Craft		
ASW-R3 Structures		
ASW-R4 Any Activity Not Provided for as a Permitted or Discretionary in This Chapter		
Part 2 – District Wide Matters / General District Wide Matters / Earthworks		
EW-R12 Earthworks and the Discovery of Suspected Sensitive Material	No earthworks are proposed.	
EW-R13 Earthworks and Erosion and Sediment Control		
EW-S3 Accidental Discovery Protocol		
EW-S5 Erosion and Sediment Control		
Part 2 – District Wide Matters / General District Wide Matters / Signs		
SIGN-R9 Signs on or Attached to a Scheduled Heritage Resource	No change to existing and consented signage is proposed.	
SIGN-R10 Signs in the Kororāreka Russell and Kerikeri Heritage Areas		
SIGN-S1 Maximum Sign Area Per Site		
SIGN-S2 Maximum Height of Signage		
SIGN-S3 Maximum Number of Signs		
SIGN-S4 Traffic Safety		
SIGN-S5 Sign Design and Content		
SIGN-R6 Sign Setback and Design		
Part 3 – Area Specific Matters / Special Purpose Zones / Orongo Bay		

Rule	Compliance	Non-Compliance
OBZ-R14 Comprehensive Development Plan	N/A	