



Our Reference: 10556.s127

9 October 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Variation to conditions of RC 2240267-RMACOM – 322 Kerikeri Road – Pukanui Investments Limited

Pursuant to s127, I am pleased to lodge on behalf of Pukanui Investments Limited, application to vary conditions of RC 2240267-RMACOM.

The fee has been paid separately.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

If yes, who have you spoken with? _____

2. Type of Consent being applied for

☒ Change of conditions (s.127)

3. Consultation:

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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

4. Applicant Details:

Name/s:

Pukanui Investments Ltd - Dale Slimkin

Email:

Phone number:

Postal address:

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

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:

Lynley Newport

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:

as per item 4.

**Property Address/
Location:**

Postcode

7. Application Site Details

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

Name/s:

as per item 4

**Site Address/
Location:**

Postcode

Legal Description:

Lot 1 DP 150716

Val Number:

Certificate of title:

NA89D/750

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.

Property / buildings are tenanted. Please advise applicant in advance of any Council site visit in order that they can advise tenants of pending visit and/or be present.

8. Detailed description of the proposal:

This application relates to the following resource consent: 2240267-RMACOM

Specific conditions to which this application relates:

Subdivision conditions 1; 3(a), (b), (c) & 4(a), (b) and (c);
Land Use condition 1.

Describe the proposed changes:

The principal purpose is to amend the lot layout - no additional lot or development proposed over and above what is already consented. The lot proposed to accommodate a future use is now Lot 2 as opposed to original Lot 1.

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) Pukanui Investments Ltd

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)

Dale Leon Simkin

Signature: (signature of bill payer)

Date 6/10/2026

14. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

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

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

Declaration

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

Name: (please write in full)

Dale Legg Simkin

Signature:

Date 6/10/2026

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

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☐ Applicant / Agent / Property Owner / Bill Payer details provided
- ☐ Location of property and description of proposal
- ☐ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☐ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☐ Elevations / Floor plans
- ☐ Topographical / contour plans

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

Pukanui Investments Ltd (D Simkin)

S127 APPLICATION

Changes to conditions of

RC 2240267-RMACOM

322 Kerikeri Road, KERIKERI

PLANNER'S REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

RC 2240267-RMACOM was issued in March 2024 for a combined subdivision and land use. The subdivision component involved the creation of a total of 3 lots (2 additional) on a site that, despite its urban / commercial use, was zoned Rural Living under the Operative District Plan. The land use component came about because of that zone and the existing impermeable surface and building coverage within the site, which although consented through historic land use consents applying across the whole application site, would be within reduced lot areas (and therefore be a greater % coverage), requiring further land use consent for both impermeable and building coverage. The land use component included consent for future impermeable and building coverage on lots 1 & 2 as well.

In summary, RC 2240267-COM granted consent for a 3 lot subdivision; plus land use consent for breaches of the Stormwater Management, Building Coverage, Setback from Boundaries and (existing buildings in relation to new proposed boundaries) Sunlight.

A copy of RC 2240267-RMACOM, as issued is contained in Appendix 4.

Since the issue of that subdivision consent, the land use consented for the site, namely Early Childhood and OSCAR after school care, has been subject to change through RC 2090435-RMAVAR/B providing for the Early Childhood activity to move to a different building and for

the building previously used for that purpose, to be used as professional offices. The basic building footprints have not altered, simply their use. A copy of RC 2090435-VAR/A is attached in Appendix 5.

The subdivision consent included approval for the existing and proposed connections to Council's water and wastewater reticulation systems.

1.2 The Proposal

The consent holder now seeks a modification to the lot layout to better suit the ongoing Early Childcare activity, to continue on Lot 1, and the new professional offices activity, to continue within Lot 3. It is proposed to relocate the original 'vacant' lot, to the area between those two lots – see Lot 2 on scheme plan.

This results in the modified scheme plan presented in Appendix 1 of this application. This sees the following changes in Lot areas:

Existing Lot Area	Existing Use	Proposed Change Lot Area	Proposed Use
Lot 1 – 994m ²	Non habitable shed & stormwater tanks	Lot 1 – 2041m ²	Non habitable shed & stormwater tanks; plus Early Childhood activity
Lot 2 – 954m ²	Existing building, ex OSCAR, now used for Early Childhood activity	Lot 2 – 879m ²	Vacant site
Lot 3 – 3278m ²	Previously Early Childhood activity	Lot 3 – 2306m ²	Professional offices

Despite the altered lot layout and sizes, there will be very little change to overall impermeable coverage, noting also that the zone change significantly increases the permitted coverage (from 12.5% to 50%). There is an existing stormwater collection and control network working on site and the intention was to add to that system by inclusion of additional tanks, as per the recommendations in a Haigh Workman Stormwater Neutrality Report provided with the original application. The site currently discharges attenuated flow to the Council's stormwater system at the site's low point, and it is intended that this remains the case. Notably the General Residential Zone only requires disposal on site where there is no connection to Council's reticulated stormwater system.

Another proposed change is to have the centrally located Lot 2 with a frontage to both Kerikeri Road and to The Ridge. However, the frontage to Kerikeri Road is not intended for vehicular use as this would represent an additional breach to those consented in the original consent and cannot therefore be included in this variation. Both the ODP and PDP-AV require consent for new vehicular crossings to Kerikeri Road. The leg-in and frontage to Kerikeri Road is therefore only intended for pedestrian use. There will be the need for a new crossing into new Lot 2, off The Ridge, when that lot is developed. This crossing can meet the required standards and so its construction does not represent any additional breach of rules.

Access to Lots 1 & 3 remain unaltered.

1.3 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and is regarded as a **discretionary** activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought.

2.0 PROPERTY DETAILS

Location:	322 Kerikeri Road, Kerikeri. Location Map attached in Appendix 2.
Legal description:	Lot 1 DP 150716
Record of Title:	NA89D/750 with an area of 5226m ² . A copy is attached in Appendix 3.

3.0 SITE DESCRIPTION

The site is zoned Rural Living under the Operative District Plan. It is zoned General Residential under the Proposed District Plan Appeals Version (PDP-AV). Whilst there appears to be an Appeal lodged in regard to the proposed zoning, the Council has stated on its web site that the extent of that appeal (geographically) is unclear and as such it may or may not involve the application site. Also it is noted that the relief sought in the Appeal in question is to see "land on both sides of Kerikeri Road and at the Redwoods is rezoned to an appropriate commercial or mixed use zone...." – in other words a more intensive and commercial based zoning.

Whilst the main area of interest for the appellant appears to be Redwoods, the use of the words "both sides of Kerikeri Road" have led to the Council including the applicant site as "under Appeal" on its website.

The physical attributes of the site are largely unchanged from the original subdivision, with the exception of changes to landscaping; boundary treatment and car parking associated with that part of the site now utilised for Early Childhood.

4.0 CHANGES REQUESTED

The variation is in regard to the following conditions of RC 2240267-RMACOM.

Condition 1:

1. The activity shall be carried out in accordance with the approved plans prepared by Thomson Survey Limited, referenced 10556, dated 6/11/2023, and attached to this consent with the Council's "Approved Stamp" affixed to it.

The proposed changes amend the lot layout and therefore new wording for condition 1 is required to be inserted, as follows:

The activity shall be carried out in accordance with the approved plans prepared by Thomson Survey Limited, referenced 10556, dated ~~6/11/2023~~ 15.09.26, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Condition 3(a) currently reads:

**Provide evidence that separate connections to the Council Sewer Scheme have been installed including installation details of a boundary kit to the boundaries of Lots 1 and 2 in accordance with the FNDC Engineering Standards.
Connections shall be made to the existing gravity line along the western boundary of Lot 1.**

Since the original consent, and the implementing of the changes to land uses within the site, the applicant advises that the existing uses within Lots 1 & 3 have their own connections to the pipeline within the easement down the northern boundary. I believe there is only the one connection, however, to the Council's existing gravity line along the western boundary of Lot 1. If this condition is intended to ensure separate connections to that line, then the condition can stand as is.

Condition 3(b) currently reads:

Provide evidence that separate metered connections to the Council water supply scheme have been installed to the boundaries of Lots 1 and 2 in accordance with the FNDC Engineering Standards. Connections shall be made to the existing water main on The Ridge.

This condition can be amended because the land use within Lot 1 now has its own metered connection. It should apply to Lot 2 only:

Provide evidence that separate metered connections to the Council water supply scheme have been installed to the boundaries of Lots ~~1 and 2~~ in accordance with the FNDC Engineering Standards. Connections shall be made to the existing water main on The Ridge.

Condition 3(c) currently reads:

Provide evidence from a Chartered Professional Engineer that stormwater attenuation and management is completed for Lots 1, 2 and 3 as per the recommendations of the Haigh Workman Stormwater Neutrality Design, dated 24 October 2023.

A Stormwater Neutrality Report was provided with the application for subdivision and land use. This report, prepared by Haigh Workman, was referenced in Condition 3(c) above. That same report made reference to several earlier stormwater management assessments and reports carried out by Haigh Workman over a period of years since the site has been developed for Early Childhood and OSCAR activities. While lot areas (and associated % coverages) is proposed to change, overall coverage does not, with a total impermeable coverage across all three lots remaining at or near 44.7%. The report is re-produced in this application for Council's information – refer to Appendix 6. The report concludes that stormwater neutrality can be achieved, subject to the recommendations within that report, largely in regard to

reconfiguration of piped network and addition of detention tanks. The design will vary because of the changed lot layout.

It should be noted that the site is proposed to have a General Residential zoning in the PDP-AV compared to the original Rural Living zone. The difference in impermeable surface permitted coverage thresholds is significant, going from the previous (RL) 12.5% of site area, to 50% of site area – permitted in the General Residential zone. In this setting, new Lot 3, with building and carpark, is the only lot breaching that 50% threshold. I believe it would therefore be sufficient to amend the wording of condition 3(c) to allow for a flexible approach to adhering to the recommendations in the original Haigh Workman Report dated October 2023:

Provide evidence from a Chartered Professional Engineer that stormwater attenuation and management is completed for Lots 1, 2 and 3 ~~as per~~ generally in accordance with the recommendations of the Haigh Workman Stormwater Neutrality Design, dated 24 October 2023, modified as required to reflect the new lot layout approved in condition 1 to this Variation consent.

The Consent Notice conditions also require amendment.

Condition 4(a) currently reads:

Consent has been granted under resource consent 2240267-RMACOM to construct a dwelling on the allotment with a maximum of 300m² of new impermeable surfaces. At the time of building consent for any development under the consent, the consent holder shall provide plans with the application that show the building connected to the stormwater attenuation and management system in general accordance with the 'Haigh Workman Stormwater Neutrality Design' dated 24 October 2023, supplied with RC 2240267. **[Lots 1]**

This is no longer applicable for several reasons. Firstly Lot 1 now accommodates the Early Childhood Centre and storage sheds, with no dwelling proposed. Therefore any consent notice relating to future stormwater management and design should apply to Lot 2, not Lot 1.

Secondly, however, Lot 2's future development will not breach the General Residential Zone's impermeable surface coverage permitted 50% coverage. That level of coverage provides for 440m² impermeable surface coverage, well in excess of the consent notice's stated maximum of 300m². This somewhat negates the need for the current wording. I believe the consent notice can be deleted altogether. If the council is of the view that some sort of consent notice about stormwater management is required to remain in place, then it could be more generically worded or linked to the modified Haigh Workman Stormwater Neutrality Design required in amended condition 3(c).

~~Consent has been granted under resource consent 2240267-RMACOM to construct a dwelling on the allotment with a maximum of 300m² of new impermeable surfaces. At the time of building consent for any development under the consent, the consent holder on the lot, the lot owner shall provide plans with the application that show stormwater attenuation and management building connected to the stormwater attenuation and management system in general accordance with the 'Haigh Workman Stormwater Neutrality~~

Design' dated 24 October 2023, and any subsequent modifications, supplied with RC 2240267 and subsequent 2240267-RMAVAR/A. ~~[Lots 1 Lot 2]~~

Conditions 4(b) and (c) currently read as below, however the need for either is questioned.

In conjunction with an application for a building consent for any future buildings requiring a wastewater connection on Lots 1 and 2, an application to connect each new building to the sewer scheme shall be submitted to Council for approval. **[Lots 1 and 2]**

In conjunction with an application for a building consent for any future buildings requiring a water supply connection on Lots 1 and 2, an application to connect each new building to the sewer shall be submitted to Council for approval. **[Lots 1 and 2]**

Firstly Lot 1 already has new metered water connection. Secondly at s224c stage there was a requirement to provide evidence of separate connections (and meter) to lot boundary for both lots, albeit Lot 1 already has such. Surely the need to 'apply' for a connection to a new building within any lot is a requirement at building consent in any event. I fail to see the need for either condition 4(b) or 4(c) and request that they both be deleted.

~~In conjunction with an application for a building consent for any future buildings requiring a wastewater connection on Lots 1 and 2, an application to connect each new building to the sewer scheme shall be submitted to Council for approval. **[Lots 1 and 2]**~~

~~In conjunction with an application for a building consent for any future buildings requiring a water supply connection on Lots 1 and 2, an application to connect each new building to the sewer shall be submitted to Council for approval. **[Lots 1 and 2]**~~

In terms of the Land Use conditions, in the interests of consistency, the same change that is requested for the subdivision condition 1 is requested for the land use condition 1.

Land Use consent condition 1 to read:

The activity shall be carried out in accordance with the approved plans prepared by Thomson Survey Limited, referenced 10556, dated ~~6/11/2023~~ 15.09.26, and attached to this consent with the Council's "Approved Stamp" affixed to it.

5.0 STATUTORY REQUIREMENTS

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application.

Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act. The Assessment of Effects only addresses the effects of the change, as specified in s127.

6.0 s104 CONSIDERATIONS

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

6.1 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of the original consent.

The original consent was a non complying activity and successfully passed the 104D Gateway Threshold test. The same development, if it were carried out under the Proposed District Plan's Appeals Version (PDP-AV), would not be non complying. In fact it would meet the controlled activity minimum lot size applying to the zoning proposed under the PDP-AV – General Residential. The majority of land use breaches identified in the original application would also not be breaches under the PDP-AV.

While the lot boundaries are proposed to change, the overall impermeable coverage will not markedly alter, and the change does not adversely affect how stormwater is managed (collected, transported, stored and discharged). Under the PDP-AV, only Lot 3 would in fact breach the General Residential's permitted coverage.

The original consent required separate connections to Council's water and wastewater systems where these did not exist already, and the variation does not alter that.

The activities within the lots are consented through separate land use consent, providing for Early Childhood Centre to operate (within Lot 1), and professional offices (within Lot 3). Both have sufficient car parking, noting existing consents, and also noting there is no longer any minimum car parking requirements (in terms of number of car parking spaces) in the ODP or PDP-AV.

The change, although introducing the need for a new crossing off The Ridge into Lot 2, does not result in any additional breaches of the ODP as that crossing can be to the required standard. I have not identified any breaches under PDP-AV as a result of this variation. The PDP-AV proposes to re-zone the site, resulting in a lesser level of non compliance. The effects of the variation are considered less than minor.

6.2 Relevant Provisions of planning instruments

The original subdivision addressed the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS). The variation is not an “activity” covered by the NES-CS.

The Variation is not subject to the National Policy Statement for Highly Productive Land. The original proposed subdivision was consistent with the National Policy for Urban Development, and the variation is similarly consistent.

The Variation does not change any condition to the extent that renders the subdivision inconsistent with the Regional Policy Statement for Northland. No consents are required pursuant to the Regional Plan for Northland.

Since the subdivision and land use were granted consent, the zoning of the application has been changed pursuant to Decisions on Submissions to the Proposed District Plan. The PDP's General Residential zoning now applies, providing for a greater level of intensification than the previous Rural Living zoning did. The degree of non compliance is therefore substantially decreased pursuant to that proposed General Residential zoning, with the new lot configuration compliant with the PDP-AV's controlled activity minimum lot size of 600m².

Similarly the degree of non compliance with land use rules is significantly reduced, particularly impermeable coverage.

In summary, the variation and changes being sought are consistent with the PDP-AV, noting that the actual activities within the proposed lots, non residential in nature, are consented through separate land use consent already.

7.0 STATUTORY ASSESSMENT

7.1 District Plan Objectives and Policies

There have been no changes to the Operative District Plan since the original application was lodged and processed other than the fact that it is now of limited operative status, alongside the PDP-AV, which has legal effect. There are parts of the Operative District Plan that have been superseded by PDP-AV provisions not appealed (and therefore beyond challenge), e.g. the Transportation section.

There have been changes between the PDP as publicly notified at the time of the original consent, and the recently posted PDP-AV in that the latter proposes a General Residential zoning apply to the site instead of the Rural Residential zone originally proposed. This zoning is marked as being under appeal, but the Council has noted that the geographic extent of the appeal is unclear (may or may not include the application site).

The land uses within the site are consented already. The subdivision would actually comply with the PDP-AV's controlled activity minimum lot sizes and as such would be considered consistent with the PDP-AV's objectives and policies as they relate to subdivision.

7.2 Part 2 Matters

The original proposal was considered to be consistent with Part 2 of the Resource Management Act 1991 (RMA). Whilst the RMA is now being replaced with the Planning Act and Natural Environmental Act, there is a length transition period and any amendments to the RMA as part of the change over do not kick in until 30th October 2026.

8.0 CONSULTATION

Under Section 127(4) of the Act:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority 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 original application was processed on a non-notified basis, under delegated authority, with Written Approvals provided by 2 adjacent property owners – those properties being Lot 6 The Ridge on the north western boundary of Lot 1; and 316 A & B Kerikeri Road on north eastern boundary of the application site. The latter property contained two residential dwellings and vacant area and has been subdivided into three separate lots since the original subdivision was granted.

The original consent created three lots, the varied consent creates three lots. The original consent provided for one of the lots to potentially support new residential living, the varied consent does the same, albeit in a different location (mid site rather than north western end). Existing activities within the application site remain unchanged from consented activities – Early Childhood Centre and professional offices. Under the PDP-AV there is less non compliance than with the zoning applying to the original consent. There are no boundary infringements on the boundaries with those properties involved in Written Approvals.

In summary I believe the proposed changes have less than minor effect on adjacent properties and I do not believe it necessary to go back to those adjacent property owners for further written approval.

9.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plans and the Regional Policy Statement, and Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to this further s.127 application on a non notified basis.



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

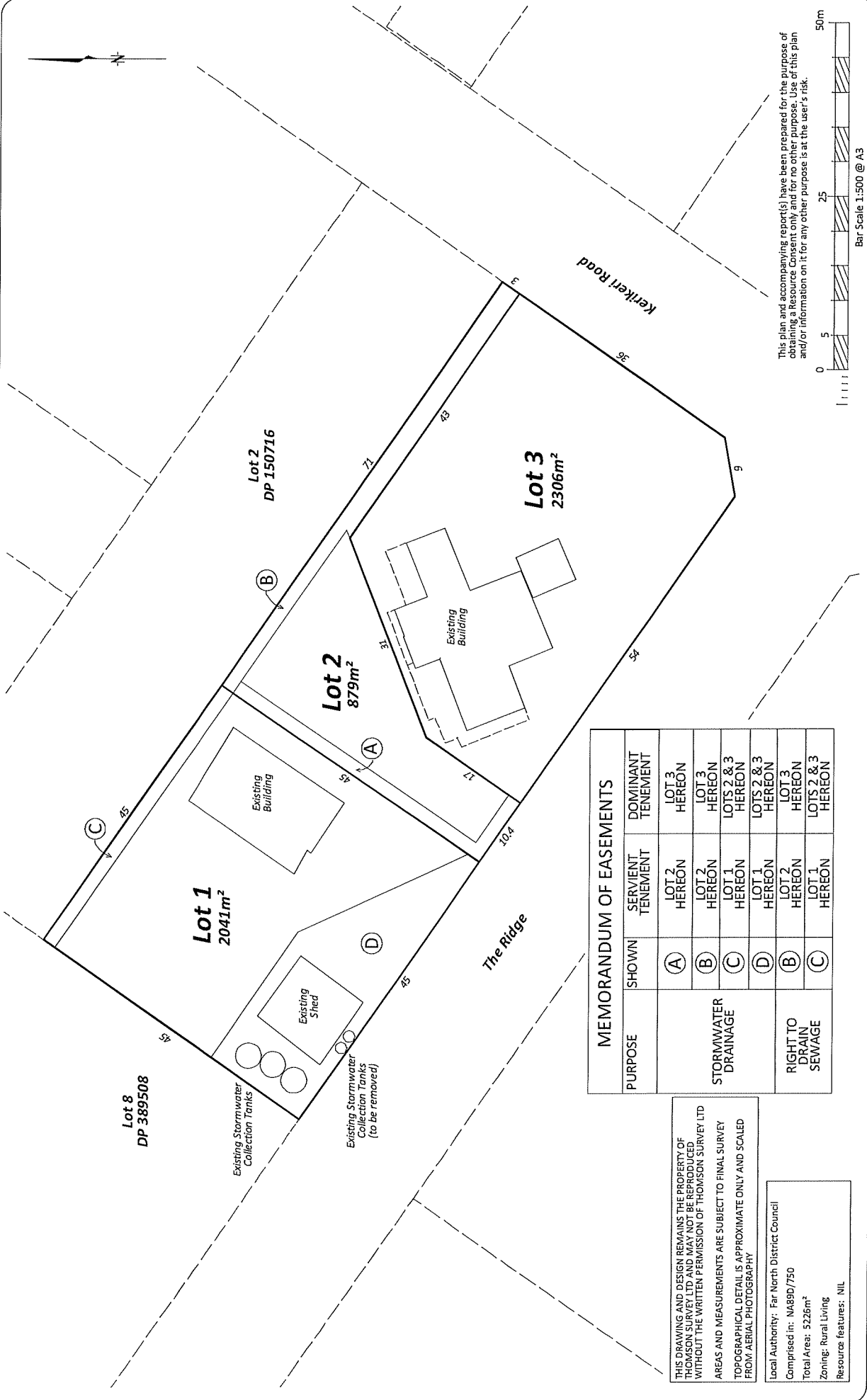
Date 9th October 2026

10.0 LIST OF APPENDICES

Appendix 1	Draft updated scheme plan
Appendix 2	Location Map
Appendix 3	Record of Title
Appendix 4	RC 2240267-RMACOM
Appendix 5	RC 2090435-RMAVAR/B
Appendix 6	Original Stormwater Neutrality Report

Appendix 1

Draft updated scheme plan



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
STORMWATER DRAINAGE	(A)	LOT 2 HEREON	LOT 3 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council

Comprised in: NA89D/750

Total Area: 5226m²

Zoning: Rural Living

Resource features: NIL

315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

THOMSON SURVEY LTD
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
LOT 1 DP 150716
322 KERIKERI ROAD, KERIKERI
PREPARED FOR: PUKANUI INVESTMENTS LTD

Survey	Name	Date	ORIGINAL
Design	KY	04.09.23	SCALE
Drawn	KY	04.09.23	1:500
Approved	KY	15.09.26	SHEET SIZE
Rev			A3

Surveyors Ref. No: 10556
Sheet 1 of 1



This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

Bar Scale 1:500 @ A3

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
STORMWATER DRAINAGE	(A)	LOT 2 HEREON	LOT 3 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(D)	LOT 1 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA89D/750
Total Area: 5226m²
Zoning: Rural Living
Resource features: NIL

THOMSON SURVEY LTD
315 Kerikeri Rd
P.O. Box 372, Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 1 DP 150716 322 KERIKERI ROAD, KERIKERI

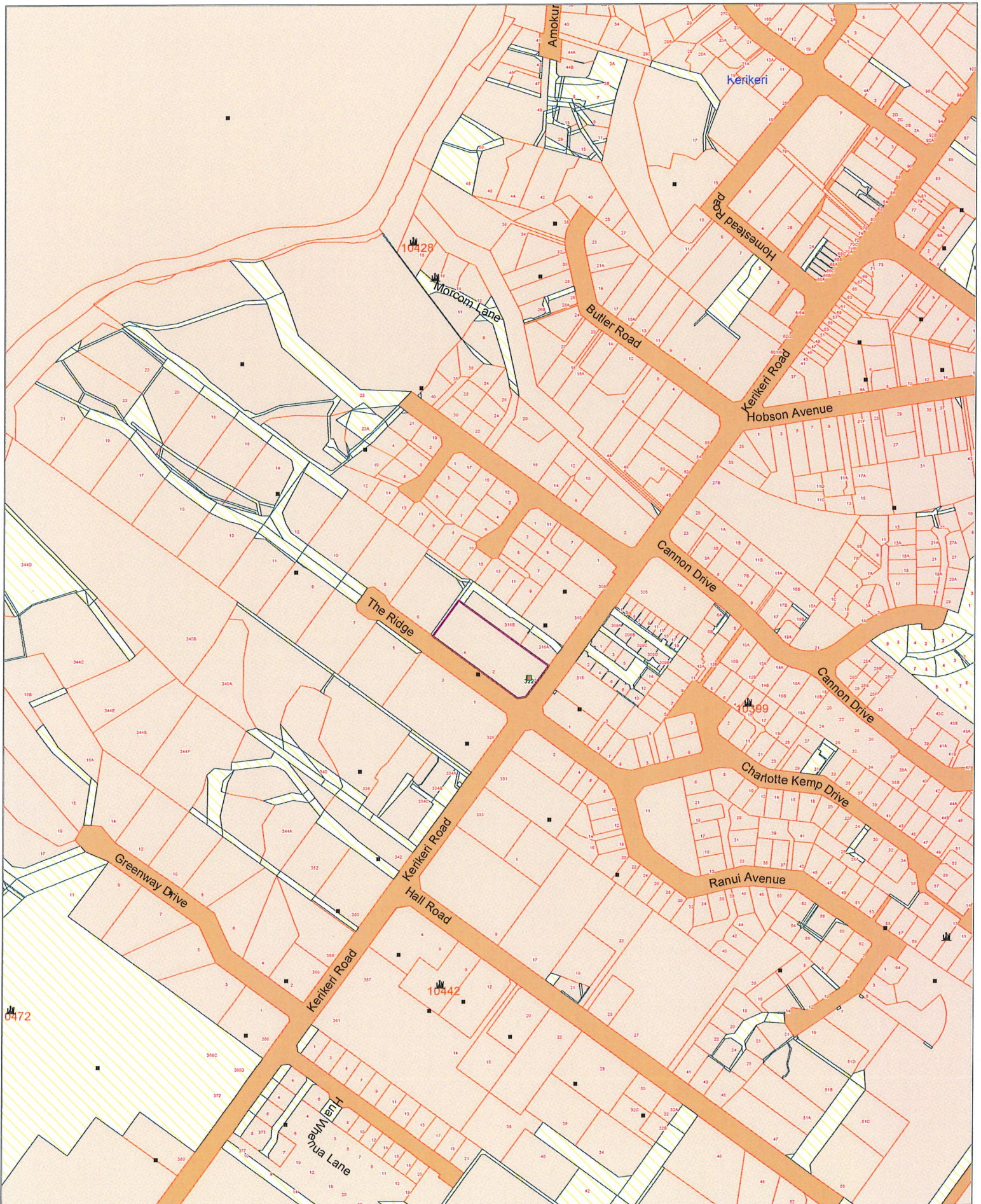
PREPARED FOR: PUKANUI INVESTMENTS LTD

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	KY	04.09.23	1:500	A3
Drawn	KY	15.09.26		
Approved	KY	15.09.26		
Rev				

Surveyors Ref. No: 10556
Sheet 1 of 1

Appendix 2

Location Map



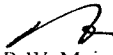
Appendix 3

Record of Title



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




R. W. Muir
Registrar-General
of Land

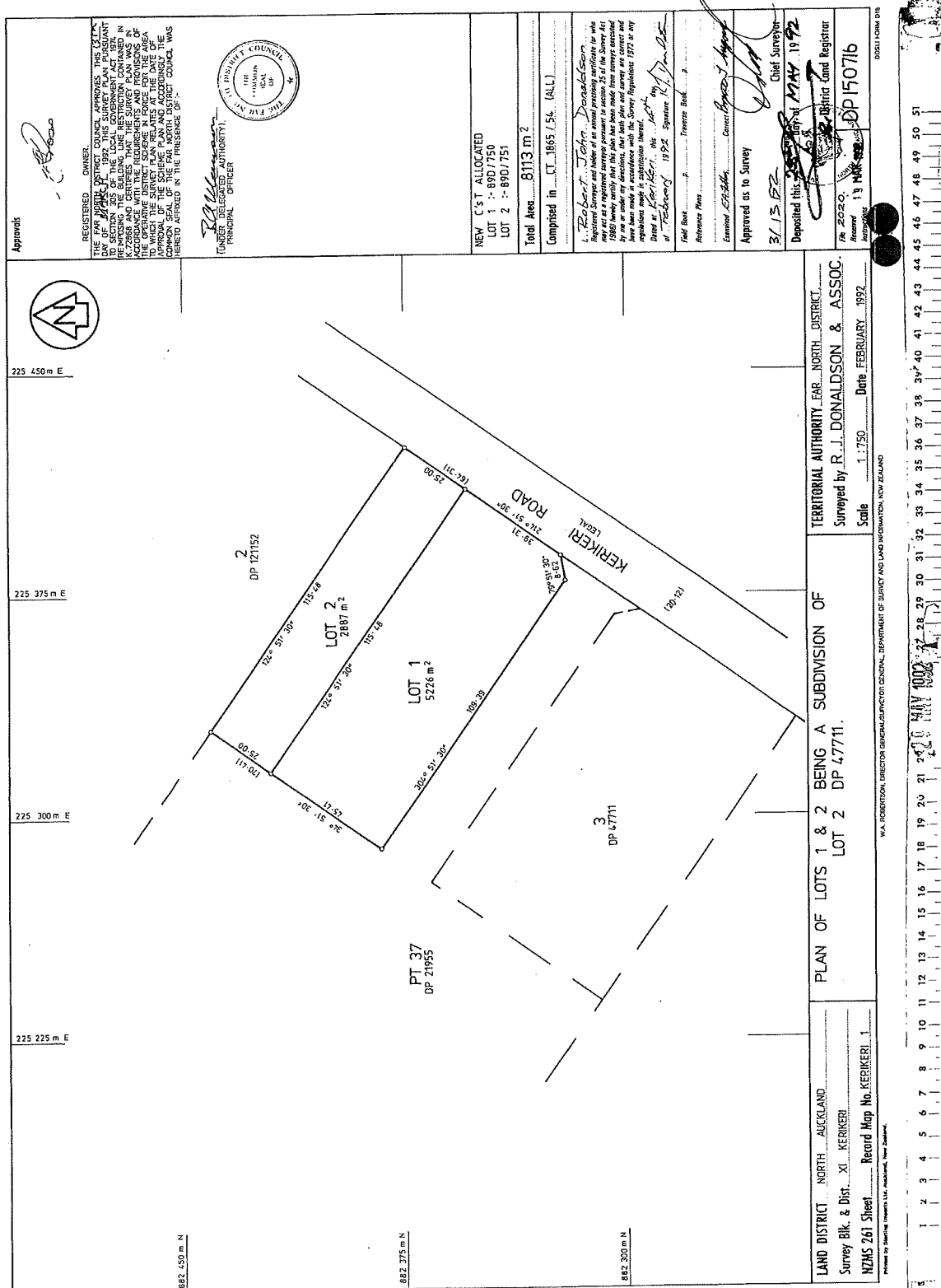
Identifier NA89D/750
Land Registration District North Auckland
Date Issued 25 May 1992

Prior References
NA1865/54

Estate Fee Simple
Area 5226 square metres more or less
Legal Description Lot 1 Deposited Plan 150716
Registered Owners
Pukanui Investments Limited

Interests

Appurtenant hereto is a water right created by Transfer 646017
K72868 Building Line Restriction
Fencing Agreement in Transfer 646017
D685955.3 Mortgage to The National Bank of New Zealand Limited - 5.3.2002 at 9:00 am
6515222.1 Variation of Mortgage D685955.3 - 29.7.2005 at 9:00 am



Appendix 4

RC 2240267-RMACOM



Far North
District Council

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: Pukanui Investments Limited
Council Reference: 2240267-RMACOM
Property Address: 322 Kerikeri Road, Kerikeri 0230
Legal Description: LOT 1 DP 150716

The activities to which this decision relates are listed below:

Activity A – Subdivision:

Subdivision to create two additional allotments in the Rural Living Zone as Non-Complying activity

Activity B – Land Use:

To breach Stormwater Management, Building Coverage, Setback From Boundaries and Sunlight.

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 Thomson Survey Limited, referenced 10556, dated 6/11/2023, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

2. All easements in the memorandum to be duly granted or reserved.

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 evidence that separate connections to the Council Sewer Scheme have been installed including installation details of a boundary kit to the boundaries of Lots 1 and

- 2 in accordance with the FNDC Engineering Standards. Connections shall be made to the existing gravity line along the western boundary of Lot 1.
- b. Provide evidence that separate metered connections to the Council water supply scheme have been installed to the boundaries of Lots 1 and 2 in accordance with the FNDC Engineering Standards. Connections shall be made to the existing water main on The Ridge.
 - c. Provide evidence from a Chartered Professional Engineer that stormwater attenuation and management is completed for Lots 1, 2 and 3 as per the recommendations of the Haigh Workman Stormwater Neutrality Design, dated 24 October 2023.
 - 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.
4. 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 consent holder:
- a. Consent has been granted under resource consent 2240267-RMACOM to construct a dwelling on the allotment with a maximum of 300m² of new impermeable surfaces. At the time of building consent for any development under the consent, the consent holder shall provide plans with the application that show the building connected to the stormwater attenuation and management system in general accordance with the 'Haigh Workman Stormwater Neutrality Design' dated 24 October 2023, supplied with RC 2240267. **[Lots 1]**
 - b. In conjunction with an application for a building consent for any future buildings requiring a wastewater connection on Lots 1 and 2, an application to connect each new building to the sewer scheme shall be submitted to Council for approval. **[Lots 1 and 2]**
 - c. In conjunction with an application for a building consent for any future buildings requiring a water supply connection on Lots 1 and 2, an application to connect each new building to the sewer shall be submitted to Council for approval. **[Lots 1 and 2]**
 - d. 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. **[Lots 1 and 2]**

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 Thomson Survey Limited, referenced 10556, dated 6/11/2023, and attached to this consent with the Council's "Approved Stamp" affixed to it.*
- 2. The existing landscaping/planting along the boundary of Lot 1 is to be maintained on an ongoing basis. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).*

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.*

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 13.10, 8.7.5.3.4, 8.7.5.3.6, 11.2 and 11.3 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. The subdivision provides for three allotments that are well located, within proximity to Kerikeri CBD, well connected with regards to infrastructure and existing accesses and enables the ongoing use of an early childhood education centre whilst providing for a lot that can accommodate a built development.
 - b. The proposal will also result in positive effects, including ongoing use of the early childhood education centre whilst enabling additional housing in an area that is well established and can provide existing infrastructure and roading to accommodate future development.
 - c. The subdivision will not result in adverse effects as it is considered keeping with in the existing built development and character of the surrounding environment, specifically that of Kerikeri Road. Written approvals were provided by adjacent Lot 2 DP 150716 and Lot 8 DP 389508 and effects on these sites have been disregarded.
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. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement 2016

The role of the Northland Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

The proposal will have no significant additional reverse sensitivity issues arise as a result. The area around the site already supports residential or commercial use. The proposed additional vacant lot will be well screened from adjacent sites with no changes to the existing access from The Ridge. The site is fully serviced, and the proposed level and type of development anticipated makes use of existing infrastructure with secure road access. Positive effects from the development will see

the future lot owner utilising existing infrastructure in place to support the area. The proposal is considered compatible with the intent of the RPS.

Operative Far North District Plan

Chapter 13. Subdivision

Objectives: 13.3.1, 13.3.2, 13.3.5, 13.3.7, 13.3.8, 13.3.9, 13.3.10

Policies: 13.4.1, 13.4.2, 13.4.3, 13.4.4, 13.4.5, 13.4.6, 13.4.8, 13.4.13, 13.4.14, 13.4.15

The Rural Living Zone is described as a transition zone designed to provide a transition from rural land use to urban, predominantly located adjacent to existing urban areas. The existing surrounding environment portrays a very much developed urban area that displays residential and commercial developments with the subject site located only a mere 300m from the CBD, where residential dwellings are adjacent and commercial opposite separated by an urban type road. Any rural use of the site is no longer seen implemented and the proposal is consistent with the current use of the land and character of the area. That being said, the proposal does not deter from promoting sustainable management and efficient use and development of the land. The proposal is appropriate for the site and any actual or potential adverse effects can be avoided, remedied or mitigated. The proposal will not compromise the life supporting capacity of air, water, soil or ecosystems and is not subject to any hazards.

The site has existing connection to the Councils reticulated water supply that runs down both The Ridge and Kerikeri Road. Stormwater management for Lot 1 has been addressed with attenuation measures conditioned. In addition to three waters being addressed, the site is not known to contain any sites of cultural significance to Maori, or wahi tapu and as three waters is adequately addressed and conditioned it is considered the impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga remain unaffected.

Electricity supply can be provided to the vacant lot (Lot 1). The site is located close to Kerikeri CBD, adjoins a Council Road and is not far from the Highway network. Access to the Council Road is sealed and crossings for the site are already in place with no changes proposed to the configurations.

Rural Living Zone

Objectives: 8.7.3.1, 8.7.3.2

Policies: 8.7.4.1, 8.7.4.2, 8.7.4.3, 8.7.4.7, 8.7.4.8, 8.7.4.9, 8.7.4.10

The proposed subdivision is of a lot size that is capable of providing for development that is keeping in with the existing built development and character of the surrounding environment. The Rural Living Zone provides for a transitional area between rural and urban, but it is very evident that in the subject site area that it is predominantly an urban area, supported by similar residential and commercial type activities. Furthermore, the site is located within Councils Area of Benefit for sewer, water and stormwater connections. The subdivision will not have any adverse effects on the rural and natural environment primarily because the application site is not in an area displaying rural or natural character areas.

Proposed District Plan

Subdivision

Objectives: SUB-O1, SUB-O3,

Policies: SUB-P3, SUB-P4, SUB-P6, SUB-P11

As mentioned in earlier sections the current zoning as well as the proposed zoning does not accurately reflect the current land uses and as such makes it difficult to achieved the purpose of the zone. None the less, the subdivision does not detract from the existing character of the area and surrounding environment and has lot sizes that can readily achieve future buildings that can be absorbed with regards to infrastructure and accessing as such achieved objective SUB-P03 and policies SUB-P6 and 11.

Rural Residential

Objectives: RRZ-O3

Policies: RRZ-P1, RRZ-P4, RRZ-P5

The proposed activity generally does not achieve the objectives and policies of this zone in the Proposed District Plan. Earlier sections of the report identified the site is an existing built area that does not reflect the true intent of its existing zone and therefore similarly the PDP zone. Objectives RRZ-O1, RRZ-O2 and RRZ-O4 relate solely to development that is consistent with rural residential and small scale farming activities and amenity and character values associated with it. RRZ-P2 specifically is to avoid activities that are contrary to the density anticipated for by Rural Living. The activity proposed lot sizes ranging from 954m² to 3278m² with intended activities of commercial and residential with the application documents stating there is adequate space for outdoor living. The activity is considered consistent with RRZ-O3 in that it 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 noting the sites proximity to Kerikeri CBD and an existing land use of early childhood care centre accommodating childcare in the community. The surrounding environment consists of urban development on Kerikeri Road and residential lots and dwellings on The Ridge that is more consistent with the objectives of the zone. However, the activity endeavours to retain consistency with that of the existing environment as seen on Kerikeri Road with as little adverse impact on existing lots on The Ridge, given the separation to the closest residential lots afforded by vacant lots and well vegetated lot boundary forming an effective screen. Evidently this activity does not achieve some of the objectives and policies of this zone but subsequently does not result in effects more than minor.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the activity can achieve the objectives and policies of the ODP and unable to for the Proposed District Plan, the Proposed District Plan has only been recently notified and as such there is potential for change as the plan goes through the statutory process. As such despite the different outcomes anticipated by the Proposed District Plan little weight is given to these provisions.

6. In regard to section 104(1)(c) of the Act the following other matters are relevant and reasonably necessary to determine the application:

The non-compliance is largely technical in nature and any precedent set is not considered undesirable and approval of the application will not undermine the integrity of the District Plan.

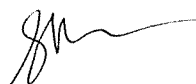
The approval of the proposal will not undermine the integrity of the District Plan as the activity will produce only localised and minor effects, if any, and will not set an undesirable precedent.

The proposal is considered to have unique features such as a site consisting of urban type activities located in an area zoned as Rural Living but the existing surrounding environment very much portrays an urban area that sees residential and commercial type development present. This means that despite the potential for other applications to be lodged relying on the potential precedent set there is sufficient differentiation of the proposal that precedent will not result, and the integrity of the plan will not be undermined.

7. In regard to section 104D of the Act, the activity meets one of the tests as any adverse effects arising from this proposed activity will not be more than minor. While the activity will not be contrary to the objectives and policies of the Operative District Plan, it will be contrary to the proposed plan. Therefore, council can consider granting 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.

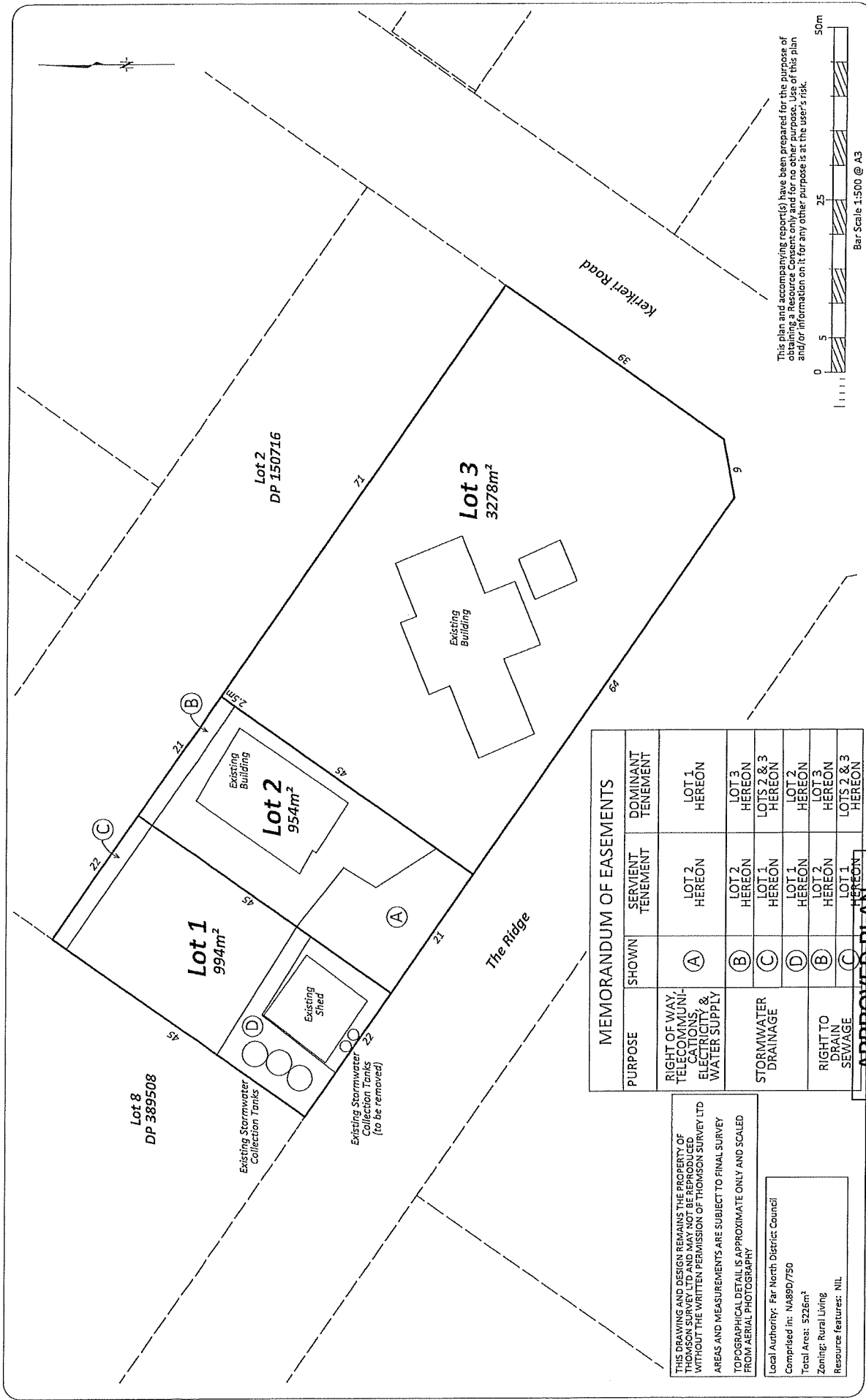
Approval

This resource consent has been prepared by Salamasina Brown, 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.



Simeon McLean
Independent RMA Commissioner

Date: 15 March 2024



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREON	LOT 1 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
STORMWATER DRAINAGE	(D)	LOT 1 HEREON	LOT 2 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON
RIGHT TO DRAIN SEWAGE	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON
	(B)	LOT 2 HEREON	LOT 3 HEREON

APPROVED PLAN

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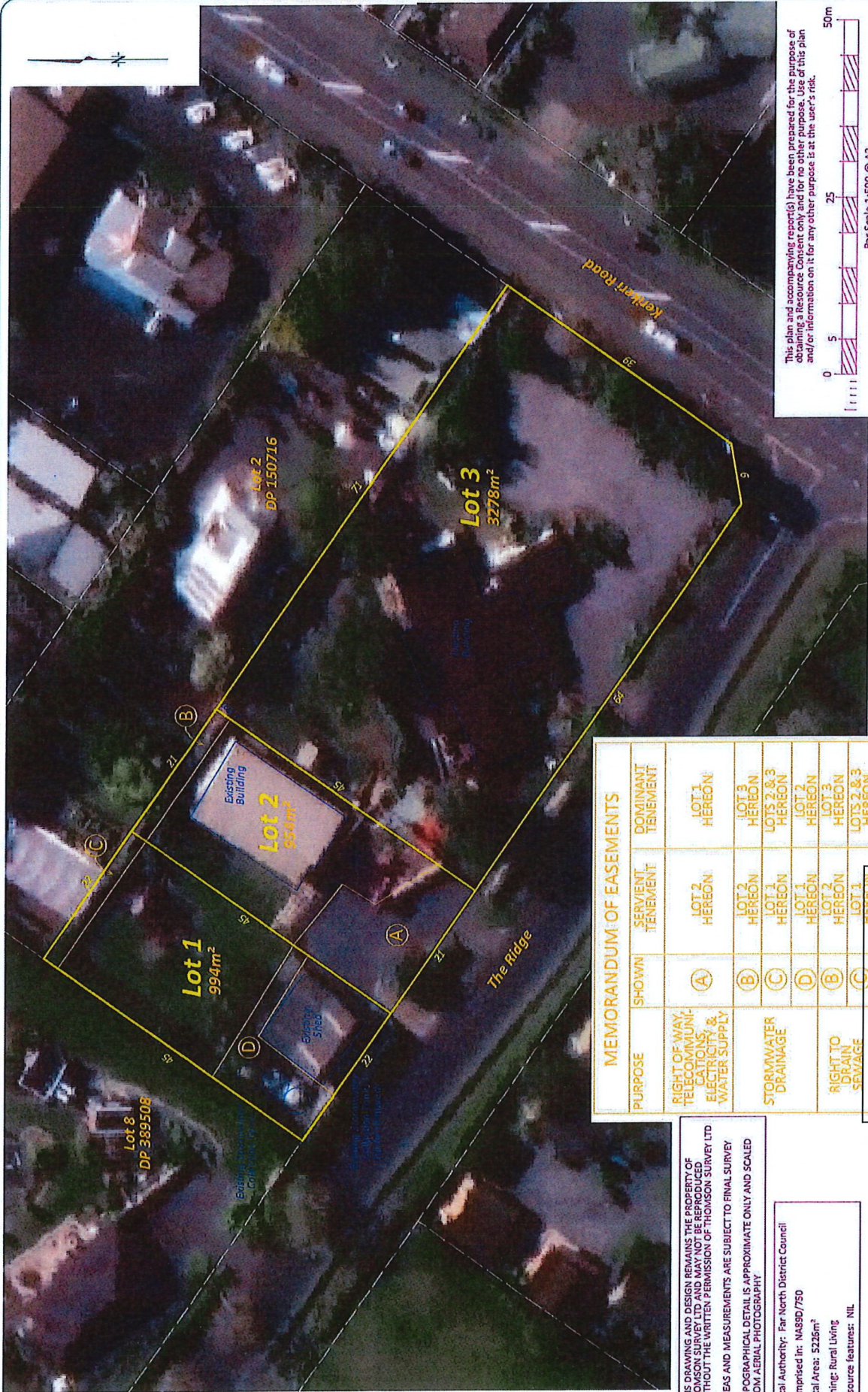
Local Authority: Far North District Council
Completed in: N4890/750
Total Area: 5226m²
Zoning: Rural Living
Resource Features: NIL

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Registered Land Surveyors, Planners & Land Development Consultants

Planner: SBrown
PC: 2240267-RMACOM
Date: 15/03/2024

PROPOSED SUBDIVISION OF
LOT 1 DP 150716
322 KERIKERI ROAD, KERIKERI
PREPARED FOR: PUKANUI INVESTMENTS LTD

Surveyors Ref. No: 10556
Sheet 1 of 1
Name: Date: KY 04.09.23
Scale: 1:500
Original Sheet Size: A3
Approved: KY 06.11.23
Rev: 10556 Scheme 2023.1106



This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

Bar Scale 1:500 @ A3

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 2 HEREOF	LOT 1 HEREOF
	(B)	LOT 2 HEREOF	LOT 3 HEREOF
STORMWATER DRAINAGE	(C)	LOT 1 HEREOF	LOTS 2 & 3 HEREOF
	(D)	LOT 1 HEREOF	LOT 2 HEREOF
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREOF	LOT 3 HEREOF
	(C)	LOT 1 HEREOF	LOTS 2 & 3 HEREOF

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Local Authority: Far North District Council
Comprised in: N489D/750
Total Area: 5225m²
Zoning: Rural Living
Resource features: NIL

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372, Kerikeri
Email: kerikeri@survey.co.nz
Ph: (09) 4077360
www.survey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

Planner: SBrown
PC: 2240267-RMACOM
Date: 15/03/2024

**PROPOSED SUBDIVISION OF
LOT 1 DP 150716**
322 KERIKERI ROAD, KERIKERI

PREPARED FOR: PUKANUI INVESTMENTS LTD

Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
Drawn	KY	04.09.23	1:500	A3
Approved				
Rev	KY	06.11.23		
10556 Scheme 20231106				

Surveyors
Ref. No:
10556
Sheet 1 of 1

Appendix 5

RC 2090435-RMAVAR/B

DECISION ON SECTION 127 APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to change the Description of the Activity and Conditions 1 and 2 of resource consent 2090435-RMAVAR/B to:

Applicant:	Pukanui Investments Limited
Council Reference:	2090435-RMAVAR/B
Property Address:	322 Kerikeri Road, Kerikeri 0230
Legal Description:	LOT 1 DP 150716 BLK XI KERIKERI SD
Description of Application:	To change the Description of the Activity and to vary Conditions 1 and 2 of RC 2090435-RMAVAR/A at 322 Kerikeri Road, Kerikeri as a Discretionary Activity.

The following changes to the conditions of resource consent 2090435-RMAVAR/A are made:

(Strikethrough indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

Amend description of activity consented by 2090435 & 2090435-RMAVAR/A as follows:

~~To increase the number of children associated with the childcare centre from 50 to 72, update approved site plans and seal the carparking area associated with the childcare section creating a new infringement~~ change the use of the site to Professional Offices and an Early Childhood Centre and for a breach of Stormwater Management Rule 8.7.5.2.2.

Amend Condition 1 as follows:

The development shall be carried out in general accordance with the application documents and approved plans listed below:

- * ~~Planning Report and Assessment of Environmental Effects dated 8th November 2017 prepared by Lynley Newport, Thomson Survey Limited.~~
- * ~~1:500 scale Site Plan, referenced "Site Plan Phase 5 Carpark and Stormwater, Project Number CD152, Revision B, Prepared by Cadence Architectural Design, dated 9th October 2017~~

- ~~Proposed Floor Plan and Part Floor Plan (approved pursuant to BC-2016-857/0/A) referenced Project Number CD056_4, prepared by Cadence Architectural Design dated 19th July 2016 and~~
- ~~Proposed Elevations also referenced Project Number CD056_4, prepared by Cadence Architectural Design, dated 19th July 2016.~~
- Site Location Plan dated March 2025, prepared by Victor Wilmar;
- Proposed Floor Plan dated February 2025, prepared by Victor Wilmar;
- Carparking / Fencing plan for Childcare facility, dated March 2025, prepared by Victor Wilmar; and
- General Arrangement Plan for a future layout of professional officers, dated 26/6/2025.

Amend Condition 2:

That the hours of operation for the Early Childhood Facility and for the professional offices, be limited to 0730-1800 Monday to Friday. No operational functions (i.e. ~~Child Care activities~~) are to occur on weekends or on Public Holidays.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

Right of Objection

2. *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.*

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 proposed change is within the scope of the original resource consent and therefore can be considered under section 127.
3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:
 - a. The activity is entirely internal to an existing building, with no external modifications. As such, there will be no noticeable change to the appearance, bulk, or scale of the building when viewed from the surrounding environment.

- b. The change of use from an OSCAR facility to professional offices is anticipated to result in a reduction in overall intensity of use. In particular, office activities will typically generate lower levels of noise, fewer vehicle movements and reduced general activity in comparison to the existing onsite operations.
 - c. The activity will result in positive effects including a robust use of an existing building in a way that is efficient and economically viable.
- 4. In regard to sections 104(1)(ab) and 127(3) 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 sections 104(1)(b) and 127(3) 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

Rural Living Zone

The intent of the Rural Living Zone is to provide for an area between town and country and is expressed in terms mainly of residential intensity and lot sizes. While the site is not explicitly used for residential living, its current use is not uncommon in the area – noting that it is within the Kerikeri CBD. The change of use from OSCAR facility to professional offices will continue to be compatible with the surrounding environment and be keeping within the character and amenity (Objective 8.7.3.1 & Policies 8.7.4.1, 8.7.4.5). The change of use will allow for an adaptive reuse of an existing building in a way that is more efficient and economically viable (Policy 8.7.4.6). Overall, the activity is consistent with the objectives and policies of the Rural Living Zone.

Proposed District Plan

Rural Residential Zone

It is worth noting that the proposed zoning has been heavily submitted against in submissions on the PDP as the site and surrounding area is clearly not rural. Given the changes are wholly internal to an existing building, character and amenity is maintained and enhanced (Objective RRZ-O2). Any reverse sensitivity effects on adjacent existing land uses are minimal, there will be no physical change and therefore nothing noticeable from the public perception (Objective RRZ-O4 and Policy RRZ-P1). Overall, the change of use is consistent with the objectives and policies of the PDP.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

- 6. In regard to sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.

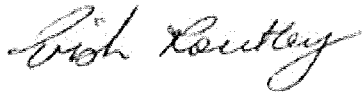
7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

The proposed change 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 proposed change. The proposal remains 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.

8. Overall, for the reasons above it is appropriate for the change(s) of the conditions of consent to be granted.

Approval

This resource consent has been prepared by Salamasina Brown, 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: Patricia (Trish) Routley

Date: 4 August 2025.

Title: Manager Resource Consents

Schedule 1

Complete set of Consent Conditions for 2090435-RMAVAR/A as Amended by 2090435-RMAVAR/B

1. The development shall be carried out in general accordance with the application documents and approved plans listed below:
 - Site Location Plan dated March 2025, prepared by Victor Wilmar;
 - Proposed Floor plan dated February 2025, prepared by Victor Wilmar;
 - Carparking / Fencing plan for Childcare facility, dated March 2025, prepared by Victor Wilmar; and
 - General Arrangement Plan for a future layout of professional offices, dated 26/6/2025
2. That the hours of operation for the Early Childhood Facility and for the professional offices, be limited to 0730-1800 Monday to Friday. No operational functions are to occur on weekends or on Public Holidays.
3. Provide formed and concreted entrance and exit points from "The Ridge" and Kerikeri Road which comply with the Council Engineering Standard FNDC/S/02 and as further detailed in the Haigh Workman Engineers Report. Provide evidence that the existing entry point has been closed and that the kerb and berm have been reinstated.
4. The consent holder shall ensure that stormwater runoff from the new concrete car park surface is directed to stormwater channels and drains in accordance with the approved plans listed above.
- 4A Within six weeks of completion of the new concrete carpark the consent holder shall ensure that an appropriately sized in-ground attenuation/detention tank with orifice outlet is installed to control runoff from the carpark due to an increase in runoff coefficients from a metal to a concrete surface.

OR

Prior to undertaking construction, the consent holder is to provide, from a suitably qualified CPEng with stormwater experience, an alternative stormwater management design to control runoff from carpark due to an increase in runoff coefficients from a metal to a concrete surface.

5. Provide details of the extent of the existing septic tanks and drainage fields and impose as appropriate parking barrier stops to protect the tank from vehicular traffic.
6. Provide formed and sealed car parking in accordance with the plans and information provided.
7. Provide directional signs which clearly identify entry from "The Ridge" and exit from "Kerikeri Road". Brochures and pamphlets (including web details) should provide clear information on access points.
8. Construct and undertake landscaping and fencing as detailed in landscaping plan provided. The fence shall be constructed in accordance with the plan and be 1.8m high and wooden. All vegetation is to remain except that required for the creation of the exit point.

9. Provide evidence that all works required under conditions 3-8 above have been completed prior to the opening of the childcare facility or within 4 weeks of sealing of the carpark in respect to conditions 4, 4A and 6. Engineering works required by Conditions 3-7 shall be certified by a Chartered Professional Engineer as meeting the requirements of the respective condition.

Advice Note

1. *For clarification the infringement granted for stormwater management is not related to the OSCAR granted under RC2120337-RMALUC, there is no immediate intention to re-surface the parking /manoeuvring area associated with that part of the operation. The existing metal surface car park associated with the OSCAR will remain a metalled surface. However, because the stormwater management rule requires a percentage of total site area to be calculated, the assessment incorporates both facilities in those calculations.*

Lapsing of Consent

2. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

Right of Objection

3. *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.*

Planner: SBrown
RC: 2090435-RMAVAR/B
Date: 4/08/2025

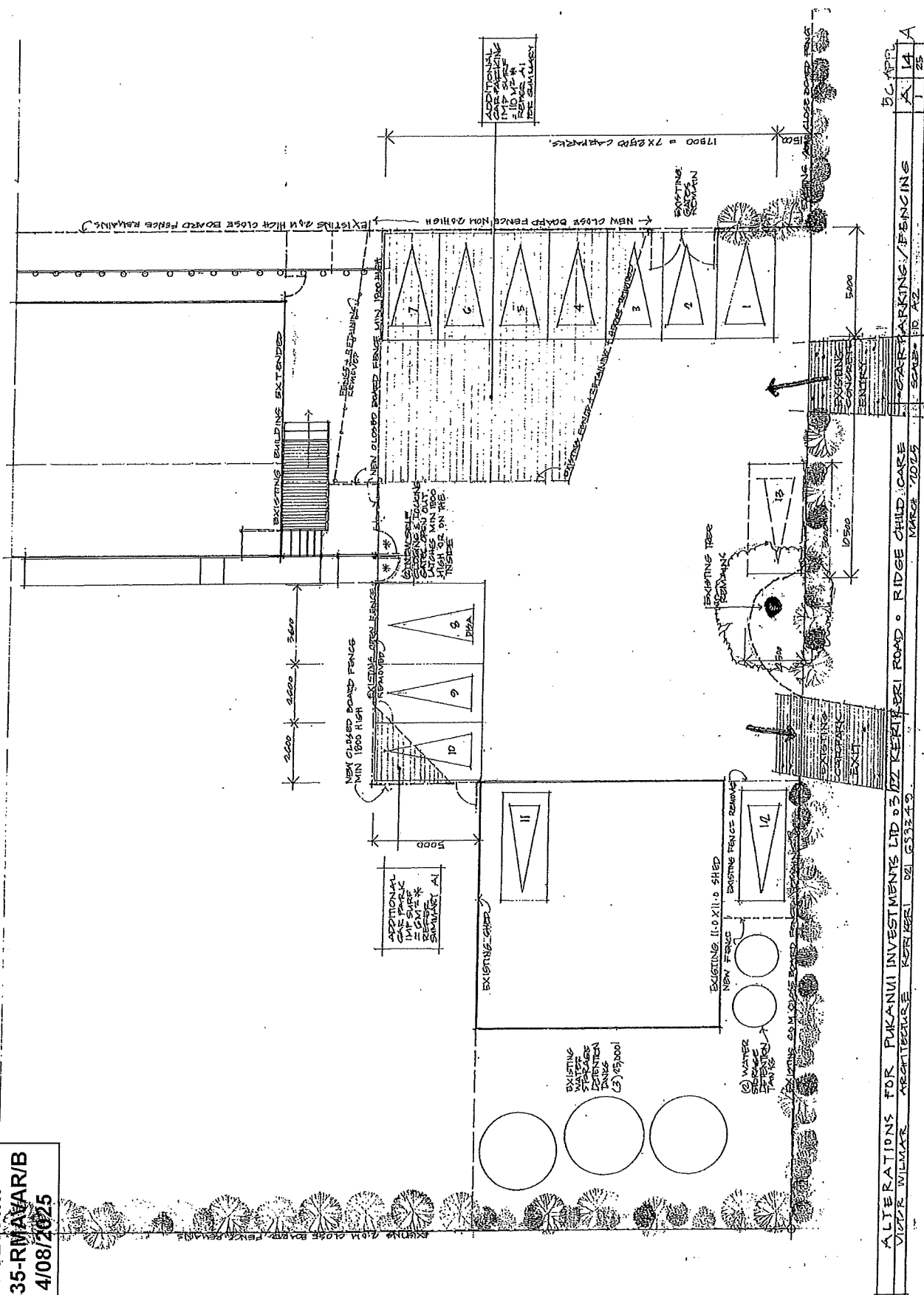


APPROVED PLAN
Planner: SBrown
RC: 2090435-RMAYAR/B
Date: 4/08/2025

Planner: ~~S~~Brown

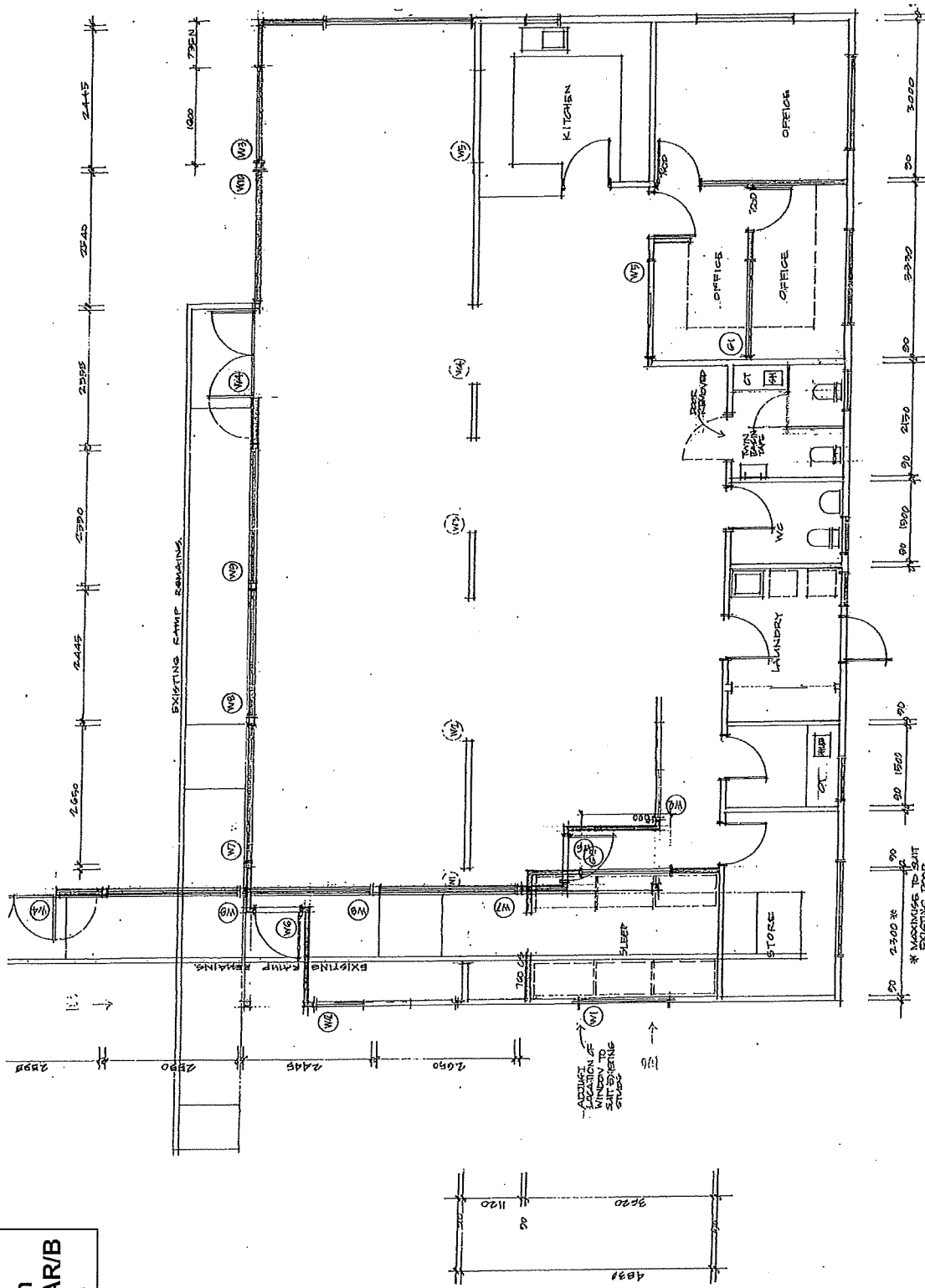
RC: 2090435-RMAVAR/B

Date: 4/08/2025



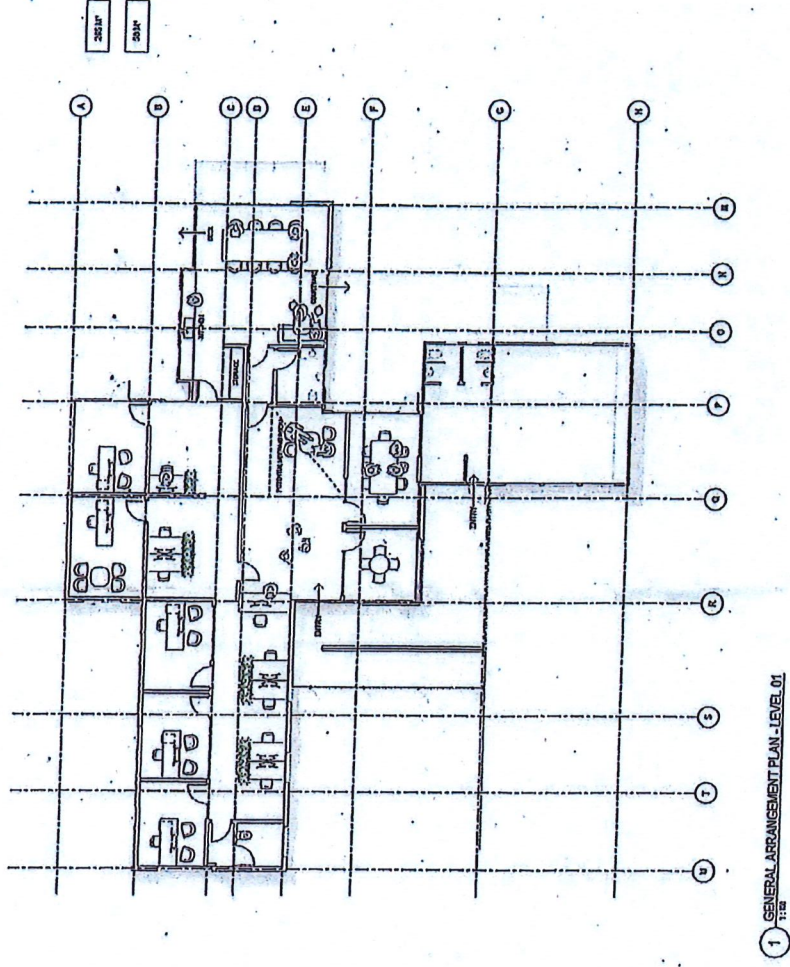
APPROVED PLAN
Planner: SBrown
RC: 2090435-RMAVAR/B
Date: 4/08/2025

Planner: SBrown
RC: 2090435-RMAVAR/B
Date: 4/08/2025



ALTERATIONS VICTOR VENTURA	FOR PUKANUI INVESTMENTS LTD 302 KERIKERI ROAD ARCAH-TOROMANGA KERIKERI	0. RIDGE CHILD CARE HARD 2025	PROPOSED FLOOR PLAN	A
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APPROVED PLAN
Planner: SBrown
RC: 2090435-RMAVAR/B
Date: 4/08/2025



Date: 26/6/2025

Appendix 6

Original Stormwater Neutrality Report

23 227

24 October 2023

Pukanui Investments Ltd
PO Box 527
Kerikeri

Attention – Dale Simkin

Dear Dale

Re: Stormwater Neutrality Design for Proposed Subdivision and Land Use Consent
322 Kerikeri Road, Kerikeri
Lot 1 DP 150716

The site & proposal

The purpose of this design report is to provide details of how stormwater neutrality can be achieved for the proposed subdivision of Lot 1 DP 150716 into 3 lots. The site is currently zoned as Rural Living, but its use is consistent with the residential zone in terms of impermeable surfaces coverage and is connected to council 3 waters services.

The proposed impermeable coverage is as follows:

Lot	Lot Area (m ²)	Impermeable Surfaces Coverage (m ²)	Impermeable Surface Coverage (%)
Lot 1	994	421	42.4%
Lot 2	966	551	57.0%
Lot 3	3265	1362	41.7%
Total	5226	2334	44.7%

In 2012 Haigh Workman prepared a stormwater neutrality design to attenuate stormwater from the site back to predevelopment levels for a 10-year return period. In 2018, Haigh Workman prepared another stormwater neutrality report to attenuate the increased stormwater flows resulting from upgrading a gravel carpark on proposed lot 3 to concrete. Stormwater attenuation is currently provided through water tanks on the western boundary of Lot 1. As part of the subdivision process, it is proposed to reconfigure the stormwater system so that attenuation is provided for each lot within their respective lot boundaries.

Since the 2012 and 2018 reports were produced, the HIRDS model has been updated which has increased the modelled rainfall intensity and therefore site runoff. Although no additional impermeable surfaces are proposed to enable the subdivision, we have added allowance for future additional buildings on Lot 1 (300m² house) and Lot 2 (40m² shed) so the new neutrality design can cater for future development.

Current Stormwater Management

On 5 October 2023 an inspection of the site was undertaken to confirm the impermeable surfaces coverage and the stormwater system. A copy of the site plan is enclosed.

The site slopes moderately to the west where stormwater discharged in to a FNDC drainage easement which flows away from the site to the north.

Lot 1- existing shed roof water collected in tanks and overflow discharged to FNDC stormwater network.

Lot 2- existing OSCAR building roof water connected to a pipe which discharges into the Lot 1 attenuation tanks.

Lot 3- Existing Childcare building roof water connects to a pipe on the eastern boundary of Lot 2 and joins the OSCAR building stormwater pipe that connects to the Lot 1 detention tanks. Eastern carpark area discharges to a shallow swale along the northern boundary which runs along the northern boundaries of proposed lots 1 and 2 to discharge at the FNDC SW network. Western carpark stormwater discharges to a 150mm diameter stormwater pipe that runs along the southern boundary of all lots to discharge into Lot 1 detention tanks.

Stormwater detention

Design may be carried out in accordance with ARC technical publication TP10: stormwater treatment devices – design guideline manual. Clause E1 of the building code table 1: run-off co-efficients is adopted to assess the increase in run-off between metallised and concrete surfaces. Buildings and concrete have a run-off co-efficient of 0.9 and 0.85. Predevelopment grass areas have a co-efficient of 0.3 and post development landscaped areas 0.25. For ground slopes 5-10%, no adjustment is required so we adopt these co-efficients.

We have adopted HIRDS V4 rainfall estimates adjusted with the RCP 6.0 climate change scenario projected out to the 2081-2100 time period. This accounts for 1.63°C of warming and an associated increase in rainfall of approximately 20%.

Adopt rational formula (cf TP10 design charts)

$$Q = \frac{C I A}{3600}$$

Lot 1

Table 1: Pre Development Runoff (undeveloped site)				
	Area m ²	C	I mm/hr	Q L/s
Grass area	994	0.3	121.8	10.09

Table 2: Post Development Runoff				
	Area m ²	C	I mm/hr	Q L/s
Existing Shed	121.0	0.9	121.8	3.68
Future House	300.0	0.9	121.8	9.14
Landscaped areas	573.0	0.25	121.8	4.85
Total	994.0			17.67
Increase in run-off				7.58

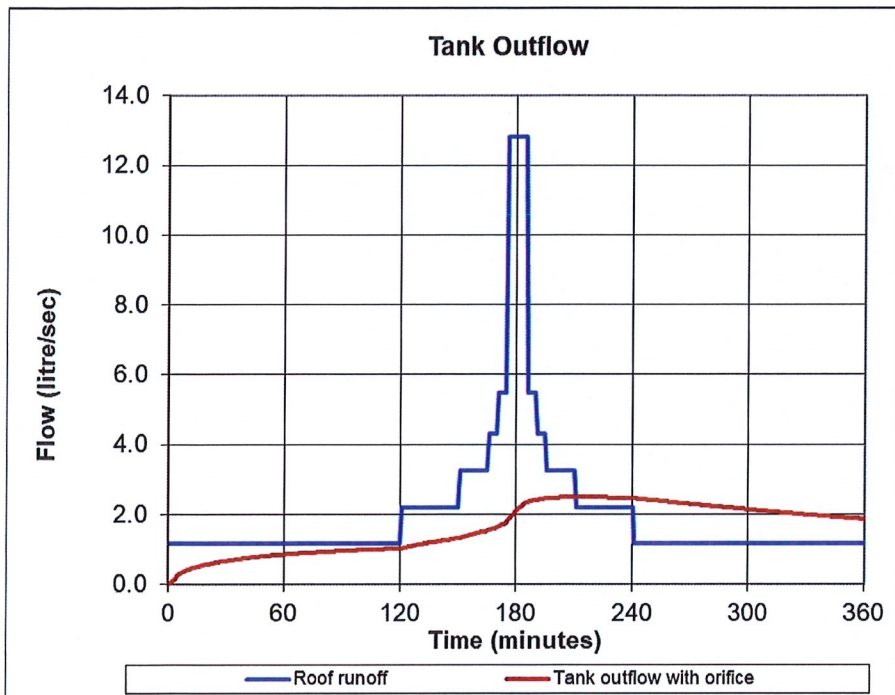
Impermeable surfaces coverage

Component	Coverage (m ²)
Existing Building	121.0
Future House	300.0
Total Impermeable Surfaces	421.0
Site area	994
% coverage	42.4%

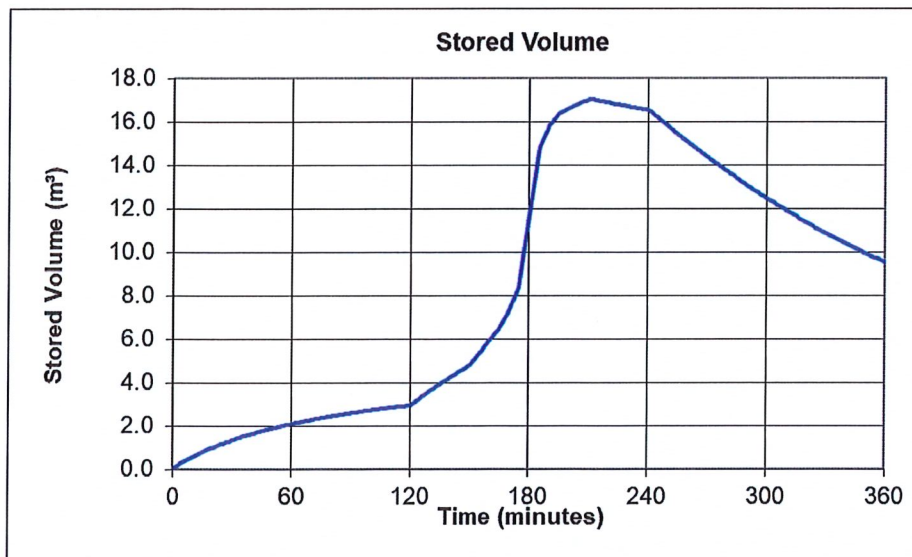
Stormwater neutrality can be achieved using the existing detention tanks on the lot.

We have developed a hyetograph which incorporates the 20, 30, 60 and 120 minute duration storms for the 1 in 10 year event to calculate the detention requirement. The required detention volume is 17m³ which corresponds with a 1.7 m water depth in a standard 25,000 litre water tank. Adopting a 30 mm orifice, 10.31 litres/second of attenuation can be provided which achieves neutrality.

Hyetograph model for 421 m² roof area



25,000 litre tank with 30 mm orifice



Lot 2

Table 3: Pre Development Runoff (undeveloped site)				
	Area m ²	C	I mm/hr	Q L/s
Grass area	966	0.3	121.8	9.80

Table 4: Post Development Runoff				
	Area m ²	C	I mm/hr	Q L/s
Existing Building	229.0	0.9	121.8	6.97
Gravel carpark	270.0	0.5	121.8	4.57
Concrete carpark	12.0	0.85	121.8	0.35
Future shed	40.0	0.9	121.8	1.22
Landscaped areas	415.0	0.25	121.8	3.51
Total	994.0			16.61
Increase in run-off				6.81

Impermeable surfaces coverage

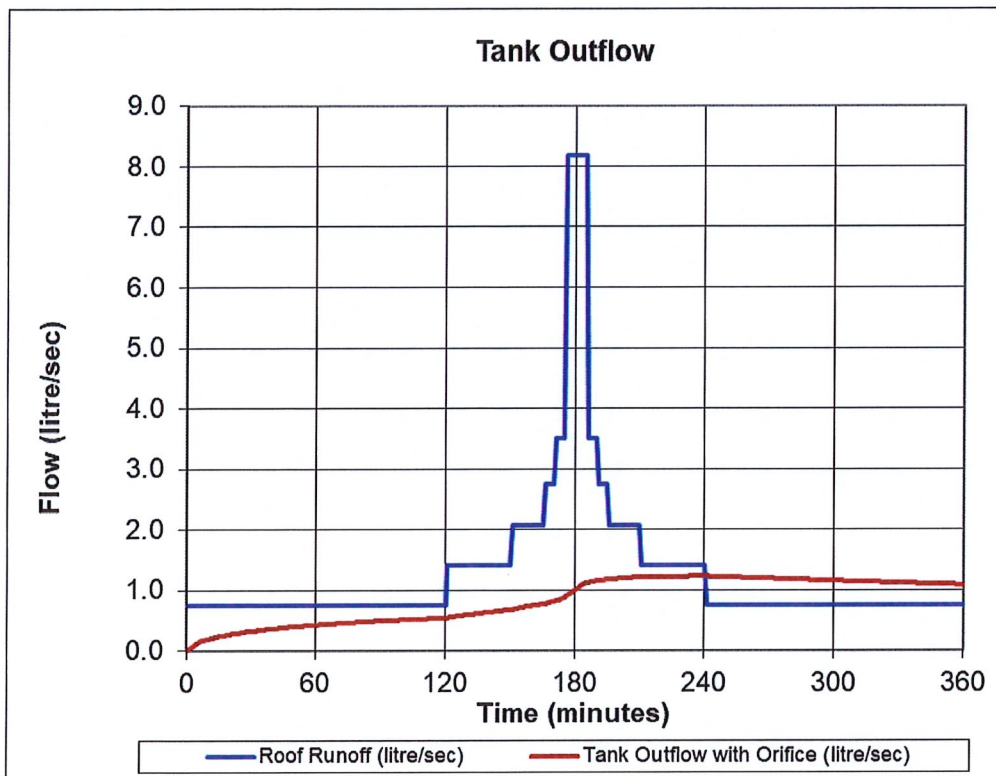
Component	Coverage (m ²)
Existing Building	229.0
Carpark	282.0
Future shed	40.0
Total Impermeable Surfaces	551.0
Site area	966
% coverage	57.0%

Stormwater neutrality can be achieved using new detention tanks on the lot.

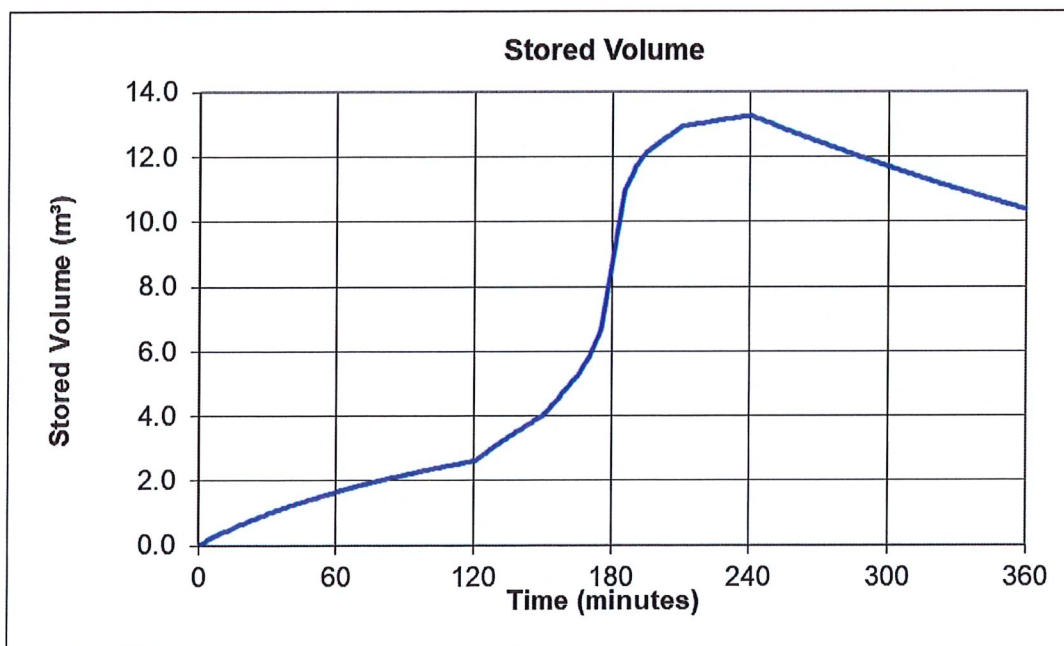
We have developed a hyetograph which incorporates the 20, 30, 60 and 120 minute duration storms for the 1 in 10 year event to calculate the detention requirement.

The required detention volume is 13.3 m³ which corresponds with a 2.2 m water depth in a standard 13,500 litre water tank. Adopting a 20 mm orifice, 6.96 litres/second of attenuation can be provided which achieves neutrality. Other tank configurations are available which can also meet the storage requirement e.g. use of slim tanks or underground tanks.

Hyetograph model for 269 m² roof area



13,500 litre tank with 20 mm orifice



Lot 3

Table 5: Pre Development Runoff (undeveloped site)				
	Area m ²	C	I mm/hr	Q L/s
Grass area	3265	0.3	121.8	33.14

Table 6: Post Development Runoff				
	Area m ²	C	I mm/hr	Q L/s
Existing Building	485.0	0.9	121.8	14.77
Concrete carpark	877.0	0.85	121.8	25.22
Landscaped areas	1903	0.25	121.8	16.10
Total	994.0			56.09
Increase in run-off				22.95

Impermeable surfaces coverage

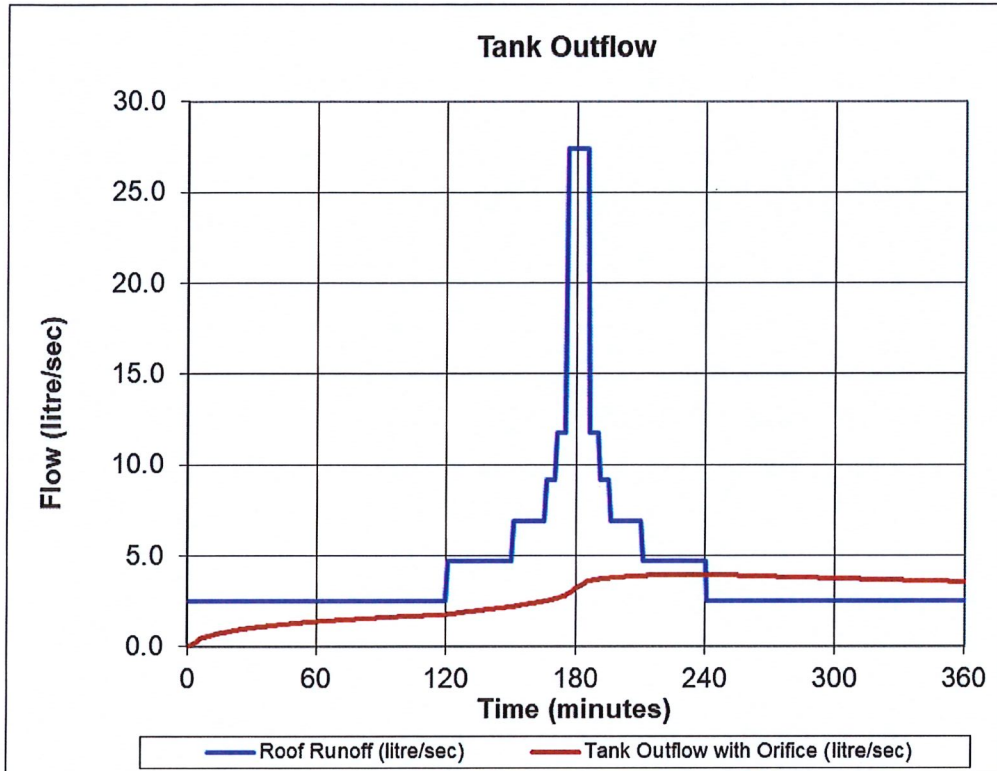
Component	Coverage (m ²)
Existing Building	485.0
Carpark	877.0
Total Impermeable Surfaces	1362.0
Site area	3265
% coverage	41.7%

Stormwater neutrality can be achieved using new detention tanks on the lot.

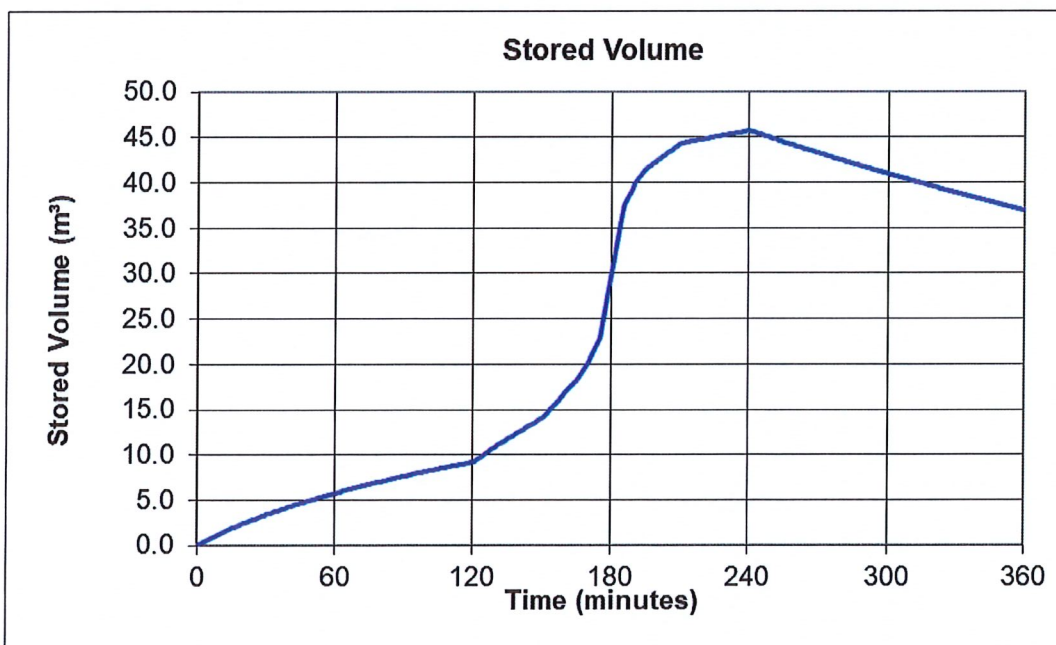
We have developed a hyetograph which incorporates the 20, 30, 60 and 120 minute duration storms for the 1 in 10 year event to calculate the detention requirement. The area of impermeable surfaces directed into the detention tank area 925m² total and are comprised of a 485m² roof area and 440m² (50% of the carpark area).

The required detention volume is 46 m³ which corresponds with a 2.4 m water depth split equally between two standard 25,000 litre water tanks. Adopting a 35 mm orifice, 23.43 litres/second of attenuation can be provided which achieves neutrality. Other tank configurations are available which can also meet the storage requirement.

Hyetograph model for 925 m² catchment area (building + 50% of carpark)



2x 25,000 litre tanks with 35 mm orifice



Proposed Works Required

Lot 1 Remove stormwater lines from Lots 2 and 3

Lot 2 Redirect roof stormwater to new detention tank

Lot 3 realign the western carpark stormwater line to the NW corner of the site.

All tanks should be fitted with a 150 mm diameter overflow at the top. Lot 1 overflow is to discharge to the existing stormwater connection point, whereas Lots 2 and 3 tank overflows are to connect to a new 150mm diameter PVC pipe which is to run along the northern site boundary and connect to the FNDC stormwater network.

Limitations

This letter has been prepared for the sole use of our client, Pukanui Investments Ltd for the brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior written agreement. This report may not be read or reproduced except in its entirety.

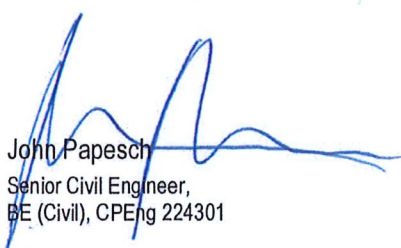
Recommendations

- The stormwater system be reconfigured so that stormwater is managed and attenuated within the boundaries of each lot.
- Existing stormwater lines from Lots 2 and 3 to Lot 1 redirected to detention tanks within each lot boundary.
- Lot 3 western carpark stormwater be redirected to the proposed detention tank at the NW corner of Lot 3.
- A new 150mm diameter PVC pipe is installed from the Lot 2/3 boundary and connected to FNDC's stormwater network, with the detention tank overflows from Lots 2 and 3 connected to this line.
- Lot 1 existing 25,000 litre detention tank used with 30mm orifice to provide a minimum 17 m³ of detention storage.
- Lot 2 new 13,500 litre detention tank used with 20mm orifice or equivalent tank configuration to provide a minimum 13 m³ of detention storage.
- Lot 3 2x new 25,000 litre detention tanks used with 35mm orifice or equivalent tank configuration to provide a minimum 46 m³ of detention storage.

Yours sincerely



Aimee Page
Civil Engineer
DipEng (Civil), MEngNZ



John Papesch
Senior Civil Engineer,
BE (Civil), CPEng 224301

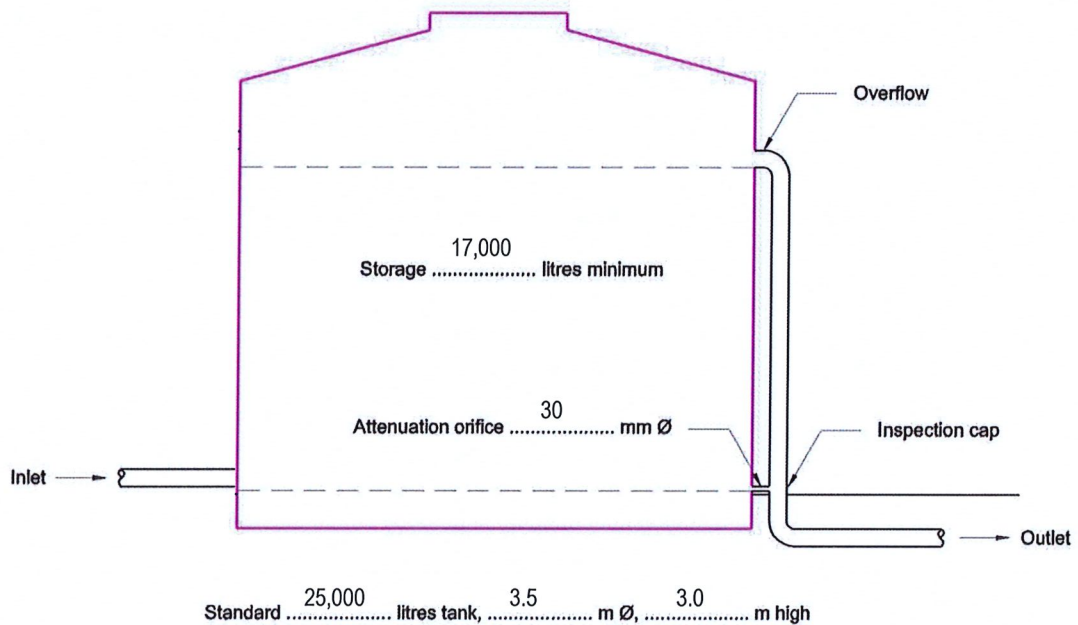
Attachments;

1. FNDC Assessment Criteria
2. Typical Tank Detail
3. Site Plan
4. Thomson Survey Scheme Plan

FNDC Assessment Criteria

The proposed stormwater management has been assessed against the Assessment Criteria in Section 11.3 of the Far North District Plan as follows:

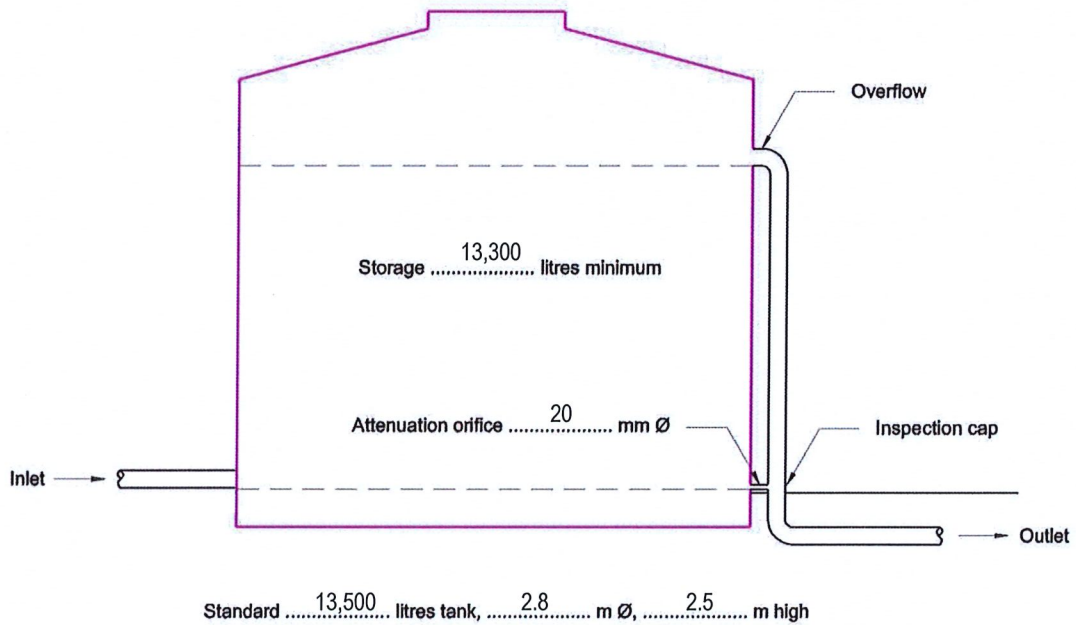
Criterion	Assessment
(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.	Runoff created post-development can be attenuated back to pre-development levels.
(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.	The proposal is to onsite detention tanks to reduce run-off back to pre-development levels at the source.
(c) Any cumulative effects on total catchment impermeability.	Run-off will be attenuated back to pre-development levels, therefore effects on catchment impermeability are negligible.
(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.	Stormwater will continue to drain to the west of the site as it did pre-development.
(e) The physical qualities of the soil type.	The underlaying soil on the site is Kerikeri Friable Clay.
(f) Any adverse effects on the life supporting capacity of soils.	Increase in impermeable surfaces due to the development.
(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.	Stormwater runoff will be discharged within the site, with excess discharging to the FNDC network at the western boundary of Lot 1. The site is serviced by the FNDC wastewater network.
(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.	Impermeable surfaces are existing and are required for the activities onsite.
(i) The extent to which landscaping may reduce adverse effects of run-off.	Existing landscaping to remain.
(j) Any recognised standards promulgated by industry groups.	N/A.
(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.	Detention tanks are an effective method of attenuating runoff back to predevelopment flow levels.
(l) The extent to which the proposal has considered and provided for climate change.	We have adopted HIRDS V4 rainfall estimates adjusted with the RCP 6.0 climate change scenario projected out to the 2081-2100 time period.
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Stormwater detention tanks have been designed as part of this proposal.



Retention storage tank

Lot 1 Typical Detail

DWG Stormwater Management Retention Storage Tank					HAIGH WORKMAN CIVIL & STRUCTURAL CONSULTANTS LTD. 12 Butler Road, Kerikeri, B.O.L. T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz		Project 322 Kerikeri Road, Kerikeri	
DWG No.		Sheet No. of		Scale NTS		Client Pukanui Investments Ltd		
Drawn PC		Checked		Approved		Project No. 23 227 RC no.		
File Name		Date		DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THERE OF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2008				

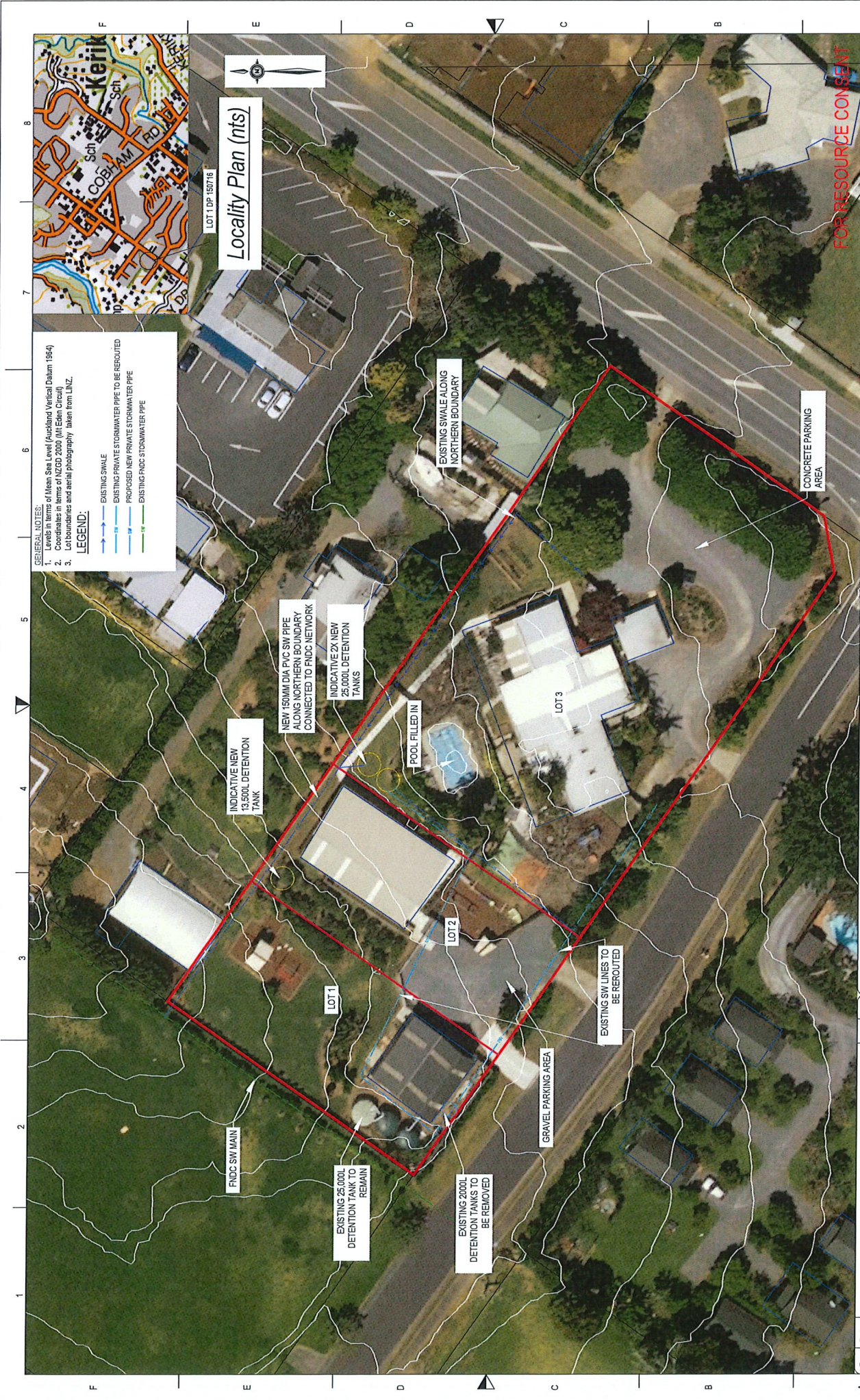


Retention storage tank

Lot 2 Typical Detail

DWG Stormwater Management Retention Storage Tank					HAIGH WORKMAN CIVIL & STRUCTURAL CONSULTANTS LTD. 12 Butler Road, Kerikeri, B.O.L. T: 09 407 8327 F: 09 407 8378 E: info@haighworks.co.nz		Project 322 Kerikeri Road, Kerikeri	
DWG No.	Sheet No.	of	Scale	NTS	DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN CONSULTANTS LTD.			
Drawn	PC	Checked	Approved					
File Name		Date						
					Client Pukanui Investments Ltd			
					Project No. 23 227 RC no.			

DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2009



GENERAL NOTES:

- Levels in terms of Mean Sea Level (Australian Vertical Datum 1964)
- Coordinates in terms of NZGD 2000 (Māori Datum)
- Lot boundaries and aerial photography taken from LINZ.

LEGEND:

- EXISTING SWALE
- EXISTING PRIVATE STORMWATER PIPE TO BE REROUTED
- PROPOSED NEW PRIVATE STORMWATER PIPE
- EXISTING FNDC STORMWATER PIPE

DWG Site Features Plan		Project		Subdivision		Stage	
Description		By		322 Kerikeri Road		01	
Rev		Date		Client		Dwg No.	
1		14/05/2023		Pukanui Investments Ltd		P1	
2		14/05/2023		Project No. 23 227		Sheet No.	
3		14/05/2023		RC no. -		1 OF 1	
4		14/05/2023		Project No. 23 227		Sheet No.	
5		14/05/2023		RC no. -		1 OF 1	
6		14/05/2023		Project No. 23 227		Sheet No.	
7		14/05/2023		RC no. -		1 OF 1	
8		14/05/2023		Project No. 23 227		Sheet No.	
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10		14/05/2023		Project No. 23 227		Sheet No.	
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15		14/05/2023		RC no. -		1 OF 1	
16		14/05/2023		Project No. 23 227		Sheet No.	
17		14/05/2023		RC no. -		1 OF 1	
18		14/05/2023		Project No. 23 227		Sheet No.	
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32		14/05/2023		Project No. 23 227		Sheet No.	
33		14/05/2023		RC no. -		1 OF 1	
34		14/05/2023		Project No. 23 227		Sheet No.	
35		14/05/2023		RC no. -		1 OF 1	
36		14/05/2023		Project No. 23 227		Sheet No.	
37		14/05/2023		RC no. -		1 OF 1	
38		14/05/2023		Project No. 23 227		Sheet No.	
39		14/05/2023		RC no. -		1 OF 1	
40		14/05/2023		Project No. 23 227		Sheet No.	
41		14/05/2023		RC no. -		1 OF 1	
42		14/05/2023		Project No. 23 227		Sheet No.	
43		14/05/2023		RC no. -		1 OF 1	
44		14/05/2023		Project No. 23 227		Sheet No.	
45		14/05/2023		RC no. -		1 OF 1	
46		14/05/2023		Project No. 23 227		Sheet No.	
47		14/05/2023		RC no. -		1 OF 1	
48		14/05/2023		Project No. 23 227		Sheet No.	
49		14/05/2023		RC no. -		1 OF 1	
50		14/05/2023		Project No. 23 227		Sheet No.	
51		14/05/2023		RC no. -		1 OF 1	
52		14/05/2023		Project No. 23 227		Sheet No.	
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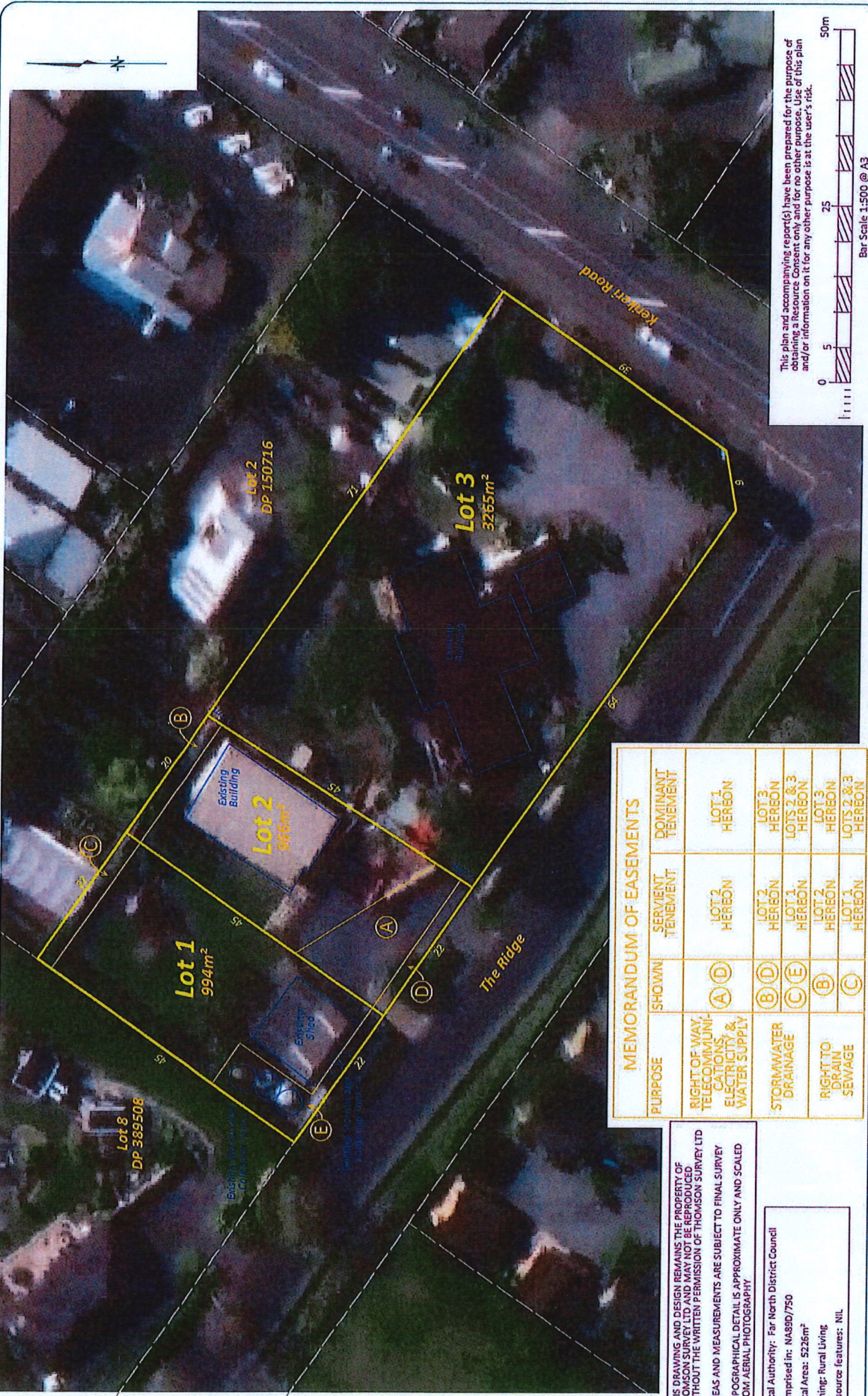
FOR RESOURCE CONSENT

HAIGH WORKMAN
Civil & Structural Engineers
14 Kaitake Drive
Kerikeri, 501
P 09 407 1274
E info@haighworkman.co.nz

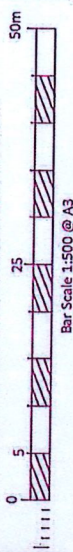
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AS SCALE 1:500
Drawn AP
Checked TA
Approved JP
Date 04/10/2023

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This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (D)	LOT 2 HERBON	LOT 1 HERBON
	(B) (D)	LOT 2 HERBON	LOT 3 HERBON
STORMWATER DRAINAGE	(C) (E)	LOT 1 HERBON	LOTS 2 & 3 HERBON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HERBON	LOT 3 HERBON
	(C)	LOT 1 HERBON	LOTS 2 & 3 HERBON

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TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA89D/750
Total Area: 5226m²
Zoning: Rural Living
Resource features: NIL

Surveyors Ref. No: 10556
Sheet 1 of 1

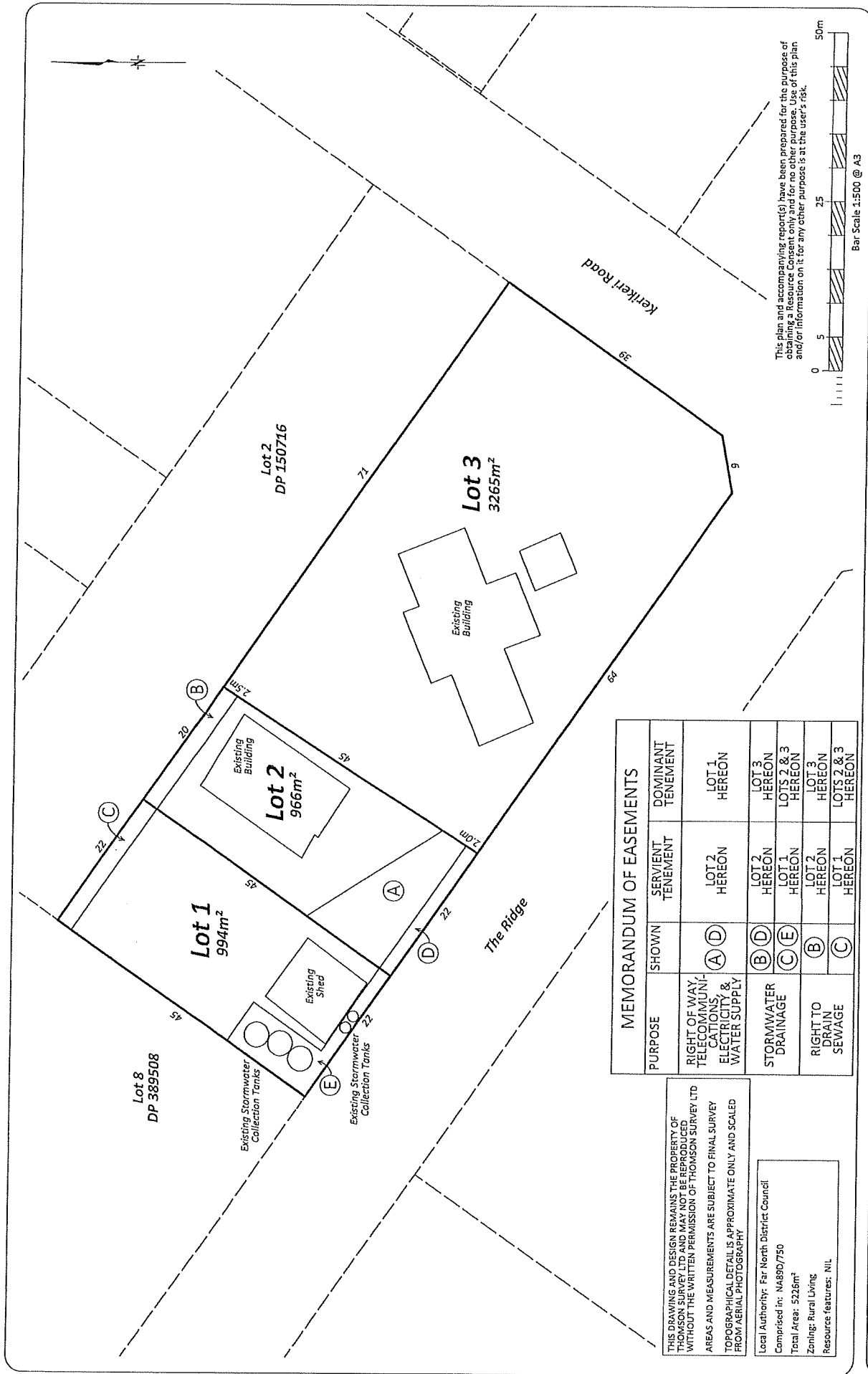
Survey	Name	Date	ORIGINAL
Design	KY	04.09.23	SCALE
Drawn	KY	12.09.23	1:500
Approved	KY	12.09.23	SHEET SIZE
			A3

PROPOSED SUBDIVISION OF
LOT 1 DP 150716
322 KERIKERI ROAD, KERIKERI
PREPARED FOR: PUKANUI INVESTMENTS LTD



315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: thomson@thomsonsurvey.co.nz
Phone: (09) 438 1000
www.thomsonsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (D)	LOT 2 HEREON	LOT 1 HEREON
STORMWATER DRAINAGE	(B) (D)	LOT 2 HEREON	LOT 3 HEREON
	(C) (E)	LOT 1 HEREON	LOTS 2 & 3 HEREON
RIGHT TO DRAIN SEWAGE	(B)	LOT 2 HEREON	LOT 3 HEREON
	(C)	LOT 1 HEREON	LOTS 2 & 3 HEREON

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Local Authority: Far North District Council
Comprised in: NA89D/750
Total Area: 5226m²
Zoning: Rural Living
Resource features: NIL

THOMSON SURVEY
LIMITED

315 Kerikeri Rd
PO Box 372 Kerikeri
Far North District Council
Ph: (09) 4077366
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 1 DP 150716 322 KERIKERI ROAD, KERIKERI

PREPARED FOR: PUKANUI INVESTMENTS LTD

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	KY	04.09.23	1:500	A3
Drawn	KY	12.09.23		
Approved	KY	12.09.23		
Rev				

Surveyors
Ref. No.
10556

Sheet 1 of 1