

# 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](mailto: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:**

Michael Treacy (CivilPlan Consultants Ltd)

**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:**

Arvida

**Property Address/  
Location:**

## 7. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Legal Description:**

**Val Number:**

**Certificate of title:**

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

**Site visit requirements:**

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

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

## 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.*

*Please report to site office for H&S induction.*

## 8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

## 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) Te Puna Waiora Retirement Village Limited c/o Tim Hillier

**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)

Tim Hillier

**Signature:** (signature of bill payer)

## 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](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

### Declaration

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

Name: (please write in full)

Michael Treacy

Signature:

[Redacted Signature]

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

### Checklist (please tick if information is provided)

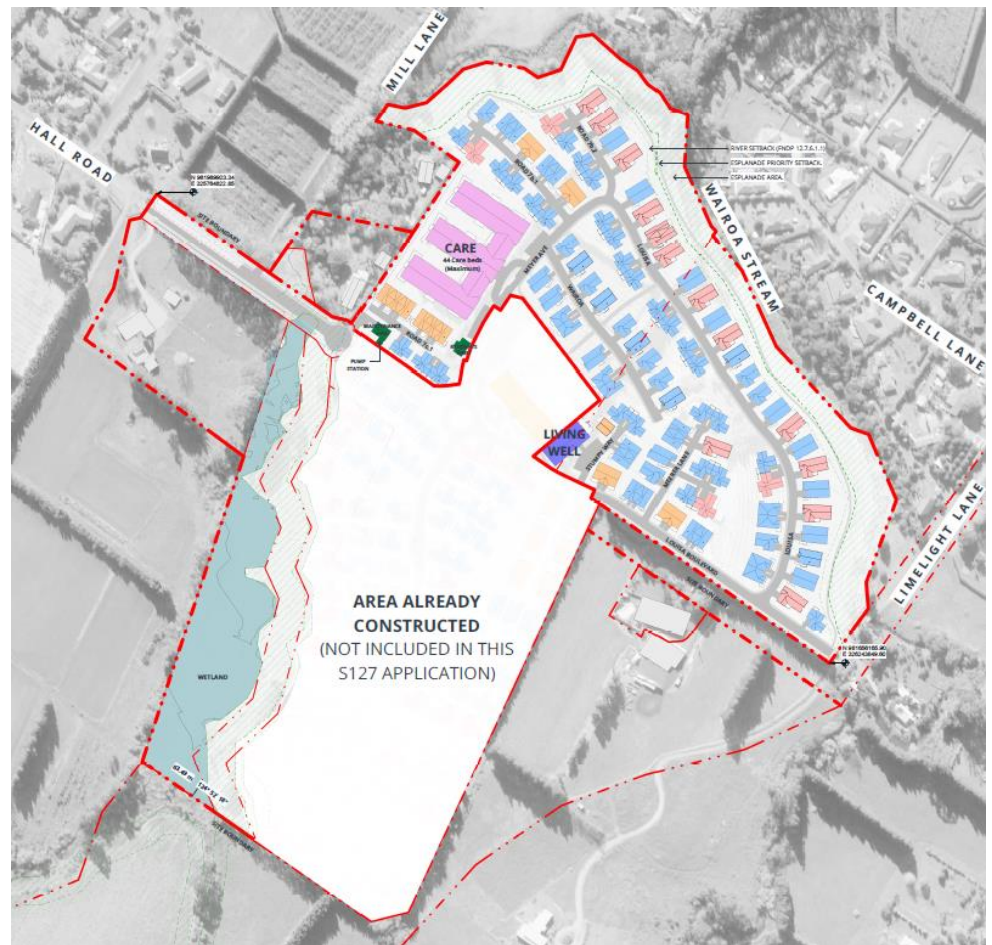
- ☐ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / 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.





**CIVILPLAN**  
CONSULTANTS



## TE PUNA WAIORA RV LIMITED

Application under Section 127 of the RMA to vary conditions of 2200454-RMALUC associated with the overall Masterplan for the Arvida Te Puna Waiora Retirement Village at 57C Hall Road and 22 Limelight Lane, Kerikeri.

Assessment of Environmental Effects Report.

## DOCUMENT CONTROL RECORD

**Client:** Te Puna Waiora RC Limited

**Project:** Application under Section 127 of the RMA to vary conditions of 2200454-RMALUC associated with the overall masterplan of the Arvida Te Puna Waiora Retirement Village at 57C Hall Road and 22 Limelight Lane, Kerikeri

**Document:** Planning Report

**CP Project No:** 2118HPCL

**CP Document No:** 1

**Date of Issue:** 28 July 2025

**Status:** Final

**Originator:** .....  
**Michael Treacy**  
Associate

**Reviewed By** .....  
**Natasha Rivai**  
Director of Planning

**Approved By:** .....  
**Natasha Rivai**  
Director of Planning



### Contact Details:

**Michael Treacy**  
CivilPlan Consultants Ltd  
PO Box 97796, Manukau 2241  
P: 09 222 2445  
E: michaelt@civilplan.co.nz

## TABLE OF CONTENTS

1.	Introduction .....	1
1.1	Applicant and Property Details .....	1
1.2	Purpose of the Report .....	1
1.3	Limitations .....	2
2.	The Property Details .....	2
3.	Background .....	4
4.	Site Description .....	6
5.	Surrounding Environment.....	6
6.	Proposal Description .....	7
6.1	Variation of consent conditions.....	7
6.2	Design Changes.....	8
6.3	Earthworks.....	10
6.4	Stormwater .....	10
6.5	Wastewater .....	11
6.6	Summary.....	12
7.	Assessment of Environmental Effects.....	12
7.1	Premise to Assessment.....	12
7.2	Permitted Baseline .....	12
7.3	Receiving Environment.....	13
7.4	Effects on Neighbourhood Character and Amenity Values .....	13
7.5	Transport effects .....	14
7.6	Earthworks effects.....	15
7.7	Stormwater effects .....	15
7.8	Wastewater effects .....	15
7.9	On-Site amenity effects .....	15
7.10	Positive effects.....	16
7.11	Conclusion on effects .....	16
8.	Assessment of Relevant Planning Documents.....	16
8.1	Section 104(1)(b) of the RMA – Far North District Plan.....	16
8.2	Proposed Far North District Plan .....	18
8.3	Other Matters.....	18



8.4	Summary.....	18
9.	Notification .....	18
9.1	Public Notification .....	18
9.2	Limited Notification .....	19
10.	Part 2 of the Resource Management Act 1991 .....	20
11.	Conclusion.....	21

## APPENDICES

Appendix 1 – Records of Title

Appendix 2 – Proposed Architectural Drawings

Appendix 3 – Approved Consent 2200454-RMALUC

Appendix 4 – Proposed Engineering Drawings

Appendix 5 – Engineering Specialist Report

Appendix 6 – Ignite Design Memo

# 1. Introduction

## 1.1 Applicant and Property Details

---

Applicant Details:	Te Puna Waiora RC Limited
Address for Service:	Michael Treacy C/- CivilPlan Consultants Limited PO Box 97796, Manukau 2241

---

Site Addresses:	22 Limelight lane 57C Hall Road, Kerikeri
Legal Descriptions:	Lot 2 DP 149521 Lot 2 DP 580153 Lot 3 DP 580153
Total Site Area:	16.6642ha

---

Relevant Plan:	Far North District Plan
Zoning:	Residential
Proposed District Plan Zone:	General Residential

---

## 1.2 Purpose of the Report

This is an Assessment of Environmental Effects report to accompany an application to vary condition 1 of resource consent 2200454-RMALUC. It is prepared and made on behalf of Te Puna Waiora RC Limited (“the Applicant”) pursuant to Section 127 of the Resource Management Act 1991 (“RMA”).

2200454-RMALUC was granted on 29 October 2020 to develop Stage 2 of Te Puna Waiora Retirement Village at 57C Hall Road and 22 Limelight Lane, Kerikeri. The retirement village is operated by Arvida Group.

The overall project as consented comprises 200 retirement units with a 76-bed care unit and communal facilities. Villas have been constructed in the southern portion of the site (villa stages 1-5a) together with the clubhouse.

The northern villa stages have been revised and the Applicant seeks to vary the northern area of the masterplan by proposing an alternative villa layout and composition, and reduced care facility, in response to market conditions and sales feedback received from the development to date. The proposed variation to the masterplan will result in a net decrease in site intensity. A variation to condition 1 to reference the amended drawings is therefore required.

Pursuant to s127(3)(a), the variation of the consent conditions requires a discretionary activity resource consent. Pursuant to s127(3)(b), the assessment herein focuses on the change to the consent conditions and the effects of that change.

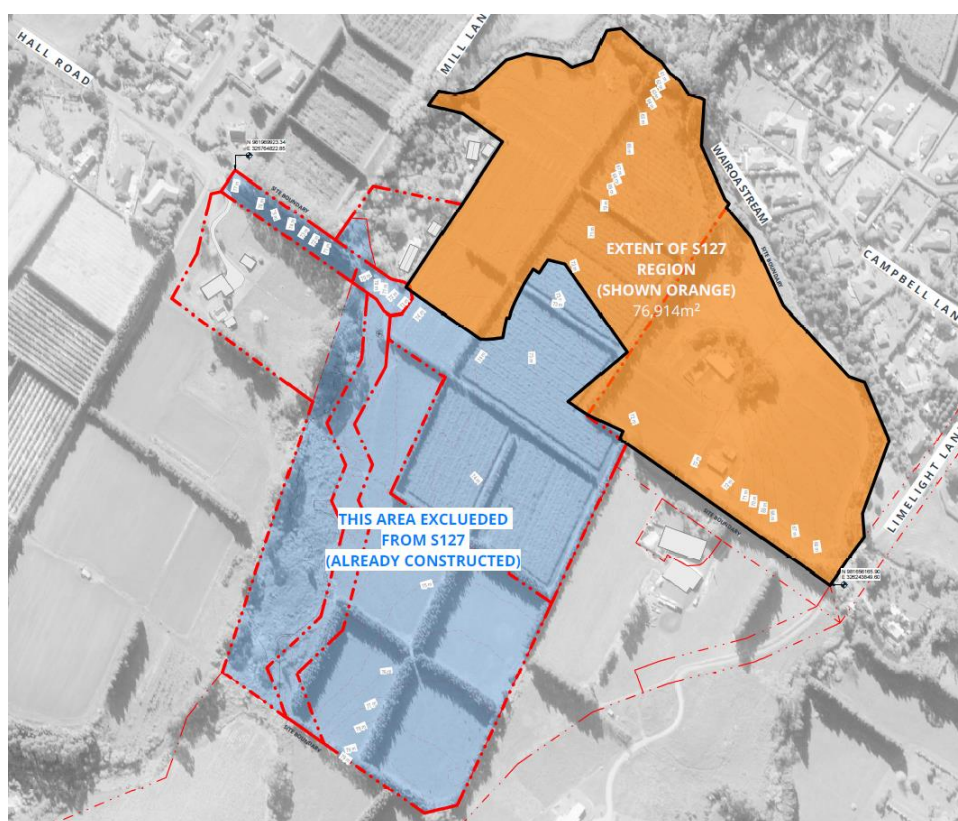
This report concludes that the proposed variation to the conditions is appropriate and its effects on the surrounding environment are acceptable. It is considered that the Proposal is consistent with the Far North District Plan ("the District Plan") and satisfies the relevant statutory requirements under the RMA to be granted consent on a non-notified basis.

## 1.3 Limitations

This report has been prepared for Client, for the specific purpose of satisfying the statutory information requirements under the Resource Management Act 1991 for a resource consent application to Auckland Council.

## 2. The Property Details

The entire site has an area of 16.6642 hectares comprising several separate lots. However, the area where this variation application relates to is the northern area of the development, north of the main entrance road. This has an area of 7.6914ha. The relevant Records of Title are included as **Annexure 1**, and the drawings distinguishing the application site are included as **Annexure 2**. **Figure 1** below assists with demonstrating the application site.



**Figure 1:** Delineation of the application site (shown in orange).

The entire landholding is zoned Residential under the District Plan. The Wairoa Stream and a tributary of that stream meander along most of the Site's north-eastern and western boundaries. The associated riparian areas are identified in the District Plan as Esplanade Priority Areas.

A recent aerial photograph of the Site is provided in **Figure 2** below. This demonstrates that construction of the retirement village is well underway.

The development is occurring in multiple phases, with the southern portions (Phases 1, 2, 3, 4a, 4b, and 5a), comprising a total of 115 Independent Living Units ("ILU's"), already constructed. The remainder of the development is to occur over five phases (5b, 6, 7a, 7b, and 7c) and will comprise 109 ILU's.



**Figure 2:** Recent aerial photograph of the Site. The application site is the northern portion outlined in red.



### 3. Background

The Applicant is currently undertaking the staged development of a new retirement village named Te Puna Waiora.

Resource consents for the Stage 1 development, which comprises 28 ILU's and associated earthworks, roading and services were granted by the Far North District Council<sup>1</sup> ("FNDC") and the Northland Regional Council<sup>2</sup> ("NRC") in December and September 2019, respectively. Construction of Stage 1 is completed.

On 29 October 2020 resource consent for Stage 2 was obtained from FNDC<sup>3</sup> and NRC<sup>4</sup>, relating to the balance of the retirement village development, and comprising the following elements:

- a) 172 additional ILUs (including replacing a two-bedroom ILU consented as part of Stage 1 with two one-bedroom ILUs).
- b) a 76-bed care facility.
- c) a health and wellness centre.
- d) a Clubhouse.
- e) associated roading, services and landscaping.

The decision and approved plans are included as **Annexure 3** and the approved Site Plan, including the Stage 1 development, is illustrated in **Figure 3** below.

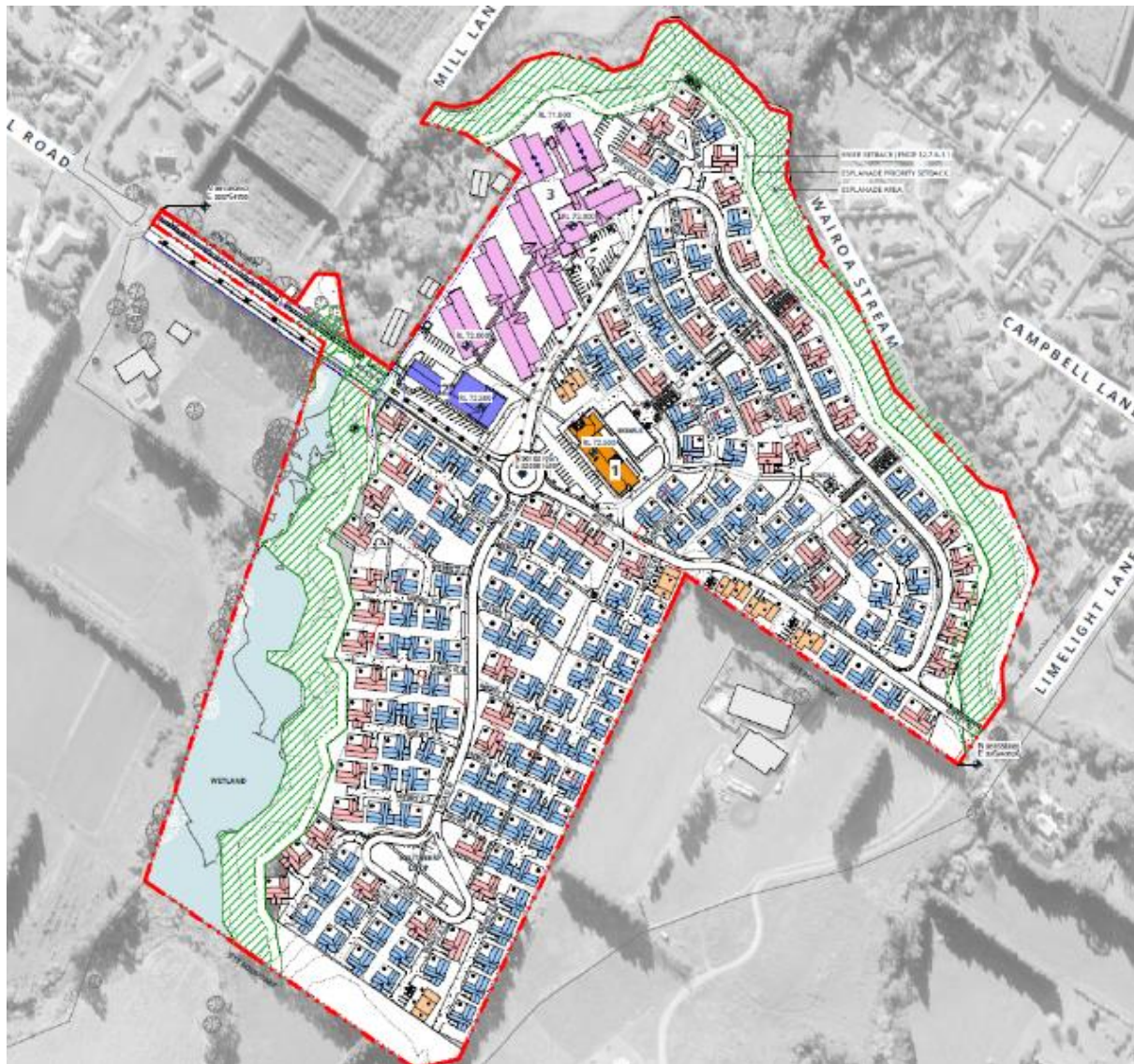
---

<sup>1</sup> RC2190289 (Stage 1 Enabling Earthworks) and RC2190387 (Stage 1 Land Use).

<sup>2</sup> APP.040597.01.01.

<sup>3</sup> 2200454-RMALUC.

<sup>4</sup> APP.041707.01.01.



**Figure 3:** Approved Stage 2 Site Plan.

Access by vehicles to the Site is via the main east-west road constructed under Stage 1, which links to Hall Road.

With regard to the consented infrastructure servicing:

- a) **Stormwater:** The stormwater design incorporates a piped stormwater reticulation network, catch-pit inlets, kerb & channel on the main roads, central V drainage on accessways, and stormwater treatment wetlands. The developed site has been divided into 14 catchment areas. Stormwater pipelines are proposed to convey stormwater from the building and impervious surfaces to a constructed wetland.
- b) **Water Supply:** The development will be served by reticulated water from the Kerikeri Town Water Scheme.

- c) Wastewater: The development will connect to the Kerikeri Wastewater Scheme.

Implementation of the Stage 2 consents has commenced, with 115 ILU's constructed, as well as the Club House communal facility.

On 5 April 2023, resource consent (2200454-RMAVAR/A) was approved on a non-notified basis to alter the design and location of the approved Clubhouse building and surrounding carpark.

On 19 June 2024, resource consent (2200454-RMAVAR/B) was approved on a non-notified basis to incorporate changes to the layout and typology of residential units within the area of Stage 5; in particular: altering the road layout, decreasing the footprint of the built development, and replacing two one-bedroom units, eight two-bedroom units and one three-bedroom unit with 12 one-bedroom units.

## 4. Site Description

The Site is located approximately 1km south-east of Kerikeri town centre, on the fringe of the existing urban area. The Site is zoned Residential under the District Plan and had been used for growing crops (orchards and market gardens) with pockets of pasture.

The Site is mostly flat and rolling in contour with a gradual slope towards watercourses bounding the Site on three sides. The primary access to the Site is from Hall Road on the west. Access is also possible from Limelight Lane to the east, although currently there is no road frontage.

Villas have been constructed in the southern portion of the site (villa phases 1-5a). These ILU's are single storey and a mix of attached and detached typologies. A total of 115 ILU's with a total bed count of 253 have been constructed. A clubhouse building providing communal facilities has also been constructed to the north-west of the site. The consented upgrade to Hall Road (widening of the carriageway) has been completed.

As mentioned above, the application site comprises 7.6914 hectares to the north of the main entrance road and is currently undeveloped, as shown in Figure 2 above.

## 5. Surrounding Environment

Land to the south of the Site is predominantly in productive agricultural and horticultural uses. To the north-east of the Site is a cluster of residential properties accessed off Shepherd Road and Campbell Lane. Further afield, the density of lots decreases with predominantly lifestyle properties.

To the north-west of the Site is an area of low-density residential housing with density increasing further north towards the town centre. To the immediate north of the Site is an established industrial area accessed from Mill Lane.

Overall, the Site is surrounded by established residential, rural residential, rural production and industrial land uses. The Site is relatively enclosed and screened from these activities by some established shelterbelts and riparian vegetation along the edges of the Wairoa Stream and its unnamed tributary, with these watercourses generally forming the Site's north-eastern, northern and western boundaries.

A resource consent was granted by FNDC<sup>5</sup> at the neighbouring property at 57A Hall Road to subdivide that property into 56 residential allotments of generally 300m<sup>2</sup>, some larger lots of between 600 and 720m<sup>2</sup>, as well as extending Mill Lane to Hall Road and connecting Ranui Drive with Mill Lane. The Site Plan is illustrated in **Figure 4** below.



**Figure 4:** Subdivision site plan for 57A Hall Road.

## 6. Proposal Description

### 6.1 Variation of consent conditions

The Applicant seeks resource consent to vary condition 1 of 2200454-RMALUC to alter the design of the overall masterplan as it relates to the northern portion of the Site. The reason for revising the masterplan is in direct response to market conditions and sales feedback received to date, whereby there is more demand for smaller ILU's (one and two bedrooms) rather than the larger three-bedroom typologies that were previously intended for this area. There has also been a reduced demand for care suites, resulting in the care building being significantly reduced in area.

The change to the conditions is as follows (with additions in **bold**):

---

<sup>5</sup> 2220714-RMACOM.

1. That subject to incorporating any changes necessitated by the following conditions, the land use shall be carried out in general accordance with the applications prepared by Haines Planning, the supporting technical assessments and various further information, including the plans attached to this consent and marked 'approved'. This includes:

- The architectural drawings prepared by Ignite, dated 31 January 2020.
- The landscape drawing prepared by Simon Cocker Landscape Architecture, reference L18132P-(01-08), dated 10 February 2020.
- The civil drawings prepared by Haigh Workman, reference 18282, dated 07 February 2020.

**As varied by the Section 127 application prepared by CivilPlan Consultants Limited, dated July 2025 and the following drawings:**

- **Architectural Drawings prepared by Ignite, dated 6 July 2025.**
- **Engineering Drawings prepared by Haigh Workman, dated 16 July 2025.**

These plans are included in **Annexures 2 and 4** respectively.

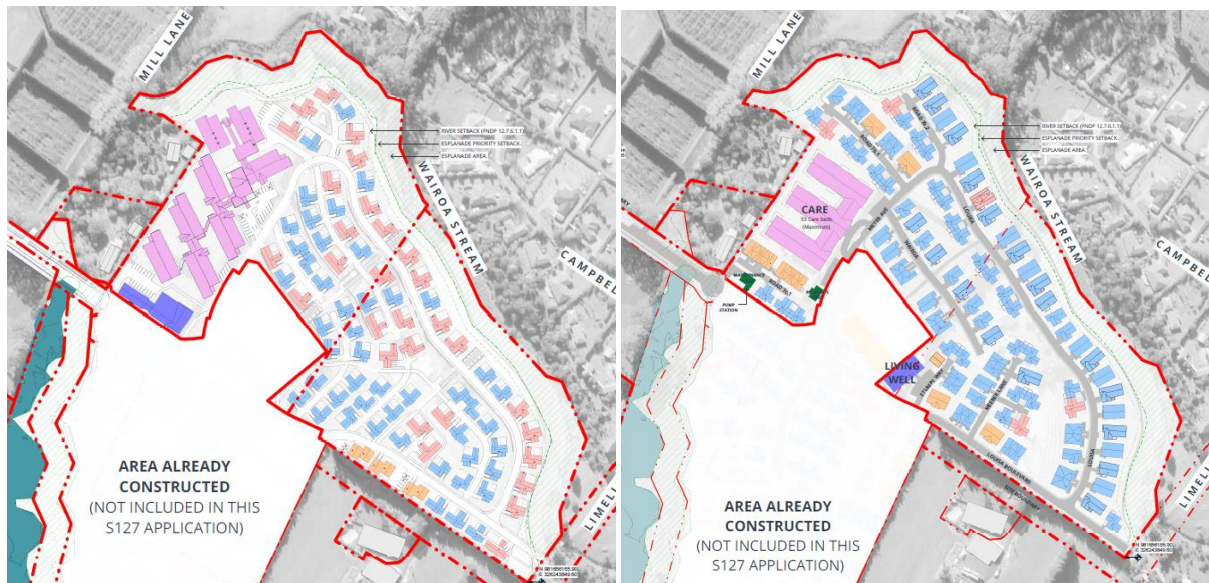
No changes to any of the other conditions are proposed.

## 6.2 Design Changes

The proposed variation to the masterplan will result in a net decrease in site intensity. This is because of the proposed reduction in the footprint and capacity of the proposed care facility. The original consent provided for a 76-bed care building. This application proposes to reduce this to a 44-bed building. Since the original resource consent was prepared, Arvida have gone through a lot of operational benchmarking and analysis around their Care model and offering. The outcome of this process has produced a refined brief for the Care building to ensure that it is operationally efficient, but more importantly provides the best possible level of care and support to its occupants. This means a reduced building, with less occupancy and a higher level of service. Each care suite will continue to contain a single bed with its own bathroom, but does not have any meal-making facilities (i.e. no kitchens or kitchenettes).

The variation will now result in 109 ILU's being constructed in the northern portion of the Site, resulting in a total of 224 ILU's across the entire development site (115 ILU's have already been constructed). This change is illustrated in **Figure 5** below.





**Figure 5:** Approved masterplan (left) compared to what is proposed (right).

The architectural design of the buildings remains consistent with the originally approved resource consent with the buildings remaining as a single storey in either a standalone or duplex arrangement, and the change to the designs are in keeping with those of the original design aesthetics. Each unit has as a minimum, a single-garage with space for another vehicle to park in front of it. Some of the three-bedroom units are provided with double garages.

The proposed ILU's will comprise more two-bedroom units, as opposed to larger three-bedroom ones. Overall, the number of units provided across the total site is decreasing and there will be a decrease in site intensity.

The revised design includes a reconfiguration of the roading network which has reduced by around 20%. This provides a simpler connectivity for the residents, being easier to navigate while giving back development area for green space and villas.

The final change relates to the relocation of the “Living Well” building which incorporates a swimming pool and gym. This has been shifted so that it is now adjacent to the existing and recently completed Clubhouse building. The main reason behind this is to align with the Arvida Living Well principles and make residents lives as simple and easy as possible. This means that having the core amenities centralised in one location provides a better and more user-friendly environment for its users. It also ensures greater operational efficiency and allowing dedicated staff to be present within the one precinct at all times. The design also allows great connectivity between the existing clubhouse facilities, bowling green and landscape areas.

The proposed re-design also sees a reduction in the extent of building coverage and impervious surface across the application site as summarised in **Table 1** below.

Table 1: Comparison of Building Coverage and Impervious Surface Coverage.

	Consented Area (m <sup>2</sup> )	Proposed Area (m <sup>2</sup> )	Variance (m <sup>2</sup> )
Building Cover	18,182	17,889	-293
Impervious Surface Cover	15,468	12,893	-2,575
Total	33,650	30,782	-2,868

## 6.3 Earthworks

As a result of the proposed changes to the design and layout of the northern portion, there has been a reduction in the extent of earthworks that is required. The consented volume of earthworks provides for 60,410 m<sup>3</sup> of cut and 44,230 m<sup>3</sup> of fill. As shown in **Table 2** below, the total volume of earthworks (excavation plus filling) is slightly reduced.

Table 2: Comparison of earthworks volumes.

	Consented Volume (m <sup>3</sup> )	Proposed Volume (m <sup>3</sup> )	Variance
Cut	24,144	33,434	9,290
Fill	40,684	28,910	-11,774
Total	64,828	62,344	-2,484
Max Height (m)	4	4	nil

The design has also seen a reduction in retaining walls. This reduction has allowed the topography to have a gentler gradient across the north of the site, and in turn providing a safer, more connected and pedestrian friendly site for the residents. The slopes and gradients have been reduced to allow almost entirely a 1 in 20 gradient across the site, which is in line with accessible standards.

## 6.4 Stormwater

As noted, the proposal results in an overall reduction in impervious surface coverage, as summarised in **Table 3** below.

Table 3: Comparison of impervious surface coverage.

	Consented Area (m <sup>2</sup> )	Proposed Area (m <sup>2</sup> )	Variance
--	----------------------------------	---------------------------------	----------

Table 3: Comparison of impervious surface coverage.

<b>Roads and paths</b>	15,468	10,225	-5,243
<b>Buildings and patios</b>	18,182	21,062	2,880
<b>Total</b>	33,650	31,287	-2,363

As the impervious surface coverage has not increased, the consented stormwater management rationale remains generally unchanged. This is outlined in further detail in the specialist report prepared by Haigh Workman, included as **Annexure 5**.

## 6.5 Wastewater

Haigh Workman have assessed that as a result of the significant reduction in the number of units within the Care facility, along with a corresponding reduction in staff, wastewater flows from the proposed changes will be less than what was consented. This is demonstrated in **Table 4** below. The wastewater management system remains the same as what was consented, comprising gravity collection of villa clusters to pump station positions.

Table 3: Total Daily Wastewater Flows

	Litre/day/unit	Consented		Proposed	
		Units	Flow (litre/day)	Units	Flow (litre/day)
1-bedroom unit	160	8	1,280	27	4,320
2-bedroom unit	208	132	27,456	142	29,536
3-bedroom unit	288	60	17,280	55	15,840
Day visitors	40	56	2,240	56	2,240
Swimming pool backwash	100	1	100	1	100
Care facility residents	250	76	19,000	44	11,000

Table 3: Total Daily Wastewater Flows

Care facility staff	40	44	1,760	25	1,000
<b>Total</b>			<b>69,116</b>		<b>64,036</b>

## 6.6 Summary

Pursuant to s127(3)(a), the variation of the consent condition requires a discretionary activity resource consent.

## 7. Assessment of Environmental Effects

### 7.1 Premise to Assessment

The proposed changes are considered to fall within the scope of the original resource consent to construct the Te Puna Waiora retirement village. This is because the Proposal will largely retain the bulk, form and location of the original scheme.

The proposal results in a reduction in the intensity of the Site, with the overall number of units (ILU's plus care units) reducing from 272 to 264. The proposed ILU's and care building also remain as single storey structures.

When assessing a discretionary activity resource consent, the Council's discretion is unrestricted. However, in the context of s127 of the RMA, this assessment is limited by the change proposed and the effects of that change. For this Proposal, the principal resource management issues and effects considered relevant are:

- a) Effects on neighbourhood character and amenity values.
- b) Transportation effects.
- c) Infrastructure effects.
- d) On-site amenity.

### 7.2 Permitted Baseline

The permitted baseline refers to the effects of permitted activities on the subject Site.

As the application involves the variation to conditions of an existing resource consent, the permitted baseline is not considered relevant in determining the adverse effects beyond the activities assessed under the original consent.

## 7.3 Receiving Environment

The receiving environment beyond the subject Site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject Site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

As this is an application for a variation to a condition of an existing resource consent, the receiving environment includes the effects of the original consent that is subject to the variation application (as only the effects of the variation can be considered under s127(3)). As discussed, this existing consent approved the construction of the balance of the retirement village development, including: 172 additional ILUs; a 76-bed care facility; a health and wellness centre; the Clubhouse; and associated earthworks, roading, services and landscaping.

The emergent retirement village use of the Site already comprises more than 115 ILU's, the communal facilities including Clubhouse, as well as some of the associated accessways which are also relevant components of the existing environment.

In terms of the character of the receiving environment, it is noted that this is quite varied, comprising a combination of residential, rural residential, rural, and industrial land uses. The consented 56 lot residential subdivision at the neighbouring property to the north-west (57A Hall Road) also forms an important part of the receiving environment. This subdivision will create residential lots averaging 300m<sup>2</sup>.

## 7.4 Effects on Neighbourhood Character and Amenity Values

The adverse effects of the Proposal on neighbourhood character and amenity values associated with the revised layout of the northern portion of the Site are considered to be acceptable for the following reasons:

- a) The change will be almost imperceptible from what was consented as the Proposal is still for single-storey units that are in a very similar position and layout. This is demonstrated on architectural drawing A1014 where the outline of the consented buildings is overlaid by the proposed buildings.
- b) Importantly, the use of the site for a retirement village is already established and the proposal is not introducing any new activities that would change how the site is viewed, or the effects arising from the use of the land for this activity.
- c) There will be a reduction in overall building coverage by 293m<sup>2</sup>, resulting in less visual dominance effects. It is further noted that the original application complied with the rules for building coverage.
- d) There will be a reduction in impervious surface coverage by 2,575m<sup>2</sup>, thus allowing for additional landscaping to soften the built form impact.



- e) The Site has a limited visual catchment with relatively few residential neighbours. Further, the Site's Residential zoning means that more intensive development was anticipated. Within this context, the change in landscape from rural to urban has already been anticipated by the approved consent and the variation cannot be considered an adverse change.
- f) A high degree of landscaping will continue to be provided. The open spaces within the development and the proposed landscaping creates green linkages which enhance amenity for the residents, provide for their recreational needs.
- g) The overall residential intensity will decrease as a result of the reduction in the total number of units from 272 to 264. Therefore, there will not be any additional traffic movement or noise generated. It is likely that traffic movements will decrease due to the substantial reduction in the capacity of the care building.
- h) Noise and traffic associated with the construction of the buildings has already been assessed and suitably addressed by the approved resource consent, with a condition requiring a construction noise and vibration management plan to be prepared. As the proposed changes will not entail any additional construction work from what was previously considered, the existing consent conditions will continue to avoid and mitigate adverse construction effects associated with building the units.

In summary, the proposed changes will not result in adverse effects on the character, amenity and landscape values of the surrounding area. Please also refer to the Design Memo prepared by Ignite Architects, included at **Annexure 6**.

## 7.5 Transport effects

The proposed change will not have any adverse transportation effects. Access by residential vehicles will continue to be via the main road constructed under Stage 1, as was intended by the approved resource consent.

In accordance with consent condition 51, typical tracking curves (90%ile car and FNDC Heavy Rigid Vehicle) were checked by Haigh Workman for this development. They confirm that the road layout provides adequate manoeuvring space for all vehicles expected to use the accessways. The drawing set includes some tracking curves to show a furniture truck movement from a main road into a mew, and a vehicle into a driveway. Tracking curves will also be provided in the detailed design phases.

In accordance with District Plan Rule 15.1.6B.1.1 / Appendix 3C, two carparking spaces are provided for each dwelling; one car park in the garage and one on the driveway in front of the carport. The parking spaces comply with the dimensions in District Plan Appendix 3D.

It is anticipated that there will be a reduction in the amount of traffic generated as a result of this variation. While there is to be a slight increase in the number of ILU's, there is a substantial decrease in the capacity of the care building, with an overall reduction in the total number of units proposed. Therefore, a lot less visitors to the care building will be arriving at the Site. Therefore, the proposal will not generate any additional traffic movement that could result in adverse effects on the wider road network.

Overall, the Proposal does not result in any new or increased non-compliances with the transportation chapter of the District Plan and will not result in any adverse effects on the transport network.

## **7.6 Earthworks effects**

The proposed changes result in a similar extent of earthworks to that approved by the existing resource consent, but a reduction in overall volume. The existing consent conditions require the implementation of a construction environmental management plan and this will continue to suitably provide erosion and sediment control measures for the required earthworks. As such, there are no adverse effects associated with the earthworks.

All earthworks cut and fill will remain less than the 4m maximum permitted by the existing consent.

## **7.7 Stormwater effects**

There will be no increase in the impervious surface coverage (there will in fact be a decrease) and no change to the stormwater treatment rationale as provided for in the approved resource consent. The overall percentage of gross site area covered by impervious surfaces will remain compliant at below 50%. This ensures that the Proposal does not create or exacerbate flooding to any upstream or downstream properties. No adverse stormwater effects arise.

## **7.8 Wastewater effects**

As there will be an overall reduction in the number of units, wastewater flows will be less than what was previously approved resulting in less pressure on the wastewater network. The assessment prepared by Haigh Workman also confirms that wastewater flows from the Site remain within the 90,000 litre latent capacity.

## **7.9 On-Site amenity effects**

The Proposal is also considered to continue to provide for an acceptable level of on-site amenity. The design of each of the ILU's continue to provide large, spacious rooms with good outlook and sunlight access. The care facility will also continue to meet the needs of future occupants.

The relocated Living Well building will also better meet the needs of the future occupants.

There are no adverse effects on on-site amenity.

## 7.10 Positive effects

The Proposal will have a number of positive effects by enabling the Applicant to provide ILU's that meet market demands, thus responding to an identified need in the aged-care sector in Kerikeri.

## 7.11 Conclusion on effects

Overall, the Proposal is appropriate as the changes are inconsequential and will not result in any adverse effects on neighbourhood character, the transport network, the environment or infrastructure.

# 8. Assessment of Relevant Planning Documents

## 8.1 Section 104(1)(b) of the RMA – Far North District Plan

The following is an assessment of the Proposal against the relevant provisions of the District Plan.

### Chapter 7 – Urban Environment

The objectives and policies of the Urban Environment chapter seek to ensure that urban areas provide for a wide range of activities, whilst preserving the distinctive character and amenity of each area and avoiding adverse effects on the environment.

The relevant objectives are:

*7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.*

*7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.*

*7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.*

The relevant policies are:

*7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.*

*7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.*

*7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.*

*7.4.8 That infrastructure for urban areas be designed and operated in a way which:*

*(a) avoids remedies or mitigates adverse effects on the environment;*

*(b) provides adequately for the reasonably foreseeable needs of future generations; and*

*(c) safeguards the life-supporting capacity of air, water, soil and ecosystems.*

The Proposal is considered to be consistent with these objectives and policies for the following reasons:

- a) The architectural design and scale of the single bedroom ILU's remains consistent with the approved resource consent which was also determined to be consistent with the objectives and policies.
- b) The changes do not introduce any new District Plan infringements. Total building and impermeable surface coverage remains compliant and is less than what was previously proposed and consented.
- c) The proposed changes do not introduce any new activities or additional built form.
- d) Stormwater will continue to be appropriately managed as per the consented design.
- e) Existing conditions of consent requiring erosion and sediment control measures to be in place during construction of the building will suitably protect the receiving environment during the earthworks phase.
- f) Extensive landscape planting will continue to be provided around the units that provides both on-site amenity while also screening the development from the adjacent sites.

## **Chapter 15 - Transportation**

The following transportation objectives are considered relevant:

*15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.*

*15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.*

*15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.*

The Proposal is considered to be consistent with the relevant transportation provisions for the following reasons:

- a) The traffic effects of the entire retirement village development were rigorously assessed as part of the underlying resource consent whereby it was determined that the traffic effects of the development would be acceptable. The proposed changes will not alter this previous assessment as there will be an overall reduction in site intensity.
- b) Each ILU is provided with a car parking space.
- c) The changes are not increasing the scale of residential development and will not therefore result in increased traffic generation that would have a discernible impact.

## 8.2 Proposed Far North District Plan

The Proposed Far North District Plan was notified in 2022. Under this Plan the Site continues to be zoned residential (General Residential). The relevant objectives and policies are similar under the Proposed Plan and therefore the Proposal remains consistent with these provisions, as per the assessment undertaken above.

## 8.3 Other Matters

Section 104(1)(c) of the RMA requires a resource consent application to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

No other matters are considered relevant to this application.

## 8.4 Summary

The above assessment confirms that the Proposal is consistent with the relevant objectives and policies of the District Plan.

# 9. Notification

## 9.1 Public Notification

Section 127(4) of the Act requires that, for the purposes of determining who is adversely affected by the change, the council must consider, in particular, every person who –

- a) Made a submission on the original application; and,
- b) May be affected by the change or cancellation.

The Applicant does not request public notification of the application in terms of s95A(2)-(3) of the RMA.

When making its assessment on persons who may be potentially affected by the application, the Council must only consider any actual and potential adverse effects that may arise as a result of the proposed changes to the activity. In doing so, the existing resource consents and the lawfully established activities they enable all form part of the existing or receiving environment.

The original Resource consent 2200454-RMALUC was processed with public notification at the request of the consent holder. A total of seven submissions were received, one in support, four in opposition, and two neutral.

The foregoing assessment concludes that the Proposal will maintain the character and amenity values of the surrounding area and will not detract from the safety or efficiency of the transport network. This is because the nature and extent of the changes are minimal from what was consented. Existing conditions of consent will continue to appropriately avoid or mitigate adverse construction effects, and stormwater runoff will continue to be managed via the approved stormwater management measures.



Any adverse effects of the Proposal on the wider environment will be negligible and certainly less than minor. Accordingly, public notification is not required in terms of s95A(7)-(8).

No special circumstances exist that would warrant the application to be publicly notified in terms of s95A(9). The nature and scale of the Proposal is generally consistent with the approved resource consent and will result in the same outcomes anticipated by the District Plan for this zone.

## 9.2 Limited Notification

Section 95B of the RMA provides that if an application is not publicly notified, the consent authority must decide if there are any affected persons in relation to the activity. A person is only deemed affected if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

In summary, no persons are considered to be adversely affected, in accordance with Section 95B(8) of the RMA, by the granting of this resource consent for the following reasons:

- a) The architectural design of the ILU's remains consistent with the originally approved resource consent and will not have adverse visual effects. The units remain as a single storey structure and the change to the designs are in keeping with those of the original design aesthetics. The ILU's are in a similar location and overall building coverage remains similar too. The changes will not be apparent when viewed from beyond the boundaries of the Site.
- b) The proposed changes do not introduce any new District Plan infringements. In particular, the overall development remains compliant with the building coverage, and impervious surface coverage standards.
- c) The proposed changes will not require any further construction activities beyond what was previously anticipated. Existing measures to manage construction noise and vibration will therefore continue to be successful in avoiding or mitigating any adverse construction-related effects.
- d) The Proposal will not result in increased traffic generation. The proposal results in an overall reduction in the number of units and subsequent reduction in site intensity.
- e) Earthworks will continue to be managed by the construction environmental management plan required by the consent. The Proposal will also not entail any additional earthworks beyond what was previously consented.
- f) There will be no increase in the impervious surface coverage and no change to the approved stormwater management measures.

The submissions that were received on 2200454-RMALUC raised a range of issues that include:

- a) Residential and non-residential intensity of development, the built form and the landscape treatment.

- b) Traffic associated with the operation of the retirement village, with particular regard to effects on the capacity of Hall Road, the Hall Rd/ Kerikeri Rd intersection and any required roading upgrades, including pedestrian facilities;
- c) Servicing, including considerations of the management of wastewater, stormwater and water supply services, all in a manner that does not have any undue adverse effects on the locality.
- d) The treatment of stormwater and whether there would be exacerbated flooding effects on the upstream and downstream catchments as a result of the proposal.
- e) Noise and vibration effects from construction of access roads and building sites for the villas.
- f) Earthworks potentially affecting adjoining property.

As previously assessed, the minimal extent of the changes do not create any new adverse effects or exacerbate any of the issues previously considered in the submissions. The proposed changes will be largely indiscernible from, and in general accordance with, what was previously approved. The changes are considered inconsequential.

## 10. Part 2 of the Resource Management Act 1991

The considerations under s104(1) are subject to Part 2 of the RMA, which sets out the Act's purpose (s5) and principles (ss 6-8). The purpose of the RMA is to promote the sustainable management of natural and physical resources.

In the context of this change of conditions application, where the objectives and policies in the relevant statutory documents were prepared having regard to Part 2 of the RMA, all relevant planning considerations are captured and contain a coherent set of policies designed to achieve clear environmental outcomes. The relevant objectives and policies also provide a clear framework for assessing all relevant potential effects. Accordingly, there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

## 11. Conclusion

The Applicant seeks to change condition 1 of 2200454-RMALUC to vary design of the overall masterplan as it relates to the northern portion of the Site. The proposed variation to the masterplan will result in a net decrease in site intensity. 109 ILU's are proposed to be constructed in the northern portion of the Site, 24 more than previously consented, but there will be a reduction in the extent and number of units within the care facility from 72 to 44. The units will remain in generally the same position and of the same single level standalone or duplex typology. Given the minimal extent of the changes, the Proposal will maintain the character and amenity values of the surrounding area, with the changes considered to be inconspicuous and acceptable. The changes will also have no effect on the traffic network as there will be an overall reduction in site intensity. Earthworks and stormwater will continue to be managed on-site via the existing management measures. The Proposal will enable an improved design that better responds to the market demands.

Based on the foregoing assessment, and supported by the various specialist assessments, it is concluded that any adverse effects of the Proposal on the environment will be negligible, and therefore less than minor. No affected persons therefore exist in terms of s95E of the RMA. The Proposal is also considered to be consistent with the relevant objectives and policies of the District Plan, and accordingly, it is considered that the application can be granted on a non-notified basis.

# **Annexure 1**

Records of Title



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **1079425**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 February 2024

**Prior References**  
538491

---

**Estate** Fee Simple  
**Area** 7.1726 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 580153  
**Registered Owners**  
Te Puna Waiora RV Limited

---

**Interests**

Subject to a electricity, telephone and water supply rights over part marked E and F on DP 580153 specified in Easement Certificate C932934.6 - 12.12.1995 at 2.26 pm

11900279.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 20.10.2020 at 5:44 pm

11982441.1 Notice of the registration of Te Puna Waiora as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 24.12.2020 at 7:00 am

12379409.1 Esplanade Strip Instrument pursuant to Section 235 Resource Management Act 1991 - 28.3.2022 at 10:11 am

Subject to a right (in gross) to convey telecommunications over part marked Q on DP 580153 in favour of Chorus New Zealand Limited created by Easement Instrument 12805561.13 - 23.2.2024 at 9:28 am

Subject to a right (in gross) to convey electricity over part marked R on DP 580153 in favour of Top Energy Limited created by Easement Instrument 12805561.14 - 23.2.2024 at 9:28 am

12805561.15 Mortgage to NZGT Security Trustee Limited - 23.2.2024 at 9:28 am

12805561.16 Encumbrance to Covenant Trustee Services Limited - 23.2.2024 at 9:28 am

12805561.17 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079426 and NA89A/336 ) - 23.2.2024 at 9:28 am

12805561.18 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079426 ) - 23.2.2024 at 9:28 am

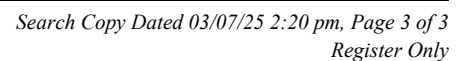
12805561.19 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079426 ) - 23.2.2024 at 9:28 am

12805561.20 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079426 ) - 23.2.2024 at 9:28 am



12805561.21 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079426 ) - 23.2.2024 at 9:28 am

12805561.22 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079426 ) - 23.2.2024 at 9:28 am





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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **1079426**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 February 2024

**Prior References**  
NA99B/322

---

**Estate** Fee Simple  
**Area** 3.4852 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 580153  
**Registered Owners**  
Te Puna Waioara RV Limited

---

**Interests**

Appurtenant hereto are electricity, telephone and water supply rights specified in Easement Certificate C932934.6 - 12.12.1995 at 2:26 pm

11982441.1 Notice of the registration of Te Puna Waioara as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 24.12.2020 at 7:00 am

12805561.15 Mortgage to NZGT Security Trustee Limited - 23.2.2024 at 9:28 am

12805561.16 Encumbrance to Covenant Trustee Services Limited - 23.2.2024 at 9:28 am

12805561.17 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 and NA89A/336 ) - 23.2.2024 at 9:28 am

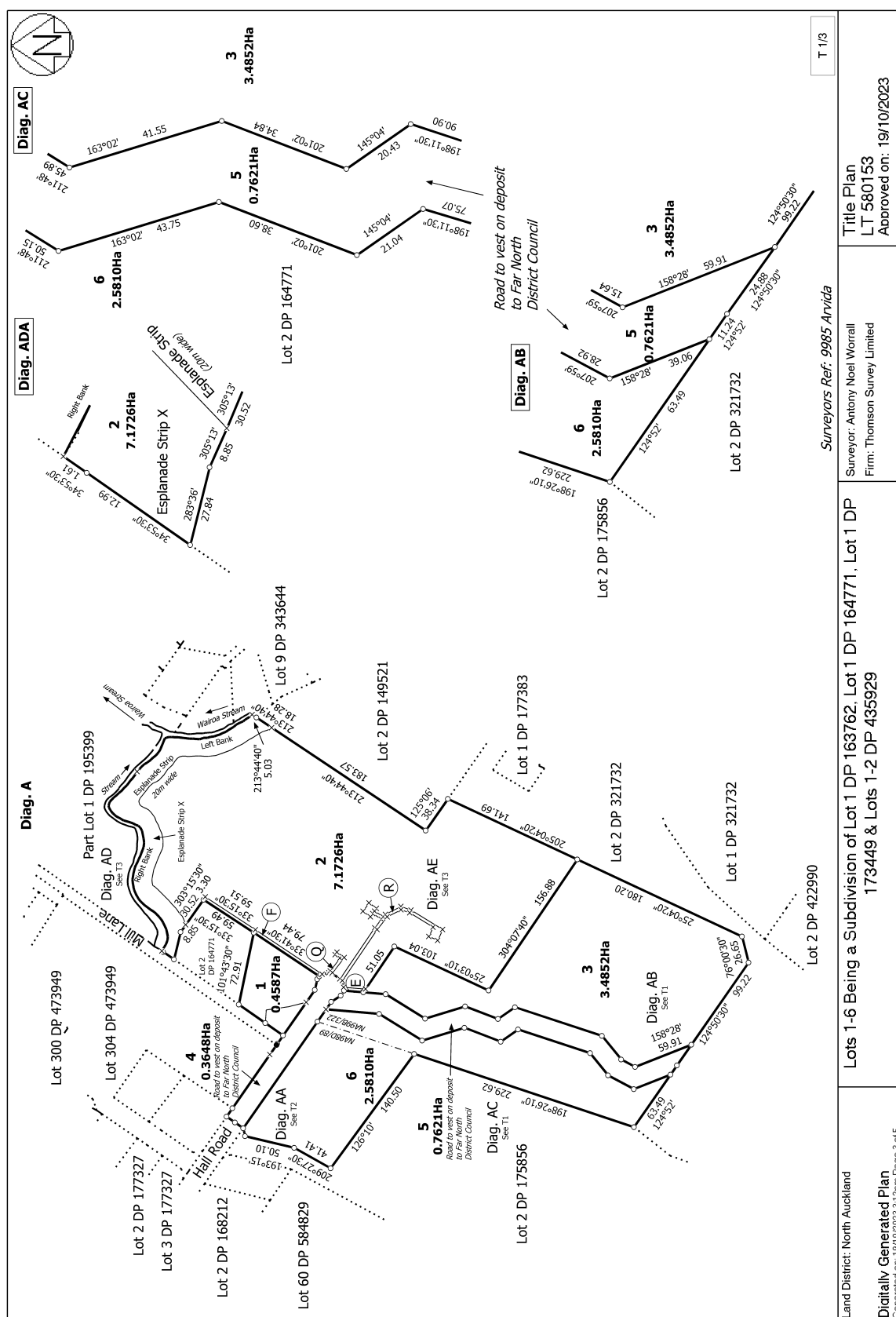
12805561.18 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 ) - 23.2.2024 at 9:28 am

12805561.19 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 ) - 23.2.2024 at 9:28 am

12805561.20 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 ) - 23.2.2024 at 9:28 am

12805561.21 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 ) - 23.2.2024 at 9:28 am

12805561.22 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 ) - 23.2.2024 at 9:28 am





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA89A/336**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 November 1992

**Prior References**  
NA19B/741

---

**Estate** Fee Simple  
**Area** 3.6618 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 149521  
**Registered Owners**  
Te Puna Waiora RV Limited

---

**Interests**

Appurtenant hereto is a right of way created by Transfer A519258

C433332.2 Resolution under Section 321(3)(c) Local Government Act 1974 (DP 149521) - 23.11.1992 at 10:42 am

Appurtenant hereto is a right to convey water, and telephonic and electric power rights specified in Easement Certificate C433332.6 - 23.11.1992 at 10:42 am

The easements created by Easement Certificate C433332.6 are extinguished over the part marked A on DP 338962 - see DP 343644

11275974.1 Mortgage to (now) NZGT Security Trustee Limited - 5.11.2018 at 5:11 pm

11900279.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 20.10.2020 at 5:44 pm

11982441.1 Notice of the registration of Te Puna Waiora as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 24.12.2020 at 7:00 am

11992355.1 Encumbrance to Covenant Trustee Services Limited - 20.1.2021 at 4:01 pm

11992355.2 Mortgage Priority Instrument making Encumbrance 11992355.1 first priority and Mortgage 11275974.1 second priority - 20.1.2021 at 4:01 pm

11925567.11 Variation of Mortgage 11275974.1 - 25.1.2021 at 3:34 pm

12379409.1 Esplanade Strip Instrument pursuant to Section 235 Resource Management Act 1991 - 28.3.2022 at 10:11 am

12805561.17 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 1079425 and 1079426 ) - 23.2.2024 at 9:28 am



[illegible]