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

Office Use Only
Application Number:

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

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?
○ **Yes** ✔ **No**

If yes, who have you spoken with? _____

2. Type of Consent being applied for

◉ **Change of conditions (s.127)**

3. Consultation:

Have you consulted with Iwi/Hapū? ○ **Yes** ◉ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

4. Applicant Details:

Name/s: Curnon Realestate FWD Limited

Email:

Phone number:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s: Reyburn & Bryant

Email:

Phone number:

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

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. Details of Property Owner/s and Occupier/s

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

Name/s: Alex Adrichem

Property Address/ Location:

Postcode 0294

7. Application Site Details

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

Name/s: Curnon Realestate FWD Ltd

Site Address/ Location: 7 Fairway Drive, Kerikeri

Postcode 0294

Legal Description: Lot 28 DP 76267 **Val Number:**

Certificate of title: RT 4829951

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

7. Application Site Details (continued)

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details.
This is important to avoid a wasted trip and having to re-arrange a second visit.

Construction site. Appropriate PPE required and report to site manager.

8. Detailed description of the proposal:

This application relates to the following resource consent: 2260537 - RMALUC

Specific conditions to which this application relates:

Resource consent 2260537-RMALUC

Describe the proposed changes:

To expand the signage associated with the approved development by provding two additional freestanding

9. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

10. Other Consent required/being applied for under different legislation
(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)
◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
◯ **National Environmental Standard consent** Consent here (if known)
◯ **Other (please specify)** Specify 'other' here

11. Assessment of Environmental Effects:

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

Your AEE is attached to this application ✔ **Yes**

12. Draft Conditions:

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

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

13. Billing Details:

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

Name/s: (please write in full) Curnon Realestate FWD Ltd

Email:

Phone number:

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

Fees Information:
An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees:
I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full) Alex Adrichem

Signature: (signature of bill payer)

Date 17-Nov-2026

MANDATORY

14. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

Name: (please write in full) Joseph Henehan

Signature:  **Date** 17-Nov-2026

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

Checklist (please tick if information is provided)

- [x] Payment (cheques payable to Far North District Council)
- [ ] Details of your consultation with Iwi and hapū
- [ ] A current Certificate of Title (Search Copy not more than 6 months old)
- [ ] Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- [ ] Applicant / Agent / Property Owner / Bill Payer details provided
- [x] Location of property and description of proposal
- [x] 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
- [x] Location and Site plans (land use) AND/OR
- [ ] Location and Scheme Plan (subdivision)
- [x] Elevations / Floor plans
- [ ] Topographical / contour plans

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

17 November 2026

Far North District Council

Planning Support

ref.19018

To whom it may concern,

RE: APPLICATION PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT (1991) FOR CURNON REALESTATE FWD LTD (2260537-RMALUC)

Summary

1. This is an application to vary the conditions of 2260537-RMALUC pursuant to Section 127 of the Resource Management Act 1991 (RMA).

2. Resource consent 2260537-RMALUC was granted by Far North District Council (FNDC) on 16 June 2026. It authorises the construction and operation of a mixed-use commercial and residential development comprising the retention and modification of the existing commercial building, construction of two new buildings, 17 ground-floor commercial tenancies and eight first-floor residential apartments, together with associated signage, access rationalisation and earthworks.

3. The consent was granted as a discretionary activity, principally due to infringements relating to traffic intensity and signage. The Council's decision specifically concluded that signage effects would be able to be appropriately managed through conditions.

4. The purpose of this application is to expand the signage associated with the approved development by providing two additional freestanding pylon signs. Plans are **enclosed** showing the proposed signage locations and dimensions. No changes are proposed to the approved land uses or overall development intensity.

5. The application is appropriately made under section 127 of the RMA because signage already forms an approved and integral component of the consented development. The additional signs represent a refinement and expansion of that approved signage package rather than an unrelated activity requiring a separate resource consent.

Existing consent

6. Consent 2260537-RMALUC applies to Lot 28 DP 76267 at 7 Fairway Drive, Kerikeri. Copies of the decision and approved plans are attached in **Appendix X**.

7. The consent authorises the comprehensive redevelopment and operation of the site for mixed commercial and residential purposes. Importantly for this application, the consent expressly includes associated signage within the authorised activity.

8. Condition 1 requires the development to be undertaken in general accordance with the approved plans. Those plans expressly include:

   "*Signage 1-4, Signage Plans, As lodged, 16.02.2026*".

9. Condition 14 further provides:

   "*Signage must be erected and maintained in general accordance with the approved signage plans, and must not incorporate flashing, moving or animated illumination that could distract drivers or compromise road safety*."

10. Accordingly, signage is already expressly contemplated and authorised as part of the consented development.

11. The Council's reasons for granting the consent are also relevant. In granting consent, Council concluded that:

    - The proposal constituted a discretionary activity;
    - Signage effects could be appropriately managed through conditions;
    - The proposal was consistent with the objectives and policies of the Operative District Plan Commercial Zone and relevant transport and signage provisions; and
    - The development was aligned with the direction of the Proposed District Plan Mixed Use Zone.

12. Those conclusions form an important part of the existing consented environment against which the present variation should be considered.

Proposed variation

General

13. Approval is sought to provide two additional freestanding pylon signs associated with the commercial development.

14. The signs will identify commercial tenants occupying the development and provide improved identification and visibility of the commercial centre from the adjoining road network.

15. The proposal does not involve third-party advertising unrelated to activities undertaken on the site. Rather, the signage directly supports the commercial activities forming part of the consented development.

Sign design

16. As shown on the **attached** plans, the proposed signs comprise a structural steel frame with a structural plywood box on timber framing finished in Colorsteel cladding. The signs will have a width of approximately 2.5m and a height of 10m.

17. The detailed content and commercial branding displayed on the signs may change as individual tenancies are occupied. However, the physical sign structures and their general purpose as tenant identification/directional signage will remain as authorised through this variation.

18. The existing restriction imposed by Condition 14 relating to flashing, moving or animated illumination will continue to apply.

Location

19. Only two pylon signs are proposed.

20. The **attached** location plan identifies two proposed locations in blue. A third location is identified in green. However, that location is shown as an alternative location only. It does not represent a third pylon sign.

21. Accordingly, approval is sought for:

1. Two pylon signs located at the two locations identified in blue on the accompanying plan; or
2. Where necessary, one of those signs to be established at the alternative green location.

22. Under either scenario, a maximum of two additional pylon signs will be established.

Physical works

23. Physical works associated with the signs will principally comprise installation of the supporting structures and foundations, together with minor associated ground disturbance.

24. The site is already substantially developed and is undergoing the comprehensive redevelopment authorised by 2260537-RMALUC. The proposed signs will therefore be installed within an established and modified commercial environment.

25. The scale of earthworks associated with the signs will be minimal relative to the development already authorised.

26. No changes are proposed to access, parking, servicing arrangements, the approved buildings or the activities undertaken within them.

Condition amendments

27. The principal change required is to Condition 1 of 2260537-RMALUC to incorporate the additional pylon sign plans within the approved plan set.

28. Condition 1 could be amended along the following lines:

1. The activity must be carried out in general accordance with the approved plans listed in the schedule below, stamped with the Council's "Approved" stamp and attached to this consent.

Plan No.	Plan Title	Revision	Date
A04	Site & Drainage Plan	BC02	09.06.2026
A05	Ground Floor Plan	BC02	09.06.2026
A06	First Floor Plan	BC02	09.06.2026
A36-A38	Elevations - Proposed	BC02	09.06.2026

Signage 1-4	Signage Plans	As lodged	16.02.2026
S19018	**Pylon sign location plan**	**A**	**16/11/2026**
S19018	**Pylon sign dimension plan**	**A**	**16/11/2026**

29. No change is considered necessary to Condition 14, which will continue to apply:

14. Signage must be erected and maintained in general accordance with the approved signage plans, and must not incorporate flashing, moving or animated illumination that could distract drivers or compromise road safety.

30. The continuation of Condition 14 provides an appropriate mechanism to ensure that the additional signage does not incorporate illumination or moving features capable of creating road safety effects.

Legislative context

31. Section 127(3) of the RMA states that:

(3) Sections 88 to 121 apply, with all necessary modifications, as if—

a) the application was an application for a resource consent for a discretionary activity; and

b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Appropriateness of the section 127 pathway

32. It is considered appropriate for the proposal to be processed as a variation of 2260537-RMALUC rather than as a separate resource consent application.

33. This is principally because signage is already an expressly authorised component of the underlying resource consent.

34. The description of the consented activity specifically includes "associated signage". Condition 1 incorporates dedicated signage plans into the approved documentation, and Condition 14 directly controls the erection, maintenance and illumination of signage.

35. Indeed, signage was one of the identified reasons why the original proposal required resource consent, with the overall activity bundled and assessed as discretionary. Council specifically determined that the resulting signage effects were capable of being appropriately managed through conditions.

36. Against that background, the present proposal does not seek to introduce an activity or development component that is foreign to the original consent.

37. Rather, it seeks to expand an existing and already authorised signage component by providing two additional tenant-identification pylon signs servicing the same consented commercial development.

38. The signs:

- Remain directly associated with the development authorised by 2260537-RMALUC;
- Serve the commercial tenancies authorised by that consent;
- Do not change the fundamental nature or scale of the land uses occurring on the property;
- Do not alter access, parking or the intensity of development;
- Require only very limited additional physical works; and
- Can remain subject to the existing signage-related controls established through Condition 14.

39. The variation therefore retains a direct and logical relationship with both the consented activity and the existing conditions of consent and retains a similar level of scale and intensity.

40. A separate consent would artificially separate the proposed signs from the comprehensive development they are intended to identify and service. In planning terms, it is more appropriate that the signage continues to be considered and administered as part of the overall development consent.

41. For those reasons, the proposed changes are appropriately considered under section 127 of the RMA.

Effects on the environment

Scope of assessment

42. The relevant assessment is focused on the actual and potential effects arising from the proposed change relative to the existing consented development, namely the establishment of two additional pylon signs.

43. Importantly, the wider mixed-use development is already authorised and does not require reconsideration through this application.

44. The following assessment therefore focuses on the additional or changed effects generated by the proposed pylon signs.

Character and amenity

45. The site is a commercial centre accommodating multiple individual commercial tenancies, together with the residential and other development authorised by 2260537-RMALUC.

46. Pylon signs are a common and readily anticipated method of identifying commercial developments containing multiple businesses. Their function is particularly relevant to centres where several individual businesses occupy a common site and require coordinated identification from the adjoining transport network.

47. The proposed signs will therefore be readily understood as commercial signage associated with the activities occurring on the property, rather than as an incongruous feature.

48. This conclusion is strengthened by the existing commercial character of the surrounding environment. Other freestanding/pylon-style commercial signs are established within the surrounding Kerikeri commercial area, including signage associated with BP, 33-55 Kerikeri Road, Woolworths, Caltex and Briscoes/Rebel Sport, see **Figures X and X** below:



Figure 1: BP



Figure 2: 33-55 Kerikeri Road, Woolworths and Caltex



Figure 3: Briscoes, Hub Mall and Rebel Sport

49. The signs will consequently be viewed within an environment where larger-scale commercial identification signage already forms part of the established visual character.

50. Although the additional signs will increase the overall amount of signage associated with the development, this increase does not fundamentally alter the character of the consented activity. Signage already forms part of the approved development and the additional signs continue that established commercial design language.

51. Overall, adverse character and visual amenity effects are considered to be less than minor.

Traffic safety and driver distraction

52. The principal potential transport effect associated with signage is driver distraction.

53. The surrounding road environment is subject to a 30km/h posted speed limit. Vehicle speeds are therefore inherently low.

54. The proposed signage will primarily serve an identification and wayfinding function for motorists approaching the commercial centre. The signs will allow the businesses occupying the development to be identified before motorists enter the site, rather than requiring drivers to search for individual businesses after reaching the development.

55. The signs are static and do not require flashing, moving or animated displays. Existing Condition 14 expressly prohibits those forms of illumination where they could distract drivers or compromise road safety.

56. The proposed signs therefore differ materially from signage involving changing images, animation or other features capable of demanding prolonged driver attention.

57. Any adverse transportation effects are therefore considered **less than minor**.

Cumulative signage effects

58. While two additional signs are proposed, they should not be considered in isolation from the development they serve.

59. The original consent already authorises signage throughout the comprehensive commercial development. The proposed pylons provide a coordinated means of identifying multiple tenants rather than relying solely on additional individual signs distributed throughout the site.

60. Their scale and form are also characteristic of commercial centres containing numerous businesses.

61. The proposal does not introduce an unrestricted ability to erect further signs. Approval relates specifically to two additional pylon signs in the locations shown on the application plans, subject to the alternative location arrangement described above.

62. Accordingly, the proposal will not result in an inappropriate proliferation of signage or unacceptable visual clutter.

63. Cumulative effects are considered to be less than minor.

Earthworks and construction effects

64. Only limited physical works are required to establish the signs.

65. The works will principally involve foundations and installation of the structural frames. They will occur on an already developed commercial property which is subject to a substantially greater programme of redevelopment under the existing consent.

66. The approved development already contains construction-management, erosion and sediment-control and construction-noise conditions. In particular, Conditions 5, 7, 8 and 10 establish controls relating to construction management, erosion and sediment control and construction noise.

67. Given the limited nature of the works required for the signs, any associated construction effects will be temporary, localised and readily managed.

68. Construction and earthworks effects are therefore considered less than minor.

Positive effects

69. Section 3 of the RMA recognises that effects include positive effects.

70. The proposed pylon signs will provide a positive identification and wayfinding function for the commercial centre.

71. In particular, they will improve the visibility of businesses occupying the development from the surrounding road network and allow visitors to more readily identify the individual commercial activities operating from the property.

72. This has the potential to:

- Improve wayfinding for customers and visitors;
- Increase the visibility and accessibility of individual tenants;
- Support the attractiveness of the centre to prospective commercial tenants; and
- Contribute positively to the commercial performance and overall economic viability of the wider redevelopment.

73. These positive effects should be recognised when considering the overall effects of the proposed variation.

Overall effects conclusion

74. When considered within the context of the existing consented environment, the proposal represents a relatively limited expansion of an already authorised component of the development.

75. The signs are appropriate to the commercial context, require limited physical works and will operate in a low-speed traffic environment. Any potential effects relating to illumination or driver distraction can continue to be appropriately managed by Condition 14 of the existing consent.

76. Overall, the adverse environmental effects resulting from the proposed variation will be less than minor.

Statutory planning assessment

Operative Far North District Plan

77. The original consent was granted as a discretionary activity, principally due to traffic intensity under Rule 15.1.6A.2.1 and signage under Rule 16.6.2.

78. When granting 2260537-RMALUC, Council specifically concluded that the development was consistent with the objectives and policies of the Commercial Zone and the relevant transport and signage provisions, characterising the infringements as matters of degree rather than incompatible land uses.

79. The proposed variation does not alter that conclusion.

80. The signs remain ancillary and directly related to commercial activities lawfully established on the property. Their design and location are characteristic of a multi-tenanted commercial centre and they contribute to identification and wayfinding.

81. For the reasons identified in the effects assessment above, the signs will not result in inappropriate adverse visual amenity or traffic-safety effects.

82. Accordingly, the proposed variation remains consistent with the relevant outcomes sought by the Operative District Plan.

Proposed District Plan – Appeals Version

83. Since the original consent was issued, FNDC has progressed its Proposed District Plan considerably. Decisions on submissions were notified on 30 June 2026, appeals closed on 12 August 2026, and FNDC subsequently released the Proposed District Plan – Appeals Version (PDP-AV).

84. FNDC's current guidance confirms that during the appeals period both the Operative District Plan and PDP-AV may be relevant to resource consent assessments. Non-appealed rules are treated as operative and replace their equivalent operative-plan rules, while provisions subject to live appeals

may require both the proposed and equivalent operative provisions to be considered. PDP-AV objectives and policies remain relevant considerations in resource consent assessments.

85. The property is identified as Mixed Use Zone under the Proposed District Plan framework. The original decision expressly recognised that the Mixed Use Zone objectives and policies encourage mixed-use commercial and residential development within the Kerikeri centre and concluded that the development aligned with that policy direction.

86. The additional signage remains consistent with that overarching direction.

87. In particular:

- It is ancillary to and supports the operation of an approved mixed-use development;
- It assists businesses within the centre to identify their presence to customers and visitors;
- Its scale and form are consistent with the commercial function of the site;
- It will not compromise the ongoing function of surrounding transport infrastructure;
- It will not generate unacceptable visual clutter or amenity effects; and
- It supports the efficient and economically viable use of a developed commercial site.

88. The proposal therefore does not undermine the outcomes sought for the Mixed Use Zone or the broader approach to signage under the PDP-AV.

89. On an objectives and policies basis, however, the proposal is considered consistent with the relevant direction of the PDP-AV.

90. In terms of weighting, as the required assessment is largely the same under both the Operative and Proposed District Plan, no weighting assessing is determined to be necessary in this instance.

Part 2 of the RMA

91. Part 2 of the RMA establishes the purpose and principles of the Act, including the sustainable management purpose in section 5 and the matters addressed by sections 6, 7 and 8.

92. The Council's decision on 2260537-RMALUC considered Part 2 and concluded that granting consent achieved the sustainable management purpose of the Act by enabling the economic and residential

use of an established town-centre site while appropriately managing environmental effects through conditions.

93. The proposed variation does not alter the fundamental basis for that conclusion.

94. The proposal enables the applicant and the businesses occupying the commercial centre to provide appropriate identification signage, thereby supporting the effective and economically viable use of the development.

95. At the same time, potential adverse effects on visual amenity and traffic safety will remain appropriately controlled through the design of the signs, their limited number and location, and the ongoing application of Condition 14.

96. No matter of national importance under section 6 is considered to be adversely affected by the proposed variation.

97. Having regard to section 7, the proposal represents an efficient use and development of the existing commercial property and will maintain the amenity values and quality of the surrounding environment.

98. There are no identified Treaty of Waitangi matters under section 8 that are materially affected by the additional commercial signage.

99. Accordingly, to the extent that recourse to Part 2 is necessary, the proposed variation is consistent with the purpose and principles of the RMA.

Notification

100. The original application was processed on a non-notified basis. Council determined that its adverse effects were no more than minor and that no person was affected for the purposes of section 95E.

101. The present application represents a considerably more limited change than the comprehensive development previously considered.

102. The additional effects associated with the two pylon signs are confined primarily to visual amenity and potential driver distraction. As assessed above, those effects will be less than minor.

103. The signage is located within an established commercial environment where pylon signage is neither unexpected nor unusual. The signs are directly associated with the existing commercial development and will not alter the use, intensity, access or parking arrangements of the property.

104. The low-speed road environment and continued prohibition on flashing, moving or animated illumination further ensure that road-safety effects will remain appropriately controlled.

105. There are no adjoining or nearby landowners or occupiers considered to experience adverse effects that are minor or more than minor as a result of the variation.

106. Accordingly, there is no basis for public or limited notification of the application.

Conclusion

107. Resource consent 2260537-RMALUC authorises the comprehensive redevelopment of 7 Fairway Drive, Kerikeri for mixed commercial and residential purposes and expressly includes associated signage within the consented activity. The original consent incorporates approved signage plans and includes a specific condition regulating signage and potential driver-distraction effects.

108. The present proposal seeks to expand that approved signage package through the establishment of two additional pylon signs providing identification and wayfinding for the businesses operating within the commercial centre.

109. Processing the proposal under section 127 is appropriate because it does not introduce a new or unrelated activity. Rather, it represents a logical extension of a component expressly considered and authorised through the existing consent.

110. The proposed signs:

- Are commonplace and appropriate within a commercial-centre environment;
- Are consistent with other pylon signage established within the surrounding commercial area;
- Will operate within a low-speed 30km/h road environment;
- Will remain subject to controls preventing flashing, moving or animated illumination;
- Require only limited physical works on an already developed site;

- Will have adverse visual, amenity and transportation effects that are less than minor; and
- Will generate positive effects through improved business identification, wayfinding and support for the economic viability of the development.

111. The proposal remains consistent with the relevant planning framework, including the direction of the Mixed Use Zone under the PDP-AV.

112. To the extent that recourse to Part 2 of the RMA is required, the variation is also consistent with the sustainable management purpose and principles of the Act.

113. It is therefore considered appropriate for Far North District Council to process the application without notification and approve the proposed variation to 2260537-RMALUC, subject to the existing conditions of consent as amended to incorporate the additional pylon signage plans.

114. If you have any queries regarding this application, please do not hesitate to contact the undersigned.

Yours faithfully,

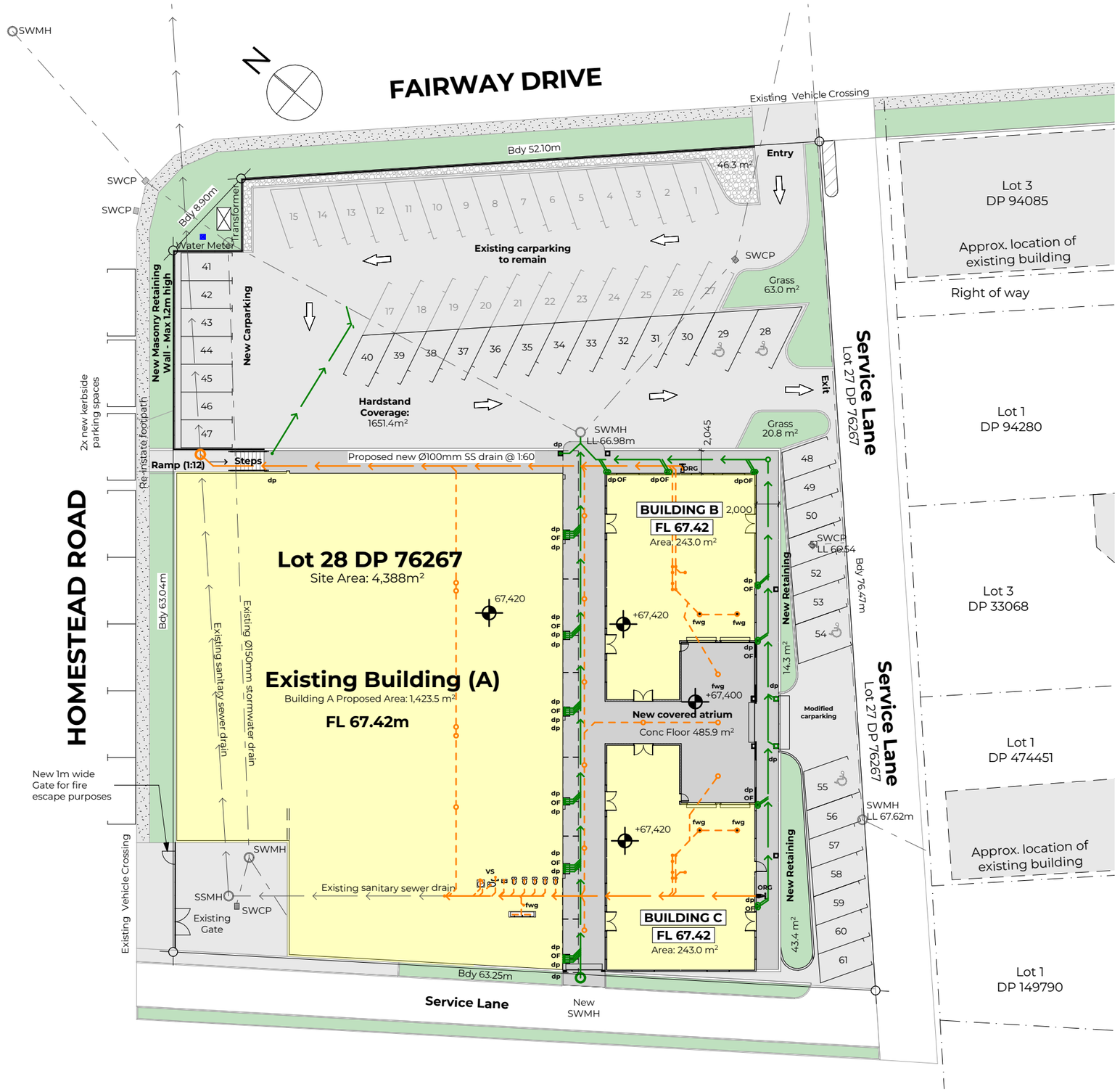


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Joseph Henehan

Associate/Planner

Encl. 2260537-RMALUC decision
2260537-RMALUC approved plans
Proposed plans



APPROVED PLAN

Planner: JOosthuizen
RC: 2260537-RMALUC
Date: 19/06/2026

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 eathworks 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 Scaffold
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. Scaffold to be erected and dismanatled by certified competant 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**

SITE COVERAGE - PROPOSED

Site Area:	4,388m²
Existing Building Area:	1,425m²
Total Building Area: (Incl. existing)	1,990m²
Bldg Coverage:	45.3%
Bldg. Height:	9.8m
Roof Catchment Plan Area: (Total incl. existing)	2,406.5m²
Hardstand Coverage Area:	1,651.4m²
Total Impervious Area:	83%
Boundary Setbacks:	3.5m (road)

SITE PLANNING

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

FIXTURE PIPE SIZE/GRADE (MIN) UNDER SLAB ON GROUND

Abbrev.	Fixture	Min. pipe size / gradient
WC	water closet (toilet)	Ø100 (1:60)
-	all other drains	Ø65 (1:40)

GF PLUMBING PLAN KEY

Existing sanitary sewer drain

Existing Ø150mm stormwater drain

Sewer
Proposed new Ø100mm SS drain @ 1:60

Stormwater
Proposed new Ø150mm stormwater drain

Branch Drain
New underslab (see plan for sizes)

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Issue Date:	**9/06/2026**	Drawn by:	**CF**
Status:	**Building Consent**	Check by:	**MC**

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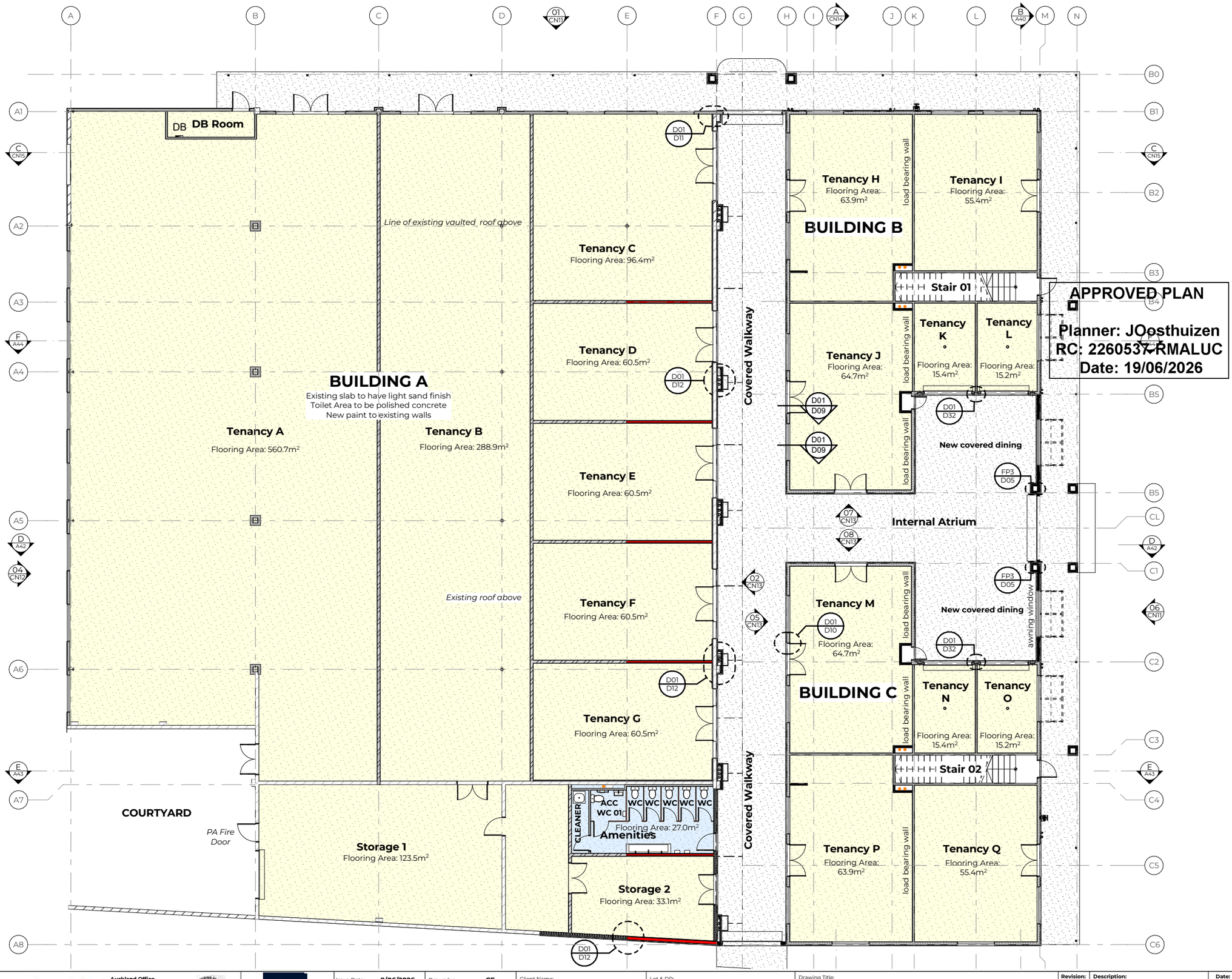
Client Name:
Curnon Real Estate
Project Name:
The Square

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

Drawing Title:
Site & Drainage Plan

Revision:	Description:	Date:
BC01	Building Consent Issue	25/05/26
BC01	Building Consent Issue	09/06/26

Rev No. **BC02**	Wind Zone: **Med**	Earthquake Zone: **Zone 1**	District Council: **Far Nrth**	Scale @ A3: **1:400**	
Rainfall: **80-90**	Climate Zone: **Zone 1**	Exposure Zone: **Zone C**	Planning Zone: **Commercial**	Drawing No. **A04**	
Snow: **No**					



FLOOR PLAN NOTES

All construction/demolition work to be carried out in accordance with the requirements of NZBC Section F5 - Construction and Demolition Hazards

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

Confirm cabinetry layouts with owner & manufacturer before commencing pipeout
All framing & bottom plates to be H1.2 treated unless specified otherwise

Refer to Foundation & Structural Wall Plan for steel and pre-cast panels

WALL FRAMING NOTES

140mm External walls (LBW)
140x45mm H1.2 SG8 bottom plate on DPC fixed at 900mm ctrs - refer bottom plate fixing details

Table 8.2 NZS3604:2011 (Up to 3m)
140x45mm H1.2 SG8 timber studs @ 600crs
140x45mm H1.2 SG8 timber nogs @ 800crs

2/140x45mm H1.2 SG8 top plate - refer Mitek SL120 stud to top plate fixing detail

90mm Internal walls (LBW)
90x45mm H1.2 SG8 bottom plate on DPC fixed at 900mm ctrs - refer bottom plate fixing details

Table 8.2 NZS3604:2011 (Up to 3m)
90x45mm H1.2 SG8 timber studs @ 600crs
90x45mm H1.2 SG8 timber nogs @ 800crs

2/90x45mm H1.2 SG8 top plate - refer Mitek SL120 stud to top plate fixing detail

90mm Internal walls (Non- LBW)
90x45mm H1.2 SG8 bottom plate on DPC fixed at 900mm ctrs - refer bottom plate fixing details

Table 8.4 NZS3604:2011 (Up to 3m)
90x45mm H1.2 SG8 timber studs @ 600crs
90x45mm H1.2 SG8 timber nogs @ 800crs

2/90x45mm H1.2 SG8 top plate - refer Mitek SL120 stud to top plate fixing detail

150mm SED Rondo Internal Steel walls (LBW)
150mm wide x 36mm high steel studs.
0.75bmt Wall Studs @ 400mm centres

GF BUILDING A - WALL KEY

90mm Timber Framed Walls - Insulated
SG8 H1.2 90x45mm timber framed wall with required insulation, lined internally.

140mm Timber Framed Walls - Insulated
SG8 H1.2 140x45mm timber framed wall with required insulation, lined internally.

Existing Masonry Wall Structure
Existing block masonry structure to remain - make good as required.

150mm Steel Framed Walls - Insulated
150mm Rondo Steel stud BMT 0.75, lined both sides. Single stud @ 600mm centres

New External Walls/Column
SG8 H1.2 90x45mm timber framed wall

New Toilet Partition Walls (Building A)
36mm composite partition walls

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Issue Date:	9/06/2026	Drawn by:	CF
Status:	Building Consent	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: **Ground Floor Plan**

Revision:	Description:	Date:
BC01	Building Consent Issue	25/05/26
BC01	Building Consent Issue	09/06/26

Rev No. BC02	Wind Zone: Med	Earthquake Zone: Zone 1	District Council: Far Nrth	Scale @ A3: 1:200
Rainfall: 80-90	Climate Zone: Zone 1	Exposure Zone: Zone C	Planning Zone: Commercial	Drawing No. A05
Snow: No				



APPROVED PLAN

Planner: JOosthuizen
RC: 2260537-RMALUC
Date: 19/06/2026

FLOOR PLAN NOTES

All construction/demolition work to be carried out in accordance with the requirements of NZBC Section F5 - Construction and Demolition Hazards

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

Confirm cabinetry layouts with owner & manufacturer before commencing pipeout
All framing & bottom plates to be H1.2 treated unless specified otherwise

Refer to Foundation & Structural Wall Plan for steel and pre-cast panels

WALL FRAMING NOTES

140mm External walls (LBW)
140x45mm H1.2 SG8 bottom plate on DPC fixed at 900mm ctrs - refer bottom plate fixing details

Table 8.2 NZS3604:2011 (Up to 3m)
140x45mm H1.2 SG8 timber studs @ 600crs
140x45mm H1.2 SG8 timber nogs @ 800crs

2/140x45mm H1.2 SG8 top plate - refer Mitek SL120 stud to top plate fixing detail

90mm Internal walls (LBW)
90x45mm H1.2 SG8 bottom plate on DPC fixed at 900mm ctrs - refer bottom plate fixing details

Table 8.2 NZS3604:2011 (Up to 3m)
90x45mm H1.2 SG8 timber studs @ 600crs
90x45mm H1.2 SG8 timber nogs @ 800crs

2/90x45mm H1.2 SG8 top plate - refer Mitek SL120 stud to top plate fixing detail

90mm Internal walls (Non- LBW)
90x45mm H1.2 SG8 bottom plate on DPC fixed at 900mm ctrs - refer bottom plate fixing details

Table 8.4 NZS3604:2011 (Up to 3m)
90x45mm H1.2 SG8 timber studs @ 600crs
90x45mm H1.2 SG8 timber nogs @ 800crs

2/90x45mm H1.2 SG8 top plate - refer Mitek SL120 stud to top plate fixing detail

150mm SED Rondo Internal Steel walls (LBW)
150mm wide x 36mm high steel studs.
0.75bmt Wall Studs @ 400mm centres

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 (Exisitng 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

Floor Covering Selections
Refer to Concise Spec

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Issue Date:	9/06/2026	Drawn by:	CF
Status:	Building Consent	Check by:	MC

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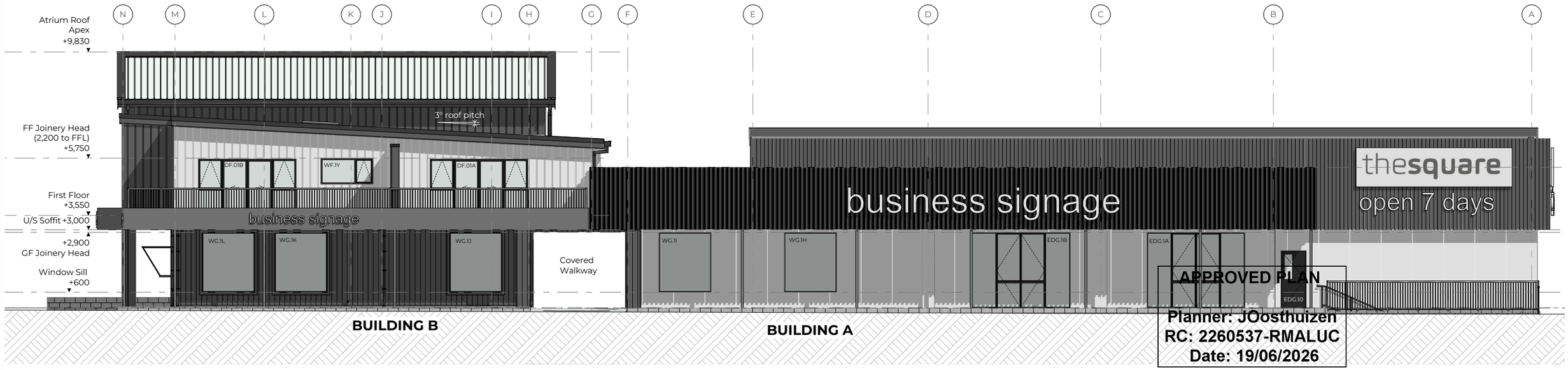
Client Name:
Curnon Real Estate
Project Name:
The Square

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

Drawing Title:
First Floor Plan

Revision:	Description:	Date:
BC01	Building Consent Issue	25/05/26
BC01	Building Consent Issue	09/06/26

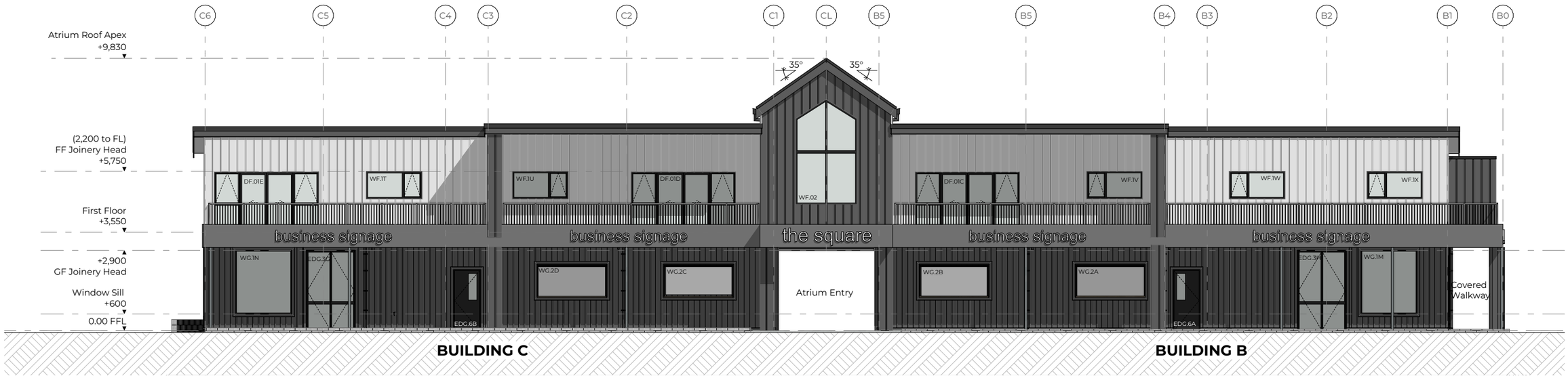
Rev No.: **BC02**	Wind Zone: **Med**	Earthquake Zone: **Zone 1**	District Council: **Far Nrth**	Scale @ A3: **1:200**
Rainfall: **80-90**	Climate Zone: **Zone 1**	Exposure Zone: **Zone C**	Planning Zone: **Commercial**	Drawing No. **A06**
Snow: **No**				



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		10

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		10

PROPOSED ELEVATION 01



PROPOSED ELEVATION 02

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Issue Date:	9/06/2026	Drawn by:	CF
Status:	Building Consent	Check by:	MC

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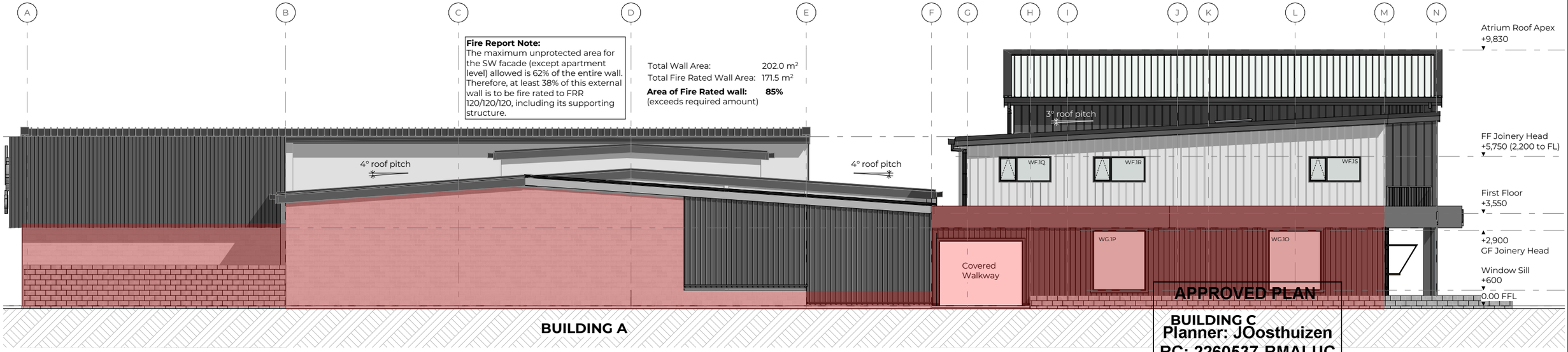
Client Name: **Curnon Real Estate**
Project Name: **The Square**

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

Drawing Title: **Elevations -Proposed**

Revision:	Description:	Date:
BC01	Building Consent Issue	25/05/26
BC01	Building Consent Issue	09/06/26

Rev No. **BC02**	Wind Zone: **Med**	Earthquake Zone: **Zone 1**	District Council: **Far Nrth**	Scale @ A3: **1:150**
Rainfall: **80-90**	Climate Zone: **Zone 1**	Exposure Zone: **Zone C**	Planning Zone: **Commercial**	Drawing No. **A36**
Snow: **No**				

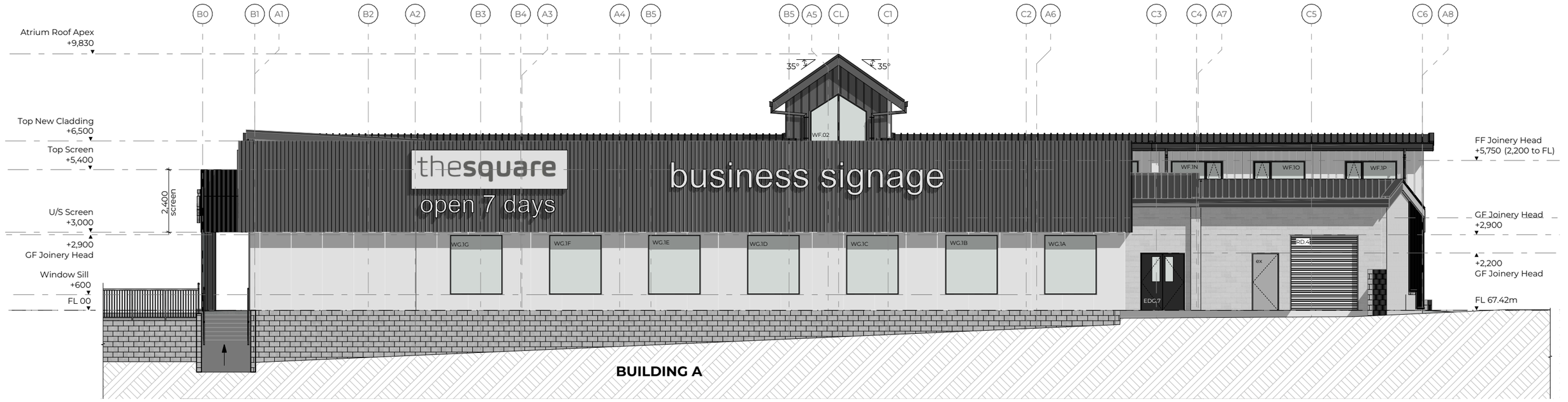


APPROVED PLAN
Planner: JOosthuizen
RC: 2260537-RMALUC
Date: 19/06/2026

PROPOSED ELEVATION 03

BUILDING ENVELOPE RISK MATRIX
South Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		10



PROPOSED ELEVATION 04

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Issue Date:	9/06/2026	Drawn by:	CF
Status:	Building Consent	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**

Revision:	Description:	Date:
BC01	Building Consent Issue	25/05/26
BC01	Building Consent Issue	09/06/26

Rev No. **BC02**	Wind Zone: **Med**	Earthquake Zone: **Zone 1**	District Council: **Far Nrth**	Scale @ A3: **1:150**
Rainfall: **80-90**	Climate Zone: **Zone 1**	Exposure Zone: **Zone C**	Planning Zone: **Commercial**	Drawing No. **A37**
Snow: **No**				

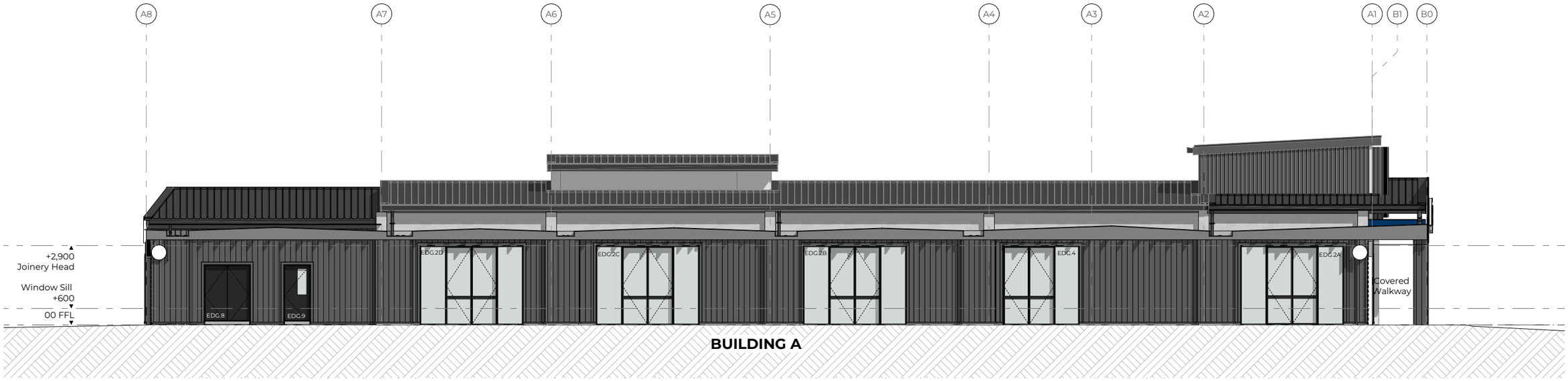


APPROVED PLAN

Planner: JOosthuizen
RC: 2260537-RMALUC
Date: 19/06/2026

PROPOSED ELEVATION 05

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		10



PROPOSED ELEVATION 06

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Issue Date:	**9/06/2026**	Drawn by:	**CF**
Status:	**Building Consent**	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**

Revision:	Description:	Date:
BC01	Building Consent Issue	25/05/26
BC01	Building Consent Issue	09/06/26

Rev No. **BC02**	Wind Zone: **Med**	Earthquake Zone: **Zone 1**	District Council: **Far Nrth**	Scale @ A3: **1:150**
Rainfall: **80-90**	Climate Zone: **Zone 1**	Exposure Zone: **Zone C**	Planning Zone: **Commercial**	Drawing No. **A38**
Snow: **No**				

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 steal 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 lenght 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)**:**



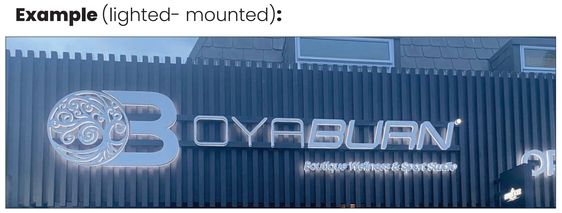
Example (back-not mounted)**:**



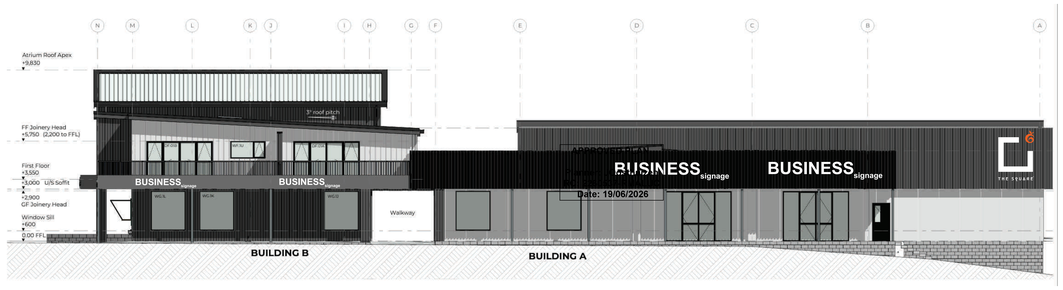
Example (lighted-not mounted)**:**



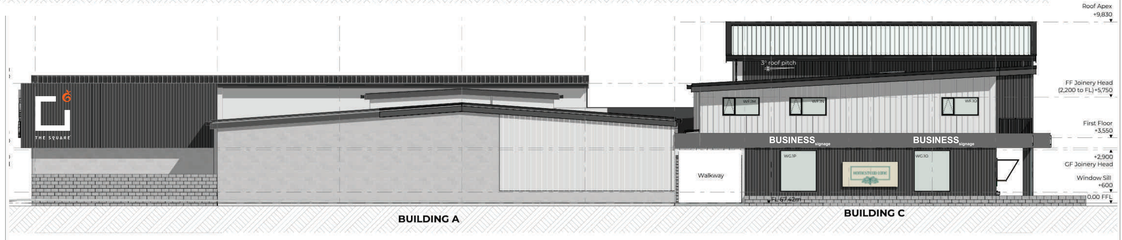
Example (lighted- mounted)**:**



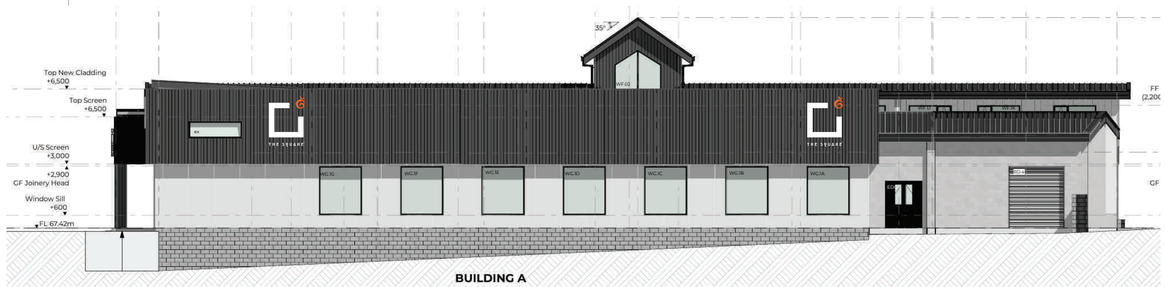
Placements:



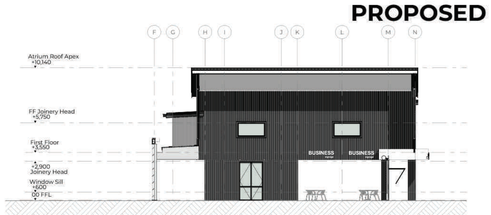




PROPOSED ELEVATION 03



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 backlited with LED strips
-placement of slatblock, alligned with top of windows (2900mm from floor)

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

Placements (orange block):



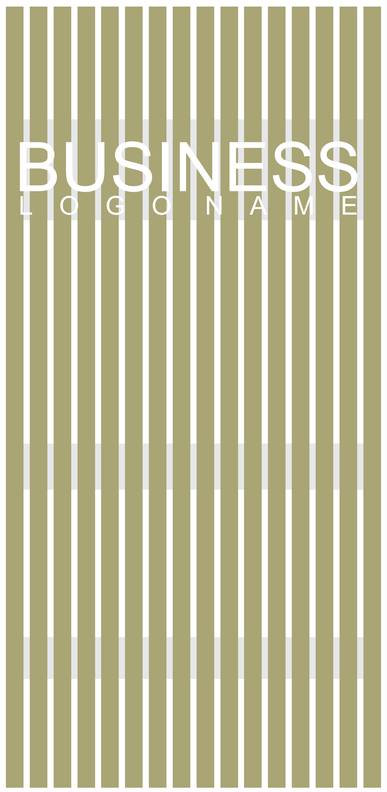
PROPOSED ELEVATION 05



PROPOSED ELEVATION 07

PROPOSED ELEVATION 08

Design:



Example:



Entrance group sign

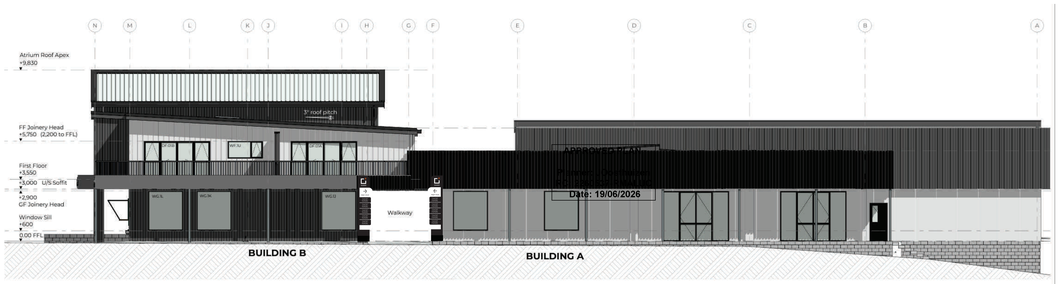
placed on the sides of the entrances on the posts

Specifications:

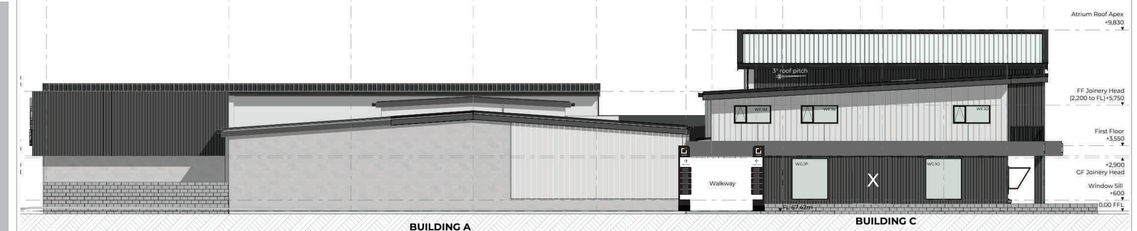
2 versions;
-Full panel (3550mm high)
-Partial panel (1950mm high)

Each panel „folds“ around the post
-base layer is 36mm thick
-2nd layer is 18mm tick
-company blocks are 12mm tick

Placements:

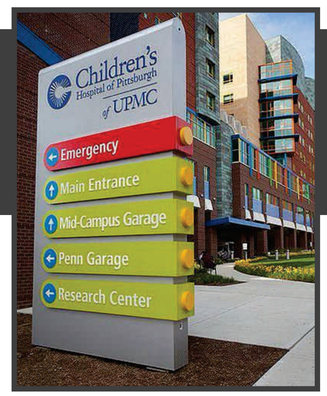




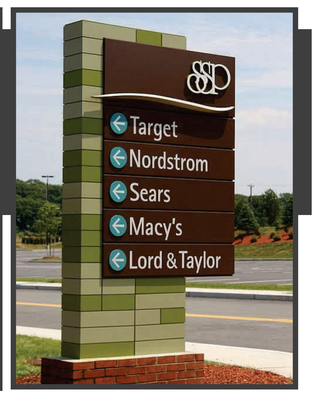


PROPOSED ELEVATION 03

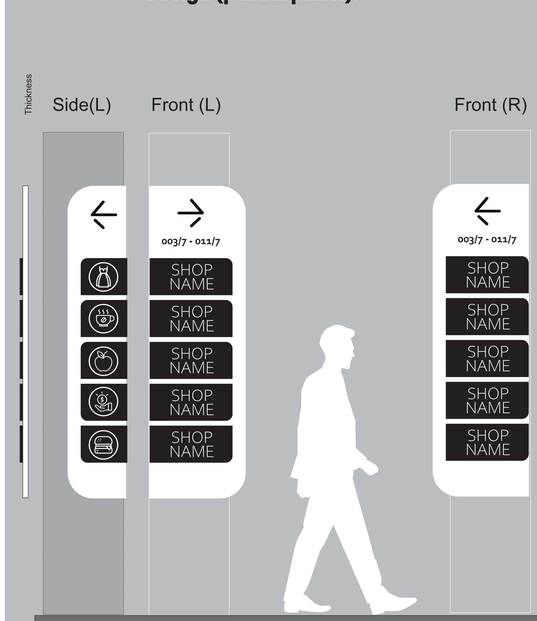
inspirational examples



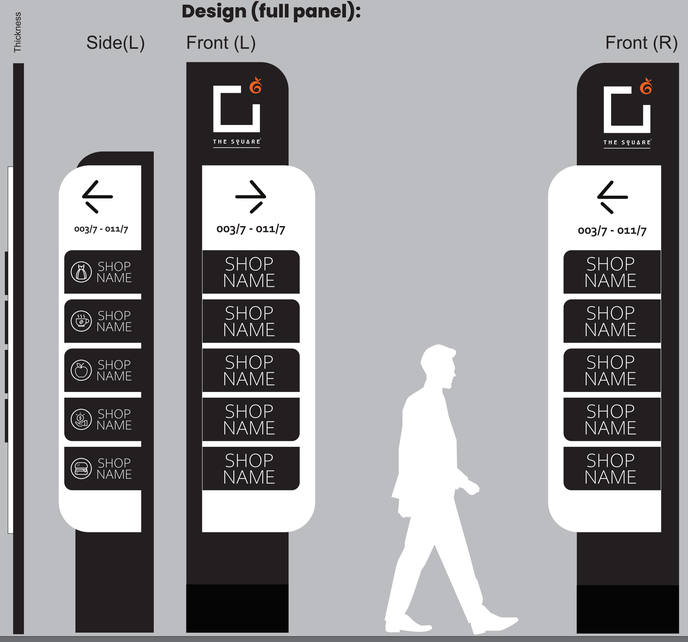




Design (partial panel):



Design (full panel):



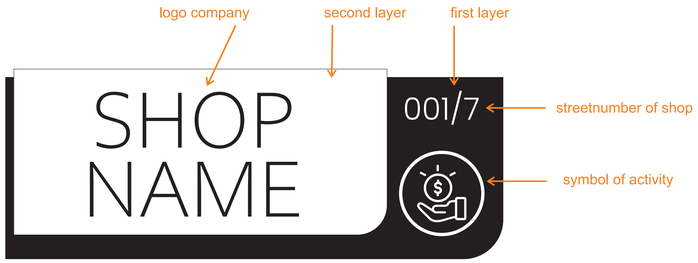
Signs perpendicular to the wall

placed on the sides of the entrances on the posts

Specifications:

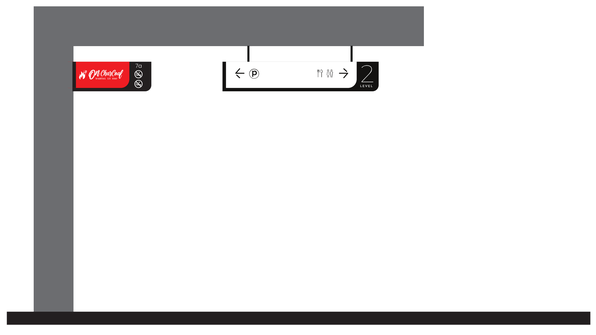
mounted on the wall next to door
2 layers
-1st layer = 36mm thick, and always black
side contains ‚shopnumber' and symbol of activity in white on both sides
-2nd layer = 10mm thick, but on both sides of the first layer ('hanging')
the color is white with black letters
OR ‚company' color with white letters.

Design:









inspirational examples



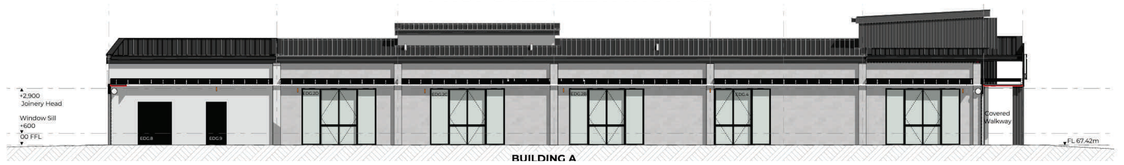


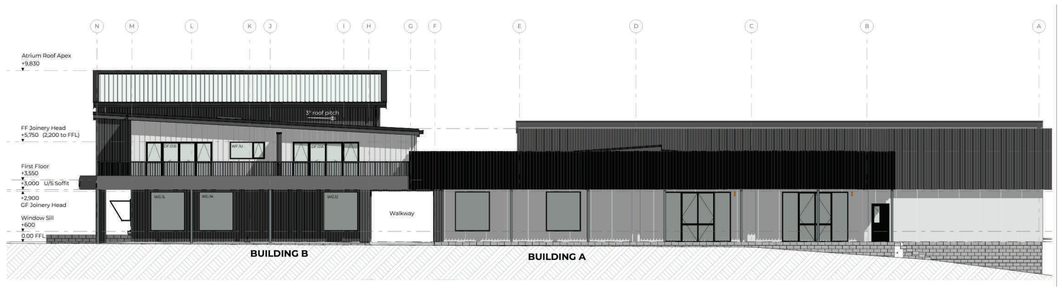
apartments
111/7 - 114 /7

Placements (small orange rectangles):



PROPOSED ELEVATION 05









PROPOSED ELEVATION 07



PROPOSED ELEVATION 08

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

DECISION ON LAND USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B and Part 2 of the Resource Management Act 1991, the Far North District Council, acting under delegated authority, grants land use resource consent for a discretionary activity, subject to the conditions listed below, to:

Applicant (consent holder)	CurNon Realestate FWD Limited
Council Reference	2260537-RMALUC
Property Address	7 Fairway Drive, Kerikeri 0230
Legal Description	Lot 28 DP 76267
Registered Proprietor	CurNon Realestate FWD Limited

The consent authorises the construction and operation of a mixed-use commercial and residential development comprising the retention and modification of the existing commercial building (Building A) and the construction of two new buildings (Buildings B and C), providing 17 ground-floor commercial tenancies and 8 first-floor residential apartments, with associated signage, access rationalisation and earthworks. The site is zoned Commercial under the Operative District Plan (Mixed Use under the Proposed District Plan). The proposal requires consent as a discretionary activity, principally for traffic intensity (Rule 15.1.6A.2.1) and signage (Rule 16.6.2), bundled to discretionary overall.

Schedule 1 - Conditions

Pursuant to section 108 of the Resource Management Act 1991, this consent is subject to the following conditions.

General

1. The activity must be carried out in general accordance with the approved plans listed in the schedule below, stamped with the Council's “Approved” stamp and attached to this consent.

Plan No.	Plan Title	Revision	Date
A04	Site & Drainage Plan	BC02	09.06.2026
A05	Ground Floor Plan	BC02	09.06.2026
A06	First Floor Plan	BC02	09.06.2026
A36-A38	Elevations - Proposed	BC02	09.06.2026
Signage 1-4	Signage Plans	As lodged	16.02.2026

2. The activity must be carried out in general accordance with the Application Form and Assessment of Environmental Effects prepared by Reyburn and Bryant (ref 18804, May 2026) and the Marshall Day Acoustics report (Rp 001 20260341), except where those documents are inconsistent with the approved plans or these conditions, in which case the plans and conditions prevail.

Pre-construction

3. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and construction, and for the repair and reinstatement of any underground services damaged as a result of the works.
4. No structure may be built over any public sewer, water supply or stormwater line. Detailed designs and plans of any services to be relocated or replaced must be submitted for approval by the Council's Infrastructure Development Engineer or delegated representative prior to works commencing.
5. At least two weeks prior to commencing any physical site works, a Construction Management Plan must be submitted to Planning_Technicians@fndc.govt.nz and certified by the Council. The plan must address:
    a) the timing and method of works;
    b) all Particular Hazardous (Notifiable) Work;
    c) a project execution plan, as applicable for complex works;
    d) the principal contractor and sub-contractors, and names and contact numbers of contract and supervisory staff;
    e) the start date, working days, hours of work and estimated completion date;
    f) a Temporary Traffic Management Plan;
    g) a Health and Safety plan;
    h) dust and sediment control;
    i) confirmation of all insurances; and
    j) contingency and emergency procedures.
6. Prior to the construction of the residential units, or in conjunction with the building consent, the consent holder must provide certification from a suitably qualified and experienced acoustic engineer confirming the residential units are designed to incorporate the facade treatments and mechanical ventilation or air-conditioning specified in the Marshall Day Acoustics report (Rp 001 20260341) to achieve the internal noise standard.

    Purpose: secures residential acoustic amenity in a commercial environment (ODP Rule 7.7.5.1.5 / PDP NOISE-S5).

During construction

7. All construction works on the site must be undertaken in accordance with the certified Construction Management Plan.
8. Erosion and sediment control during earthworks must be designed and carried out in accordance with GD05 “Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region”.
9. If any archaeological site or koiwi (human remains) is uncovered during works, the consent holder must cease work in the affected area immediately and follow the accidental discovery procedure, consulting Heritage New Zealand Pouhere Taonga (and the New Zealand Police if the discovery includes koiwi) before works resume.

10. Construction noise must be measured and managed to comply with NZS 6803:1999 “Acoustics - Construction Noise”. Construction works audible at any residential boundary must be limited to 0730-1800 Monday to Saturday, with no such works on Sundays or public holidays.

Post-construction and pre-occupation

11. Prior to the first occupation of the development, the consent holder must remove the existing vehicle crossing on Homestead Road and reinstate the Council's footpath, kerb and channel, road carriageway formation, street berm and urban services to the satisfaction of the Council's Resource Consents Engineer or delegated representative.
12. Prior to the occupation of any residential unit, the consent holder must provide certification from a suitably qualified and experienced acoustic engineer confirming that the unit has been constructed in accordance with the acoustic design certified under the pre-construction acoustic condition above.
13. Where required, applications to connect to the Council's reticulated three waters services (water supply, wastewater and stormwater) must be submitted to and approved by the Council prior to any physical connection taking place.
14. Signage must be erected and maintained in general accordance with the approved signage plans, and must not incorporate flashing, moving or animated illumination that could distract drivers or compromise road safety.

Monitoring

15. The consent holder must pay the Council's compliance monitoring charges to cover the actual and reasonable costs incurred in monitoring compliance with the conditions of this consent, in accordance with section 36(1)(c) of the Resource Management Act 1991.

Schedule 2 - Advice Notes

a) Lapse: Pursuant to section 125 of the Act, this consent will lapse five years after the date of commencement unless it is given effect to before then, or an extension is granted under section 125(1)(b).

b) Right of objection: If the applicant is dissatisfied with the decision or any part of it, they may object under section 357A of the Act. The objection must be in writing, state the reasons, and be received by the Council within 15 working days of receipt of the decision.

c) Monitoring charges: Compliance monitoring charges cover site inspections (where required) and the review of plans, reports and other documentation, calculated at the applicable hourly rate and invoiced once monitoring is complete.

d) Corridor Access Request: Any work within the road reserve requires a Corridor Access Request to the Council's Road Corridor Manager (corridor.access@fndc.govt.nz), with a Traffic Management Plan; a Work Access Permit is issued once the Traffic Management Plan is approved.

e) Building consent: A building consent (EBC-2026-746/0 refers) is required and is separate from this resource consent.

f) Contaminated soil: The site is a HAIL site. Earthworks have been confirmed to comply with the section 8(3) permitted-activity limits of the NES for Assessing and Managing Contaminants in Soil, so no NES-CS consent is required. If earthworks volumes change, this position should be reconfirmed.

g) Development contributions: Development contributions may be payable under the Council's Development Contributions Policy. The applicant should confirm the position with the Council.

h) This consent attaches to the land and may be transferred to a subsequent owner or occupier in accordance with the Act.

Reasons for the Decision

1. Notification: The application was determined to be processed without public or limited notification under sections 95A and 95B. The adverse effects on the environment are no more than minor and no person is affected in terms of section 95E.
2. Activity status: The proposal is a discretionary activity assessed under sections 104 and 104B. The discretion is unrestricted, and the full range of effects and relevant statutory documents has been considered.
3. Effects (s104(1)(a)): Assessed against the existing environment, which includes the activity lawfully consented under 2120229-RMALUC, the proposal generates materially fewer vehicle movements (a reduction of about two-thirds) with no roading safety concern. The residential and most commercial components are permitted activities; the built-form effects of Buildings B and C are minor and comply with the permitted standards; residential amenity is secured by acoustic conditions; servicing capacity is managed by the connection condition; and earthworks and signage effects are minor and condition-managed. Overall, adverse effects are no more than minor.
4. Statutory documents (s104(1)(b)): The proposal is consistent with the objectives and policies of the Operative District Plan Commercial Zone and the relevant transport and signage provisions, the infringements being of degree rather than of incompatible activity. The Proposed District Plan Mixed Use Zone objectives and policies actively encourage mixed-use commercial and residential development in the Kerikeri centre, and the proposal aligns with that direction; of the Proposed District Plan rules engaged, only the Earthworks chapter has immediate legal effect and is complied with. The NPS-UD supports well-located housing and the removal of minimum parking rates; the NES-CS permitted limits are met; and no Regional Policy Statement issue is engaged.
5. Other matters (s104(1)(c)): No iwi management plan matter is engaged at the site. Development contributions are addressed by advice note. As a discretionary (not non-complying) activity, precedent and plan integrity are not determinative.
6. Part 2: The relevant plan provisions have been competently prepared under the Act and may be relied on without recourse to Part 2 (Davidson Family Trust). Granting consent achieves the sustainable management purpose of the Act, enabling economic and residential use of an established town-centre site while managing effects through conditions.
7. Overall conclusion: Having regard to the matters in section 104(1), subject to Part 2, and exercising the discretion under section 104B, the adverse effects are no more than minor and the proposal is consistent with the relevant objectives and policies. Consent is granted subject to the conditions in Schedule 1.

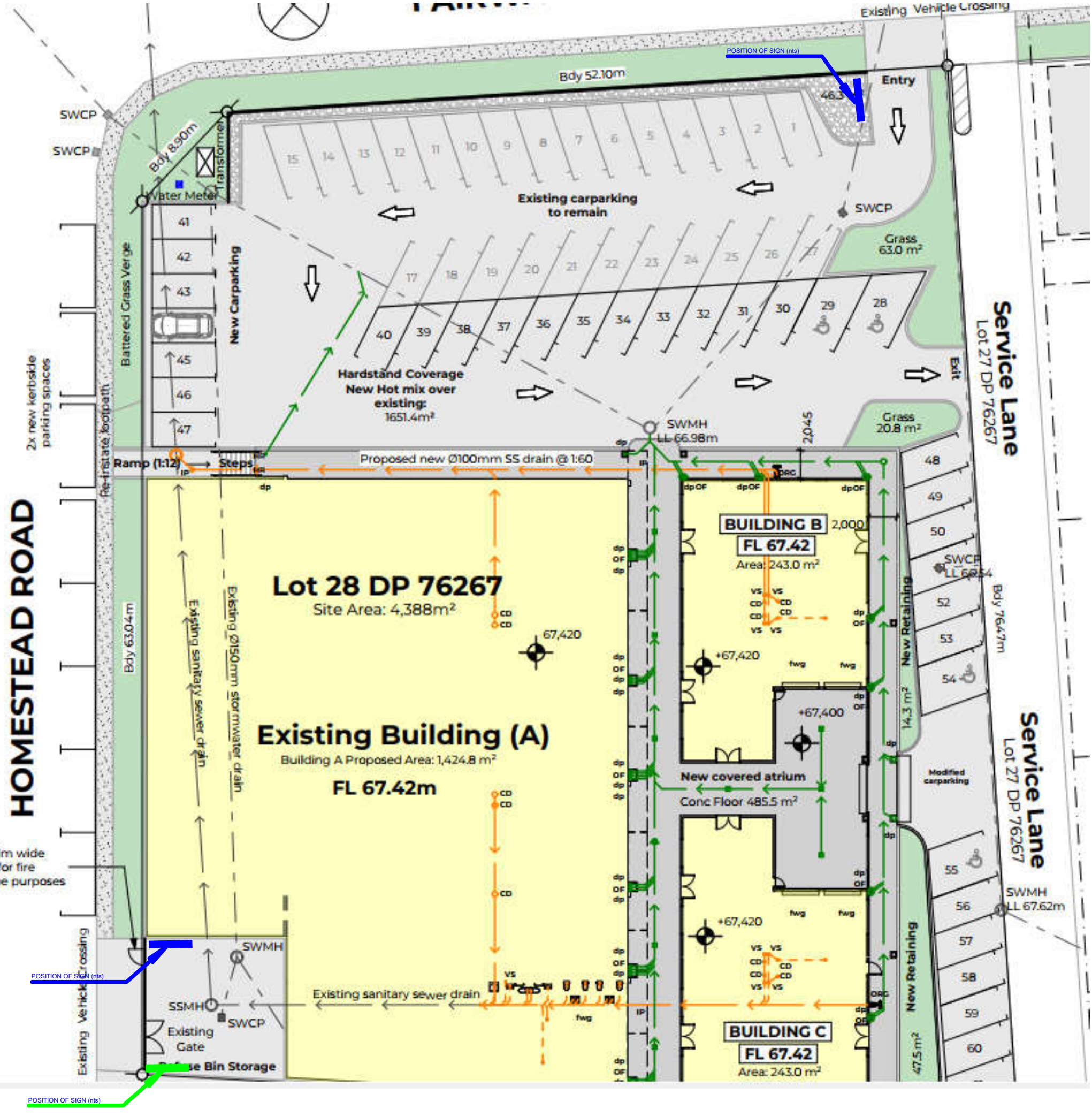
Approval

This resource consent has been prepared by Nick Williamson, Senior Resource Consents Planner. I have reviewed this and the associated information and am satisfied that the application can be determined under delegated authority.

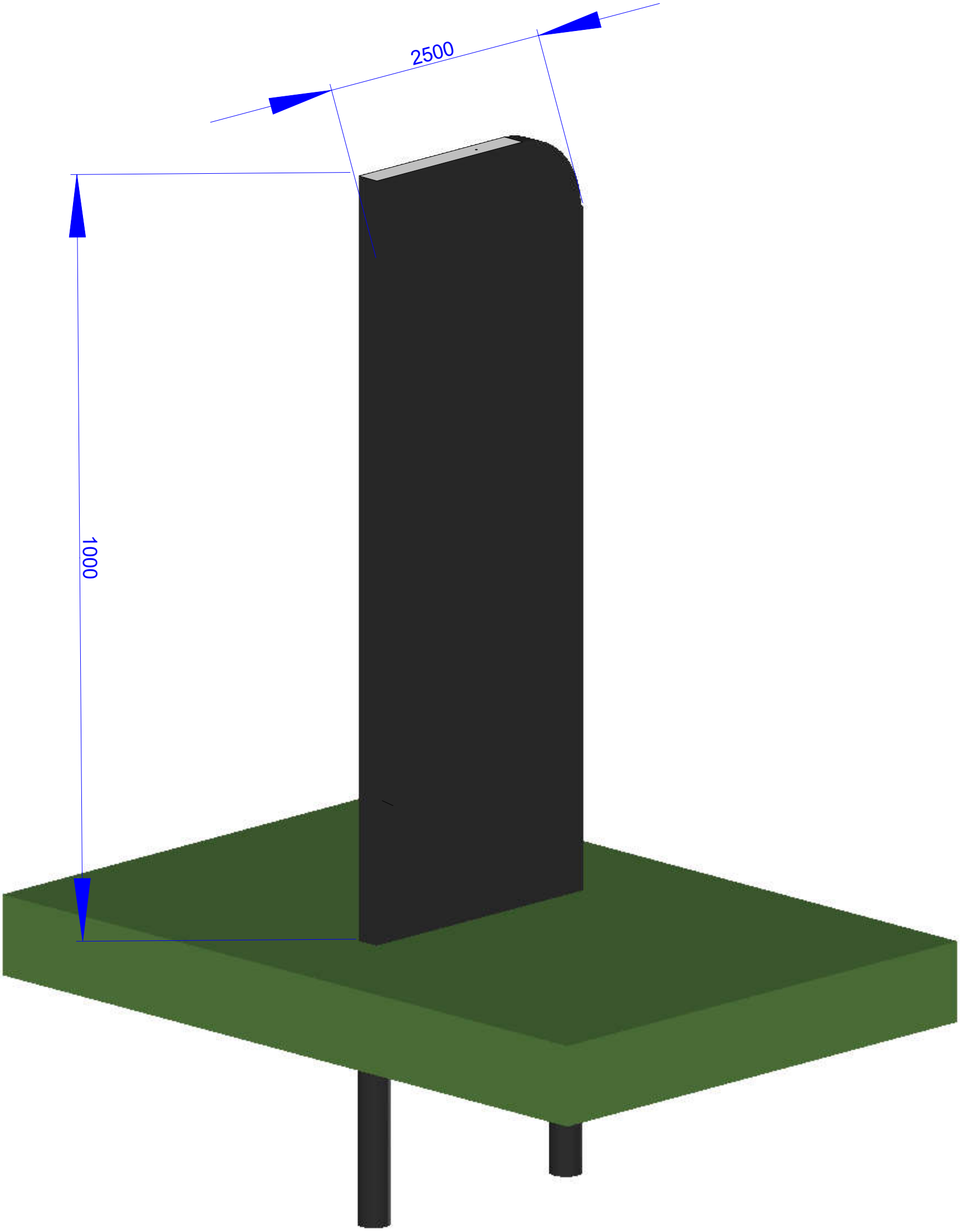


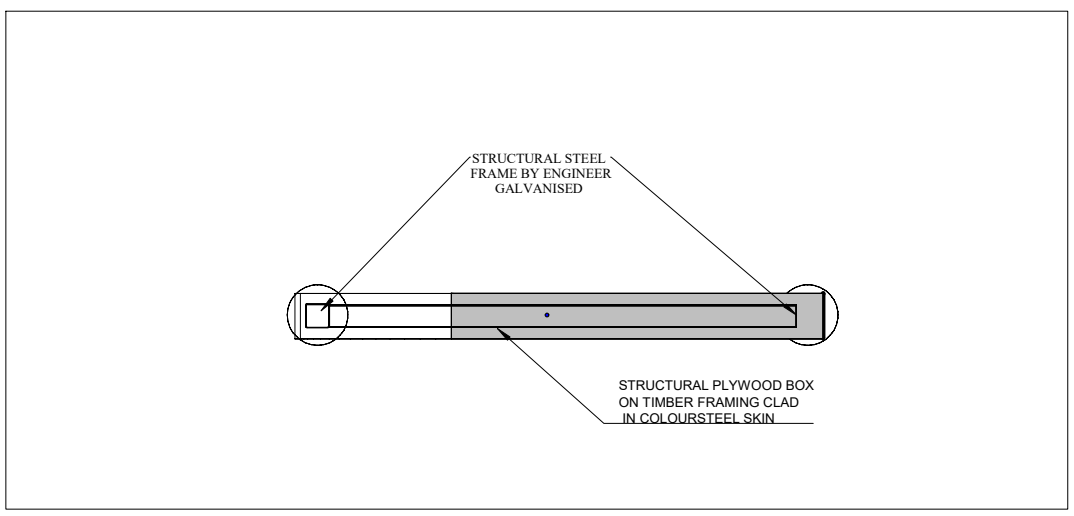
Trish Routley Date: 16 June 2026

Manager – Resource Consents



Pylon sign location plan
Dated 16/11/2026
S19018
Revision A





Pylon sign dimension plan
Dated 16/11/2026
Revision A