

**BEFORE HEARINGS COMMISISONERS APPOINTED
BY THE FAR NORTH DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on the Proposed
Far North District Plan

SUBMITTER Smartlife Trust [S15]

HEARING TOPIC: Hearing 15D – Rezoning Kerikeri-Waipapa

STATEMENT OF PLANNING EVIDENCE OF STEVEN REMANA SANSON

16 June 2025

INTRODUCTION

1. My name is Steven Remana Sanson. I am a Director / Consultant Planner at Sanson and Associates Limited and Bay of Islands Planning [2022] Limited.
2. I have been engaged by Smartlife Trust to provide evidence in support of their submission to the Proposed Far North District Plan [**PDP**] to change the zone of their landholdings from Rural Residential to General Residential [S15].
3. I note that while the Environment Court Code of Conduct does not apply to a Council hearing, I am familiar with the principles of the code and have followed these in preparing this evidence.

QUALIFICATIONS AND EXPERIENCE

4. I hold the qualification of Bachelor of Planning [Hons] from The University of Auckland, graduating in 2013 and I am an Intermediate Member of the New Zealand Planning Institute.
5. I have over 10 years' experience and have previously held planning positions in the Far North District. In my current role I regularly advise and assist corporate and private individuals with the preparation of resource consent applications including subdivision and land use consents and relevant regional council consents. I have also processed resource consent applications for councils, prepared submissions on district plan changes, and processed plan changes.

SCOPE OF EVIDENCE

6. The primary submission by Smartlife Trust seeks rezoning of the landholdings identified in [Table 1](#) to the General Residential zone. The land is currently zoned Rural Residential in the PDP. The landholdings are accessed from Aranga Road in Kerikeri.

Table 1 - Site Details

Landholding Details		
Record of Title	1171041	1171039
Address	23 Aranga Road	23A Aranga Road
Area	5.0730ha	941m ²
Operative District Plan [ODP] Zone	Rural Living / Esplanade Priority	Rural Living / Esplanade Priority

PDP Zone	Rural Residential	Rural Residential
Requested Zone	General Residential	General Residential
Soil	Class 4 / Town / Class 3	Class 4 / Town / Class 3



Figure 1: Landholdings seeking General Residential zone (Source: Prover)

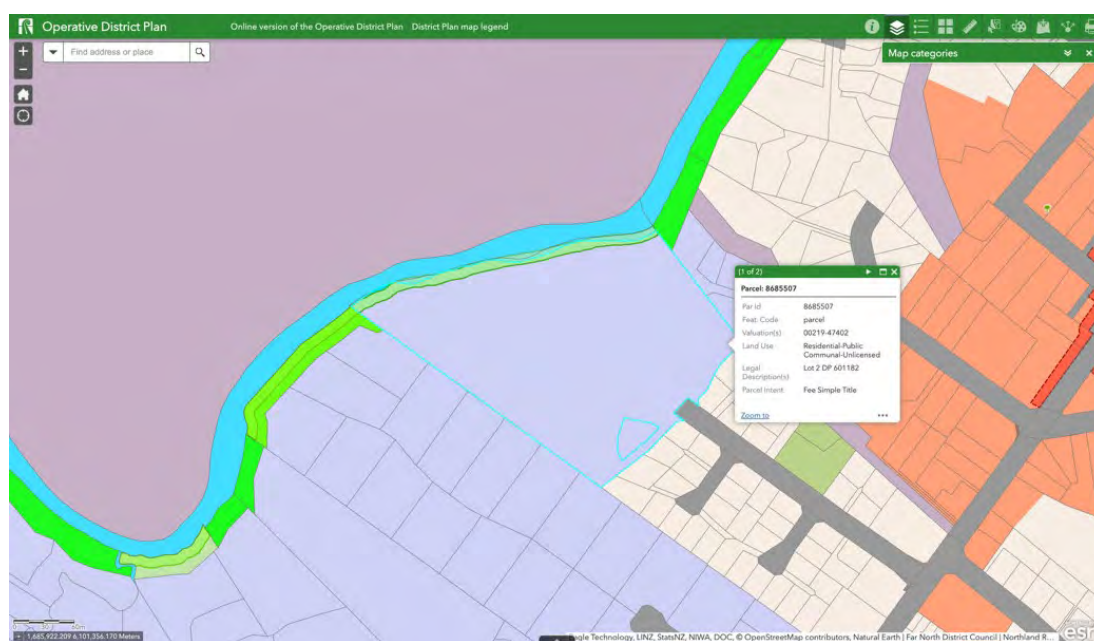


Figure 2: ODP Zoning Layout (Source: Far North Maps)

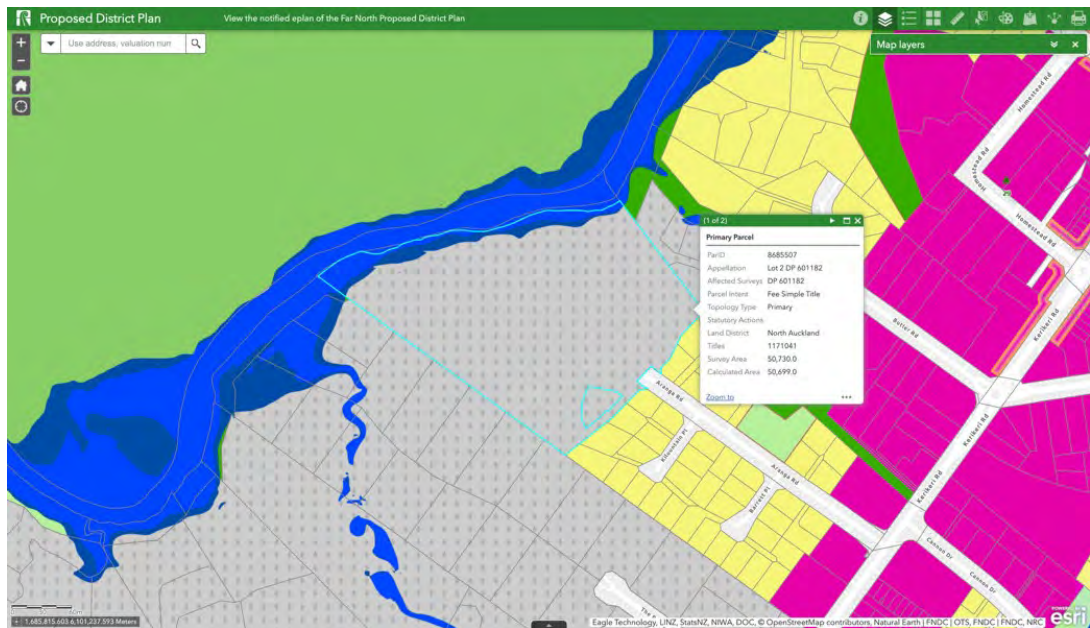


Figure 3: PDP Zoning Layout (Source: Far North Maps)

SITE DESCRIPTION AND BACKGROUND TO LANDHOLDINGS

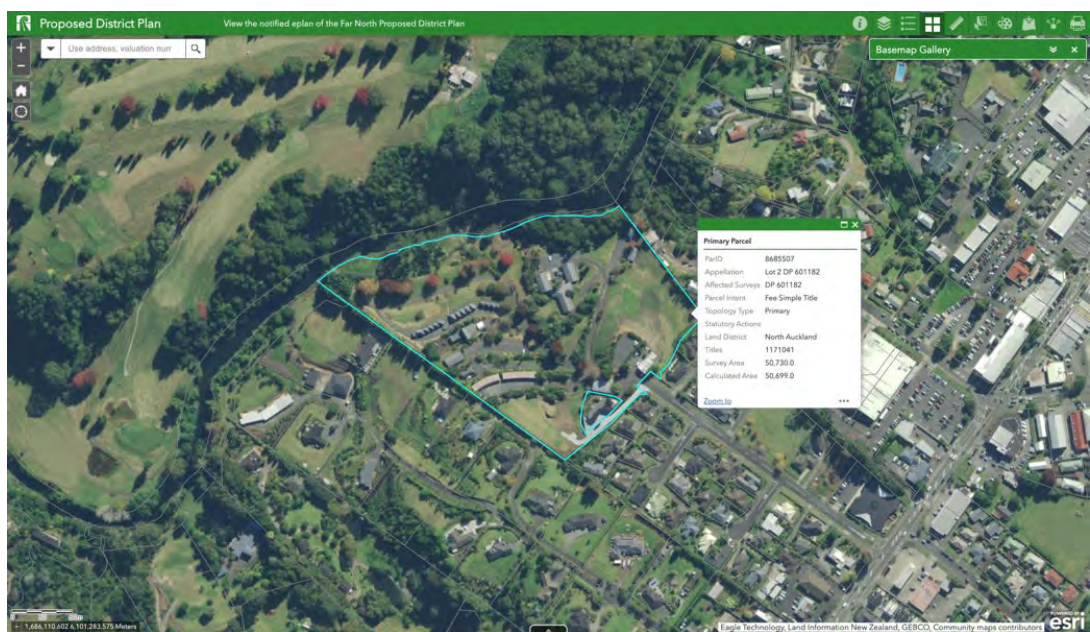


Figure 4: PDP Aerial (Source: Far North Maps)



Figure 5: PDP Site LIDAR Contours (Source: NRC Local Maps)

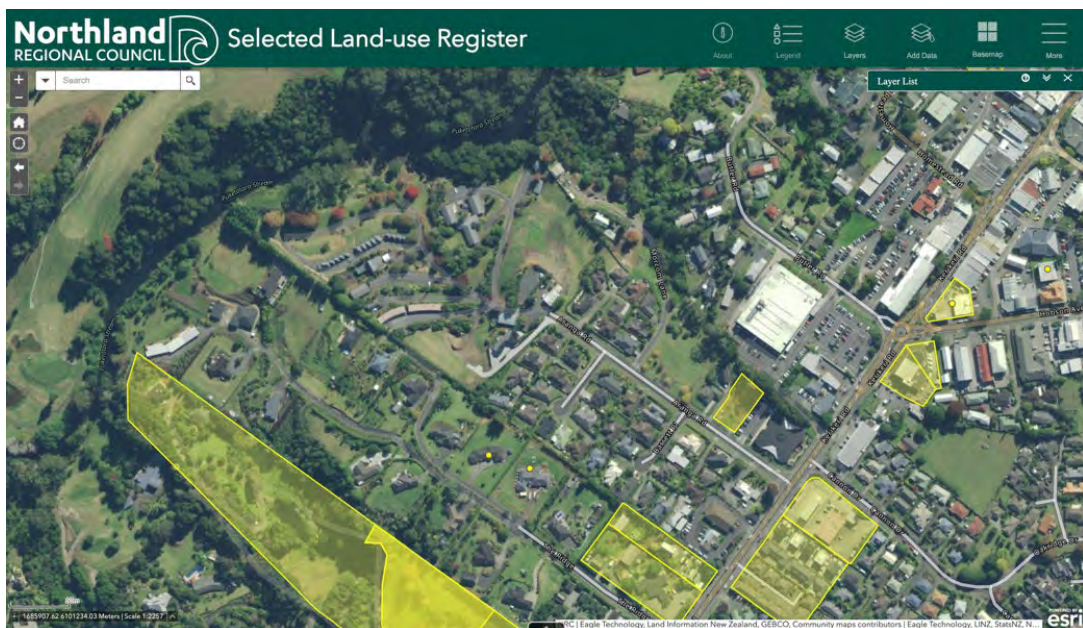


Figure 6: SLU Register (Source: NRC Local Maps)

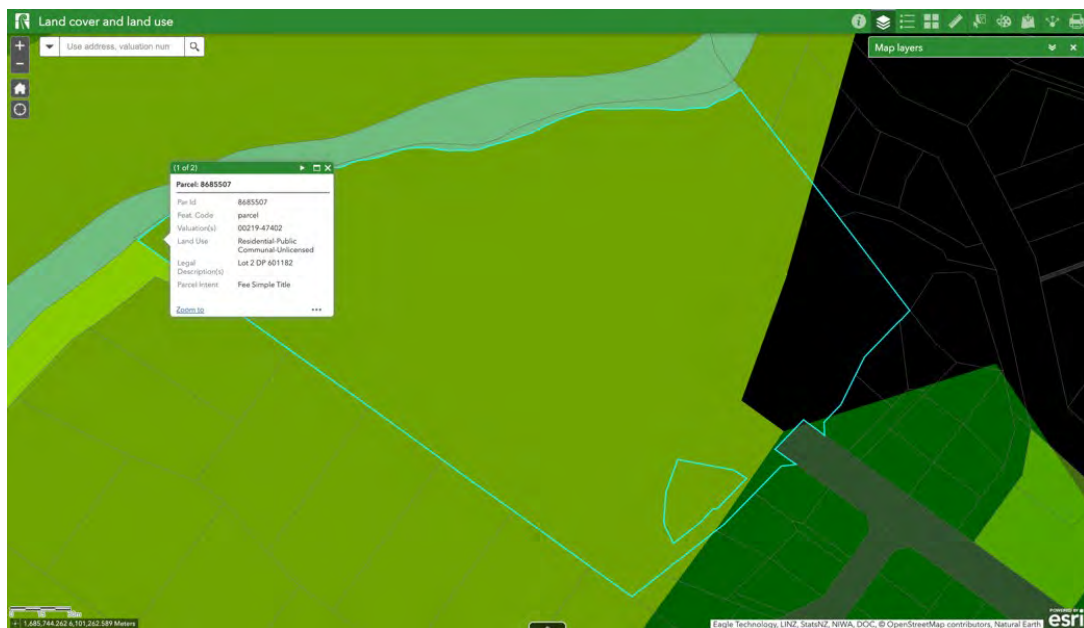


Figure 7: NZLRI Maps (Source: Far North Maps)

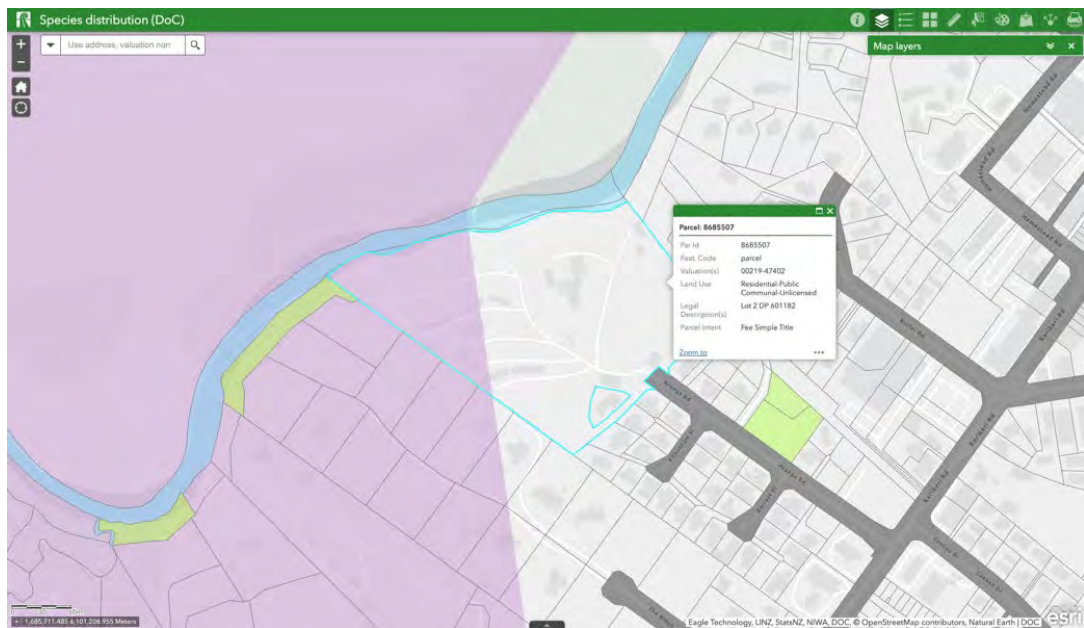


Figure 8: Species Distribution (Source: Far North Maps)



Figure 9: Reserves and Protected Areas (Source: Far North Maps)

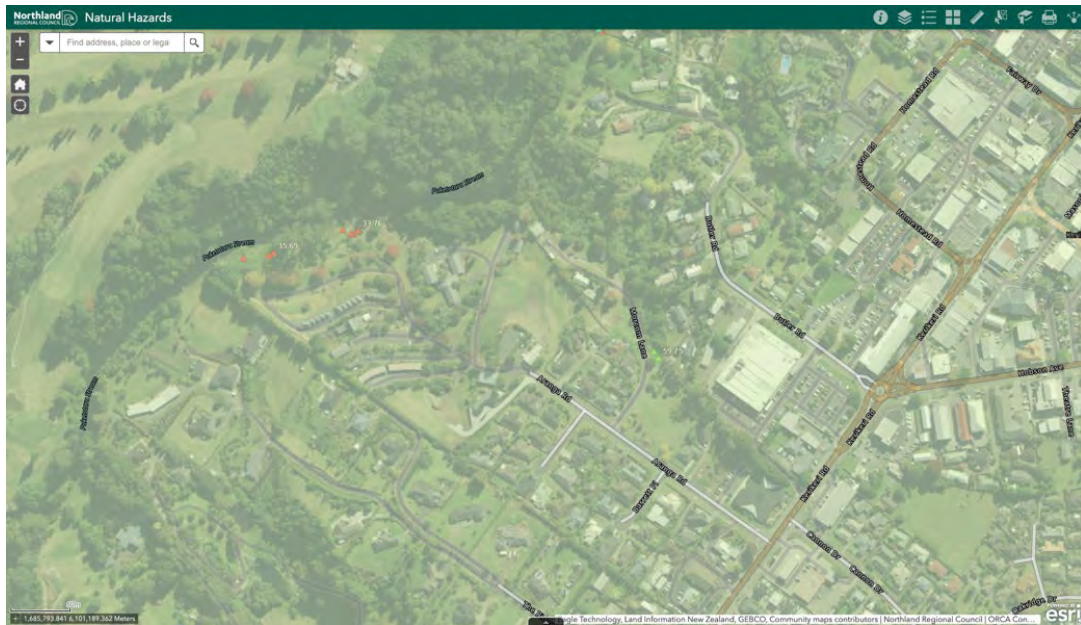


Figure 10: Natural Hazards - Tsunami (Source: NRC Local Maps)



Figure 11: Natural Hazards – Flooding / Coastal Erosion (Source: NRC Local Maps)



Figure 12: Services (Source: Far North Maps)

7. The site is located on the edge of the residential zone surrounding the town centre and is accessed from the end Aranga Road. This road leads off Kerikeri Road and forms the spine of a residential subdivision which has been substantially developed.
8. The property as a whole is broadly square shaped with its northern frontage being the Puketotora Stream which separates it from the Bay of Islands Golf Course to the north.
9. Approval for a campsite on the property was granted in the early 1970s and the Holiday Park has operated continuously since that time. A number of subsequent consents have been granted which demonstrate progressive improvements to their facilities on site, primarily through reducing the proportion of tent and caravan sites, particularly the

use of static caravans, in favour of backpacker dormitories and cabin/motel unit accommodation. These changes were welcomed both by the tourist industry as fulfilling improvements to the 'stock' of travellers' accommodation in Kerikeri and by local horticulturalists as the accommodation can be used by casual workers outside the main tourist season.

10. The facilities currently on the property comprise nine blocks of motel units and cabins, a larger building of three wings providing backpackers dormitory type accommodation, a kitchen block, managers residence and reception office, a barbeque area and equipment and maintenance sheds. The latter are set in their own 'compound' screened by fencing and vegetation.
11. The site slopes down from its entrance at the end of Aranga Road and has been formed in a series of terraces dating from the original development in the 1970s with intervening banks of landscaping.
12. Rows of accommodation are set along 'side street' gravel drives leading off the sealed central driveway. Beyond the existing cabins, this driveway becomes gravel and leads to the north-west corner of the site where the sewage treatment plant servicing the site is located. This has now been connected to Councils reticulated system.
13. A grassed area between this driveway and the river is currently used for 22 tent sites, with another 28 tent and power sites located in the central portion of the property as shown on the drawings prepared by Williams and King (see [Figure 13](#) below).
14. Over time, the Holiday Park has activity has subsided and stopped. The site is now largely used by Turners and Growers to provide seasonal workers accommodation.
15. The site has been subject to various resource consents to change the use of the site from a camp ground, to seasonal accommodation as well as subdivide the site for more traditional residential use.
16. To date this has included the subdivision of the original house site [Lot 1]. The site also has approval for a 4,121m² section promoted for further residential use.

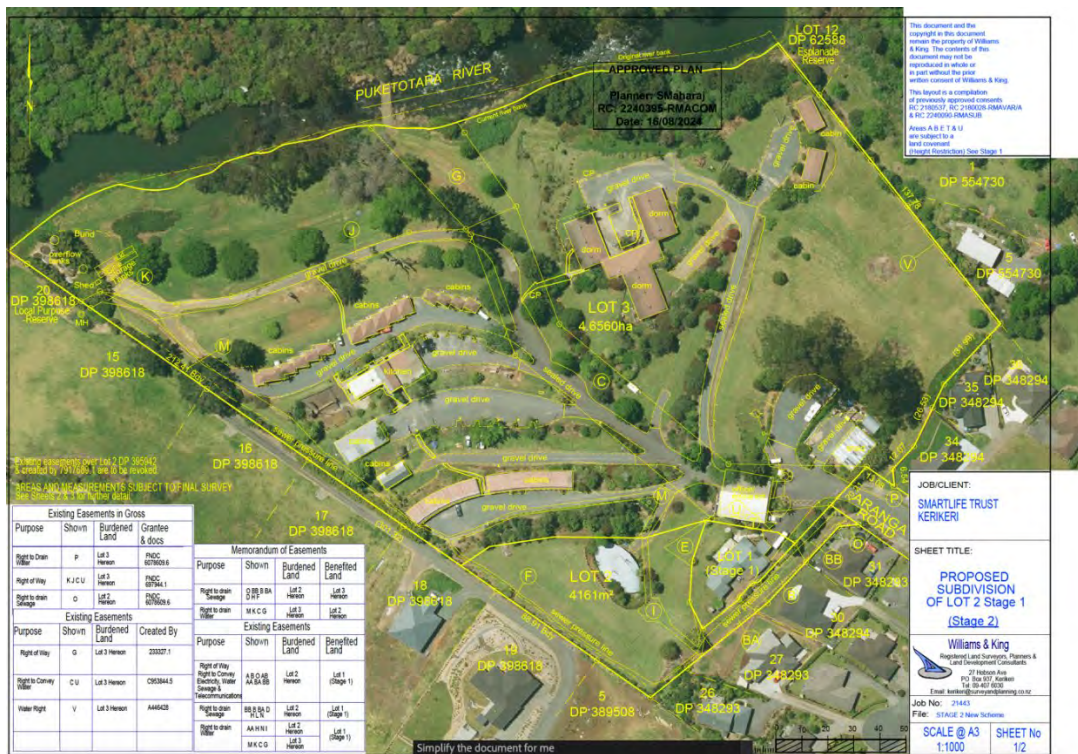


Figure 12: Services (Source: Far North Maps)

17. Whilst the site has initially been able to connect to Councils urban reticulation this has been coupled with on site mitigation such as storage of wastewater and off-peak pumping into the Council system in terms of wastewater.
18. Over time, subdivision consents have allowed direct connections into the system. With reference to the figure above, consent conditions have allowed Lot 1 and Lot 2 to connection to water, wastewater and stormwater infrastructure, with Lot 3 being able to connect to water infrastructure. Lot 3 maintains a connection to the Councils system via the internal infrastructure and off peak conveyance as described above.
19. Engrained within the agreement to connect to Councils system is a wastewater agreement which allows 20m³ from the landholdings to be conveyed from the site to the Councils system [Refer RC 2240395 decision in **Annexure 1**].
20. For all intents and purposes, the landholdings [present and future] are connected to urban reticulation.
21. In the ODP, part of the landholding is considered to have value to the wider public in terms of having an 'esplanade priority area' overlain. This overlay no longer forms part of the PDP but highlights the important recreation connection that the landholding could provide to the wider Kerikeri community.
22. Whilst the site is subject to river flooding, this largely occurs at / near an area where any potential esplanade reserve could be provided, should / if the site was subdivided. The tension between providing access and managing health and safety for any potential esplanade reserve is best left to the consent framework. A change from Rural

Residential to General Residential could provide an opportunity for the community to have access to the Stream through future subdivision.

23. Despite connections to urban infrastructure and the potential to provide a key recreation link, the site remains as Rural Residential. It is not clear within any Council documentation why the site has remained as it is.
24. The site does not provide any type of rural activity, save for providing residential uses that support the wider rural production industry.
25. Topographically, the landholdings fall towards the Stream. Future development on the landholdings sits at a lower contour than existing development. For the landholdings immediately adjoining, there are height limit agreements already in place to ensure amenity is retained [at Aranga Road / Kilountain Road boundary].
26. The site is landscaped on its surrounds due to the previous existing use on site.
27. I consider that the Puketotara Stream provides a defensible boundary in this respect to rezoning the site General Residential.
28. My evidence addresses the rezoning request against the criteria set out in Minute 14 from the Independent Hearings Panel (**Minute 14**), which include:
 - How the request is consistent with the PDP strategic direction;
 - How the requested zoning better aligns with the outcomes anticipated by the General Residential zone;
 - How the request gives effect to higher order documents;
 - The reasons for the request;
 - An assessment of site suitability and potential effects;
 - Further submissions; and
 - A Section 32AA evaluation.

STRATEGIC DIRECTION

29. An assessment of how the rezoning request is consistent with the PDP strategic direction is provided in **Annexure 2**. In summary, the proposed rezoning request is considered to be consistent with the Strategic Direction as notified.

ALIGNMENT OF OUTCOMES

30. An assessment of how the rezoning request aligns with the objectives, policies and intended outcomes of the relevant PDP Zones are provided in **Annexure 3**. In summary,

the proposal is considered to align with the General Residential Zone objectives and policies and does not align with the Rural Residential objectives and policies.

HIGHER ORDER DIRECTION

31. An assessment of how the rezoning request aligns with higher order direction is provided in **Annexure 4**. In summary, the proposal is considered to align with all of the relevant higher order directions applicable.

REASON FOR THE REZONING REQUEST

32. The reasons for the rezoning request are already identified in the submission. They are not repeated here.

ASSESSMENT OF SITE SUITABILITY AND POTENTIAL EFFECTS

Natural Hazards

33. The northern aspect of the site is subject to river flood hazard overlays, which encroaches ~20m from the Puketotara Stream edge. The definition of wetland, lake and river margins denotes a setback requirement of 26 metres in the General Residential zone. Development would not be undertaken within the setback requirement, as such there are not considered to be any effects on developing the landholding. The site is not known to be affected by erosion, any earthquake or wind, sedimentation or drought risk.
34. Similarly, there are no known effects arising from volcanic or geothermal activity, landslips or subsidence.
35. These matters are not considered to implicate rezoning because they need to be assessed, generally, through the building consent process, if not the resource consent process. If they apply to the site, they don't affect rezoning, it simply affects the scope / scale of development and costs associated with mitigating that hazard.
36. The Hazardous Substances Chapter is not relevant as no previous uses have been undertaken and no such uses are proposed.

Natural Environment Values

37. The rezoning submissions does not change indigenous vegetation clearance rights. The Ecosystems and Biodiversity Chapter would apply as notified. Whilst there are some pockets of vegetation on the site, whether their removal is required can be considered at time of development. Their removal would be considered to result in less than minor effects.
38. The natural character considerations are limited to the margins identified in the PDP.

39. In terms of public access, there is the potential for the land adjacent to the Puketotara Stream to be made an esplanade reserve should the site be subdivided. A change from Rural Residential to General Residential could provide an opportunity for the community to have access to the Stream through future subdivision, noting that either side of the landholding has an esplanade reserve.
40. The site is not subject to natural features or landscapes. The Natural Features and Landscapes Chapter is not relevant.

Effects on Surrounding Sites

41. The effects to the General Residential sites that adjoin the site are minimal in that compatible activities already exist on the landholding and are likely to continue. The same can be said for the adjoining Rural Residential properties, whom can utilise boundary treatments and landscaping to retain their own amenity.
42. The site is already connected to Councils reticulated networks so is a logical extension to the General Residential zone. The additional supply of General Residential land can contribute to Council responsibilities under s31 of the Resource Management Act 1991 [RMA] to ensure that there is sufficient development capacity in respect of housing to meet the expected demands of the district.
43. Positive effects include the potential continuity of the esplanade reserve along the Puketotara Stream if subdivision occurs.

INFRASTRUCTURE [THREE WATERS]

44. The site is already connected to urban services. No discussions have been had with infrastructure providers as it is assumed that there are no concerns with urban three water systems in Kerikeri. There is no solid information available to the public concerning the state of Kerikeri's three waters infrastructure.
45. At time of development, urban services can be provided dependent on the number of allotments sought or development proposed. The services can be provided in consultation with urban infrastructure providers to confirm design details and requirements.
46. With respect to 'plan enabled development', this is theoretical until time of development. There could be no growth, there could be some growth, there could be development well in advance of what has been enabled. The rezoning submission complements the amount of urban growth potential in Kerikeri and assists Council in satisfying Section 31 of the RMA¹.

¹ RMA s31(aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district

47. Overall, there is no information available to the public which would limit the potential for the site to connect to urban infrastructure.

TRANSPORT INFRASTRUCTURE

48. The site gains access from Aranga Road. There are no known concerns with this road.
49. Access would simply be extended on the site from Aranga Road. Whether any new public or vested roads would be required would be determined at time of development.
50. Wider transport infrastructure / network is not considered to be implicated.

CONSULTATION & FURTHER SUBMISSIONS

51. There are no known key stakeholders or tangata whenua in relation to the rezoning request. It is a discrete rezoning request.
52. There are two further submitters to the rezoning request.
- Audrey Campbell-Frear [FS172.381] **supports** the rezoning request.
 - Kainga Ora Homes and Communities [FS243.223] **opposes** the rezoning request.
53. The further submission by Kainga Ora Homes and Communities [**Kainga Ora**] is confusing as it states that it is ‘interested in the proposed change from rural production to urban zones.’ The proposed change in zone is not from Rural Production land to urban, it is Rural Residential to General Residential. The further submission goes on to explain that ‘Kainga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments’. As has been identified earlier in my evidence, the landholdings are currently used in an urban capacity and are connected to Councils reticulated infrastructure. There is no current or planned use of the site for productive rural activities.
54. The further submission by Kainga Ora appears to be generic in nature having not understood the current land use and consented environment, including connections to Councils reticulated infrastructure.

SECTION 32AA EVALUATION

55. The evaluation below is with respect to the General Residential Zoning vs the Rural Residential Zoning.

Efficiency and Effectiveness

56. The rezoning sought through the submission better reflects the existing situation, without causing undue impacts to surrounding properties, infrastructure, or the wider surrounds.

57. It represents a discrete zone change on a site that is contextually located within an area where residential activities and urban zoning predominates. The site is serviced.
58. This site abuts the Puketotara Stream, where a future esplanade strip can be taken by Council at a time when subdivision is proposed. The River also provides a defensible boundary for the proposed zoning.
59. The intent of the Rural Residential zone is not met as the density of the site is already well below what is envisaged.
60. The submission to rezone the landholdings to General Residential more effectively and efficiently meets the purpose of the RMA.

Costs/Benefits

61. Benefits of the proposed rezoning include:
- Utilising marginal Class 4 soils, which are not considered highly productive, for a higher and better use.
 - Providing immediate housing supply, addressing market demand for dwellings.
 - Accurately representing on the ground activities and characteristics.
62. Costs of the proposed rezoning include:
- Loss of Rural Residential land in Kerikeri.

Risk of Acting or not Acting

63. The risk of not acting is that the PDP as presented represents an environmental outcome for the site that does not consider realities on the ground or the surrounding environs.
64. There is no risk of acting.

CONCLUSION

65. For the various reasons above, I consider that the proposed zone change from Rural Residential to General Residential is appropriate and acceptable.

ANNEXURE 1 – 2240395 RMACOM



DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Non-Complying activity, subject to the conditions listed below, to:

Applicant: Smartlife Trust
Council Reference: 2240395-RMACOM
Property Address: 23 Aranga Road, Kerikeri 0230
Legal Description: LOT 3 DP 335706 & LOT 2 DP 395942

The activities to which this decision relates are listed below:

Activity 1 Subdivision:

4-Lot Subdivision in 2 stages in the Rural Living Zone as a Non-Complying Activity.

- Stage 1 Subdivision of Lot 3 DP 335706 into 3 lots.
- Stage 2 Subdivide of Lot 2 (from stage 1) into two lots being Lot 2 4161m² and Lot 3 4.6560 ha.

Proposed Lot 4 has already been approved via RC 2240090, however for completeness a 4 Lot subdivision has been sought.

Activity 2 Land use:

To breach the Residential Intensity, Scale of Activities, Stormwater Management and Minimum Lot Size in the Rural Living Zone as a Discretionary Activity.

Subdivision Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in accordance with the approved plans prepared by Williams & King, referenced PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942 (Stage 1), dated 30/05/2024, and referenced PROPOSED SUBDIVISION OF LOT 2 Stage 1 (Stage 2), dated 31/05/2024 and attached to this consent with the Council's "Approved Stamp" affixed to it.

Stage 1- Lot 1 941m2 and Lot 2 5.0720 ha

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
 - b. The survey plan must show Lot 4 to be vested to the Council as road.

Section 224(c) compliance conditions

3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
 - a. Provide a formed and concreted entrance to Lot 1 which complies with the Councils Engineering Standard FNDC/S/2 and section 3.3.17 of the Engineering Standards and NZS 4404:2004.
 - b. Provide to Council written confirmation from a licensed cadastral surveyor that the stormwater drainage, sanitary sewer and the access carriageway from Lot 1 are fully contained within their respective easements.
 - c. Provide evidence that a separate sewerage connection has been provided directly to Lot 1 in compliance with Council's Engineering Standards and Guidelines. Easements are to be registered if private connection lines are crossing private property.
 - d. Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines. Private easements are to be registered if private connection lines are crossing private property.
 - f. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.

Stage 2- divide Lot 2 into two lots being Lot 2 4161m2 and Lot 3 4.6560 ha.

4. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
5. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - a. Following the Council approval of the respective plans and information required by Condition 5(b) provide evidence that the work, plans and information have been completed in general accordance with council approved plans.
 - b. The consent holder shall submit plans & details of all works on access road formation and stormwater control works which are to remain in private ownership for the approval of Council's Resource Consent Engineer or their designate prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and NZS4404:2004.

In particular the plans and details shall show:

- i. Construction detail of access road to lot 2 formed to provide a 3m wide sealed formation.
 - ii. Stormwater management design for proposed Lot 2 access road construction on R.O.W providing stormwater mitigation measures to a pre development level.
 - iii. A stormwater mitigation system to reduce the stormwater flows from lot 2 to the pre development level for rainfall events up to those with a 10% AEP plus allowance for climate change. The stormwater overland flow path for a 1% AEP event shall also be identified or mitigation provision incorporated into design.
 - c. The applicant shall submit Residential Wastewater and Water Connection Applications to Council with a site plan and connection details for Lot 2. If the connection applications are completed, please provide evidence of the approved connection application.
6. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- a. Provide a formed and concreted entrance to Lot 2 which complies with the Councils Engineering Standard FNDC/S/2 and section 3.3.17 of the Engineering Standards and NZS 4404:2004.
 - b. Provide to Council written confirmation from a licensed cadastral surveyor that the stormwater drainage, sanitary sewer and the access carriageway from Lot 2 are fully contained within their respective easements and drainage easements are not obstructed by the access road.
 - c. Provide evidence that a new sewerage connection has been provided directly to Council's reticulated system on Aranga Road to Lot 2 in compliance with Council's Engineering Standards and Guidelines. Easements are to be registered if private connection lines are crossing private property.
 - d. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.
 - e. Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines. Private easements are to be registered if private connection lines are crossing private property.
 - f. The consent holder must submit a Wastewater Maintenance Agreement for the on-going operation and maintenance of the privately owned wastewater assets on the site land disposal system, to Council for certification. This includes those assets on the approved scheme plan entitled 'Proposed Subdivision of Lot 3 DP 335706 & Lot 2 DP 395942 [Stage 1], ref 21443.



The Wastewater Maintenance Agreement shall include:

- i. A review process to deal with change of circumstances.
- ii. A process to respond to system malfunctions or extreme events.
- iii. Any relevant obligations from the existing agreement between Far North District Council and the Owners [dated 28 October 2014 ref Clause 3].

General Subdivision Consent Notices (apply to stages 1 & 2)

7. Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - i. In conjunction with the construction of any building requiring building consent provide, at the time of lodging a building consent application, a specific design for stormwater management including mitigation measures, prepared by a suitably qualified Chartered Professional Engineer. Lots 1-3.
 - ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. (Note there may be sufficient supply from the Council reticulated system with an assessment to be made at time of connection in conjunction with Fire and Emergency NZ). Lots 1-3.
 - iii. In conjunction with the construction of any building requiring building consent, the lot owner shall install a stormwater mitigation system. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the pre development flow from the site for rainfall events for a 10% and 1% AEP respectively plus allowance for climate change. The details of the stormwater mitigation system shall be prepared by a suitably qualified and experienced practitioner

or a chartered professional engineer and submitted with the Building Consent application. Lots 1-3.

- iv. Owners of Lot 3 shall adhere to the Wastewater Maintenance Agreement approved under condition 6f on RC2240395.
- v. The total wastewater discharge volume to the Council connection point at 23 Aranga Road must not exceed an average of 20m³ per day as outlined in the existing agreement between Far North District Council and the Owners [dated 28 October 2014 ref Clause 3] [Lots 1-3]. The breakdown for each lot is as follows:
 - i. Lot 1: 0.5m³
 - ii. Lot 2: 2m³
 - iii. Lot 3: 17.5m³

Subdivision Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

General

2. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).

Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in accordance with the approved plans prepared by Williams & King, referenced PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942 (Stage 1), dated 30/05/2024, and referenced PROPOSED SUBDIVISION OF LOT 2 Stage 1 (Stage 2), dated 31/05/2024 and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The consent holder shall ensure that the stormwater mitigation system approved under condition 4(c) of the subdivision consent is installed, operational and is maintained on an ongoing basis.

Land Use Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) The consent is given effect to; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

General Advice Notes

Right of Objection

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

Archaeological Sites

2. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

3. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.
4. Building consent may be required for all private piped drainage work.

Further Resolution – Revoke Memorandum of Easement

Pursuant to s243(e) of the Resource Management Act 1991 the Far North District Council hereby revokes the conditions as to the creation of the easement marked A on DP 395942 and specified in EI 7917689.1.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Non-Complying activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in 8.7.5.1.1 – Residential Intensity, 8.7.5.1.2 – Scale of Activities, 8.7.5.1.5 – Stormwater Management and 13.7.2.1(iv) Minimum Lot Size in the Rural Living are of particular relevance.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. All of the stormwater for the site has been developed to be taken into the 3 x stormwater attenuation tanks which has been approved via detailed design by FNDC.
 - b. The outcome of this activity will be no different to the activity which is already operating and consented for on the subject site.
 - c. The proposal will also result in positive effects, as it will provide an additional allotment that will have significant economic and social benefits for members of the community, particularly a community that is experiencing a shortage of housing.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan as the proposal is consistent with the purpose of the Rural Living Zone which allows for a range of development types on the urban periphery. The surrounding environment is generally utilised for residential purposes.

The subdivision will create 4 additional allotments under the discretionary criteria within the RLZ.

- All lots will have available space for on-site servicing.
- The proposal ensures a reasonable level of privacy for inhabitants of buildings on adjoining sites.
- The proposal provides a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.
- The extent to paved impermeable surfaces are not disproportionate for the proposed activity.

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan.

Proposed Far North District Plan

The Rural Residential zone has been generally applied to areas that were formerly zoned Rural Living and are contiguous with an urban area. It is anticipated that the character of the zone will remain predominantly residential as the adjoining settlement will provide for most day-to-day services.

Objectives and policies of a rural residential zone prioritize preservation of rural character while accommodating residential growth. The proposal is supporting rural residential development in this area and is not causing reverse sensitivity effects. The role, function and character of the zone is not adversely affected by the proposed development.

- The proposal is consistent with RRZ-01 as the predominant use is for residential activities which is promoted to support the rural economy and activities within Kerikeri and its surrounds.
- The proposal is consistent with RRZ-03 as the land is adequately serviced and future plan change processes may provide for a change of zone to the site.
- The proposal is consistent with RRZ-04 as the underlying nature and character of the site is not proposed to be changed.
- RRZ-P1 - the built development has already been approved through previous consents, as well as the existing nature and character of the holiday park.
- RRZ-P2 is considered satisfied as there are no incompatible activities proposed.
- The proposal is consistent with RRZ-P5 as the proposal is consistent with what has been approved in terms of character, scale, and design of buildings. At the zone interface, the existing screening has been considered appropriate. The site is already connected to council infrastructure with no known constraints. Roding to the site is considered appropriate and natural hazards are not implicated. There are no known or recorded tangata whenua sites of significance or archaeology known.

It is acknowledged the PDP was only recently notified in July 2022 and hearings have only recently commenced. There is substantial scope for provisions to evolve through the submission and appeal process. Therefore, at this early stage of the PDP process, limited weighting has been placed on these PDP provisions relative to the Operative Plan. The Operative Plan remains the primary planning instrument for determining this application.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. In regard to section 104D of the Act the activity meets both tests as any adverse effects arising from this proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.
8. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical

access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.

9. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
10. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Swetha Maharaj, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Nick Williamson

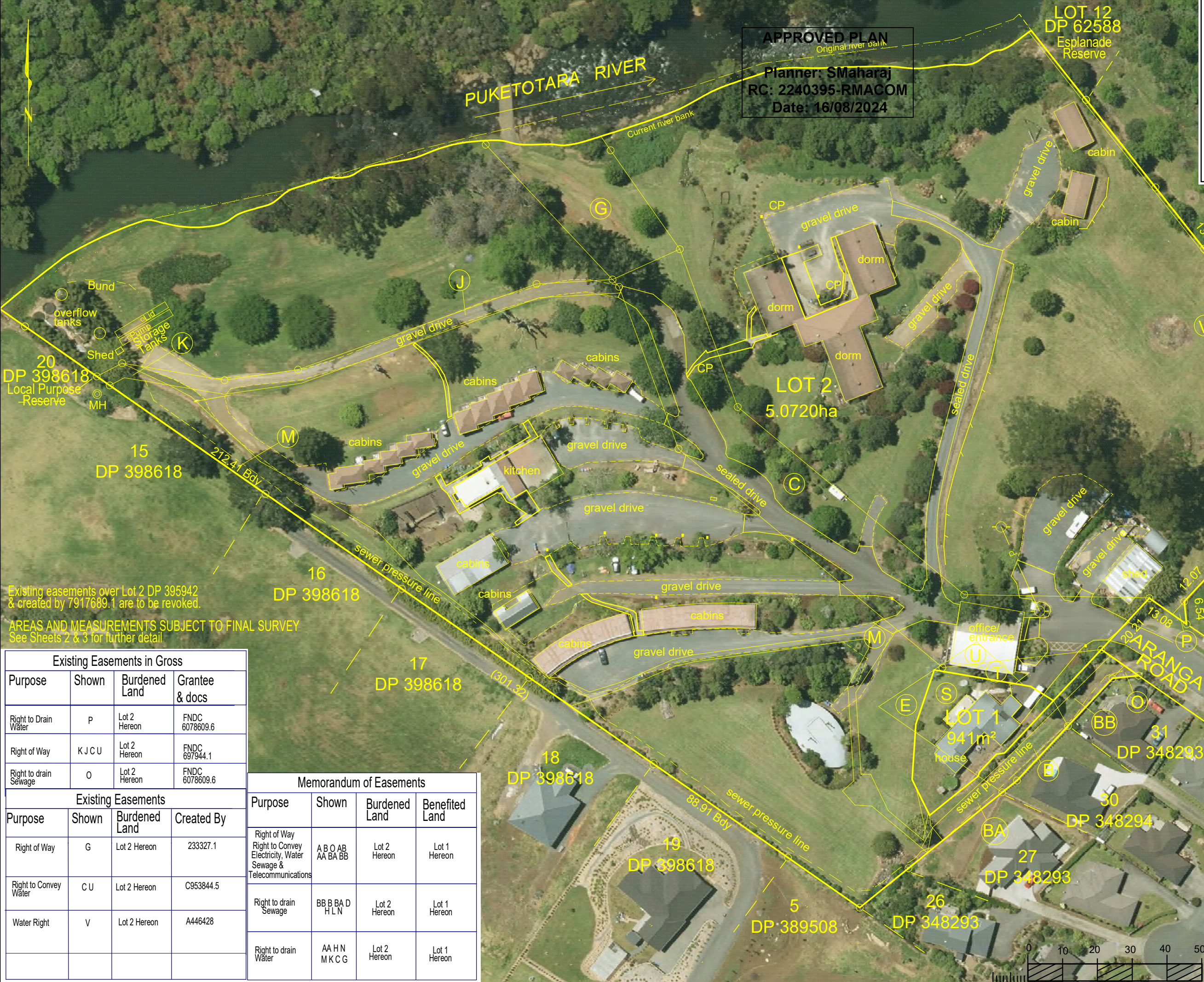
Date: 16/08/2024

Title: Resource Consent's Team Leader

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This layout is a compilation of previously approved consents RC 2180537, RC 2180028-RMAVAR/A & RC 2240090-RMASUB

Areas A B E S T & U are to be subject to a land covenant (Height Restriction)



Existing easements over Lot 2 DP 395942 & created by 7917689.1 are to be revoked.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheets 2 & 3 for further detail

Existing Easements in Gross			
Purpose	Shown	Burdened Land	Grantee & docs
Right to Drain Water	P	Lot 2 Hereon	FNDC 6078609.6
Right of Way	K J C U	Lot 2 Hereon	FNDC 697944.1
Right to drain Sewage	O	Lot 2 Hereon	FNDC 6078609.6
Existing Easements			
Purpose	Shown	Burdened Land	Created By
Right of Way	G	Lot 2 Hereon	233327.1
Right to Convey Water	C U	Lot 2 Hereon	C953844.5
Water Right	V	Lot 2 Hereon	A446428

Memorandum of Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way Right to Convey Electricity, Water Sewage & Telecommunications	A B O AB AA BA BB	Lot 2 Hereon	Lot 1 Hereon
Right to drain Sewage	BB B BA D H L N	Lot 2 Hereon	Lot 1 Hereon
Right to drain Water	AA H N M K C G	Lot 2 Hereon	Lot 1 Hereon

JOB/CLIENT:
SMARTLIFE TRUST KERIKERI

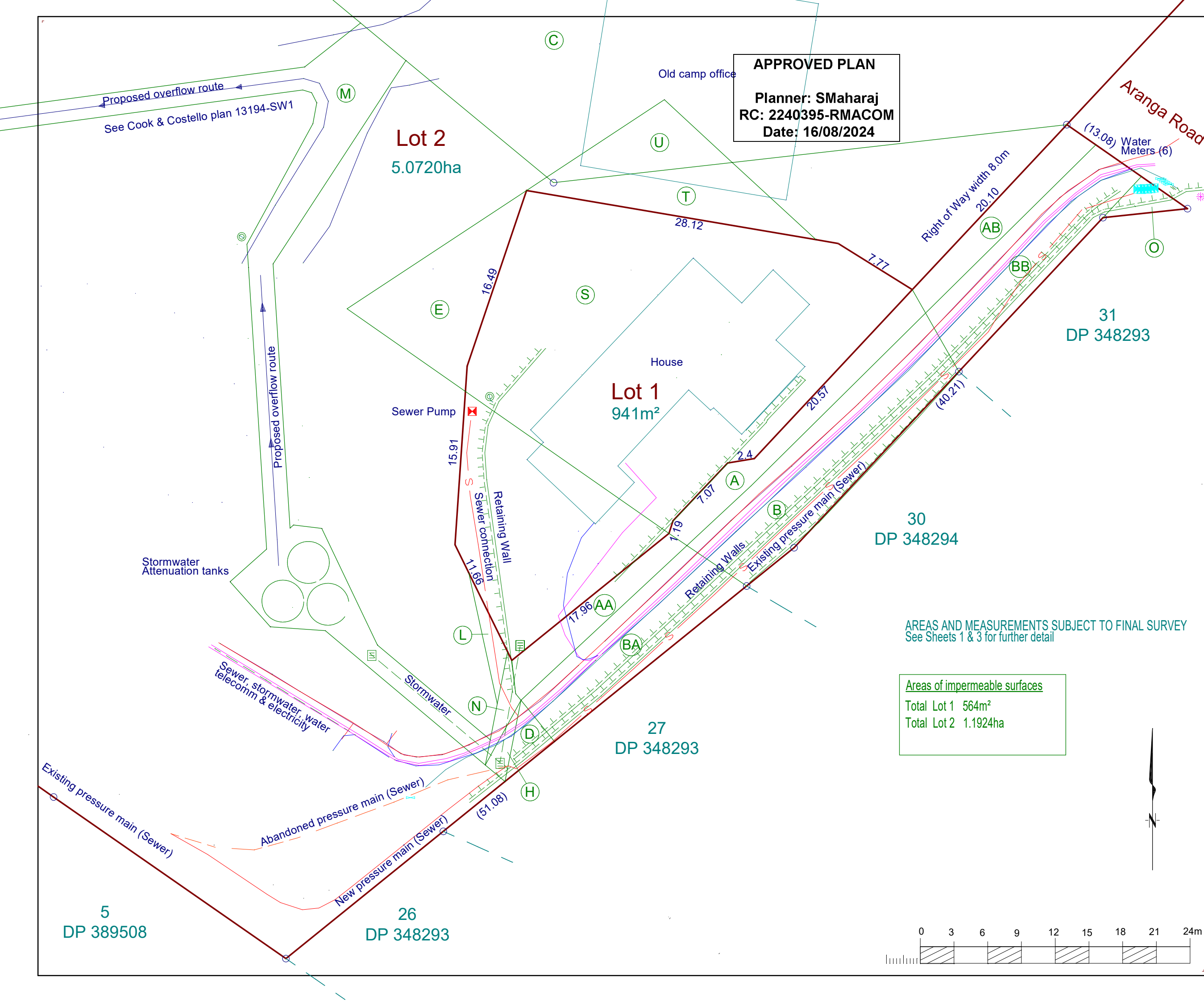
SHEET TITLE:
PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942 (Stage 1)

Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030
Email: kerikeri@surveyandplanning.co.nz

Job No: 21443
File: STAGE 1 New Scheme

SCALE @ A3
1:1000

SHEET No
1/3



APPROVED PLAN
Planner: SMaharaj
RC: 2240395-RMACOM
Date: 16/08/2024

GENERAL NOTES

This layout is a compilation of previously approved consents RC 2180537, RC 2180028-RMAVAR/A & RC 2240090-RMASUB

Lot 2 area has been adjusted for areas of erosion.
Rev 1 Stages 1 & 2 separated

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	Name	Date
Surveyed	MP & KS	2024
Drawn	KS	10/05/2024
Appended	KS	30/05/2024

Height Datum
Local Reference
Contour Interval
Major Minor
Address 23 Aranga Rd
Title Area

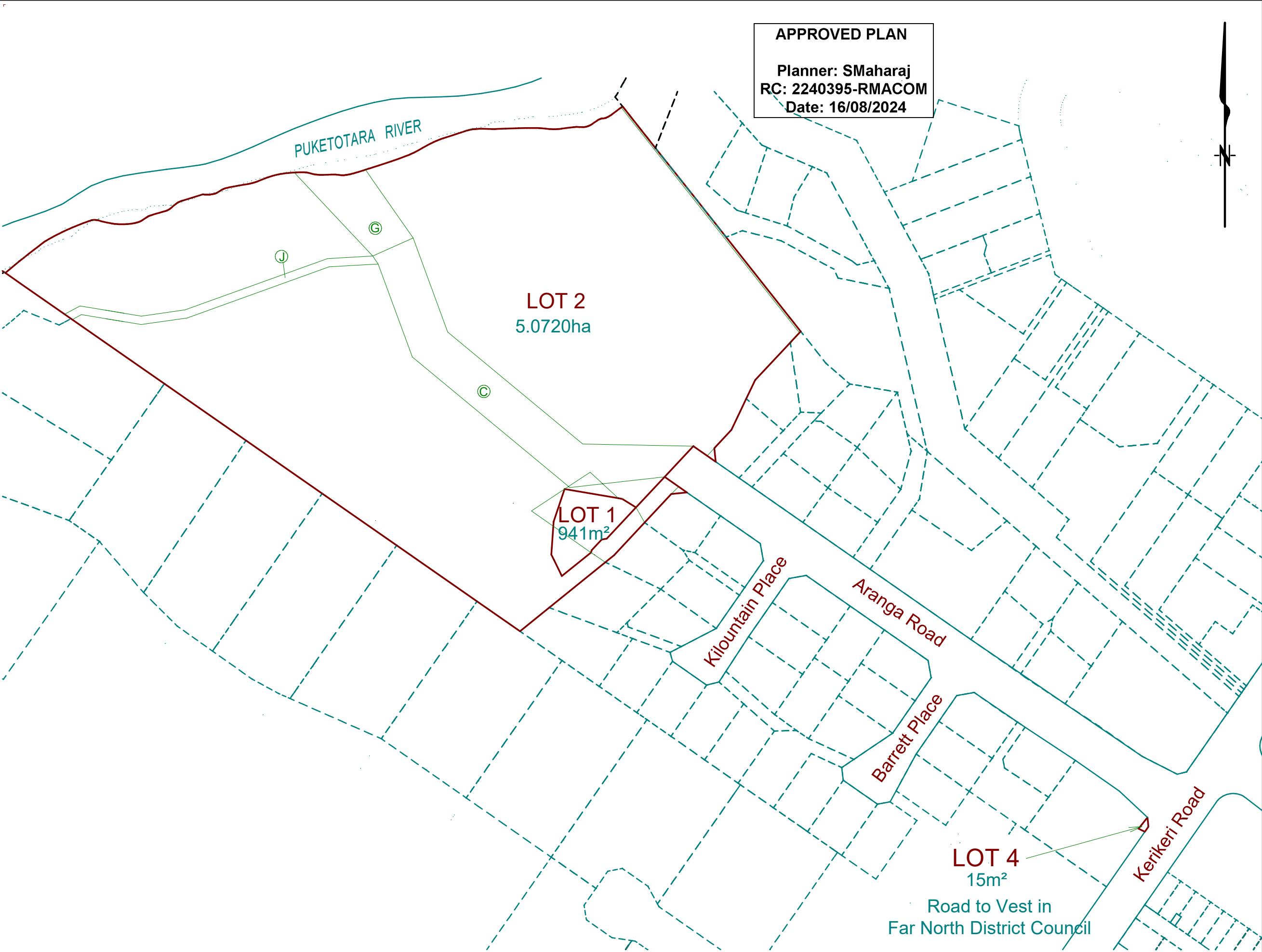
JOB/CLIENT:
SMARTLIFE TRUST
KERIKERI

SHEET TITLE:
**PROPOSED
SUBDIVISION
OF LOT 3 DP 335706
& Lot 2 DP 395942
(Stage 1)**

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Tel: 09-407 6030
Email: kerikeri@surveyandplanning.co.nz

Job No: 21443
File: STAGE 1 New Scheme

SCALE @ A3 1:300	SHEET No 2/3
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APPROVED PLAN

Planner: SMaharaj
RC: 2240395-RMACOM
Date: 16/08/2024

GENERAL NOTES

This layout is a compilation of previously approved consents RC 2180537, RC 2180028-RMAVAR/A & RC 2240090-RMASUB

Lot 2 area has been adjusted for areas of erosion.
Rev 1 Stages 1 & 2 separated

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Surveyed	Name	Date
Drawn	MP & KS	2024
Appended	KS	10/05/2024
	KS	30/05/2024

Height Datum		
Local Reference		
Contour Interval		
Major	Minor	
Address	23 Aranga Rd	
Title	RT 382857	Area 5.2635ha

JOB/CLIENT:
SMARTLIFE TRUST
KERIKERI

SHEET TITLE:
PROPOSED SUBDIVISION OF LOT 3 DP 335706 & Lot 2 DP 395942 (Stage 1)

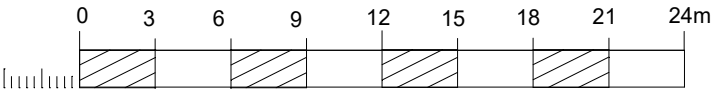
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Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 09-407 6030
Email: kerikeri@surveyandplanning.co.nz

Job No: 21443
File: STAGE 1 New Scheme

SCALE @ A3
1:1750

SHEET No
3/3

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY
See Sheets 1 & 2 for further detail



ANNEXURE 2 – STRATEGIC DIRECTION

ANNEXURE 2 – ASSESSMENT OF STRATEGIC DIRECTION¹

Table 1: Strategic Direction – Cultural Prosperity

Matter	Assessment
Te Tiriti o Waitangi partnerships support iwi and hapū to deliver on the social, economic, environmental and cultural wellbeing outcomes for tangata whenua.	The Council is the partner in this respect and not the submitter.
Te ao māori, tikanga māori and tangata whenua as kaitiaki, embedded in and integral to decision making.	The submitter has no jurisdiction over decision making in context of the PDP process or resource consent process.
The district's diverse cultures and communities are celebrated and cultural heritage recognised.	The site is not implicated by any mapped site of significance to maori.
The district's historic heritage is identified and managed to ensure its long-term protection for current and future generations.	The site is not implicated by any identified historic heritage.
A district wide approach to the impacts of climate change and natural hazards, which includes a te ao māori decision making framework, developed with iwi and hapū.	The submission is not responsible for district wide matters.

Table 2: Strategic Direction – Social Prosperity

Matter	Assessment
Community wellbeing is heightened by a sense of place.	By rezoning the site to General Residential, there is more opportunity to promote a consistent sense of place in this location which is urban in nature.
Development of initiatives that will support the wellbeing of Tangata Whenua, in partnership with Iwi and hapū.	The submission is not responsible for these 'initiatives'.

¹ As notified.

Encourage opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	It is expected that the remainder of the PDP framework outlines these 'opportunities' as they relate to each zone. The relevant zones are considered in Annexure 3.
Promotion of communities and places that will meet the needs for not only the present population but future generations which are adaptive to climate change.	The submitter seeks a more appropriate zone that can meet the needs of current and future generations. In terms of climate change specifically, the developable area of the site is elevated from river hazards present along the northern boundary.

Table 3: Strategic Direction – Economic Prosperity

Matter	Assessment
A high-earning diverse local economy which is sustainable and resilient to economic downturns, with the district's Māori economy making a significant contribution.	The submission seeks a residential zoning and not a commercial zoning.
Existing industries and enterprises are supported and continue to prosper under volatile and changing economic conditions.	The submission seeks a residential zoning and this is considered more appropriate for the consented and future land use in this location.
Development and retention of highly motivated, educated and skilled people in the district.	These types of people need houses to live in. The submission promotes increased density.
People, businesses and places are connected digitally and through integrated transport networks.	Future subdivision would allow for the continuation of digital communications to be provided. The site is connected through existing transport networks.
A district economy that is responsive, resilient and adaptive to the financial costs of a changing climate.	In terms of climate change specifically, the developable area of the site is elevated from river hazards present along the northern boundary.

Table 4: Strategic Direction – Urban Form and Development

Matter	Assessment
The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.	The wellbeing of people who live and visit is considered to be intrinsically linked to being able to provide housing in and near Kerikeri.
Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.	The site is connected to existing reticulated networks and is within a defensible area of urban growth and development. It is contextually located adjacent to residential activities and contains residential activities.
Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.	The site is already connected to these services and it is assumed that these can be extended and used for the purposes of the rezoning submission.
Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.	<p>In terms of climate change specifically, the developable area of the site is elevated from river hazards present along the northern boundary.</p> <p>Other natural hazards can be appropriately considered at time of subdivision or development, but at present, none of these are known to affect the site.</p>

Table 5: Strategic Direction – Infrastructure and Electricity

Matter	Assessment
The benefits of infrastructure and renewable electricity generation activities across the district are recognised and provided for, while ensuring their adverse effects are well managed.	This is noted. The proposed rezoning would require the use of additional infrastructure.
Infrastructure and renewable electricity generation activities are protected from incompatible land use, subdivision and	The development of the site to a General Residential Zone density would not generate effects that would compromise the effective

development that may compromise their effective operation, maintenance and upgrading.	operation, maintenance or upgrading of relevant infrastructure.
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Table 6: Strategic Direction – Rural Environment

Matter	Assessment
Primary production activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised.	The current zoning sought from the PDP would allow for primary production activities on the site and this is at odds with the character of the surrounds which are largely residential / urban in nature.
Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.	Soils on the site are a mixture of town / Class 4. The submission does not affect highly productive land.

Table 7: Strategic Direction – Environmental Prosperity

Matter	Assessment
A culture of stewardship in the community that increases the district's biodiversity and environmental sustainability.	The land is currently developed for the purposes of accommodation.
Collaborative relationships with iwi and hapū in order to support tangata whenua to carry out their obligation and responsibility as kaitiaki.	The change of zoning sought does not impact the potential for the objective to be achieved.
Active management of ecosystems to protect, maintain and increase indigenous biodiversity for future generations.	There are no such ecosystems to protect on the site. Kiwi are present over a portion of the site but not in a high density.
Land use practices reverse climate change by enabling carbon storage and reducing carbon emissions.	There are no relevant land use practices that would be affected by the change of zoning sought.
The natural character of the coastal environment and outstanding natural features and landscapes are managed to	The site is not located within the coastal environment.

ensure their long-term protection for future generations.	
Areas of significant indigenous vegetation and significant habitats of indigenous fauna and protected for current and future generations.	The site does not contain areas of significant indigenous vegetation or significant habitats of indigenous fauna.

ANNEXURE 3 – ALIGNMENT WITH ZONE OUTCOMES

ANNEXURE 3 – ALIGNMENT WITH OUTCOMES

Table 1: Assessment of the General Residential Zone

Matter	Assessment
<p>GRZ-O1 The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:</p> <ul style="list-style-type: none"> a. housing needs and demand; b. the adequacy and capacity of available or programmed development infrastructure; c. the amenity and character of the receiving residential environment; and d. historic heritage. 	<p>The objective promotes a range of housing outcomes.</p> <p>Given the size of the site, these housing outcomes could be undertaken.</p> <p>The site is connected to urban services.</p> <p>There is no solid public information about adequacy and capacity of the Kerikeri wastewater, water, or stormwater systems.</p> <p>The site adjoins both a rural residential and residential receiving environment.</p> <p>Landscaping, either fencing or planting, could be used to ensure cohesion across the proposed change to General Residential / Rural Residential boundary, noting that these are largely already existing in the area with little known concerns relating to amenity or character.</p> <p>The site is not identified as being affected by historic heritage matters.</p>
<p>GRZ-O2 The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.</p>	<p>The proposed submission would consolidate growth more appropriately at the urban / rural residential interface as the site is already connected to services.</p>
<p>GRZ-O3 Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.</p>	<p>The predominant use of the site is for residential type activities.</p>
<p>GRZ-O4 Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.</p>	<p>The site is currently connected with urban services.</p> <p>There is no solid public information about adequacy and capacity of the Kerikeri wastewater, water, or stormwater systems.</p>
<p>GRZ-O5 Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.</p>	<p>The site could support this outcome if rezoned.</p>

GRZ-O6 Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.	Given the developable area of the site is sufficient distance from identified river flood hazard, this site could support Council growth aspirations without increasing risk from climate change.
GRZ-P1 Enable land use and subdivision in the General Residential zone where: <ul style="list-style-type: none"> a. there is adequacy and capacity of available or programmed development infrastructure to support it; and b. it is consistent with the scale, character and amenity anticipated in the residential environment. 	<p>The site is connected to services.</p> <p>Potential subdivision can be consistent with the scale, character and amenity expected of a residential environment.</p>
GRZ-P2 Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot: <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; or ii. copper where fibre is not available; b. local electricity distribution network; and c. wastewater, potable water and stormwater where they are available 	This can be provided at time of subdivision, noting the site is currently connected to these services.
GRZ-P3 Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.	This activity can be undertaken if sought.
GRZ-P4 Enable non-residential activities that: <ul style="list-style-type: none"> a. do not detract from the vitality and viability of the Mixed Use zone; b. support the social and economic well-being of the community; c. are of a residential scale; and d. are consistent with the scale, character and amenity of the General Residential zone 	They could be undertaken in the future.
GRZ-P5 Provide for retirement villages where they: <ul style="list-style-type: none"> a. compliment the character and amenity values of the surrounding area; b. contribute to the diverse needs of the community; 	This type of activity could be undertaken on the site if rezoning was accepted.

<ul style="list-style-type: none"> c. do not adversely affect road safety or the efficiency of the transport network; and d. can be serviced by adequate development infrastructure. 	
GRZ-P6 Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.	If there are water shortage issues, then on-site water supply could be provided at time of development.
GRZ-P7 Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.	This type of activity could be undertaken on the site if rezoning was accepted.
<p>GRZ-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:</p> <ul style="list-style-type: none"> a. consistency with the scale, design, amenity and character of the residential environment; b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance; c. for residential activities: <ul style="list-style-type: none"> i. provision for outdoor living space; ii. privacy for adjoining sites; iii. access to sunlight; d. for non-residential activities: <ul style="list-style-type: none"> i. scale and compatibility with residential activities ii. hours of operation e. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts; f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including: <ul style="list-style-type: none"> i. opportunities for low impact design principles ii. ability of the site to address stormwater and soakage; g. managing natural hazards; and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. 	<p>The site is uniquely positioned on the edge of the urban / rural boundary.</p> <p>It is not typical as despite its Rural Residential zoning, it is connected to urban services.</p> <p>It contains residential activities that are commensurate with the surrounds.</p> <p>Future activities on the site if rezoned could accommodate the amenity and character matters in [a] – [d].</p> <p>The aspect about zone interfaces has been addressed above. It would not be unreasonable to conclude that landscaping such as fencing, planting or both, and setbacks could adequately protect the intent of both zones.</p> <p>As above, the site is serviced.</p> <p>There are no known natural hazards that apply to the site other than the river hazard strip adjoining the Puketotara River, which would not be subject to development. There are potential fire hazards that can be mitigated.</p> <p>The site is not mapped as containing any features of importance to tangata whenua.</p>

Table 2: Assessment of the Rural Residential Zone

Matter	Assessment
RRZ-O1 The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.	<p>The notified density for the Rural Residential zone is 4,000m² as Controlled / 2,000m² as Discretionary.</p> <p>The site is already well below the low density sought.</p> <p>There are no small scale farming activities proposed or undertaken.</p> <p>The existing character and amenity of the zone is more akin to urban than it is holding a 'rural character'.</p>
RRZ-O2 The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes: <ul style="list-style-type: none"> a. peri-urban scale residential activities; b. small-scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area. 	<p>As above, clause [a] is not met.</p> <p>There are no small scale farming activities proposed or undertaken.</p> <p>The density is already well below that anticipated or provided for in the Rural Residential zone.</p> <p>The site has urban infrastructure.</p>
RRZ-O3 The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.	<p>Given that the landholding are already connected to Councils reticulated infrastructure, it is at a stage now where it can be rezoned, contributing to Kerikeri's urban development.</p>
RRZ-O4 Land use and subdivision in the Rural Residential zone: <ul style="list-style-type: none"> a. maintains rural residential character and amenity values; b. supports a range of rural residential and small-scale farming activities; and c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface 	<p>The landholdings no longer represent rural residential character.</p> <p>The density of the site is commensurate with an urban density and there are no small scale farming activities proposed or undertaken.</p> <p>As above, it would not be unreasonable to conclude that landscaping such as fencing, planting or both, and setbacks could adequately be applied to the interface.</p>
RRZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including: <ul style="list-style-type: none"> a. rural residential activities; 	<p>The site is already well below the typical density in the Rural Residential zone. As such the typical character and amenity of the Rural Residential zone cannot be achieved.</p> <p>This would mean that any future development would be erroneously affected</p>

<ul style="list-style-type: none"> b. small-scale farming activities; c. home business activities; d. visitor accommodation; and a. small-scale education facilities. 	<p>and the submitters recourse is to seek a zone change which accurately reflects the sites characteristics and qualities.</p>
<p>RRZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:</p> <ul style="list-style-type: none"> a. activities that are contrary to the density anticipated for the Rural Residential zone; b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and a. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone. 	<p>As is the theme, any future development on the site, in terms of residential use would immediately be contrary to the density anticipated by the Rural Residential Zone.</p> <p>The role, function and predominant character and amenity of the landholding is commensurate with the General Residential zone.</p>
<p>RRZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.</p>	<p>There are no adjacent Rural Production Zone sites in this case.</p>
<p>RRZ-P4 Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network. 	<p>These services are already in place.</p>
<p>RRZ-P5 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:</p> <ul style="list-style-type: none"> a. consistency with the scale and character of the rural residential environment; b. location, scale and design of buildings or structures; 	<p>All of these matters have been addressed above, in summary:</p> <p>The scale and character of the landholding is not consistent with the scale and character of the Rural Residential zone.</p> <p>The density is commensurate with the General Residential zone.</p>

<ul style="list-style-type: none"> c. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. the adequacy of roading infrastructure to service the proposed activity; f. managing natural hazards; 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. 	<p>Fencing, planting or both, and setbacks could adequately be applied to the interface.</p> <p>Reticulated Council infrastructure already services the site.</p> <p>The landholdings are accessed by an urban road.</p> <p>Development in the river flood hazard can be avoided.</p> <p>There are no known effects on historic heritage, cultural values, natural features and landscapes or indigenous biodiversity.</p> <p>There is no known historical, spiritual, or cultural association held by tangata whenua.</p>
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ANNEXURE 4 – ALIGNMENT WITH HIGHER ORDER DOCUMENTS

ANNEXURE 4 – HIGHER ORDER DIRECTION

Table 1: Assessment of National Policy Statements

Matter	Assessment
National Policy Statement for Freshwater Management	Not relevant.
National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat	Not relevant.
National Policy Statement for Highly Productive Land	Not relevant [Class 4 soils]
National Policy Statement for Indigenous Biodiversity	Not relevant.
National Policy Statement for Renewable Electricity Generation	Not relevant
National Policy Statement on Electricity Transmission	Not relevant
National Policy Statement on Urban Development	The section 32 analysis stated that Kerikeri is not a Tier 3 Council, so not subject to the NPS-UD applies. The Kerikeri Spatial Plan may alter that interpretation if adopted.
New Zealand Coastal Policy Statement	Not relevant

Table 2: Assessment of National Environment Standards

Matter	Assessment
National Environmental Standards for Commercial Forestry	Not relevant.
National Environmental Standards for Air Quality	Not relevant.
National Environmental Standards for Sources of Drinking Water	Not relevant.
National Environmental Standards for Telecommunications Facilities	Not relevant.
National Environmental Standards for Electricity Transmission Activities	Not relevant.
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health	Not relevant.
National Environmental Standards for Freshwater	Not relevant.
National Environmental Standards for Marine Aquaculture	Not relevant.
National Environmental Standard for Storing Tyres Outdoors	Not relevant.
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	Not relevant.

Table 3: Assessment of Regional Policy Statement

Objective / Policy	Comment
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are no SNA's on the site.
Enabling Economic Wellbeing	The proposal would allow for increased economic wellbeing on the site following increased valuation and density potential.
Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any reverse sensitivity or sterilization effects.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	The proposal seeks to use existing FNDC infrastructure where available.
Security of Energy Supply	Power is existing to the site.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal seeks a logical continuation of urban and regional form that more appropriately sets out the rural / urban boundary in this location.
Tangata Whenua Role in Decision Making	The submitter acknowledged the role of tangata whenua.
Natural Hazard Risk	Refer primary evidence.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

The rezoning aspect, and any future residential development, is not expected to trigger any consents under the Proposed Regional Plan. Therefore, the objectives and policies are considered to be adhered to.