

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Subdivision |
| <input type="radio"/> Change of Consent Notice (s.221(3)) | <input type="radio"/> Existing Use Certificate (s.139A) |
| <input type="radio"/> Certificate of Compliance (s.139) | <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| <input type="radio"/> Extension of time (s.125) | |
| <input type="radio"/> Other (please specify) <input type="text"/> | |

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the fast track process?

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Arco Group Ltd

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? Yes No

If yes, please provide details.

<hr/> <hr/> <hr/>

6. Address for correspondence

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

Name/s:

Joseph Henehan (Reyburn and Bryant

Email:

j

Phone number:

v

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.

<hr/>

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

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

Name/s:

CurNon Realestate FWD Limited

Property address/
location:

<hr/> <hr/> <hr/> <hr/>

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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.

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

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

2009 2023

10. Would you like to request public notification?

Yes No

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? Yes No Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? Yes No Don't know

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

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

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

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

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

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

14. Assessment of environmental effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application Yes

15. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

16. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Nick Johnson

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)

Nick Johnson

Signature:

(signature of bill payer)

Date 15-May-2026

MANDATORY

17. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Joseph Henehan

Signature

Date 15-May-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

*Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application.
Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*

Application for land use consent

ARCO GROUP LTD

7 Fairway Drive, Kerikeri

A topographic map with contour lines and a grid, serving as a background for the bottom section of the page.

**reyburn
& bryant**
PLANNERS • SURVEYORS

Application for land use consent

ARCO GROUP LTD

7 Fairway Drive, Kerikeri

Report prepared for:	Arco Group Ltd
Author	Joseph Henehan, <i>Associate</i>
Reviewed by:	Thomas Keogh, <i>Associate</i>
Consent Authority:	Far North District Council
Report reference:	18804
Report Status:	Final
Date:	May 2025

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FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: **Far North District Council**

Private Bag 752

Kaikohe 0440

1. Arco Group Ltd applies for land use consent under the District Plan rules listed in section 1.5 of this report.
2. The activity to which the application relates is described in section 1.3 of this report.
3. The names and addresses of the owners and occupiers of the land to which the application relates are listed in section 1.4 of this report.
4. There are no other activities that are part of the proposal to which this application relates.
5. No further consents or approvals are required to give effect to this proposal.
6. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
7. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

-
8. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act. Included is a check list of relevant Schedule 4 matters.
 9. No other information is required to be included in the district or regional plan(s) or regulations.



.....

Joseph Henehan

15 May 2025

.....

Date

Address for service:

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

joseph@reyburnandbryant.co.nz

Contact person:

Joseph Henehan

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8. FNDC duty planner correspondence regarding existing use rights

ABBREVIATIONS

AEE	Assessment of Environmental Effects
AEP	Annual Exceedance Probability
CZ	Commercial Zone
FNDC	Far North District Council
FNDP	Far North District Plan
GBA	Gross Business Area
GFA	Gross Floor Area
HAIL	Hazardous Activities and Industries List
MDA	Marshall Day Acoustics
NES	National Environmental Standard
NES-CS	National Environmental Standard – Contaminated Soil
PIM	Project Information Memorandum
RMA	Resource Management Act, 1991
RPS	Regional Policy Statement for Northland
RT	Record of Title

1. INTRODUCTION

1.1 Report basis

This report has been prepared for Arco Group Ltd in support of a resource consent application to construct and operate a new mixed-use commercial and residential building at 7 Fairway Drive, Kerikeri.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the relevant regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Proposal background and site history

In March 2012, the Far North District Council (FNDC) granted resource consent (referenced 2120229-RMALUC) for the construction of a Mitre 10 on the site. Copies of the notification report, decision, and approved plans are attached in **Appendix 5**. The approved site plan is also shown in **Figure 1** below:



Figure 1: Existing consented site plan

More recently, the site was occupied by Bunnings until it was sold to the current landowners.

Following acquisition, the current landowners obtained building consent for a commercial redevelopment of the existing building (EBC-2025-558/0). This consent was issued without the need for a resource consent, as FNDC determined at the time that no additional approvals were required beyond the existing consent.

Subsequent to the granting of building consent, and following the completion of some demolition works on site, the landowners decided to redesign the development to incorporate residential units on the first floor. The landowners have engaged Arco Construction (the applicant) to undertake this work.

On the basis that the previous building consent had been approved without the need for resource consent, Arco Construction proceeded to lodge a new building consent application. However, during the Project Information Memorandum (PIM) process, it was identified that resource consent would be required, as the introduction of Buildings B and C and the residential units falls outside the scope of the existing consent. See the PIM report attached in **Appendix 6**, and the associated communications with the duty planner attached in **Appendix 7**.

1.3 Proposal summary

The proposal is to construct and operate a new mixed-use commercial and residential building at 7 Fairway Drive, Kerikeri. The building will comprise of 17 commercial units (ground floor) and eight residential tenancies (first floor). The proposed development is shown on the Arco Construction plans attached in **Appendix 2**.

The proposal involves the retention and modification of the existing building on the site (Building A) and construction of additional buildings (Buildings B and C), forming a courtyard-style layout with a new covered atrium connection.

Vehicular access to the site will be rearranged to provide a more logical access arrangement. 61 parking spaces will be provided as part of the proposal. Existing service connections to the site will also be utilised for the proposed building.

The proposal requires resource consent under the Operative Far North District Plan (FNDP) as a **discretionary activity** overall.

1.4 Property details

Applicant	Arco Group Ltd
Landowners	Arco Group Ltd
Site location	7 Fairway Drive, Kerikeri
Legal description	Lot 28 DP 76267
Record of title	RT NA32C/1200
Site area	4,389m ² (total)
District Plan	Operative Far North District Plan (ODP) Proposed Far North District Plan (PDP)
ODP Zone	Commercial Zone (CZ)
ODP Notations	Pedestrian Frontage Area (Fairway Drive frontage only)
PDP Zone	Commercial Zone (CZ)
PDP Notations	Pedestrian Frontage Area (Fairway Drive frontage only)

Table 1: Property Details.

1.5 Resource consents sought

Operative Far North District Plan

The application is for all consents necessary to obtain resource consent for the proposed commercial building, including:

(1) 15.1.6A.2.1 Traffic Intensity

Activity Status: Restricted discretionary

Reason: Using the ODP Traffic Intensity Factor (TIF), traffic movements are calculated as follows:

- Eight residential units (7 per unit) = 56 traffic movements
- 780.3m² shops (50 per 100m²) = 390 traffic movements
- 852.6m² bulk retail (50 per 100m²) = 85 traffic movements

Total – 531 traffic movements

This is a notable reduction from the existing consent (2120229-RMALUC), which consented a total of 1,623 movements to and from the site. Notwithstanding this, this total exceeds the permitted 200 and controlled 500 movement limits set out for activities in the CZ.

Matters of discretion:

- a. The time of day when the extra vehicle movements will occur;*
- b. The distance between the location where the vehicle movements take place and any adjacent properties;*
- c. The width and capability of any street to be able to cope safely with the extra vehicle movements;*
- d. The location of any footpaths and the volume of pedestrian traffic on them;*
- e. The sight distances associated with the vehicle access onto the street;*
- f. The existing volume of traffic on the streets affected;*
- g. Any existing congestion or safety problems on the streets affected;*
- h. With respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur;*
- i. With respect to the effects on through traffic on arterial roads with more than 1000 vehicle movements per day, the extent to which Council's "Engineering Standards and Guidelines" (2004) are met;*
- j. Effects of the activity where it is located within 500m of reserve land administered by the Department of Conservation upon the ability of the Department to manage and administer that land;*
- k. The provision of safe access for pedestrians moving within or exiting the site.*

(2) 16.6.2 Maximum Sign Area Per Site

Activity status: Discretionary

Reason: The road frontage is greater than 24m and the total area of signage will exceed 0.25m² for every 1m of road frontage, up to 12m².

Matters of discretion¹:

- a. *The visual amenities and characteristics of the surrounding environment and the extent to which the signs will be compatible with the existing environment.*
- b. *The degree of visibility of the sign, its dimensions, scale, colour, content, construction, or illumination, in relation to the building or site on which it is to be displayed, and the visual amenities of the immediate environment, including the heritage values of the Heritage Precincts and sites, buildings and objects listed in Appendix 1E.*
- c. *The height relative to the area of the sign, and the extent to which it may project from the face of any building so as to be visible from the street.*
- d. *The number, location and scale of existing signs on the building or site or in the immediate vicinity.*
- e. *Where the sign is temporary, the duration of the display period.*
- f. *The effect on vehicle manoeuvring and access.*
- g. *Visibility in respect of the roading network and the potential for distraction to motorists or conflict with vehicular or pedestrian movement.*
- h. *The frequency and intensity of intermittent or flashing light sources and the proposed periods of illumination and the likely effects of the illumination on neighbouring properties.*
- i. *The extent to which signs not directly related to the activity on the site have potential benefits in:*
 - i. *enabling businesses which have agreements over shared access or other facilities on adjacent or jointly developed sites to erect co-branded or directional identification signs;*
 - ii. *providing site identification to the travelling public who may be unfamiliar with the inter relationship between adjacent sites;*
 - iii. *promoting a smaller number of larger signs, thus minimising the potential for visual clutter.*
- j. *Whether the area of the sign is in scale with the activities or building development with which it is associated.*

¹ There are no matters of discretion specifically listed under 16.6.2. As such the “assessment criteria” for signs listed in section 16.6.7 have been assessed in section 4 of this report.

- k. *Whether, in respect of freestanding signs, they have positive effects in identifying the activity and contributing to the vitality of the streetscape, having regard to the nature of the activity and the traffic environment in which the site is located.*
- l. *Whether larger signs are warranted for a vehicle-orientated activity.*
- m. *The location and height of signs and support structures relative to the effect on the safe and efficient operation, maintenance, development and upgrade of existing infrastructure.*

It is noted that the PIM report attached in **Appendix 6** lists the NES-CS as a reason for consent. Since receipt of this letter, it has been confirmed by the applicant that earthworks volumes will comply with the earthworks limits set out in section 8(3) of the NES-CS (see the correspondence with the FNDC PIMs team attached in **Appendix 6**). Therefore, no consent under the NES-CS is required. This is addressed further in section 5.3 of this report.

It is also noted that the following rules are relevant to this application:

- **7.7.5.1.3(b) Visual Amenity and Environmental Protection:**

At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped.

- **7.7.5.1.4(a) Setback from Boundaries:**

Where the road frontage of a site is identified as a 'Pedestrian Frontage' on the Zone Maps all buildings shall be built up to the road boundary and a veranda provided for the full frontage of the site.

However, as the existing building will be retained, and no change to the existing setback is proposed, it has been determined that existing use rights apply with respect to this rule. The duty planner has confirmed agreement with this approach in the correspondence attached in **Appendix 8**.

Proposed Far North District Plan

The PDP does not currently have legal effect. However, an assessment against the various rules in the PDP has been made below for completeness purposes.

The various rules of the PDP under which consent would've been required (if the plan were to have legal effect) are set out below:

(1) SIGN-R5 Freestanding Signs

Activity status: Discretionary

Reason: the proposed signs exceed the maximum areas in SIGN-S1 and the number of signs will exceed the maximum set out in SIGN-S3 There is more than one freestanding sign proposed.

(2) TRAN-R5 Trip Generation

Activity status: Restricted discretionary

Reason: The proposal will exceed the maximum gross business area as set out in TRAN-Table 11 – Trip generation.

Overall, the proposal would have a **discretionary activity** status under the PDP.

1.6 Relevant title memorials

The site is held in a single record of title, referenced N32C/1200.

The title is subject to a single private land covenant and a notice of interest which has no relevance to this resource consent application.

The title and private land covenant are attached in **Appendix 1**.

1.7 Other approvals required

No other approvals are required to give effect to this proposal.

1.8 Processing requests

Prior to the issue of any decision for this consent, please forward the draft conditions for our review and comment.

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 The site

Address and location

The subject site is located at 7 Fairway Drive, Kerikeri, and is legally described as Lot 28 DP 76267. The site has a total area of 4,389m² and is situated within the Kerikeri township commercial area.

The property has frontage to Fairway Drive and Homestead Road, and also adjoins a service lane along its eastern boundary, which provides additional access connections through the surrounding commercial area. See **Figure 2** below:



Figure 2: Subject site

Built form and ground cover

The site is currently developed with a large-format commercial building that was historically occupied by a supermarket and later adapted for retail use, including a Mitre 10/Bunnings hardware store. See **Figure 1** of this report.

The existing built form comprises a substantial single-storey building with associated open yard, loading areas, and extensive car parking. This building has been partially demolished.

The site is currently entirely covered by impermeable surfaces, including concrete, asphalt, and paved areas associated with the former building footprint, vehicle accessways and car parking areas.

Existing signage

The site has historically accommodated a relatively high level of signage associated with large-format retail activity. Under the previous consent (referenced 2120229-RMALUC – attached in **Appendix 5**), the total signage area across the site was consented to be 32.416m².

Vegetation

The site is highly modified, with the majority of the land covered by buildings, hardstand areas, and car parking.

Vegetation is limited to small landscaped and grassed areas, primarily located along road frontages and site boundaries.

Access and parking

The site has multiple existing vehicle access points, including access from Fairway Drive, Homestead Road, and the adjoining service lane. **Figure 3** below shows the existing crossing locations (blue arrows):



Figure 3: Existing vehicle crossings to the site (blue arrows)

Historically, the site was consented to contain 54 car parking spaces under the previous consent to accommodate the former retail activity.

Pedestrian access is provided from the site frontage and internal circulation areas.

Servicing

The site is fully serviced by existing reticulated networks, including stormwater, wastewater, water supply, electricity and telecommunications.

Council GIS records indicate existing stormwater drains and sanitary sewer infrastructure across the site, see **Figure 4** below:



Figure 4: FNDC 3waters GIS

Archaeology

The site is located within an area that has been extensively modified by historic and ongoing urban development. The site has historically been subject to substantial ground disturbance associated with previous building works, service installation, and road formation.

A review of available information does not indicate the presence of known archaeological sites within the subject property, see a map from Archsite below:



Figure 5: Archsite maps

Planning zonings and notations

Under both the ODP and PDP, the site is zoned CZ.

The site is also subject to a Pedestrian Frontage notation along the Fairway Drive frontage under both plans, which seeks to promote an active street edge and a pedestrian-oriented environment.

There are no other specific natural hazard or coastal hazard notations identified as relating to the site.

2.2 The surrounding environment

The surrounding environment is characterised by a commercial urban setting within central Kerikeri, comprising a mix of retail, service, and commercial activities.

Surrounding land uses include retail shops, a medical centre, a bakery, a gym and other commercial premises typical of a town centre environment.

The area is well-served by road infrastructure and pedestrian networks, with buildings generally developed to support commercial activity, including larger format retail operations and associated parking areas.

The site's scale, built form, and activity levels are consistent with this commercial context.

3. THE PROPOSAL

3.1 Proposed activity

The proposal is to construct and operate a mixed-use commercial and residential development at 7 Fairway Drive, Kerikeri. The proposed development is shown on the Arco Construction plans attached in **Appendix 2**.

The development comprises the redevelopment of the existing commercial building (Building A) and the construction of two additional buildings (Buildings B and C) arranged around a central courtyard and covered atrium.

The ground floor of the development will accommodate commercial retail and service tenancies, while the first floor will provide residential apartments, resulting in an integrated mixed-use development within the CZ.

3.2 Building details

As mentioned above, the proposal involves the modification of the existing Building A, retaining the primary structure while reconfiguring internal layouts for multiple tenancies.

It is also proposed to construct two new buildings, being Buildings B and C, in the location of the existing covered outdoor timber storage and garden sales area. The three buildings will be connected via a covered atrium and pedestrian circulation areas.

The proposed building is two-storey, with a total building area of 1,504m². The building has a maximum height of 9.38m. The built form includes canopies, covered walkways, and internal courtyards, contributing to a pedestrian-oriented layout. External materials include modern cladding systems, glazing, and metal roofing consistent with contemporary commercial development.

3.3 Tenancies

The proposed development will provide:

- 17 commercial tenancies at ground floor level, intended to accommodate a variety of retail, bulk retail, food and beverage, and service activities.
- 8 residential apartments located on the first floor, providing accommodation within the commercial environment.

The mix of tenancies is designed to support a broad range of commercial activities, consistent with the expectations of the CZ.

3.4 Hours of operation

The site is located within an established commercial area and it does not directly adjoin residentially zoned land. For these reasons, no limits on operating hours are proposed.

Operating hours are expected to align with the established commercial character of the area.

3.5 Noise

An acoustic assessment has been prepared by Marshall Day Acoustics (MDA) for the proposed development at 7 Fairway Drive, Kerikeri (attached in **Appendix 4**).

The report confirms that the proposed residential apartments can achieve compliance with Rule 7.7.5.1.5 (Noise Mitigation for Residential Activities) of the ODP, subject to the implementation of recommended construction measures.

Key conclusions of the report are:

- Appropriate facade and building construction upgrades (including glazing and sealing) will enable the required levels of sound insulation to be achieved.

- Mechanical ventilation and/or air-conditioning will be required to ensure compliance, as the required noise attenuation levels cannot be achieved with windows open.

Subject to these measures, the residential component is able to be designed and constructed to meet the relevant ODP noise standards. These measures will be complied with at building consent stage.

3.6 Access

The site currently has multiple vehicle access points, including:

- Access from Fairway Drive;
- Access from Homestead Road; and
- Internal connectivity via the adjoining service lane.

The proposal seeks to rationalise these access arrangements so that all vehicular entry to the site is obtained from Fairway Drive only. Vehicles will then circulate through the site and exit via the service lane, ultimately discharging back onto Fairway Drive near the north-eastern corner of the site, as shown in **Figure 6**.

This revised layout provides a clear and legible traffic circulation pattern, reducing potential conflict points at individual access crossings and maintaining efficient vehicle movement through the site.

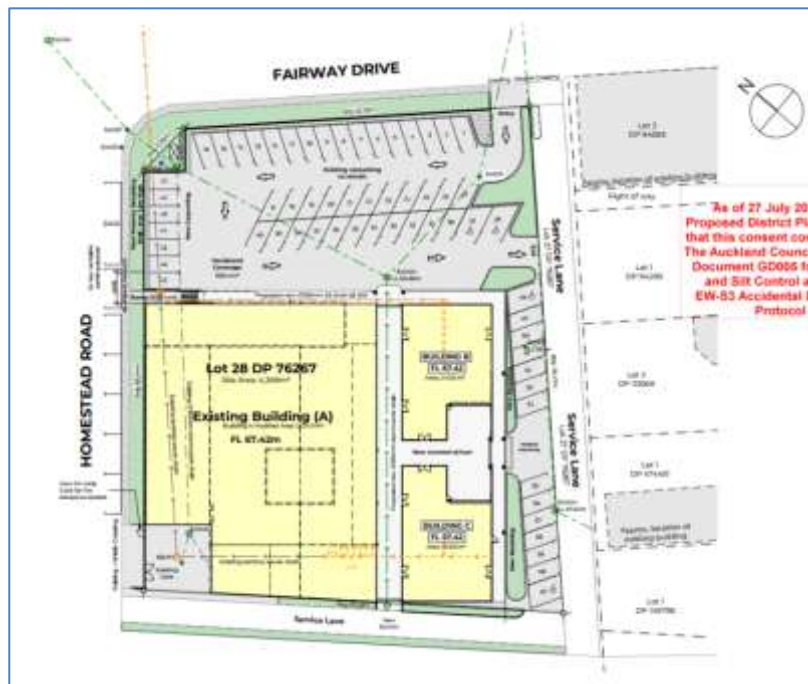


Figure 6: Site plan showing proposed access arrangement

Pedestrian access will be retained from all road frontages, with internal pedestrian circulation provided via covered walkways and the central atrium connecting the various buildings and tenancies.

3.7 Parking

The proposal provides a total of 61 on-site car parking spaces, which exceeds the number previously consented under resource consent 2120229-RMALUC (54 spaces).

Parking is arranged around the perimeter of the buildings, with internal circulation aisles providing efficient and convenient access to all tenancies.

The parking layout is suitable for both commercial customers and residential users, and supports safe and efficient vehicle movement within the site.

Loading will be accommodated via the existing vehicle crossing from Homestead Road, which provides access to a gated servicing area located at the western corner of the site (circled in red in **Figure 7** below).

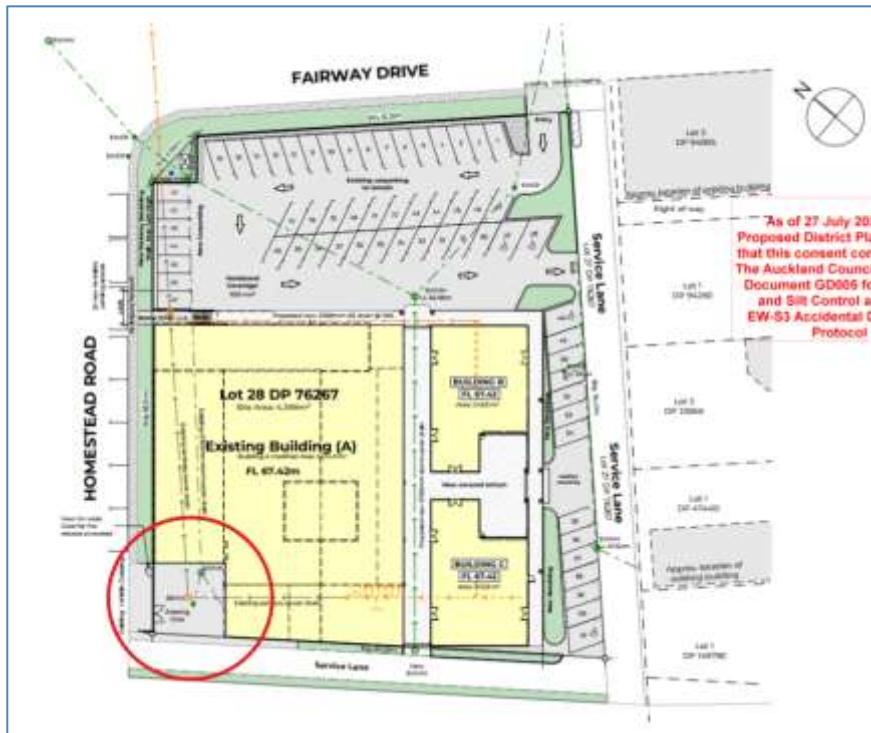


Figure 7: Site plan showing loading area (circled in red)

3.8 Servicing

The development will utilise existing reticulated services, including stormwater, wastewater, and water supply connections.

Additional servicing works will be undertaken as required to accommodate the redevelopment, including:

- Upgrades to internal service connections;
- New connections for Buildings B and C; and
- Integration with existing infrastructure on the site.

All servicing infrastructure will be designed to meet relevant Council standards and requirements.

3.9 Signage

The proposal incorporates a coordinated signage strategy appropriate for a multi-tenancy commercial development. A full signage plan set has been prepared by Arco Construction, and this is attached in **Appendix 3**. A total of 59 signs are proposed, covering a total area of 79m².

Signage will include:

- Building-mounted signage on façades and canopy structures identifying individual tenancies;
- Wall-mounted signage panels adjacent to tenancy entrances;
- Freestanding or directory signage associated with site entrances; and
- Wayfinding signage to assist pedestrian movement within the site.

Illumination is proposed in the form of LED backlighting. There is also no animated or flashing signage proposed.

3.10 Lighting

External lighting will be installed throughout the site to ensure safe and efficient operation of both commercial and residential activities.

All lighting will be designed to minimise spill beyond the site boundaries and to avoid adverse effects on surrounding properties.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Existing environment

Section 104(1)(a) of the RMA requires a consideration of any actual and potential effects on the environment of allowing an activity. The existing environment has been described in Section 2 of this report.

The site at 7 Fairway Drive, Kerikeri has an established history of large-format commercial activity, specifically noting the 2012 land use consent granted for the former bulk retail use (Council reference 2120229-RMALUC). That consent covered an existing retail activity with a GFA of 2,318m² and acknowledged that the activity did not comply with (among other matters) traffic intensity, parking and signage standards, but was considered appropriate in the commercial context of central Kerikeri.

Of most relevance to this application is the following:

- **Traffic intensity** – The 2120229-RMALUC decision identified that, when assessed as retail, the activity could generate traffic movements above the relevant plan thresholds (with the reporting noting traffic intensity outcomes based on retail GFA assumptions). The maximum expected traffic movements to and from the site were calculated to be 1,623. This forms the existing environment for traffic movements to and from the site.
- **Signage** – The 2120229-RMALUC decision identified the existing building as being consent to contain a total signage area of 32.416m², with the assessment concluding that the signage did not result in a loss of amenity values given the commercial setting and that signage was not considered to adversely impact traffic safety or site egress.

This established context is important when considering the effects associated with the current proposal's traffic and signage.

Also of relevance is the fact that this existing environment is characterised by:

- A commercial site with multiple road interfaces and established access arrangements, including access from Fairway Drive and Homestead Road, and connection to an adjoining service lane.
- A commercial streetscape where signage is a common and anticipated feature, and where the site has historically supported a relatively high level of signage without being considered out of character.
- A town centre commercial setting, where pedestrian activity is expected and footpaths are present along the road edges.

4.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan permits an activity with that effect.

In this case, while the proposed activities within each tenancy are permitted activities in the CZ, the proposal requires resource consent due to traffic and signage related infringements.

Having considered the above, the proposed residential and commercial activities can be established on the site as a permitted activity, without the need for consent.

4.3 Assessment of Matters of Discretion – Traffic Intensity (Rule 15.1.6A.2.1)

The proposal exceeds the permitted/controlled traffic intensity thresholds for the CZ and therefore requires consent as a restricted discretionary activity in respect of traffic intensity. The assessment below addresses the matters of discretion (a)–(k).

a. The time of day when the extra vehicle movements will occur

Vehicle movements associated with the proposal will primarily occur during typical commercial trading hours, with peaks generally expected in the morning, lunchtime and late afternoon periods. The introduction of

residential apartments may generate additional movements outside typical retail peak periods (e.g. early morning/evening arrivals and departures).

Importantly, the proposal represents a change from a previous large-format retail operation (with a total of 1,623 daily movements) to a mix of smaller commercial tenancies and residential units (with a total of 531 daily movements). The proposal results in a notable reduction in daily traffic movements compared to the established baseline consented for the site (i.e. the former Mitre 10/Bunnings use). In that context, no effects are expected relative to the existing environment.

b. The distance between the location where the vehicle movements take place and any adjacent properties

Vehicle movements occur within the site's formed parking and circulation areas and at the established site access points from Fairway Drive, Homestead Road and the adjacent service lane. The site sits within an urban commercial environment and is surrounded by commercial activities. The site will be developed with extensive car parking and access arrangements typical of large commercial sites in Kerikeri's commercial area.

Given the commercial zoning and surrounding land use character, the proximity of vehicle movements to adjacent properties is not unusual. Any effects (noise, headlight glare, activity) are consistent with the expectations of the zone.

c. The width and capability of any street to be able to cope safely with the extra vehicle movements

As the proposal's traffic generation is lower than the previous consented baseline (1,623 movements per day) and access arrangements remain established, the surrounding road network is considered capable of accommodating the activity without any adverse effects.

d. The location of any footpaths and the volume of pedestrian traffic on them

Footpaths are present along the Fairway Drive and Homestead Road frontages, consistent with the town centre commercial setting, and pedestrian routes connect to the site.

While pedestrian volumes can fluctuate in commercial areas, the proposal's mixed-use format (multiple small tenancies) may increase pedestrian activity compared with a single large-format retail outlet. This is generally a positive urban outcome in a CZ, provided pedestrian safety is maintained at access points.

e. The sight distances associated with the vehicle access onto the street

As noted earlier in this report, the application proposes to rationalise the existing access arrangements so that all vehicular entry to the site is obtained from Fairway Drive only. Vehicles will then circulate through the site and exit via the service lane, ultimately discharging back onto Fairway Drive near the north-eastern corner of the site, as shown in **Figure 6** of this report.

While one of the existing crossings on to Homestead Road will be removed, the existing crossing on to Fairway Drive will be retained. The existing sight distances at this crossing location will not be altered, and when combined with the reduced traffic generation relative to the existing consent, the adverse effects on sight lines and safety are expected to be less than minor overall.

f. The existing volume of traffic on the streets affected

The site is located within Kerikeri's commercial area and the surrounding road network already accommodates a range of commercial activities.

Given the reduced traffic generation compared to the established baseline, the proposal is not expected to materially change the operating conditions of the surrounding roads.

Any effects in this regard will be negligible.

g. Any existing congestion or safety problems on the streets affected

Given the reduced traffic generation compared to the existing environment, the proposal is not expected to increase any congestion or safety effects within the adjacent road corridors.

Accordingly, the proposal is anticipated to operate without creating or exacerbating congestion or safety problems.

h. Ability to mitigate adverse effects through access design, screening of movements, or limiting times

Given the nature of the environment and the reduced traffic generation compared with the baseline, additional screening or operational limitations are not considered necessary. While changes are proposed to the internal access arrangement, this is being proposed to improve internal traffic flow throughout the site. As such, any effects in this regard will be less than minor overall.

i. Effects on through traffic on arterial roads (>1000 vpd) and extent to which Council's ESG (2004) are met

The proposal represents a much lower traffic generation compared with the previously established large retail baseline. On that basis, no effects on through traffic are anticipated.

j. Effects where located within 500m of DOC reserve land

N/A – the site is not located within 500m of DOC reserve land.

k. Provision of safe access for pedestrians moving within or exiting the site

The development includes multiple tenancy entrances, covered walkways and internal circulation areas, which support pedestrian movement within the site. Provided these measures are provided, safe pedestrian access can be achieved.

4.4 Assessment of Matters of Discretion – Signage (Rule 16.6.2)

The proposal requires consent as a discretionary activity in respect of total signage area. The assessment below addresses the matters of discretion (a)–(m).

a. Visual amenities and characteristics of the surrounding environment and compatibility

The site is located within a commercial environment characterised by retail and service activities where signage is a common and expected feature. The previous consent for the site (attached in **Appendix 5**) consented a total of 32.416m² signage. The current proposal seeks consent for 59 signs with a total area of 79m².

Overall, the proposed signage is entirely compatible with the commercial environment, and will result in less than minor effects on the surrounding environment.

b. Visibility, dimensions, scale, colour, content, construction, illumination and effects on visual amenity/heritage values

The proposed signage comprises a mix of canopy-mounted 3D logo signs, entry/wayfinding signage and wall-mounted elements. The signage is designed as a consistent suite rather than ad hoc additions, which assists in managing amenity effects.

While illumination is proposed in the form of LED backlighting, no effects are expected as a result of this as the site is located in a commercial location where the potential for associated effects is limited. There is also no animated or flashing signage proposed.

No heritage precincts/sites are identified in the immediate area; therefore, there is no evidence that heritage values would be affected.

c. Height relative to sign area and projection from building face

The signage types described are largely mounted on canopies or adjacent to entrances. This reduces the potential for skyline effects and visual dominance. Where signs project, they are located at tenancy entries and are typical of commercial wayfinding signage.

Some pylon signs are proposed (see sheet 3 of the signage plans attached in **Appendix 3**). However, these are only small in scale (either 3.55m or 1.950m in height) and are unlikely to cause any visual or dominance effects.

d. Number, location and scale of existing signs on the building/site/in the vicinity

Historically, the site has accommodated a relatively high level of signage associated with large retail activity. While a larger area of signage is proposed as part of this application, these signs are consistent with the level of signage that is to be expected in a commercial area like this, and the associated effects will be less than minor overall.

e. Temporary signage and duration

Temporary signage will be limited to during the construction phase only. No effects are anticipated in this regard.

f. Effect on vehicle manoeuvring and access

Signage should not compromise vehicle manoeuvring areas or interfere with sightlines at access points. The site has established access and internal circulation patterns typical of commercial development.

g. Visibility in respect of roading network and potential distraction/conflict

Given the commercial setting, signage is expected. The proposed signage will not adversely impact traffic safety or egress and is not distracting given building setback and commercial context.

The proposed signage includes illuminated elements (LED backlit). With appropriate controls (no flashing, reasonable luminance), distraction effects will be avoided.

h. Frequency/intensity of intermittent or flashing light sources and periods of illumination; effects on neighbours

No flashing or intermittent lighting is proposed.

i. Benefits of signs not directly related to the activity (co-branding/directional/site identification/visual clutter reduction)

All signs relate to the activities on site.

j. Whether sign area is in scale with activities/building development

The development comprises multiple commercial tenancies in a purpose-designed commercial complex. In that context, signage is required for functional identification. The proposed signage suite is integrated with the built form (canopy and entry signage), which generally supports proportionality.

Where total signage area exceeds plan thresholds, the key assessment is whether the cumulative effect remains compatible with the commercial character of the environment. The site has historically contained significant signage associated with large-format retail, which informs the baseline character.

k. Freestanding signs and positive effects on identification/streetscape vitality

Freestanding signs are proposed for the purposes of assisting in identifying building access points and improve wayfinding. These signs will have positive effects from a pedestrian movement perspective.

l. Whether larger signs are warranted for a vehicle-orientated activity

No larger signs are needed over and above what have already been proposed.

**m. Location/height of signs and support structures relative to infrastructure
operation/maintenance/upgrades**

No support structures are proposed.

5. PLANNING ASSESSMENT

5.1 Operative Far North District Plan objectives and policies assessment

Context

The objectives of the OFNDP are zone specific. There are also other provisions that relate to district wide matters. Given the nature of this application, the objectives and policies in the Transport Chapter (15.1) and Signs and Lighting Chapter (16) and are of the most relevance to the application. The proposal is assessed in the context of the relevant provisions below.

Assessment

Transportation Chapter

The objectives and policies in Chapter 15 focus on minimising the adverse effects of traffic by promoting safe and efficient movement for all users. This includes providing appropriate accesses and parking arrangements.

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

Objective 15.1.3.2 *To provide sufficient parking spaces to meet seasonal demand in tourist destinations.*

Objective 15.1.3.4 *To ensure that appropriate and efficient provision is made for loading and access for activities.*

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

Policy 15.1.4.1 *That the traffic effects of activities be evaluated in making decisions on resource consent applications.*

Policy 15.1.4.3 *That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.*

Policy 15.1.4.6 *That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.*

***Policy 15.1.4.7** That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.*

The adverse traffic effects are assessed in Section 4.3 of this report, and were determined to be less than minor, consistent with 15.1.3.1 and 15.1.4.1.

With respect to the provisions that relate to traffic generation, in accordance with the ODP TIF, the number of daily one-way traffic movements will be 531, which is well less than the baseline set by the existing consent relating to the site (1,623). As such, no effects will be experienced relative to the existing environment.

With respect to parking (15.1.3.2, 15.1.3.4 and 15.1.4.3), the proposed development proposes a sufficient number of car parks to meet the needs of the development. Noting that the minimum parking requirements set out in the District Plan are no longer enforceable, no effects are anticipated from a parking perspective.

With respect to the provisions that relate to access (15.1.3.5 and 15.1.4.7), the revised layout provides a clear and legible traffic circulation pattern, reducing potential conflict points at individual access crossings and maintaining efficient vehicle movement through the site. No adverse effects on the surrounding transport network will be generated as pedestrian and traffic volumes are low compared to the existing environment.

Overall, the proposal is consistent with the objectives and policies of the Transportation Chapter.

Signs and Lighting Chapter

The objectives and policies in Chapter 16 focus on maintaining and enhancing amenity values and ensuring the safe and efficient operation of adjacent road and pedestrian networks.

***Objective 16.3.1** To maintain and enhance amenity and heritage values whilst providing for a wide range of sign and lighting activities in a number of locations.*

Objective 16.3.2 *To ensure that the safe and efficient operation of the road transport and pedestrian network and other infrastructure will not be adversely compromised by sign and lighting activities.*

Objective 16.3.3 *To minimise the clutter of signs.*

Policy 16.4.1 *That the adverse effects of signs in the District be limited through size, type, duration, number and location controls.*

Policy 16.4.2 *That the consolidation of signs be encouraged to reduce the cumulative effects of sign proliferation and clutter.*

Policy 16.4.3 *That the adverse effects of outdoor lighting in the District be limited through intensity, location, and duration controls*

In terms of visual amenity effects (16.3.1, 16.3.3, 16.4.1 and 16.4.2), the site has accommodated a relatively high level of signage associated with large retail activity. While a larger area of signage is proposed as part of this application, these signs are consistent with the level of signage that is to be expected in a commercial area like this, and the associated effects will be less than minor overall.

While illumination is proposed in the form of LED backlighting, no effects are expected as a result of this as the site is located in a commercial location where the potential for associated effects is limited. There is also no animated or flashing signage proposed. The proposal is therefore consistent with 16.4.3.

No effects are expected from a traffic perspective. Given the commercial setting, signage is expected, the proposed signage will not adversely impact traffic safety or egress and is not distracting given building setback and commercial context. The proposal therefore aligns with 16.3.2.

Conclusion

The assessment above confirms that the proposal is consistent with the policy direction of the OFNDP.

5.2 Proposed Far North District Plan objectives and policies assessment

Context

The PDP was publicly notified on 27 July 2022. The hearings on the submissions closed on 4 September 2023. In June 2026 the Council will give notice of its decisions on the Proposed District Plan based on the recommendations of the hearings panel. Given the stage of the process and pursuant to s86B(1)(c) of the RMA, the rules of the Plan Changes do not have legal effect (except for those specifically identified). Nevertheless, an assessment to determine the activity status that this proposal would have under the PDP provisions has been made in Section 1.4 of this report. While the majority of the rules do not have legal effect, the objectives and policies are a relevant consideration under s104(1)(b)(vi) of the RMA.

Assessment

This assessment considers the relevant objectives and policies in the Transport and Signage Chapters.

Transport Chapter

The objectives and policies of the Transport Chapter seek to ensure that all access and parking arrangements are designed and established to ensure a safe and efficient transport network.

As noted earlier in this report, the application proposes to rationalise the existing access arrangements so that all vehicular entry to the site is obtained from Fairway Drive only. Vehicles will then circulate through the site and exit via the service lane, ultimately discharging back onto Fairway Drive near the north-eastern corner of the site, as shown in **Figure 6** of this report.

While one of the existing crossings on to Homestead Road will be removed, the existing crossing on to Fairway Drive will be retained. The existing sight distances at this crossing location will not be altered, and when combined with the reduced traffic generation relative to the existing consent, the adverse

effects on sight lines and safety are expected to be less than minor overall. As such, the proposal is determined to generally align with the objectives and policies of the Transport Chapter in the PDP.

Signs

The objectives and policies of the Signs Chapter of the PDP seek to ensure that signage is consistent with the natural character, amenity, cultural and heritage values of the zone and receiving environment and also that it avoids adversely affecting infrastructure, particularly the transport network. They also seek to ensure that signs contribute positively to the social, cultural and economic wellbeing of the community.

With regard to the effects of signage on the surrounding environment, the assessment in Section 4.4 confirms that the site has historically accommodated a relatively high level of signage associated with large-format retail activity. While a greater total signage area is proposed as part of the current application, the signage is consistent with what would typically be expected in a commercial environment of this nature. Accordingly, the associated effects are considered to be less than minor overall.

The proposed signage will also not adversely impact traffic safety or egress and is not distracting given building setback and commercial context.

The proposed signage will have a positive effect from an economic perspective, as it will enable the efficient functioning of a large mixed use development in the Kerikeri town centre. This will also have significant social benefits for the community as a whole.

Overall, the proposal is consistent with the objectives and policies of the Transportation Chapter.

Conclusion

The assessment provided above confirms the proposal is consistent with the policy direction of the PDP.

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

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES-CS. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on an analysis of aerial photography, and a review of the Northland Regional Councils 'selected land use sites' database, it has been determined that the site is a HAIL site as it previously contained a timber storage yard.

It is noted that the PIM report attached in **Appendix 6** lists the NES-CS as a reason for consent. Since receipt of this letter, it has been confirmed by the applicant that earthworks volumes will comply with the earthworks limits set out in section 8(3) of the NES-CS (see the correspondence with the FNDC PIMs team attached in **Appendix 7**). Specifically, regarding earthworks, the following comments from the applicant/architect are noted as follows:

<p>ARCO Response</p>	<p>NES Section 8(3). Clause 3 Compliance</p> <p>ARCO Group Ltd understand that the 5m³ threshold applies to <u>soil only</u> and does not include hardfill or compacted metal. We can confirm the site area is 4,388m², which would permit up to 44m³ of soil removal.</p> <p>ARCO Group Ltd can confirm that the disturbance of soil will no more that 44m³ and that this soil will not be removed from site unless disposed of in a facility approved to receive that kind of soil.</p>
<p>ARCO Civil Team Response</p>	<p>"I would expect that the volcanic soils on site will provide adequate bearing capacity, allowing standard NZS 3604 strip footings to be used for the new structures. Based on the design drawings, and assuming footings of approximately 300 mm x 350 mm, the estimated excavation volume would be in the order of 20–30 m³, which is well below the 44 m³ referenced."</p> <p>Gareth Turner – Arco Civil Project Manager - Email correspondence 29/04/2026</p>

Figure 8: Applicant/architect comments re earthworks

Therefore, no consent under the NES-CS is required.

5.4 Part 2 Assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage, or uncertainty in the planning provisions.² Notwithstanding this, for completeness the following comments are made:

1. The proposed development facilitates the efficient use of resources by enabling the development of the sites in general accordance with the relevant intentions of the ODP and the PDP.
2. The proposal will provide for the social, economic and cultural well-being of the community.
3. The proposal will not increase the risk of natural hazards.
4. There are no adverse effects on human health associated with the proposal.

The proposal does not offend any matters of national importance in Section 6, or any of the other matters set out in Section 7 and 8 of the RMA.

² *R J Davidson Family Trust the Marlborough District Council* [2018] NZCA 316

6. NOTIFICATION

Section 4 of this report concludes that any adverse effects will be less than minor, particularly when considered relative to the existing environment.

There are no special circumstances associated with the application, the applicant has not requested notification, and there is no rule or national environmental standard that requires notification of this application. Consequentially, public notification is not necessary.

The assessment of environmental effects in Section 4 of this report confirms that no parties will be adversely affected by the proposal. Consequently, limited notification is not necessary.

Having considered the above, the proposal can proceed on a **non-notified** basis.

7. CONCLUSION

The proposal is to redevelop 7 Fairway Drive, Kerikeri to establish a mixed-use commercial and residential development. The proposal integrates new buildings with the retained existing structure to provide 17 commercial tenancies and eight residential units within an established commercial environment.

The assessment of environmental effects has been undertaken in accordance with Sections 104 and 88 of the Resource Management Act 1991. The key effects associated with the proposal relate to traffic intensity and signage. These effects have been assessed in the context of the established environment, which includes a previous consent enabling a large-format retail activity generating significantly higher traffic movements and accommodating a comparable level of signage.

The assessment confirms that:

- Traffic effects will be reduced compared to the established baseline and will not result in any adverse effects on the surrounding road network; and
- Signage effects are compatible with the commercial character of the area and will not adversely affect amenity or traffic safety.

The proposal is consistent with the relevant objectives and policies of the ODP and aligns with the broader policy direction of the PDP.

Overall, the proposal will result in less than minor adverse effects on the environment and represents an efficient and appropriate use of the site. It is therefore considered that resource consent can be granted.

APPENDIX 1

RECORD OF TITLE AND RELEVANT MEMORIALS



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




R. W. Muir
Registrar-General
of Land

Identifier **NA32C/1200**
Land Registration District **North Auckland**
Date Issued 03 August 1977

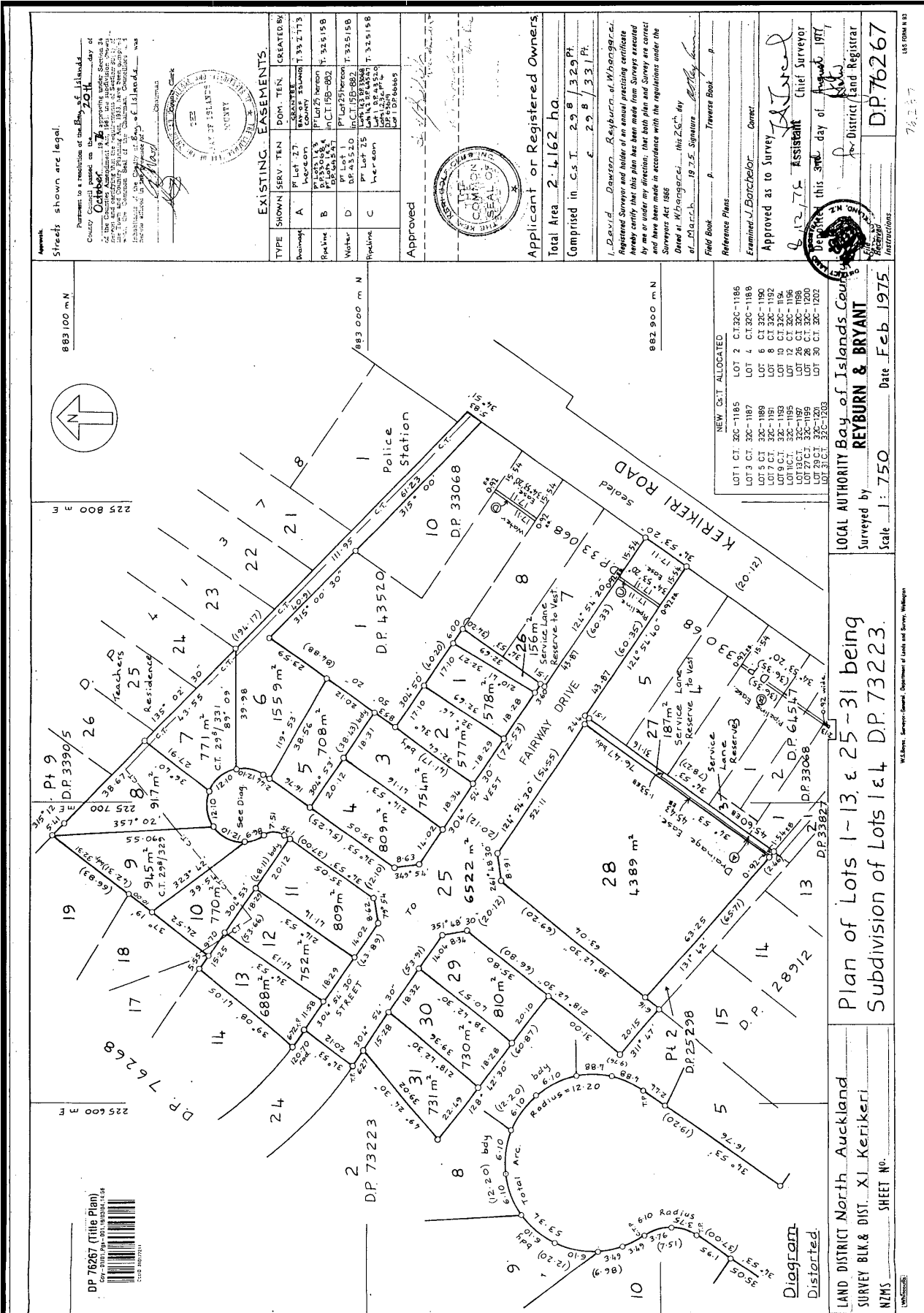
Prior References
NA29B/331

Estate Fee Simple
Area 4389 square metres more or less
Legal Description Lot 28 Deposited Plan 76267

Registered Owners
CurNon Realestate FWD Limited

Interests

Land Covenant in Transfer 6174185.1 - 7.10.2004 at 9:00 am
13401791.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)
ACT 1976 BY OYA YASAR AYDIN - 9.9.2025 at 11:00 am



Streets shown are legal.

Pursuant to a resolution of the Bay of Islands County Council passed on the 20th day of October 1974, approving under Section 34 of the Land Transfer Act 1925, the following plan and certificate that the proposed subdivision of the land shown in this plan is in accordance with the provisions of Section 34 of the Land Transfer Act 1925, and that the proposed subdivision of the land shown in this plan is in accordance with the provisions of Section 34 of the Land Transfer Act 1925.

Witness my hand and the Seal of the Bay of Islands County Council at the County Office, Auckland, on this 20th day of February 1975.

[Signature]
 District Registrar

EXISTING EASEMENTS.

TYPE	SHOWN	SERV.	TEN.	DOM.	TEN.	CREATED BY
Drainage	A	Pt Lot 27	CRESTVIEW	BAV OF ISLANDS	T. 3.9.2.1173	
Right of Way	B	Pt Lot 25	CRESTVIEW	BAV OF ISLANDS	T. 3.9.2.1173	
Water	D	Pt Lot 25	CRESTVIEW	BAV OF ISLANDS	T. 3.9.2.1173	
Right of Way	C	Pt Lot 25	CRESTVIEW	BAV OF ISLANDS	T. 3.9.2.1173	

Approved

[Signature]
 District Registrar

Applicant or Registered Owners
 Total Area 2.4.162 ha.
 Comprised in C.S.T. 2.9.8/329 Pt
 & 2.9.8/331 Pt.

[Signature]
 David Dawson, Registrar of Māori Land

Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968.

Dated at Auckland, this 20th day of March 1975.

[Signature]
 Field Book

Reference Plans
 Examined J. Batchelor
 Approved as to Survey *[Signature]*
 Assistant Chief Surveyor

Deposited this 20th day of August 1975
 District Registrar

Instructions
 DP.76267

NEW C.S.T. ALLOCATED

LOT 1	CT. 326-1185
LOT 2	CT. 326-1185
LOT 3	CT. 326-1185
LOT 4	CT. 326-1185
LOT 5	CT. 326-1185
LOT 6	CT. 326-1185
LOT 7	CT. 326-1185
LOT 8	CT. 326-1185
LOT 9	CT. 326-1185
LOT 10	CT. 326-1185
LOT 11	CT. 326-1185
LOT 12	CT. 326-1185
LOT 13	CT. 326-1185
LOT 14	CT. 326-1185
LOT 15	CT. 326-1185
LOT 16	CT. 326-1185
LOT 17	CT. 326-1185
LOT 18	CT. 326-1185
LOT 19	CT. 326-1185
LOT 20	CT. 326-1185
LOT 21	CT. 326-1185
LOT 22	CT. 326-1185
LOT 23	CT. 326-1185
LOT 24	CT. 326-1185
LOT 25	CT. 326-1185
LOT 26	CT. 326-1185
LOT 27	CT. 326-1185
LOT 28	CT. 326-1185
LOT 29	CT. 326-1185
LOT 30	CT. 326-1185
LOT 31	CT. 326-1185

LOCAL AUTHORITY Bay of Islands County

Surveyed by **REYBURN & BRYANT**

Scale 1:750 Date Feb 1975

Plan of Lots 1-13, & 25-31 being
 Subdivision of Lots 1 & 4 D.P. 73223.

LAND DISTRICT North Auckland
 SURVEY BLK & DIST. XI Kerikeri

Diagram Distorted

SHEET No.

W.S. Evans, Surveyor-General, Department of Lands and Survey, Wellington

LS5 FORM 10.82

Transfer instrument
Section 90, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



T 6174185.1 Transfer

Cpy - 01/01, Pgs - 005, 16/10/04, 11:29



Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

32C/1200

All

Transferor

Surname(s) must be underlined or in CAPITALS.

The National Trading Company of New Zealand Limited

Transferee

Surname(s) must be underlined or in CAPITALS.

Access Commercial Limited

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created
State if fencing covenant imposed.

Fee simple subject to land covenants (continued on annexure schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this

29th day of *September* of *04*

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

<p><i>GORDON CHURCHILL DANIEL</i></p> <p>Signature [common seal] of Transferor</p>	<p>Signed in my presence by the Transferor</p> <p><i>D.B. Kennedy</i></p>
	<p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name</p> <p>Occupation D.B. KENNEDY MANAGER</p> <p>Address AUCKLAND</p>

Certified correct for the purposes of the Land Transfer Act 1952.

[Signature]

[Solicitor for] the Transferee

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 20/9/04

Page 1 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Estate or interest to be Created"

Restrictive Land Covenant

1. The Transferee, for itself and its successors in title and the registered proprietor for the time being of the land contained in certificate of title NA 32C/1200 ("the Servient Land") covenants firstly with the Transferor as proprietor of the land comprised in certificates of title NA92D/218, NA92D/219, NA92D/220, NA107C/721, NA107C/722, NA28A/1312 and NA842/163 ("the Dominant Land") and secondly with Foodstuffs (Auckland) Limited that the Transferee will not use, establish or operate, or allow the use, establishment or operation of:
 - 1.1 A supermarket, foodbarn or foodwarehouse on the Servient Land; or
 - 1.2 The wholesale or retail of food, groceries or liquor on the Servient Land.

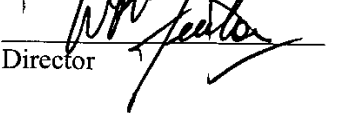
By way of example only, this includes a liquor outlet, baker, butcher, greengrocer or convenience store trading in food, groceries and/or liquor, but excludes a coffee lounge or café.
2. The covenants contained in clause 1 are, for the purposes of the Contracts (Privity) Act 1982 or any amendment or substituted legislation, intended to be for the benefit of and enforceable by the Transferor and/or Foodstuffs (Auckland) Limited.
3. The covenants contained in clause 1 will expire on 30 September 2014.
4. It is the intention of the parties that the covenants contained in this transfer will bind the Transferee and future registered proprietors of the Servient Land for the benefit of future proprietors of the Dominant Land and Foodstuffs (Auckland) Limited.

Continuation of "Attestation"



Director

Signed in my presence by the Transferee
Access Commercial Limited
Signature of witness:



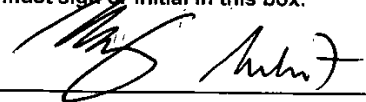
Director

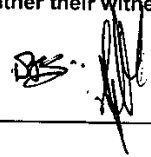
Witness name:

Occupation:

Address:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.





Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

29-9-04

Page

2

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

To: The District Land Registrar

It is requested that the within covenants are noted on the titles to the Servient Land and the Dominant Land.

Solicitor for the Transferor

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Landonline User ID: Igodwin001

LODGING FIRM: Wynyard Wood

Address: P O Box 2217

Shortland Street

Auckland Central

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: 246576-31 ECL

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number:

**PER SENT 11/10/04*

6174185

LAND INFORMATION
NEW ZEALAND

- 7 OCT 2004

AUCKLAND REGIONAL OFFICE

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	NA32C/1200	M	Access Commercial - BNZ	50.00							\$50.00
2	NA2039/89	M	Fenton & Callender - BNZ	50.00							\$50.00
3	NA32C/1200	T	National Trading Company - Access Commercial	50.00							\$50.00
4											
5											
6											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Original Signatures? _____	
Subtotal (for this page) \$150.00	
Total for this dealing \$150.00	
Less Fees paid on Dealing #	
Cash/Cheque enclosed for	\$150.00

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

Version 1.7: 28 May 2004

Landonline User ID: Igodwin001

LODGING FIRM: Wynyard Wood

Address: P O Box 2217

Shortland Street

Auckland Central

Uplifting Box Number: _____

ASSOCIATED FIRM: _____

Client Code / Ref: 246576-31 ECL

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

NA

Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number:

6174185

Requisition

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	NA32C/1200	T	National Trading Company - Access Commercial			LAND INFORMATION NEW ZEALAND 18 OCT 2004 LAND TITLES SERVICES					
2	NA32C/1200	M	Access Commercial - BNZ								
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Original Signatures? _____

Subtotal (for this page)		\$0.00
Total for this dealing		\$0.00
Less Fees paid on Dealing # 6174185		
Cash/Cheque enclosed for		\$0.00

Fees Receipt and Tax Invoice

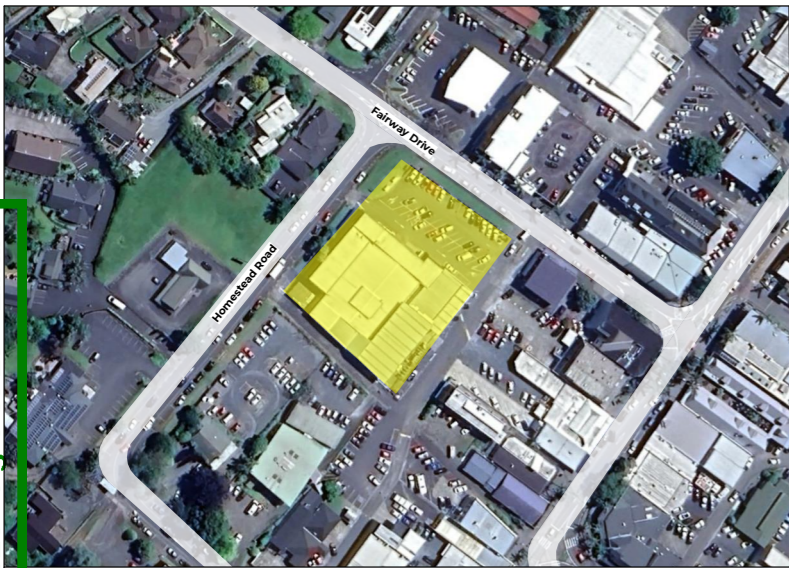
GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

APPENDIX 2

BUILDING PLANS [ARCO
CONSTRUCTION] SIGNAGE PLANS
[ARCO CONSTRUCTION]



SITE SAFETY & SAFETY IN DESIGN

As part of the design process, we have considered the safety of all people during the erection, habitation, maintenance and contractors involved in potential future alterations and demolition of the structure.

The proposed structure has a clear use with commonly understood and accepted risks and hazards associated with it. We therefore believe any risks associated with the erection, use and demolition of the proposed structure can be managed by employing competent contractors using best practice health and safety and construction methods.

All contractors on site to comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, particularly those for construction and building maintenance. Comply with the relevant provisions of the New Zealand Building Code, in particular Clause F5.

So far as is reasonably practicable and according to a PCBU's (person conducting a business or undertaking) primary duty of care, take all necessary steps required to make the site and the contract works safe, and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the site safety rules and are not unnecessarily exposed to hazards.

Each PCBU, so far as is reasonably practicable, must ensure the health and safety of workers, and that other people are not put at risk by its work. If more than one PCBU has a duty in relation to the same matter, each PCBU with the duty must, so far as is reasonably practicable, consult, co-operate with, and co-ordinate activities with all other PCBUs who have a duty in relation to the same matter. PCBUs can enter reasonable agreements with other PCBUs to meet their duties, but cannot contract out of their duties.

Notify WorkSafe as soon as possible when a notifiable event occurs. Take all reasonable steps to preserve the site of the notifiable event in accordance with WorkSafe requirements. Ensure that the site of the event is not disturbed until authorised otherwise by WorkSafe. Keep records of all notifiable events.

Scaffolding shall comply with all Statutory and Local Authority Regulations, with the WorkSafe Best Practice Guidelines for Scaffolding, AS/NZS 1576 (Scaffolding equipment), AS/NZS 4576 (Guidelines for Scaffolding), and AS/NZS 4994 (Roof edge scaffolding), and shall be maintained for the duration and removed on completion.

The use of ballistic fixings must absolutely comply with all relevant safety recommendations at all times. No rubbish fires are allowed on site. Portable/personal disc/tape players, radios and tools must not be used anywhere on the site. No smoking on site, except in the designated location in accordance with the Smoke Free Environments Act 1990, the location of which will be determined by the Contractor, with the approval of the Principal.

A PCBU's primary duty of care includes, but is not limited to, so far as is reasonably practicable:

- providing and maintaining a work environment that is without risks to health and safety;
- providing and maintaining safe plant and structures;
- providing and maintaining safe systems of work;
- ensuring the safe use, handling and storage of plant, structures and substances;
- providing adequate facilities for the welfare at work of workers in carrying out work for the business or undertaking, including
- ensuring access to those facilities;
- providing any information, training, instruction, or supervision that is necessary to protect all persons from risks to their health
- and safety arising from work carried out as part of the conduct of the business or undertaking;
- monitoring the health of workers and the conditions at the workplace for the purpose of preventing injury or illness of workers arising from the conduct of the business or undertaking.

Before commencing work on the site, the Contractor shall prepare and submit to the contract administrator a health and safety plan. The health and safety plan shall include, but not be limited to:

- the health and safety of all people on the site and on other properties, and the general public;
 - identification of existing and potential construction hazards and risks;
 - safety procedures to eliminate, isolate or minimise construction hazards;
 - the equipment to be used to minimise the hazards;
 - the maintenance of a register of hazards for the site;
 - the name and qualifications of the site safety person;
 - emergency procedures;
 - first aid facilities and safety equipment;
 - the methodology for notifying, recording and investigating accidents and injuries.
- Carry out all construction operations in accordance with the submitted health and safety plan.

As of 27 July 2022 The Proposed District Plan requires that this consent complies with The Auckland Council Guidance Document GD005 for Erosion and Silt Control and Rule EW-S3 Accidental Discovery Protocol

Dwg No.	Drawing Title
CN00	Cover Page
CN01	Existing Site & Drainage Plan
CN02	Proposed Site & Drainage Plan
CN03	Existing Site Demolition Plan
CN04	Proposed Ground Floor Plan
CN05	Proposed First Floor Plan
CN06	Proposed Apartment Plans A-D
CN07	Proposed Apartment Plans E-H
CN08	Dimensioned Ground Floor Plan
CN09	Dimensioned First Floor Plan
CN10	Roof Plan
CN11	Elevations -Proposed
CN12	Elevations -Proposed
CN13	Elevations- Proposed
CN14	Cross Section A-A
CN15	Cross Section B-B
CN16	Door Schedule - External
CN17	Door Schedule - Internal and Roller
CN18	Window Schedule
CN19	Kitchen Joinery
CN20	Perspectives
CN21	Perspectives
CN22	Perspectives
CN23	Perspectives
CN24	Perspectives
CN25	Perspectives
CN26	Perspectives



The Square

located at
7 Fairway Drive, Kerikeri 0230
Concept Design Revision CP14

Auckland Office
Level 14, 34 Shortland Street
Auckland 1010

Whangarei Office
6 Springs Flat Road
Kamo, Whangarei 0112

Hamilton Office
11 Earthmover Crescent
Burbush, Hamilton 3200

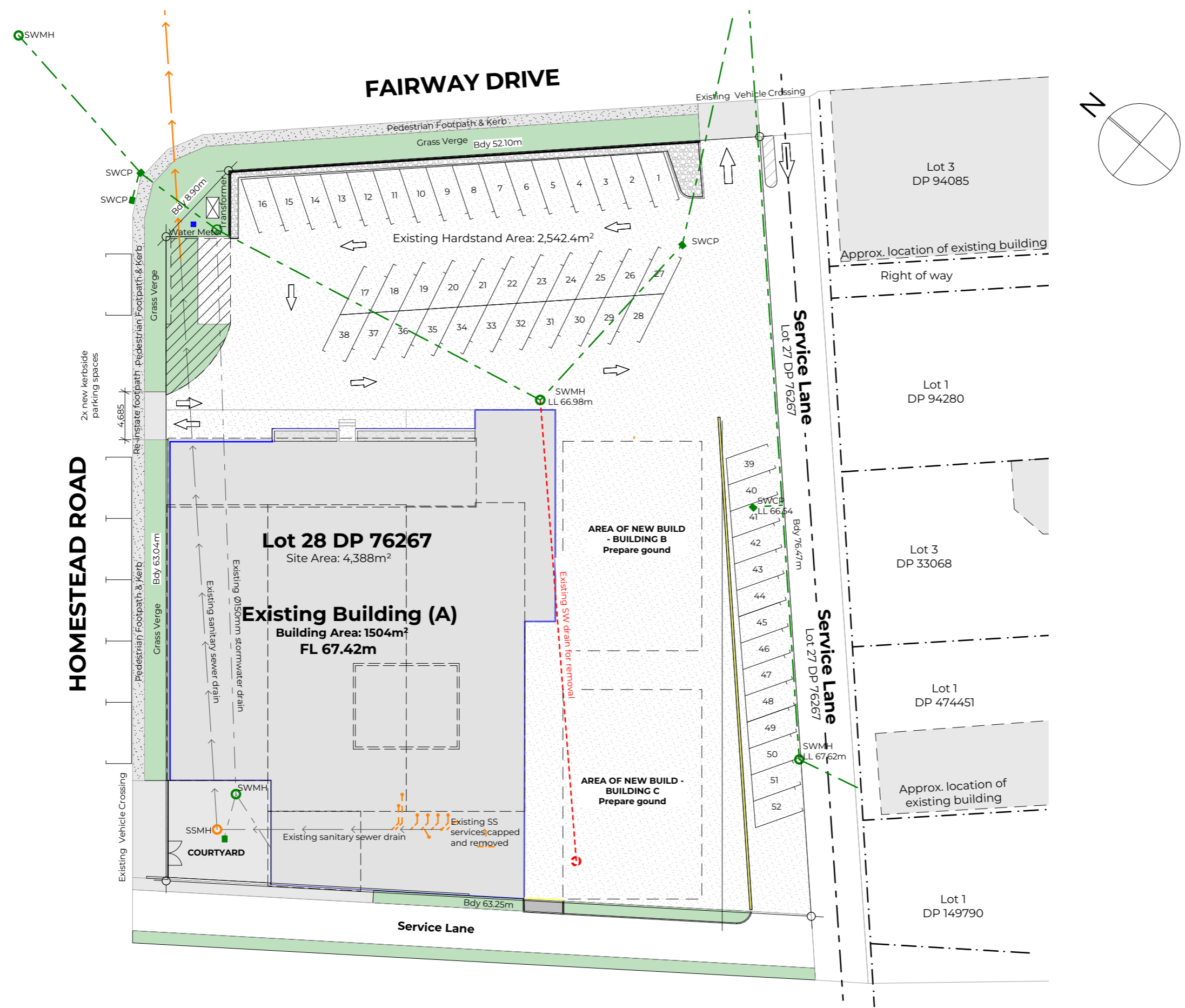
Issue Date:	16/02/2026	Drawn by:	MC
Status:	Concept	Check by:	MC

Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Cover Page
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	Drawing No.
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		Zone 1	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		Zone 1	Zone C	Commercial	
CP10	Apartment Design Option	28/11/25					



SITE PLAN NOTES

Site setout
Site setout subject to site surveyor confirmation and council approval.

Sediment Control Plan
Contractor to supply inspector with a sediment control plan (where required by council) prior to commencement of works. The extent of areas to be worked are to be clearly identified and all erosion and sediment control measures in place and approved before earthworks commence. Maintenance of the erosion and sediment control measures is the sole and exclusive responsibility of the contractor. All erosion and sediment control measures are to comply with council requirements.

Site Fencing
Allow to erect and maintain secure perimeter site fencing to the area of works prior to and during construction

Site Scaffolding
Allow to erect and maintain secure site scaffolding in accordance with the Health & Safety at Work Act 2015 to the area of works prior to and during construction. Scaffolding to be erected and dismantled by certified competent installers with current certification. If in doubt refer to Scaffolding in NZ Good Practice Guidelines November 2016

WIND ZONE MATRIX

Wind Factor	Reference	Value
Wind Region	Fig 5.1 (A or W)	A
Lee Zone	Fig 5.1 (Y or N)	N
Earthquake Zone	Fig 5.1 (Y or N)	1
Ground Roughness	5.2.3 Urban/Open	Urban
Site Exposure	5.2.4 Shelt./Exp.	Shelt.
Wind Zone:	Table 5.4	Med

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Auckland 1010

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Hamilton Office
11 Earthmover Crescent
Burbush, Hamilton 3200

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BP 138910
p. 0800 115 054
info@lbpdesign.co.nz

CUR NON

Issue Date:	16/02/2026	Drawn by:	MC
Status:	Concept	Check by:	MC

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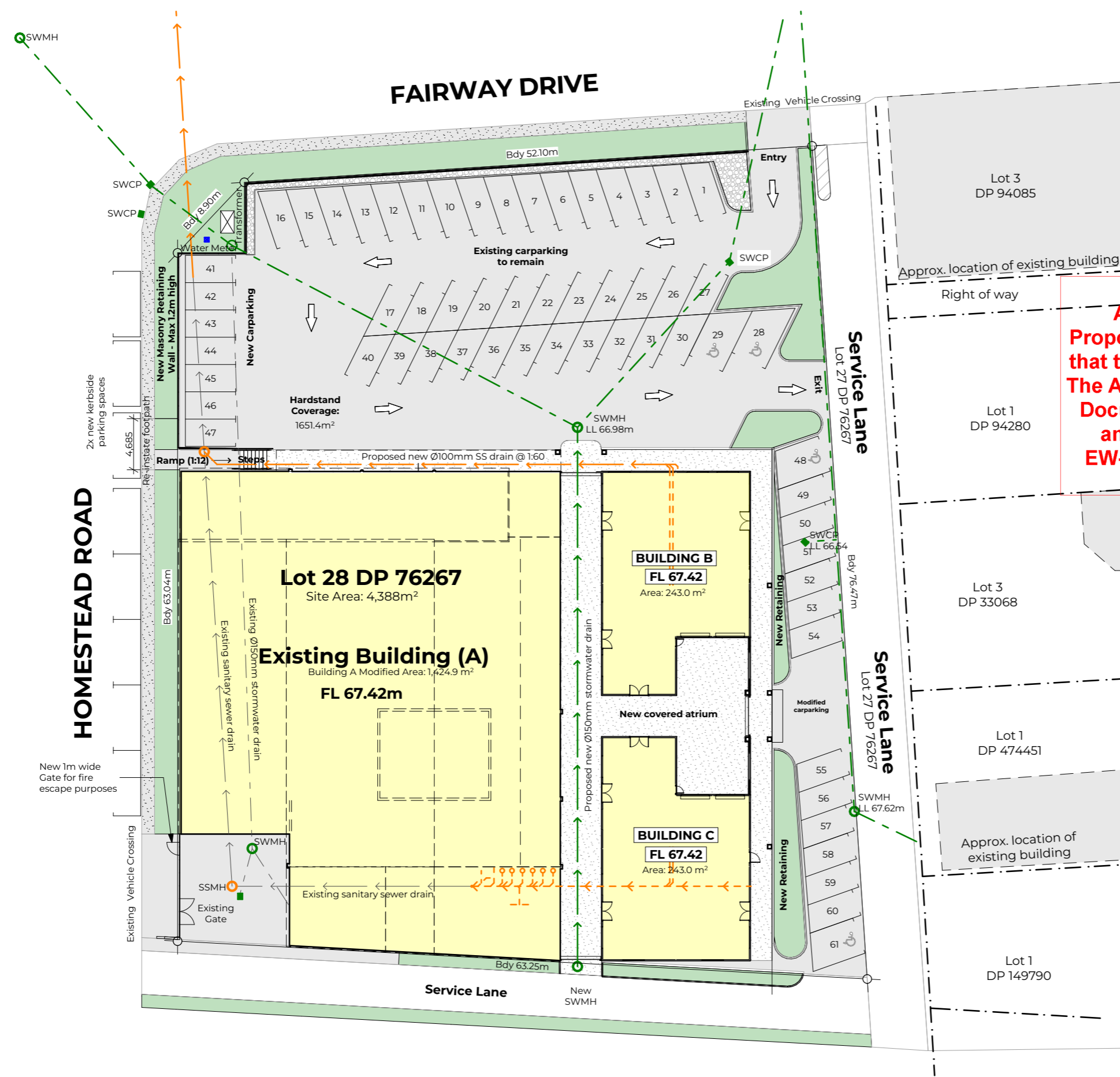
Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Existing Site & Drainage Plan
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
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CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No.:	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Med	Zone 1	Far North	1:400
Rainfall:	Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.:
80-90	Zone 1	Zone C	Commercial	CN01
Snow:				
No				



As of 27 July 2022 The Proposed District Plan requires that this consent complies with The Auckland Council Guidance Document GD005 for Erosion and Silt Control and Rule EW-S3 Accidental Discovery Protocol

SITE PLAN NOTES

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WIND ZONE MATRIX

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Wind Region	Fig 5.1 (A or W)	A
Lee Zone	Fig 5.1 (Y or N)	N
Earthquake Zone	Fig 5.1 (Y or N)	1
Ground Roughness	5.2.3 Urban/Open	Urban
Site Exposure	5.2.4 Shelt./Exp.	Shelt.
Wind Zone:	Table 5.4	Med

SITE COVERAGE - PROPOSED

Site Area:	4,388m²
Building Area:	
Bldg Coverage:	31.38%
Bldg. Height:	4.8m
Roof Catchment Plan Area:	1450m²
Hardstand Coverage Area:	2860m²
Total Impervious Area:	80-90 (700m2 max)
Boundary Setbacks:	5m (road)

SITE PLANNING

Zoning:	Commercial Zone
Resource Consent	Subject to existing resource consent 2120229-RMALUC

PLUMBING PLAN KEY

--- Existing sanitary sewer drain

Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Med	Zone 1	Far North	1:400
80-90	Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.
No	Zone 1	Zone C	Commercial	CN02

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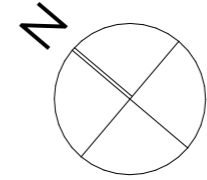
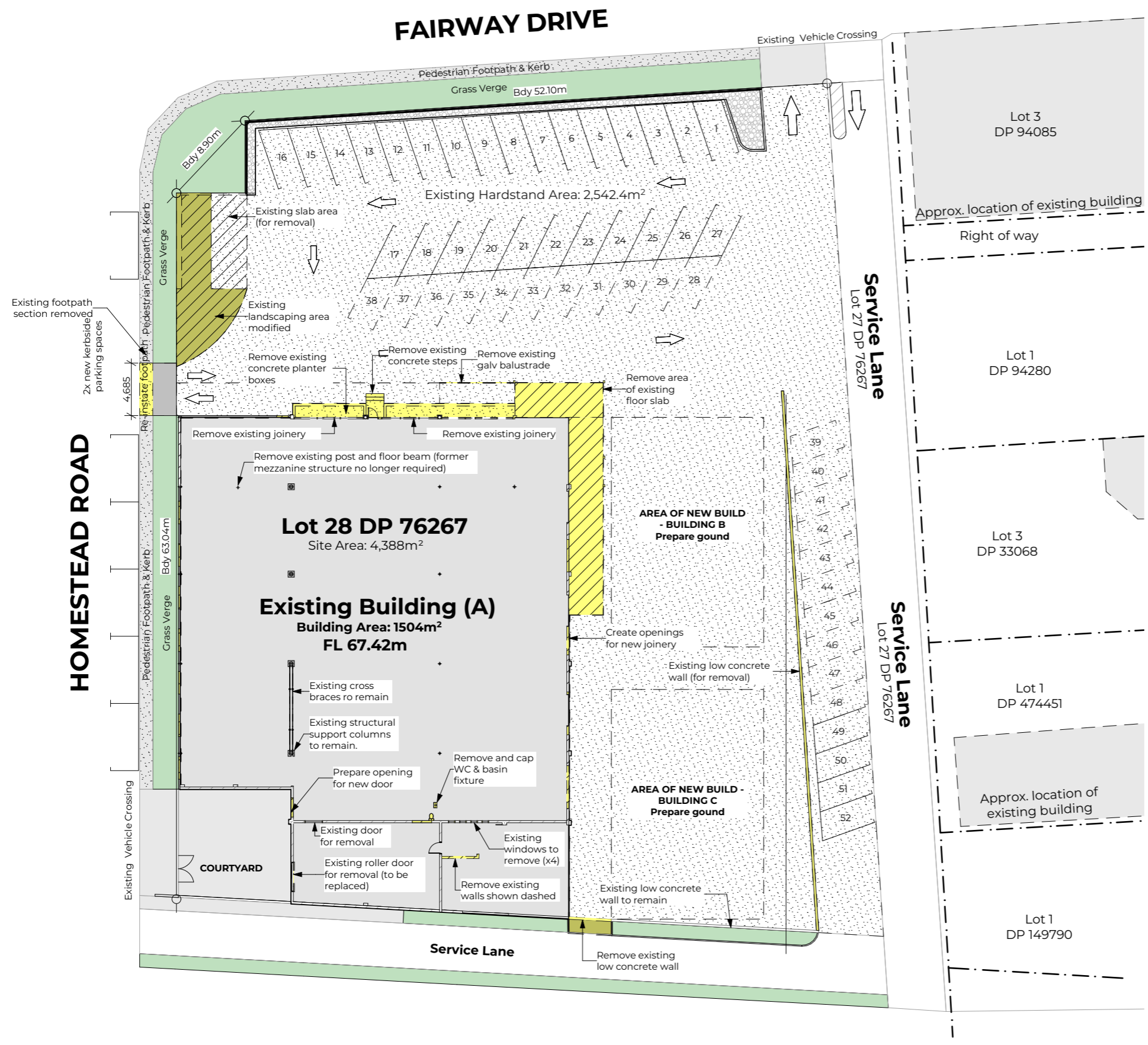
Issue Date:	16/02/2026	Drawn by:	MC	Client Name:	Curnon Real Estate	Lot & DP:	Lot 28 DP 76267
Status:	Concept	Check by:	MC	Project Name:	The Square	Site Address:	7 Fairway Drive Kerikeri 0230
DRAWINGS REMAIN THE PROPERTY OF ARCO GROUP LTD. NO UNAUTHORISED REPRODUCTION PERMITTED WITHOUT EXPRESS CONSENT OF ARCO GROUP LTD. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS. CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.							

Drawing Title:

Proposed Site & Drainage Plan

DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
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CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25



LOCATION PLAN



EXISTING VEHICLE CROSSING



PROPOSED PEDESTRIAN ACCESS ONLY

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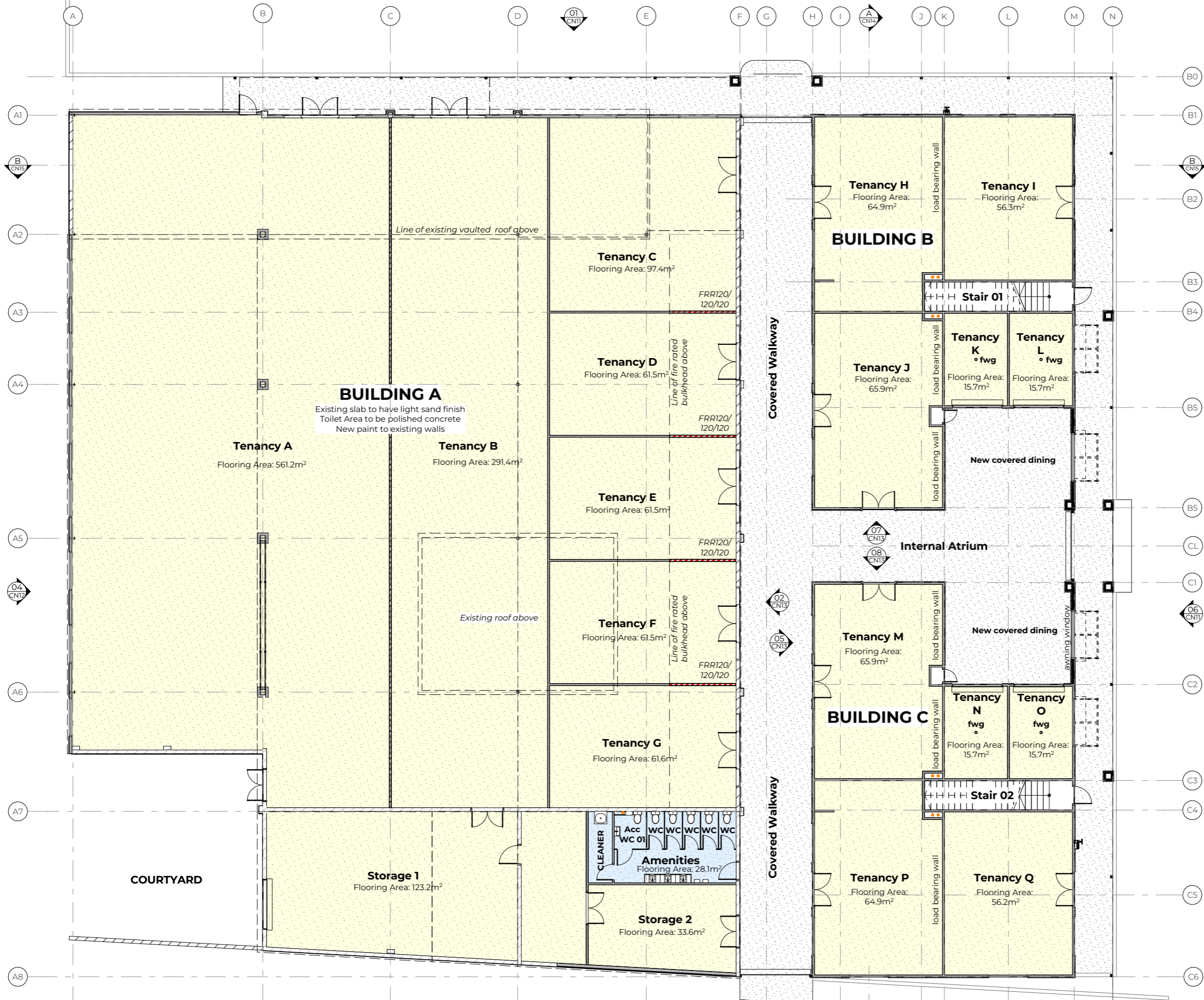
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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Existing Site Demolition Plan
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	1:400
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25	Rainfall:				
CP12	Window & Door Schedules added	10/02/25	80-90				
CP12	Apartment Design Refinements	09/02/25		Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.
CP11	Apartment Design Option	01/02/25		Snow:	Zone 1	Zone C	Commercial
CP10	Apartment Design Option	28/11/25	No				CN03



**CONCISE SPECIFICATION
GROUND FLOOR RETAIL**

- DPM/DPC:**
Black 250 micron polyethylene film DPM
Bituminous or synthetic DPC
- FOUNDATION:**
Design of concrete slab on ground subject to geotechnical report requirements.
- INTERNAL WALLS (Building A):**
New 100mm EPS panel walls
- IN/EXTERNAL WALLS (Buildings B & C):**
New 90mm SG8 timber framed walls with 13mm GIB Internal linings.
- ROOF/WALL UNDERLAY & FLASHING TAPE:**
BRANZ/Codemark Appraised flexible roof/wall underlays and flashing tapes. Fire retardant.
- EXTERNAL WALL CLADDING:**
Profiled ribbed vert. metal cladding on 20mm EPS cavity battens. All prefinished metal to suit corrosion zone requirements.
- ROOF CLADDING & DRAINAGE: Building A**
0.4BMT Profiled metal longrun roofing with 150 box spouting and Ø100mm PVC round downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.
- CANOPY ROOFS**
SG8 timber rafters and purlins. Design to NZ3604:2011. 0.4BMT Profiled metal longrun roofing with 150 box spouting and Ø100mm round PVC downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.
- WINDOW & DOOR JOINERY:**
Residential series PC aluminium, Low E. double glazing. Thermally broken frames. R Value 0.46 min. Glazing to NZ54223.3
- DOOR THRESHOLDS:**
Level entry access to all exterior doors.
- INSULATION:**
Fibreglass wall and ceiling batts to NZBC H1 minimum requirements
- CEILING (Buildings B & C)**
13mm GIB ceilings on 35mm metal ceiling battens @ 600mm ctrs to u/side posistrut
- SKIRTING, ARCHITRAVES & SCOTIA:**
SD 40x18mm H1.2 Pre-primed and painted timber architraves.
- DATA/ELECTRICAL:**
Electrical lighting (task and emergency), design by others. Security and data, design by others.

GF RETAIL WALL KEY

- Existing Masonry Wall Structure**
Existing block masonry structure to remain - make good as required
- New In/External Walls**
SG8 H1.2 90x45mm timber framed wall with required insulation, lined internally.
- New External Walls/Column**
SG8 H1.2 90x45mm timber framed wall
- New Internal Walls (Building A)**
100mm EPS Wall Panel System
- New Toilet Partition Walls (Building A)**
40mm composite partition walls

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Status:	Concept	Check by:	MC
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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Proposed Ground Floor Plan
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No.:	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Med	Zone 1	Far North	1:200
Rainfall:	Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.:
80-90	Zone 1	Zone C	Commercial	CN04
Snow:				
No				



**CONCISE SPECIFICATION
FIRST FLOOR APARTMENTS**

- MIDFLOOR:**
PS40-40X14 Posistrut @ 450mm centres with 20mm structural 21mm plywood substrate
- ROOF/WALL UNDERLAY & FLASHING TAPE:**
BRANZ/Codemark Appraised flexible roof/wall underlays and flashing tapes. Fire retardant.
- INT/EXTERNAL WALLS:**
New 90mm SG8 timber framed walls with 13mm GIB Internal linings. GIB intertenancy wall system between apartments.
- EXTERNAL WALL CLADDING:**
JH Stria vertical cladding on 20mm drained cavity system, BRANZ appraised build underlay over SG8 H1.2 90x45mm timber framing (insulated dry cavity). Paint finish: White TBC
- ROOF STRUCTURE**
Timber trusses designed by truss manufacturer
- ROOF CLADDING & DRAINAGE:**
0.4BMT Profiled metal longrun roofing with 150 box spouting and Ø100mm round PVC downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.
- ATRIUM ROOF STRUCTURE (Building B & C)**
SG & Timber trusses/rafters with clearlite profiled polycarbonate atrium roofing
- WINDOW & DOOR JOINERY:**
Residential series PC aluminium, Low E. double glazing. Thermally broken frames. R Value 0.46 min. Glazing to NZS4223.3
- DOOR THRESHOLDS:**
Level entry access to all exterior doors.
- INSULATION:**
Fibreglass floor/wall and ceiling batts to NZBC H1 minimum requirements
- CEILINGS**
13mm GIB ceilings on 35mm metal ceiling battens @ 600mm ctrs to u/side truss
- SKIRTING, ARCHITRAVES & SCOTIA:**
SD 40x18mm H1.2 Pre-primed and painted timber architraves.
- DATA/ELECTRICAL:**
Electrical lighting (task and emergency), design by others. Security and data, design by others.

- FF APARTMENT WALL KEY**
- New Intertenancy Walls**
GIB Intertenancy Wall System
 - New In/External Walls**
SG8 H1.2 90x45mm timber framed wall with required insulation, lined internally.
 - New Internal Walls (Existing Building)**
SG8 H1.2 90x45mm timber framed wall, lined internally with 13mm plasterboard.

- FF FLOOR FINISHES KEY**
- Timber look vinyl flooring boards
 - Timber Deck
 - Vinyl flooring boards (Wet Area suitable)
 - Carpet

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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
**Proposed First Floor
Plan**
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision	Description	Date
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Med	Zone 1	Far North	1:200
80-90	Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. CN05



**CONCISE SPECIFICATION
FIRST FLOOR APARTMENTS**

- MIDFLOOR:**
PS40-40X14 Posistrut @ 450mm centres with 20mm structural 21mm plywood substrate
- ROOF/WALL UNDERLAY & FLASHING TAPE:**
BRANZ/Codemark Appraised flexible roof/wall underlays and flashing tapes. Fire retardant.
- INT/EXTERNAL WALLS:**
New 90mm SG8 timber framed walls with 13mm GIB Internal linings. GIB intertenancy wall system between apartments.
- EXTERNAL WALL CLADDING:**
JH Stria vertical cladding on 20mm drained cavity system, BRANZ appraised build underlay over SG8 H1.2 90x45mm timber framing (insulated dry cavity). Paint finish: White TBC
- ROOF STRUCTURE**
Timber trusses designed by truss manufacturer
- ROOF CLADDING & DRAINAGE:**
0.4BMT Profiled metal longrun roofing with 150 box spouting and Ø100mm round PVC downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.
- ATRIUM ROOF STRUCTURE (Building B & C)**
SG& Timber trusses/rafters with clearlite profiled polycarbonate atrium roofing
- WINDOW & DOOR JOINERY:**
Residential series PC aluminium, Low E. double glazing. Thermally broken frames. R Value 0.46 min. Glazing to NZS4223.3
- DOOR THRESHOLDS:**
Level entry access to all exterior doors.
- INSULATION:**
Fibreglass floor/wall and ceiling batts to NZBC H1 minimum requirements
- CEILINGS**
13mm GIB ceilings on 35mm metal ceiling battens @ 600mm ctrs to u/side truss
- SKIRTING, ARCHITRAVES & SCOTIA:**
SD 40x18mm H1.2 Pre-primed and painted timber architraves.
- DATA/ELECTRICAL:**
Electrical lighting (task and emergency), design by others. Security and data, design by others.

FF APARTMENT WALL KEY

- New Intertenancy Walls**
GIB Intertenancy Wall System
- New In/External Walls**
SG8 H1.2 90x45mm timber framed wall with required insulation, lined internally.
- New Internal Walls (Existing Building)**
SG8 H1.2 90x45mm timber framed wall, lined internally with 13mm plasterboard.

FF FLOOR FINISHES KEY

- Timber look vinyl flooring boards
- Timber Deck
- Vinyl flooring boards (Wet Area suitable)
- Carpet

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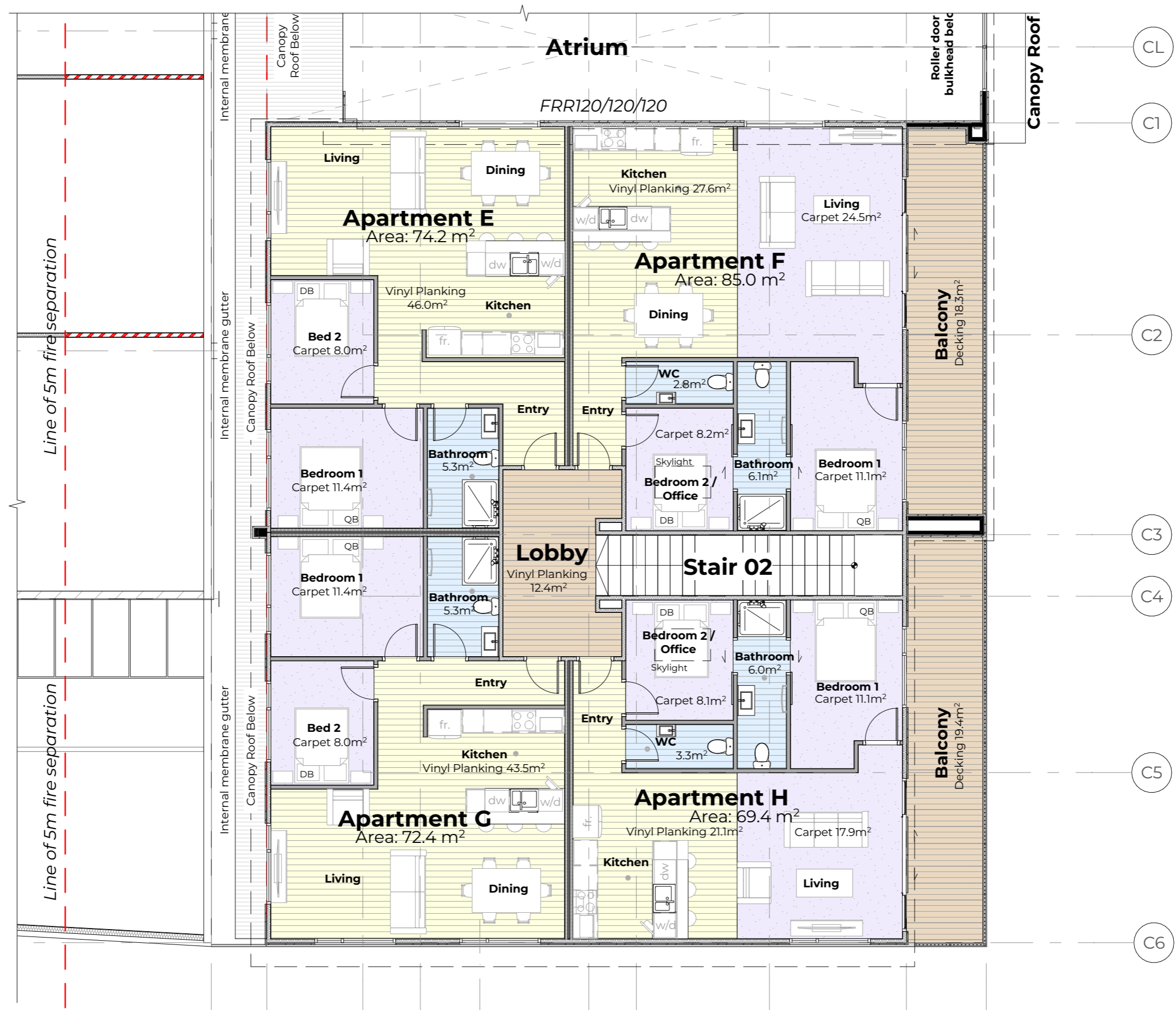
Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
**Proposed Apartment
Plans A-D**
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No.:	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Med	Zone 1	Far North	1:100
Rainfall:	Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.:
80-90	Zone 1	Zone C	Commercial	CN06
Snow:				
No				



**CONCISE SPECIFICATION
FIRST FLOOR APARTMENTS**

- MIDFLOOR:**
PS40-40X14 Posistrut @ 450mm centres with 20mm structural 21mm plywood substrate
- ROOF/WALL UNDERLAY & FLASHING TAPE:**
BRANZ/Codemark Appraised flexible roof/wall underlays and flashing tapes. Fire retardant.
- INT/EXTERNAL WALLS:**
New 90mm SGB timber framed walls with 13mm GIB Internal linings. GIB intertenancy wall system between apartments.
- EXTERNAL WALL CLADDING:**
JH Stria vertical cladding on 20mm drained cavity system, BRANZ appraised build underlay over SGB H1.2 90x45mm timber framing (insulated dry cavity). Paint finish: White TBC
- ROOF STRUCTURE**
Timber trusses designed by truss manufacturer
- ROOF CLADDING & DRAINAGE:**
0.4BMT Profiled metal longrun roofing with 150 box spouting and Ø100mm round PVC downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.
- ATRIUM ROOF STRUCTURE (Building B & C)**
SG& Timber trusses/rafters with clearlite profiled polycarbonate atrium roofing
- WINDOW & DOOR JOINERY:**
Residential series PC aluminium, Low E. double glazing. Thermally broken frames. R Value 0.46 min. Glazing to NZS4223.3
- DOOR THRESHOLDS:**
Level entry access to all exterior doors.
- INSULATION:**
Fibreglass floor/wall and ceiling batts to NZBC H1 minimum requirements
- CEILINGS**
13mm GIB ceilings on 35mm metal ceiling battens @ 600mm ctrs to u/side truss
- SKIRTING, ARCHITRAVES & SCOTIA:**
SD 40x18mm H1.2 Pre-primed and painted timber architraves.
- DATA/ELECTRICAL:**
Electrical lighting (task and emergency), design by others. Security and data, design by others.

- FF APARTMENT WALL KEY**
- New Intertenancy Walls**
GIB Intertenancy Wall System
 - New In/External Walls**
SGB H1.2 90x45mm timber framed wall with required insulation, lined internally.
 - New Internal Walls (Existing Building)**
SGB H1.2 90x45mm timber framed wall, lined internally with 13mm plasterboard.

- FF FLOOR FINISHES KEY**
- Timber look vinyl flooring boards
 - Timber Deck
 - Vinyl flooring boards (Wet Area suitable)
 - Carpet

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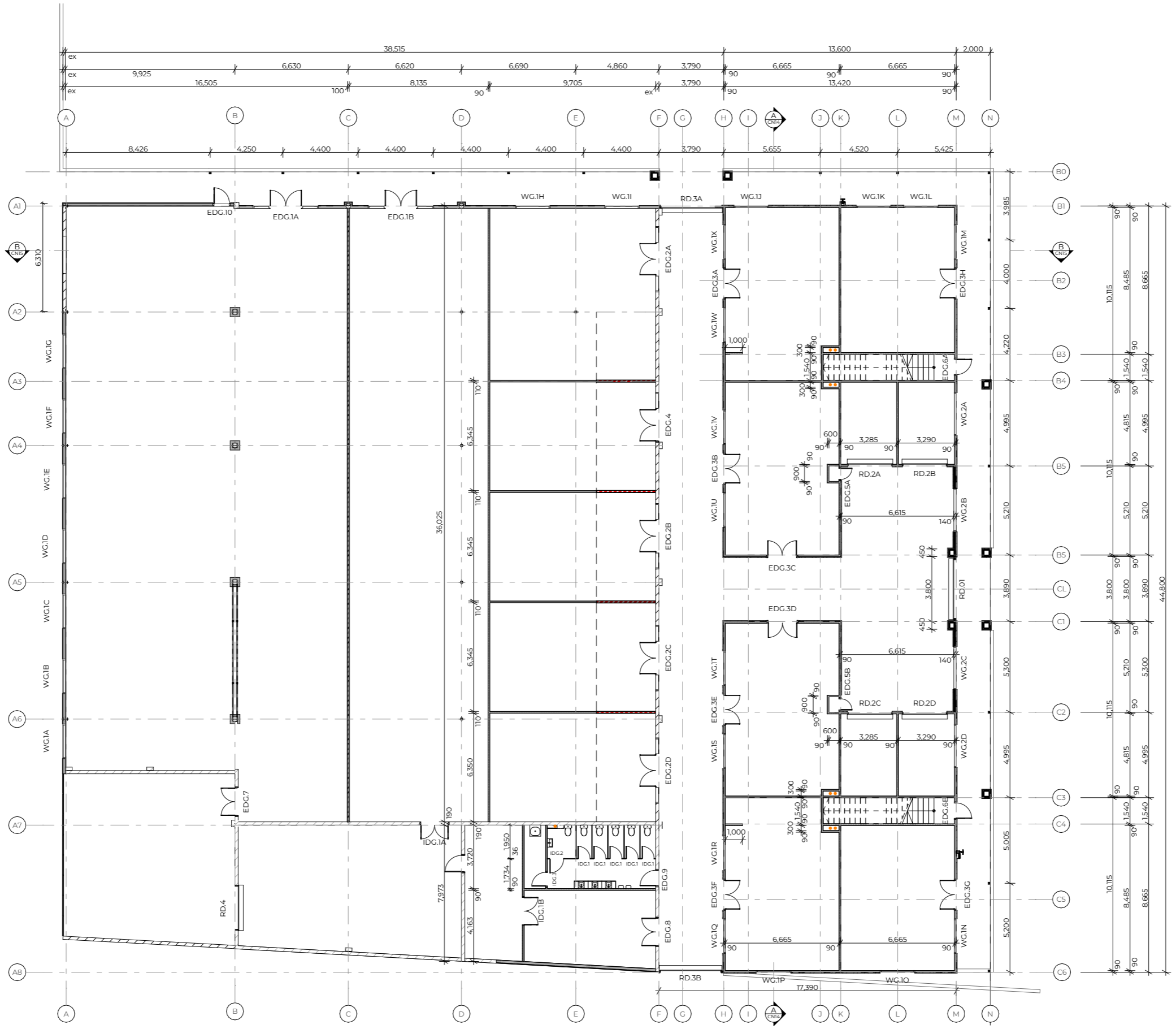
Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
**Proposed Apartment
Plans E-H**
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Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
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CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No.:	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Med	Zone 1	Far North	1:100
Rainfall:	Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.:
80-90	Zone 1	Zone C	Commercial	CN07
Snow:				
No				





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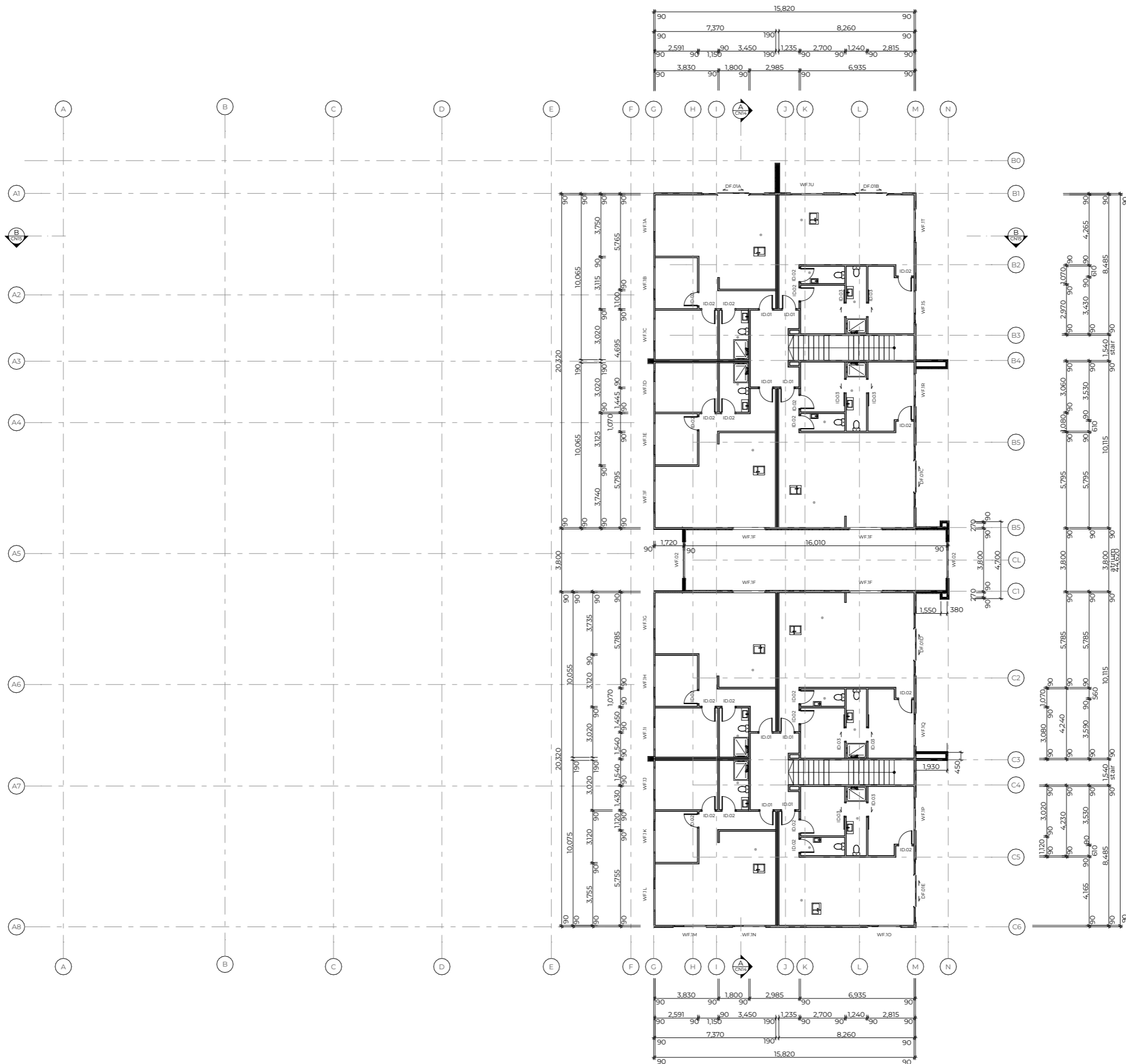
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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
**Dimensioned Ground
Floor Plan**
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Revision	Description	Date	Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	1:250
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25					
CP12	Window & Door Schedules added	10/02/25		Zone 1	Zone C	Commercial	
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25					
CP10	Apartment Design Option	28/11/25		No			CN08



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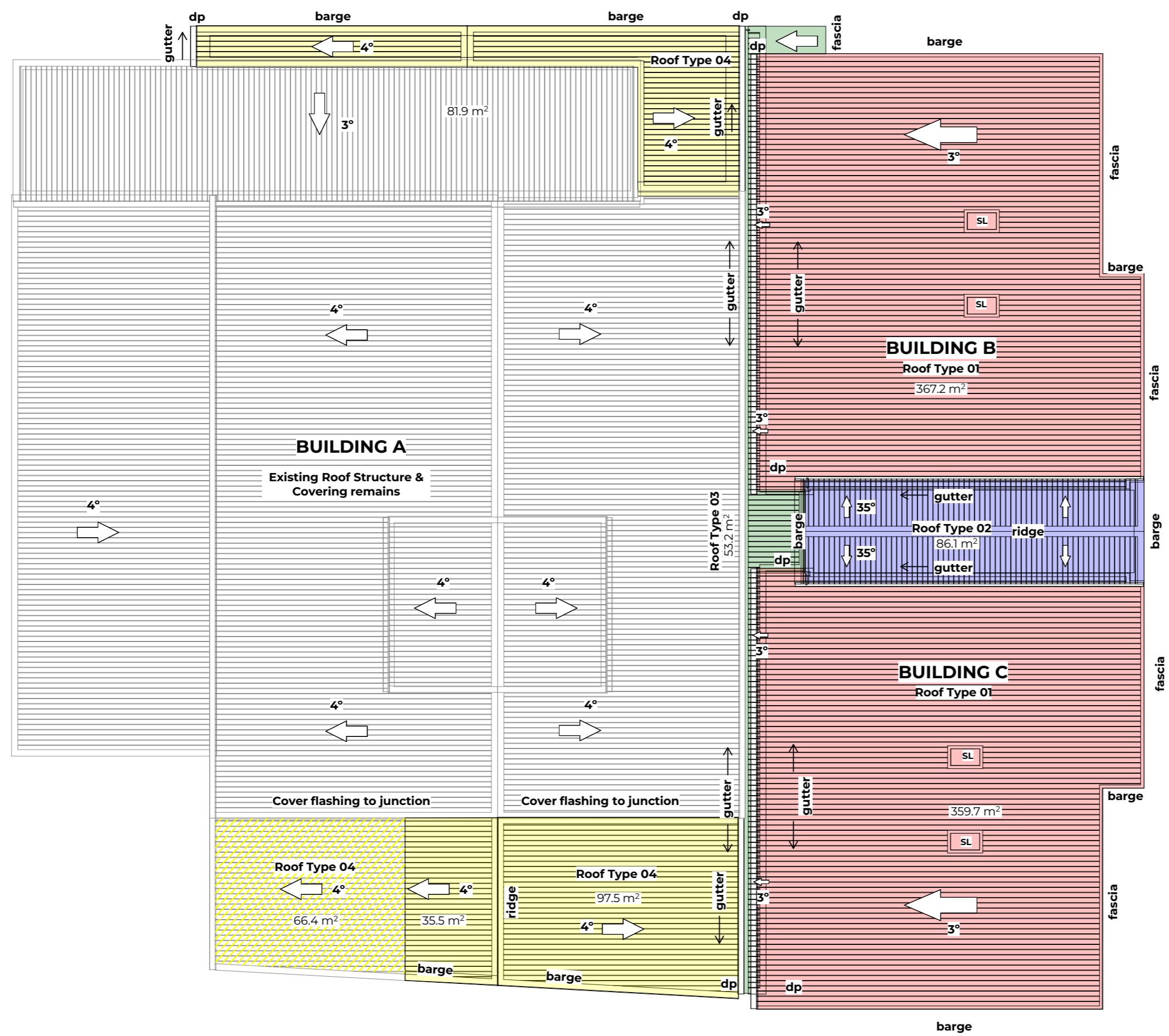
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Status: Concept	Check by: MC
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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
**Dimensioned First Floor
Plan**
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Revision	Description	Date	Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	1:250
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		80-90	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		No	Zone 1	Commercial	
CP10	Apartment Design Option	28/11/25					



- ROOF CLADDING NOTES**
- New Roof Type 01 Cladding**
0.4BMT Profiled metal longrun roofing with 150 box spouting and Ø100mm round downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.
- New Roof Type 02 & 03 Cladding**
Topglass GC FR50 2400 gsm clear tint from Alsynite One
- New Roof Type 03**
Arcade Roof designed by others
- Downpipes -**
Round PVC downpipes - Refer to plan for sizes
- Spouting -**
PVC Spouting - Refer to plan for sizes
- Existing roof (to remain)
 - New roof (Type 04) to match existing, with new internal guttering
 - Roof Type 01: New 3° timber truss roof
 - Roof Type 02: New 35° timber rafter, with clearlite roof
 - Roof Type 03: New timber rafter roof with internal edge gutter
 - Skylight TBC

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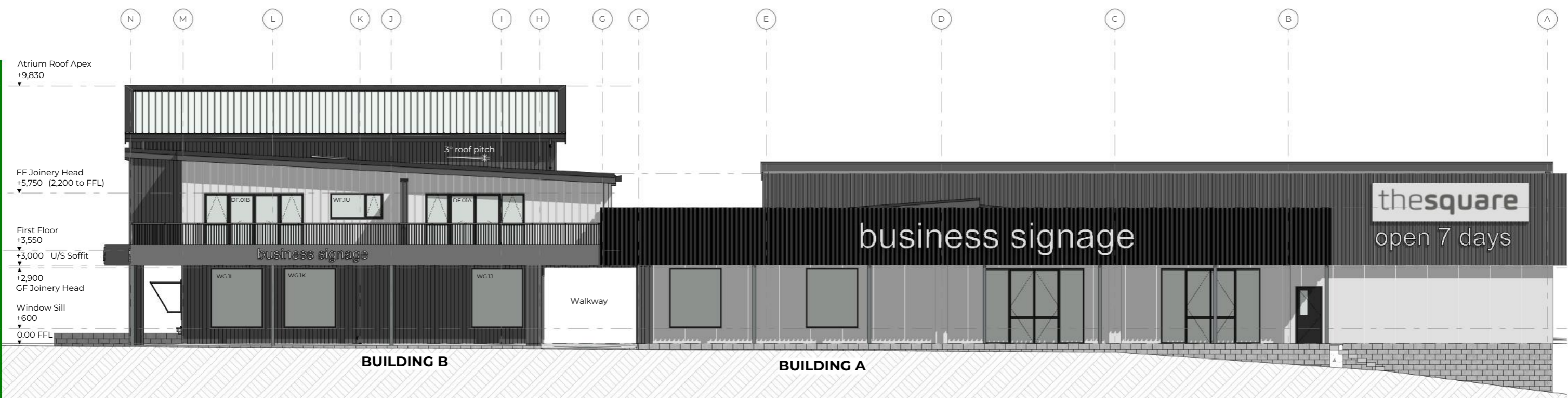
Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Roof Plan
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision	Description	Date
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No. CP14	Wind Zone: Med	Earthquake Zone: Zone 1	District Council: Far North	Scale @ A3: 1:200
Rainfall: 80-90	Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. CN10
Snow: No				



PROPOSED ELEVATION 01



PROPOSED ELEVATION 02



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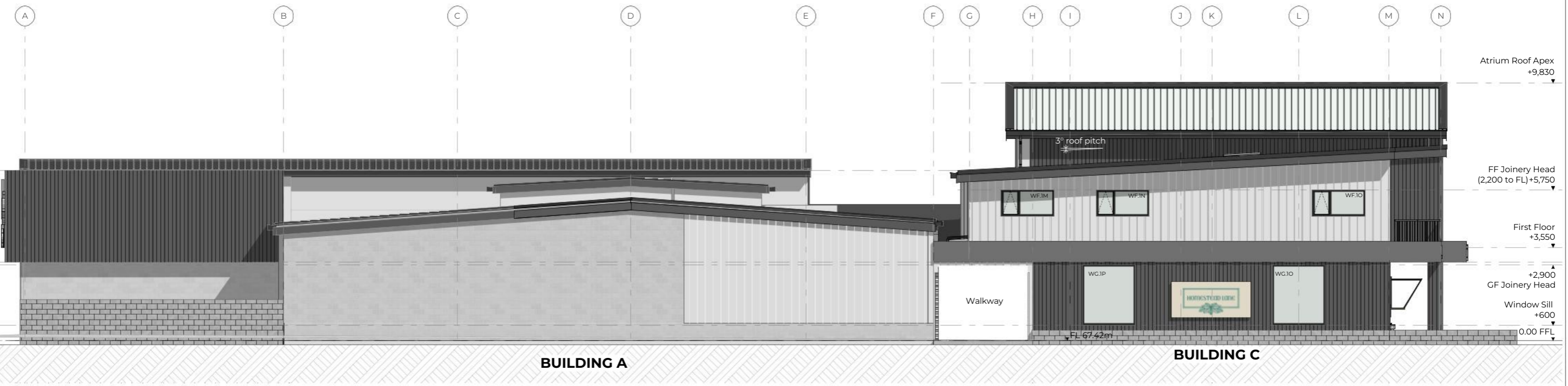
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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Elevations -Proposed
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	1:150
CP13	Design Modifications - Fire design	23/12/25					
CP12	Roof Plan Updated and added	11/12/25		80-90	Zone C	Commercial	
CP12	Window & Door Schedules added	10/12/25					
CP12	Apartment Design Refinements	09/12/25		Zone 1	Zone C	Commercial	
CP11	Apartment Design Option	01/12/25					
CP10	Apartment Design Option	28/11/25					
				No			CN11



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Client Name:
Curnon Real Estate
 Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
 Site Address:
**7 Fairway Drive
 Kerikeri 0230**

Drawing Title:
Elevations -Proposed
DRAFT ONLY - NOT FOR CONSTRUCTION

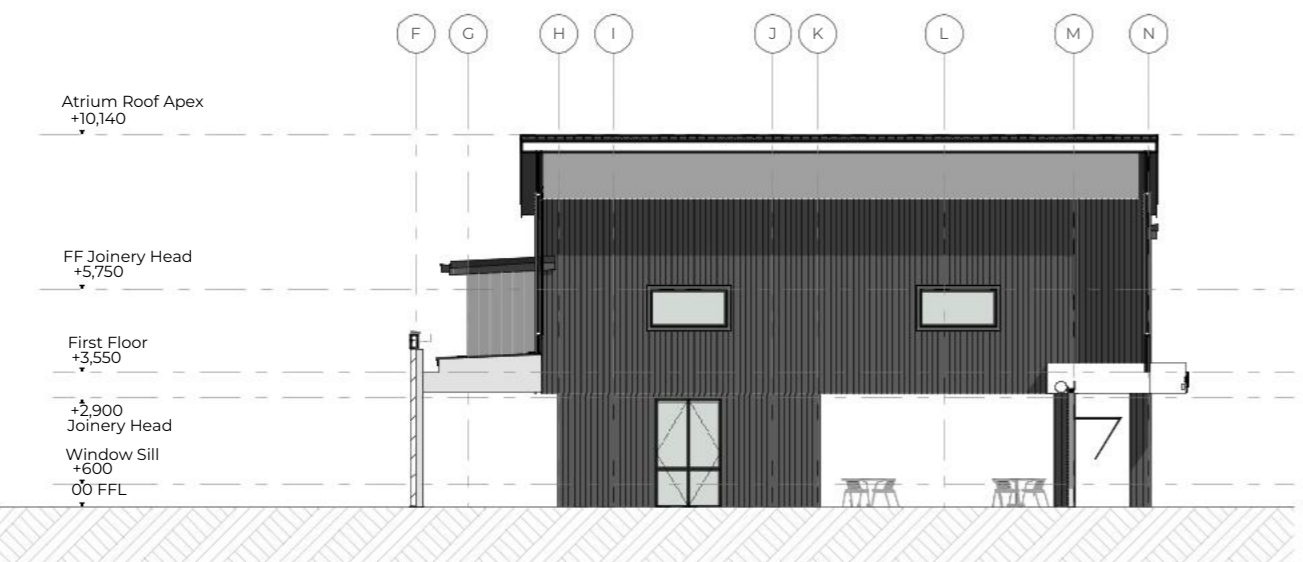
Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	1:150
CP13	Design Modifications - Fire design	23/12/25	CP13				
CP12	Roof Plan Updated and added	11/12/25	80-90	Zone 1	Zone C	Commercial	Drawing No. CN12
CP12	Window & Door Schedules added	10/12/25	80-90				
CP12	Apartment Design Refinements	09/12/25					
CP11	Apartment Design Option	01/12/25					
CP10	Apartment Design Option	28/11/25					



PROPOSED ELEVATION 05



PROPOSED ELEVATION 06



PROPOSED ELEVATION 07



PROPOSED ELEVATION 08

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Burbush, Hamilton 3200

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Issue Date: **16/02/2026** Drawn by: **MC**
Status: **Concept** Check by: **MC**

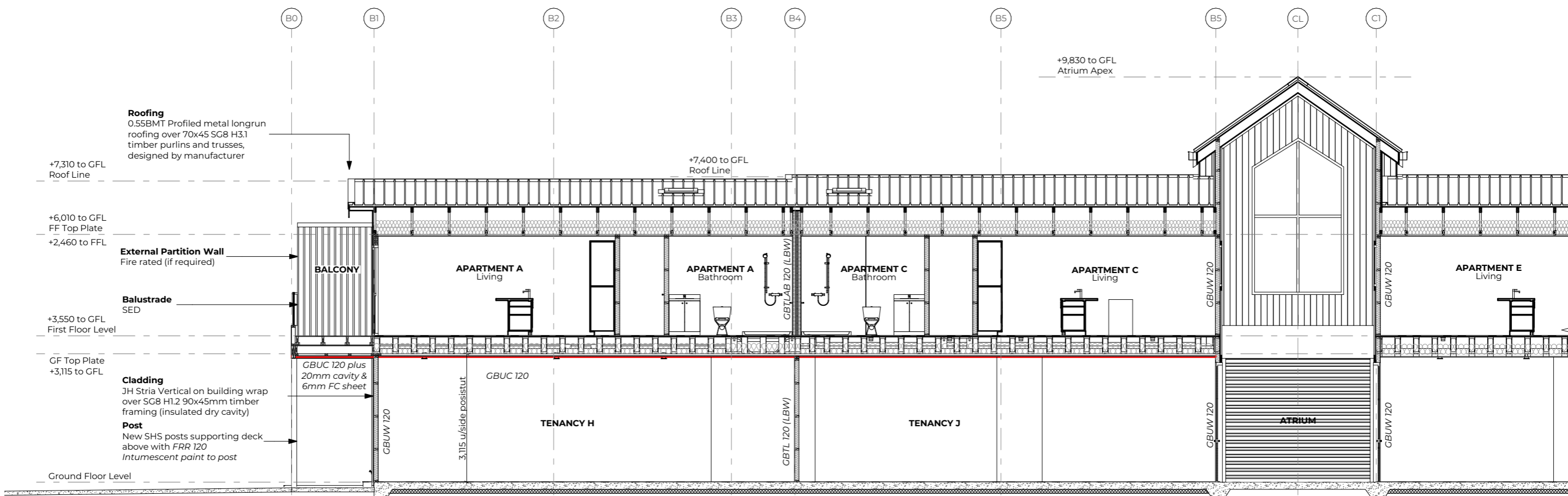
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Client Name:
Curnon Real Estate
Project Name:
The Square

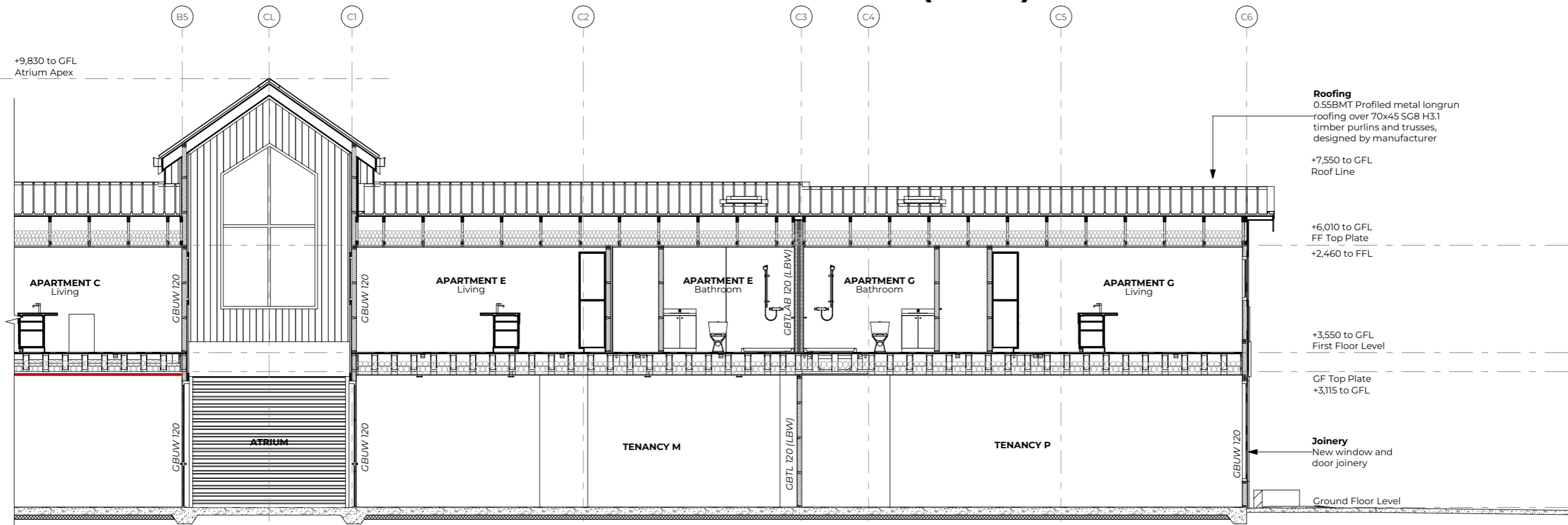
Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Elevations- Proposed
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Revision	Description	Date	Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	1:150,
CP13	Design Modifications - Fire design	23/12/25					1:200
CP12	Roof Plan Updated and added	11/12/25		Zone 1	Zone C	Commercial	Drawing No. CN13
CP12	Window & Door Schedules added	10/12/25					
CP12	Apartment Design Refinements	09/12/25					
CP11	Apartment Design Option	01/12/25					
CP10	Apartment Design Option	28/11/25					



SECTION A-A (Part 1)



SECTION A (Part 2)

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LBP DESIGN 2
BP 138910
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Issue Date: **16/02/2026** Drawn by: **MC**
Status: **Concept** Check by: **MC**

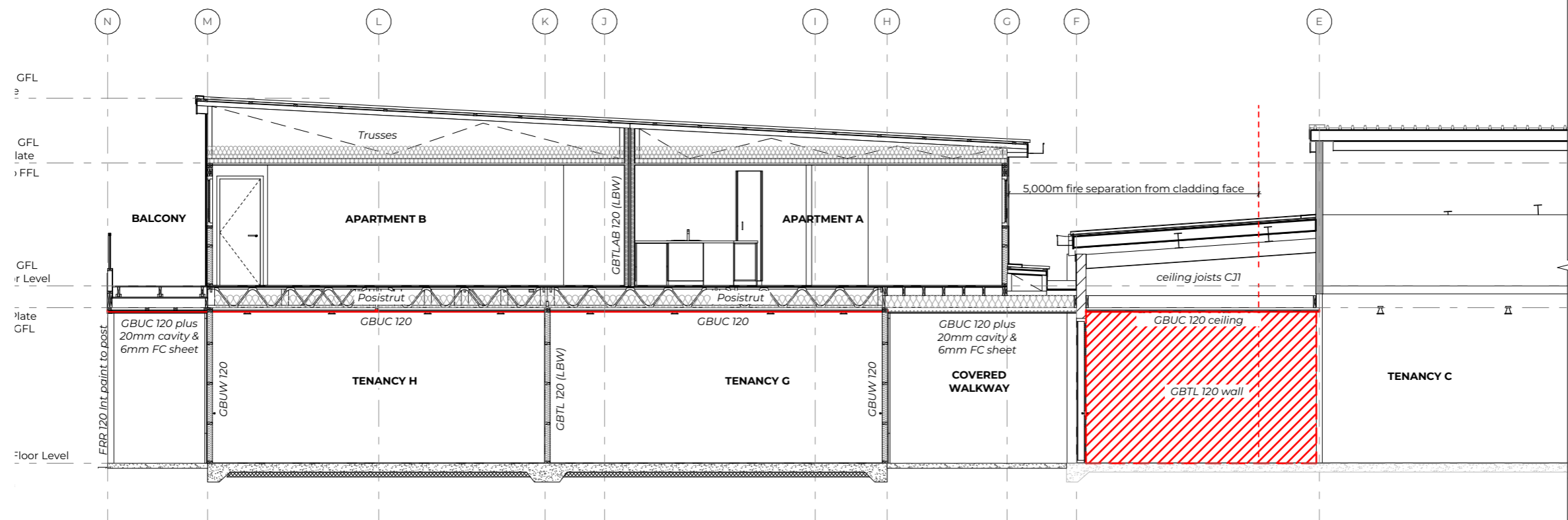
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Client Name:
Curnon Real Estate
Project Name:
The Square

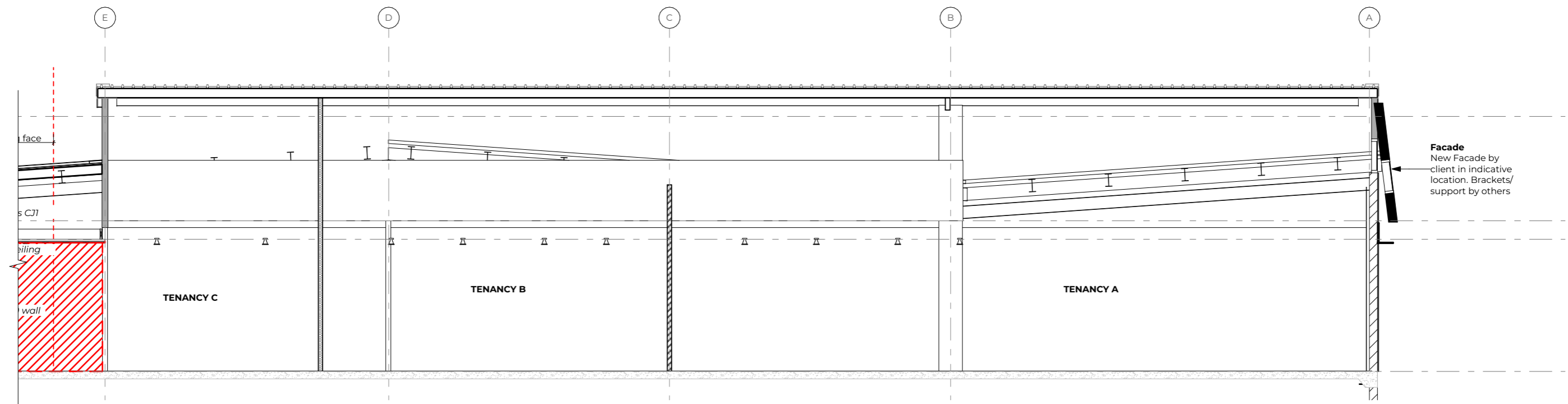
Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Cross Section A-A
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision	Description	Date	Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	Drawing No. CN14
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		Zone 1	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25					
CP10	Apartment Design Option	28/11/25					



SECTION B-B (Part 1)



SECTION B (Part 2)

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Issue Date: **16/02/2026** Drawn by: **MC**
Status: **Concept** Check by: **MC**

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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Cross Section B-B
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14
CP13	Design Modifications - Fire design	23/12/25	
CP12	Roof Plan Updated and added	11/12/25	Rainfall: 80-90
CP12	Window & Door Schedules added	10/12/25	Snow: No
CP12	Apartment Design Refinements	09/12/25	
CP11	Apartment Design Option	01/12/25	
CP10	Apartment Design Option	28/11/25	

Wind Zone: Med	Earthquake Zone: Zone 1	District Council: Far North	Scale @ A3:
Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. CN15

JOINERY SPECIFICATION

EXTERIOR DOOR JOINERY:
Powdercoated Aluminium joinery with glazing to NZS 4223. Glazing to be R0.46 min

INTERIOR DOOR JOINERY:
Apartment Front Doors to be solid core timber framed.
All remaining internal doors to be hollowcore timber framed

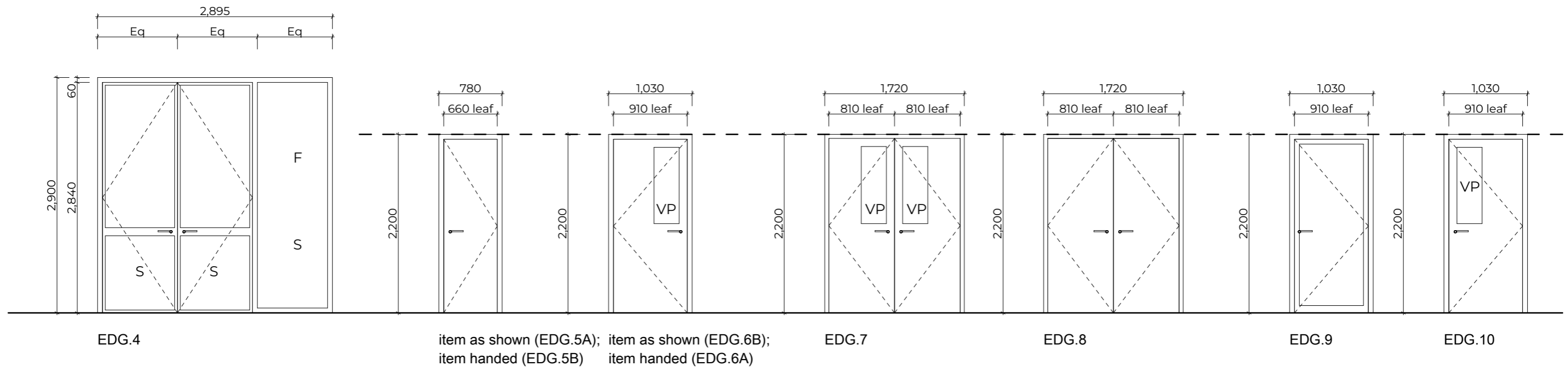
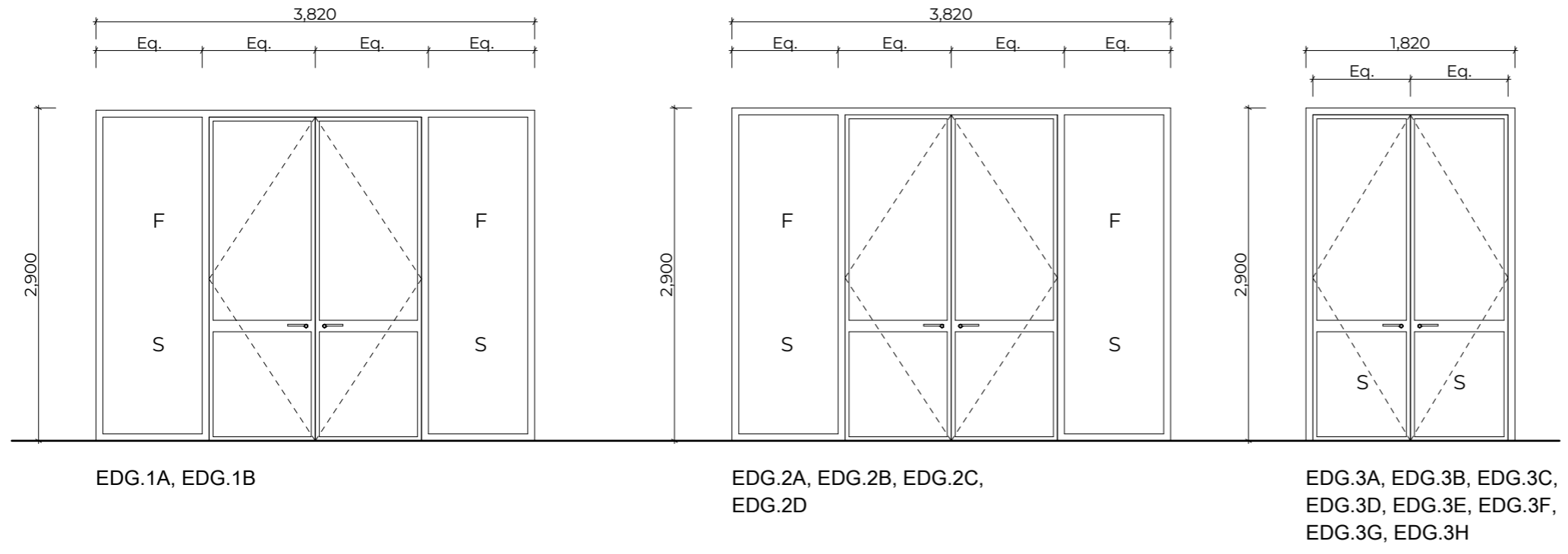
WINDOWS:
Powdercoated Aluminium joinery with glazing to NZS 4223. Glazing to be R0.46 min

ROLLER DOORS:
Doors to Tenency units (GR.01, GR.02, GR.03, GR.04) to be clear polycarb
Doors to Atrium to be Colorsteel Maxam

SITE MEASURE
Contractor is to check all dimensions on site before commencing work.
All joinery sizes are framing (clear opening) sizes allow for jamb battens as per details.
All dimensions to timber framing not finished room sizes

ABBREVIATIONS
F FIXED GLASS PANEL
S SAFETY GLASS
WR WINDOW RESTRICTOR

MANIFESTATIONS
Manifestations in accordance with NZS4223: Clause 303.1 Client to provide manifestation design to joinery manufacturer prior to fabrication



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Issue Date: **16/02/2026** Drawn by: **MC**
Status: **Concept** Check by: **MC**

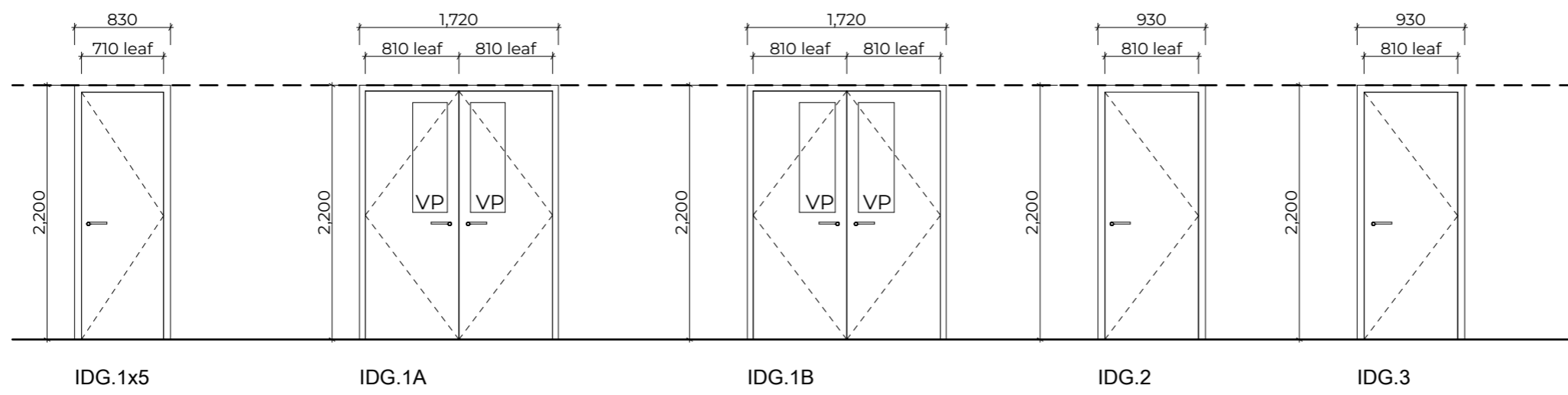
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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Door Schedule - External
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision	Description	Date	Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	Drawing No.
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		Zone 1	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		No			
CP10	Apartment Design Option	28/11/25					



JOINERY SPECIFICATION

EXTERIOR DOOR JOINERY:
Powdercoated Aluminium joinery with glazing to NZS 4223. Glazing to be R0.46 min

INTERIOR DOOR JOINERY:
Apartment Front Doors to be solid core timber framed.
All remaining internal doors to be hollowcore timber framed

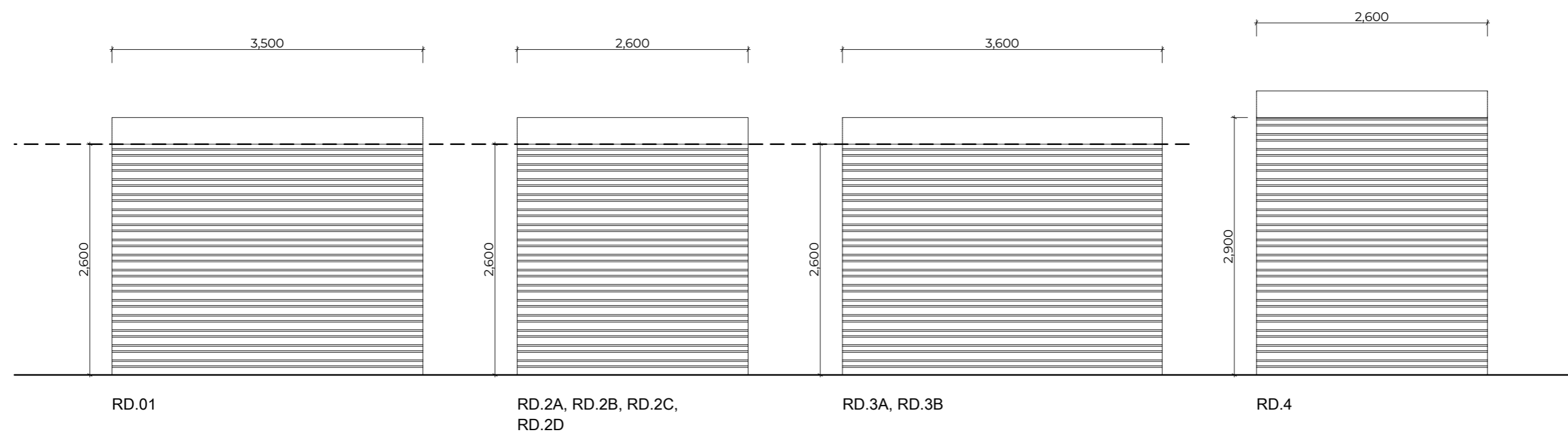
WINDOWS:
Powdercoated Aluminium joinery with glazing to NZS 4223. Glazing to be R0.46 min

ROLLER DOORS:
Doors to Tenency units (GR.01, GR.02, GR.03, GR.04) to be clear polycarb
Doors to Atrium to be Colorsteel Maxam

SITE MEASURE
Contractor is to check all dimensions on site before commencing work.
All joinery sizes are framing (clear opening) sizes allow for jamb battens as per details.
All dimensions to timber framing not finished room sizes

ABBREVIATIONS
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S SAFETY GLASS
WR WINDOW RESTRICTOR

MANIFESTATIONS
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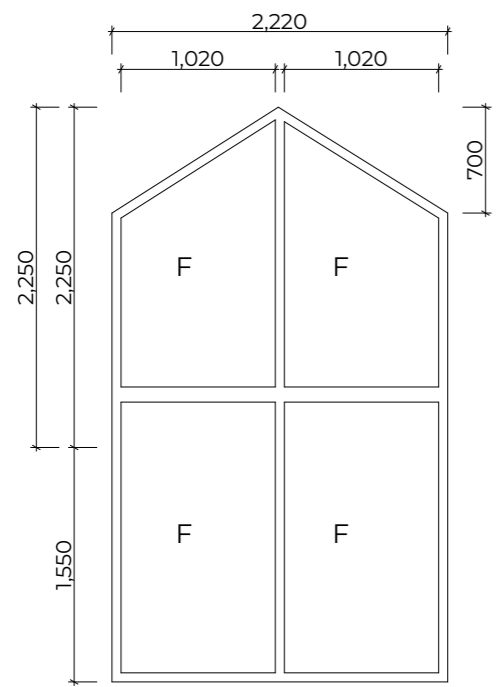
Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

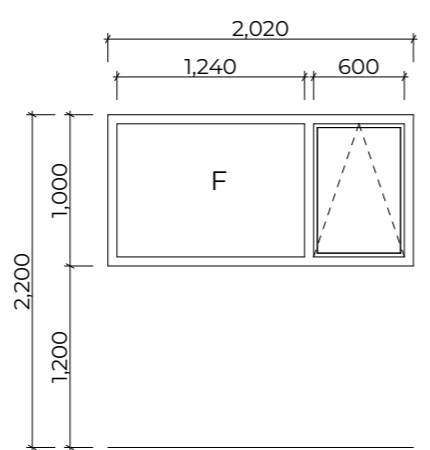
Drawing Title:
**Door Schedule - Internal
and Roller**
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Revision	Description	Date
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

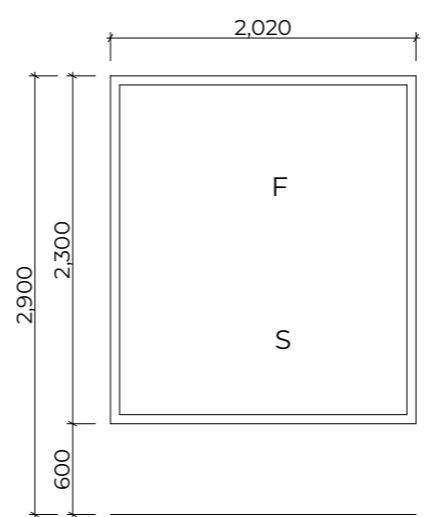
Rev No. CP14	Wind Zone: Med	Earthquake Zone: Zone 1	District Council: Far North	Scale @ A3:
Rainfall: 80-90	Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. CN17
Snow: No				



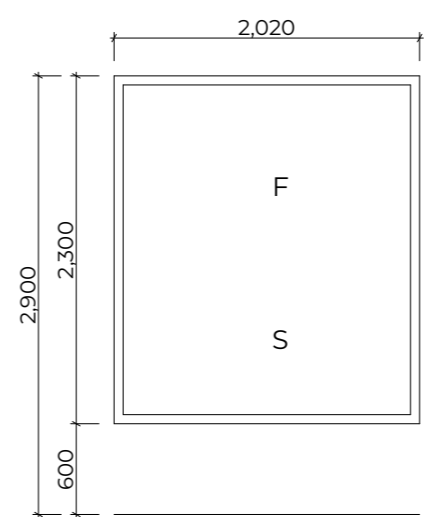
WF.02



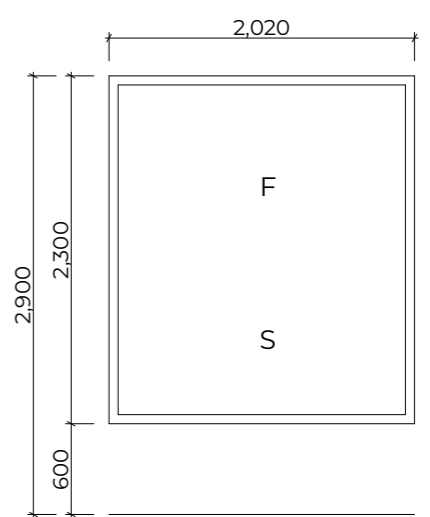
items as shown (WF.1A, WF.1B, WF.1C, WF.1E, WF.1F, WF.1G, WF.1H, WF.1J, WF.1P, WF.1Q, WF.1U); items handed (WF.1D, WF.1I, WF.1K, WF.1L, WF.1M, WF.1N, WF.1O, WF.1R, WF.1S, WF.1T)



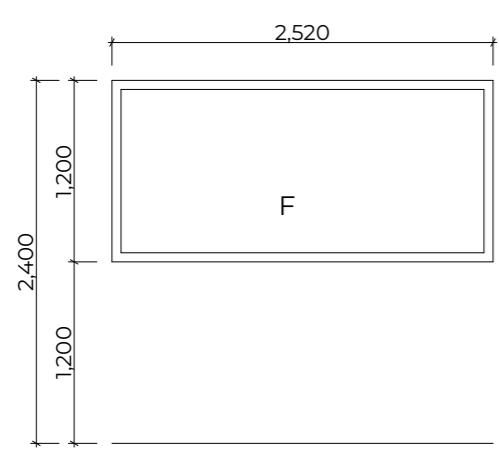
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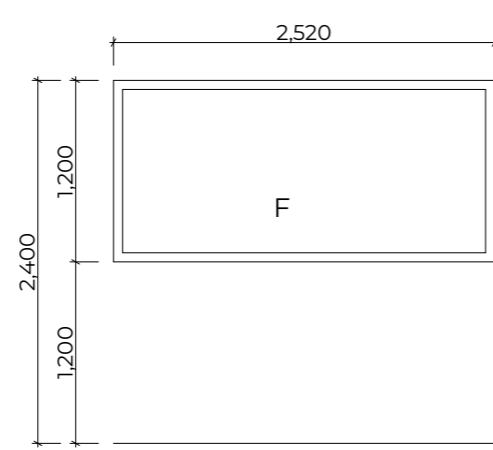
WG.1H, WG.1I



WG.1J, WG.1K, WG.1L, WG.1M, WG.1N, WG.1O, WG.1P, WG.1Q, WG.1R, WG.1S, WG.1T, WG.1U, WG.1V, WG.1W, WG.1X



WG.2A, WG.2D



WG.2B, WG.2C



**Awning Style Windows:
See windows WG.2 A-D**

JOINERY SPECIFICATION

EXTERIOR DOOR JOINERY:
Powdercoated Aluminium joinery with glazing to NZS 4223. Glazing to be R0.46 min

INTERIOR DOOR JOINERY:
Apartment Front Doors to be solid core timber framed.
All remaining internal doors to be hollowcore timber framed

WINDOWS:
Powdercoated Aluminium joinery with glazing to NZS 4223. Glazing to be R0.46 min

ROLLER DOORS:
Doors to Tenancy units (GR.01, GR.02, GR.03, GR.04) to be clear polycarb
Doors to Atrium to be Colorsteel Maxam

SITE MEASURE
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All dimensions to timber framing not finished room sizes

ABBREVIATIONS
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S SAFETY GLASS
WR WINDOW RESTRICTOR

MANIFESTATIONS
Manifestations in accordance with NZS4223: Clause 303.1 Client to provide manifestation design to joinery manufacturer prior to fabrication

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Status:	Concept	Check by:	MC
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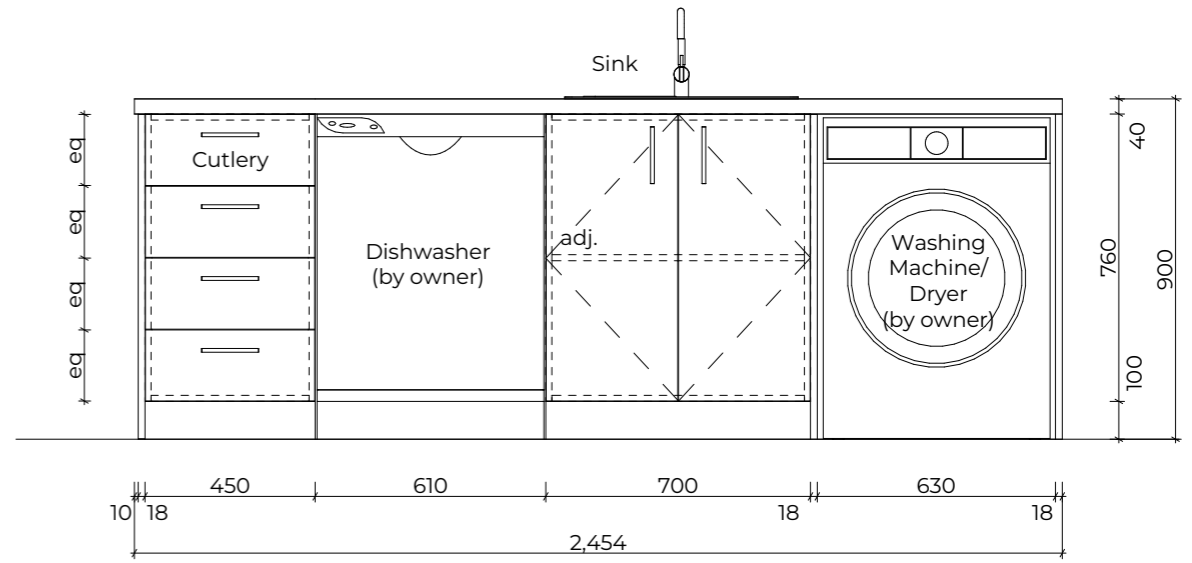
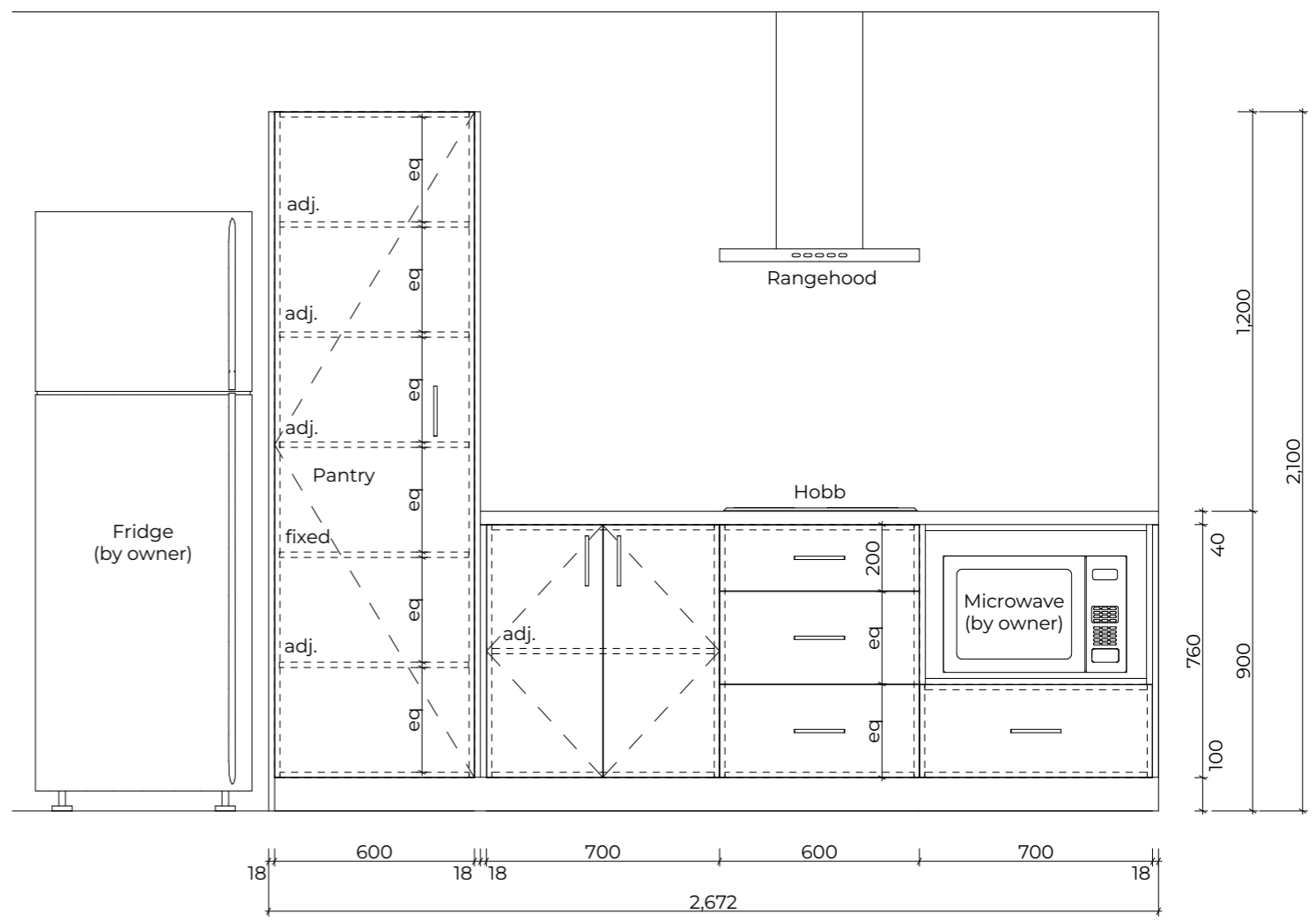
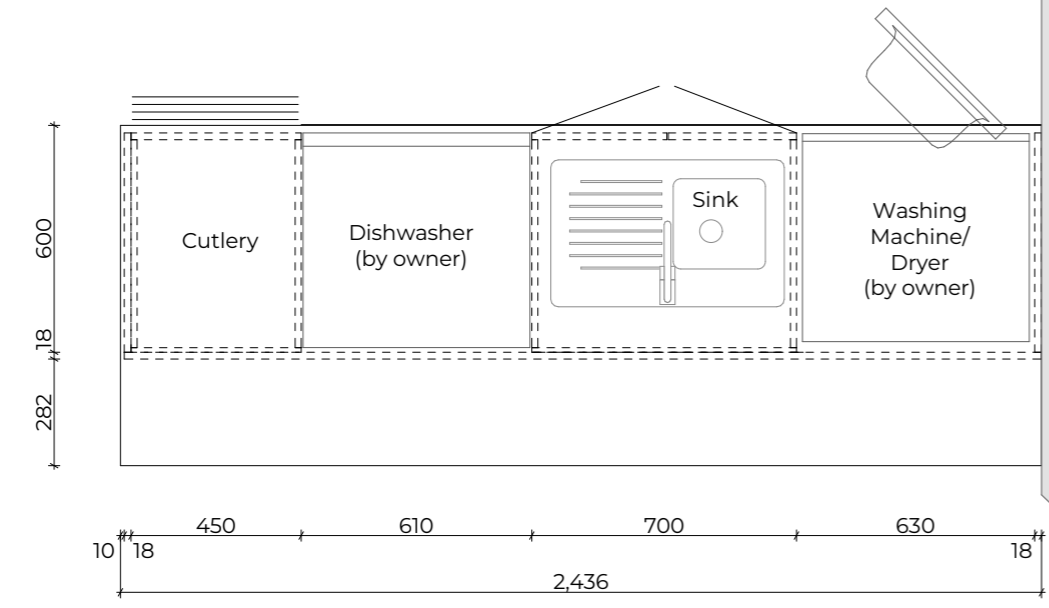
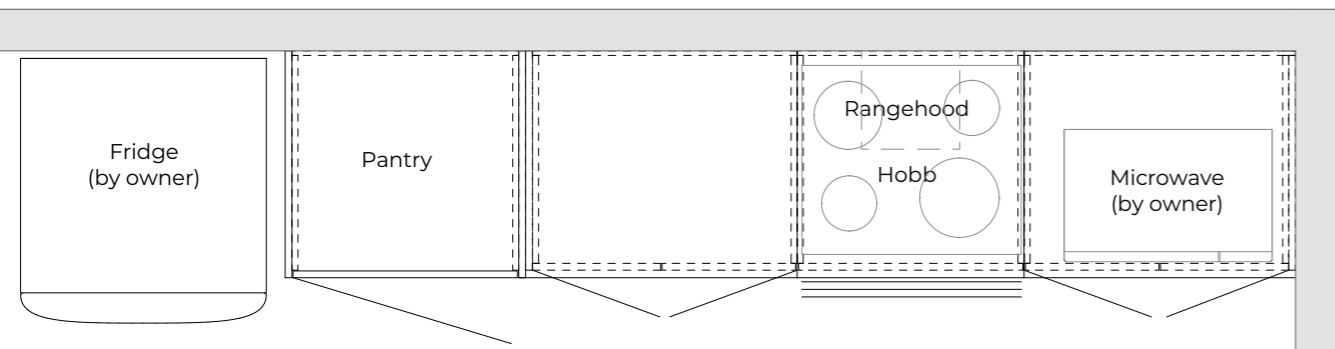
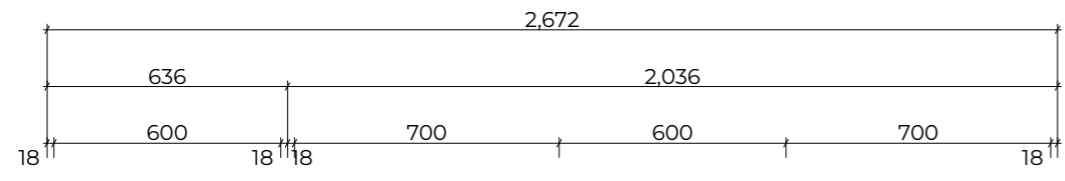
Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Window Schedule
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
CP12	Roof Plan Updated and added	11/02/25
CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Med	Zone 1	Far North	
80-90	Climate Zone:	Exposure Zone:	Planning Zone:	Drawing No.
No	Zone 1	Zone C	Commercial	CN18



FIXTURES AND FITTINGS

Kitchen Cabinetry units
Exposed panels: 18mm Melamine
Colour: TBC
Internal panels: 16mm white carcass board
2mm PVC edging strips

Benchtop & Splashback
40mm High pressure Laminate
Colour: TBC
Bench top surface finish and splashbacks to comply with E3 & G3

Hardware
TBC

NOTE:
Site measure and check all appliances, specifications and manufacturer's instructions for required clearances and finished dimensions of all units before construction of joinery.
Soft close hinges and drawer closes to all

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Status: **Concept** Check by: **MC**

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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Kitchen Joinery
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Revision	Description	Date	Rev No.	Wind Zone	Earthquake Zone	District Council	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	1:20
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		80-90	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		No	Zone 1	Commercial	
CP10	Apartment Design Option	28/11/25					



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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Perspectives
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	Drawing No. CN20
CP13	Design Modifications - Fire design	23/12/25					
CP12	Roof Plan Updated and added	11/12/25		Zone 1	Zone C	Commercial	
CP12	Window & Door Schedules added	10/12/25					
CP12	Apartment Design Refinements	09/12/25					
CP11	Apartment Design Option	01/12/25		Zone 1	Zone C	Commercial	
CP10	Apartment Design Option	28/11/25					



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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Perspectives
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	Drawing No. CN21
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		80-90	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		Zone 1	Zone C	Commercial	
CP10	Apartment Design Option	28/11/25					
				No			



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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Perspectives
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Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/12/25
CP12	Roof Plan Updated and added	11/12/25
CP12	Window & Door Schedules added	10/12/25
CP12	Apartment Design Refinements	09/12/25
CP11	Apartment Design Option	01/12/25
CP10	Apartment Design Option	28/11/25

Rev No. CP14	Wind Zone: Med	Earthquake Zone: Zone 1	District Council: Far North	Scale @ A3:
Rainfall: 80-90	Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. CN22
Snow: No				



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Client Name:
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Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
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Drawing Title:
Perspectives
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:
CP14	Atrium Int. Elev's & Renders updated	16/02/26
CP13	Design Modifications - Fire design	23/02/25
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CP12	Window & Door Schedules added	10/02/25
CP12	Apartment Design Refinements	09/02/25
CP11	Apartment Design Option	01/02/25
CP10	Apartment Design Option	28/11/25

Rev No. CP14	Wind Zone: Med	Earthquake Zone: Zone 1	District Council: Far North	Scale @ A3:
Rainfall: 80-90	Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. CN23
Snow: No				



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Issue Date: 16/02/2026	Drawn by: MC	Client Name: Curnon Real Estate
Status: Concept	Check by: MC	Project Name: The Square
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Lot & DP: **Lot 28 DP 76267**
Site Address: **7 Fairway Drive Kerikeri 0230**

Drawing Title: **Perspectives**
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far North	Drawing No. CN24
CP13	Design Modifications - Fire design	23/02/25					
CP12	Roof Plan Updated and added	11/02/25		80-90	Zone C	Commercial	
CP12	Window & Door Schedules added	10/02/25					
CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		Zone 1	Zone C	Commercial	
CP10	Apartment Design Option	28/11/25					

Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial
-----------------------------	------------------------------	----------------------------------



Auckland Office
Level 14, 34 Shortland Street
Auckland 1010

Whangarei Office
6 Springs Flat Road
Kamo, Whangarei 0112

Hamilton Office
11 Earthmover Crescent
Burbush, Hamilton 3200

LBP DESIGN 2
BP 138910
p. 0800 115 054
info@arcogroup.co.nz



Issue Date: **16/02/2026** Drawn by: **MC**
Status: **Concept** Check by: **MC**

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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Perspectives
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
CP14	Atrium Int. Elev's & Renders updated	16/02/26	CP14	Med	Zone 1	Far Nrth	Drawing No.
CP13	Design Modifications - Fire design	23/02/25					
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CP12	Apartment Design Refinements	09/02/25					
CP11	Apartment Design Option	01/02/25		Zone 1	Zone C	Commercial	
CP10	Apartment Design Option	28/11/25					

Climate Zone: **Zone 1**
Snow: **No**

District Council: **Far Nrth**
Planning Zone: **Commercial**

Scale @ A3: **CN25**



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Issue Date: **16/02/2026** Drawn by: **MC**

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Client Name:
Curnon Real Estate
Project Name:
The Square

Lot & DP:
Lot 28 DP 76267
Site Address:
**7 Fairway Drive
Kerikeri 0230**

Drawing Title:
Perspectives
DRAFT ONLY - NOT FOR CONSTRUCTION

Revision:	Description:	Date:	Rev No.	Wind Zone:	Earthquake Zone:	District Council:	Scale @ A3:
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CP11	Apartment Design Option	01/02/25		Zone 1	Zone C	Commercial	
CP10	Apartment Design Option	28/11/25	No				

Climate Zone: **Zone 1**

Exposure Zone: **Zone C**

Planning Zone: **Commercial**

Scale @ A3: **CN26**

APPENDIX 3

SIGNAGE PLANS [ARCO CONSTRUCTION]

3D LED canopy logo sign

mounted on the canopy above each shop

Specifications:

3d logo sign
location: above shop on canopy (limited to certain shops)

3D logo:

- max size is: 4000x550x40mm (WxHxD)**/**
- each element of the main logo is made of stainless steel 30mm thick with 10mm acrylic panel (logo is always white, acrylic panel can be white or a color, which will show a color by night)
- LED mounted in each element, backlites through acrylic panel
- All elements are mounted on a black painted back frame of 30x30mm x length of logo

- * except for Shop 001/7 and 002/7: max size is 7000x1000x40mm (WxHxD)
- * except for foodcorners inside: max size is 1400x400x40mm (WxHxD)
- **The Square logo: size is 2150x3000x40mm (WxHxD)

Example:



Example (front-not mounted):



Example (back-not mounted):



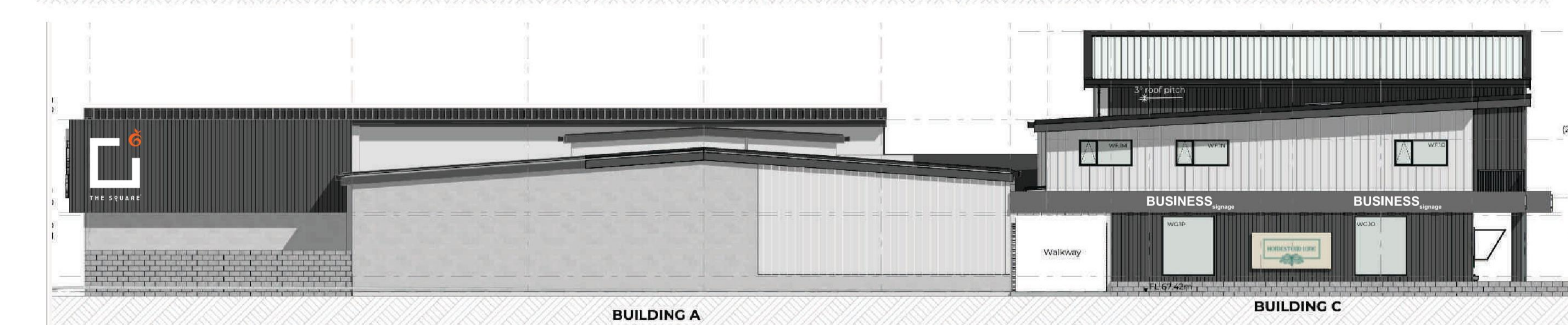
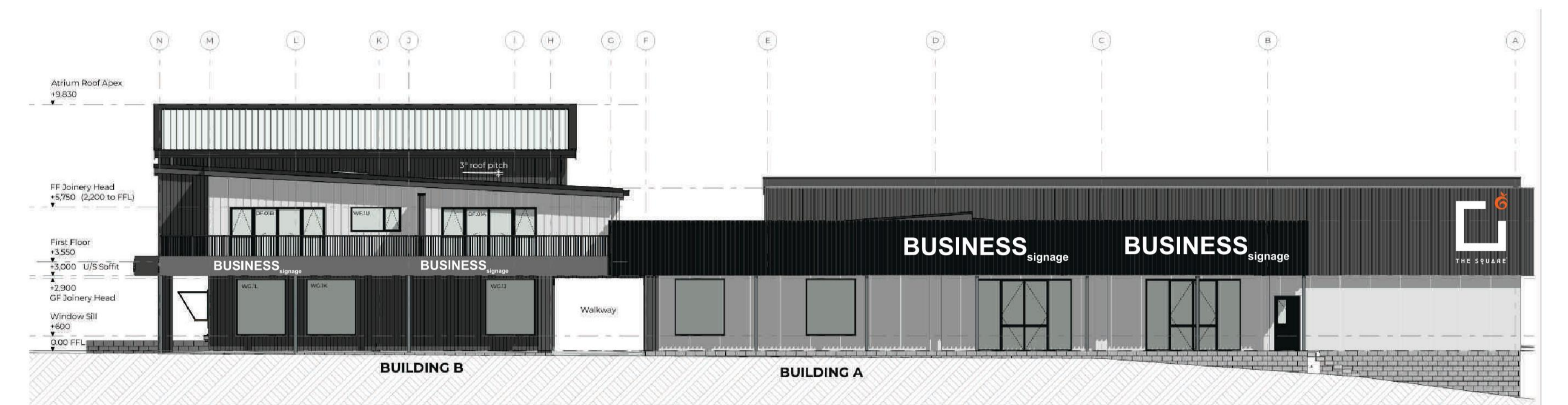
Example (lighted-not mounted):



Example (lighted- mounted):



Placements:



PROPOSED ELEVATION 03



PROPOSED ELEVATION 04



PROPOSED ELEVATION 07



PROPOSED ELEVATION 08

Slat wall block

next to each entrance of shop on the wall

Specifications:

SLAT PANEL WITH LOGO
location: next to entrance door right or left (can be next to window if not place)

slatblock:

- slats 40x40x2300mm
- total 16 slats, 960mm wide (this can vary according space on wall)
- slats can be neutral wood, black or company color
- slats are backlit with LED strips
- placement of slatblock, aligned with top of windows (2900mm from floor)

>logo always in white, width=max 900mm, height=max500mm
>placement logo = 400mm from top, aligned top.

Design:



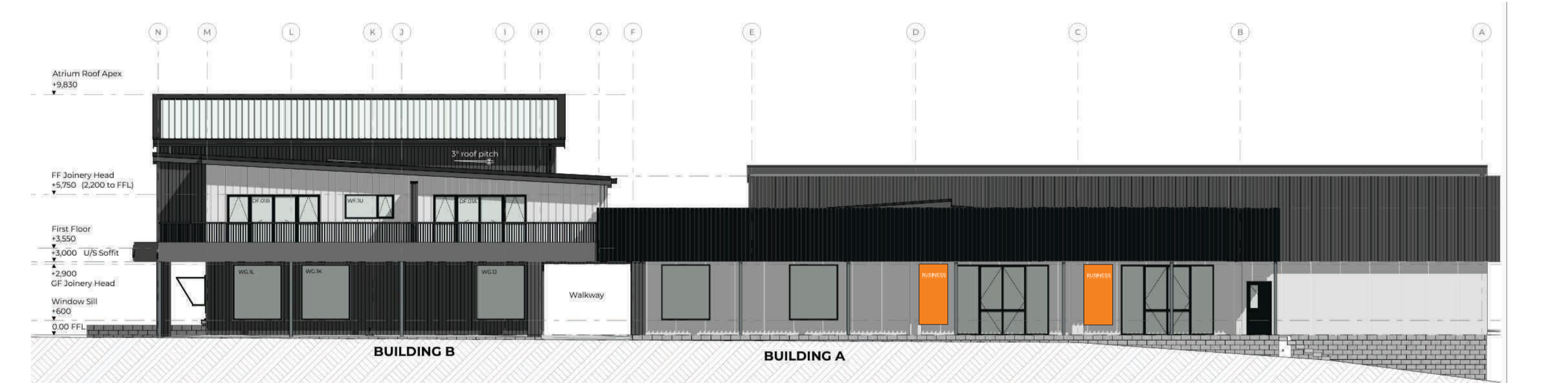
Example:



Placements (orange block):



PROPOSED ELEVATION 05



PROPOSED ELEVATION 07



PROPOSED ELEVATION 08

Entrance group sign

placed on the sides of the entrances on the posts

Specifications:

- 2 versions;
- Full panel (3550mm high)
- Partial panel (1950mm high)

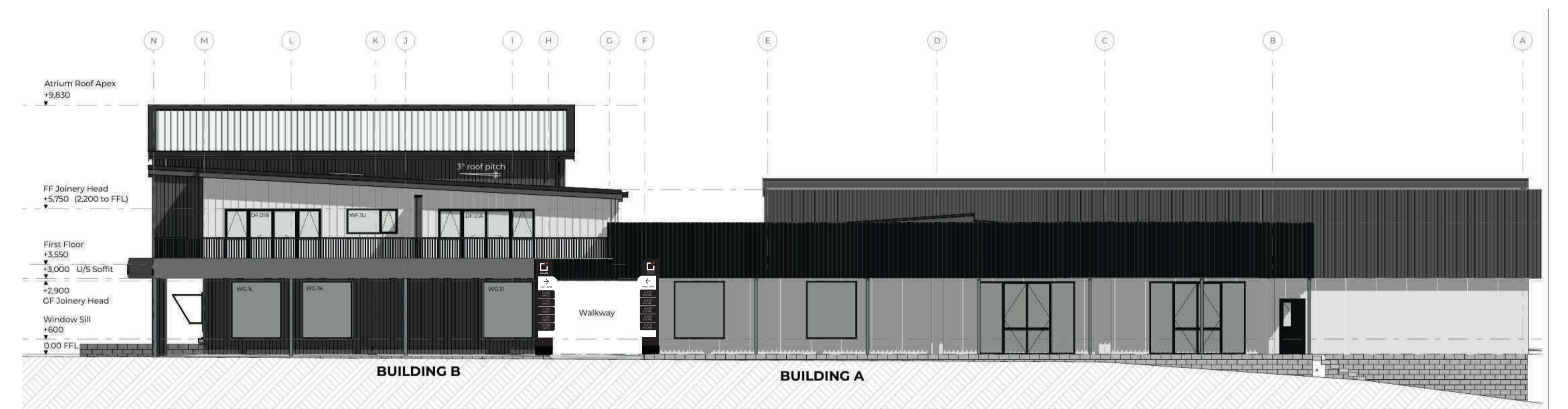
Each panel „folds“ around the post

- base layer is 36mm thick
- 2nd layer is 18mm tick
- company blocks are 12mm tick

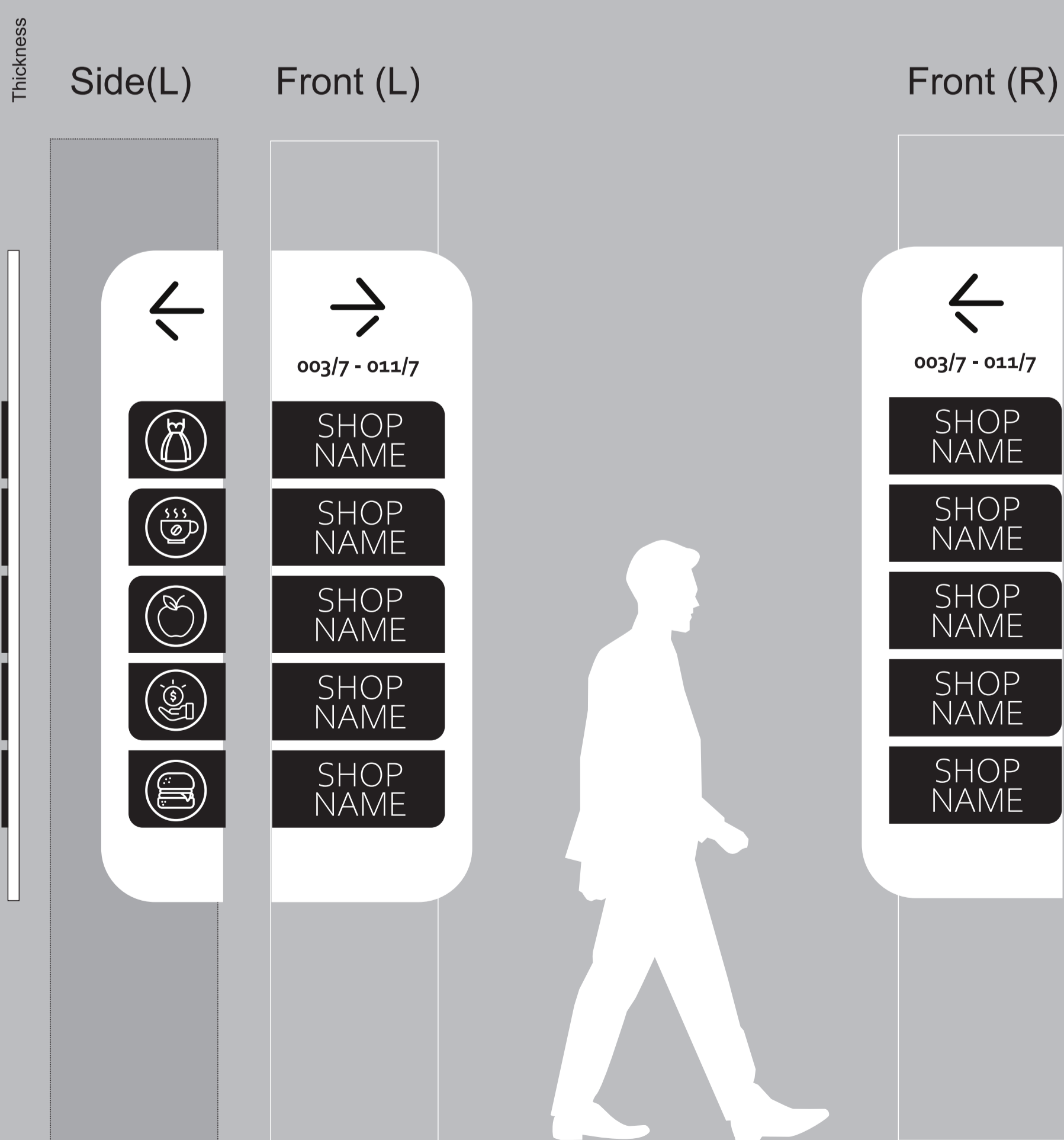
inspirational examples



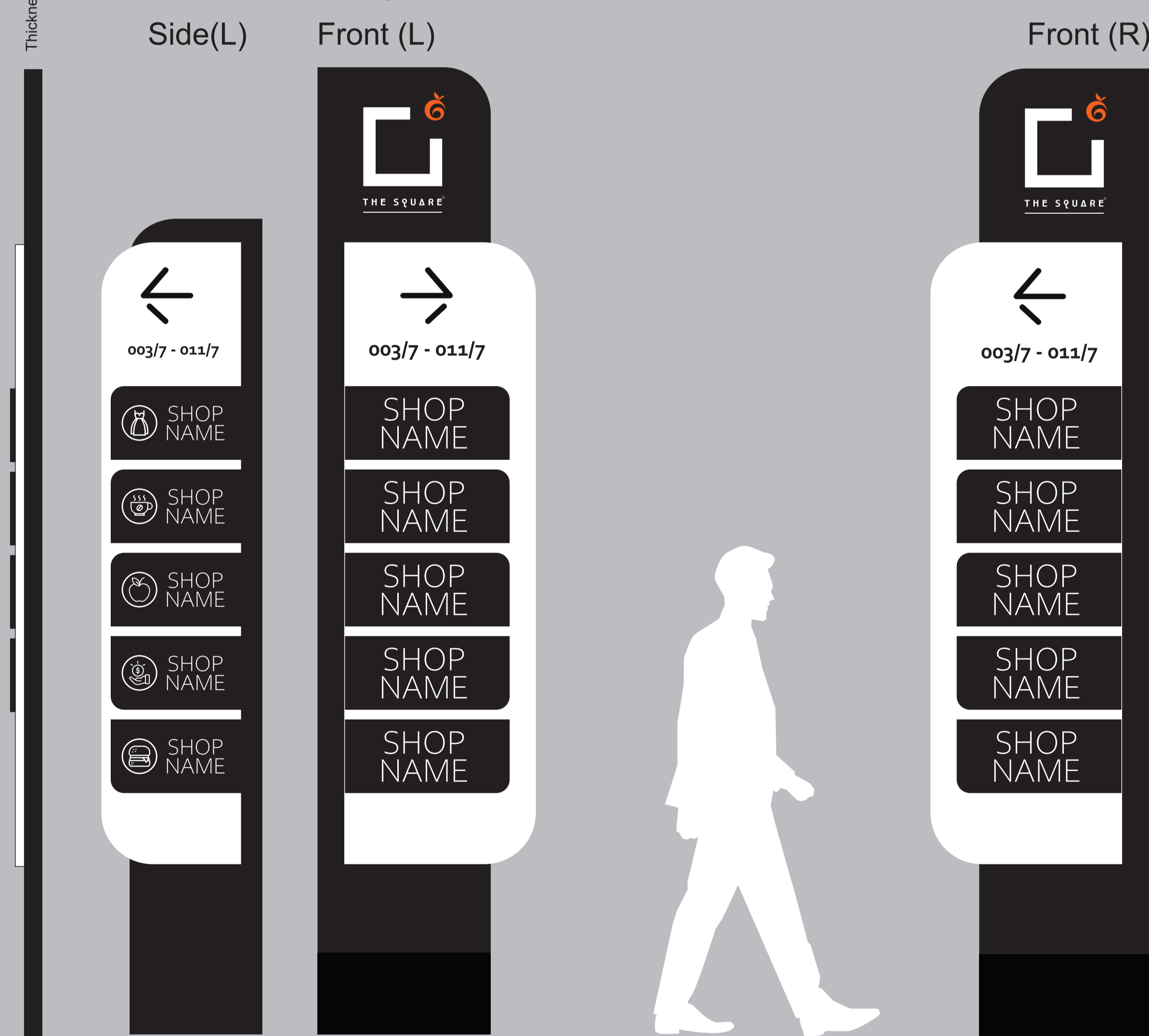
Placements:



Design (partial panel):



Design (full panel):



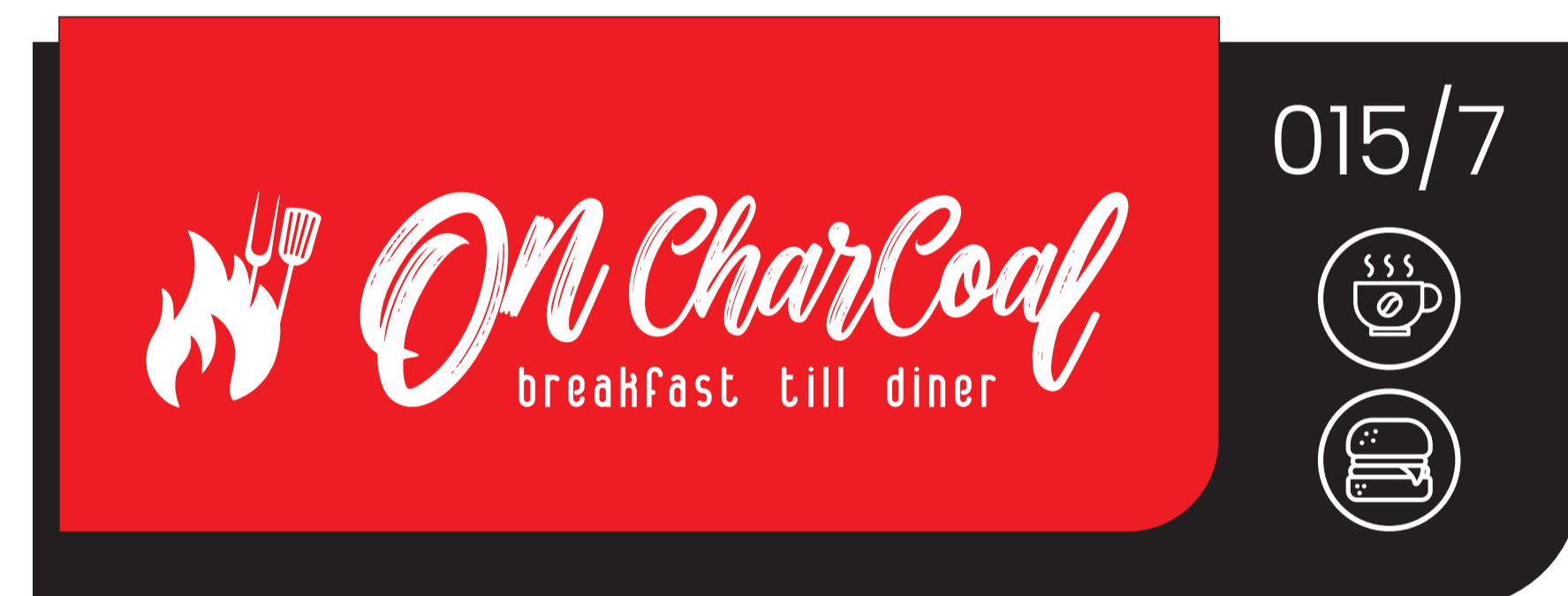
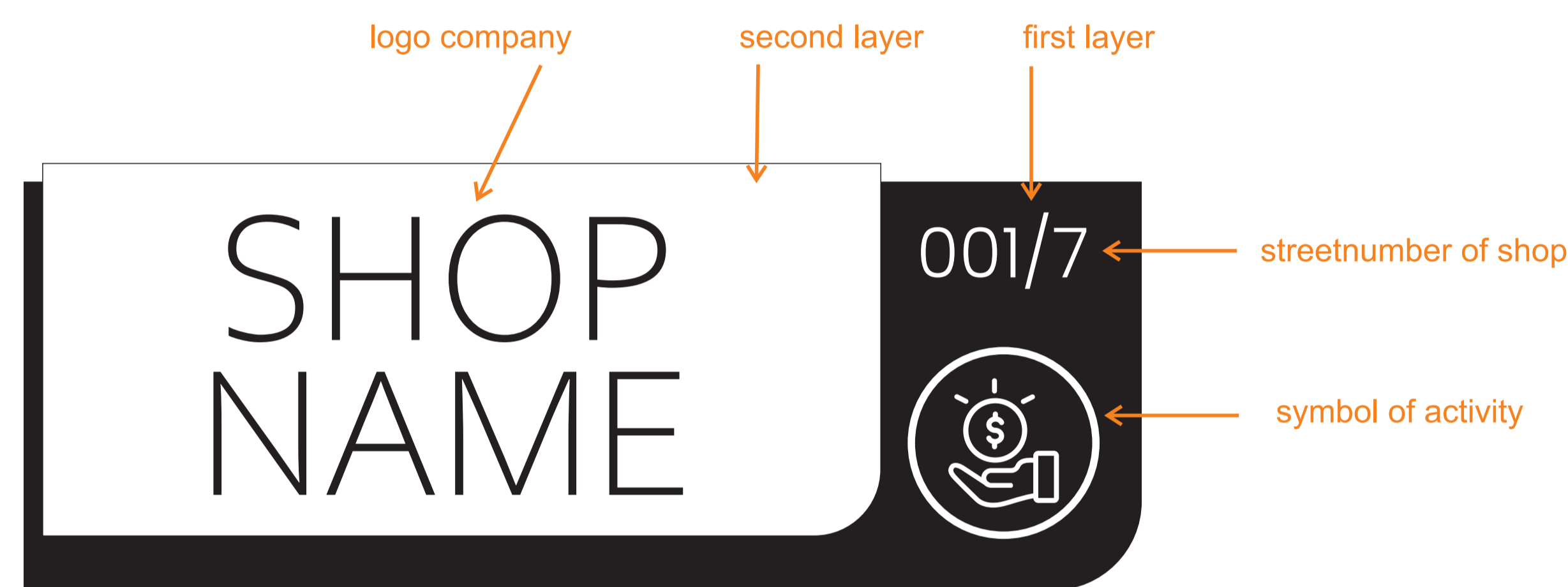
Signs perpendicular to the wall

placed on the sides of the entrances on the posts

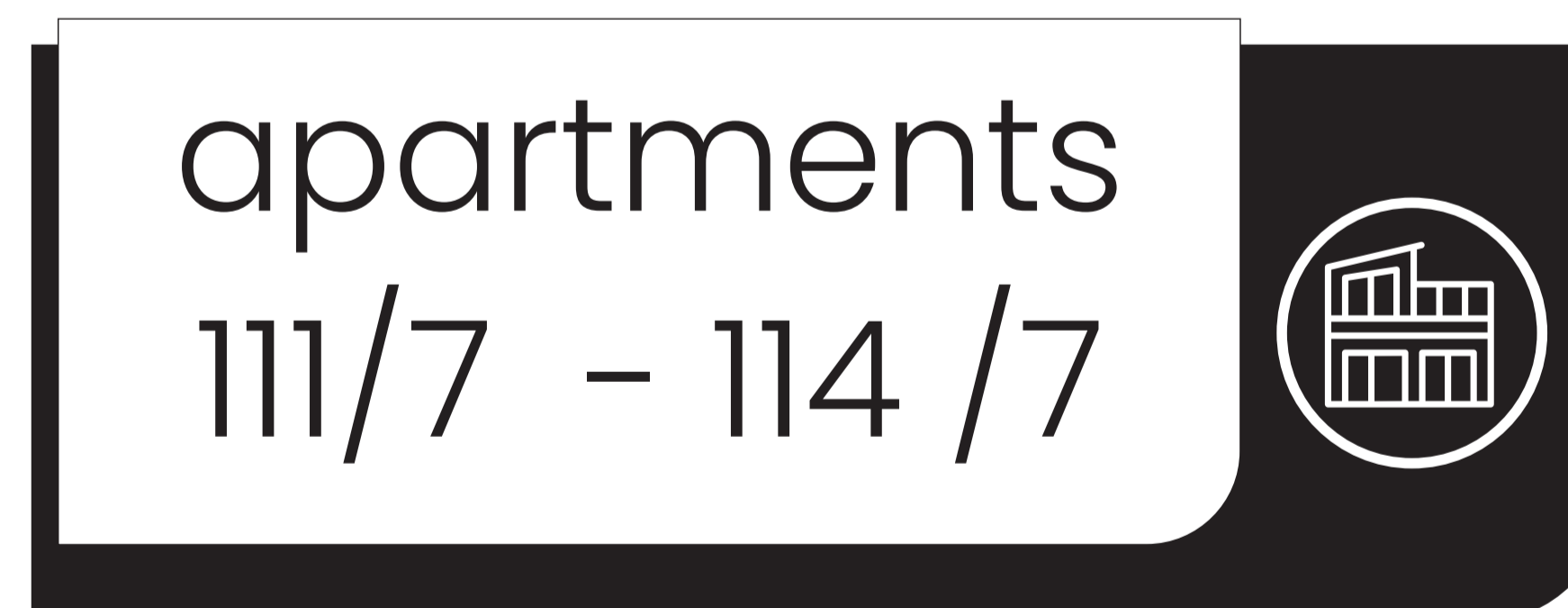
Specifications:

- mounted on the wall next to door
- 2 layers
- 1st layer = 36mm thick, and always black
 - side contains 'shopnumber' and symbol of activity in white on both sides
- 2nd layer = 10mm thick, but on both sides of the first layer ('hanging')
 - the color is white with black letters
 - OR 'company' color with white letters.

Design:



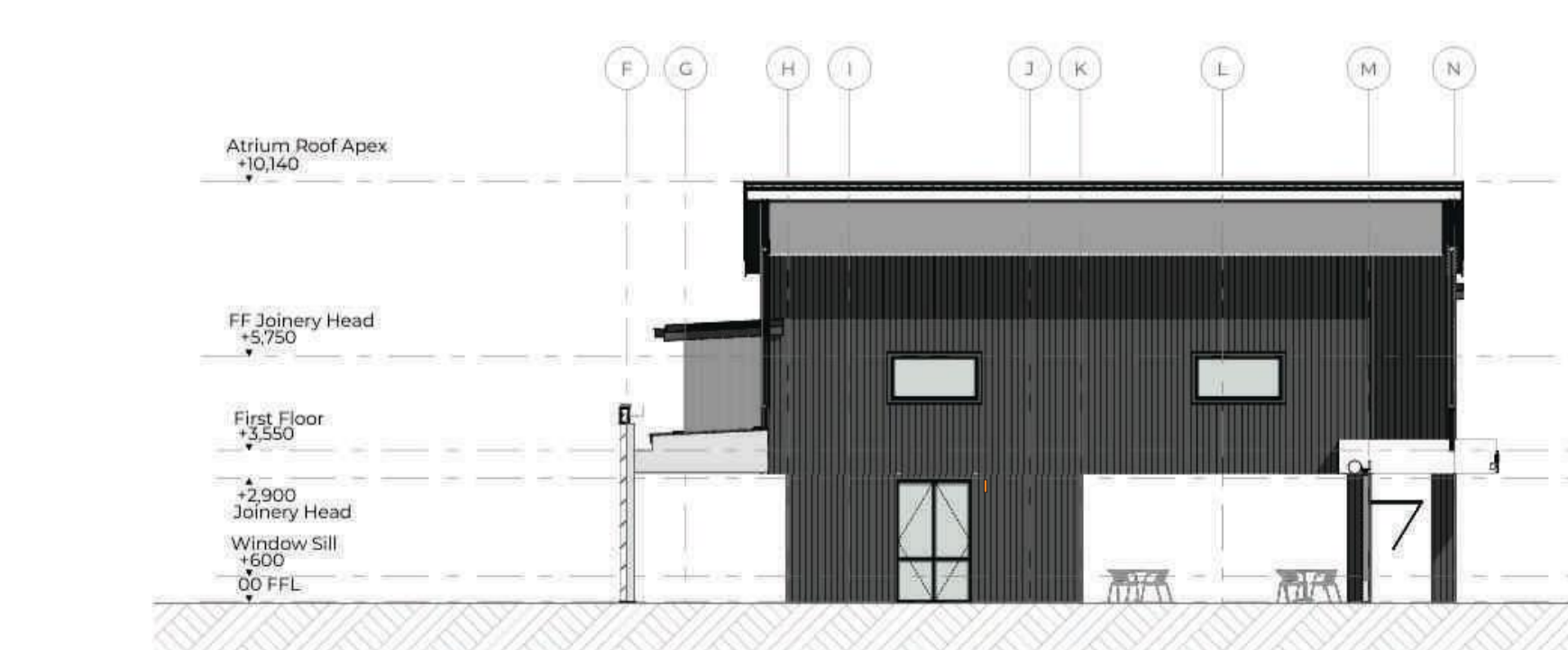
inspirational examples



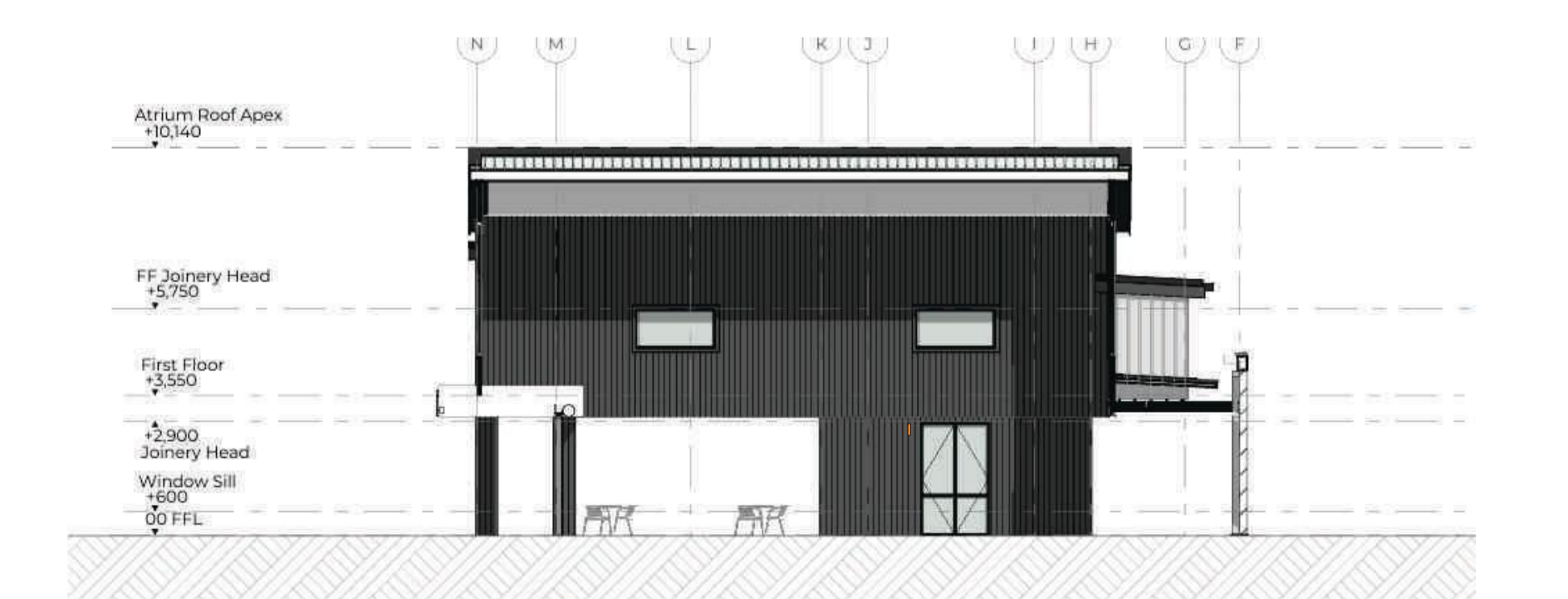
Placements (small orange rectangles):



PROPOSED ELEVATION 05



PROPOSED ELEVATION 07



PROPOSED ELEVATION 08

APPENDIX 4

ACOUSTIC REPORT [MARSHALL DAY ACOUSTICS]



Project: THE SQUARE
KERIKERI, FAR NORTH
SOUND INSULATION CERTIFICATE

Prepared for: Arco Group
6 Springs Flat Road
Kamo Whangarei

Attention: Matt Cavalcante

Report No.: Rp 001 20260341

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Approved	-	-	11 May 2026	Peter Ibbotson	Svetlana Kotenko

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APPENDIX A DISTRICT PLAN MAPPING

1.0 INTRODUCTION

Arco Group has requested that Marshall Day Acoustics provide an assessment of sound insulation for The Square, Kerikeri in accordance with Rule 7.7.5.1.5 of the Far North District Plan.

This is not a report for building consent purposes. This is a report for resource consent associated with the use of the residential use of a *Commercially* zoned site.

2.0 PROPOSED WORKS

The project involves a site (Lot 28 DP 76267) in the centre of Kerikeri which is zoned *Commercial*. The site contains a building what was previously used as a retail hardware store. It is proposed to establish new commercial tenancies within this building. It is also proposed to construct a new building on the site which would contain commercial tenancies on the ground floor, with apartments on the first floor.

Figure 1: Site and Surrounds – 7 Fairway Drive + Proposed Building Development



We have reviewed the following documents as part of this project:

- 7 Fairway Drive – Architectural Plan Set - Developed Design A01 – A47 dated 1 May 2026 MC
- Refer to the PIM as part of Building Consent EBC-2026-746/0 requiring this report.

3.0 DISTRICT PLAN REQUIREMENTS

The site is located at 7 Fairway Drive, Kerikeri which is zoned *Commercial*.

Rule 7.7.5.1.5 of the Far North District Plan requires permanent and non-permanent accommodation to comply with the following clause:

7.7.5.1.5 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES

“Any new residential activity involving permanent accommodation shall be developed in such a way that the attenuation of noise between any boundary and living room is no less than 20 dB, and between any boundary and any room used for sleeping is no less than 30 dB. In the absence of forced ventilation or air-conditioning, these reductions shall be achieved with any exterior windows open.

The council will require an acoustic design report prepared by a suitably qualified and experienced person demonstrating compliance with this requirement prior to issuing any Certificate of Compliance under s139 of the Act.”

As the above rules apply “...between any boundary and any room used for sleeping...” the attenuation between the site boundary and the dwelling location should be taken into account. This would mean that a dwelling located close to a boundary would generally require a greater amount of sound insulation than a dwelling located some distance from a boundary. However, the plan rule

does not state where the noise source should be assumed to be located with respect to the boundary, which makes the calculation of this attenuation difficult. For this reason, the attenuation between the boundary and the building façade has not been taken into account for design; rather a conservative method has been used whereby the noise level difference between the level near the façade and the internal reverberant level has been considered.

4.0 REQUIRED CONSTRUCTIONS

4.1 Required Improvements

The tables in this report show the existing constructions, together with the required building improvements to achieve compliance with the FNDC rule.

4.2 General (all areas)

In addition to the matters set out in the report, the following general matters shall also apply:

- **Any joinery** must include compressible seals that provide a complete perimeter seal to doors and windows.
- **All existing joinery, doors or other building elements** must be well sealed. All sound leakage must be made good, should it arise.
- **Mechanical ventilation** shall be as per the rule that states:

...In the absence of forced ventilation or air-conditioning, these reductions shall be achieved with any exterior windows open...

Mechanical ventilation **or** air-conditioning is required for this project as the criteria cannot be achieved unless windows are closed.

It is noted that the rule states forced ventilation **or** air-conditioning is required, suggesting that **either** can be used to fulfil the criteria. In our view, the rule would be fulfilled by any solution that is in accordance with the NZBC ventilation requirements irrespective of whether air-conditioning is provided, however we note that ventilation solutions alone may not necessarily ensure that the temperature of the apartments can be maintained in summer to avoid windows needing to be open for passive cooling¹.

We expect that the provision of highwall air-conditioning systems would allow windows to be closed while maintaining a suitable temperature for sleeping / living, however these are not typically connected to ventilation systems. If a high-wall system is used, windows may need to be opened at times to ventilate the units with fresh air and to reduce condensation².

Both of the above solutions may comply with the way the FNDC rule is drafted. We generally consider the superior solution in critical sound insulation cases would be to provide ventilation **and** air-conditioning. However, this does not appear to be required by the FNDC rule.

We recommend that noise from any ventilation and air-conditioning is designed to achieve noise levels that would not cause sleep disturbance. A level of NC 25 to 30 is normally recommended in bedrooms, although this can be challenging to achieve with high-wall units. Most good quality domestic high-wall units have a “quiet mode” which generates acceptable noise to most people, especially when the heat pump is located in a living area. The plan rule does not specify a maximum noise level from services, so this does not need to be considered for resource consent.

¹ This may require the consideration of a mechanical engineer specialising in HVAC.

² This also may require the consideration of a mechanical engineer specialising in HVAC

5.0 REQUIRED IMPROVEMENTS TO APARTMENTS

The table overleaf sets out the required façade improvements to meet the FNDC sound insulation requirements:

Table 1: Facade – Required Improvements

Building Element	Proposed Construction	Required Improvements for Noise
BEDROOMS 1 + 2		
Windows	<p>WINDOW & DOOR JOINERY: Residential series PC aluminium, Low E. double glazing. Thermally broken frames. R Value 0.46 min. Glazing to NZS4223.3</p> <p>Note: No specific glazing thickness given in drawings, no STC or R_w values specified</p>	<p>Glazing shall be minimum of double-glazed unit comprising 4mm thick float glass / 14mm airgap / 4mm float glass.</p> <p>Glazing systems may include thicker glass, thicker airgap spacers, or laminated glass where required without compromising the minimum performance.</p>
Walls	<p>EXTERNAL WALL CLADDING: JH Stria vertical cladding on 20mm drained cavity system, BRANZ appraised build underlay over SG8 H1.2 90x45mm timber framing (insulated dry cavity).</p> <p>INT/EXTERNAL WALLS: New 90mm SG8 timber framed walls with 13mm GIB Internal linings. GIB intertenancy wall system between apartments.</p>	<p>No additional requirements</p> <p>Internal wall linings must consist of 10mm thick standard density plasterboard or approved equivalent. 13mm thick standard plasterboard exceeds this requirement</p>
Roof/Ceiling	<p>ROOF CLADDING & DRAINAGE: 0.4BMT Profiled metal longrun roofing with 150 box spouting and \varnothing100mm round PVC downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.</p> <p>Note: on some drawings the roof is shown as 0.55 BMT.</p> <p>CEILING: 13mm GIB ceilings on 35mm metal ceiling battens @ 600mm ctrs to u/side truss</p>	<p>Internal ceilings should be 13mm dense plasterboard (e.g. Gib Noiseline or approved equivalent – density 12.5 kg/m²).</p> <p>Note – the use of 0.55 BMT thick roofing steel (rather than 0.4mm thick) may reduce the ceiling density requirement to standard density plasterboard (as currently proposed on drawings)</p>
Doors	<p>DOORS: External doors are not specified to bedrooms</p>	<p>There are no external doors to bedrooms</p>
Floor	<p>FLOORS: First floor structure</p>	<p>Although not related to external sound insulation, the first-floor structure will likely be subject to the requirements of the NZ Building Code and it is probable that this will require STC55 (ASTC50) to be achieved between the commercial areas and the apartments. This will ensure a high level of external façade sound insulation.</p>

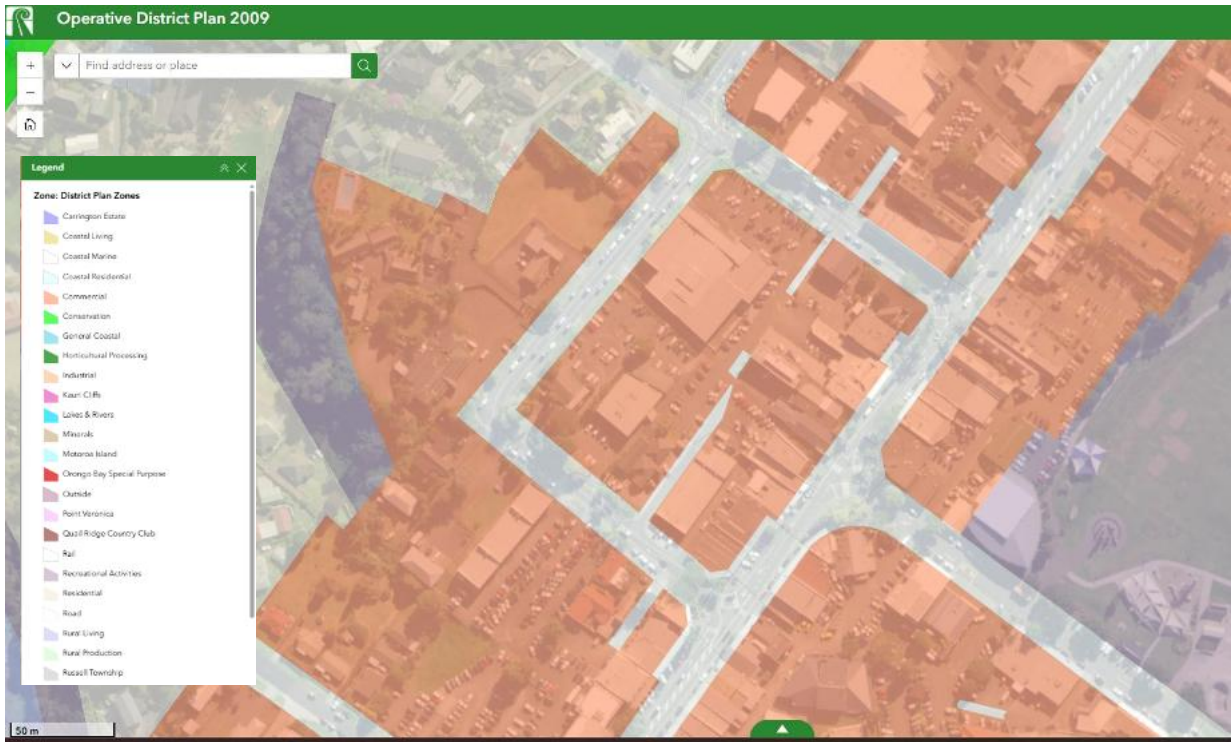
Building Element	Proposed Construction	Required Improvements for Noise
LIVING AND DINING		
Windows	<p>WINDOW & DOOR JOINERY: Residential series PC aluminium, Low E. double glazing. Thermally broken frames. R Value 0.46 min. Glazing to NZS4223.3</p> <p>Note: No specific glazing thickness given in drawings, no STC or R_w values specified</p>	<p>Glazing shall be double-glazed units with 4mm thick float glass / 14mm airgap / 4mm float glass.</p> <p>Note that 4mm thick glass is assumed to be the minimum that would be specified. 3mm glass can be utilised if this is acceptable risk. Glazing systems may include thicker glass, thicker airgap spacers, or laminated glass where required without compromising the minimum performance.</p>
Walls	<p>EXTERNAL WALL CLADDING: JH Stria vertical cladding on 20mm drained cavity system, BRANZ appraised build underlay over SG8 H1.2 90x45mm timber framing (insulated dry cavity).</p> <p>INT/EXTERNAL WALLS: New 90mm SG8 timber framed walls with 13mm GIB Internal linings. GIB intertenancy wall system between apartments.</p>	<p>No additional requirements</p> <p>Internal wall linings must consist of 10mm thick standard density plasterboard or approved equivalent. 13mm thick standard plasterboard exceeds this requirement</p>
Roof/Ceiling	<p>ROOF CLADDING & DRAINAGE: 0.4BMT Profiled metal longrun roofing with 150 box spouting and \varnothing100mm round PVC downpipes and metal fascia system. All prefinished metal to suit corrosion zone requirements.</p> <p>CEILINGS: 13mm GIB ceilings on 35mm metal ceiling battens @ 600mm ctrs to u/side truss</p>	<p>No additional requirements</p> <p>Internal ceiling linings must consist of 10mm thick standard density plasterboard or approved equivalent. 13mm thick standard plasterboard exceeds this requirement</p>
Doors	<p>DOORS:</p>	<p>External doors are on the ground floor, with a first-floor entry lobby to two apartments. There are no specific external sound insulation requirements for solid core doors, other than the general sealing recommendations.</p>
Floor	<p>FLOORS: First floor structure</p>	<p>Although not related to external sound insulation, the first-floor structure will be subject to the requirements of the NZ Building Code and it is probable that this will require STC55 (ASTC50) to be achieved. This will ensure a high level of external façade sound insulation.</p>

6.0 CONCLUSION

Marshall Day Acoustics has been engaged to provide an opinion on the sound insulation of the proposed apartments at 7 Fairway Drive, Kerikeri in accordance with 7.7.5.1.5 of the Far North District Council District Plan.

Calculations have shown that the building can achieve compliance with the District Plan rule subject to the recommendation contained in this report. The habitable areas will need to conform to the FNDC requirement which requires *forced ventilation or air-conditioning* as the reductions cannot be achieved with windows opened.

APPENDIX A DISTRICT PLAN MAPPING



APPENDIX 5

EXISTING RESOURCE CONSENT (2120229-RMALUC)

DETERMINATION AS TO WHETHER A RESOURCE CONSENT APPLICATION SHOULD BE NOTIFIED OR NON NOTIFIED UNDER SECTIONS 95A, 95B & 95C, OF THE RESOURCE MANAGEMENT ACT 1991

1. Application details

Council Reference: 2120229-RMALUC
Reporting Planner: Tammy Wooster
Applicant: Rich Miller Limited
Description of Application: To undertake a retail activity on the site with a Gross Floor Area of 2318m²
Property Address: 7 Fairway Drive, Kerikeri
Legal Description: LOT 28 DP 76267
Date Received: 3 February 2012
Site Visit: 28 February 2012
Further Information Requested: 29 February 2012
Further Information Received: 12 March 2012
Consultation by Applicant: None

2. Has the applicant requested that the application be publicly notified? (Section 95A(2)(a)).

No.

3. Does a rule in the district plan or a national environmental standard require public notification of the application? (Section 95A(2)(b)).

No.

4. Distributions

Internal:	Date Sent:	Comments Received
Engineers:	10/02/2012	Condition to be imposed to form the addition car parks
WDE:	10/02/2012	No conditions to impose

External:	Date Sent:	Comments Received
Community Board:	29/02/2012	None received at the time of writing this report

5. District Plan Zoning & Notations

Zone: Commercial

Other Notations (OLU, Coastal hazard etc): Pedestrian Frontage

6. Full description of application & reasons for the consent application

The applicant has applied for landuse consent for the existing Mitre 10 business currently operating on the subject site. The applicant has said that they would prefer a landuse consent to be granted vs applying for an existing use certificate, due to existing use certificates not being as robust.

They have also applied for the landuse consent to cover any future retail use for the entire building area (excluding dock areas). This is to enable another retail business to move in to the site irrespective of the Mitre 10 layout.

From reviewing the history of the site, it appears that it was previously developed with a New World Supermarket, with Mitre 10 taking over the site in 2004. To enable the development of the Mitre 10 business a Building Consent was applied for BC 2005-0672. This building consent

was for the demolition of part of the old New World building and construction of new areas for the Mitre 10 business. It appears that Council did not require landuse consent for the new retail operation due to it being demonstrated that the new layout was covered under existing use rights. From reviewing the information submitted with BC 2005-0672 it appears that current layout differs, when comparing the timber yard and garden areas, thus making it unclear if existing use rights are still applicable.

The following rules are relevant:

7.7.5.1.3 VISUAL AMENITY AND ENVIRONMENTAL PROTECTION

- (a) Outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the parking or storage area, except along internal boundaries adjoining a Commercial or Industrial Zone. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.
- (b) At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped.
- (c) Any landscaping required by these rules shall remain on the site for the duration of the activity and be maintained, and, if such landscaping dies or becomes diseased or damaged, shall be replaced.

The landscaping on the site and shown in the plans does not comply with this rule. This rule was applicable when the building was converted into the Mitre 10 retail outlet, as the building and parking areas were altered.

7.7.5.1.4 SETBACK FROM BOUNDARIES

- (a) Where the road frontage of a site is identified as a 'Pedestrian Frontage' on the **Zone Maps** all buildings shall be built up to the road boundary and a veranda provided for the full frontage of the site.

This rule was applicable when the building was enlarged when Mitre 10 took over the site.

7.7.5.1.6 TRAFFIC INTENSITY

The Traffic Intensity Factor for a site in this zone is 200 daily one way movements. The Traffic Intensity Factor shall be determined by reference to **Appendix 3A** in **Part 4**. This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

7.7.5.2.2 TRAFFIC INTENSITY

The Traffic Intensity Factor for a site in this zone as a controlled activity is 500 daily one way movements. The Traffic Intensity Factor shall be determined by reference **Appendix 3A** in **Part 4**. This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

7.7.5.3.2 TRAFFIC INTENSITY

The Traffic Intensity Factor for a site in this zone is anything in excess of 500 daily one-way movements. The Traffic Intensity Factor shall be determined by reference to **Appendix 3A** in **Part 4**.

The existing use of the site exceeds the 500 daily one way movement allowance, as would the proposed layout.

15.1.6.1.1 PARKING

- (a) Where an activity establishes on a site, or the nature of an activity changes, or buildings are altered to increase the number of persons provided for on the site:
- (i) the minimum number of public off-street car parking spaces to be provided for the users of the activity, shall be determined by reference to **Appendix 3C**. Where any activity is not represented in this table the activity closest in nature to the new activity should be used, and where there are a number of activities on a site the parking requirements for each shall be separately determined. Where an assessment results in a fractional space, any fraction under half shall be disregarded and any fraction of a half or more shall be counted as one space;

The existing use of the site and the proposed layout does not comply with the required number of parks.

15.1.6.1.2 VEHICLE ACCESS

(d) The following restrictions shall apply to vehicle access over footpaths:

(i) no more than two crossings per site;

(ii) the maximum width of a crossing shall be 6m, with the exception of service stations, where the maximum width of crossing shall be 9m.

(e) Vehicle access shall not be permitted:

(i) onto a State Highway or a limited access road unless authorised by the New Zealand Transport Agency or Council, as appropriate, pursuant to **Rule 15.1.6.1.7**;

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

(v) Onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive).

The set up of the site does not comply with the above as there is 3 crossings and the width for one exceeds 6m. One crossing is also setback less than 30m from an intersection.

16.6.1.2 SIGNS

(iii) for each site frontage in the Commercial and Industrial Zones the maximum sign area shall be:

• for each site frontage less than or equal to 24m in length – 6m²

• for each site frontage greater than 24m in length – 0.25m² for every 1m of site frontage up to a maximum of 12m² per site frontage

Notwithstanding the above, one planned arrangement of freestanding signs is permitted where more than one rear site shares a common accessway with a maximum total sign area of 12m².

The total sign area refers to the area of one side of a sign. Where a sign is double sided, the maximum area is also doubled.

No more than one freestanding sign per site frontage is permitted;

The frontage along Fairway Drive does not comply.

It is possible that some of the rules above are covered under existing use rights, however due to the uncertainty of this the applicant has requested a landuse consent to cover any District Plan breaches. It is agreed that this is the more practicable approach.

The applicant has requested a landuse consent that covers not only the existing Mitre 10 operation but also another retail business taking over the building. It is considered that Mitre 10 is a retail operation and therefore the assessment of effects will be based on the entire building being a retail use, rather than considering the two different layouts.

7. Description of site

The subject site is 4389m² and it adjoins a service lane connecting Homestead Road and Fairway Drive. At the rear of the site it adjoins an area of land owned by the Council which provides access to the service lane from another part of Homestead Road. The site is currently developed with a Mitre 10, and is surrounded by other commercial business such as a medical centre, retail shops, bakery, and a gym. The site has its own access off Homestead Road and Fairway Drive; it can also be accessed from the service lane which is along its eastern boundary. The site has 54 formed car parks, and has two areas that goods can be dropped off to, one next to the service lane and another delivery point of Homestead Road.

7A. Pursuant to section 95D, will the activity have, or is likely to have adverse effects on the environment that are more than minor?

An analysis of all of the effects of the proposal of the Resource Management Act 1991 has been undertaken. Effects on persons who own or occupy the land in, on, or over which the activity will occur or any land adjacent to that land must be disregarded (section 95D(a)). In the case of a controlled or restricted discretionary activity, adverse effects of the activity that do not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion must be disregarded. (Note all adverse effects for Discretionary/Non Complying Activities must be considered). Trade competition and the effects of trade competition must be also disregarded (section 95D(d) as must be any effect on a person who has given written approval to the application.

Possible Effects	Scale of Effect/Mitigation/Neighbour's Approval/Other Comments
VISUAL AMENITY AND ENVIRONMENTAL PROTECTION	<p>Currently there is a small garden area along Fairway Drive, and a small area of grass along part of Homestead Road by the corner of Fairway Drive. As the site adjoins road frontage there is also grassed areas in front of the site along Fairway Drive and Homestead Road. There is limited landscaping on the site, as the site is fully developed with parking and the building. The surrounding area is commercial in nature with some sites having no landscaping at all as the sites are fully developed with buildings. It is not considered that the existing landscaping provided is out of character and reduces the amenities values of the area. It would also be impracticable to provide more landscaping as it would result in the reduction of car parks, which are required due the retail activity on the site.</p>
PEDESTRIAN FRONTAGE	<p>The subject site is located in the central business district along Fairway Drive. The surrounding sites have verandas provided along the public foot path. However the other surrounding buildings in the pedestrian frontage area are built up to the road boundary, with their parking at the rear of the buildings. This site has its parking along the front of the site and has its building setback into the site. This is due to the site previously being developed as a supermarket, which is normally designed to have parking located in front of the building. It is not considered that the construction of a veranda is now required, and that the lack of it results in any adverse effects.</p>
TRAFFIC INTENSITY	<p>The applicant has submitted a proposal to have the entire area of the Mitre 10 building considered retail apart from two loading areas. The Gross Floor Area (GFA) is $2374\text{m}^2 - 56\text{m}^2$ (second dock area) = 2318m^2. The District Plan states that retail generates 70 traffic movements per 100m^2 GFA. The traffic movements are therefore $2318\text{m}^2/100\text{m}^2 \times 70 = 1,623$.</p> <p>Prior to the Mitre 10 business being on the site, New World operated a supermarket on that site. The operation of a supermarket regardless of it being a smaller building would have generated higher traffic movements due to customers purchasing food items on a more regular basis.</p> <p>The applicant has requested that the entire building (minus the two loading areas) is considered a retail operation (shop), rather than breaking down the use of each area. When the Building Consent was processed for the Mitre 10 conversion, the traffic movements were considered based on what each area was to be used for, e.g. garden centre, timber yard and then the retail shop floor area. It is considered that in fact the entire activity is already retail in nature regardless of a pot plant being sold versus some outdoor furniture. It is also not considered that the operation is typical of a standard building outlet such as Carters or Place Makers where this is their main business and deals with trade supplies as well as retail customers.</p> <p>It is therefore considered that the Mitre 10 which has been operating on this site since approximately 2005 already generates a similar level of effects that another retail shop would create using the same sized building.</p> <p>While the District Plan states that the activity based on the proposed GFA generates 1,623 traffic movements it is not considered that this is actually occurring on a daily basis as this would mean that 812 customers visiting the site every day. Due to the subject site being located in the town customers may in fact walk to the site from their place of work, or will have their vehicle parked elsewhere from shopping at another</p>

	<p>establishment.</p> <p>Councils Rooding Engineer and Works Development Engineer have not advised of any issues with the current use of the site, and any adverse effects on the rooding network. No comments have been received from the Community Board representative who was sent a copy of the application.</p> <p>It is not considered that the proposal create any additional effects to what is or has historically occurred on the site.</p>
<p>PARKING</p>	<p>There is currently 54 car parks provided onsite for the Mitre 10 operation. The applicant is proposing to create 4 additional parks in the front area of the existing car park. Councils Resource Consents Engineer has visited the site and advised that these proposed car parks are suitable and comply with the District Plan standards.</p> <p>When Mitre 10 took over the site from New World, they reduced the number of car parks on the site due to extending the building to create an area for a garden centre and timber yard, at the time Council agreed that this area was not considered to be GFA as it was not enclosed. However the existing layout appears to differ from the Building Consent issued for the Mitre 10 building. The applicant has also requested that the entire area be considered GFA regardless of it meeting the current definition. The proposed GFA is 2318m² and the Plan states the parking requirement for retail is 1 per 25m² GFA. Therefore $2318m^2 / 25 = 93$ parks. The applicant is proposing to provide 58 car parks, which is 4 more than what is currently provided for on the site. This is a shortfall of 35 parks and they have requested dispensation.</p> <p>As stated earlier in the report it is considered that this building area is already being used for a retail activity and that the proposal does not in fact really result in any change other than ability for another retailer to use the building, which may result in a different layout.</p> <p>Councils Resource Consents Engineer and Works Development Engineer have not advised that the existing retail operation is adversely impacting on car parking in the surrounding area. The applicant has advised that most of the time the car park can cater for the needs of its customers, and if there is a demand for additional parking, then there is the public car park on Homestead Road and public parking along Fairway Drive and Homestead Road. From visiting the site and being familiar with the site due to its central location in the Kerikeri Township, it is rare that customers can not obtain a park on this site when required. In fact patrons of other business use this car park when shopping or using the nearby gym.</p> <p>Due to its central location in the township, some customers may not actually require a car space due to perhaps visiting the site during their lunch break from one of the nearby businesses or being parked else where and walking around town doing their shopping, other customers may live in town and choose to walk. A copy of the application was sent to the Community Board however no comments have been received back.</p> <p>The applicant has also demonstrated that there is two loading bays areas provided, as per the District Plan requirements.</p> <p>It is not considered that the proposal will result in more than minor</p>

	adverse effects.
VEHICLE ACCESS	<p>The existing entrance off Homestead Road is 25.4m from the intersection with Fairway Drive, which is less than the required 30m. The applicant has noted that the speed limit along this part of the road is now 30kph and is now a one way system. While there is this access point off Homestead Road many people coming from that direction will have already taken the service lane off Homestead Road which provides access to the car parking area via the service lane rather than driving further down Homestead Road.</p> <p>The applicant has advised that the site has 3 vehicle crossing points over foot paths, with the widest crossing being 8.8m. The reason it has 3 vehicle crossings is that there is entry off Homestead Road and also Fair Way Drive. The entrance of Fairway Drive is a separate entry and exit. As stated above these roads are now in a 30kph speed limit zone and are only one way.</p> <p>Councils Resource Consents Engineer and Works Development Engineer have not advised that they have any issues with the existing access to the subject site.</p> <p>It is noted that users of Homestead Road, use the service lane which adjoins this site as a short cut to Fairway Drive, which results in greater use of the exit onto Fairway Drive, however this is outside the scope of this consent. Speed pumps have already been installed and it would be impractical to require this exit point to be closed.</p>
SIGNS	<p>The subject site has 3 road frontages, due to it adjoining Fairway Drive, Homestead Road and a service lane. Therefore under the District Plan 12m² of signage is allowed for each frontage. Signage information was never provided with the Building Consent for the Mitre 10 conversion.</p> <p>The applicant has now provided a signage plan showing the location of existing signage. There is no signage at the rear of the building, but all other sides of the building does. The applicant has advised that the site has a total signage area of 32.416m². The majority of the signage is located at the front of the building in relation to the main car parking area and Fairway Drive. There is also two free standing signs, one located at the entrance off Fair Way Drive and another orientated to users of Homestead Road. The free standing sign along Fairway Drive is double sided while the one on Homestead Road is single.</p> <p>There is one sign along the service lane, which is 2.021m² and therefore complies with the District Plan. Along Homestead Road there are 4 signs on the building and one free standing sign. The District Plan allows one free standing sign per site frontage. The total amount of signage along Homestead Road is 7.169m² and therefore complies with the District Plan. The signage along Fairway Drive is over 12m² and therefore does not comply as the applicant has advised it is 23.226m² (however for sign R (free standing sign) they have not counted the other side and therefore the total signage is 23.226 + 2.52 = 25.746m². None of the signage is flashing or animated.</p> <p>The signs are advertising the name of the store and what products are being sold e.g. house wares, gardening, and tools for example. The individual signs are similar in size and style and are in colours reflective of the buildings colour scheme. Due to the building being set back into the site the signage is not distracting to users of the public road, and the signs are mainly painted on the building and therefore do not affect</p>

	visibility or egress on the site. The site is located in a commercial area and is surrounded by other businesses so it is not considered that this higher amount of signage is out of character or affects any amenity values of the area. It is not considered that the signage results in more than minor effects.
Other:	There should also be an advice note on any granted consent advising that the existing Mitre 10 use, has been covered by this consent, due to it being considered a retail activity.

7B Overall effects consideration conclusion

It is considered that the proposal does not result in more than minor effects.

8. Do any special circumstances exist which would lead to the conclusion that the application should be notified? (Section 95A(4))

No.

9. Recommendation:

That the application **need not be publicly notified** in accordance with Section 95A of the Resource Management Act 1991.

10. Are the activity's adverse effects on any person minor or more than minor (but not less than minor)? (Section 95E)

No person is considered to be adversely effected by the proposal.

11. Is a person an affected order holder? (section 95F)

No, there are no customary rights orders presently within the Far North District.

12. Limited notification or non-notification?

Non notification.

13. Recommendation:

That the application be processed on a **non-notified** basis as there are no affected persons or affected order holders, or a rule or national environmental standard precludes limited notification and the application does not require public notification.

Report & Recommendation prepared by: Tammy Wooster, Resource Planner

J.R. Wood

Dated:

15/03/2012

14 Decision: That the above recommendation be adopted.

P.G. Killalea

Dated:

15/03/2012

Pat Killalea

Principal Planner, Resource Consents

(ACTING UNDER DELEGATED AUTHORITY)



FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2120229-RMALUC

Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants consent to:

Rich Miller Limited

To undertake a retail activity with a Gross Floor Area of 2318m² breaching the rules for visual amenity & environmental protection, setback from boundaries, traffic intensity, parking, vehicle access and signs

Subject Site Details

Address: 7 Fairway Drive, Kerikeri
Legal Description: LOT 28 DP 76267
Certificate of Title reference: NA-32C/1200

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Cad Creations, referenced Concept Plans for Mitre 10, Fairway Drive, Kerikeri (site plan & signage plan), dated March 2012 and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. Within in 1 month of the approval date of this consent, the Consent Holder shall mark out the 4 additional car parks shown on the approved site plan.

Advice Notes

1. The resource consent covers the existing Mitre 10 activity already occurring on the site, as it is considered that this is a retail activity.
2. The Gross Floor Area has been determined on the 2374m² area submitted by the applicant being reduced by 56m² due to the second loading dock being incorporated into the application after it was lodged.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates maybe subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision

1. Description of the Activity:

The applicant applied for consent to ensure that the existing Mitre 10 activity on the site is not in breach of the District Plan and to cover any other future retail use on the site contained within a Gross Floor Area of 2318m².

2. District Plan Rules Affected:

The proposed activity does not comply with permitted activity rules 7.7.5.1.3 (Visual Amenity & Environmental Protection), 7.7.5.1. (Setback from Boundaries), 7.7.5.1.6 (Traffic Intensity), 15.1.6.1.1 (Parking), 15.1.6.1.2 (vehicle access) and 16.6.1.2 (Signs) of the Operative District Plan and is a Discretionary activity in accordance with rules 7.7.5.4 & 16.6.3 of the Operative District Plan.

3. Principal Issue[s] in Contention and Main Findings on those Issues:

Issues:

- (a) That the activity has a shortfall of 35 car parks;
- (b) That the activity generates more than 500 traffic movements per day;
- (c) Does the amount of signage along the Fairway Drive frontage result in more than minor effects.

Main Findings

- (a) While the activity does not provide the required number of car parks under the District Plan, it is considered that due to its location in the Kerikeri Township that not all customers would require on site parking, and there is also ample public parking available around the site. The applicant also proposed to create 4 additional car parks, which has been imposed as a condition of consent.
- (b) The site already has a retail activity being undertaken on it, and it is not considered that changing the use of the site to another retail business would generate any additional effects. The site has also historically been used by a supermarket which would have generated higher traffic movements. The site is not creating more than minor effects on the adjoining road network and the existing access points are not creating any safety hazard to pedestrian or vehicular traffic.
- (c) It is considered as the site is in a commercial area surrounded by other commercial activities that the higher amount of signage does not result in any loss of amenity values. The signage is also mainly located on the building and does not adversely impact on traffic safety or egress on the site.

4. Relevant Statutory Provisions:

Plan Provisions:

Far North District Plan

Objectives:

7.7.3.1 To achieve the development of commercial areas in the District accommodating a wide range of activities that avoid, remedy or mitigate the adverse

effects of activities on other activities within the Commercial Zone and on the natural and physical resources of the District.

16.3.2 To ensure traffic and pedestrian safety.

15.1.3.3 To ensure that adequate provision is made for on-site car parking for all activities.

15.1.3.4 To ensure that adequate and efficient provision is made for loading and access for activities.

15.1.3.5 To promote safe and efficient movement and circulation of vehicular, bicycles and pedestrian traffic.

Policies:

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

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.

It is considered that the proposal is not contrary to the above objectives and policies, as it is providing a retail activity in the central business of the Kerikeri Township, which is reflective of expectations of the community and the District Plan zoning.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. Notification and Affected Parties

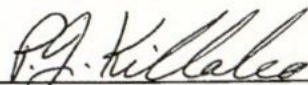
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation

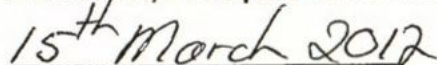
It is considered that the application does not generate more than minor effects as the site is already operating a large scale retail activity and has in the past been developed with a supermarket. It is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Tammy Wooster, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner Resource Consents



Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) 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.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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 Resource Management Act 1991.



Lot 28
D.P. 73223
4389 Square Metres

SITE NOTES:

CARPARKS:
Existing carparks total 54
Additional carparks total 4
Total proposed carparks 58

GROUND FLOOR AREA:
GFA shown hatched equals
2374 square metres

Amendments:

1 'Open Yard' accessed from Homestead Road is renamed 'Existing Loading Dock'
Add 'Loading Dock' to 'Open Yard' accessed from service lane 1-3-12

COPYRIGHT

Copyright to CAD Creations B01 Ltd.

TITLE
Concept Plans for
Mitre 10, Fairway Drive,
Kerikeri

Site Plan for Resource
Consent
Proposed Layout

PH/FAX: (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: March 2012

DRAWING NO:
12-1189 S1a



FILE ACAD: MITRE 10.DWG



APPROVED PLAN

PLANNER *Sd Wood*
RC 2120227 Date 15/03/2012

SITE PLAN Scale 1:250
Proposed Layout

HOMESTEAD ROAD

R.O.W.



Key to Signage:

- A. Gardening (4.3m x 0.47m = 2.021 sq m)
- B. Mitre 10 Solutions (0.6m x 1.0m = 0.6 sq m)
- C. Gardening (4.3m x 0.47m = 2.021 sq m)
- D. Marine (1.7m x 0.25m = 0.425 sq m)
- E. Welcome (2.1m x 0.25m = 0.525 sq m)
- F. Decorating (2.6m x 0.25m = 0.65 sq m)
- G. Houseware (2.5m x 0.25m = 0.625 sq m)
- H. Plumbing (2.0m x 0.25m = 0.5 sq m)
- I. Tools (1.1m x 0.25m = 0.275 sq m)
- J. Kitchen (1.6m x 0.25m = 0.4 sq m)
- K. Hardware (2.2m x 0.25m = 0.55 sq m)
- L. Kwik swap gas cylinders (2.3m x 1.2m = 2.76 sq m)
- M. Mitre 10 Solutions (12.5m x 0.91m = 11.375 sq m)
- N. Kitchen (1.1m x 0.25m = 0.275 sq m)
- O. Housewares (2.7m x 0.25m = 0.675 sq m)
- P. Tools (1.3m x 0.25m = 0.325 sq m)
- Q. Mitre 10 (3.7m x 0.62m = 2.294 sq m)
- R. Mitre 10 Solutions (1.4m x 1.8m = 2.52 sq m)
- S. Mitre 10 Solutions (2.4m x 1.5m = 3.6 sq m)

Total Signage Area = 32.416 square metres

Copyright to CAD Creations BCI Ltd.

TITLE
Concept Plans for
Mitre 10, Fairway Drive,
Kerikeri

Site Plan for Resource
Consent
Signage Layout

PH/FAX: (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: March 2012

DRAWING NO:
12-1189 S1b



FILE ACAD: MITRE 10.DWG

FAIRWAY DRIVE

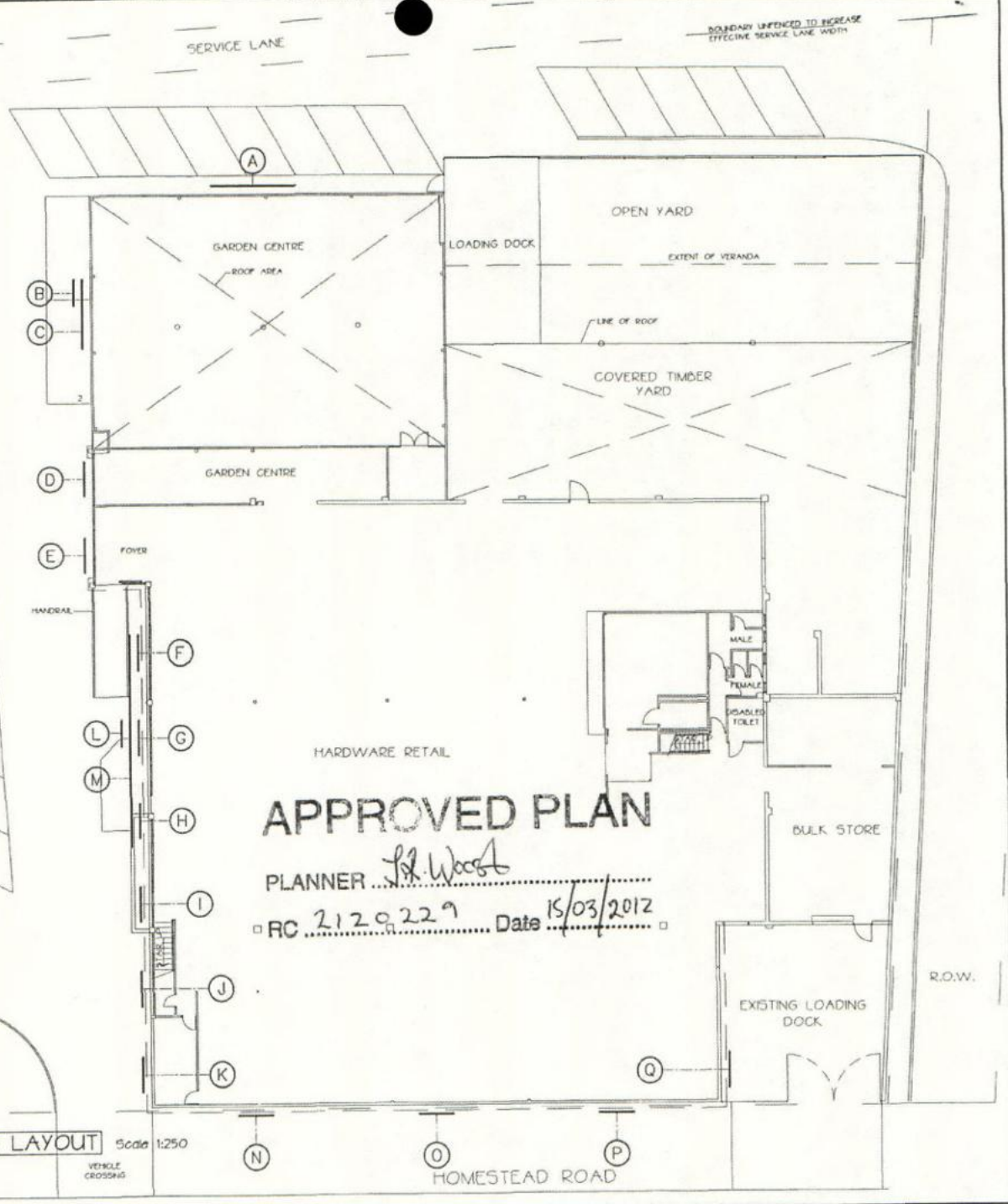
TIMBER PLATFORM

Amendments:

- 1. Amended 'Key to Signage' table by adding signage dimensions & signage areas in square metres 8-3-12

SIGNAGE LAYOUT

Scale 1:250
VEHICLE CROSSING



APPROVED PLAN

PLANNER *J.P. Wood*
 RC 2120229 Date 15/03/2012

R.O.W.



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Application No: 2120229-RMALUC

15 March 2012

Rich Miller Limited
C/- Bay of Islands Planning
PO Box 795
Kerikeri 0245

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Rich Miller Limited

Re: RESOURCE CONSENT APPLICATION BY Rich Miller Limited

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

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

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

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

Yours faithfully

Queenie Harding
Specialist RMA Support
Environmental Management



FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2120229-RMALUC

Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants consent to:

Rich Miller Limited

To undertake a retail activity with a Gross Floor Area of 2318m² breaching the rules for visual amenity & environmental protection, setback from boundaries, traffic intensity, parking, vehicle access and signs

Subject Site Details

Address: 7 Fairway Drive, Kerikeri
Legal Description: LOT 28 DP 76267
Certificate of Title reference: NA-32C/1200

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Cad Creations, referenced Concept Plans for Mitre 10, Fairway Drive, Kerikeri (site plan & signage plan), dated March 2012 and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. Within in 1 month of the approval date of this consent, the Consent Holder shall mark out the 4 additional car parks shown on the approved site plan.

Advice Notes

1. The resource consent covers the existing Mitre 10 activity already occurring on the site, as it is considered that this is a retail activity.
2. The Gross Floor Area has been determined on the 2374m² area submitted by the applicant being reduced by 56m² due to the second loading dock being incorporated into the application after it was lodged.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates maybe subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision

1. Description of the Activity:

The applicant applied for consent to ensure that the existing Mitre 10 activity on the site is not in breach of the District Plan and to cover any other future retail use on the site contained within a Gross Floor Area of 2318m².

2. District Plan Rules Affected:

The proposed activity does not comply with permitted activity rules 7.7.5.1.3 (Visual Amenity & Environmental Protection), 7.7.5.1. (Setback from Boundaries), 7.7.5.1.6 (Traffic Intensity), 15.1.6.1.1 (Parking), 15.1.6.1.2 (vehicle access) and 16.6.1.2 (Signs) of the Operative District Plan and is a Discretionary activity in accordance with rules 7.7.5.4 & 16.6.3 of the Operative District Plan.

3. Principal Issue[s] in Contention and Main Findings on those Issues:

Issues:

- (a) That the activity has a shortfall of 35 car parks;
- (b) That the activity generates more than 500 traffic movements per day;
- (c) Does the amount of signage along the Fairway Drive frontage result in more than minor effects.

Main Findings

- (a) While the activity does not provide the required number of car parks under the District Plan, it is considered that due to its location in the Kerikeri Township that not all customers would require on site parking, and there is also ample public parking available around the site. The applicant also proposed to create 4 additional car parks, which has been imposed as a condition of consent.
- (b) The site already has a retail activity being undertaken on it, and it is not considered that changing the use of the site to another retail business would generate any additional effects. The site has also historically been used by a supermarket which would have generated higher traffic movements. The site is not creating more than minor effects on the adjoining road network and the existing access points are not creating any safety hazard to pedestrian or vehicular traffic.
- (c) It is considered as the site is in a commercial area surrounded by other commercial activities that the higher amount of signage does not result in any loss of amenity values. The signage is also mainly located on the building and does not adversely impact on traffic safety or egress on the site.

4. Relevant Statutory Provisions:

Plan Provisions:

Far North District Plan

Objectives:

7.7.3.1 To achieve the development of commercial areas in the District accommodating a wide range of activities that avoid, remedy or mitigate the adverse

effects of activities on other activities within the Commercial Zone and on the natural and physical resources of the District.

16.3.2 To ensure traffic and pedestrian safety.

15.1.3.3 To ensure that adequate provision is made for on-site car parking for all activities.

15.1.3.4 To ensure that adequate and efficient provision is made for loading and access for activities.

15.1.3.5 To promote safe and efficient movement and circulation of vehicular, bicycles and pedestrian traffic.

Policies:

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

15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.

15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.

It is considered that the proposal is not contrary to the above objectives and policies, as it is providing a retail activity in the central business of the Kerikeri Township, which is reflective of expectations of the community and the District Plan zoning.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. Notification and Affected Parties

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation

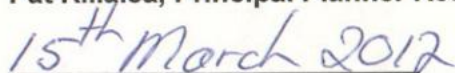
It is considered that the application does not generate more than minor effects as the site is already operating a large scale retail activity and has in the past been developed with a supermarket. It is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Tammy Wooster, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner Resource Consents



Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) 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.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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 Resource Management Act 1991.



Key to Signage:

- A. Gardening (4.3m x 0.47m = 2.021 sq m)
- B. Mitre 10 Solutions (0.6m x 1.0m = 0.6 sq m)
- C. Gardening (4.3m x 0.47m = 2.021 sq m)
- D. Marine (1.7m x 0.25m = 0.425 sq m)
- E. Welcome (2.1m x 0.25m = 0.525 sq m)
- F. Decorating (2.6m x 0.25m = 0.65 sq m)
- G. Houseware (2.5m x 0.25m = 0.625 sq m)
- H. Plumbing (2.0m x 0.25m = 0.5 sq m)
- I. Tools (1.1m x 0.25m = 0.275 sq m)
- J. Kitchen (1.6m x 0.25m = 0.4 sq m)
- K. Hardware (2.2m x 0.25m = 0.55 sq m)
- L. Kwik swap gas cylinders (2.3m x 1.2m = 2.76 sq m)
- M. Mitre 10 Solutions (12.5m x 0.91m = 11.375 sq m)
- N. Kitchen (1.1m x 0.25m = 0.275 sq m)
- O. Housewares (2.7m x 0.25m = 0.675 sq m)
- P. Tools (1.3m x 0.25m = 0.325 sq m)
- Q. Mitre 10 (3.7m x 0.62m = 2.294 sq m)
- R. Mitre 10 Solutions (1.4m x 1.8m = 2.52 sq m)
- S. Mitre 10 Solutions (2.4m x 1.5m = 3.6 sq m)

Total Signage Area = 32.416 square metres

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TITLE
Concept Plans for
Mitre 10, Fairway Drive,
Kerikeri

Site Plan for Resource
Consent
Signage Layout

PH/FAX: (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: March 2012

DRAWING NO:
12-1189 S1b



FILE ACAD: MITRE 10.DWG

FAIRWAY DRIVE

TIMBER PLATFORM

Amendments:

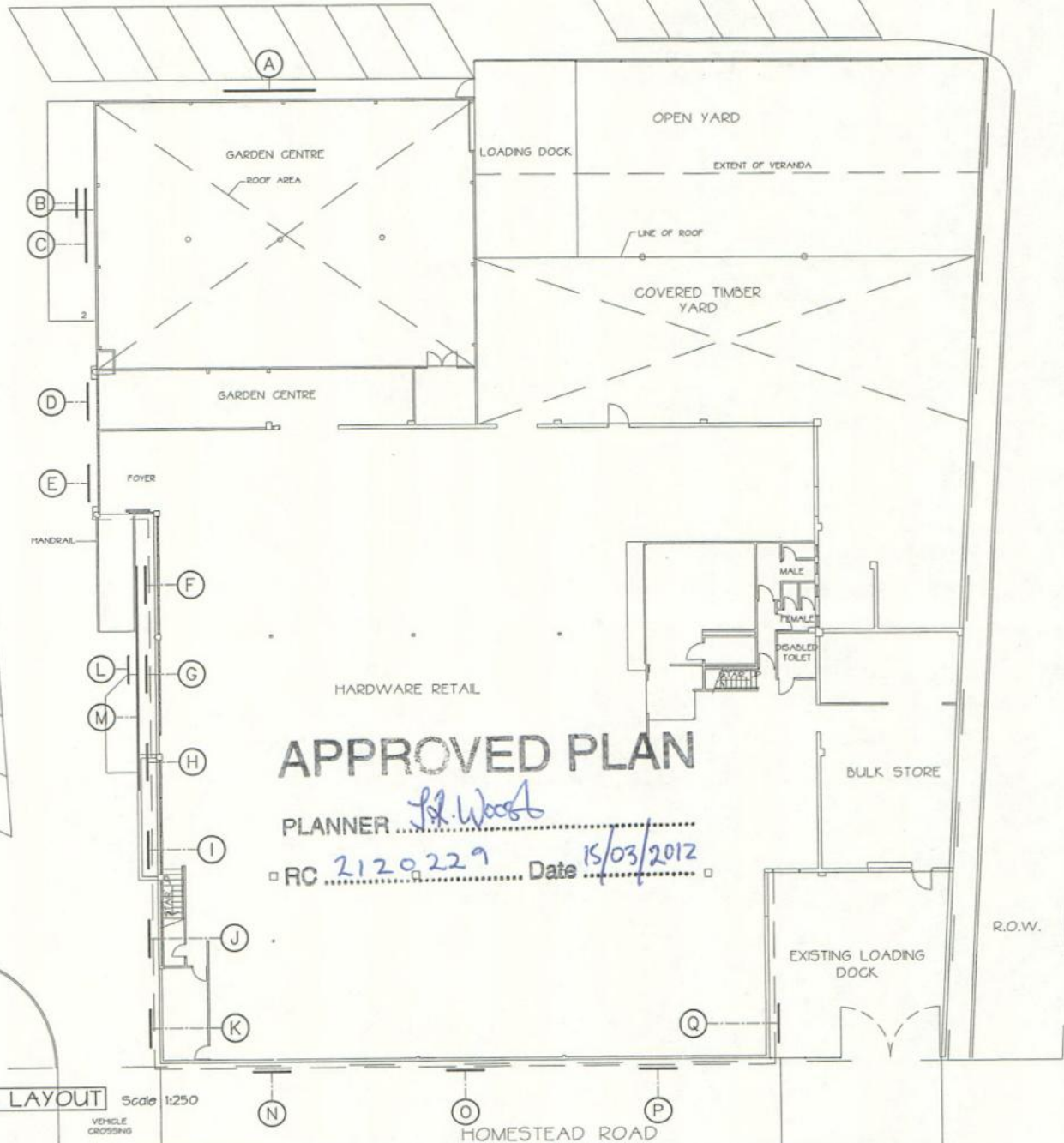
- 1. Amended 'Key to Signage' table by adding signage dimensions & signage areas in square metres 8-3-12

SIGNAGE LAYOUT Scale 1:250

VEHICLE CROSSING

SERVICE LANE

BOUNDARY UNFENCED TO INCREASE EFFECTIVE SERVICE LANE WIDTH



APPROVED PLAN

PLANNER *J.P. Wood*

RC 2120229 Date 15/03/2012

R.O.W.

HOMESTEAD ROAD

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:
Pat Killalea
Tammy Wooster

Decision Date:
Granted Date: 15/3/12
Issued Date:

RMA Number 2120229-RMALUC
RFS Type Land Use
Legal Description LOT 28 DP 76267
Val. No. 00215-33100
Applicant **Rich Miller Limited**
Start Date 3 February 2012
Location 7 Fairway Drive, Kerikeri 0230
Hearing Date n/a
Activity Discretionary
Outcome Approved
Zone Commercial
Area of Site 4389.00
Proposal To operate a retail outlet on the site
Issues Refer to s3 of the report

Property File	Sewerage	Roading	Com Fac	Finance	NZTA	DoC	Policy	Property Co-ordinator
✓								
Monitoring	Env Health	Liq License	Legal	NZHPT	NRC	Building	Comm Brd	Doubtless Bay Water Supply Co.
✓								



Lot 28
D.P. 73223
4389 Square Metres

SITE NOTES;

CARPARKS;
Existing carparks total 54
Additional carparks total 4
Total proposed carparks 58

GROUND FLOOR AREA;
GFA shown hatched equals
2374 square metres



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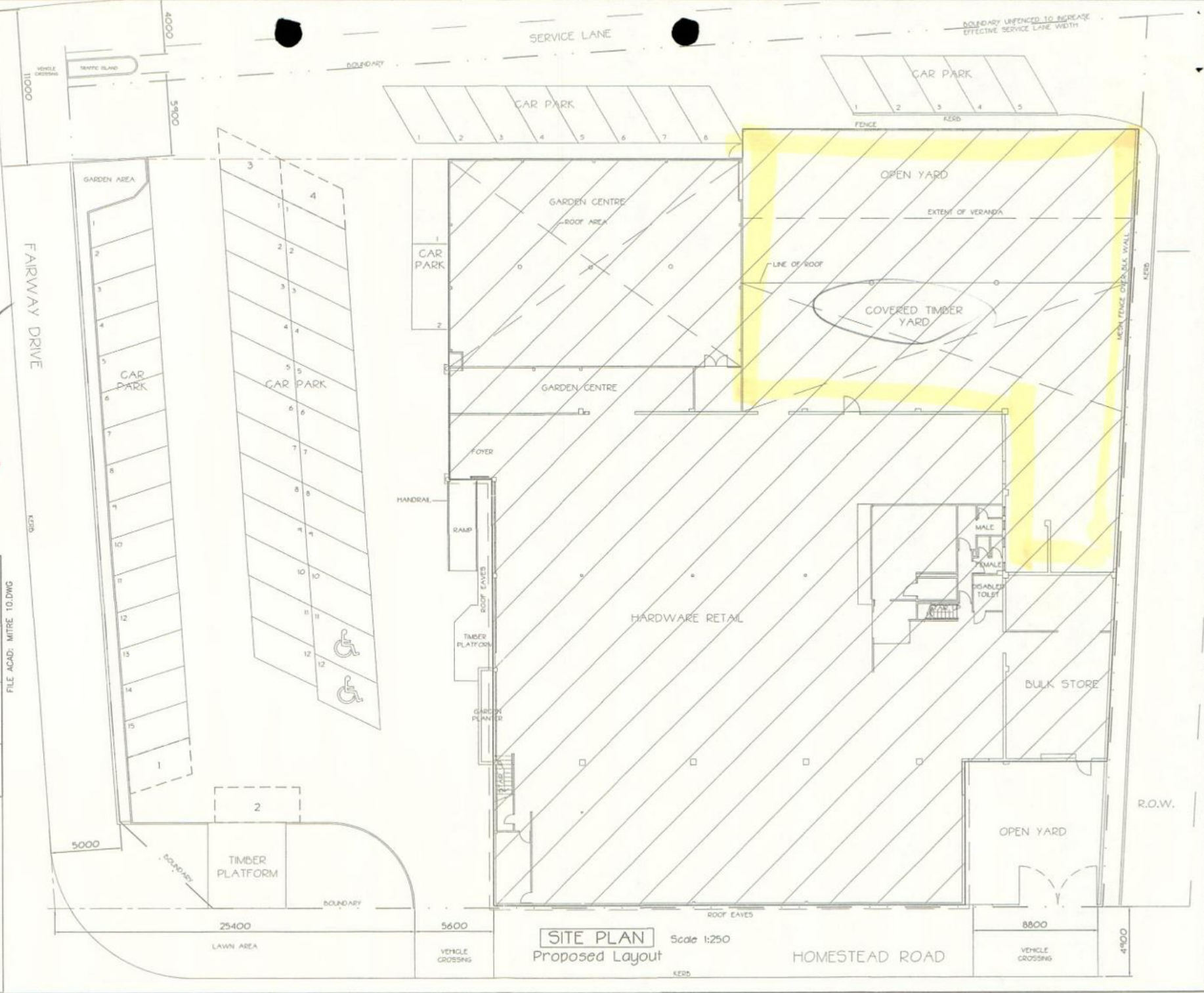
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TITLE
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Kerikeri

Site Plan for Resource
Consent
Proposed Layout

PH/FAX: (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI
SCALE: 1:250
DATE: January 2012

DRAWING NO:
12-1189 S1a



SITE PLAN Scale 1:250
Proposed Layout

HOMESTEAD ROAD



Lot 28
D.P. 73223
4389 Square Metres

SITE NOTES;

CARPARKS;
Existing carpark total 54

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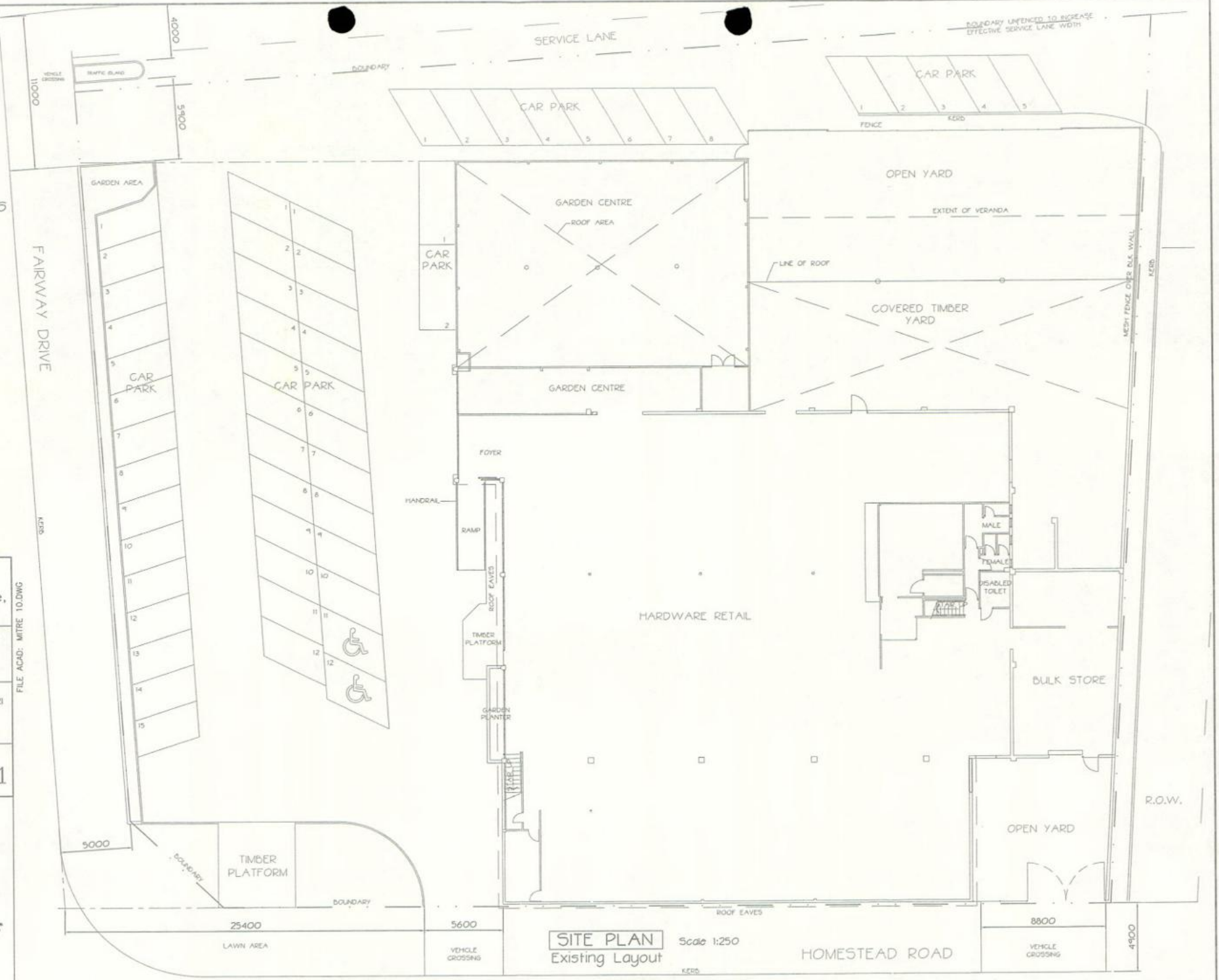
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Kerikeri

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Consent
Existing Layout

PH/FAX. (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: January 2012

DRAWING NO:
12-1189 S1



SITE PLAN Existing Layout Scale 1:250

HOMESTEAD ROAD



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Key to Signage;

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- C. Gardening (4.3m x 0.47m = 2.021 sq m)
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Total Signage Area = 32.416 square metres

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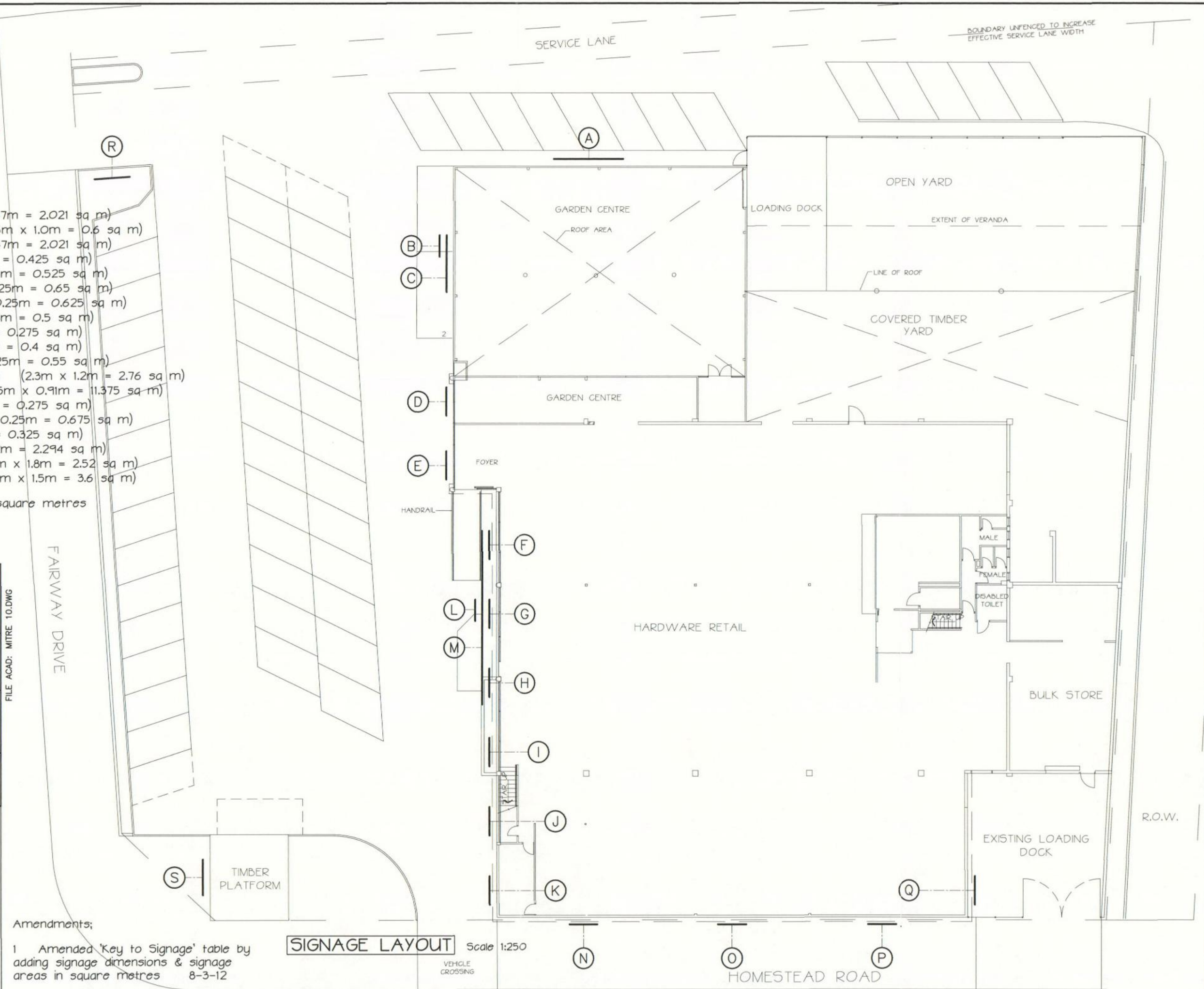
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SCALE: 1:250
DATE: March 2012

DRAWING NO:
12-1189 S1b



Amendments;

- 1. Amended 'Key to Signage' table by adding signage dimensions & signage areas in square metres 8-3-12

SIGNAGE LAYOUT

Scale 1:250

VEHICLE CROSSING

FILE ACAD: MITRE 10.DWG

FAIRWAY DRIVE

(S)

TIMBER PLATFORM

(B)

(C)

(D)

(E)

(F)

(L)

(M)

(G)

(H)

(I)

(J)

(K)

(A)

SERVICE LANE

GARDEN CENTRE

ROOF AREA

GARDEN CENTRE

FOYER

HANDRAIL

HARDWARE RETAIL

LOADING DOCK

OPEN YARD

EXTENT OF VERANDA

LINE OF ROOF

COVERED TIMBER YARD

MALE

FEMALE

DISABLED TOILET

BULK STORE

EXISTING LOADING DOCK

R.O.W.

BOUNDARY UNFENCED TO INCREASE EFFECTIVE SERVICE LANE WIDTH

(N)

(O)

(P)

HOMESTEAD ROAD



Lot 28
D.P. 73223
4389 Square Metres

SITE NOTES;

CARPARKS;
Existing carparks total 54

Amendments;

1 'Open Yard' accessed from Homestead Road is renamed 'Existing Loading Dock'
1-3-12

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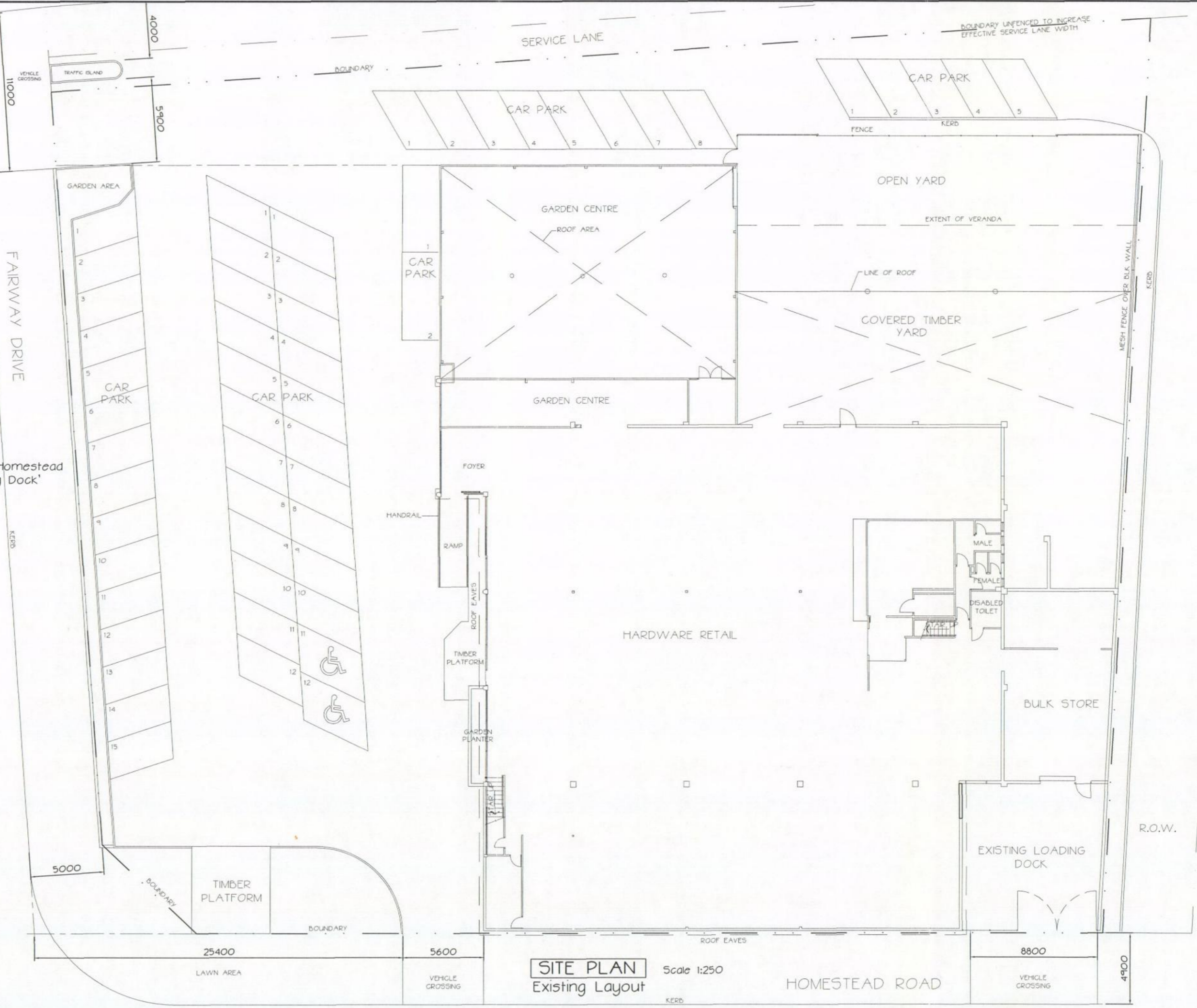
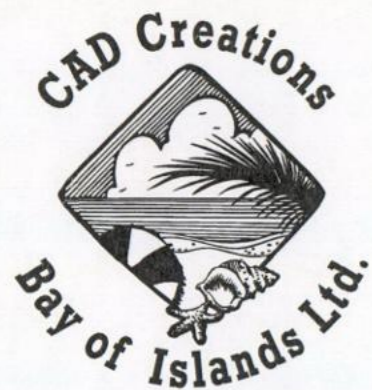
TITLE
Concept Plans for
Mitre 10, Fairway Drive,
Kerikeri

Site Plan for Resource
Consent
Existing Layout

PH/FAX. (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: March 2012

DRAWING NO:
12-1189 S1



SITE PLAN Existing Layout Scale 1:250

HOMESTEAD ROAD

FILE ACAD: MITRE 10.DWG



Lot 28
D.P. 73223
4389 Square Metres

SITE NOTES;

CARPARKS;
Existing carparks total 54
Additional carparks total 4
Total proposed carparks 58

GROUND FLOOR AREA;
GFA shown hatched equals
2374 square metres

Amendments;

1 'Open Yard' accessed from Homestead Road is renamed 'Existing Loading Dock'
Add 'Loading Dock' to 'Open Yard' accessed from service lane 1-3-12

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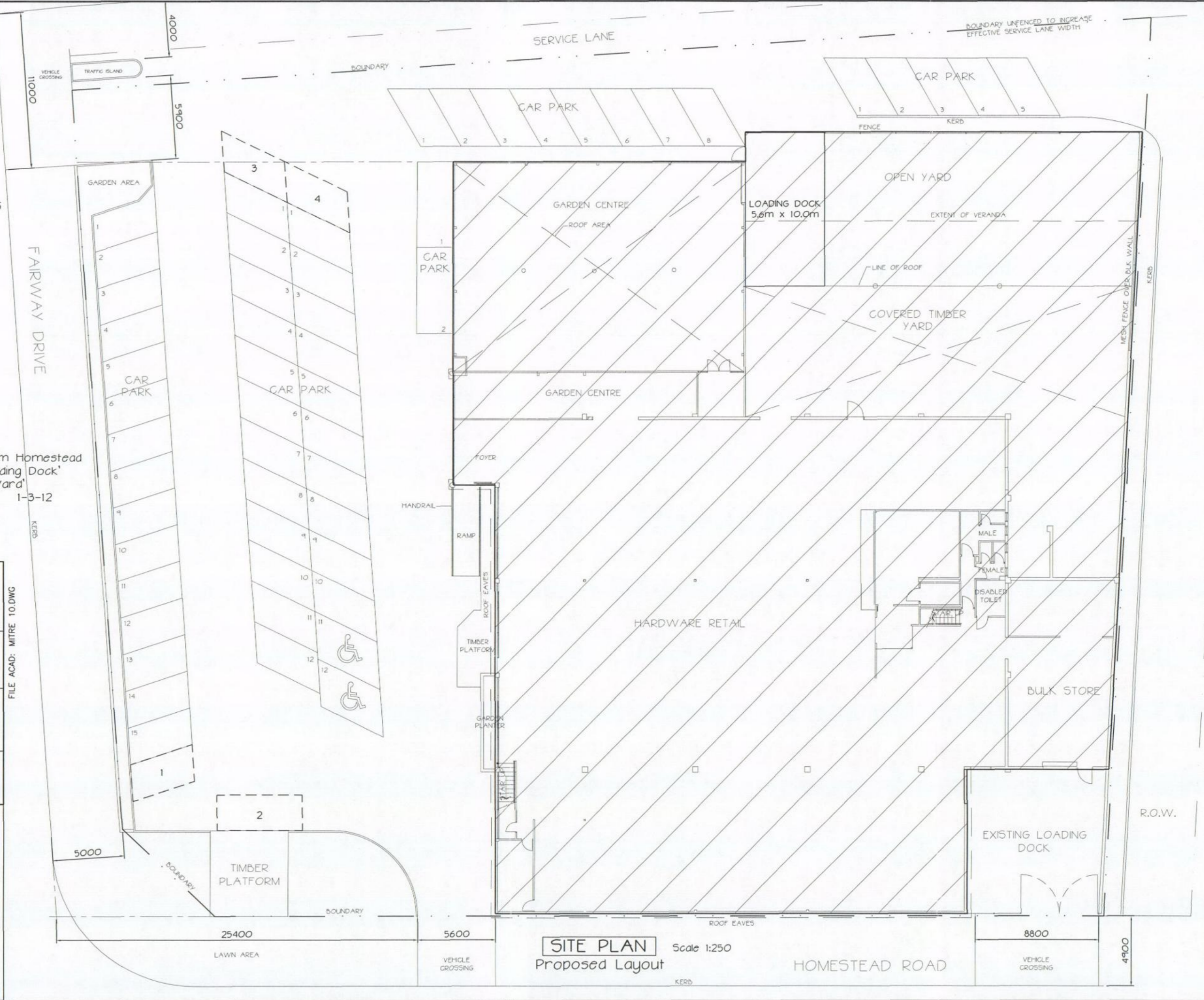
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Concept Plans for
Mitre 10, Fairway Drive,
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Site Plan for Resource
Consent
Proposed Layout

PH/FAX: (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: March 2012

DRAWING NO:
12-1189 S1a



SITE PLAN Scale 1:250
Proposed Layout

FILE ACAD: MITRE 10.DWG



Key to Signage;

- A. Gardening
- B. Mitre 10 Solutions
- C. Gardening
- D. Marine
- E. Welcome
- F. Decorating
- G. Houseware
- H. Plumbing
- I. Tools
- J. Kitchen
- K. Hardware
- L. Kwik swap gas cylinders
- M. Mitre 10 Solutions
- N. Kitchen
- O. Houseware
- P. Tools
- Q. Mitre 10
- R. Mitre 10 Solutions
- S. Mitre 10 Solutions

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TITLE
**Concept Plans for
 Mitre 10, Fairway Drive,
 Kerikeri**

**Site Plan for Resource
 Consent
 Signage Layout**

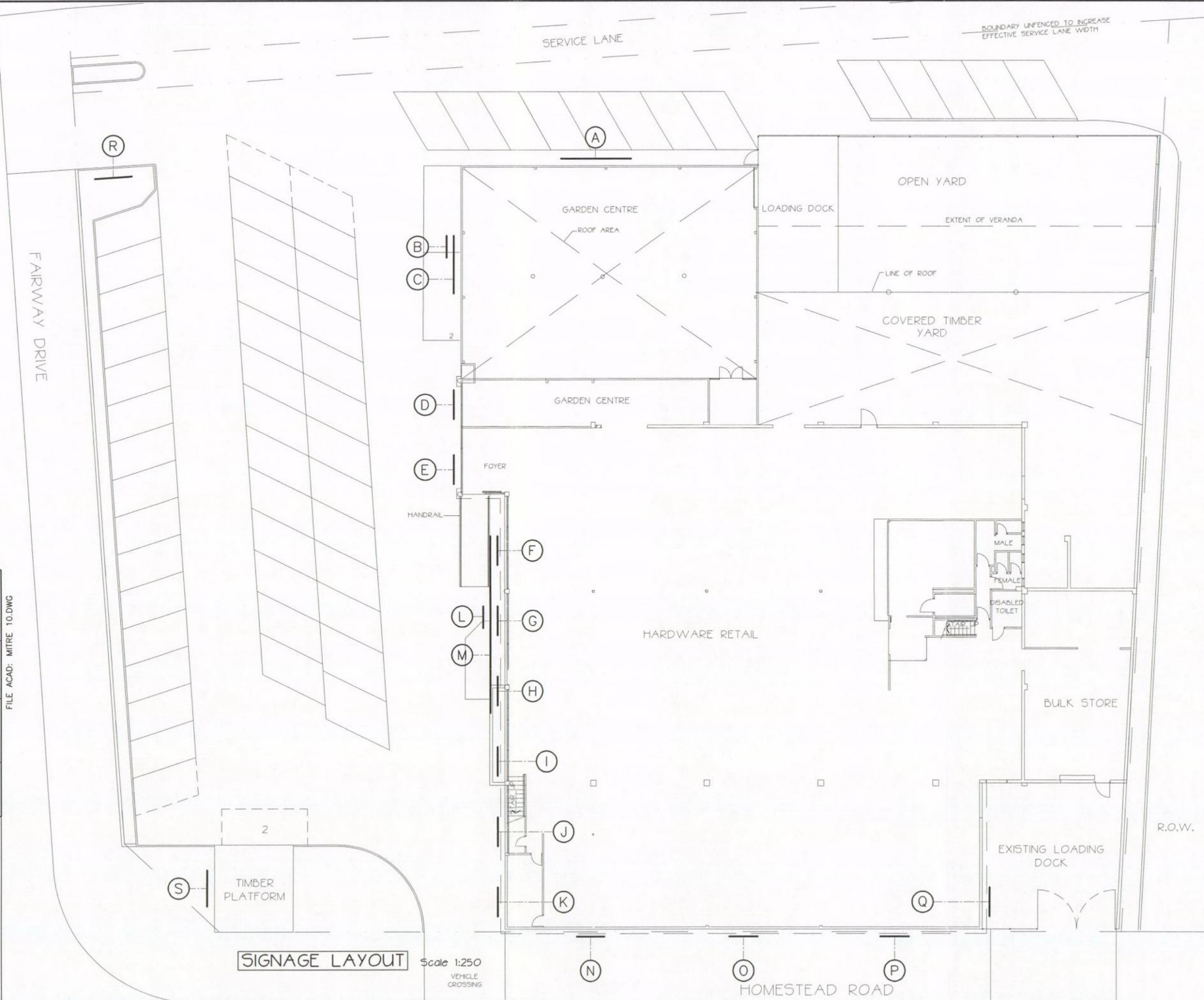
PH/FAX. (09)407 5413
 4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
 DATE: March 2012

DRAWING NO:
12-1189 S1b



FILE ACAD: MITRE 10.DWG



SIGNAGE LAYOUT

Scale 1:250
 VEHICLE CROSSING



Lot 28
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4389 Square Metres

SITE NOTES;

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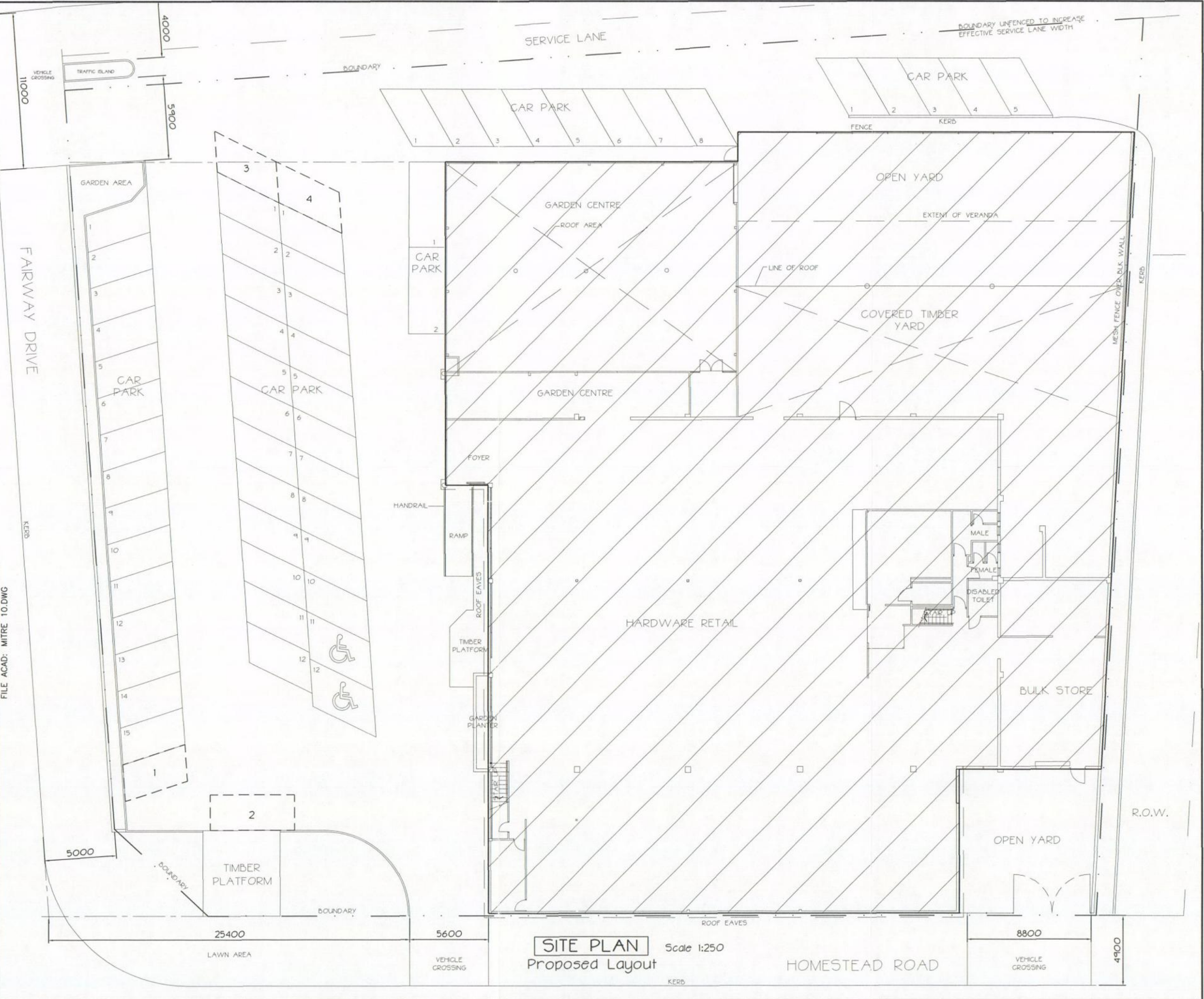
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Proposed Layout

PH/FAX. (09)407 5413
4A WAIPAPA LANDING PLACE, KERIKERI

SCALE: 1:250
DATE: January 2012

DRAWING NO:
12-1189 S1a



SITE PLAN Scale 1:250
Proposed Layout

HOMESTEAD ROAD

APPENDIX 6

PIM LETTER

28 April 2026

Matthew Richard Cavalcante
Level 1 / 2 Daniel Place
Te Rapa
Hamilton 3200

Dear Sir / Madam,

Building consent number: EBC-2026-746/0
Property ID: 3313977
Address: 7 Fairway Drive, Kerikeri 0230
Description: PIM ONLY - Proposed alterations to existing commercial building. Addition of two adjacent buildings with lower floor commercial and upper floor residential. Addition of an atrium roof connection between buildings.

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Commercial** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	7.7.5.1.5 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES
Reason:	An acoustic design report prepared by a suitably qualified and experienced person demonstrating compliance for the proposed residential apartments with this rule requirements has not been provided.

Rule:	15.1.6A.2.1 TRAFFIC INTENSITY
Reason:	New Residential Land Use activity proposed generates a further 49 TIFs required. This new activity appears to be outside the scope of approved Resource Consent 2120229.

Rule:	16.6.1.3 MAXIMUM SIGN AREA PER SITE
Reason:	Plans demonstrate proposed signage on the building however the total m2 signage area has not been demonstrated to demonstrate compliance, and rough scaling it appears the total signage area will exceed the permitted threshold.

Rule:	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The construction of the proposed residential unit proposes disturbing soil that is to be considered under this National Environment standard Section 8(3): <i>Disturbing soil</i> (3) Disturbing the soil of the piece of land is a permitted activity while the following
--------------	--


	<p>requirements are met:</p> <p>(a) controls to minimise the exposure of humans to mobilised contaminants must—</p> <ul style="list-style-type: none"> (i) be in place when the activity begins: (ii) be effective while the activity is done: (iii) be effective until the soil is reinstated to an erosion-resistant state: <p>(b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:</p> <p>(c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:</p> <p>(d) soil must not be taken away in the course of the activity, except that,—</p> <ul style="list-style-type: none"> (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples: (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year: <p>(e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:</p> <p>(f) the duration of the activity must be no longer than 2 months:</p> <p>(g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.</p>
Reason:	<p>This piece of land is identified on Council's maps as a HAIL site and is subject to the National Environmental Standard for Soil Contamination, and compliance with Disturbing Soil permitted activities, particularly parts (c); (d)(ii) and (e) has not been demonstrated.</p>

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Lysigna Mare
PIM Officer
Delivery and Operations

Emailed to: matt.c@arcogroup.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2026-746/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
28 April 2026

Position:

On behalf of:

Date:

APPENDIX 7

FNDC CORRESPONDENCE REGARDING NES-CS

From: [Reyburn and Bryant](#)
To: [Reyburn and Bryant](#)
Subject: Fw: EBC-2026-746_0 PIM ARCO Earthworks Letter
Sent: 15/05/2026 12:11:28 pm

From: Building Support <Building.Group@fndc.govt.nz>
Sent: Tuesday, May 05, 2026 4:56 PM
To: Matt Cavalcante | ARCO Group <matt.c@arcogroup.co.nz>
Subject: FW: EBC-2026-746_0 PIM ARCO Earthworks Letter

Tena koe Matt

Thank you for your email on 29/04/2026. I have had the opportunity to discuss the NES Contaminants in Soil identified on the Section 37 Form 4 for PIM application EBC-2026-746/0 with an Intermediate Resource Consents Planner who has advised the following.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 [NES]:

Within the subject allotment was noted as being Hazardous Activities and Industries List (HAIL) - SLU.803311 Verified HAIL: Risk not quantified. A17. Storage tanks or drums for fuel, chemicals or liquid waste.

The soil contaminant standards which would apply to the PIM application project are Section 8 Permitted activities Disturbing soil (3) and Section 8 Permitted activities Subdividing or changing use (4).

Section 8 Permitted activities Changing use (4):

A change in land use is defined by the NES in section 5(6) as - *An activity is changing the use of the piece of land, which means changing it to a use that, because the land is as described in subclause (7), is reasonably likely to harm human health.*

The applicants are seeking to establish a new Residential land use activity which will be undertaken inside the proposed new building, and commercial/retail activities in the existing and new buildings. This proposed residential activity in itself is a Permitted Activity and will not involve any interaction with soil given that these activities will be contained within a building, and the area of the piece of land is sealed by way of concrete and asphalt. Given that there will be no exposure to the soil as a result of this activity there will be no pathways in which the future end users can interact with the soil. As such, there is unlikely to be a risk to human health in undertaking this activity.

The Guideline documents for the NES section 2.1.2(5) describes what is considered to be a change in use in terms of the NES and lists examples of a change in use that is not covered by the NES. This includes a change from a commercial printing plant to a retail outlet where all surfaces are sealed and remain sealed. While this case differs i.e. Proposed alterations to existing commercial building. Addition of two adjacent buildings with lower floor commercial and upper floor residential. Addition of an

atrium roof connection between buildings, and will be establishing new residential activity there will be no interaction with the soil and therefore no risk to human health arising from the soil. Given the above it is considered that there will be no increase in risk to human health as a result of this proposal and as such there will be no change in use.

Section 8 Permitted activities Disturbing soil (3):

Permitted soil disturbance (cut) volume for this site is 219.45m³, and the permitted soil removal volume per year is 43.89m³. Provided proposed earthworks comply with all aspects of NES Section 8 Disturbing soil (3) including these thresholds, a Resource Consent will not be required.

Nga mihi



Lysigna Mare

PIMs Officer - Building
Consents

P 6494070424 |
Lysigna.Mare@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far
North District Council

**Pokapū Kōrero 24-hāora | 24-hour
Contact Centre 0800 920 029**

fndc.govt.nz



From: Matt Cavalcante | ARCO Group <matt.c@arcogroup.co.nz>

Sent: Wednesday, 29 April 2026 3:51 pm

To: Lysigna Mare <Lysigna.Mare@fndc.govt.nz>

Cc: Joseph Henehan <joseph@reyburnandbryant.co.nz>; Gareth Turner | ARCO Group <gareth.t@arcogroup.co.nz>; Walter Hayman | ARCO Group <walter.h@arcogroup.co.nz>

Subject: EBC-2026-746_0 PIM ARCO Earthworks Letter

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Lysigna,

We have been doing some consultation and calculations for the Earthworks proposed to 7 Fairway Drive, Kerikeri 0230

Please refer to the attached letter. Would FNDC please consider this and provide a response?

Once this item is resolved we intend to provide a resource consent application to address the remaining breaches.

Thanks for your time, we look forward to hearing from you.

Kind regards,

Matt Cavalcante

Architectural Designer

t 0800 115 054 m +6421 0279 1377

11 Earthmover Cres, Burbush, Hamilton 3200, New Zealand

6 Springs Flat Road, Kamo, Whangarei, 0112, New Zealand

arcogroup.co.nz



Committed to building excellence.

Kind Regards,



PLANNERS • SURVEYORS • ENGINEERS
WHANGAREI • KERIKERI

Trina Parkes
Receptionist
Reyburn & Bryant
p 09 438 3563
w reyburnandbryant.co.nz
PO Box 191 Whangarei 0140



Arco Group Ltd
 11 Earthmover Crescent
 Burbush, Hamilton 3200
 29/04/2026

Dear Lysigna Mare,

Re: PIM Requirements for Earthworks

Building consent number: EBC-2026-746/0

Property ID: 3313977

Address: 7 Fairway Drive, Kerikeri 0230

Description: PIM ONLY - Proposed alterations to existing commercial building. Addition of two adjacent buildings with lower floor commercial and upper floor residential. Addition of an atrium roof connection between buildings.

With regards to the proposed earthworks, please see our response to the considered earthworks breach, we request that council consider our response below:

<p>Rule:</p>	<p>Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The construction of the proposed residential unit proposes disturbing soil that is to be considered under this National Environment standard Section 8(3):</p> <p><i>Disturbing soil</i></p> <p>(3) Disturbing the soil of the piece of land is a permitted activity while the following requirements are met:</p> <p>(a) controls to minimise the exposure of humans to mobilised contaminants must—</p> <p>(i) be in place when the activity begins:</p> <p>(ii) be effective while the activity is done:</p> <p>(iii) be effective until the soil is reinstated to an erosion-resistant state:</p> <p>(b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:</p> <p>(c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:</p> <p>(d) soil must not be taken away in the course of the activity, except that,—</p> <p>(i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:</p> <p>(ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:</p> <p>(e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:</p> <p>(f) the duration of the activity must be no longer than 2 months:</p> <p>(g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.</p>
<p>Reason:</p>	<p>This piece of land is identified on Council’s maps as a HAIL site and is subject to the National Environmental Standard for Soil Contamination, and compliance with Disturbing Soil permitted activities, particularly parts (c); (d)(ii) and (e) has not been demonstrated.</p>

<p>ARCO Response</p>	<p>NES Section 8(3). Clause 3 Compliance</p> <p>ARCO Group Ltd understand that the 5m³ threshold applies to <u>soil only</u> and does not include hardfill or compacted metal. We can confirm the site area is 4,388m², which would permit up to 44m³ of soil removal.</p> <p>ARCO Group Ltd can confirm that the disturbance of soil will no more than 44m³ and that this soil will not be removed from site unless disposed of in a facility approved to receive that kind of soil.</p>
<p>ARCO Civil Team Response</p>	<p>“I would expect that the volcanic soils on site will provide adequate bearing capacity, allowing standard NZS 3604 strip footings to be used for the new structures.</p> <p>Based on the design drawings, and assuming footings of approximately 300 mm x 350 mm, the estimated excavation volume would be in the order of 20–30 m³, which is well below the 44 m³ referenced.”</p> <p>Gareth Turner – Arco Civil Project Manager - Email correspondence 29/04/2026</p>

As such, we believe that we satisfy the earthworks rule and kindly request that FNDC remove the rule breach and issue a revised PIM compliance letter.

Kind regards,



Matt Cavalcante
Architectural Designer



Committed to building excellence.

t 0800 115 054 m +6421 0279 1377
11 Earthmover Cres, Burbush, Hamilton 3200, New Zealand
6 Springs Flat Road, Kamo, Whangarei, 0112, New Zealand
arcogroup.co.nz

APPENDIX 8

FNDC DUTY PLANNER CORRESPONDENCE REGARDING EXISTING USE RIGHTS

From: [Duty Planner](#)
To: [Joseph Henehan](#)
Cc: [Lysigna Mare](#)
Subject: RE: Response to Form 4 EBC-2026-746_0
Sent: 24/04/2026 11:18:43 am

Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora Joseph,

Thanks for your query.

I have discussed your query with one of our other planners and we agree, the proposal has existing use rights for the Visual Amenity and Setback from boundaries rule, this unfortunately does not apply to the other rules including signs or traffic intensity.

Given the buildings B and C constitute a new activity, existing use rights for this are voided and the activity needs to be assessed against the permitted standards. Signs that are existing and have been approved under the previous resource consent will have existing use rights too but any new signs on buildings B and C also need to be assessed against the permitted activity rules.

While 1623 traffic movements were approved under RC2120229-RMALUC, 531 traffic movements still exceed the permitted standard for a new activity. This argument may be used in an Assessment of Environmental Effects report to show that the traffic effects of the new proposal may be lower than what was already approved, however, it does not remove the need for a RC altogether and the new activities will still need to be assessed by council planners.

Ngā mihi,



Rachel - Duty Planner

Resource Consents

P 09 407 0444 | Duty.Planner@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

[Pokapū Kōrero 24-hāora](#) | 24-hour Contact Centre 0800 920 029
fndc.govt.nz



Please note - The views and opinions provided by the Duty Planner in this email are their preliminary view only and relate to the specific questions and information you have asked/provided. If the details of the proposal change in the future, please be aware that the advice provided might change, and we would encourage you to come back for a further discussion. We would also encourage you to seek your own Professional Planning/Engineering/Legal advice before making decisions on a future development.

From: Joseph Henehan <joseph@reyburnandbryant.co.nz>

Sent: Wednesday, 22 April 2026 10:27 am

To: Duty Planner <Duty.Planner@fndc.govt.nz>

Subject: RE: Response to Form 4 EBC-2026-746_0

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Below is correspondence between our client (Arco Construction) and Council's Building Consent team regarding a proposed development at 7 Fairway Drive, Kerikeri.

We understand that the Building Consent team has discussed the attached PIM request (and Arco's subsequent response) with the Duty Planner, and that it has been concluded that resource consent is required on the basis that the proposed residential land use was not part of approved Resource Consent 2120229-RMALUC.

In our view, this is not a relevant consideration. Residential activities are permitted within this zone, and therefore their inclusion on the site should not, of itself, determine whether the existing resource consent can be relied upon. From

our perspective, the proposed ground-floor commercial tenancies are consistent with the existing consent, while the first floor residential activities are permitted under the District Plan.

If resource consent is indeed required, we understand that the existing consent would form an appropriate “baseline” for assessing the effects of the proposed development. However, in the interests of efficiency and avoiding unnecessary delay/costs, we are hopeful that a pragmatic resolution can be reached.

Could you please consider this and respond accordingly? A phone call and/or quick catch up in person may be the best approach in this instance.

Kind regards



Joe Henehan

Associate
Reyburn & Bryant

m 0210443219

p 09 438 3563

w reyburnandbryant.co.nz

PO Box 191 Whangarei 0140



From: Building Support <Building.Group@fndc.govt.nz>
Sent: Wednesday, 15 April 2026 5:16 pm
To: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Cc: David Johnson <David@reyburnandbryant.co.nz>
Subject: RE: Response to Form 4 EBC-2026-746_0

Tena koe Joseph

It is recommended to make a request for contact via our Duty Planner on 0800 920 029 or Duty.Planner@fndc.govt.nz. Your request can then be allocated by one of the Resource Consents Team Leaders to an appropriate Resource Consents Planner to contact you directly.

Nga mihi



Lysigna Mare

PIM Officer

P 6494070423 | Building.Group@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz



From: Joseph Henehan <joseph@reyburnandbryant.co.nz>
Sent: Wednesday, 15 April 2026 3:27 pm
To: Building Support <Building.Group@fndc.govt.nz>
Cc: David Johnson <David@reyburnandbryant.co.nz>
Subject: RE: Response to Form 4 EBC-2026-746_0

You don't often get email from joseph@reyburnandbryant.co.nz. [Learn why this is important](#)

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Lysigna,

We are the planners helping Matt Cavalcante at Arco Construction out with this development.

I refer to your below email that you sent Matt on Friday last week.

Could you please advise who in the resource consent team you spoke to about this? It would be great if we could have a discussion with them directly about the need for resource consent.

Kind regards



Joe Henehan

Associate
Reyburn & Bryant

m 0210443219

p 09 438 3563

w reyburnandbryant.co.nz

PO Box 191 Whangarei 0140



From: Building Support <Building.Group@fndc.govt.nz>

Sent: Friday, April 10, 2026 2:56 PM

To: Matt Cavalcante | ARCO Group <matt.c@arcogroup.co.nz>

Cc: Walter Hayman | Greenstar Properties <walter.hayman@greenstarproperties.co.nz>; Nick Johnson | ARCO Group Ltd <nick.j@arcogroup.co.nz>

Subject: RE: Response to Form 4 EBC-2026-746_0

Tena koe Matt

Thank you for your patience, I tried calling your mobile which has gone to voice mail.

Further to a discussion with one of our Resource Consent Planners this morning, they have confirmed that as the proposed residential Land Use activity was not part of approved Resource Consent 2120229-RMALUC, a Resource Consent remains to be required for this project. The Resource Consent 2120229-RMALUC can however be used to inform an Assessment of Environmental Effects for a Resource Consent application.

If you want further clarification around this it is recommended to contact our Resource Consents team via the Duty Planner on ph. 0800-920-029 or email duty.planner@fndc.govt.nz

Nga mihi



Lysigna Mare

PIM Officer

P 6494070423 |

Building.Group@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far
North District Council

Pokapū Kōrero 24-hāora | 24-hour
Contact Centre 0800 920 029

fndc.govt.nz



From: Matt Cavalcante | ARCO Group <matt.c@arcogroup.co.nz>

Sent: Friday, 10 April 2026 7:32 am

To: Lysigna Mare <Lysigna.Mare@fndc.govt.nz>

Cc: Walter Hayman | Greenstar Properties <walter.hayman@greenstarproperties.co.nz>; Nick Johnson | ARCO Group Ltd <nick.j@arcogroup.co.nz>

Subject: Re: Response to Form 4 EBC-2026-746_0

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Hi Lysigna,

I am just checking in to see if you had time to look over our PIM response letter? Could I give you a call about this? Are you free today to discuss?

Kind regards,

Matt Cavalcante

Architectural Designer

t 0800 115 054 m +6421 0279 1377

11 Earthmover Cres, Burbush, Hamilton 3200, New Zealand

6 Springs Flat Road, Kamo, Whangarei, 0112, New Zealand

arcogroup.co.nz

From: Matt Cavalcante | ARCO Group <matt.c@arcogroup.co.nz>
Sent: Tuesday, March 31, 2026 1:43:50 PM
To: Lysigna Mare <lysigna.mare@fndc.govt.nz>
Cc: Walter Hayman | Greenstar Properties <walter.hayman@greenstarproperties.co.nz>; Nick Johnson | ARCO Group Ltd <nick.j@arcogroup.co.nz>
Subject: Response to Form 4 EBC-2026-746_0

Hi Lysigna,

Thank you for recently providing the PIM planning assessment for EBC-2026-746_0 at 7 Fairway Drive, Kerikeri 0230.

We have consulted with our planner and discussed that, as there is an existing approved RMA for the property, we feel that this may preclude the requirement for a further resource consent.

I have attached a response letter for your consideration. Please let us know your thoughts in due course. Thank you for your time and attention to this matter.

Kind regards,

Matt Cavalcante

Architectural Designer

t 0800 115 054 m +6421 0279 1377

11 Earthmover Cres, Burbush, Hamilton 3200, New Zealand

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