



Our Reference: 10789.Var(2)

26 June 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

**RE: Proposed further variation to RC 2090435-RMAVAR/A – change of use on site
consented for childcare and OSCAR facilities at 322 Kerikeri Road – Pukanui
Investment Limited**

I am pleased to submit application on behalf of Pukanui Investment Limited, for a proposed change of use on land at 322 Kerikeri, zoned Rural Living. The change necessitates a further variation to an existing consent. The application is a discretionary activity.

The application fee of \$1,232 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

If yes, who have you spoken with? _____

2. Type of Consent being applied for

☒ Change of conditions (s.127)

3. Consultation:

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

4. Applicant Details:

Name/s:

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Lynley Newport

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

as per item 4

Property Address/
Location:

Postcode

7. Application Site Details

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

Name/s:

as per item 4

Site Address/
Location:

322 Kerikeri Rd
KERIKERI

Postcode

Legal Description:

Lot 1 DP150716

Val Number:

Certificate of title:

NA890/750

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

Site visit requirements:

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

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

7. Application Site Details (continued)

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details.

This is important to avoid a wasted trip and having to re-arrange a second visit.

Please contact applicant prior to any site visit.

8. Detailed description of the proposal:

This application relates to the following resource consent:

2090435- RMAVAR/A

Specific conditions to which this application relates:

Further variation affecting description + conditions
1 (plans) + 2.

Describe the proposed changes:

change description to reflect change of use;
change plans " " " " "
update condition 2 to refer to " " "

9. Would you like to request Public Notification?

☐ Yes ☒ No

10. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☒ Other (please specify)

11. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

12. Draft Conditions:

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

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

13. Billing Details:

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

Name/s: (please write in full)

Dale Simkin

Email:

Phone number:

Postal address:

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

Fees Information:

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

Declaration concerning Payment of Fees:

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

Name: (please write in full)

Dale Simkin - Pukanui Investments Ltd

Signature: (signature of bill payer)

[Redacted Signature]

Date 26/6/25

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.

Privacy Information:

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

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

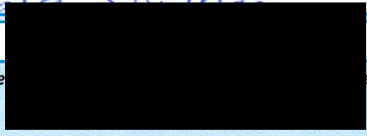
Declaration

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

Name: (please write in full)

Dele Simpson

Signature:


A signature

Date 26/6/25

Electronic means

Checklist (please tick if information is provided)

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

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

Pukanui Investments Limited

322 Kerikeri Road, KERIKERI

APPLICATION FOR A CHANGE OF USE and CHANGE of CONSENT CONDITIONS TO VARIATION 2090435-RMAVAR/A, PURSUANT TO s127 OF RMA

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

The applicant has recently applied to the Far North District Council for a Change of Use for one of the buildings located at 322 Kerikeri Road, at its intersection with The Ridge. The Change of Use is essentially to convert the existing early childhood centre (ECC) into professional offices, and shift the ECC into the OSCAR building, also on site. In doing so the existing OSCAR activity will be dis-established.

The Council has advised the applicant that this will necessitate new Land Use consent. In reaching this conclusion, the Council failed to take into consideration all existing consents applying to the property and therefore overlooked the fact that the proposed change of use actually reduces the level of activity currently consented.

This being the case, and noting no additional rules breached as a result of the proposed change of use, only a variation to the most recent land use consent applying to the site is required, and no new consent is necessary.

This advice was provided to the Council in correspondence dated 4th June 2025, with no response received (nor any acknowledgement at all) received at time of preparing this variation application.

1.2 Reason for this Variation

The most relevant and recent consent applying to the property is RC 2090435-RMAVAR/A. There is also a consent relating to the establishment of the OSCAR facility – RC 2120337-RMALUC refers.

Given that the OSCAR facility is being disestablished, RC 2120337-RMALUC will cease to be relevant. The ECC facility / operations will continue, albeit within a different building. RC 2090435-RMAVAR/A (and the original consent) refer to the activity being 'childcare centre'. The proposed change of use is to convert the current childcare centre building into professional offices, and the resulting alterations to buildings, and to transfer the childcare facility to the OSCAR building. A variation is required to (a) vary the activity description; and (b) vary the plans.

1.3 Scope of this Report

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

2.0 PROPERTY DETAILS

Location: 322 Kerikeri Road, Kerikeri. Location map attached in Appendix 2.

Title & Legal description: NA89D/750; Lot 1 DP 150716 – see Appendix 3.

3.0 SITE DESCRIPTION & CONSENT HISTORY

3.1 Site Description

The site is fully developed and the variation proposes no increase in building footprint. An application for COU has been lodged with the Council (COU-2025-2). Refer to plans in Appendix 1. Access into the site is off The Ridge, and exit from the site is to Kerikeri Road (exit only), with car parking internal to the site, at the south / front of the site, and lower down the site, adjacent to The Ridge. The front car park area will be available to the proposed professional offices, and the rear car park area dedicated to the transferred ECC facility.

There are areas of grass, landscaping and fencing on boundaries and internal to the site. There is an existing close boarded fence internal to the site that will separate the two activities. The site also supports a garage/shed (consented) on the lower portion of the site, and this will remain, associated with the childcare facility. The site has existing consented stormwater management infrastructure – pipes and attenuation/storage tanks.

The site is serviced in terms of water supply and wastewater, and is connected to stormwater network. It has power and telecommunications. There is no on site wastewater system due to the site's connections to reticulated sewer. The property is rated for one connection and 5 "subsequent pans" (rating plate A); as well as an annual 'sewerage capital availability rate' (rating plate B), confirming the property is within the Area of Benefit for further connections.

Although zoned Rural Living the site is to all intents and purposes is a serviced urban site with the same or similar level of development proposed as that already consented or existing on adjacent sites and environs.

The site is not mapped as being subject to any flood hazard (NRC on-line hazard maps). The site is not mapped as containing any high or outstanding natural or landscape values and does not contain any scheduled or mapped heritage sites, archaeological sites or Sites of Significance to Maori.

The Proposed District Plan (PDP) proposes to zone the site Rural Residential.

3.2 Consent History

RC 2090435-RMALUC

The facility was first established in 2009. This consent was issued to Barbara Caley (leasee of the property at that time) *"to operate a child care facility"*. The activity had to be in accordance with stamped approved plans and was subject to a number of conditions, including hours of operation, forming the entrance and exit points, installing stormwater retention, forming a metalled carparking area; erecting directional signage; landscaping; and constructing and maintaining boundary fencing.

Consent conditions did not specify the number of children or staff that the facility would be limited to. Information provided with the application stated that it was intended to accommodate 25 pre schoolers and 25 after school (OSCAR) children. The facility was to utilise the existing building on the site.

RC 2120337-RMALUC

Issued in August 2012, to Pukanui Investments Limited (the property owner), *"to increase the after school programme (Oscars) for up to 40 children within a purpose built building located at the existing "The Ridge Child Care Facility"*.

This resulted in the construction of a separate building on the property to accommodate 40 after school programme children. It left the (original) main ECC facility still accommodating 50 children, all as ECC clients.

As with the original consent, whilst information regarding the number of children being accommodated in the childcare building may have been provided in application information, RC 2120337 contained no condition relating to any limit on the ECC component of the overall facility. The consent was solely related to the OSCAR facility, which was consented for 40 children, additional to the 50 already accommodated in the ECC facility (making a total 90 children). This total is acknowledged in the Decision Report for RC 2120337.

There have been two subsequent variations/changes to conditions for RC 2120337-RMALUC.

RC 2120337-RMAVAR/A

Issued in May 2013. This changed a number of the conditions – specifically conditions 1, and 4-10 inclusive. In summary, the changes allowed for a new entrance and dedicated exit onto The Ridge for the OSCAR building; removed the requirement for a bus bay (because mini vans were being used); and reduced the height of the perimeter boundary fence from 2.0m to 1.8m. This variation/ change made no reference, or changes, to numbers of children accommodated.

RC 2120337-RMAVAR/B

Issued in May 2016. This was an update to the condition 1 only – specifically the approved plans. The purpose was to provide for changes to the impermeable surface coverage of the overall site (locational changes as opposed to any overall increase). It did not change any other conditions.

RC 2090435-RMAVAR/A

Issued in 2017, providing for an increase in the number of children able to be accommodated within the early childhood centre from 50 to 72, plus stormwater management consent for updated impermeable surface coverage. The number of children able to be accommodated in the OSCAR facility remained unchanged at 40. A copy of this variation consent is attached in Appendix 4.

Summary of resource consent history

All existing consents can be found on the property file.

In summary, the resource consent history for the facility places a limit of 40 children to be accommodated within the OSCAR building, and 72 to be accommodated within the ECC building – a total of 112 plus stuff.

The Council, in requiring new land use consent completely failed to acknowledge the existing consented baseline, erroneously claiming the site was only consented to cater for 50 children.

Given the discontinuation of the OSCAR (after school) facility and its replacement with the ECC component, I believe the best path forward is for a further variation to 2090435-RMAVAR/A to reflect the change in activity description and plans.

Subdivision Consent

The applicant also has consent to subdivide the site into three lots, RC 2240267-RMACOM refers. This consent is not relevant to the change of use for land use activities being proposed, as the change of use applies to the existing title as it stands currently.

4.0 CHANGES REQUESTED & EXPLANATION

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

The activity to which this Variation decision relates:

To change the use of the site to Early Childhood Centre catering for 50 children plus staff, to be accommodated in the ex-OSCAR facility; plus professional offices, catering for up to 20 people to establish within the ex-ECC building; and for a breach of the stormwater management rule 8.7.5.2.2.

Explanation:

This change reflects the proposed change of use applied for (COU-2025-2). There is no change to impermeable surface coverage, so that remains part of the activity description.

Amend condition 1 as follows:

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

- ~~• Planning Report and Assessment of Environmental Effects dated 8th November 2017 prepared by Lynley Newport, Thomson Survey Limited.~~
- ~~• 1:500 scale Site Plan, referenced "Site Plan Phase 5 Carpark and Stormwater, Project Number CD152, Revision B, prepared by Cadence Architectural Design, dated 9th October 2017.~~
- ~~• Proposed Floor Plan and Part Floor Plan (approved pursuant to BC 2016-857/0/A) referenced Project Number CD056_4, prepared by Cadence Architectural Design, dated 19th July 2016 and~~
- ~~• Proposed Elevations also referenced Project Number CD056_4, prepared by Cadence Architectural Design, dated 19th July 2016.~~
- Site Location Plan dated March 2025, prepared by Victor Wilmar;
- Proposed Floor plan dated February 2025, prepared by Victor Wilmar;
- Carparking / Fencing plan for Childcare facility, dated march 2025, prepared by Victor Wilmar; and

-
- General Arrangement Plan for a future layout of professional officers, dated 26/6/2025.

Explanation:

The above change reflects the proposed change of use for the existing buildings on the site. Given that changes are to internal layout only for the transferred childcare facility, elevations have not been provided. The internal layout of the future professional offices has not been finalised so only a "general arrangement" plan is provided. The actual layout may differ slightly. Again there are no proposed changes to the external of the building at this point in time.

Amend condition 2:

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

Explanation

It is not intended to alter the existing hours of operation for the activities on the site. However, the condition wording should be updated to reflect that the limitation applies to both the ECC and to the professional offices.

No other changes are requested.

5.0 STATUTORY REQUIREMENTS

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

Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act.

6.0 s104 CONSIDERATIONS

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

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;

-
- (v) A regional policy statement;
 - (vi) A plan or proposed plan.

6.1 Assessment of Environmental Effects

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

Change in Type and Scale of Activity

The main 'change' is the proposed change of occupation/use of existing buildings. The COU proposes to change from ECC and OSCAR facilities catering for a total of 112 children and staff, to an ECC catering for 50 children and staff; and professional offices catering for 20 people.

The Council, in assessing the proposed change of use under the Building Act, has cited the Scale of Activities rule and stated that the proposal will result in up to 80 people making use of facilities on the site at any one time. Given that the site is already consented for 112 children plus staff already, the number of people on the site will decrease, not increase. Hours of operation are to remain unchanged. Overall, the proposed change will result in fewer people and a positive effect as opposed to an adverse or negative effect.

Traffic, Parking and Access

Parking will continue to be provided at the required level (in fact more than what is required); access arrangements remain unchanged.

In regard to parking for the two separate activities now being proposed, the ECC is required to provide 13 and these can be accommodated. Professional offices are required to provide 1 carpark per 40m² GBA. The site plan shows the existing 23 carpark spaces, well in excess of the number required. The proposed change creates no adverse effects in regard to parking.

The Council also identified a traffic intensity breach, stating that the proposed COU would result in a deemed 198 daily one way traffic movements. Again, the existing activities are already consented to exceed that substantially, with deemed daily one way traffic movements associated with the current activities at over 390.

With fewer traffic movements anticipated than those already consented, the effects are positive as opposed to negative.

Amenity and Character

There are no increases in building coverage proposed. Amenity effects will continue to be mitigated by retention of boundary fencing and planting, where the site is adjoined by private properties, and landscaping on road frontages. It is likely that less noise will be generated than currently, given the reduction in childcare activity and its partial

replacement with professional offices. The proposed change of use will have no additional adverse effect on amenity and character.

Stormwater management

The existing activity is consented for a total impermeable surface coverage of 2169m², by way of the most recent variation which acknowledged the carparking area(s) now being regarded as impermeable surfaces. The 1018m² referred to on the site plan accompanying the COU application refers, I believe, to the consented coverage excluding the carpark. The more recent RC 2090435-RMAVAR/A included consent for carpark impermeable surface of an additional 1151m².

By way of explanation, when first consented, the carparks were metal surface and at that time not included within the definition of impermeable surfaces. When modifications were proposed for the ECC and carparking areas in 2090435-RMAVAR/A, the definition had changed such that metal carparks were not included in the definition, and in any event the applicant proposed to concrete one carpark. Consent was therefore applied for, and granted, for the carpark impermeable surfaces.

This updated figure still included an existing pool/paving, since removed. This more than offsets the small amount of additional carparking surface proposed for the relocated ECC, resulting in an overall net reduction in impermeable surfaces to that already consented. Stormwater management was designed by engineers and is in place. This will continue to be the case.

In summary, the proposed change of use does not create any additional off site effects in terms of stormwater runoff.

Overall, the proposed change of use represents a reduction in the number of people, the number of traffic movements, and number of carparks required. It does not change already consented building or impermeable surface coverage. Landscaping and fencing will be retained. As such, the change results in fewer adverse effects than the level of effects already consented.

6.2 Relevant Provisions of planning instruments

Since the application was first lodged and assessed there have been a number of changes to planning instruments. However, these need only be considered in regard to the changes being sought, not the original application.

6.2.1 Operative District Plan

This has come into effect since the original application was processed, however, the most recent variation was issued in 2017 under the current Operative District Plan. The proposed change does not result in any new or additional rules in the ODP being breached.

6.2.2 Proposed District Plan (PDP)

The original application was granted prior to the PDP being publicly notified, as was the latest variation. No rules in the PDP have immediate legal effect that might impact on this variation.

6.2.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES CS)

The NES-CS has come into effect since the original consent was processed and issued, but the latest variation was issued after the NES-CS came into effect. The property was historically in horticultural use. However, only certain activities are covered by the NES-CS. These are limited to:

- 5(2) removal of fuel storage system – does not apply;
- 5(3) sampling the soil to determine if contaminated – does not apply;
- 5(4) *disturbing the soil*;
- 5(5) subdividing the land – does not apply;
- 5(6) *changing the use of the piece of land*.

Of the above 5(4) and 5(6) might apply. In regard to soil disturbance, only surface scraping will be required for increasing the lower carparking area. This is well within the permitted soil disturbance threshold specified in the NES-CS (25m³ per 500m² = 260m³ permitted). Changing the use of the piece of land is defined as changing the use such that there might be risk to human health as a result of that change. Given that the OSCAR activity is disestablishing, the ECC activity is remaining at a less number of children, and professional offices will replace existing childcare, I am of the opinion that the proposed change does not constitute a 'change of use' under the NES-CS. The change of activities actually reduces any potential risk to human health, which through previous reports commissioned pursuant to the NES-CS, has been determined to be nil in any event. The NES-CS therefore does not apply.

7.0 CONSULTATION

Under Section 127(4) of the Act:

- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—*
- (a) made a submission on the original application; and*
 - (b) may be affected by the change or cancellation.*

Given that the proposed variation only reduces the overall level of effects from activities on the site, I do not believe there to be any affected persons.

8.0 CONCLUSION

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

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

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



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date

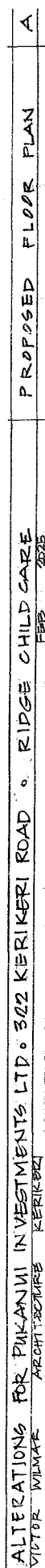
27th June 2025

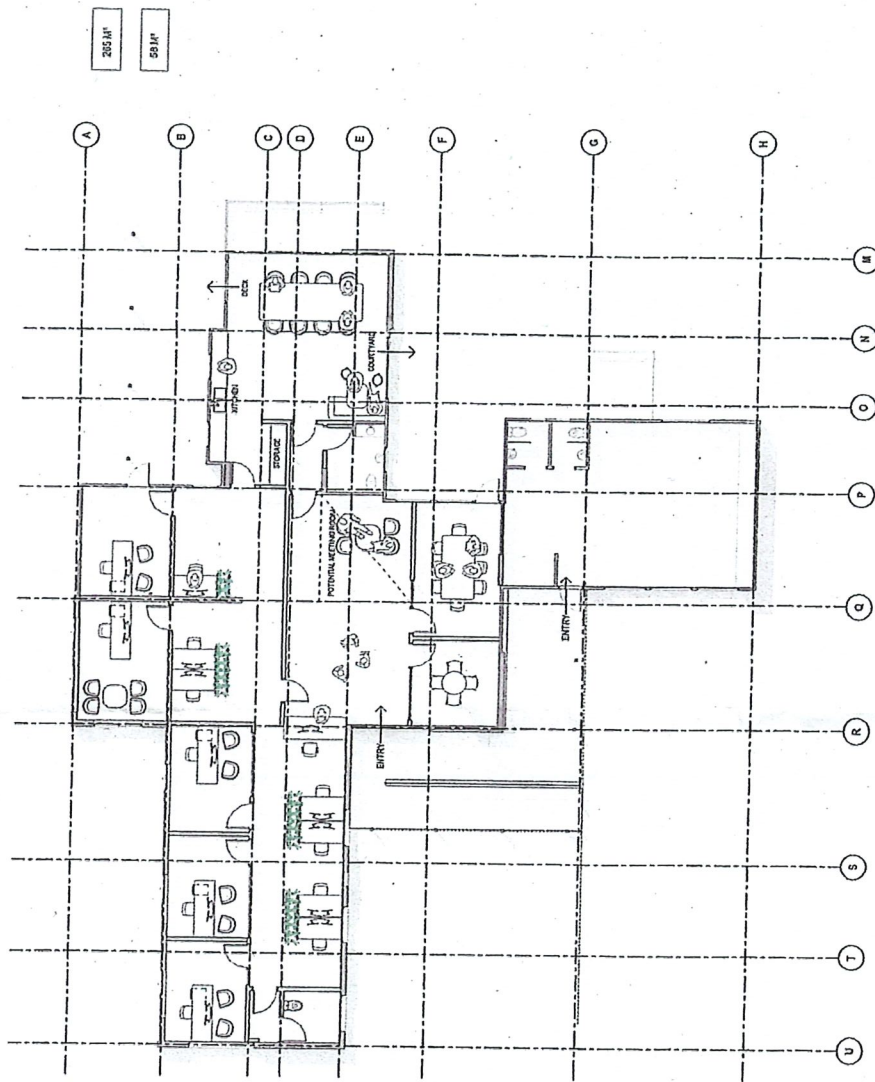
9.0 LIST OF APPENDICES

Appendix 1	Updated Plans to become part of consent document
Appendix 2	Location Map
Appendix 3	Record of Title
Appendix 4	RC 2090435-RMAVAR/A

Appendix 1

Updated Plans to become part of consent document





1 GENERAL ARRANGEMENT PLAN - LEVEL 01
1:1/4"

Date 26/6/2025

Appendix 2

Location Map




Appendix 3

Record of Title



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




R.W. Muir
Registrar-General
of Land

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

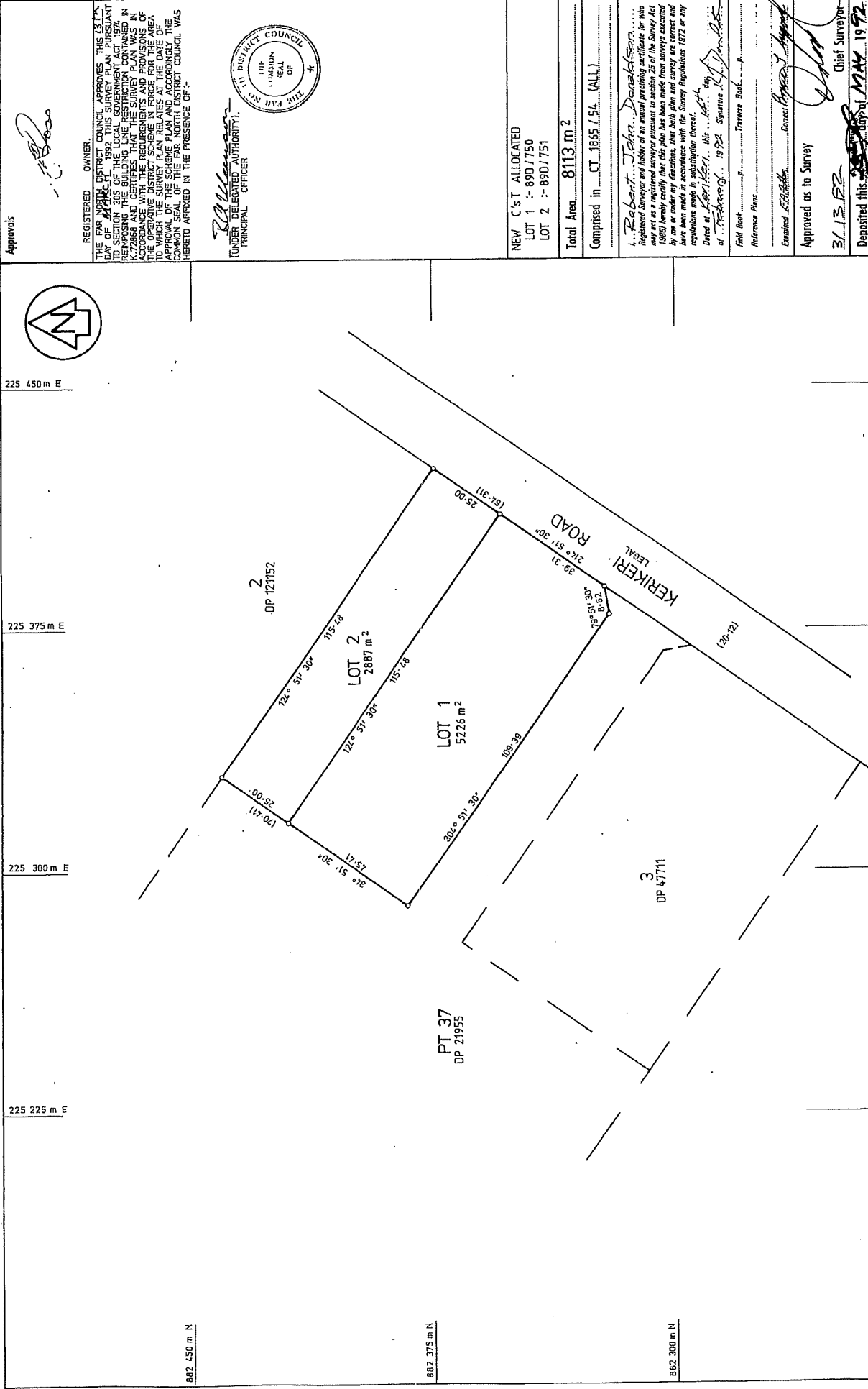
Prior References
NA1865/54

Estate Fee Simple
Area 5226 square metres more or less
Legal Description Lot 1 Deposited Plan 150716

Registered Owners
Pukanui Investments Limited

Interests

Appurtenant hereto is a water right created by Transfer 646017
K72868 Building Line Restriction
Fencing Agreement in Transfer 646017
D685955.3 Mortgage to The National Bank of New Zealand Limited - 5.3.2002 at 9.00 am
6515222.1 Variation of Mortgage D685955.3 - 29.7.2005 at 9:00 am



Approvals

REGISTERED OWNER
THE DISTRICT COUNCIL APPROVES THE SURVEY PLAN PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 REMPOSING THE BUILDING LINE RESTRICTION CONTAINED IN THE SURVEY PLAN OF THE DISTRICT COUNCIL IN 1974 IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME IN FORCE FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AT THE DATE OF APPROVAL OF THE SCHEME PLAN AND ACCORDINGLY THE DISTRICT COUNCIL HEREBY AGREES TO THE SURVEY PLAN.

Principal Officer
Principal Officer



NEW C'st ALLOCATED
LOT 1 :- 890/750
LOT 2 :- 890/751
Total Area 8113 m²
Comprised in CT 1865/154 (ALL)

Robert John Donaldson
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certifies that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Kerikeri, this 14th day of February 1992 Signature R.J. Donaldson

Field Book Traverse Book

Reference Plans

Examined Correctly Signed

Approved as to Survey

Chief Surveyor

Deposited this 19th day of MAY 1992

Re 2020: Received Instructions DP 150716

LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist XI KERIKERI
NZMS 261 Sheet Record Map No. KERIKERI 1
PLAN OF LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 47711.
TERRITORIAL AUTHORITY FAR NORTH DISTRICT
Surveyed by R.J. DONALDSON & ASSOC.
Scale 1:750 Date FEBRUARY 1992

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

DOSLI FORM D15

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Appendix 4

RC 2090435-RMAVAR/A

FAR NORTH DISTRICT COUNCIL**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON A VARIATION TO A RESOURCE CONSENT APPLICATION (LANDUSE)****Resource Consent Number: 2090435 – RMA-VAR/A****Pursuant to section 127 AND 104B and of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants a variation to resource consent to:****Pukanui Investments Limited****The activity to which this decision relates:**

To increase the number of children associated with the childcare centre from 50 to 72, update approved site plans and seal the carparking area associated with the childcare section creating a new infringement of the stormwater management rule 8.7.5.2.2.

Subject Site Details

Address: 322 Kerikeri Road, Kerikeri
Legal Description: Lot 1 DP 150716
Computer Freehold Register:: CFR – NA89D/750

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

1. The development shall be carried out in general accordance with the application documents and approved plans listed below: ~~prepared by Thomson Survey and Haigh Workman, and attached to this consent with the Council's "Approved plan stamp affixed to it.~~
 - Planning Report and Assessment of Environmental Effects dated 8th November 2017 prepared by Lynley Newport, Thomson Survey Limited.
 - 1:500 scale Site Plan, referenced "Site Plan Phase 5 Carpark and Stormwater, Project Number CD152, Revision B, Prepared by Cadence Architectural Design, dated 9th October 2017
 - Proposed Floor Plan and Part Floor Plan (approved pursuant to BC-2016-857/0/A) referenced Project Number CD056_4, prepared by Cadence Architectural Design dated 19th July 2016 and
 - Proposed Elevations also referenced Project Number CD056_4, prepared by Cadence Architectural Design, dated 19th July 2016
2. That the hours of the facility be limited to 0730-1800 Monday to Friday. No operational functions (i.e. Child Care activities) are to occur on weekends or on Public Holidays.
3. Provide formed and concreted entrance and exit points from "The Ridge" and Kerikeri Road which comply with the Council Engineering Standard FNDC/S/02 and as further detailed in the Haigh Workman Engineers Report. Provide evidence that the existing entry point has been closed and that the kerb and berm have been reinstated.
4. The consent holder shall ensure that install stormwater retention for additional impervious areas as outlined in Haigh Workman Report remains. ~~All drains are to be clear of the areas identified for wastewater disposal and the proposed reserve~~

disposal field. The consent holder shall also ensure that stormwater runoff from the new concrete carpark surface is directed to stormwater channels and drains in accordance with the approved plans listed above.

4A Within six weeks of completion of the new concrete carpark the consent holder shall ensure that an appropriately sized in-ground attenuation/detention tank with orifice outlet is installed to control runoff from the carpark due to an increase in runoff coefficients from a metal to a concrete surface.

OR

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

5. Provide details of the extent of the existing septic tanks and drainage fields and impose as appropriate parking barrier stops to protect the tank from vehicular traffic.
6. Provide formed and sealed ~~and metalled~~ car parking in accordance with the plans and information provided. ~~In the event that that a surface such as concrete or seal is used for parking formation then further consent will be required.~~
7. Provide directional signs which clearly identify entry from "The Ridge" and exit from "Kerikeri Road". Brochures and pamphlets (including web details) should provide clear information on access points.
8. Construct and undertake landscaping and fencing as detailed in landscaping plan provided. The fence shall be constructed in accordance with the plan and be 1.8m high and wooden. All vegetation is to remain except that required for the creation of the exit point.
9. Provide evidence that all works required under conditions 3-8 above have been completed prior to the opening of the childcare facility or within 4 weeks of concreting of the carpark in respect to conditions 4, 4A and 6. Engineering works required by Conditions 3-7 shall be certified by a Chartered Professional Engineer as meeting the requirements of the respective condition.

Advice Note

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

Reasons for the Decision

1. The Council has determined (by way of an earlier notification report and resolution) that the adverse effects associated with the proposed activity are no more than minor on the environment and less than minor on all parties. Further to this the positive benefits of the proposal include the reduction of dust on site as a result of sealing the car park, better control of stormwater runoff for the site through a designed

attenuation system and increased childcare options for the community. Overall the actual and potential effects of the changes to the proposal are acceptable.

2. The application documentation submitted adequately addresses the objectives and policies of the Operative Far North District Plan within section 5.6.1 of the Planning Report and Assessment of Environment Effects dated 8th November 2017. I concur with all of these findings and conclude that the application is consistent with the Objectives and Policies of the Plan.
3. Relevant Regional planning provisions include:
 - (b) The Northland Regional Policy Statement;
 - (c) The Northland Regional Water & Soil Plan;

The proposed changes of consent to seal the carpark update the approved plans and increase the number of children from 50 to 72 (total of 112 across the whole site will not be in conflict with the objectives, policies and other requirements of the above documents.

4. Other matters considered relevant in making this decision:

There are no district plan integrity or precedent matters associated with the granting of this variation.
5. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act.

The variation to the childcare facility meets overall purpose of the Act as described in Section 5 in that it provides for sustainable management of the natural and physical resources

None of the items in Section 6 are considered relevant and there are no known issues relating to the Treaty of Waitangi affecting the site.

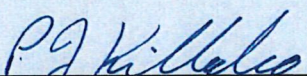
Items of relevance from Section 7 of the Act include efficient use and development of natural and physical resources, maintenance and enhancement of amenity and the overall quality of the environment. All of these factors are considered to be attained by the applications proposal.

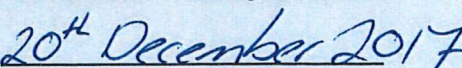
It is considered that granting this resource consent application achieves the purpose of the Act.

6. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Michelle Carmine - Consultant 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


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.

RC2120337 consented cumulative Impermeable Surfaces (excluding gravelled parking/manoeuvring areas) of 1018m².
 Consented based in part on a Stormwater Management Report by Haigh Workman.
 The 1018m² total was built up from:
 Building roof area: 818m²
 Pool & Paving: 200m²

The current structures comprise:
 Existing Shed roof area: 121m²
 Existing OSCAR roof area: 229m²
 New Roof area to Day Care: 485m²
 Pool & paving: 200m²
 deduct overlap with existing paving: 17.5m²
TOTAL: 1017.5m²

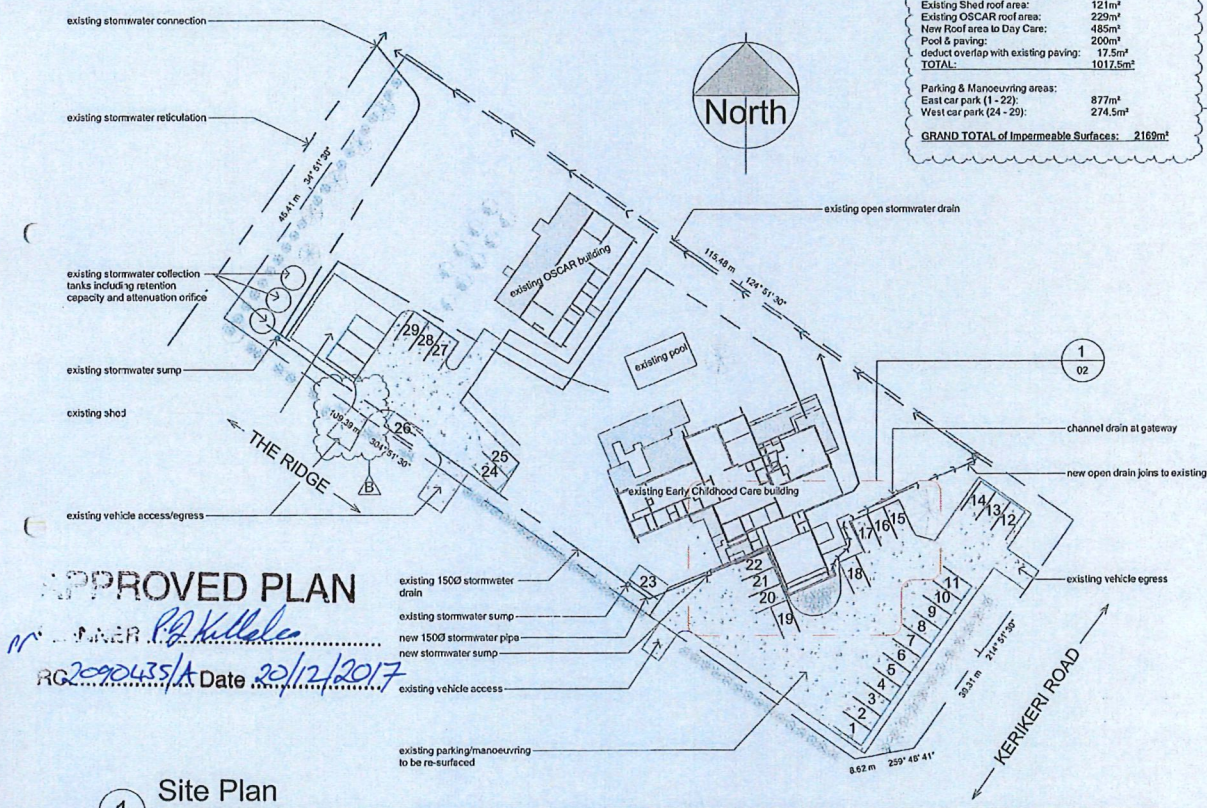
Parking & Manoeuvring areas:
 East car park (1 - 22): 877m²
 West car park (24 - 29): 274.5m²

GRAND TOTAL of Impermeable Surfaces: 2169m²

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 Adrian Taylor
 (Cadence Architectural Design)

Lot 1
 DP 150716
 Area: 5226m²
 Val'n No. :00219-47900-B

District Plan Zone:
 RURAL LIVING



APPROVED PLAN

OWNER: P. Killele
 RG 2090435/A Date 20/12/2017

REVISIONS:
 A 13.10.2017 Add Impermeable Surfaces figures
 B 25.10.2017 Show existing vehicle access adjacent to shed.

Cadence
 Architectural
 design

mc 021 184 2285 e:adrian@cadence.net.nz

Site Plan

Phase 5 - Carpark & Stormwater

Pukanui Investments Ltd

The Ridge ECC
 322 Kerkri Road
 Kerikeri

Project number CD152

Date 09.10.2017

Revision B

01 of 2

Scale @ A3

1:500



1 Site Plan
 1:500

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NOTES:
1. All work to comply with NZEC and NZS3104:2011 where applicable.
2. CHECK ALL DIMENSIONS ON SITE - where significant variation from the signed dimensions occur check with Designer for any implications regarding structural member sizing.

REVISIONS:
A 12.07.16 Resurface new lobby area.

Cadence
Architectural
design
tel: 021 314 2355 email: aradon@cadence.net.nz

Part Floor Plan Proposed
Additions & Alterations Phase 4

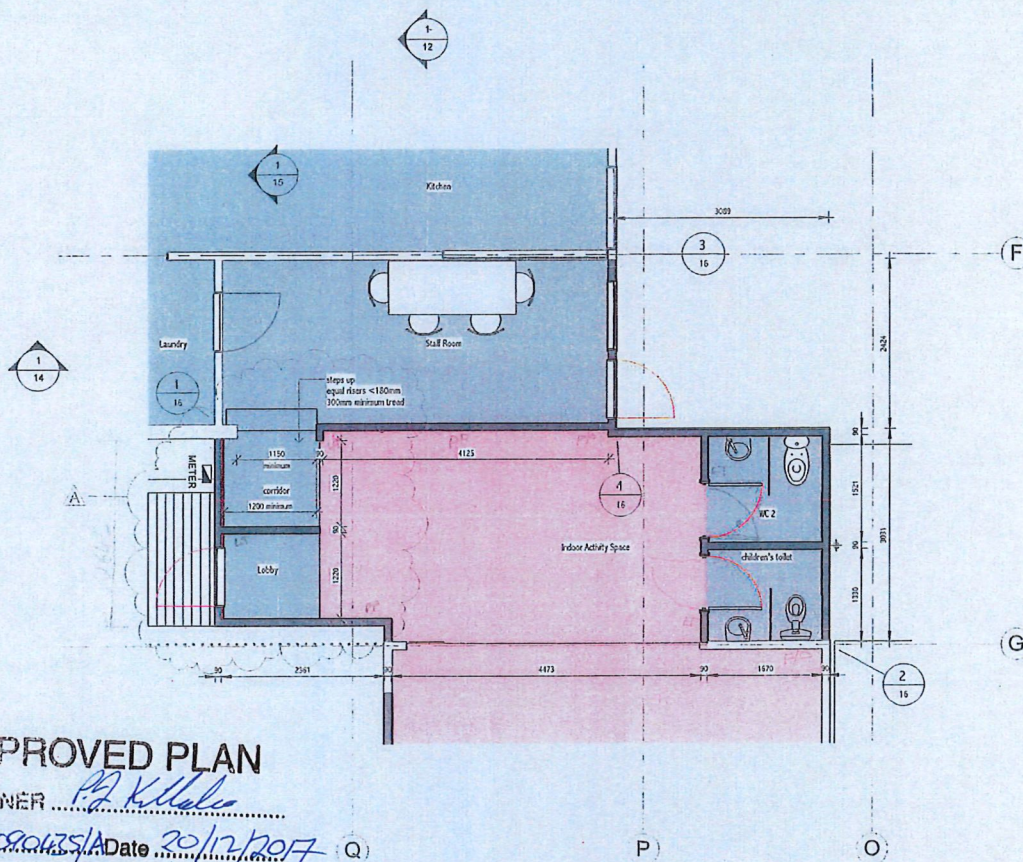
Putanui Investments Ltd
The Ridge ECC
322 Kerkira Road
Kerikeri

Project number **CD056_4**
Date **18.07.2015**
Revision **A**

05 of 27

Scale @ A3 1:50
SIGNED
AD NZ
Architectural Design
LTD

for Building Consent application



APPROVED PLAN

BY PLANNER *P. K. K. K.*

RC 2080125/A Date **20/12/2017**

