

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

(more than one circle can be ticked):

- Land Use
  Discharge  
 Fast Track Land Use\*
  Change of Consent Notice (s.221(3))  
 Subdivision
  Extension of time (s.125)  
 Consent under National Environmental Standard  
 (e.g. Assessing and Managing Contaminants in Soil)  
 Other (please specify) s127 Variation

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

## 3. Would you like to opt out of the Fast Track Process?

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding Iwi/Hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

Name/s:

HILARY SUMPTER

Email:

Phone number:

Postal address:

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

## 6. Address for Correspondence

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

Name/s:

Steven Sanson - Bay of Islands Planning Ltd

Email:

Phone number:

Postal address:

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

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

## 7. Details of Property Owner/s and Occupier/s

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

Name/s:

Kerikeri Retirement Village Limited

Property Address/  
Location:

125 Kerikeri Road, Kerikeri

Postcode

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

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

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

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

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

- Subdividing land
- Disturbing, removing or sampling soil
- Changing the use of a piece of land
- Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

13. 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

### 8. Application Site Details

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

<b>Name/s:</b>	Kerikeri Retirement Village Limited	
<b>Site Address/ Location:</b>	125 Kerikeri Road, Kerikeri	
	Postcode	
<b>Legal Description:</b>	Various - refer CT	<b>Val Number:</b>
<b>Certificate of title:</b>	856742	

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

#### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

Call applicant prior to a site visit
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### 9. Description of the Proposal:

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

Proposed variation of RC 2230154 for a Community Centre at the Kerikeri Retirement Village
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If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

### 10. Would you like to request Public Notification?

Yes  No



#### 14. 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)

HILARY SLIMPTER

Email:

Phone number:

Postal address:

(or alternative method of service under section 35 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)

HILARY SLIMPTER

Signature:

(signature of bill payer)

Date 13/9/24

MANDATORY

#### 15. Important Information:

##### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

##### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

##### Privacy Information:

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

15. Important information continued...

**Declaration**

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

**Name:** (please write in full)

Steven Sanson

**Signature:**



Date 13-Sep-2024

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

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

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

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

## Bay of Islands Planning Ltd

**Kerikeri House**  
**Suite 3, 88 Kerikeri Road**  
**Kerikeri**

Email – [office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)

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17 September 2024

Far North District Council  
John Butler Centre  
Kerikeri

Application for consent condition variation s127 – Proposal to amend conditions of existing consent  
Kerikeri Retirement Village Community Centre

Please find attached a s127 application in relation to a proposed variation of consent conditions associated with 2230154-RMALUC.

RC 2230154 approved the construction of a community centre within the Kerikeri Retirement Village [KKRV] that breached the Scale of Activities, Stormwater Management, Site Intensity, Hours of Operation, Excavation and/or Filling and Traffic Intensity rules in the Residential Zone of the Operative District Plan [ODP].

The applicant is intending to build within a similar footprint to the previous application, having made some design changes / adjustments that require FNDC approval. The changes substantiate a change sufficient enough to warrant the requirement of a variation.

The conditions to be varied are sought under s127 of the Resource Management Act 1991 (RMA), which is a **Discretionary Activity**.

Yours sincerely,



Steven Sanson  
Consultant Planner

## Assessment of Environmental Effects



Application for Resource Consent:

Change of consent conditions of RC 2230154-RMALLUC under s127 of the RMA.

Prepared for: Kerikeri Retirement Village Limited  
Prepared by: Steve Sanson | Consultant Planner  
Date: 12<sup>th</sup> September 2024

## APPLICANT & PROPERTY DETAILS

Applicant	Kerikeri Retirement Village Limited
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Steven Sanson  steve@bayplan.co.nz 021-160-6035
Legal Description	Lot 1 Deposited Plan 79582 and Part Lot 2 Deposited Plan 90078 and Lot 1-2 Deposited Plan 99167 and Lot 1 Deposited Plan 101179 and Lot 1 Deposited Plan 145640 and Lot 2 Deposited Plan 185148 and Section 1 Survey Office Plan 512209 and Lot 1 Deposited Plan 529113
Certificate Of Title	856742
Physical Address	125 Kerikeri Road, Kerikeri
Site Area	4.8182ha
Owner of the Site	Kerikeri Retirement Village Limited
Operative District Plan Zone / Features	Residential Zone
Proposed District Plan [PDP]	Mixed Use Zone
Archaeology	Nil
NRC Overlays	Nil
Soils	Town
Protected Natural Area	Nil
HAIL	Nil

### Schedule 1

## SUMMARY OF PROPOSAL

Proposal	A variation to consent conditions of RC 2230154-RMALUC which approved the construction of a community centre within the Kerikeri Retirement Village [KKRV] that breached the Scale of Activities, Stormwater Management, Site Intensity, Hours of Operation, Excavation and/or Filling and Traffic Intensity rules in the Residential Zone of the ODP.
Reason for Application	The proposed variation is required because of the amended design to the approved Community Centre under RC 2230154-RMALUC.  An application under s127 of the RMA is required.
Appendices	Appendix A – Record of Title & instruments Appendix B – Architectural Plans Appendix C – Copy of 2230154 RMALUC Decision & Plans
Consultation	Not applicable
Pre Application Consultation	Not applicable

## INTRODUCTION & PROPOSAL

### Report Requirements

This report has been prepared for Kerikeri Retirement Village Limited to support of a s127 application associated with RC 2230154-RMALUC, which relates to an application to construct a Community Centre at 125 Kerikeri Road, Kerikeri.

A Record of Title for the site is found in **Appendix A**.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

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.

Section 127(4) also applies including:

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

The conditions sought to be changed with the proposed wording is outlined below. The condition is as follows:

- Condition 1 – in relation to referring to new approved plans as proposed through this application.

The proposed variation to read as follows (refer underlined for additions and ~~strike through for deletions~~):

1. The activity shall be carried out in accordance with the approved plans prepared by Arcline Architecture, title *Kerikeri Retirement Village – Community Centre*, referenced

Arc 1104, dated ~~8/07/2023~~ **8/08/2024**, and attached to this consent with the Council's "Approved Stamp" affixed to them.

The rationale behind the changes are self-explanatory to a certain extent but revolve around the following:

- The main design change is that there is no longer a first floor proposed. This eliminates 174m<sup>2</sup> of floor area from the original building.
- Other changes include internal alterations to the layout of the ground floor. The overall floor area remains 1,030m<sup>2</sup> in size. These include rationalising those uses originally proposed on the first floor to the ground floor. This has resulted in reducing multi-use / multi function spaces / lounge spaces in favour of offices, meetings, and store rooms.
- External changes include replacing the western garden area for an access ramp and providing further landscape definition at and near the main entrance.

The full extent of the design changes proposed are provided in the **Appendix B**.

Whilst we don't believe there are any other changes to conditions required, should there be any other changes (consequential or otherwise) that arise during the process, we retain the right to make further alternations and also provide FNDC staff with discretion to make changes that assist in workability and better implementation of consent conditions.

The decision document and plans for the previous approval are found in **Appendix C**.

## Section 127

The RMA establishes that a request under s127 is deemed to be Discretionary Activity and Section 88 to 121 apply with the necessary modifications. Additionally, in considering the request to change the condition Council is limited to only considering what is being sought within the condition change and the effects therefrom.

The original resource consent application was not the subject of a publicly notified process with the approval being issued under delegated authority. The decision was not the subject of an appeal. In terms of the effects created by this variation these factors are addressed as follows.



**Background:** Details of the site and surrounds can be found in the original application RC 2230155 (See **Appendix D**).

**Application Site:** A range of details regarding the site are outlined in **Schedule 1** of this report.

**Land use Consent:** Approval was gained for a Community Centre, which has not been given effect to.

Kerikeri Retirement Village Limited are proposing to construct their Community Centre, albeit with a reduction in terms of size and scope to that originally approved as well as internal layout changes.



Figure 1 – Site Plan (Source: Arcline)

### Application Comparison

The original application breached the following rules:

Rule # & Name	Non Compliance Aspect	Activity Status
7.6.5.1.3 Scale of Activities	The original proposal allowed for 148 persons at any one time	Discretionary

7.6.5.1.6 Stormwater Management	55.5% coverage proposed.	Controlled
7.6.5.1.12 Site Intensity	1,350m <sup>2</sup> development proposed.	Discretionary
7.6.5.1.13 Hours of Operation	The café is proposed to be open 7 days a week from 8am-5pm. This results in 56 hours of use per week.  The community centre will be open at all times to residents and staff.	Discretionary
12.3.6.1 Excavation and/or Filling in the Residential Zone	This proposal results in an estimated cut and fill of 1,604m <sup>3</sup> across an area of 1,33m <sup>2</sup> .	Discretionary
15.1.6A.2.1 Traffic Intensity	The proposal results in 878 traffic movements as per Appendix 3A.	Discretionary

This variation proposal breaches the following rules:

Rule # & Name	Non Compliance Aspect	Activity Status
7.6.5.1.3 Scale of Activities	No changes to the original proposal.	Discretionary
7.6.5.1.6 Stormwater Management	55.37% proposed.	Controlled
7.6.5.1.12 Site Intensity	1,230m <sup>2</sup> development proposed.	Discretionary
7.6.5.1.13 Hours of Operation	No changes to the original proposal.	Discretionary
12.3.6.1 Excavation and/or Filling in the Residential Zone	No changes to the original proposal.	Discretionary
15.1.6A.2.1 Traffic Intensity	No changes to the original proposal.	Discretionary

## Effects

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as differing from the consented proposal.

The proposal is reducing in scale by removing the first floor and more efficiently laying out such uses on the ground floor. This promotes a cost reduction for the applicant whilst allowing for

the uses originally envisaged to be provided at the Community Centre, albeit some at a smaller scale.

These changes do little to affect biophysical matters such as stormwater management or the management of earthworks. But they do play a role in the external amenity of the building, its bulk, scale and potential visual domination.

The effects in terms of traffic, hours of operation, and site intensity remain unchanged from the original proposal.

The unimplemented consent determines the 'existing environment' and it is considered that the proposed breach will incur very similar effects to that consented on the neighbouring properties and surrounds, if not less as a result of the reduced footprint of the build. For these reasons, effects are considered to be less than minor.

## Conclusion

Based on the above assessment, it is considered that the actual and potential adverse effects of the proposal that would be no more than minor and that any potential fire risk to the dwelling can be adequately mitigated.

## Application Process

The Council retains the discretion to determine whether a Discretionary Activity should be notified. In determining this factor, it is the change in the effects of the consent conditions which are assessed against any possible adverse effects upon any person.

The RMA also requires Council to consider the effect of the change on those persons who lodged a submission to the original application. In this case the original consent was processed non-notified.

This aspect requires the Council to assess if the effects of the condition change would have an adverse effect upon any of the submitters. This would not apply as no persons submitted. As such it is considered fanciful that a person would specifically be adversely affected by what is contained in this application.

The change of conditions would not in our opinion create any adverse effects that are more than minor as concluded above.

Overall, it is considered that the application to change the condition can be processed without notification.

## STATUTORY CONTEXT

### Objectives, Policies and Rules

The variation is to be assessed as a Discretionary Activity as if it was a resource consent. Section 104B requires the consideration of any relevant objectives and policies in addition to the effects of the activity. It is considered these factors have been addressed within the original land use application, however further assessment has been provided in the tables below. The Proposed District Plan was not previously considered therefore the relevant objectives, policies and rules are assessed below as well.

### Operative Far North District Plan Assessment

An assessment of the relevant objectives and policies associated with the Operative Far North District Plan was undertaken with the original proposal. Given the changes proposed the conclusions reached in the original assessment are considered to remain true for this proposal.

### FNDC Proposed District Plan

As with the original proposal, the variation has no breaches to the Proposed District Plan.

Matter	Rule/Std Ref	Compliance	Evidence
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource	Yes	Not relevant as no such substances proposed.

within an SNA – which is not mapped	HS-R5, HS-R6, HS-R9		
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)		Not indicated on Far North Proposed District Plan
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect		Not indicated on Far North Proposed District Plan

<p>Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map</p>	<p>All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</p>		<p>Not indicated on Far North Proposed District Plan</p>
<p>Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Māori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)</p>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</p>		<p>Not indicated on Far North Proposed District Plan</p>
<p>Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example</p>	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>		<p>Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.</p>

Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)		Not indicated on Far North Proposed District Plan
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Complies	Not anticipated but any additional proposed earthworks will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area		Not indicated on the Far North Proposed District Plan.
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water		Not indicated on Far North Proposed District Plan

## Proposed District Plan Objectives and Policies

As part of the s92 response for the original application, the objectives and policies of the proposed Mixed Use Zone under the Proposed District Plan were assessed.

In summary, the proposal is consistent with the aims and intents of the proposed Mixed Use being a Community Centre within an existing urban environment, for the benefit of the Kerikeri Retirement Village residents.

### ***Proposed Far North District Plan Objectives & Policies & Weighting***

Section 88A(2) provides that “any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b).” This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan move through the notification and hearing process.

In *Keystone Ridge Ltd v Auckland City Council*<sup>3</sup>, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;
- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Mixed Use Zone however this has still been provided. The change in the conditions is not deemed to offend the relevant objectives and policies.

Overall, and considering the above, the proposal is considered to be consistent with the objectives and policies of all relevant statutory documents. In the context of the PDP, the



appropriate weighting to give those objectives and policies are nil as they have yet to go through sufficient public scrutiny to determine the application at hand.

## PART 2 ASSESSMENT

### Section 5 – Purpose of The RMA

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

### Section 6 – Matters of National Importance

In achieving the purpose of the RMA, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- f) the protection of historic heritage from inappropriate subdivision, use, and development:
- g) the protection of protected customary rights:
- h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal have been recognised and provided for in the design of the development.

## Section 7 – Other Matters

In achieving the purpose of the RMA, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
  - (aa) the ethic of stewardship:
  - (b) the efficient use and development of natural and physical resources:
  - (ba) the efficiency of the end use of energy:
  - (c) the maintenance and enhancement of amenity values:
  - (d) intrinsic values of ecosystems:
  - (e) [Repealed]
  - (f) maintenance and enhancement of the quality of the environment:
  - (g) any finite characteristics of natural and physical resources:
  - (h) the protection of the habitat of trout and salmon:
  - (i) the effects of climate change:
  - (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

## Section 8 – Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

## Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the RMA.

# CONCLUSION

This application seeks a consent notice variation under s127 to amend existing consent conditions in relation to the Kerikeri Retirement Village Community Centre at 125 Kerikeri Road, Kerikeri.

For the reasons outlined in the application, the effects of undertaking this proposal will be no more than minor on the surrounding environment.

The original proposal was considered to be consistent with all relevant National Policy Statements and Environmental Standards.

The Regional Policy Statement for Northland was also reviewed as part of the original application. The proposal was considered to be consistent with the aims of this document. The proposed variation is not anticipated to change this original assessment.

In terms of the ODP, the original proposal was assessed against the objectives and policies for the Residential Zone with the conclusion that it is generally compatible with the aims of the District Plan as expressed through those relevant objectives and policies. The proposed variation is not anticipated to change this original assessment.

The PDP has also been assessed against the objectives and policies for the Mixed Use Zone, with the conclusion that it is generally compatible with the aims of the PDP as expressed through those relevant objectives and policies.

There are not considered to be any directly affected parties to this proposal as all effects are adequately mitigated.

An assessment of Part II of the RMA has been completed with the proposal generally able to satisfy this higher order document also.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Yours sincerely,



Steve Sanson  
*Consultant Planner*



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **856742**  
**Land Registration District** **North Auckland**  
**Date Issued** 09 October 2019

**Prior References**

263432                      811985                      865271  
NA36B/917

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**Estate** Fee Simple  
**Area** 4.8182 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 79582 and Part Lot 2  
Deposited Plan 90078 and Lot 1-2  
Deposited Plan 99167 and Lot 1 Deposited  
Plan 101179 and Lot 1 Deposited Plan  
145640 and Lot 2 Deposited Plan 185148  
and Section 1 Survey Office Plan 512209  
and Lot 1 Deposited Plan 529113

**Registered Owners**

Kerikeri Retirement Village Limited

---

**Interests**

Subject to Section 308 (4) Local Government Act 1974 (affects DP 145640)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 185148 )

Subject to a drainage right (in gross) over part Lot 2 DP 90078 marked A on DP 90078 in favour of the Bay of Islands  
County Council created by Transfer 542003.3 - 7.7.1977 at 9:05 am

Subject to a drainage right over part Lot 2 DP 90078 marked A on DP 90078 created by Transfer 542003.4 - 7.7.1977 at  
9:05 am

Appurtenant to Lot 1 DP 101179 is a stormwater right specified in Easement Certificate B259023.5 - 8.2.1984 at 1:32 pm  
The easements specified in Easement Certificate B259023.5 are subject to Section 309 (1) (a) Local Government Act 1974  
7746415.1 Notice of the registration of Kerikeri Retirement Village as a Retirement Village. Subject to section 22 of the  
Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of  
security interests) - 12.3.2008 at 9:00 am (Affects Lot 2 DP 185148 & Lots 1 & 2 DP 99167 & Lot 1 DP 101179 & Lot 1  
DP 145640 & Part Lot 2 DP 90078)

10252419.1 Notice of the registration of Kerikeri Retirement Village as a Retirement Village. Subject to section 22 of the  
Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of  
security interests) - 16.11.2015 at 7:00 am (Affects Lot 1 DP 79582)

11162131.11 Mortgage of Lot 1 DP 79582 & Section 1 SO 512209 & Lot 2 DP 185148 & Lots 1 & 2 DP 99167 & Lot 1  
DP 101179 & Lot 1 DP 145640 & Part Lot 2 DP 90078 to ANZ Bank New Zealand Limited - 2.7.2018 at 5:31 pm

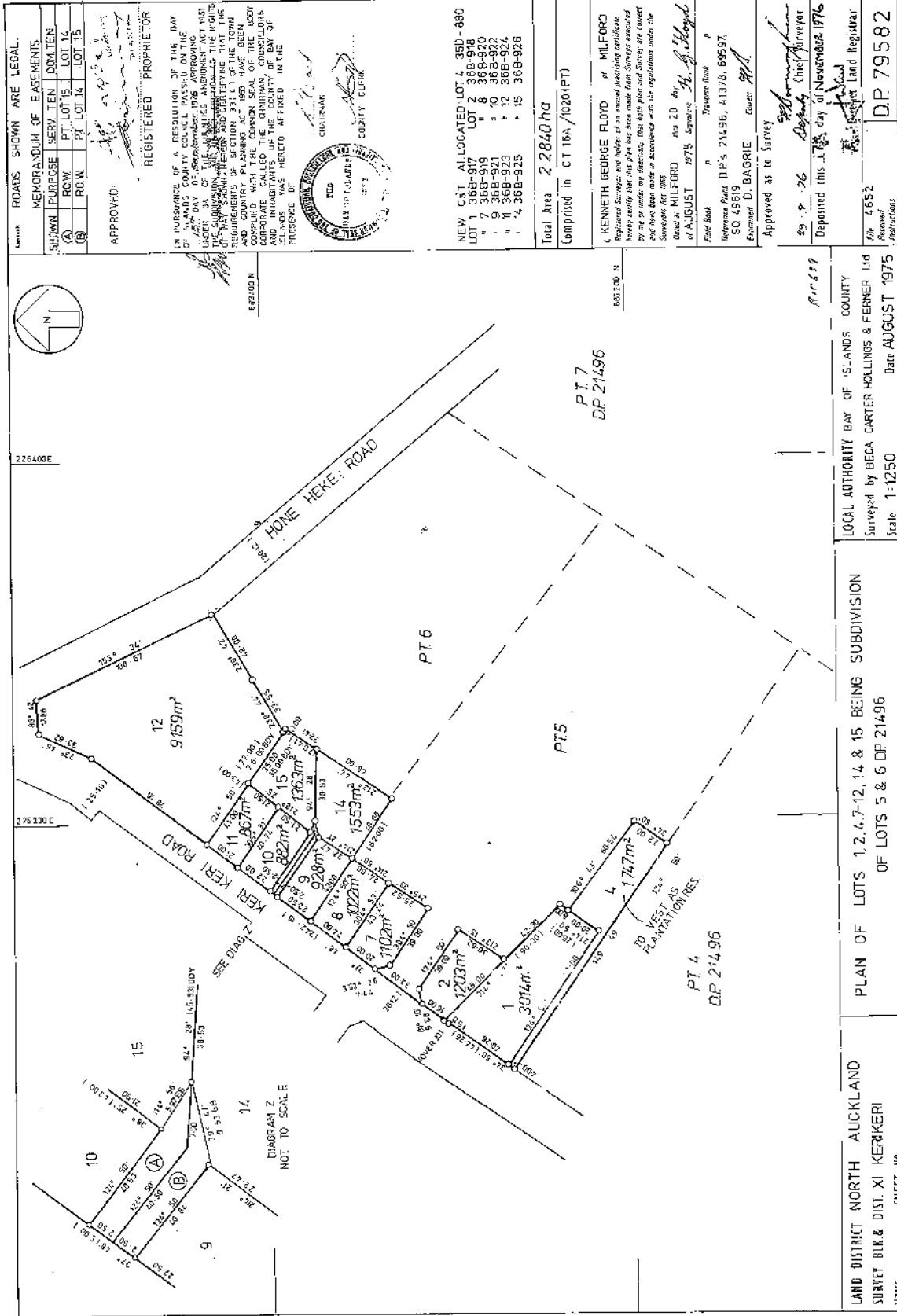
11173183.1 Notice of the registration of Kerikeri Retirement Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 13.7.2018 at 7:00 am (Affects Section 1 SO 512209)

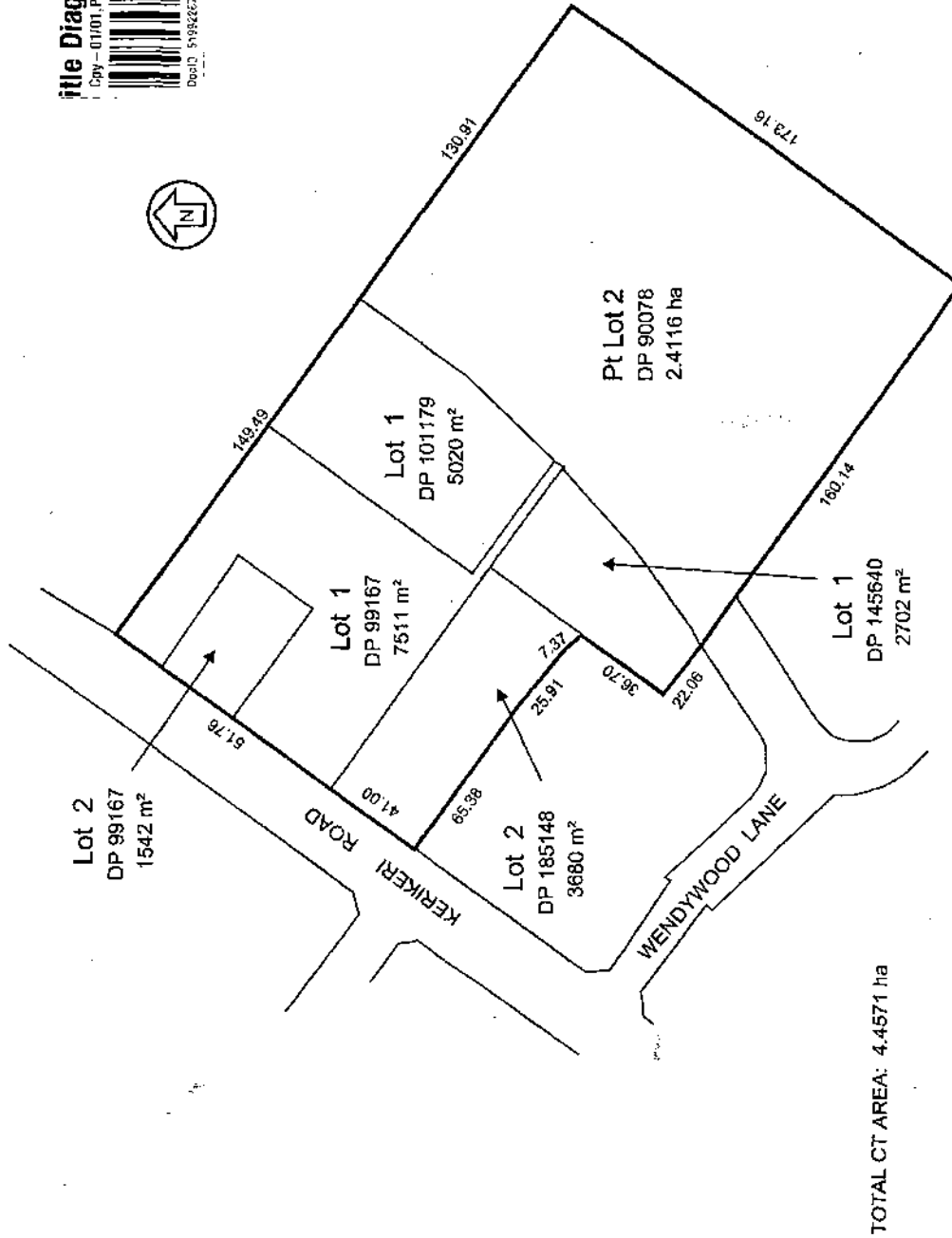
11285255.1 Variation of Mortgage 11162131.11 - 19.12.2018 at 2:11 pm

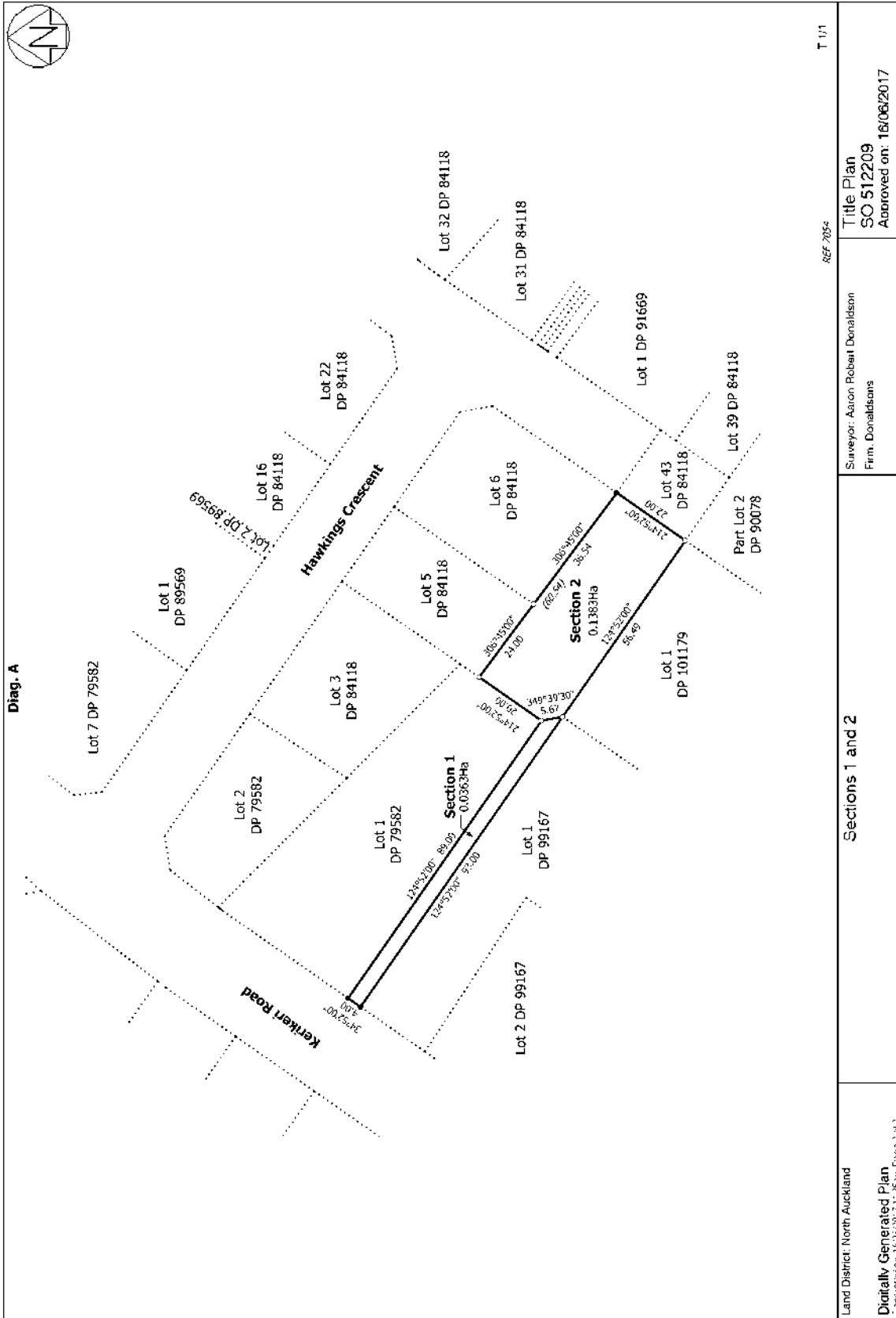
Subject to Section 241(2) and Sections 242(1) Resource Management Act 1991 (affects DP 529113)

11282086.19 Encumbrance to Covenant Trustee Services Limited - 9.10.2019 at 4:46 pm

Subject to a right (in gross) to convey electricity over part Lot 1 DP 79582 marked A on DP 551753 in favour of Top Energy Limited created by Easement Instrument 12023158.2 - 4.3.2021 at 12:10 pm







Land District: North Auckland  
 Digitally Generated Plan  
Computer File: T:\D\3171\_Plan Page 5 of 6

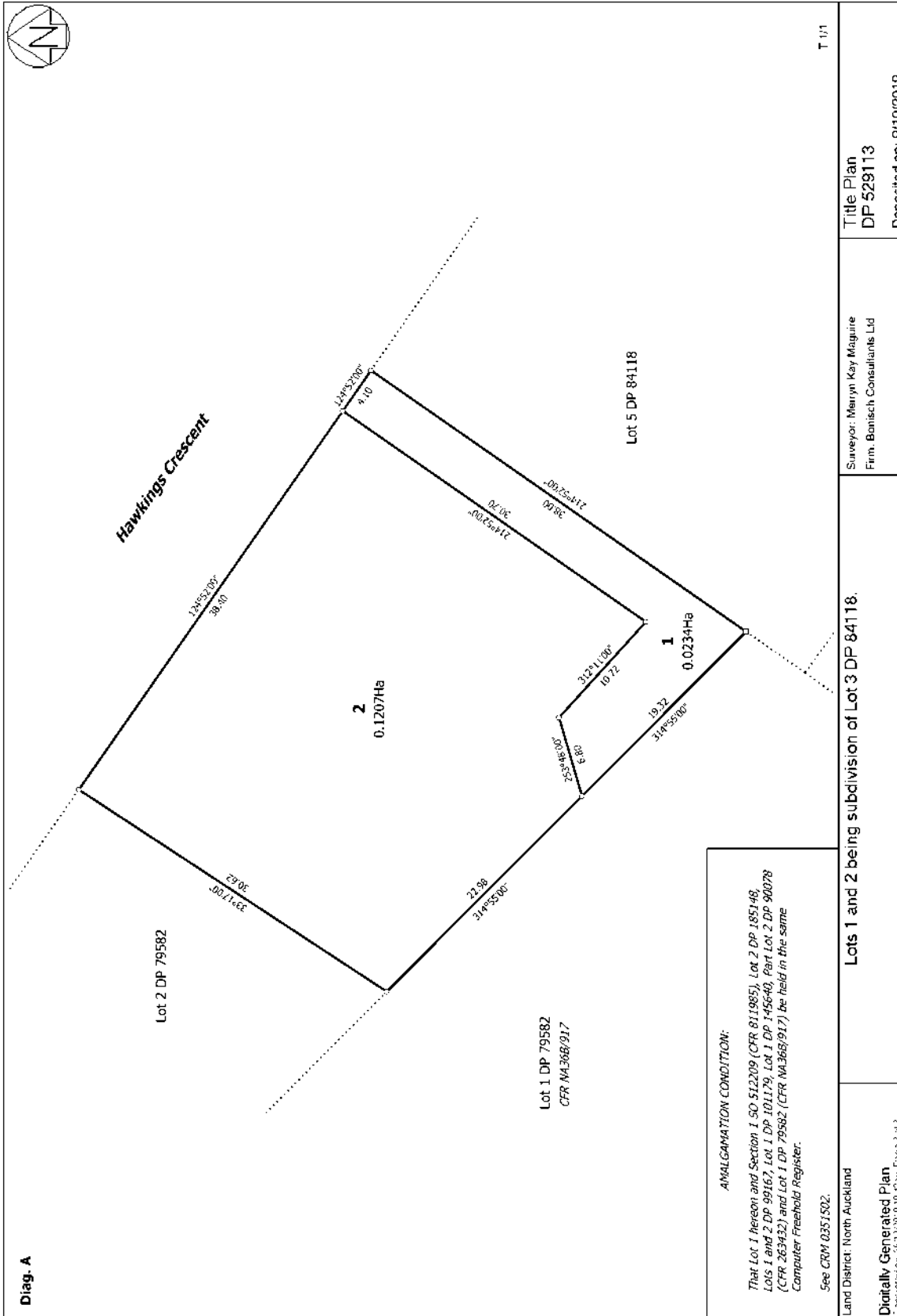
Sections 1 and 2

Surveyor: Aaron Robert Donaldson  
 Firm: Donaldsons

Title Plan  
 SO 512209  
 Approved on: 18/06/2017

T 1/1







# KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE

## DRAFT B/C SET

KERIKERI ROAD





## SHEET LIST &amp; INDEX

SHEET NUMBER	ANN SHEET SERIES	SHEET NAME	REV DATE DD/MM/YY
A0001	0000 SERIES	COVER SHEET	
A0002	0000 SERIES	SHEET INDEX	
A1001	1000 SERIES	PROPOSED SITE PLAN (OVERALL)	
A1002	1000 SERIES	PROPOSED SITE PLAN	
A1003	1000 SERIES	BUILDING SITE TOPOGRAPHY	
A1004	1000 SERIES	SITE CUT & FILL LAYOUT	
A1010	1000 SERIES	SITE SERVICES LAYOUT	
A1101	1100 Series	EXISTING GROUND FLOOR (RECEPTION)	
A1102	1100 Series	RECEPTION DEMOLITION	
A1201	1200 SERIES	PROPOSED GROUND FLOOR PLAN	
A1401	1400 SERIES	SLAB PLAN	
A1501	1500 SERIES	GROUND FLOOR WALL FRAMING PLAN	
A1601	1600 SERIES	PROPOSED ROOF PLAN	
A1701	1700 SERIES	GROUND FLOOR RCP	
A1801	1800 SERIES	FLOOR FINISHES PLAN	
A2001	2000 SERIES	ELEVATIONS	
A2002	2000 SERIES	ELEVATIONS	
A2101	2100 SERIES	INTERNAL ELEVATIONS (TO SHOW WALL TRIMS)	
A2501	2500 SERIES	SECTIONS	
A2502	2500 SERIES	SECTIONS	
A2503	2500 SERIES	SECTIONS	
A2504	2500 SERIES	SECTIONS	
A2505	2500 SERIES	SECTIONS	
A2506	2500 SERIES	SECTIONS	
A2507	2500 SERIES	SECTIONS	
A2601	2600 SERIES	PART SECTIONS	
A2602	2600 SERIES	PART SECTIONS	
A3001	3000 SERIES	KITCHEN PLAN LAYOUT	
A3002	3000 SERIES	SERVERY PLAN LAYOUT	
A3003	3000 SERIES	RECEPTION PLAN LAYOUT	
A3004	3000 SERIES	OUTDOOR LINK LAYOUT	
A3301	3300 SERIES	SERVICES - PLUMBING WASTES	
A3302	3300 SERIES	SERVICES - STORM WATER	
A4401	4400 SERIES	WALL DETAILS	
A4402	4400 SERIES	WALL DETAILS	
A4499	4400 SERIES	FIREWALL & CEILING DETAILS	
A4501	4500 SERIES	GAS EQUIPMENT DETAILS	
A4601	4600 SERIES	ROOF DETAILS	
A4602	4600 SERIES	ROOF DETAILS	
A5001	5000 SERIES	GROUND FLOOR JOINERY REFERENCE PLAN	
A5002	5000 SERIES	EXTERNAL JOINERY	
A5003	5000 SERIES	EXTERNAL JOINERY	
A5005	5000 SERIES	INTERNAL JOINERY	
A5300	5300 SERIES	JOINERY DETAILS	
A6001	6000 SERIES	AREA SCHEDULE	
A9001	9000 SERIES	3D VIEWS	
A9001-b	9000 SERIES	3D VIEWS	
A9002	9000 SERIES	3D VIEWS SOLAR STUDY	

## SHEET LIST &amp; INDEX

SHEET NUMBER	ANN SHEET SERIES	SHEET NAME	REV DATE DD/MM/YY
A9003	9000 SERIES	3D VIEWS SOLAR STUDY	
A9011	9000 SERIES	3D VIEWS (INTERIOR)	
A9012	9000 SERIES	3D VIEWS (INTERIOR)	
GRAND TOTAL: 51			







**SITE PLAN NOTES:**

SITE DESCRIPTION	
PARCEL ID	4795373
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1, DP 99167
SITE AREA	7507M <sup>2</sup>
PARCEL ID	4795370
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 2 DP 99167
SITE AREA	1541M <sup>2</sup>
PARCEL ID	5026097
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 2 DP 185148
SITE AREA	3679M <sup>2</sup>
PARCEL ID	5077514
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1 DP 145640
SITE AREA	2700M <sup>2</sup>
PARCEL ID	5181350
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1 DP 101179
SITE AREA	5018M <sup>2</sup>
PARCEL ID	4967488
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	PT LOT 2 DP 90078
SITE AREA	24093M <sup>2</sup>
<b>TOTAL AREA</b>	<b>44538M<sup>2</sup></b>
<b>STORMWATER MANAGEMENT</b>	
SITE AREA	44538M <sup>2</sup>
EXISTING ROOF AREAS	12822M <sup>2</sup>
EXISTING SEALED DRIVES & PATHS	10607M <sup>2</sup>
PROPOSED ROOF AREAS	1230M <sup>2</sup>
<b>TOTAL AREA (EXT+NEW)</b>	<b>24659M<sup>2</sup></b> (55.37%)

**SITE NOTES**

WIND ZONE	MEDIUM
CORROSION ZONE	C
EARTHQUAKE ZONE	1
CLIMATE ZONE	1
WIND REGION	A
LEE ZONE	NO
SNOW LOAD	NO
TA ZONE	RESIDENTIAL

NORTHLAND DISTRICT COUNCIL

**PROPOSED SITE PLAN (OVERALL)**

1 : 500



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED SITE PLAN (OVERALL)**

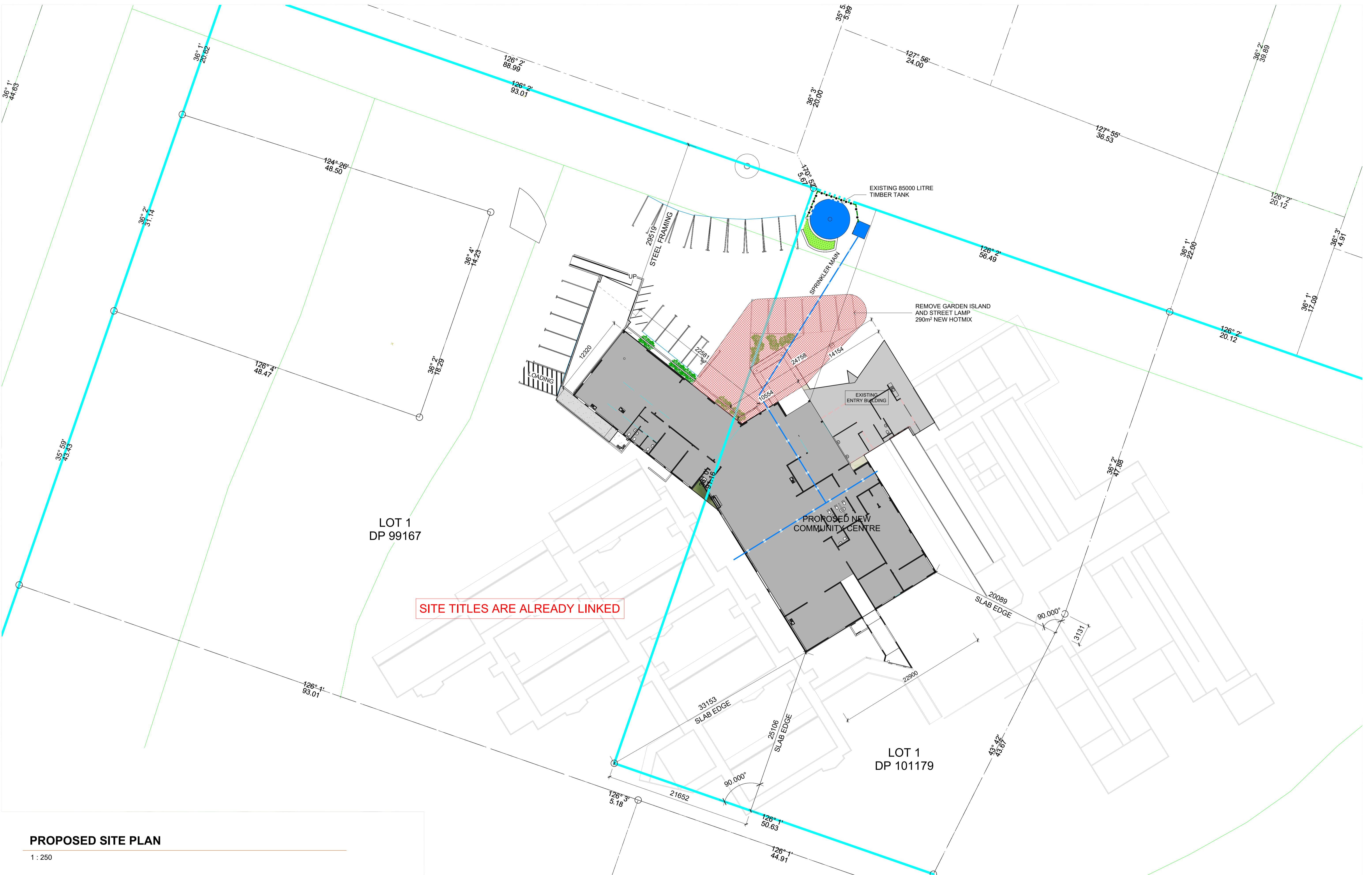
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**DRAFT BC SET**



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Scale.	1 : 500@ A1	Revision.	<b>1</b>





SITE TITLES ARE ALREADY LINKED

**PROPOSED SITE PLAN**

1 : 250



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED SITE PLAN**

**DRAFT BC SET**



Project No.  
Arc 1104

Original Size  
A1

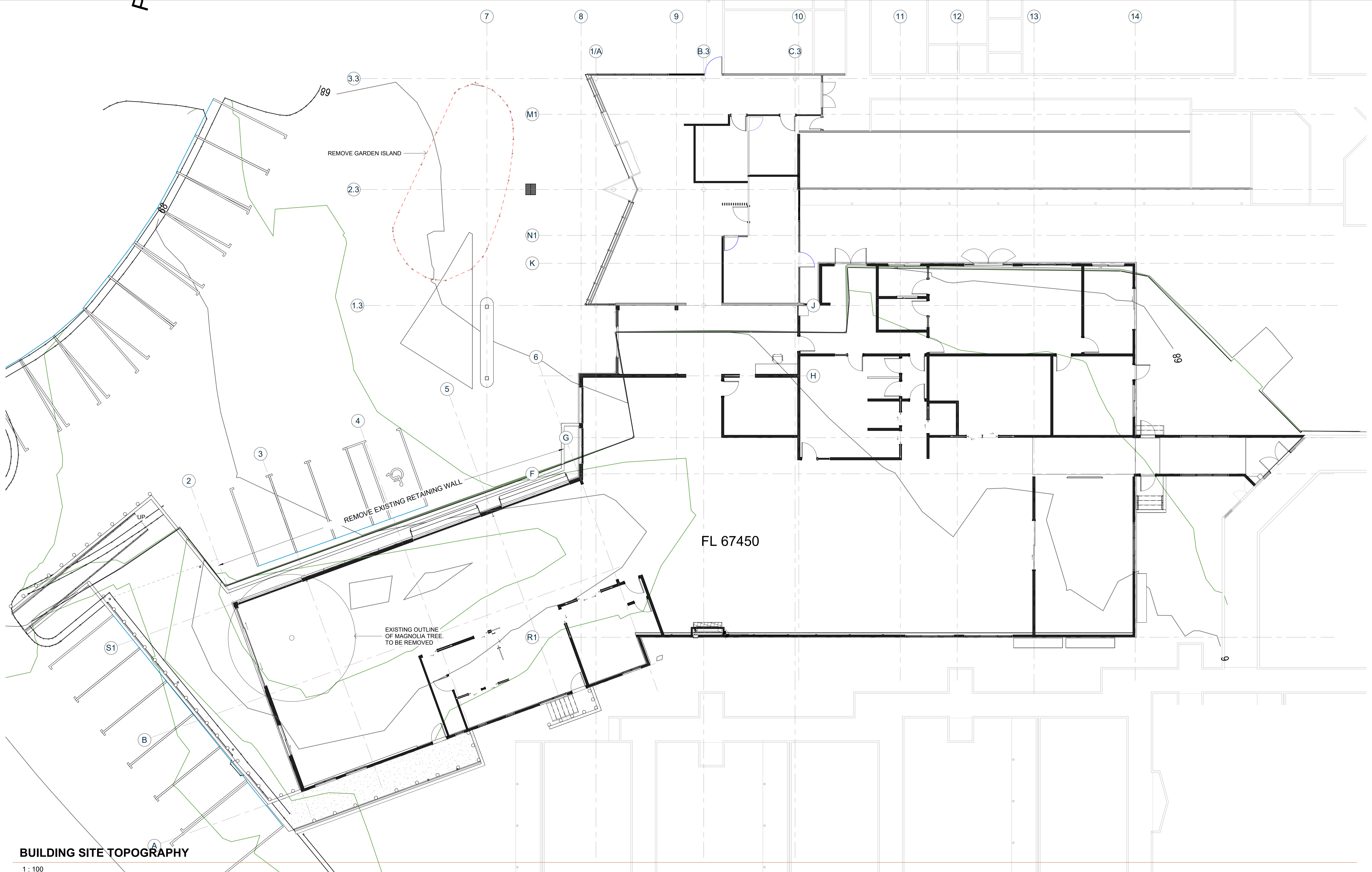
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8/08/2024  
11:09:14 am

Scale.  
1 : 250@ A1

Drawing No.  
A1002

Revision.  
**1**





**BUILDING SITE TOPOGRAPHY**  
1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**BUILDING SITE TOPOGRAPHY**

**DRAFT BC SET**

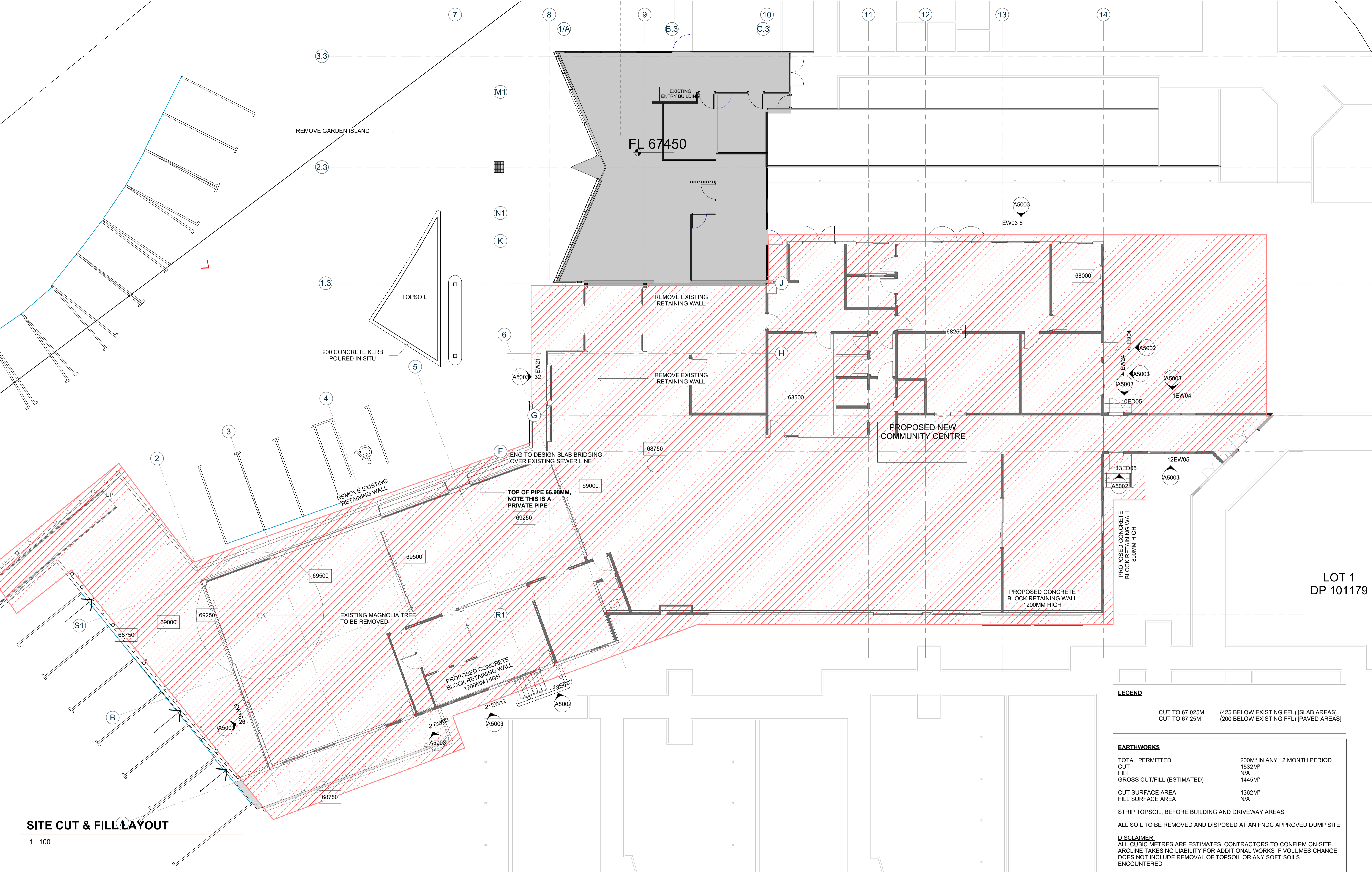
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8/08/2024  
11:09:15 am

Scale.  
1 : 100@ A1

Project No.  
Arc 1104  
Drawing No.  
A1003

Original Size.  
A1  
Revision.





**SITE CUT & FILL LAYOUT**

1 : 100

LEGEND	
CUT TO 67.025M	(425 BELOW EXISTING FFL) [SLAB AREAS]
CUT TO 67.25M	(200 BELOW EXISTING FFL) [PAVED AREAS]
EARTHWORKS	
TOTAL PERMITTED	200M <sup>3</sup> IN ANY 12 MONTH PERIOD
CUT	1532M <sup>3</sup>
FILL	N/A
GROSS CUT/FILL (ESTIMATED)	1445M <sup>3</sup>
CUT SURFACE AREA	1362M <sup>2</sup>
FILL SURFACE AREA	N/A
STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS	
ALL SOIL TO BE REMOVED AND DISPOSED AT AN FNDC APPROVED DUMP SITE	
<b>DISCLAIMER:</b> ALL CUBIC METRES ARE ESTIMATES. CONTRACTORS TO CONFIRM ON-SITE. ARCLINE TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE DOES NOT INCLUDE REMOVAL OF TOPSOIL OR ANY SOFT SOILS ENCOUNTERED	

LOT 1  
DP 101179



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**SITE CUT & FILL LAYOUT**

**DRAFT BC SET**

Date:  
8/08/2024  
11:09:16 am

Scale:  
1 : 100@ A1  
1 : 200@ A3

Project No.  
Arc 1104  
Drawing No.  
A1004

Original Size:  
A1  
Revision:



170° 52'

SSMH1B  
LL: 67.73  
IL IN: 67.048  
IL OUT: 67.018

INSTALLED 1050Ø STORMWATER MANHOLE AND SEWER MAIN THROUGH

**SERVICES LEGEND**

- EXISTING STORMWATER
- PROPOSED STORMWATER
- EXISTING SEWER
- PROPOSED SEWER
- 1.8m SITE TEMP SAFETY FENCING

**SITE SERVICES LAYOUT**

1 : 100

EXISTING ENTRY BUILDING  
FL 67450

LOCK DOOR DURING CONSTRUCTION

EXISTING 150MMØ UPVC WW PIPE

EXISTING CESSPIT

NEW 150MMØ UPVC SW PIPE

SLIMLINE TANKS  
3.0M LONG X 0.6M WIDE X 2.1 HIGH  
FOR TOILET FLUSHING,  
PUMP & FILTER IN BOX

DRAIN ALL ROOF WATER TO  
CIRTEX RAINSMART TANK 0.44  
DEEP (120.8M²)

PROPOSED NEW  
COMMUNITY CENTRE

INVERT LEVEL 66.50  
TOP OF CHAMBER 66.94  
GROUND LEVEL 67.20

SLIMLINE TANKS  
3.0M LONG X 0.6M WIDE X 2.1 HIGH  
FOR TOILET FLUSHING,  
PUMP & FILTER IN BOX  
OVERFLOW DISCHARGES TO  
RAINSMART Ø100

CAP OFF AND REMOVE EXISTING  
300MMØ UPVC SW PIPE

NEW SWMH ON  
EXISTING PIPELINE IL 66.47

LOT 1  
DP 101179

EXISTING  
SSMH 17  
LL 68.36  
IL 66.16

NOTE:  
LID = +1110MM FROM FFL  
INVERT = -710MM FROM FFL

EX SSMH19  
LL: 68.56  
IL In: 66.740  
IL Out: 66.710

EXISTING SW PIPE  
(CAPPED OFF AT CESSPIT)

NEW 150MMØ UPVC SW PIPE (FOR ROOF)

NEW 150MMØ UPVC SW PIPE (FROM CARPARK)

CESSPIT FOR NOVACOIL

CHANNEL DRAIN  
TO CESSPIT

CESSPIT FOR NOVACOIL

MACTRAP GREASE  
TRAP MTPT1000

Ø100 NOVACOIL  
SINK WASTE TO  
GREASE TRAP

EXISTING CESSPIT CONNECT  
TO RAINSMART MODULE

Ø100 NOVACOIL

69000

69250

69500

69500

69250

69000

68750

68500

68250

68000

10000

11500

DRAIN EXISTING CARPARK  
TO CIRTEX RAINSMART TANK  
15M X 0.44M DEEP (45.36M²)

Ø100 NOVACOIL  
with 300x300 CP

REMOVE EXISTING  
RETAINING WALL

NEW 150MMØ UPVC SW PIPE  
(DISCHARGE FROM TANK)

NEW MARLEY 600Ø ACCESS PIT  
TOP OF PIPE @ 66.98MM,  
NOTE THIS IS A PRIVATE PIPE

NEW SPRINKLER MAIN

ENG TO CONFIRM RE-  
LOCATION OF SWMH

CUT SWP @ 67.20M  
250MM BELOW FFL



KERIKERI RETIREMENT  
VILLAGE - COMMUNITY  
CENTRE  
KERIKERI ROAD

**SITE SERVICES LAYOUT**

**DRAFT BC SET**

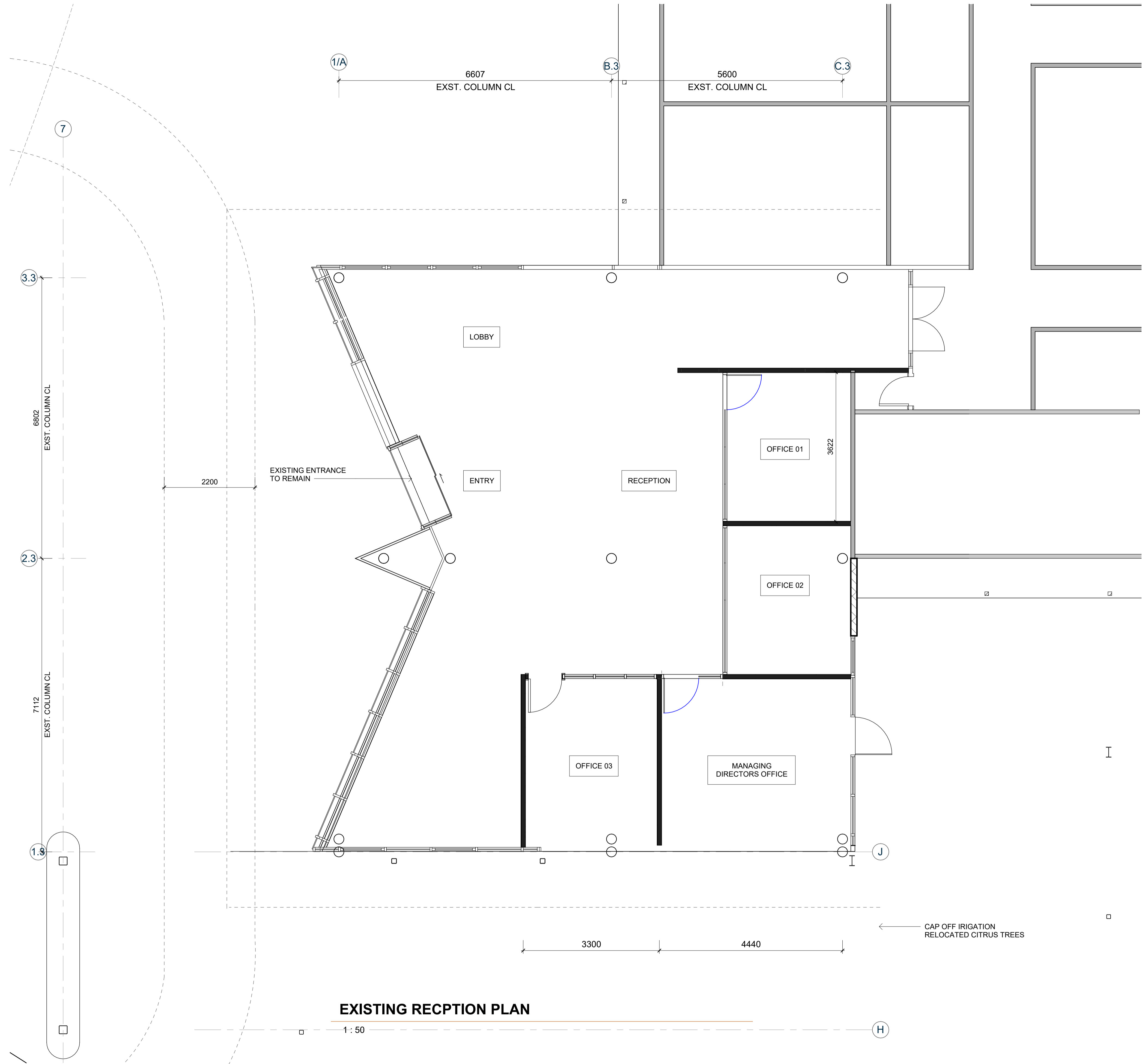
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1 : 200@ A3

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Drawing No.  
A1010

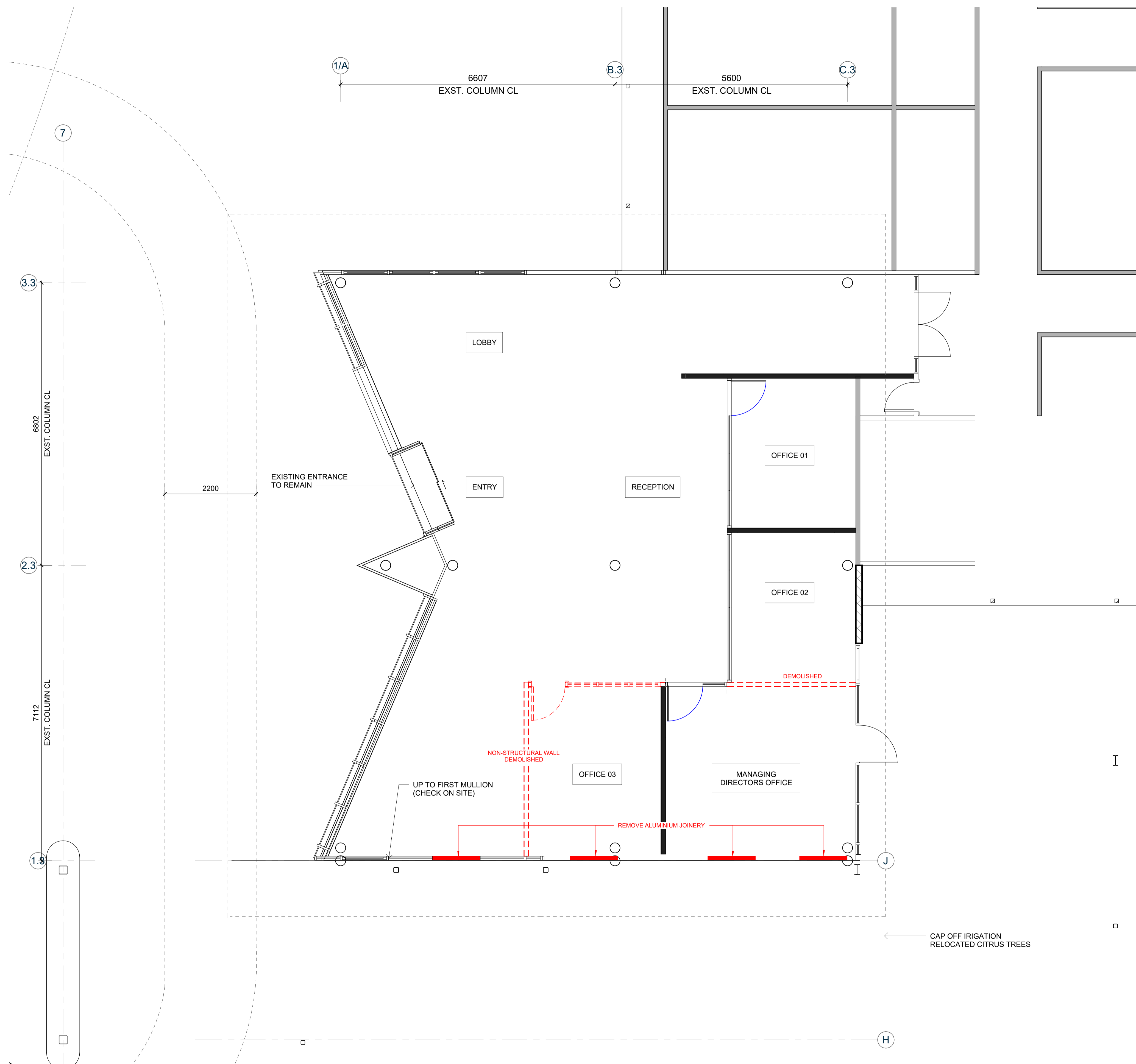
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Revision:





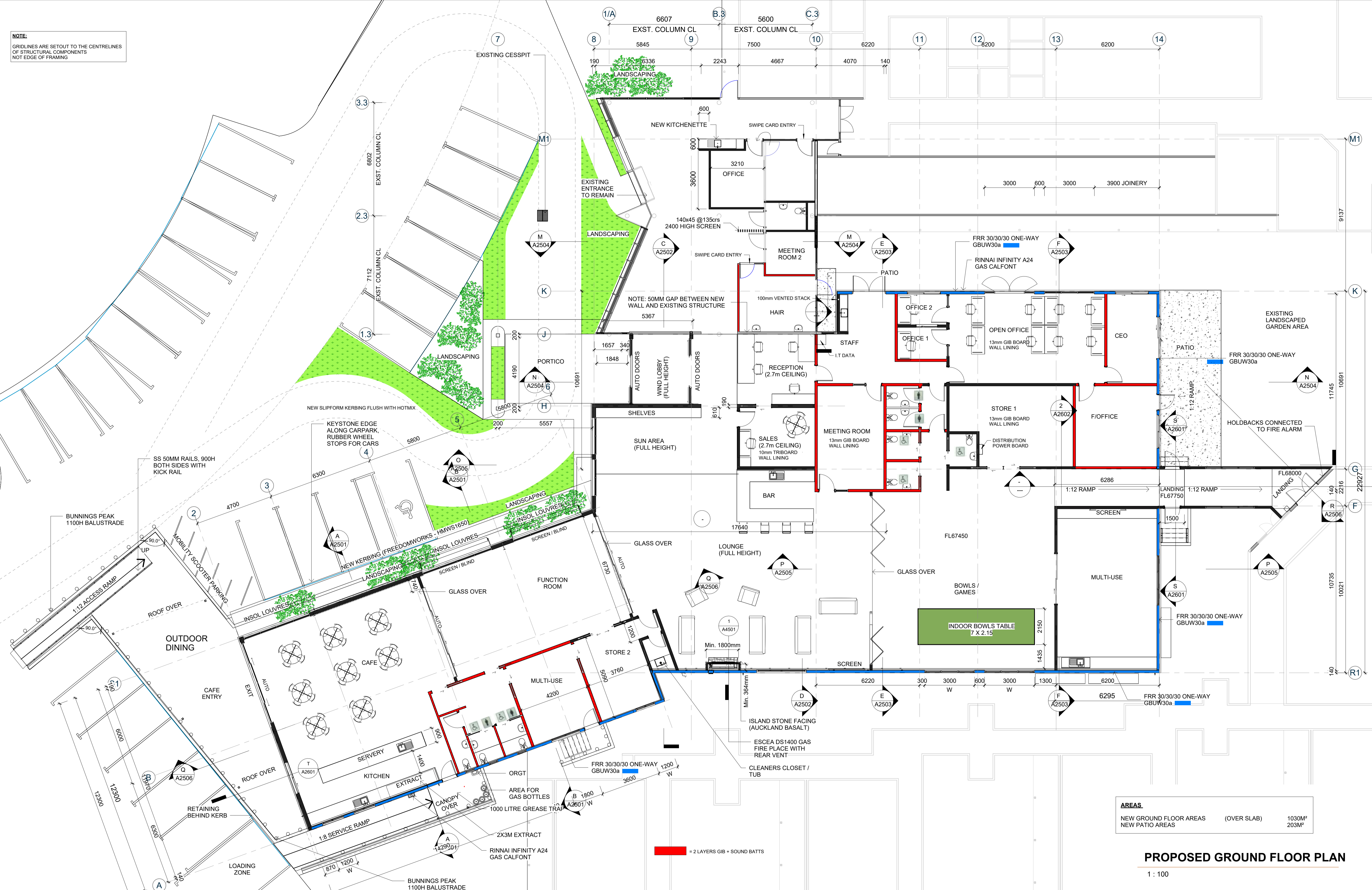
**EXISTING RECEPTION PLAN**

1:50





**NOTE:**  
 GRIDLINES ARE SET OUT TO THE CENTRELINES  
 OF STRUCTURAL COMPONENTS  
 NOT EDGE OF FRAMING



AREAS	
NEW GROUND FLOOR AREAS	(OVER SLAB) 1030M <sup>2</sup>
NEW PATIO AREAS	203M <sup>2</sup>

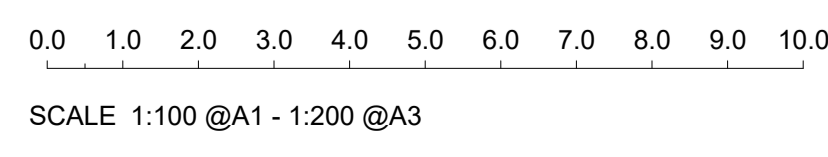
**PROPOSED GROUND FLOOR PLAN**

1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
 KERIKERI ROAD

**PROPOSED GROUND FLOOR PLAN**



**DRAFT BC SET**

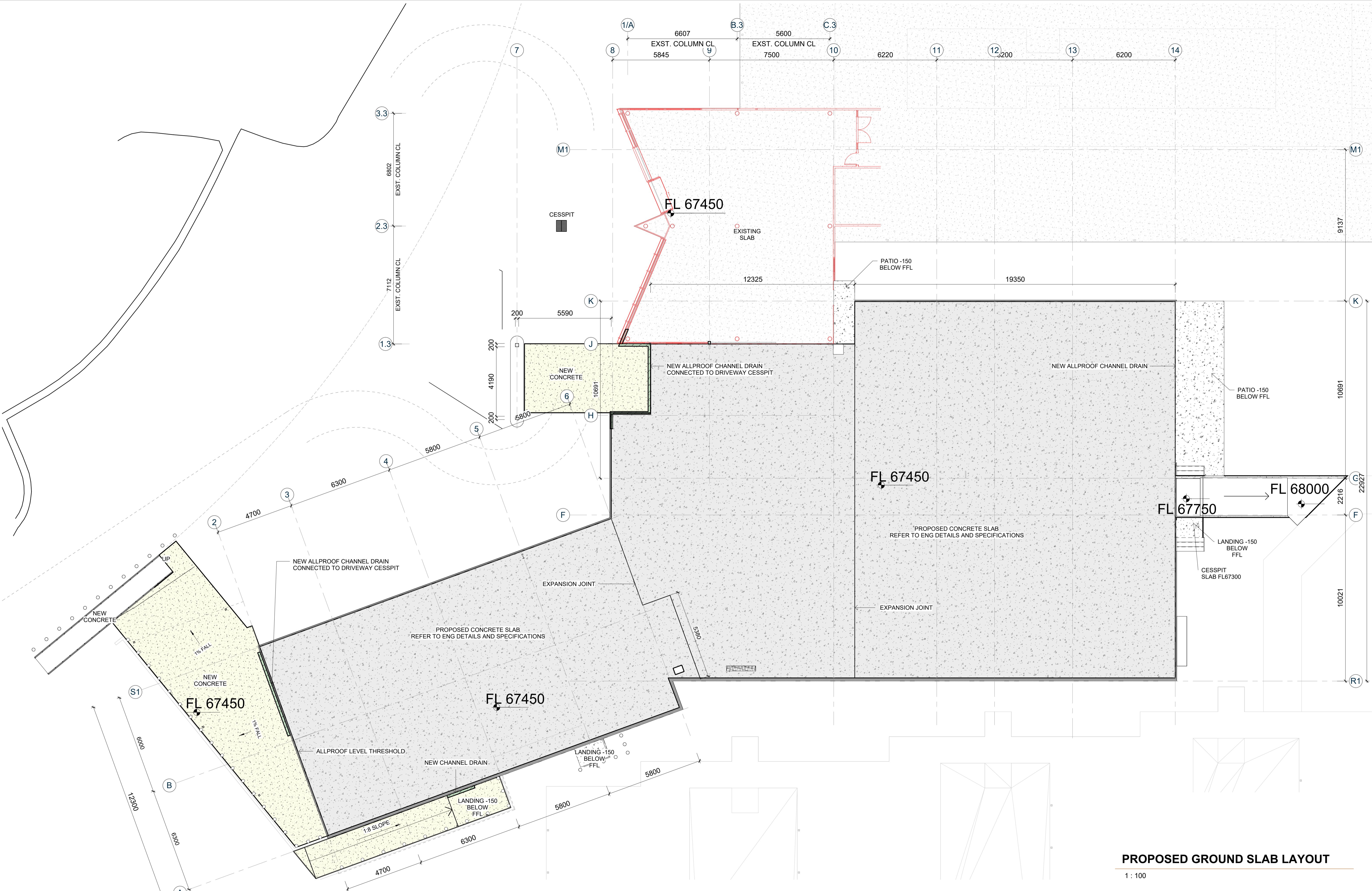
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Scale: 1 : 100@ A1  
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Project No. Arc 1104	Original Size. A1
Drawing No. A1201	Revision. 1





**PROPOSED GROUND SLAB LAYOUT**

1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**SLAB PLAN**

**DRAFT BC SET**

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8/08/2024  
11:09:28 am

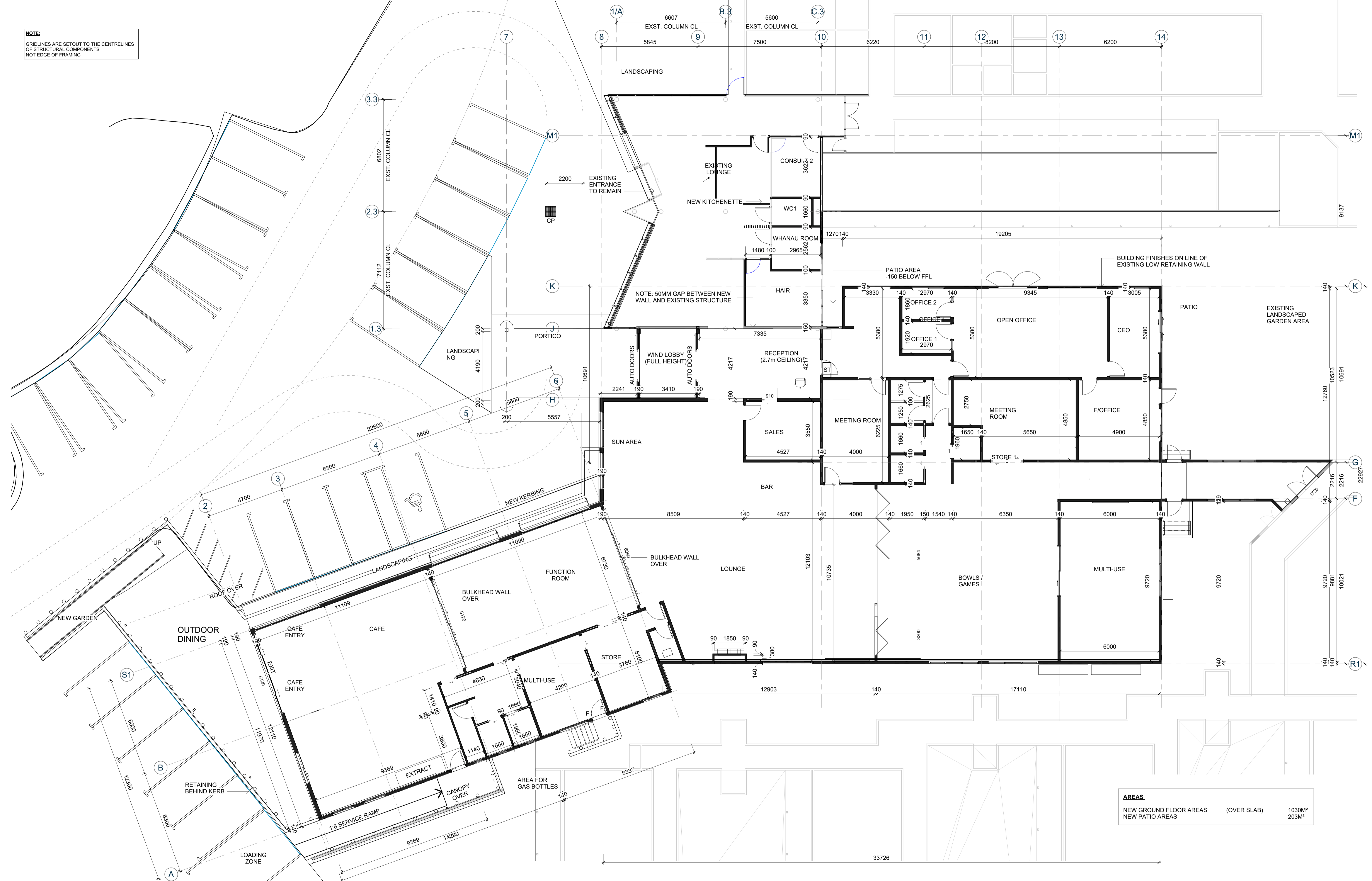
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Project No.  
Arc 1104  
Drawing No.  
A1401

Original Size:  
A1  
Revision:



**NOTE:**  
 GRIDLINES ARE SET OUT TO THE CENTRELINES  
 OF STRUCTURAL COMPONENTS  
 NOT EDGE OF FRAMING

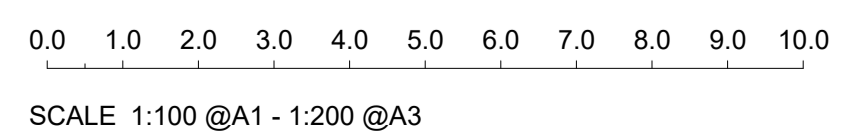


AREAS		
NEW GROUND FLOOR AREAS	(OVER SLAB)	1030M <sup>2</sup>
NEW PATIO AREAS		203M <sup>2</sup>



**KERIKERI RETIREMENT  
 VILLAGE - COMMUNITY  
 CENTRE**  
 KERIKERI ROAD

**GROUND FLOOR WALL FRAMING PLAN**



**DRAFT BC SET**

Date:  
 8/08/2024  
 11:09:29 am



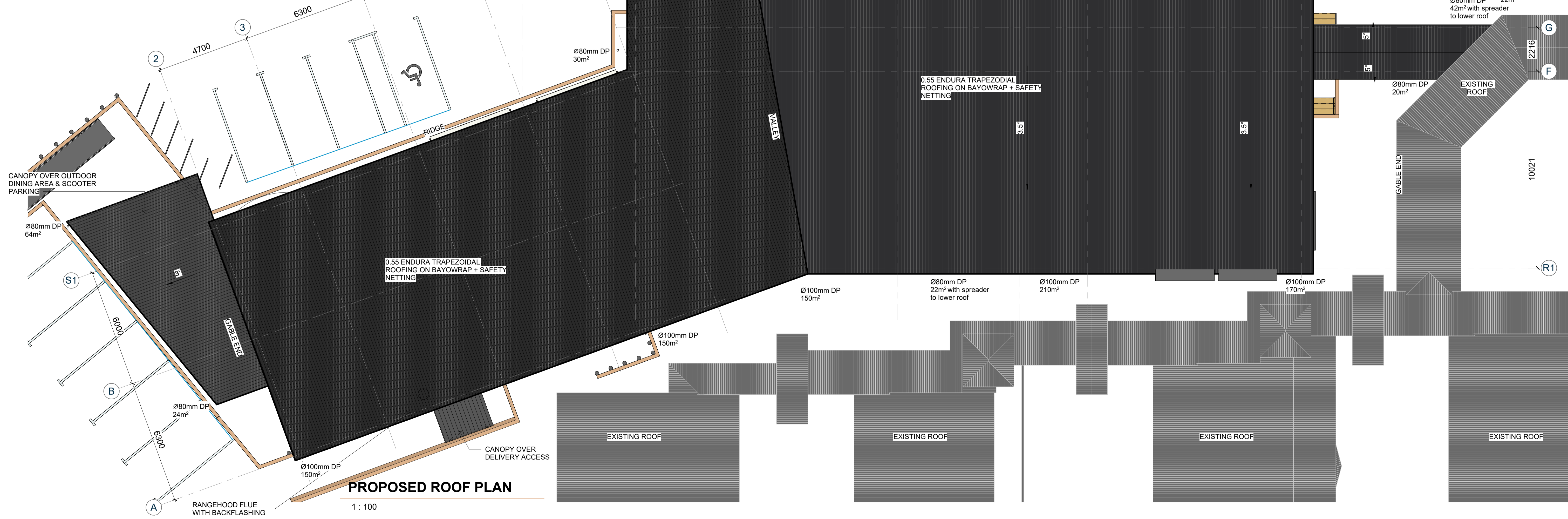
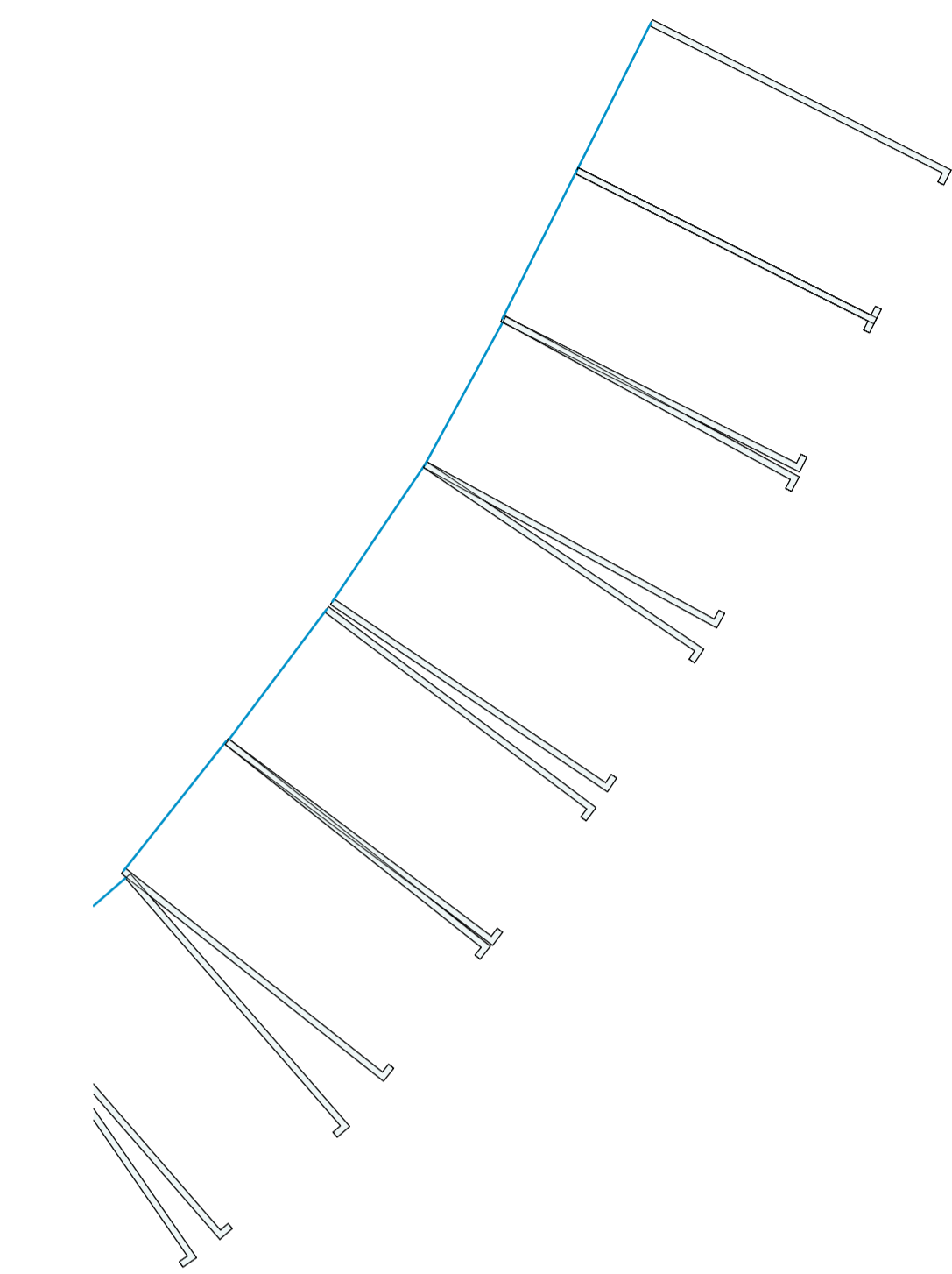
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Project No.  
**Arc 1104**  
 Drawing No.  
**A1501**

Original Size.  
 A1  
 Revision.  
**1**



roof pitch	650 DP	800 DP	1000 DP
0-25°	60m²	85m²	210m²
25-35°	50m²	70m²	180m²
35-45°	40m²	60m²	150m²
45-55°	35m²	50m²	125m²



**PROPOSED ROOF PLAN**

1: 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED ROOF PLAN**

**DRAFT BC SET**



Project No.  
**Arc 1104**

Original Size.  
**A1**

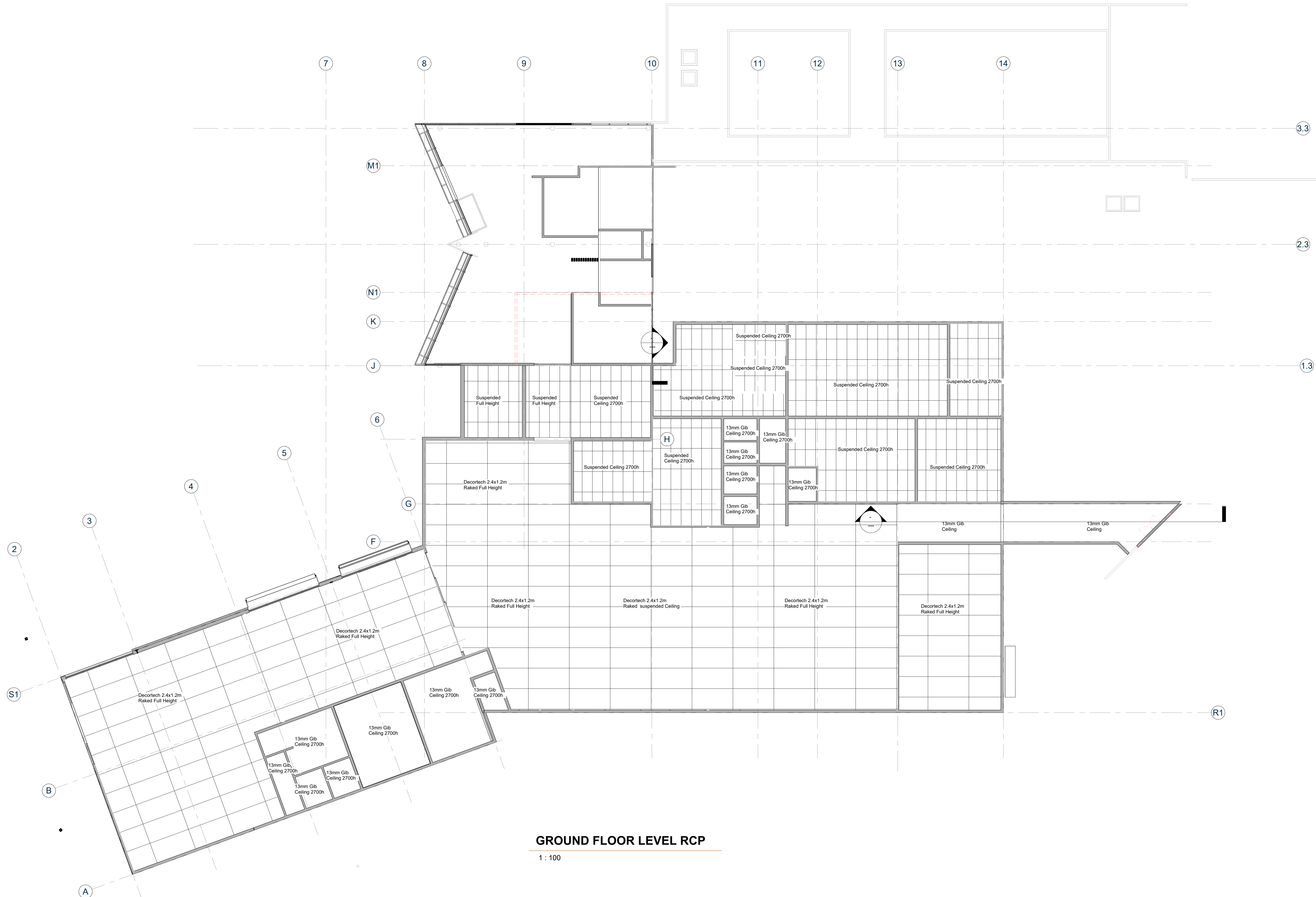
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Scale.  
1: 100@ A1

Drawing No.  
**A1601**

Revision.  
**1**





**GROUND FLOOR LEVEL RCP**

1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**GROUND FLOOR RCP**

**DRAFT BC SET**

Date.  
8/08/2024  
11:09:31 am

Scale.  
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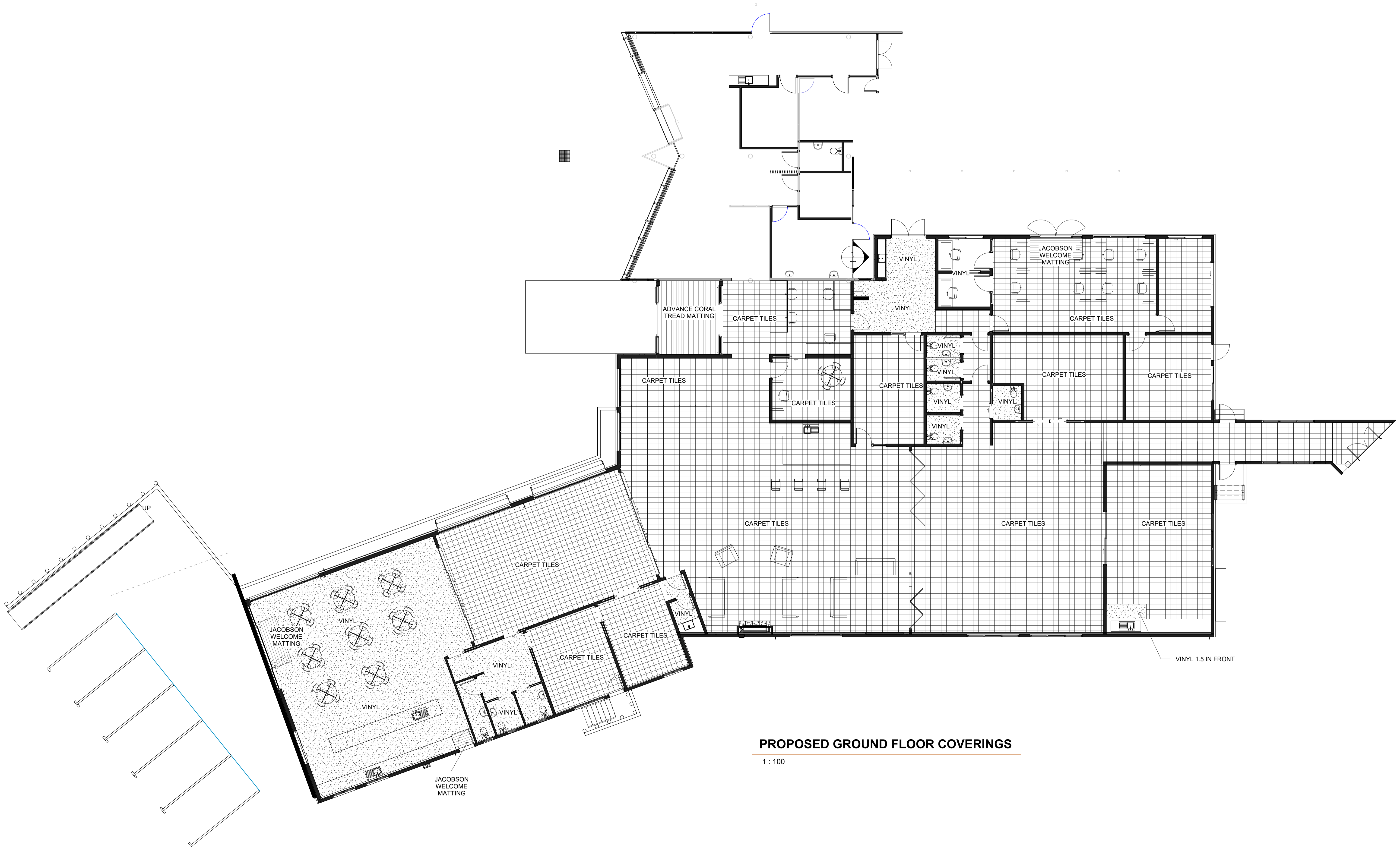
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Arc 1104

Drawing No.  
A1701

Original Size.  
A1

Revision.

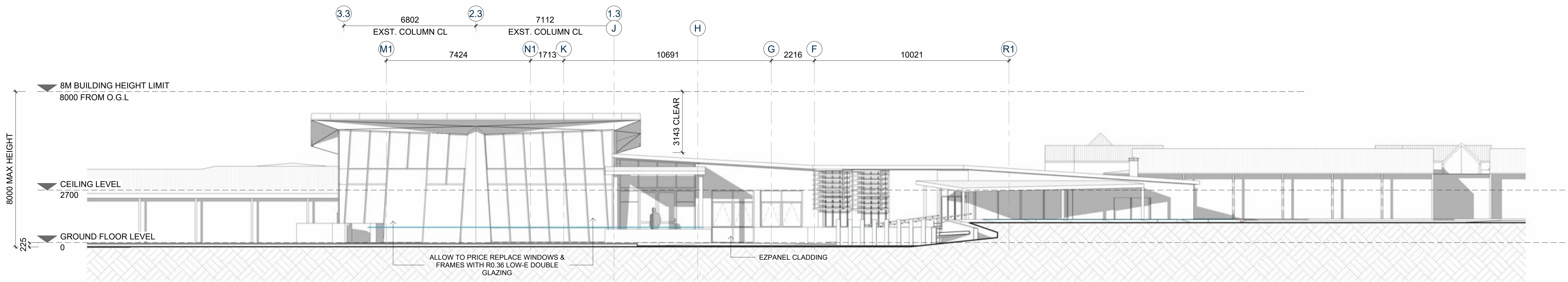




**PROPOSED GROUND FLOOR COVERINGS**

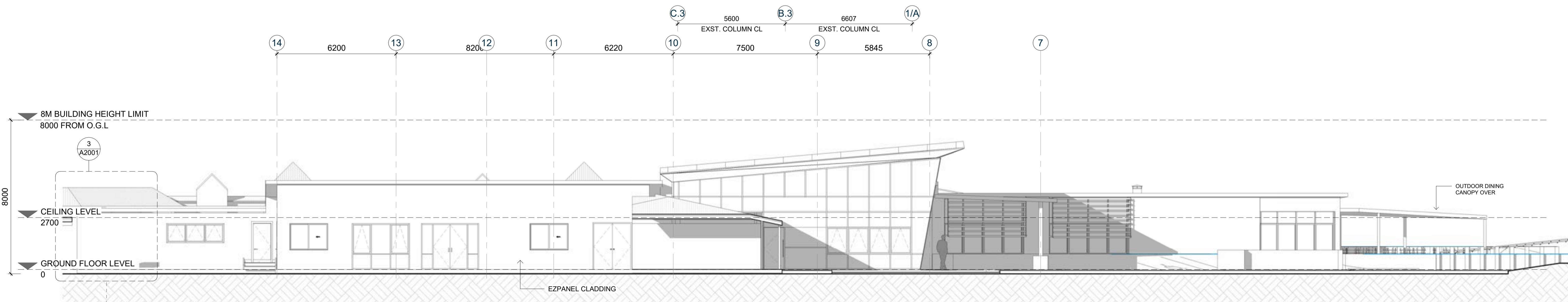
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**NORTH ELEVATION**

1 : 100



**EAST ELEVATION**

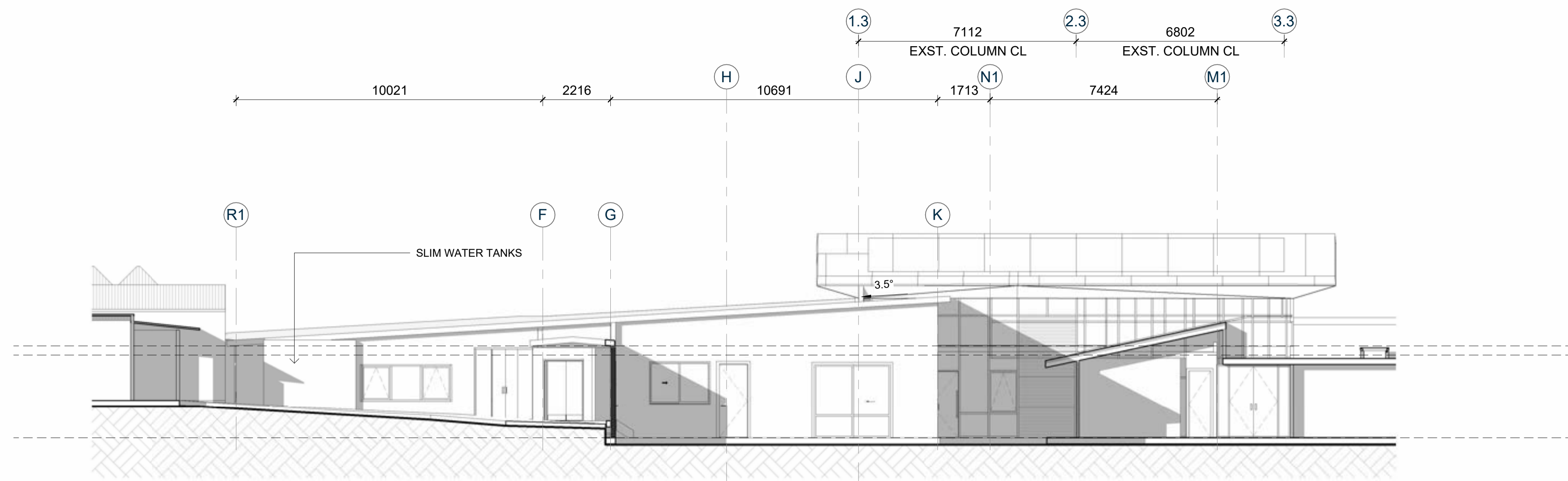
1 : 100



**EXISTING LINK BUILDING PHOTO**

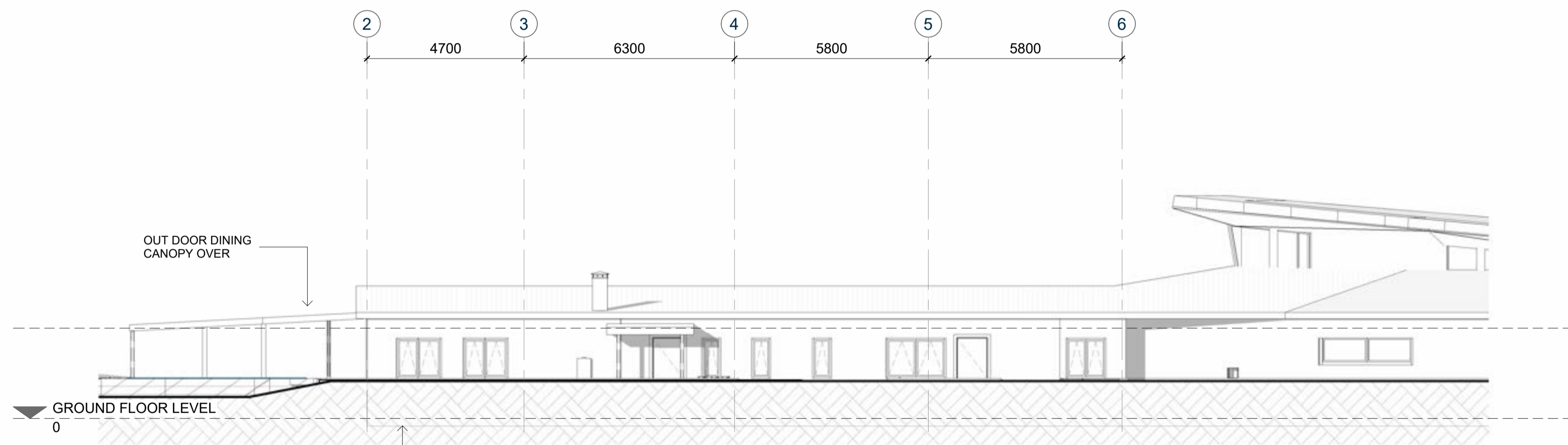
NOT TO SCALE





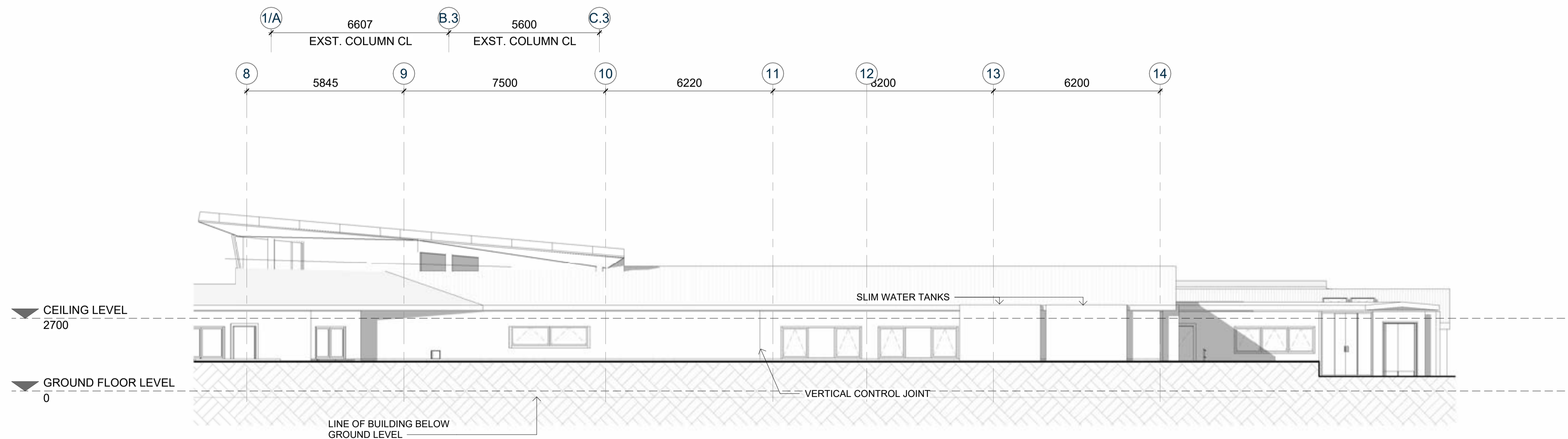
**SOUTH ELEVATION**

1 : 100



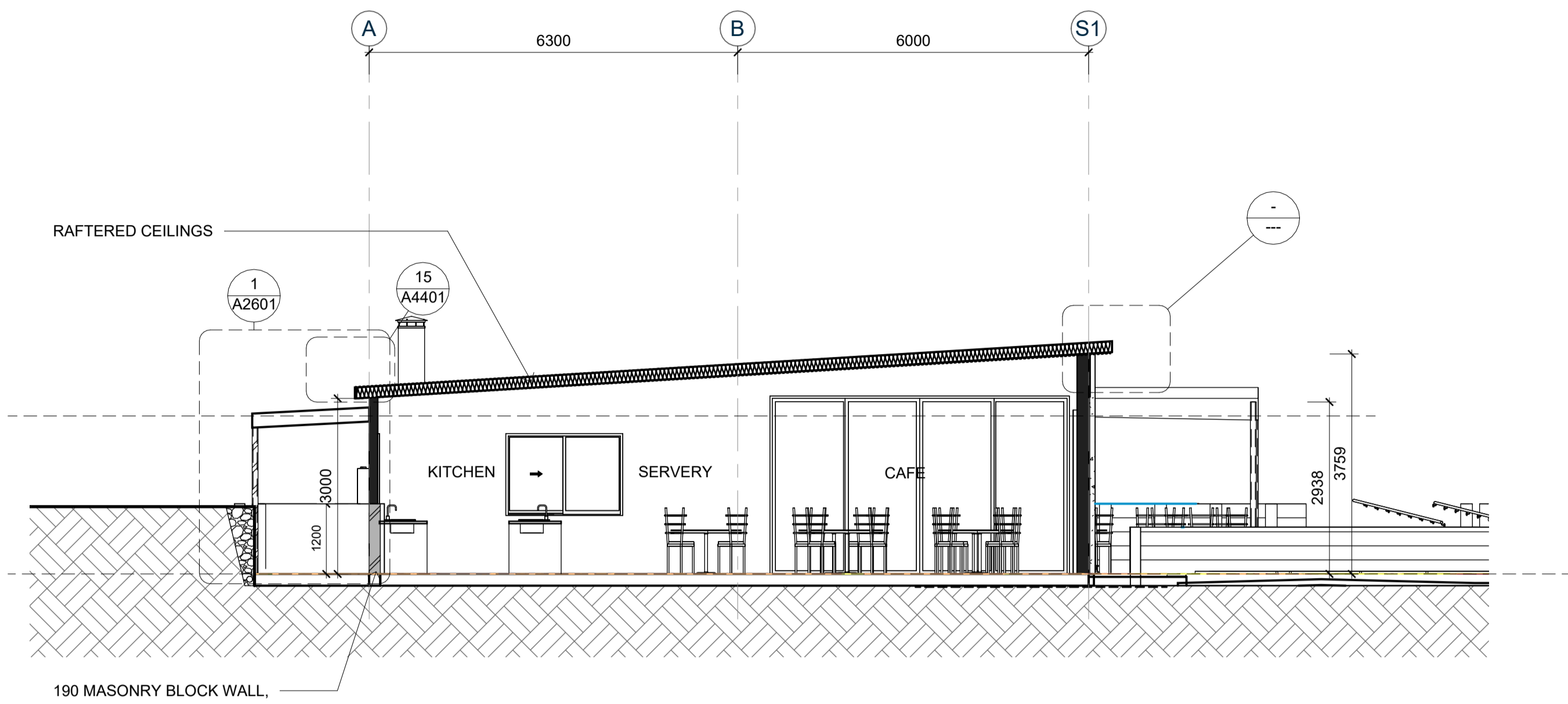
**WEST ELEVATION 01**

1 : 100

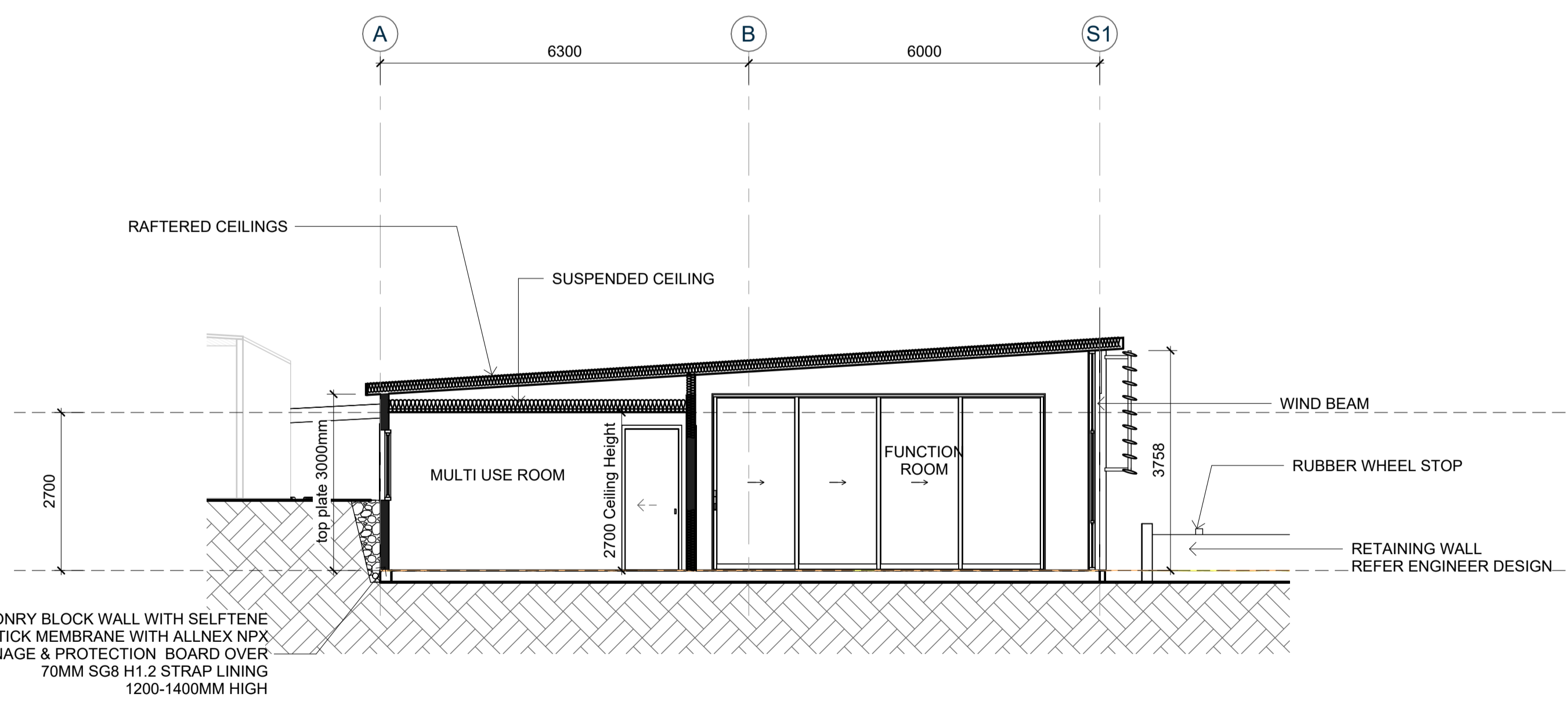


**WEST ELEVATION 02**

1 : 100



**A SECTION A-A**  
A1201 1 : 75

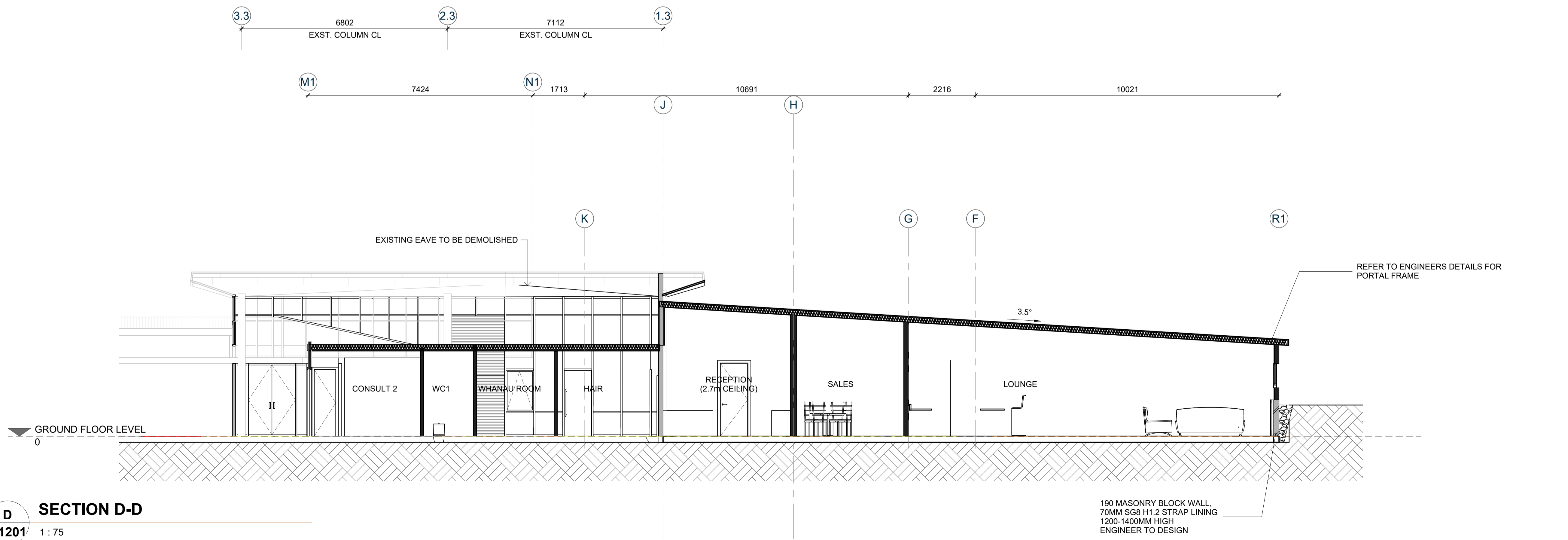
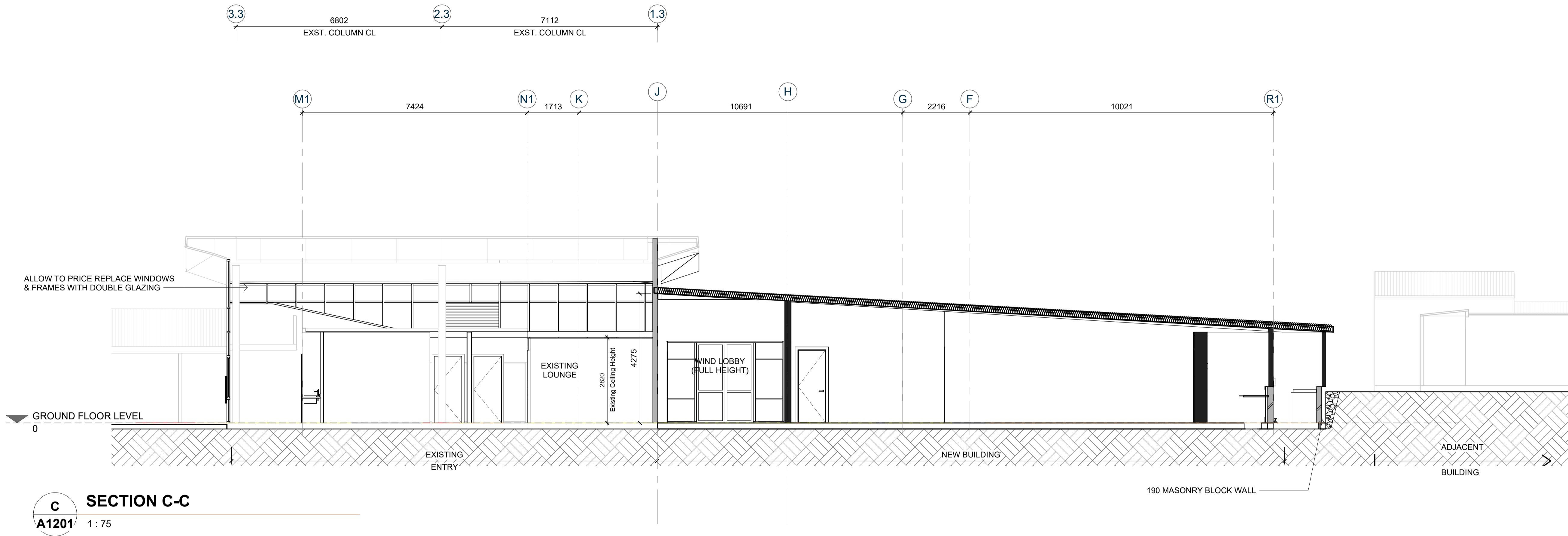


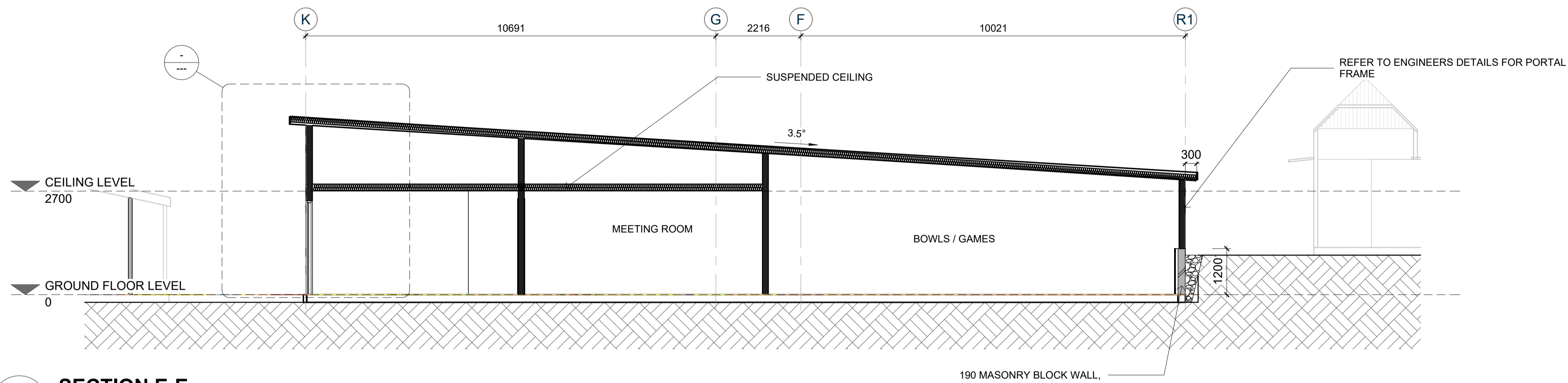
**B SECTION B-B**  
A1201 1 : 75

- SECTION NOTES:**
- FLOORS / SUBFLOORS:  
CONCRETE SLAB:  
FLOOR SLAB AND FOUNDATIONS AS PER ENGINEERS DESIGN AND DETAILS.
- WALL CLADDINGS  
CLADDING 1:  
EZ PANEL WALL CLADDING SYSTEM
- ROOFING:  
COLORSTEEL ENDURA 0.55 TRAPEZOIDAL  
EDGE FLASHINGS TO MATCH.  
CEILING LINING:  
13mm GIB STANDARD, ARMSTRONG MINERAL FIBRE SUSPENDED CEILING
- JOINERY:  
POWDER COATED ALUMINIUM JOINERY DOUBLE GLAZED R 0.36 CLEAR WITH SILL SUPPORT BARS  
POWDER COATED HEAD FLASHINGS TO MATCH  
H3.1 TIMBER REVEALS TO SUIT ARCHITRAVES  
INSTALL TO MANUFACTURERS RECOMMENDATIONS
- WALL UNDERLAY: BAYOWRAP  
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- ROOF UNDERLAY:  
FASTWRAP ON SAFTEY NETTING.  
DOWNPIPE:  
1000 PAINTED PVC DOWNPIPES.  
INSTALL TO MANUFACTURERS RECOMMENDATIONS.
- FASCIA & SPOUTING:  
240 x 40 H3.1 FASCIA BOARD  
TEXAN CONTINUOUS COLORSTEEL SPOUTING WITH EXTERNAL BRACKETS AT 400MM MAX CRS.
- SOFFIT LINING:  
JH HARDI 6mm SOFFIT LINING WITH EXPRESSED JOINTS. INSTALL TO MANUFACTURERS RECOMMENDATIONS.  
BOTTOM PLATE ON DPC M12X140MM TRUBOLTS AT 600MM MAX CRS.50 sq washers
- HOT WATER:  
GAS CALIFONT RINNAI AS SHOWN ON THE ELECTRICAL PLAN. 4X45KG BOTTLES AS SHOWN ON FLOOR PLAN. (WITH SEISMIC RESTRAINTS) 135l mains HWC in ceiling over Office WCs  
Zip underbench electric callfont to Multipurpose room sink
- WALL LINING:  
13mm GIB STANDARD TO EACH SIDE LEVEL 4 FINISH , GIB AQUALINE TO WET AREAS.  
FIREPLACE:  
ESCEA GAS FIRE...see specs for model
- SKIRTING:  
135 x18 splay FJ PINE  
ARCHITRAVES:  
60x10 Splay FJ PINE.
- SCOTIA:  
SQUARE STOP  
INSULATION Ref Mammoth Calcs  
ACCOUSTIC INSULATION R2.4 BATTS TO BE INSTALLED AROUND/BETWEEN BATHROOMS AND OFFICES  
FRAMING / FITOUT:  
EXTERIOR WALL FRAMING:  
REF ENG DRAWINGS

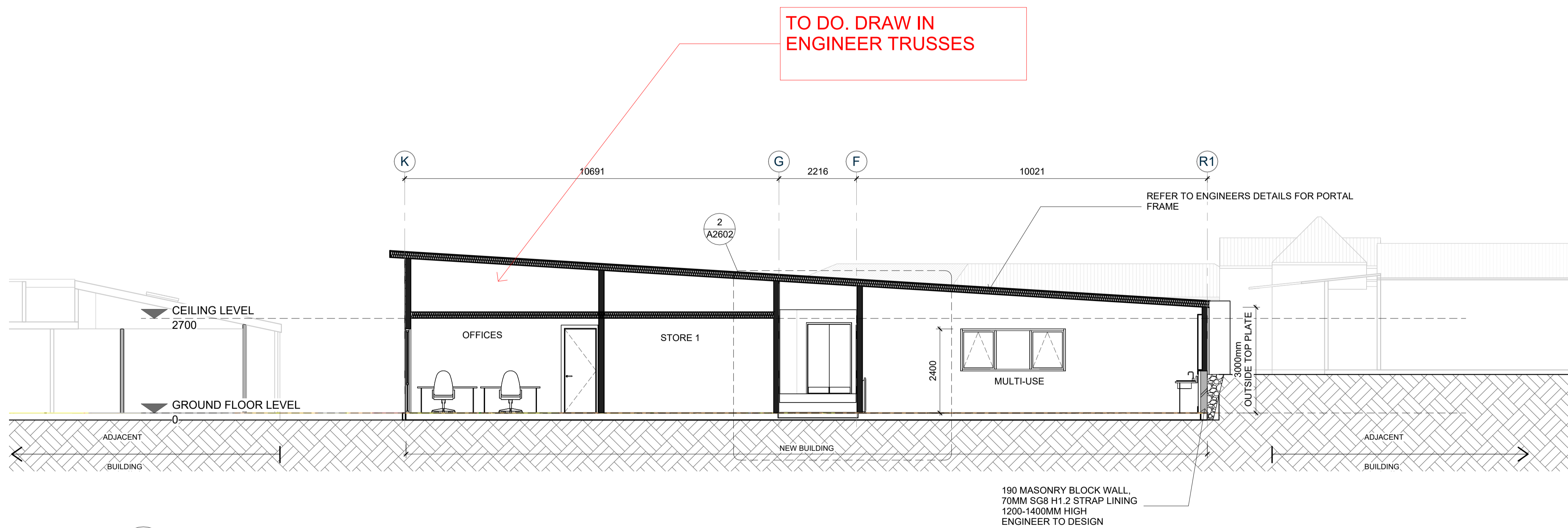
		<b>KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE</b> KERIKERI ROAD	<b>SECTIONS</b>	<b>DRAFT BC SET</b>	Project No. Arc 1104	Original Size. A1
					Date. 8/08/2024 11:09:43 am	Scale. 1 : 75@ A1





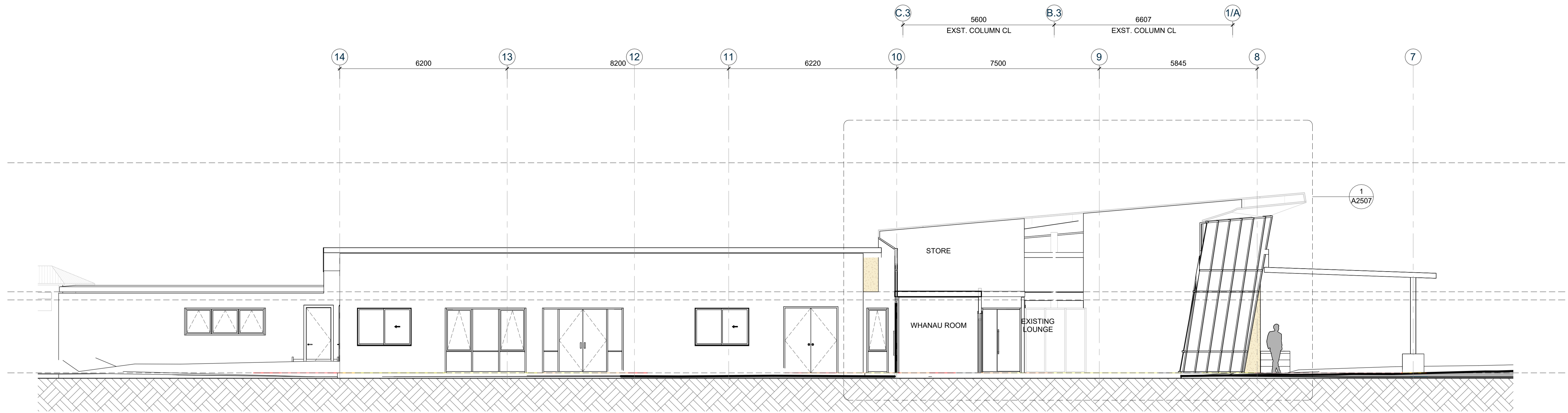


**E SECTION E-E**  
A1201 1:75

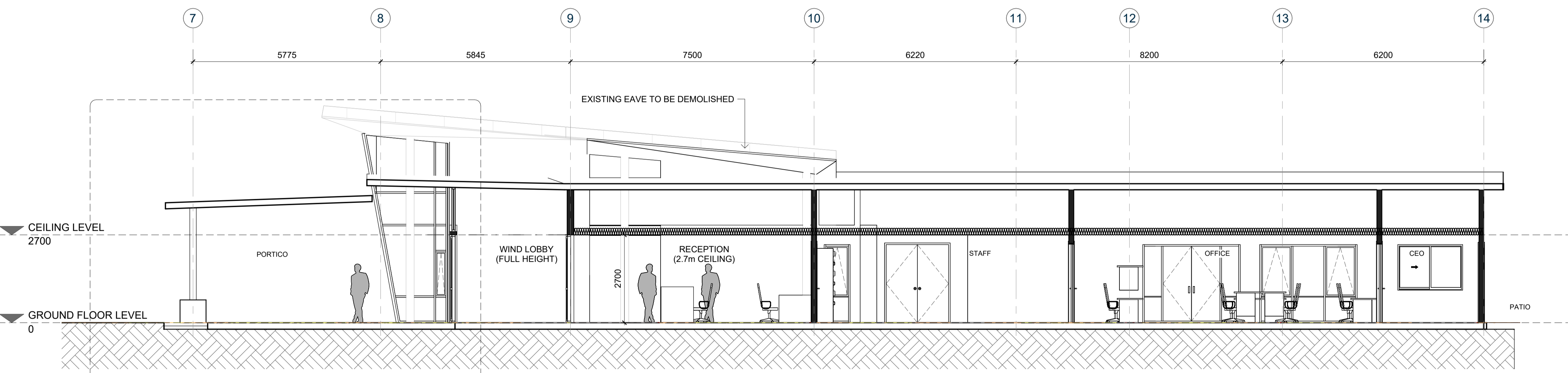


**F SECTION F-F**  
A1201 1:75



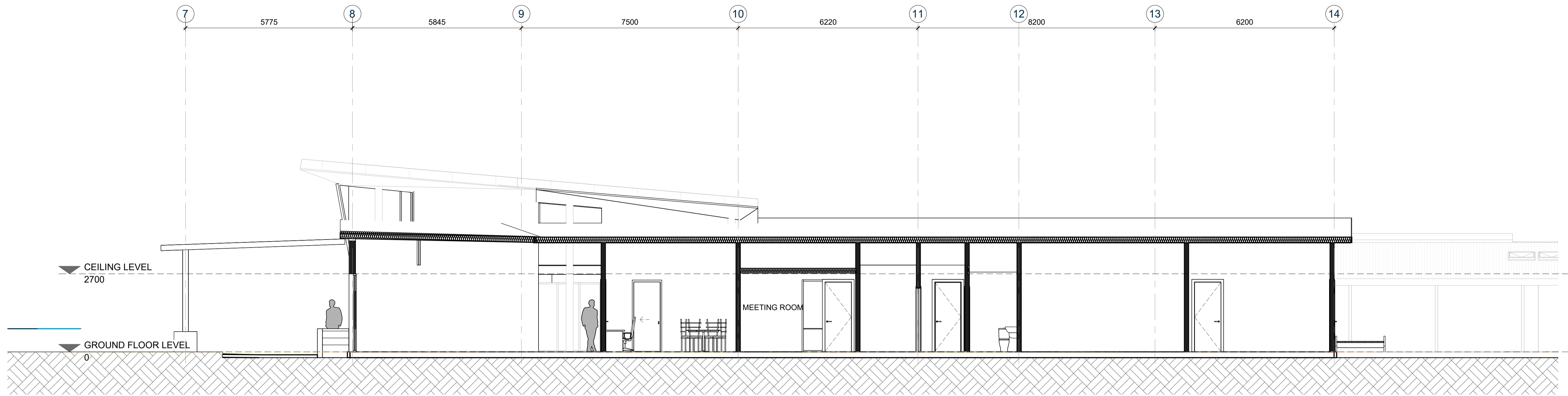


**M SECTION M-M**  
A1201 1:75

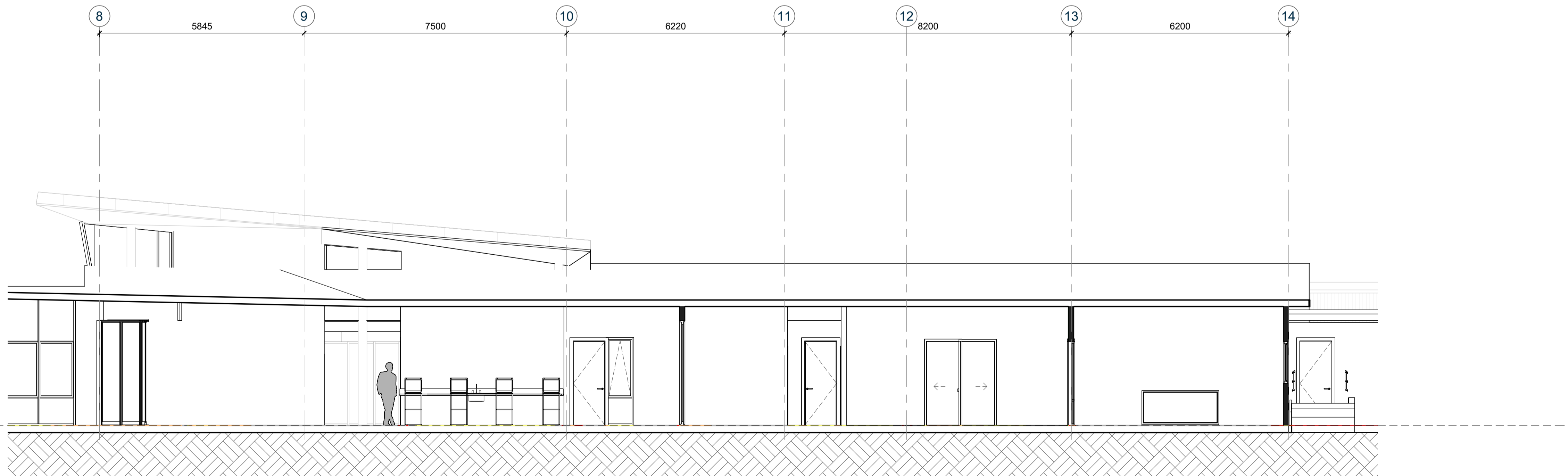


**N SECTION N-N**  
A1201 1:75



		<b>KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE</b> KERIKERI ROAD	<b>SECTIONS</b>	<b>DRAFT BC SET</b>	Project No. Arc 1104	Original Size. A1
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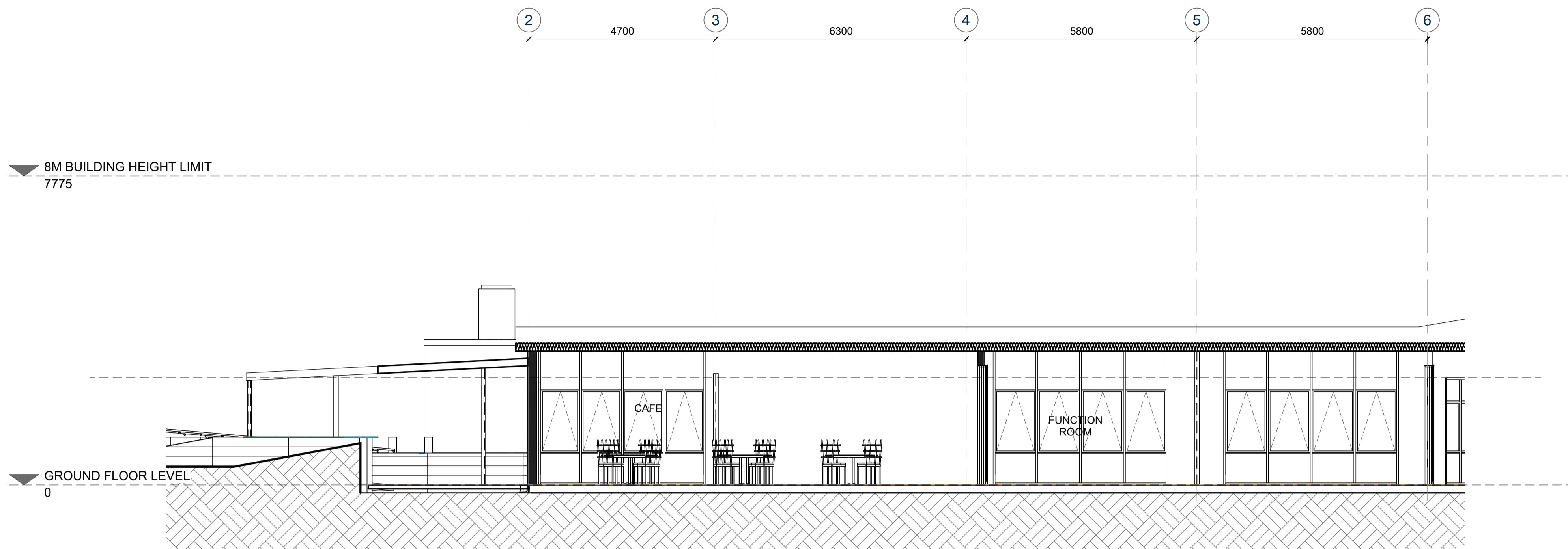
**O SECTION O-O**  
A1201 1:75



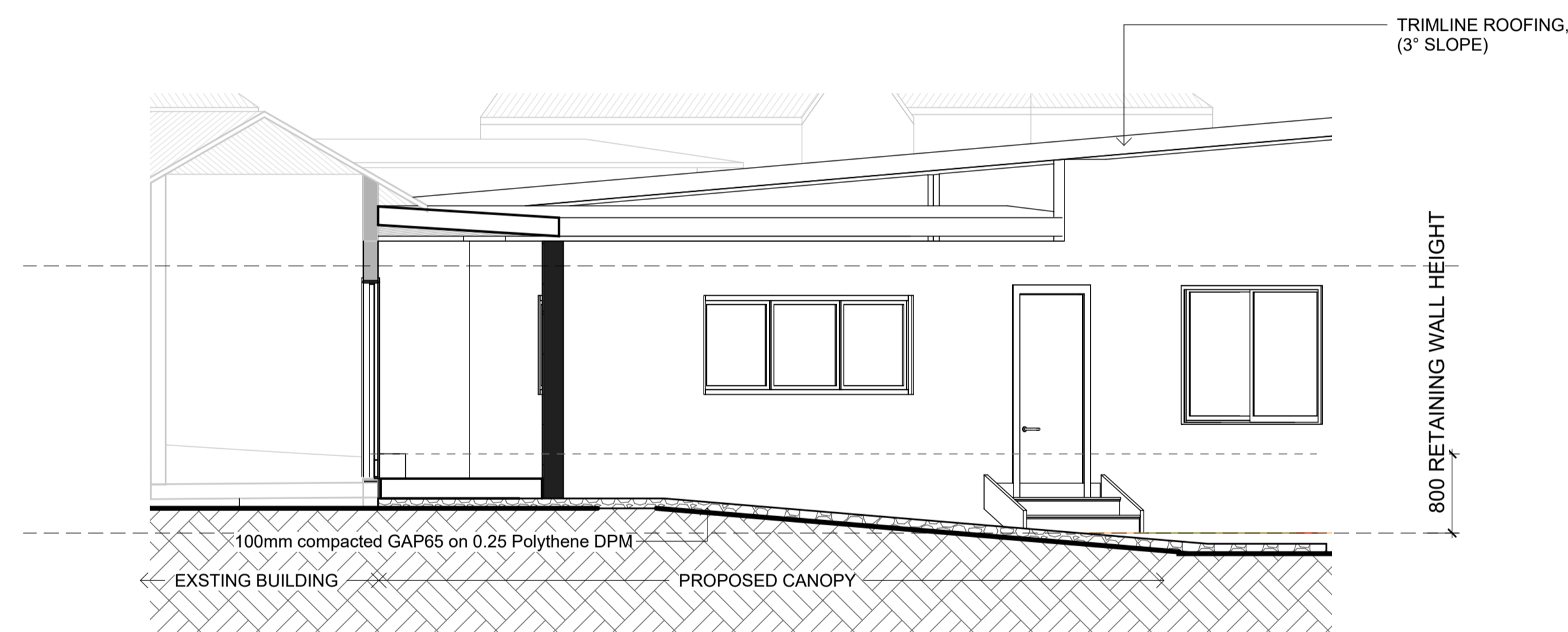
**P SECTION P-P**  
A1201 1:75

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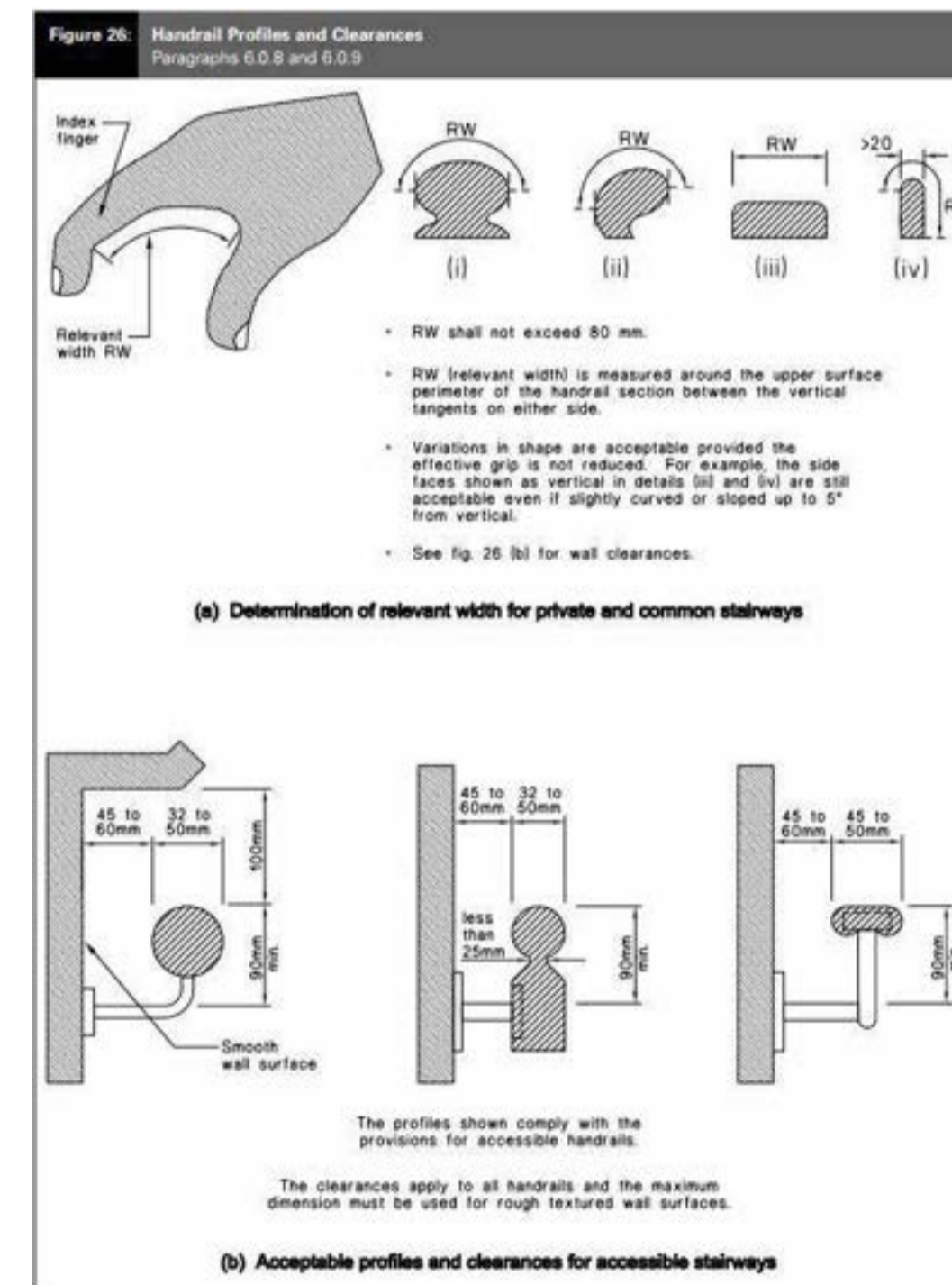




**Q SECTION Q-Q**  
A1201 1:75

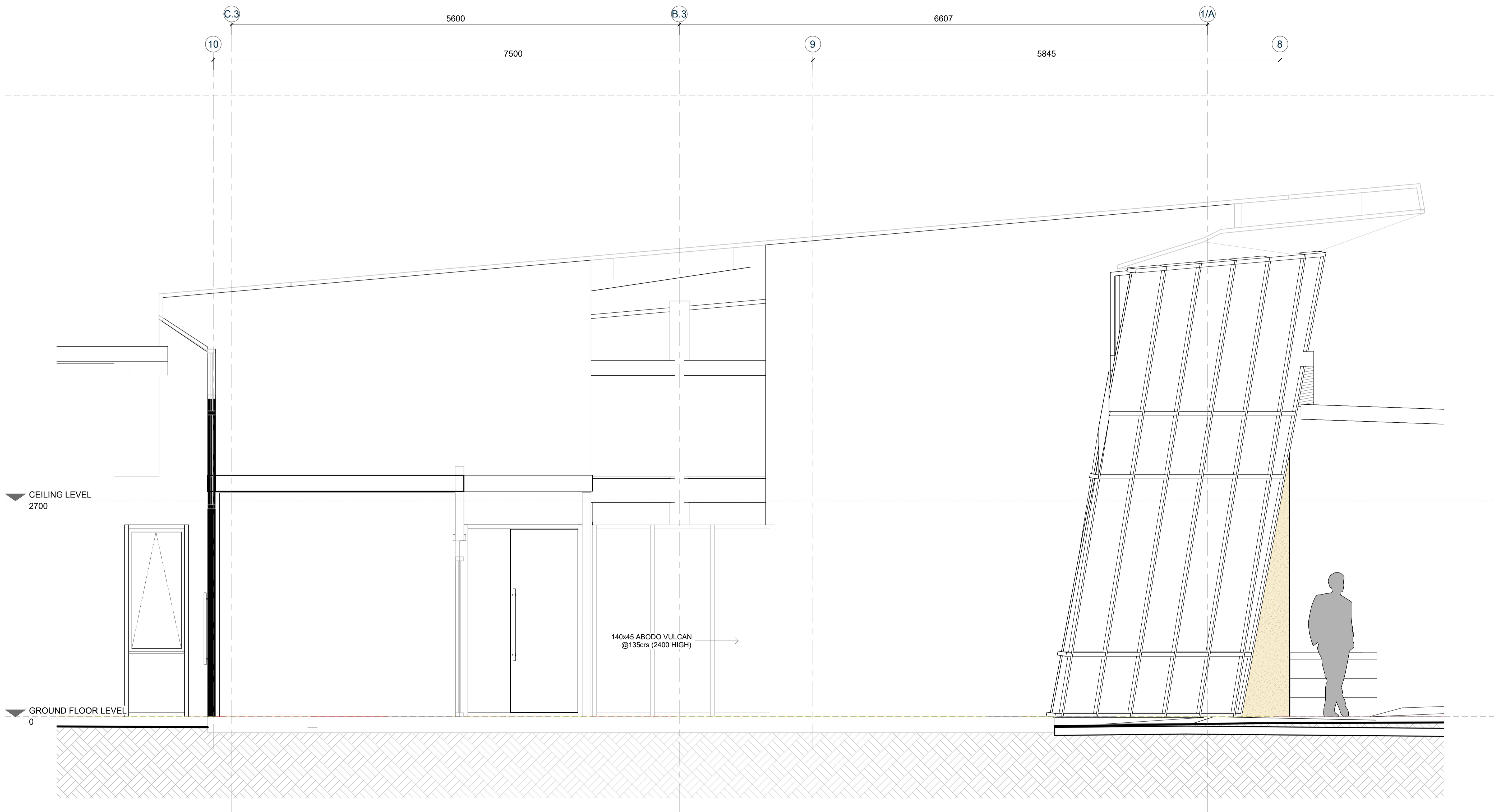


**R SECTION R-R**  
A1201 1:50



INTERNAL RAMP RAILS.  
(NOTE: EXTERNAL RAIL TO  
RAMPS AS S/S)

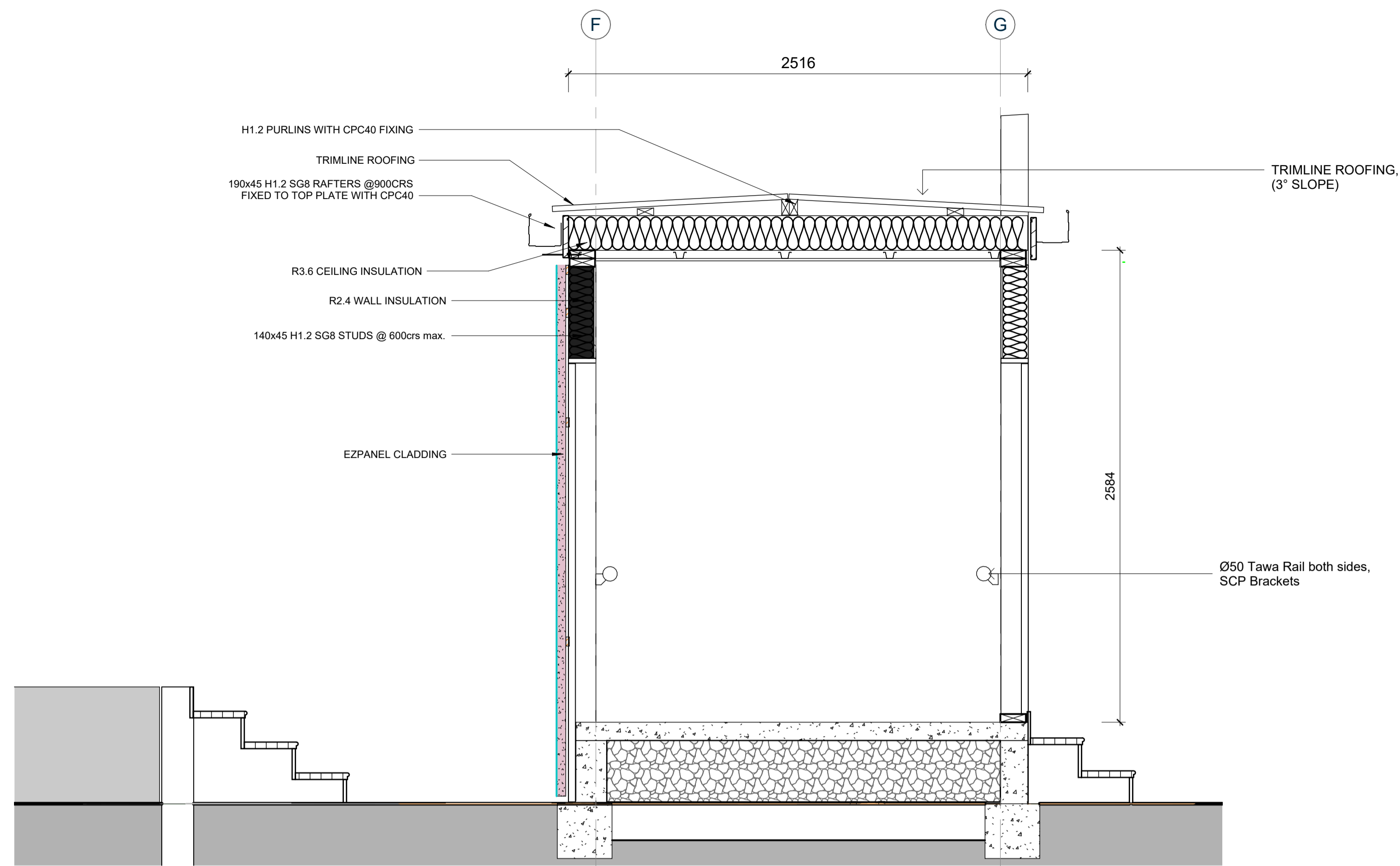




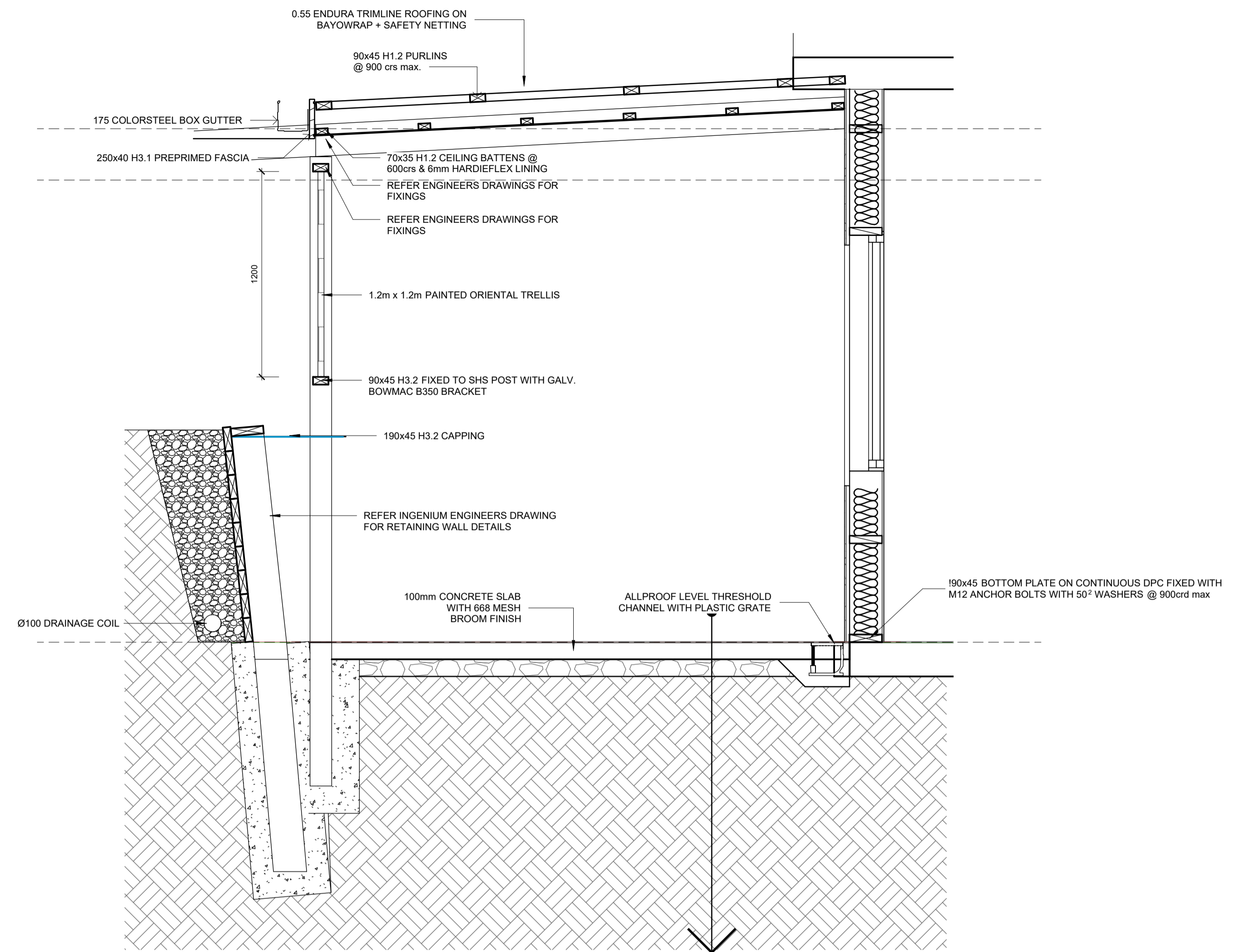
**SECTION M-M (CLOSE UP)**

1 : 25

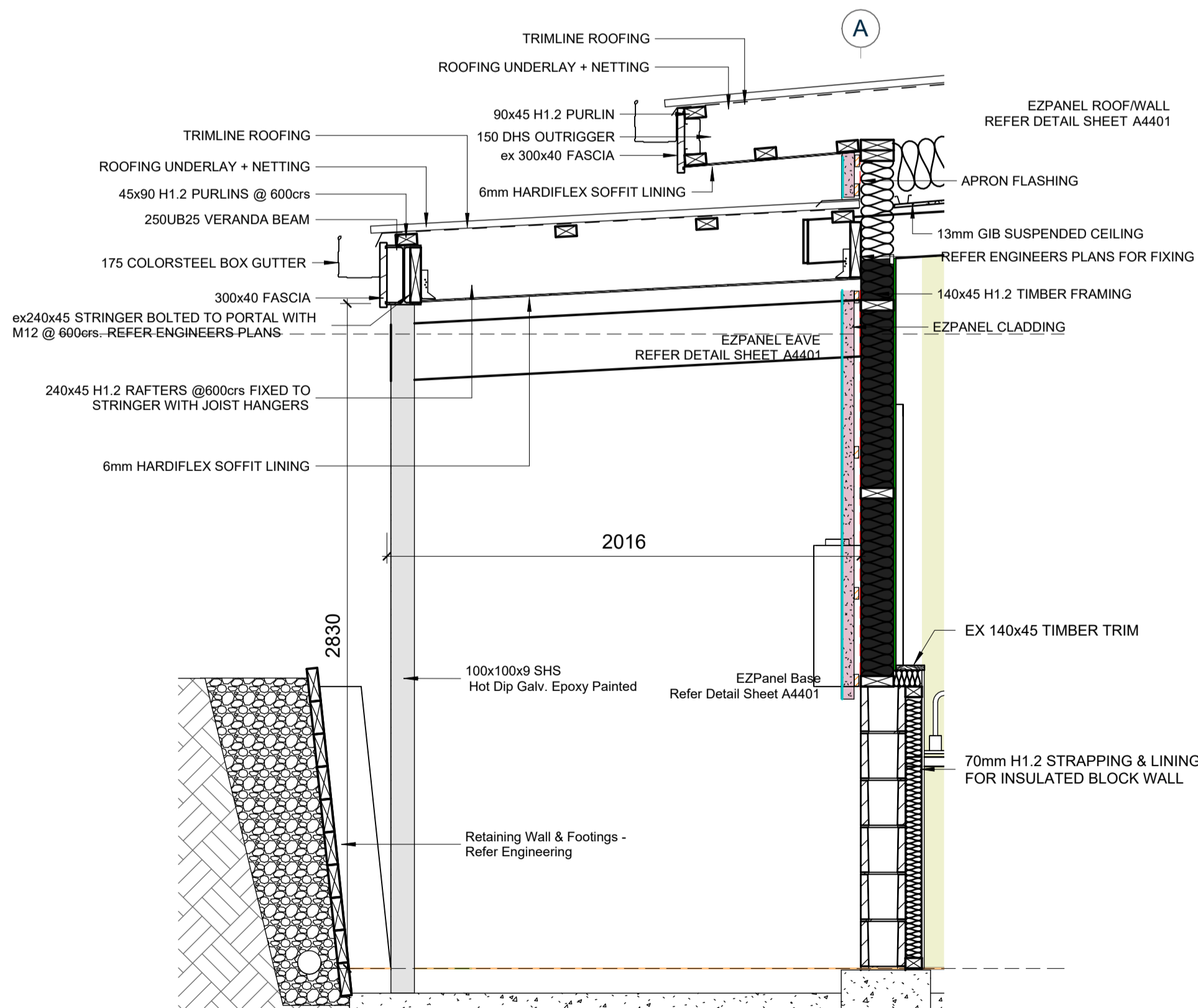




**S SECTION S-S**  
A1201 1:20



**T SECTION T-T**  
A1201 1:20



**1 EAVES/CANOPY DETAIL**  
A2501 1:20

### Threaded Leg (TL)

**Install Details**

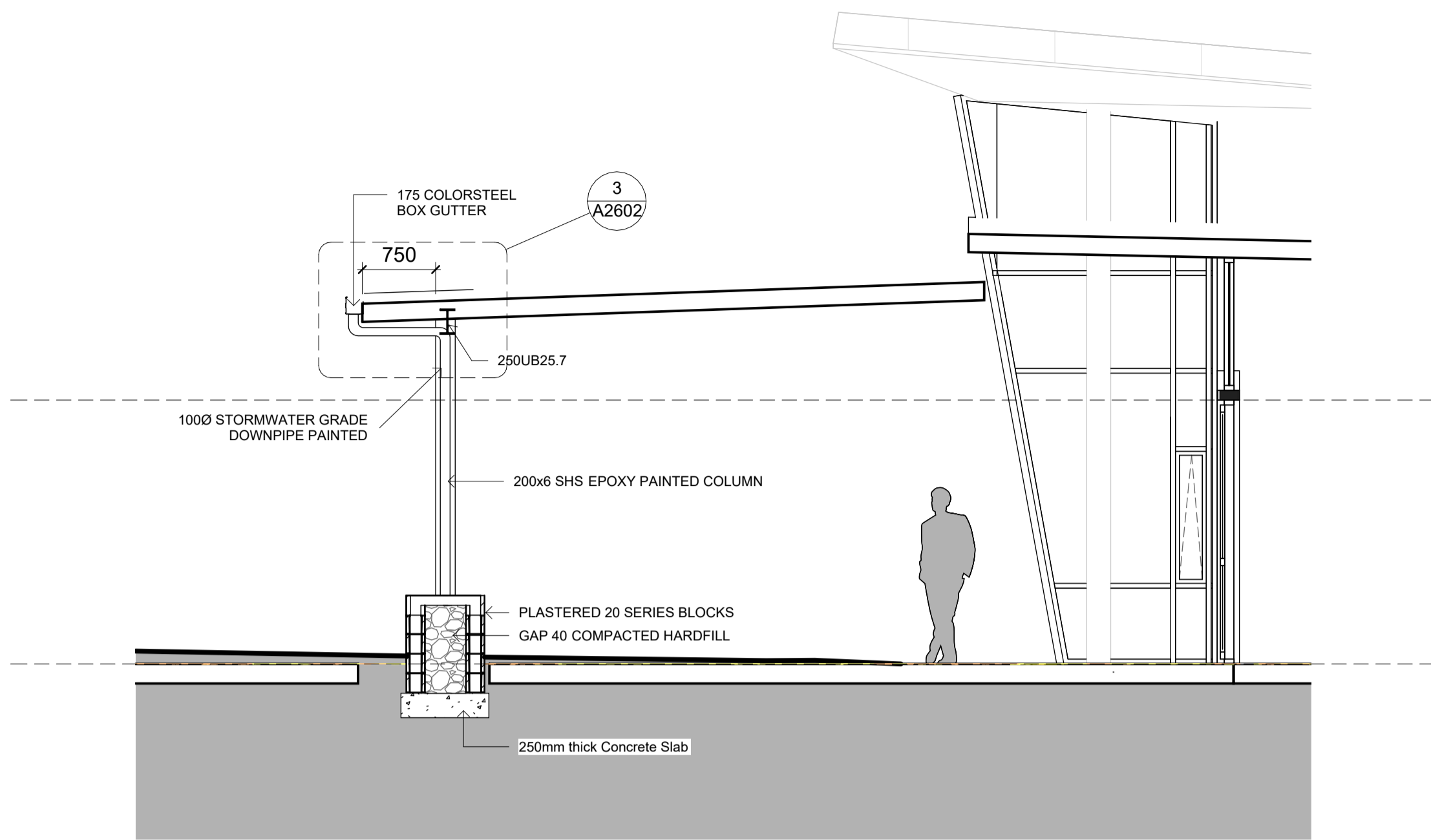
**Grate Options**

**Specification Codes:**

Code	Description
TL	Threaded Leg (TL)
TL-316	Threaded Leg (TL) - 316 Stainless Steel

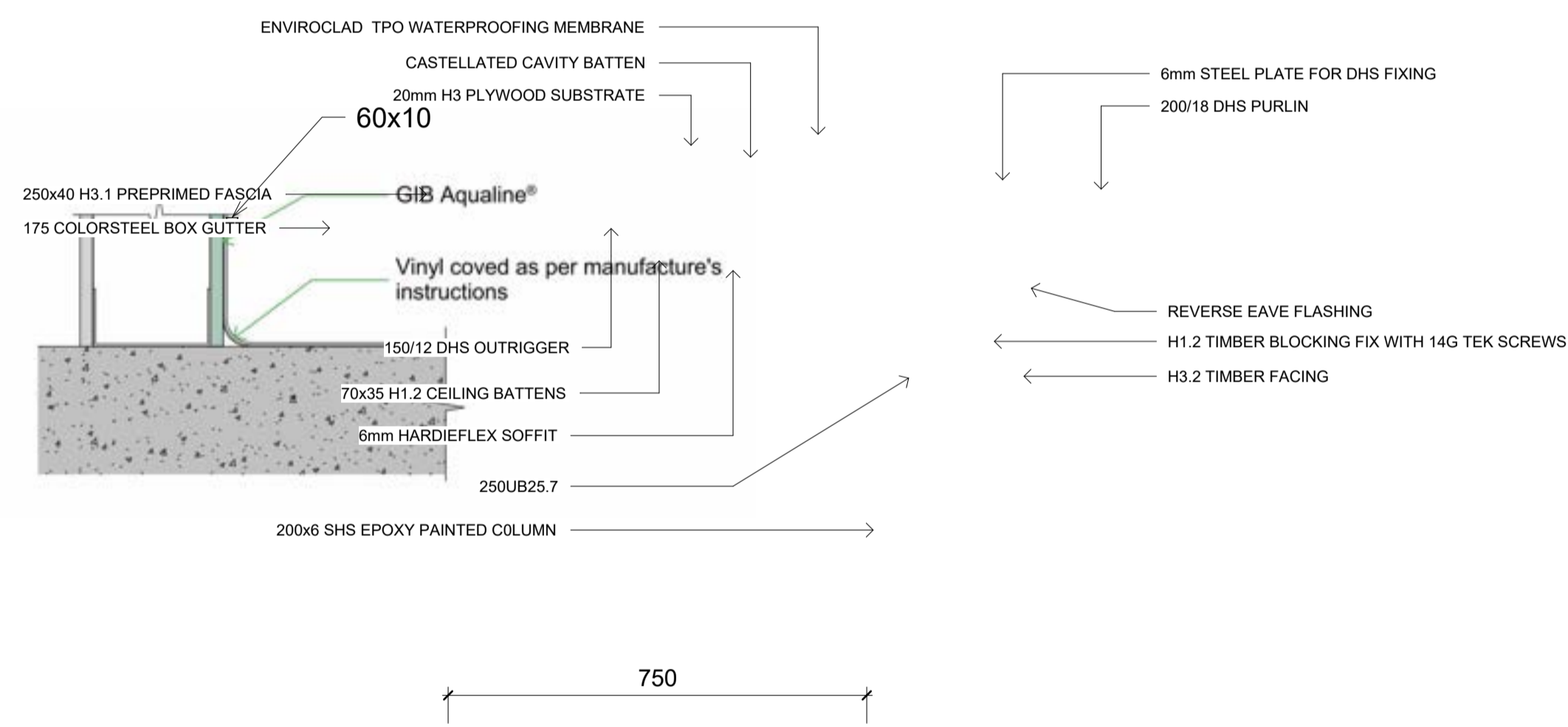
© Allproofer





**ENTRANCE PORTICO**

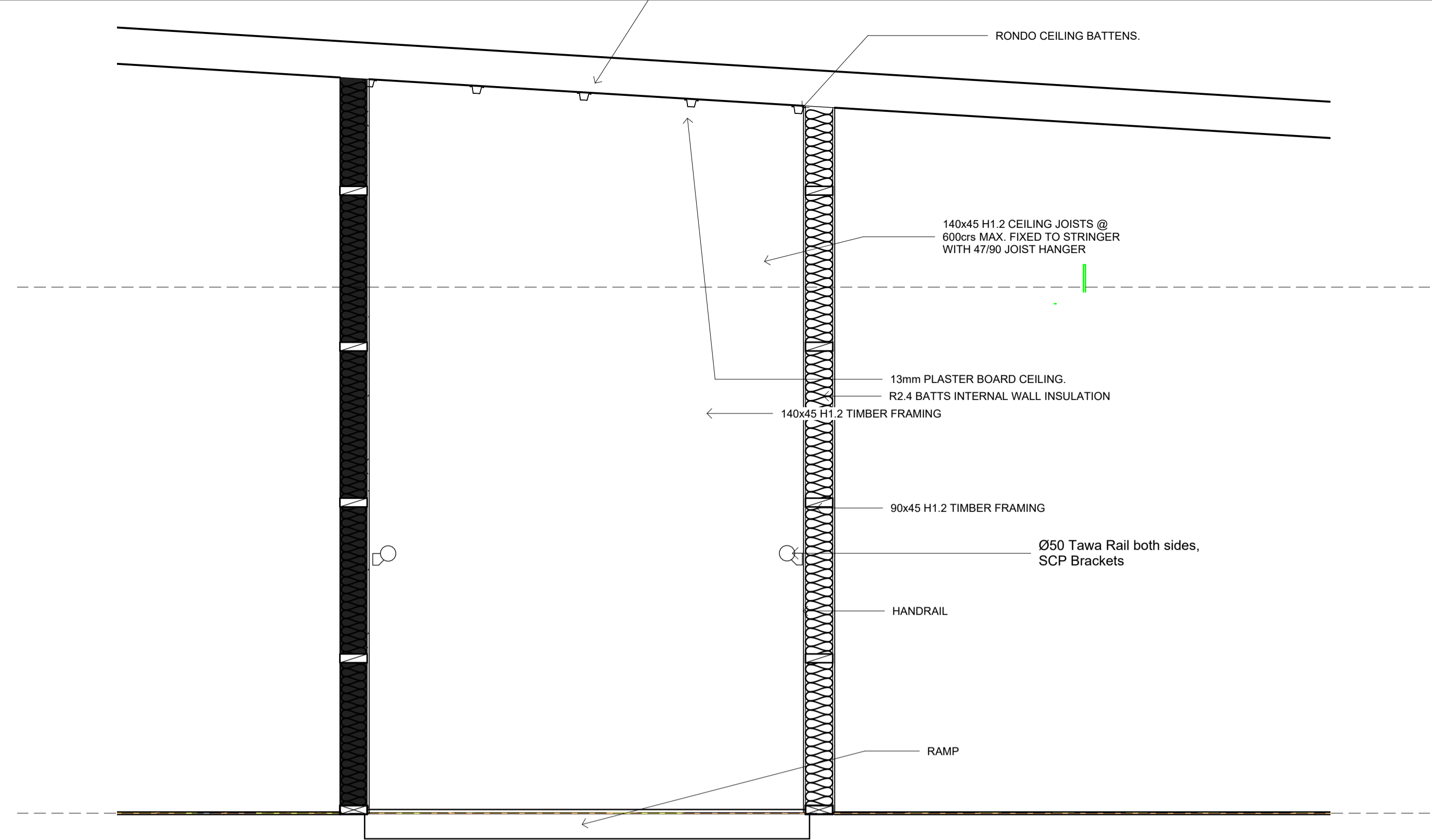
1 : 50



750

**ENTRANCE PORTICO EAVE DETAIL**

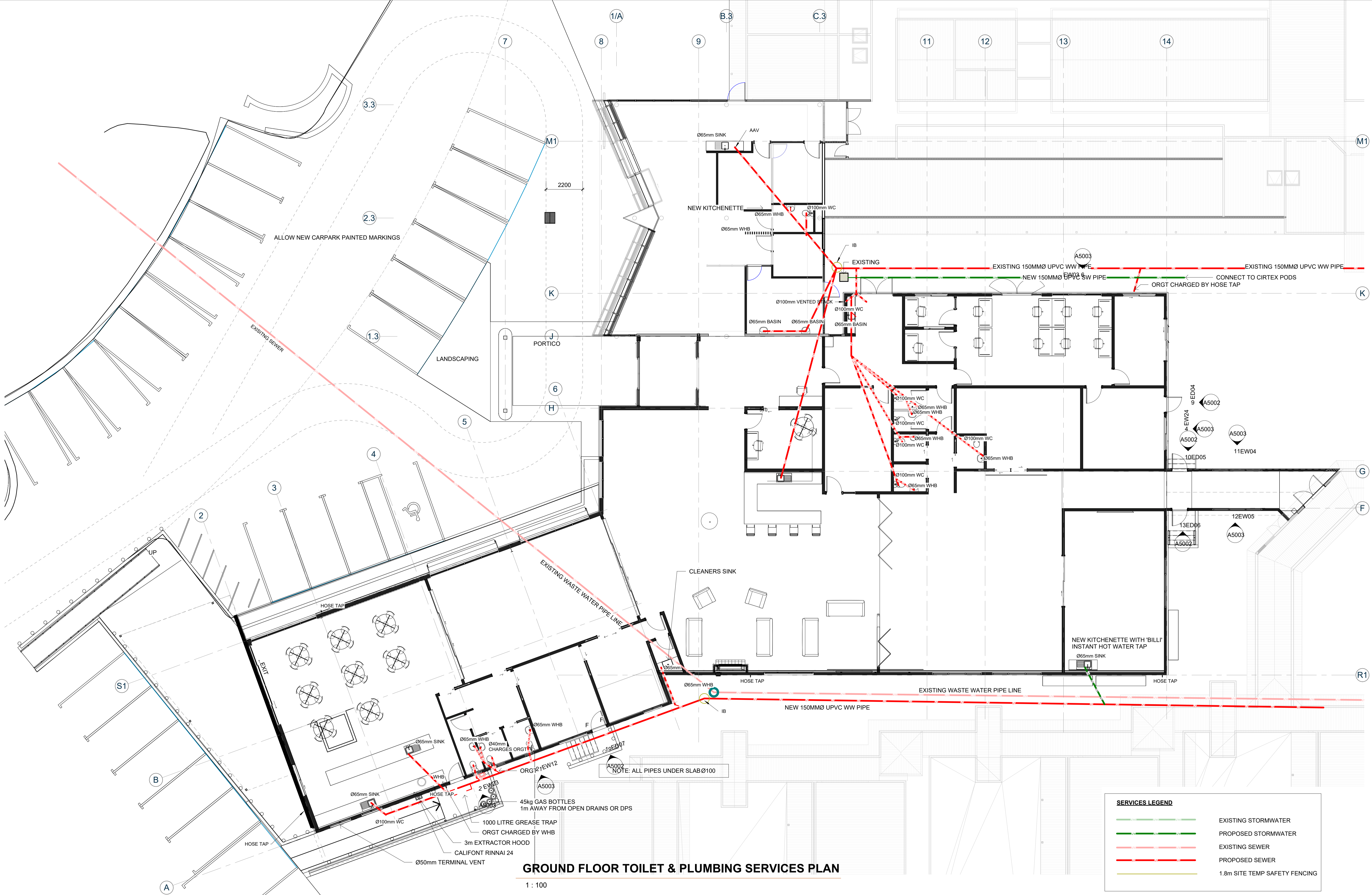
1 : 10



**HALLWAY SECTION**

1 : 20





**GROUND FLOOR TOILET & PLUMBING SERVICES PLAN**

1 : 100

SERVICES LEGEND	
	EXISTING STORMWATER
	PROPOSED STORMWATER
	EXISTING SEWER
	PROPOSED SEWER
	1.8m SITE TEMP SAFETY FENCING



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**SERVICES - PLUMBING WASTES**

**DRAFT BC SET**

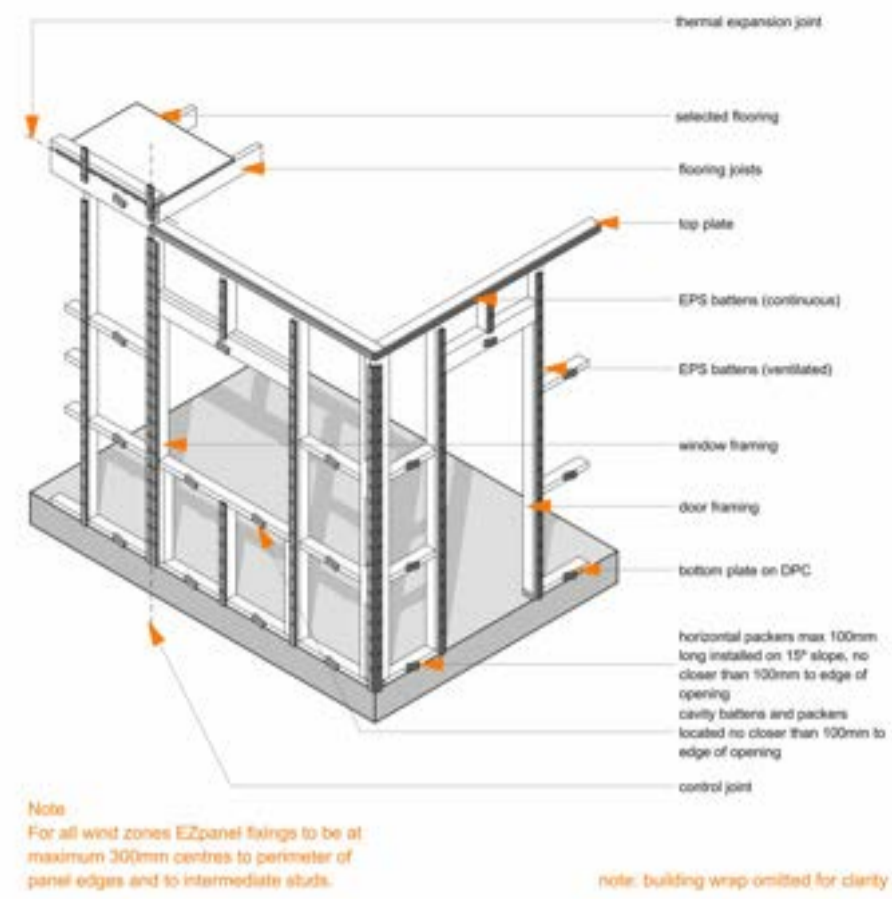
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8/08/2024  
11:09:50 am

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1 : 100@ A1

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Arc 1104  
Drawing No.  
A3301

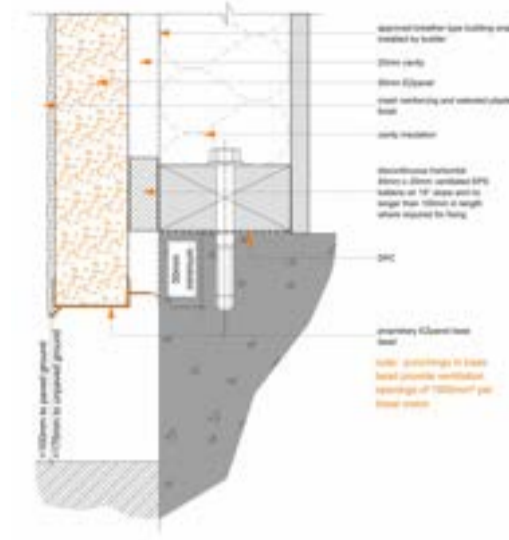
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A1  
Revision:





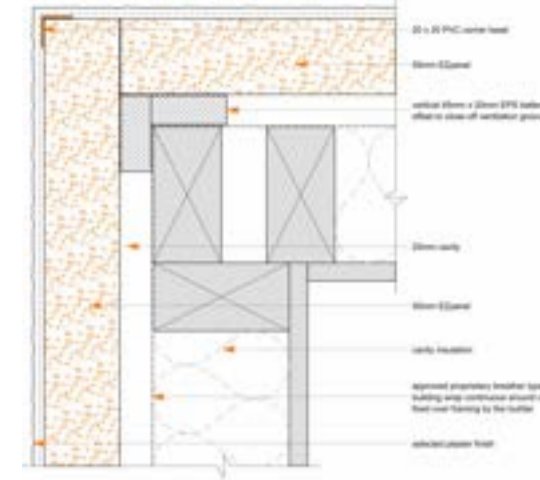
**EZPANEL CAVITY BATTEN LAYOUT**

Not To Scale



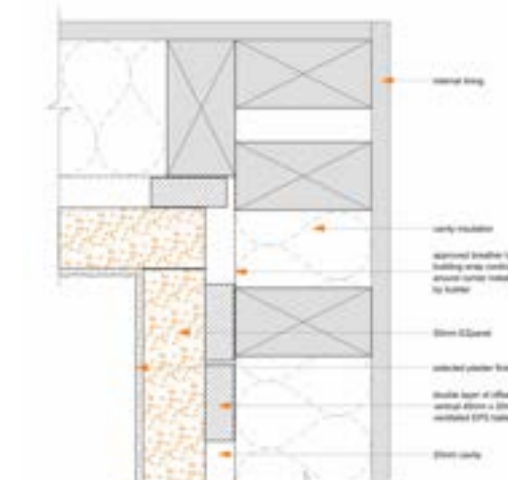
**EZPANEL BASE EDGE**

1 : 5



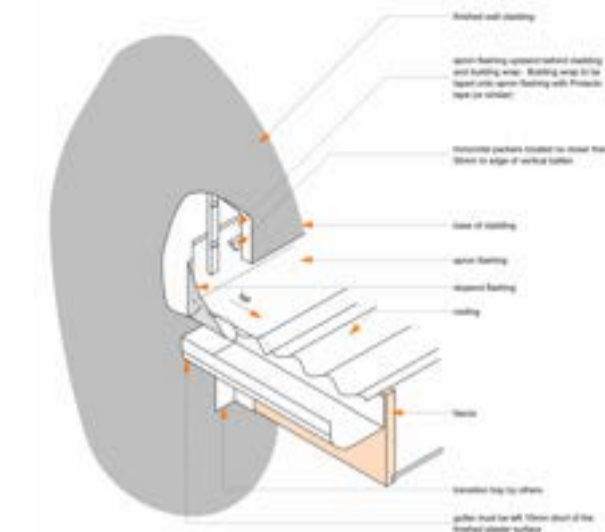
**EZPANEL EXT CORNER**

1 : 5



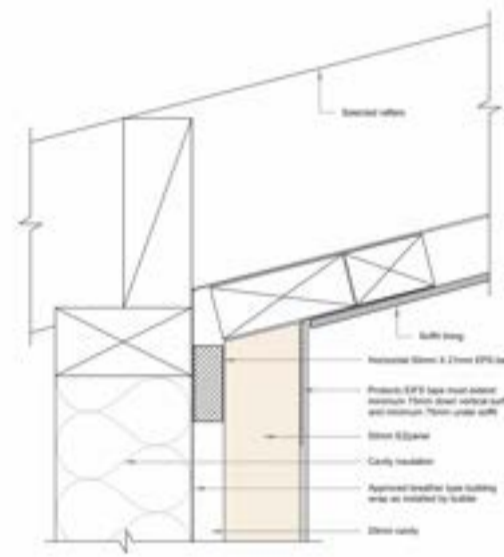
**EZPANEL INT CORNER**

1 : 5



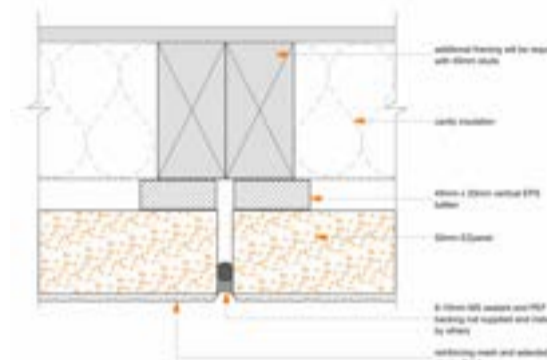
**EZPANEL KICKOUT FLASHING**

1 : 5



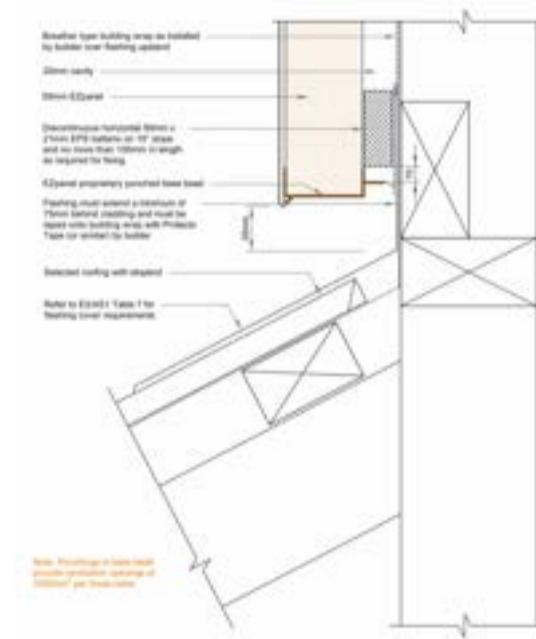
**EZPANEL REVERSE EAVE DETAIL**

1 : 5



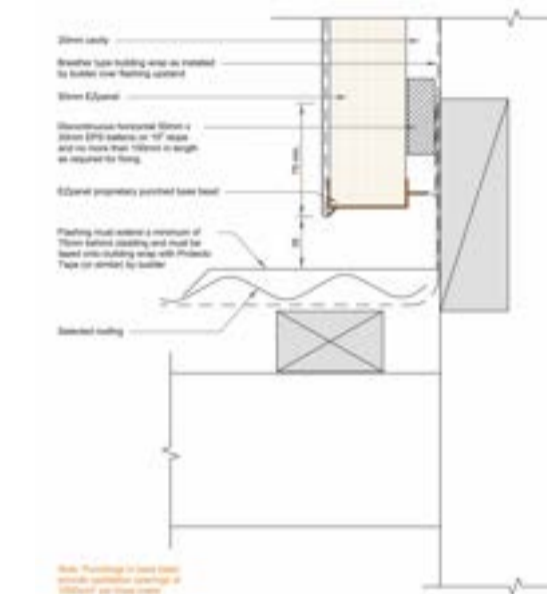
**EZPANEL VERT CONTROL JOINT**

1 : 5



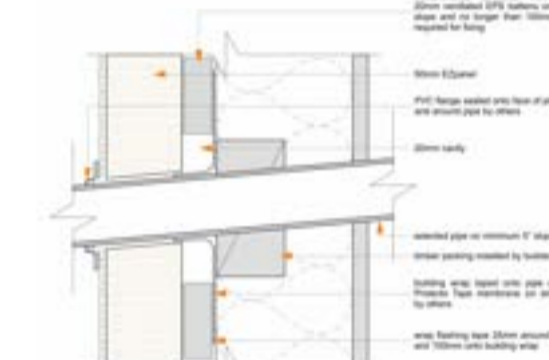
**EZPANEL ROOF/WALL DETAIL**

1 : 5



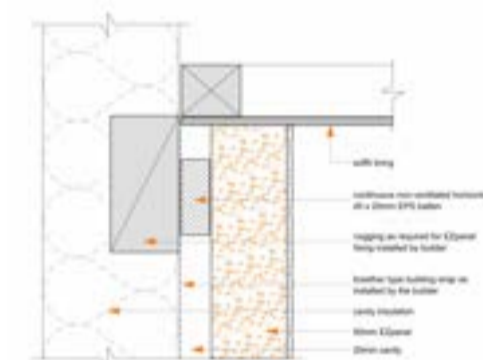
**EZPANEL TRANSVERSE APRON**

1 : 5



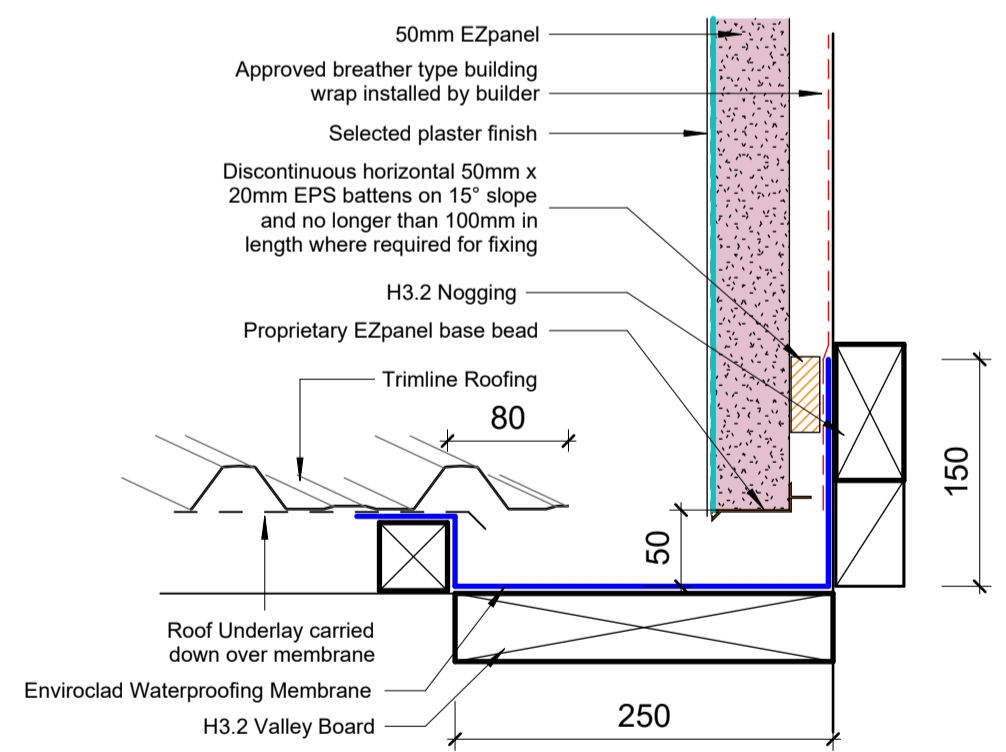
**EZPANEL PIPE PENETRATION**

1 : 5



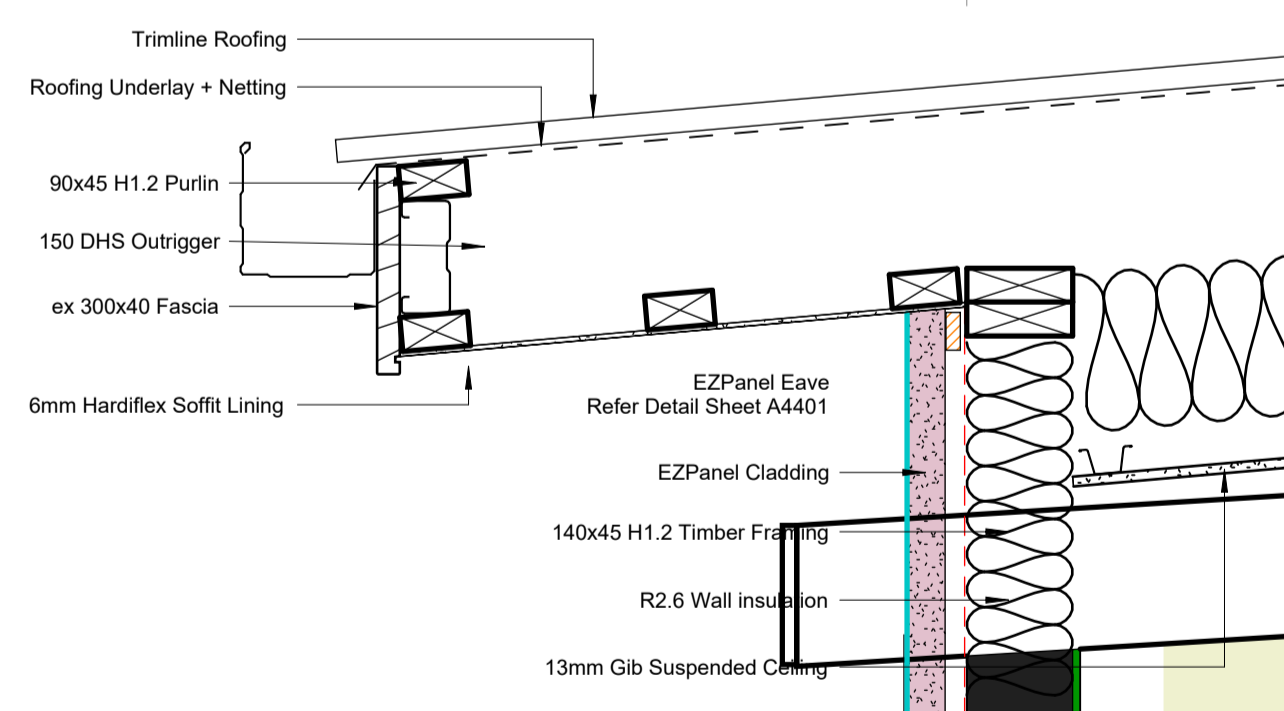
**EZPANEL SOFFIT DETAIL**

1 : 5



**EZPANEL APRON/VALLEY DETAIL**

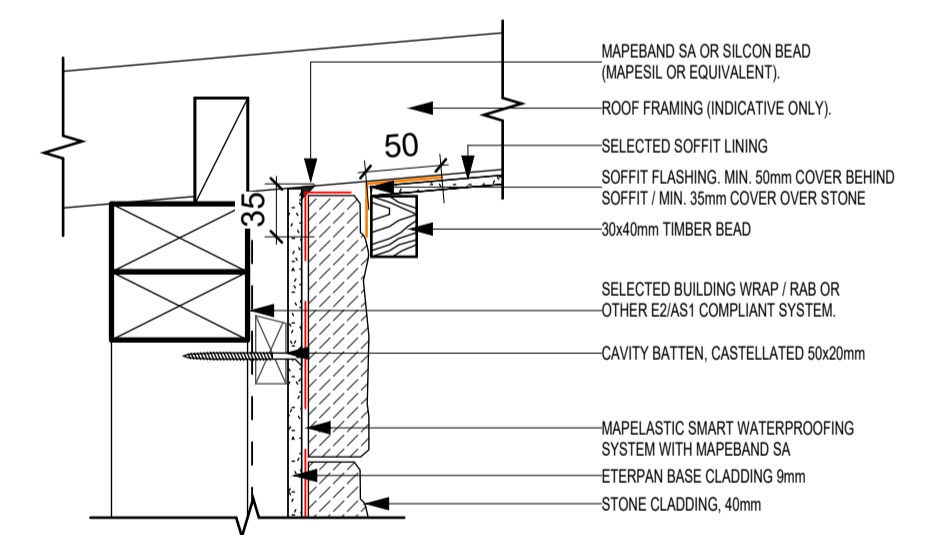
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**EAVES DETAIL 1**

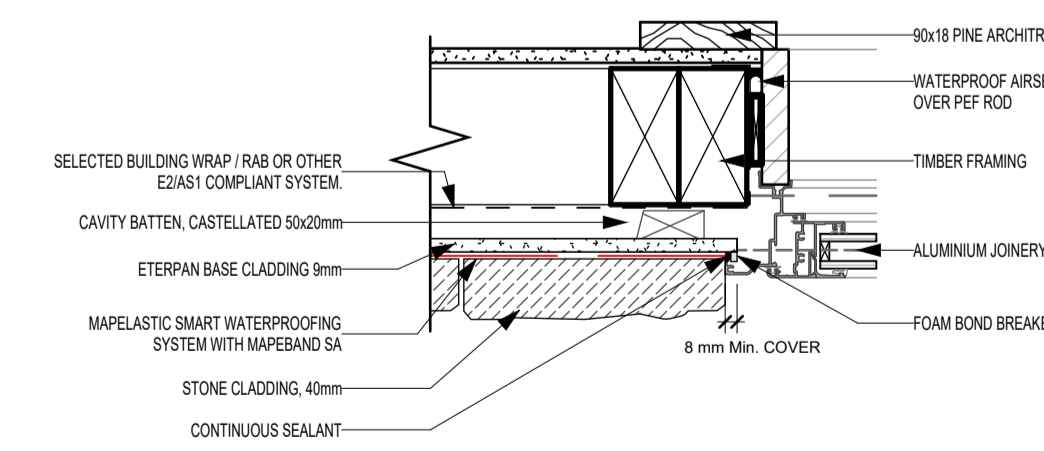
1 : 10

NOTE:  
• ARCHITRAVES 90x18 PINE  
• SKIRTINGS 180x18 PINE



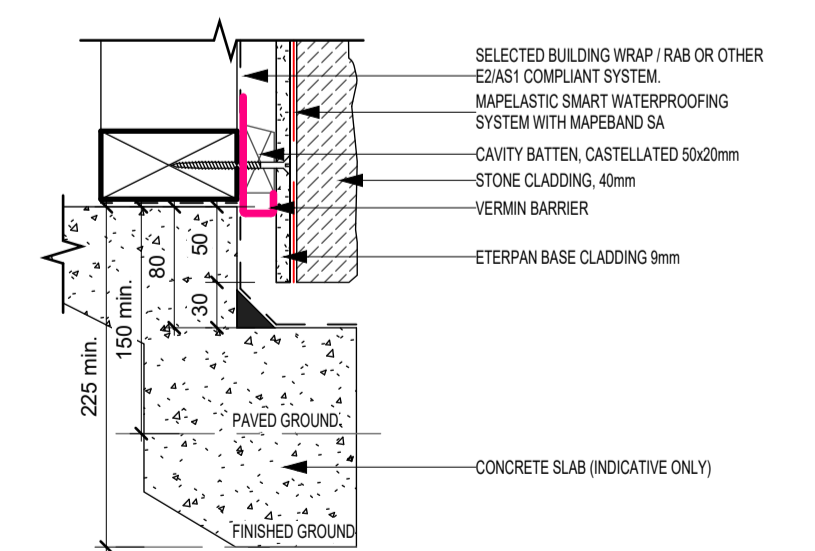
**ISLAND STONE REVERSE RAKING EAVE**

1 : 5



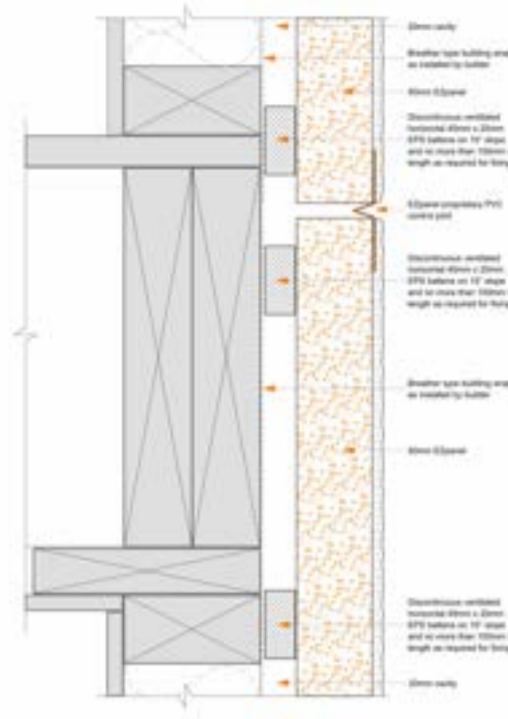
**ISLAND STONE JAMB DETAIL**

1 : 5



**ISLAND STONE BASE DETAIL**

1 : 5



**EZPANEL HORZ CONTROL JOINT**

1 : 5



**EZPANEL INTERSTORY FLASHING**

1 : 5



One way FRR – timber or steel frame

Specification number	Performance	Specifications
GBUW 30a	FRR 30/30/30	<b>Lining</b> 1 layer 16mm GIB Fyrelite® one side <b>LB/NLB</b> Load bearing
GBUW 30b	FRR 30/30/30	<b>Lining</b> 2 layers 10mm GIB Fyrelite® one side <b>LB/NLB</b> Load bearing

**FRAMING AND WALL HEIGHT**

Timber or steel frame designed to meet durability and structural criteria for strength and serviceability under dead and live loads. The width of framing supporting the linings shall be 35mm minimum. The cavity depth shall be 90mm minimum. Framing spacing shall be at 600mm centres maximum. Timber frame height and dimensions as determined by NZS 3604 stud tables or specific design.

**LINING (FIRE SIDE)**

GBUW 30a – 1 layer of 16mm GIB Fyrelite® to one side of the frame.  
GBUW 30b – 2 layers of 10mm GIB Fyrelite® to one side of the frame.  
Vertical or horizontal fixing permitted. For vertical fixing, full height sheets shall be used where possible. Sheets shall be touch fitted.  
All sheet joints must be formed over framing, except for longitudinal joints when the outer layer is fixed horizontally. Offset sheet joints in double-layered systems.  
When sheet end butt joints are unavoidable, they shall be formed over framing.  
In steel-framed options, linings are installed hard to floor.

**FASTENING THE LINING**

**Fasteners**

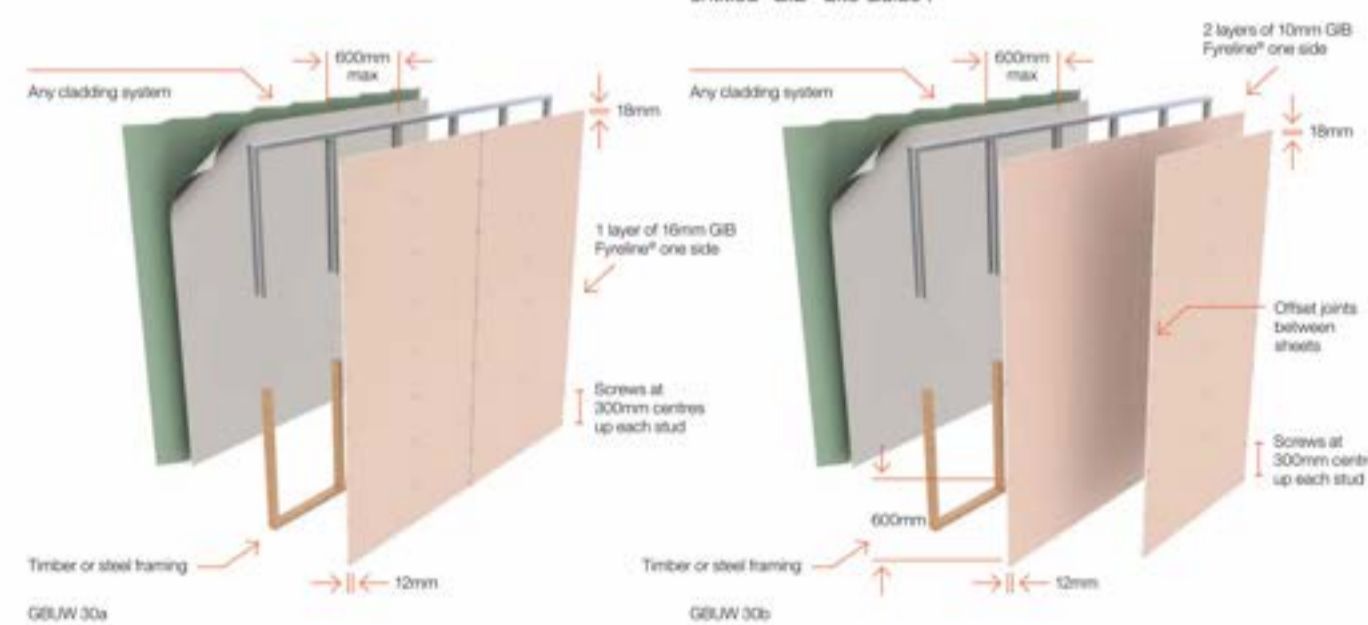
System	Timber frame	Steel frame
<b>GBUW 30a</b>	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws
<b>GBUW 30b Inner layer</b>	32mm x 6g GIB® Grabber® High Thread Drywall Screws	25mm x 6g GIB® Grabber® Self Tapping Drywall Screws
<b>GBUW 30b Outer layer</b>	41mm x 6g GIB® Grabber® High Thread Drywall Screws	32mm x 6g GIB® Grabber® Self Tapping Drywall Screws

**Fastener centres**

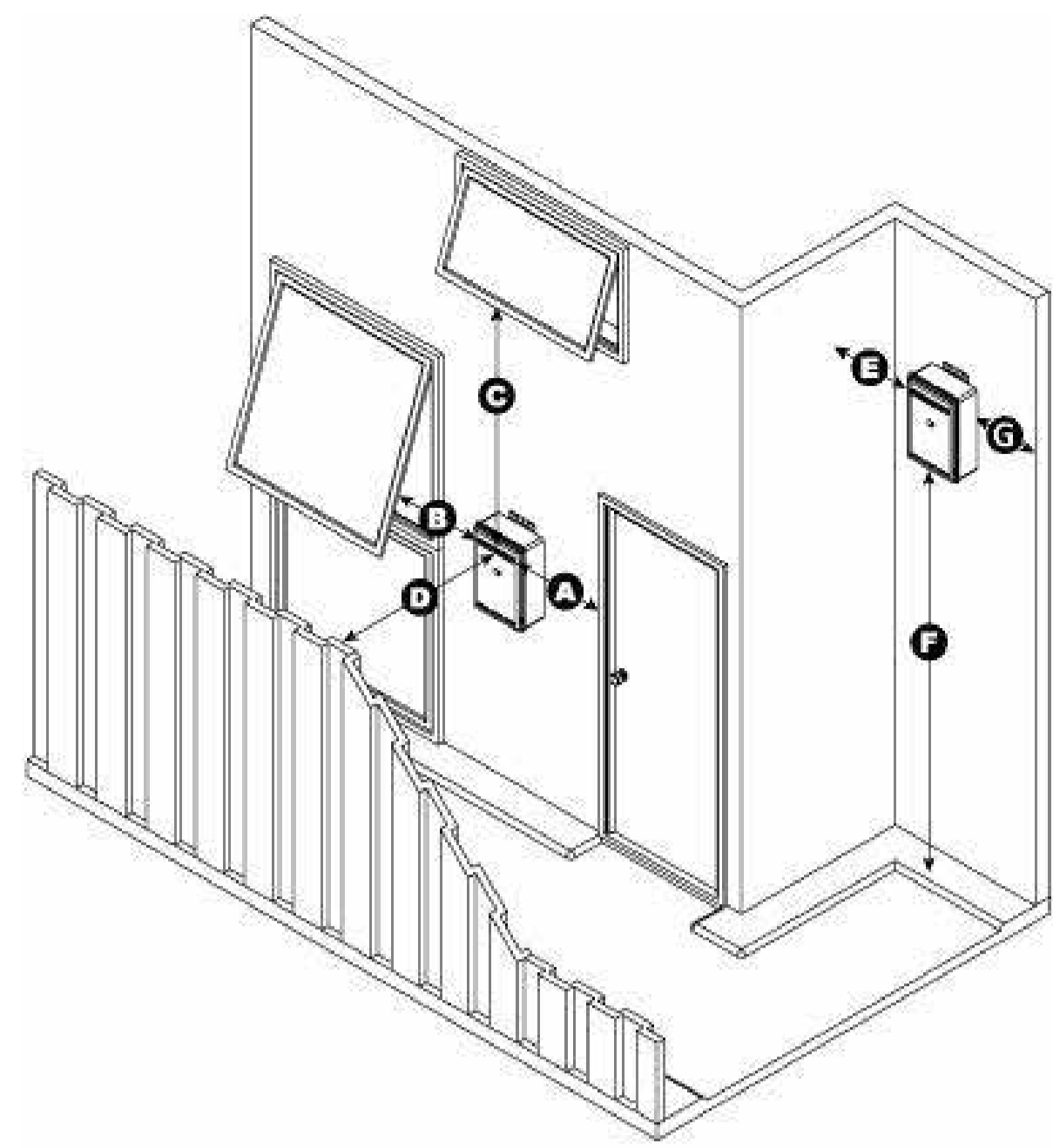
Inner layer: 600mm centres up each stud.  
Outer or single layer: 300mm centres up each stud.  
Place fasteners 12mm from longitudinal sheet edges and 18mm from sheet ends.  
Place fasteners at 200mm centres along sheet end butt joints.

**JOINTING**

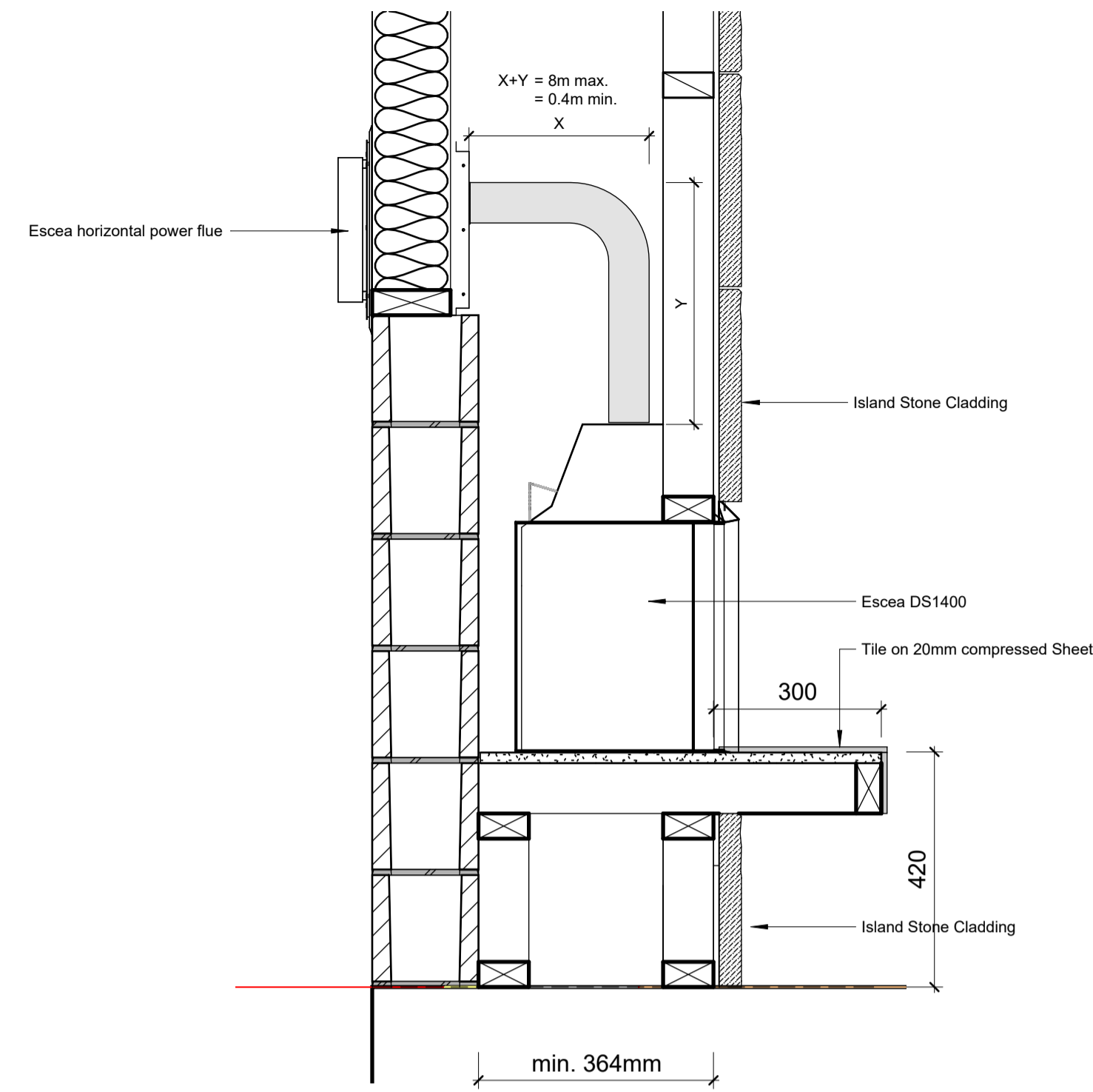
Inner layer: Unstopped.  
Outer or single layer: All screw heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".







Dimension	Infinity VT models Infinity HD200 models Infinity EF models	Infinity HD250 models
A	Min. 300 mm	Min. 500 mm
B	Min. 300 mm	Min. 500 mm
C	Min. 1.5 m	Min. 1.5 m
D	Min. 500 mm	Min. 500 mm
E	Min. 300 mm	Min. 300 mm
F	Min. 300 mm	Min. 300 mm
G	Min. 300 mm	Min. 300 mm

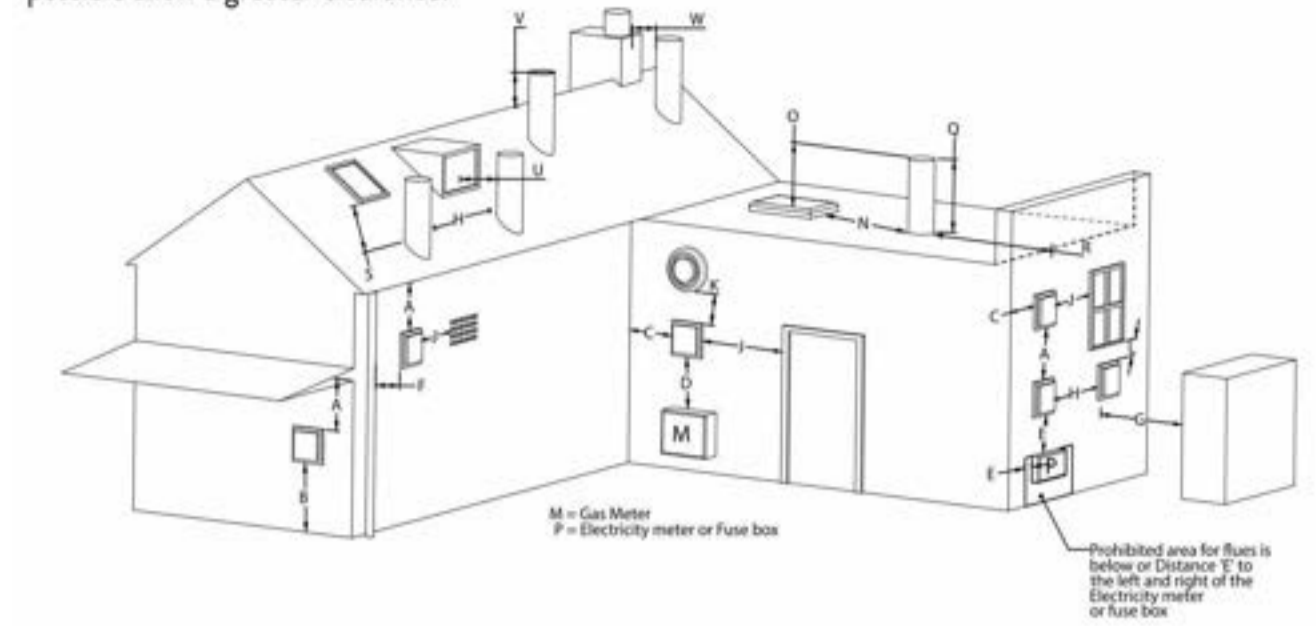


**Gas Heater X-Section**

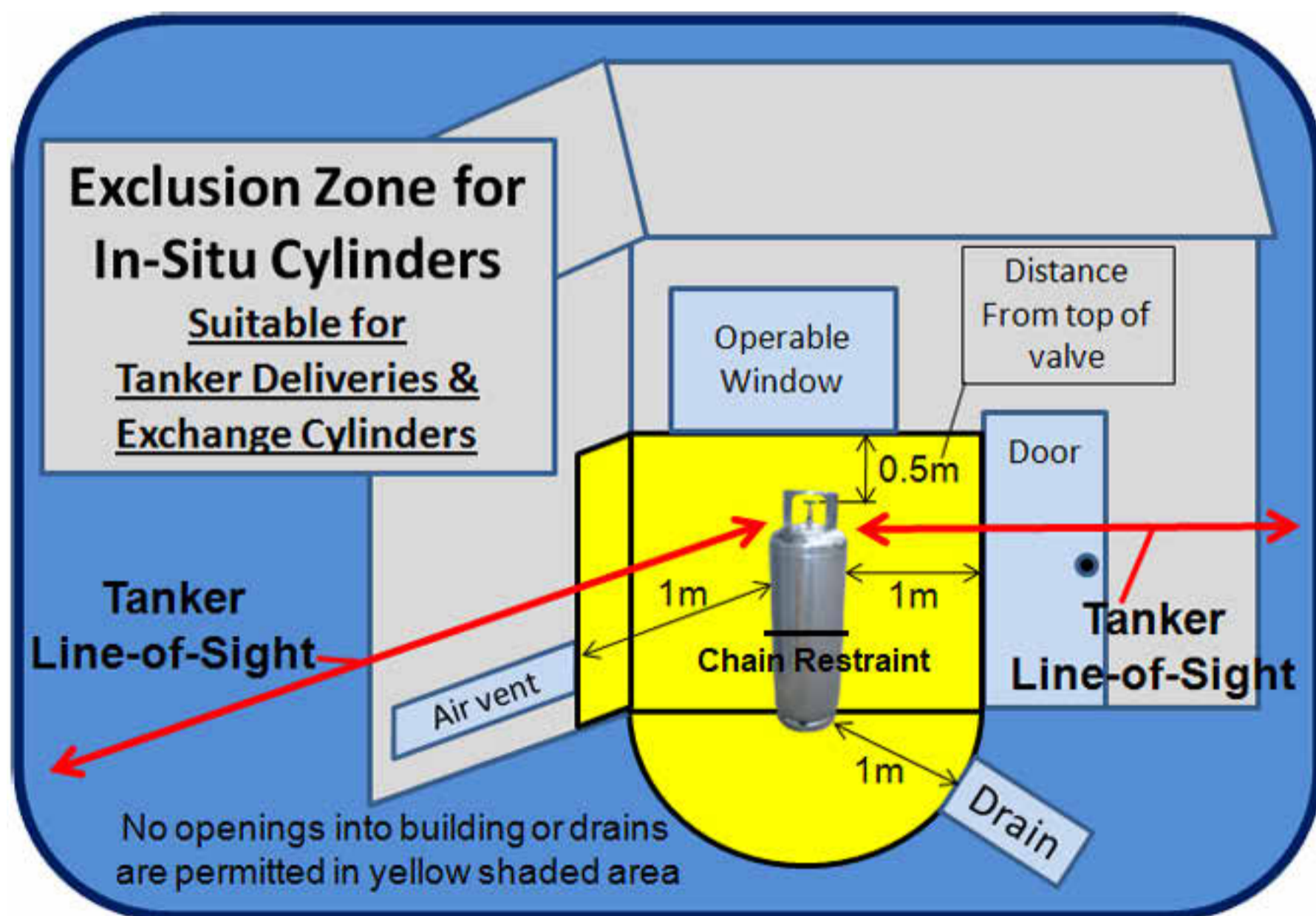
1 : 10

**Installing in Accordance with Relevant Codes**

The location of the horizontal powerflue wall terminal must be installed in accordance with AS/NZS 5601 and any other relevant building codes. If possible, avoid installing the horizontal powerflue wall terminal in areas exposed to high winds and extreme weather. Some of the minimum clearances for a fan assisted wall terminal are listed below; please refer to AS/NZS 5601 Gas installation standard for full guidance on the design of the flue system. Where possible allow a greater clearance.



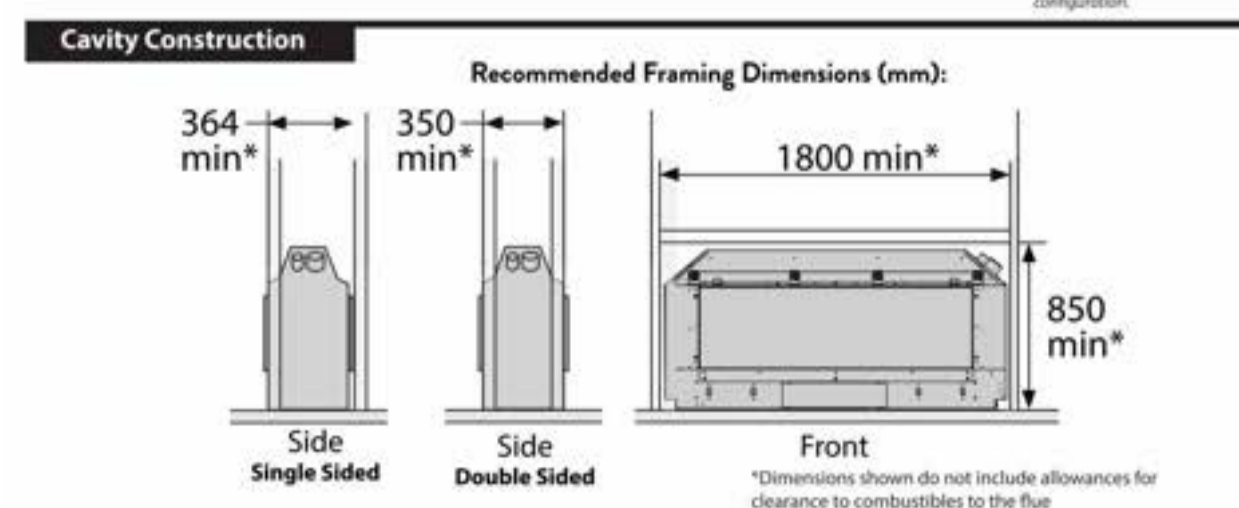
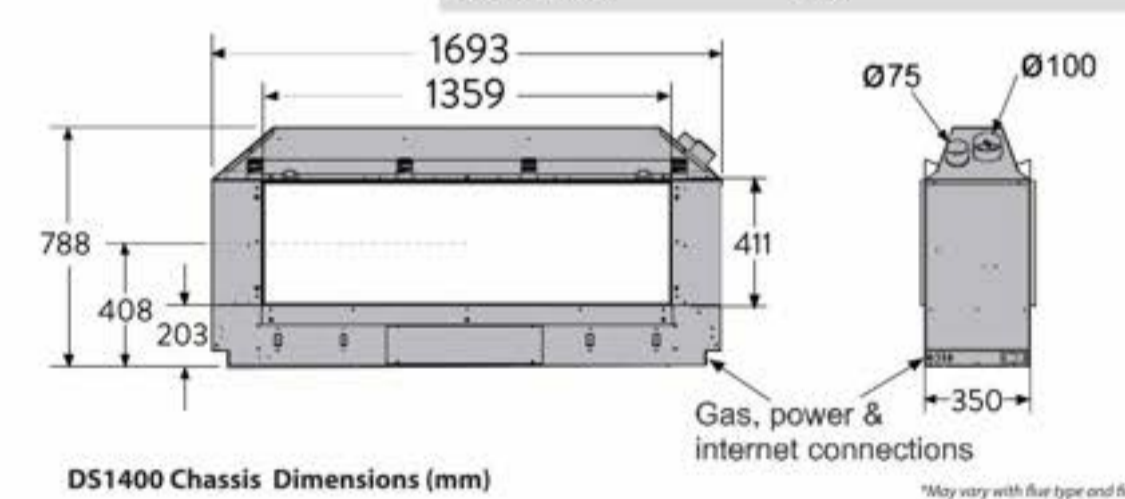
A	Below eaves, balconies and other projections	200mm
B	From the floor, above a balcony or other surface	300mm
C	From a return wall or external corner	300mm
D	From a gas meter or regulator vent	1000mm
E	From electricity meter or fuse box	500mm
F	From a drain pipe or soil stack	75mm
G	Horizontally from any building structure or obstruction	500mm
H	From any other flue terminal or combustion air intake	300mm
J	Horizontally from any moving window, door, non-mechanical air inlet, or any other opening into a building with the exception of sub floor ventilation	300mm
K	From a mechanical air inlet or spa blower	1000mm
L	Vertically below any moving window, door, non-mechanical air inlet, or any other opening into a building with the exception of sub floor ventilation	300mm
N	Horizontally from a roof light	600mm
O	Vertically from a roof light	500mm
Q	Vertically from a flat roof	500mm
R	Horizontally from a vertical structure	500mm
S	Below a roof window	2000mm
T	Above or either side of a roof window	600mm
U	From a dormer window	1500mm
V	Above the apex of the roof (see note 1 on following page)	300mm
W	From an open flue	1500mm



**DS1400 Information Sheet for Builders and Architects** FIRE BY **escea.**

For further information or specifications, visit the technical section of our website [www.escea.com](http://www.escea.com) to view the latest product installation Manual.

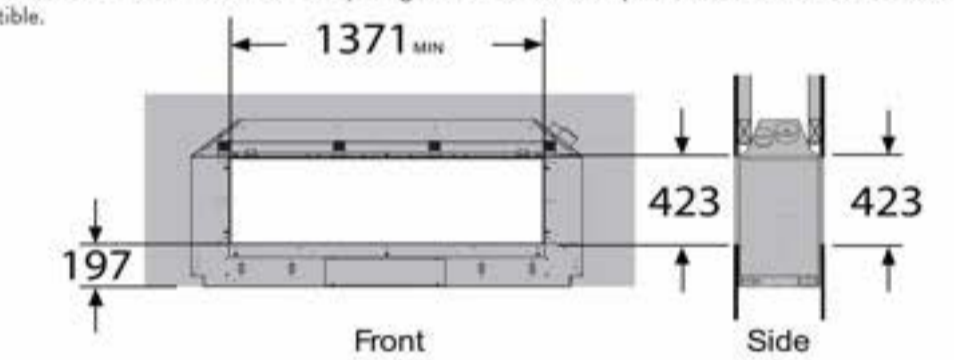
Specifications	
Heat Output	9.5 kW*
Star Rating	5 star*
Gas Input / Consumption	40 MJ/hr
Gas Connection	Lower centre of appliance, 1/2" BSP
Gas Type	Natural Gas / LPLPG (NZ) / Propane (Aus)
Power Requirement	3 pin earthed 230V power outlet to be within 1.0m of right side of the appliance.
Appliance Weight	150kg



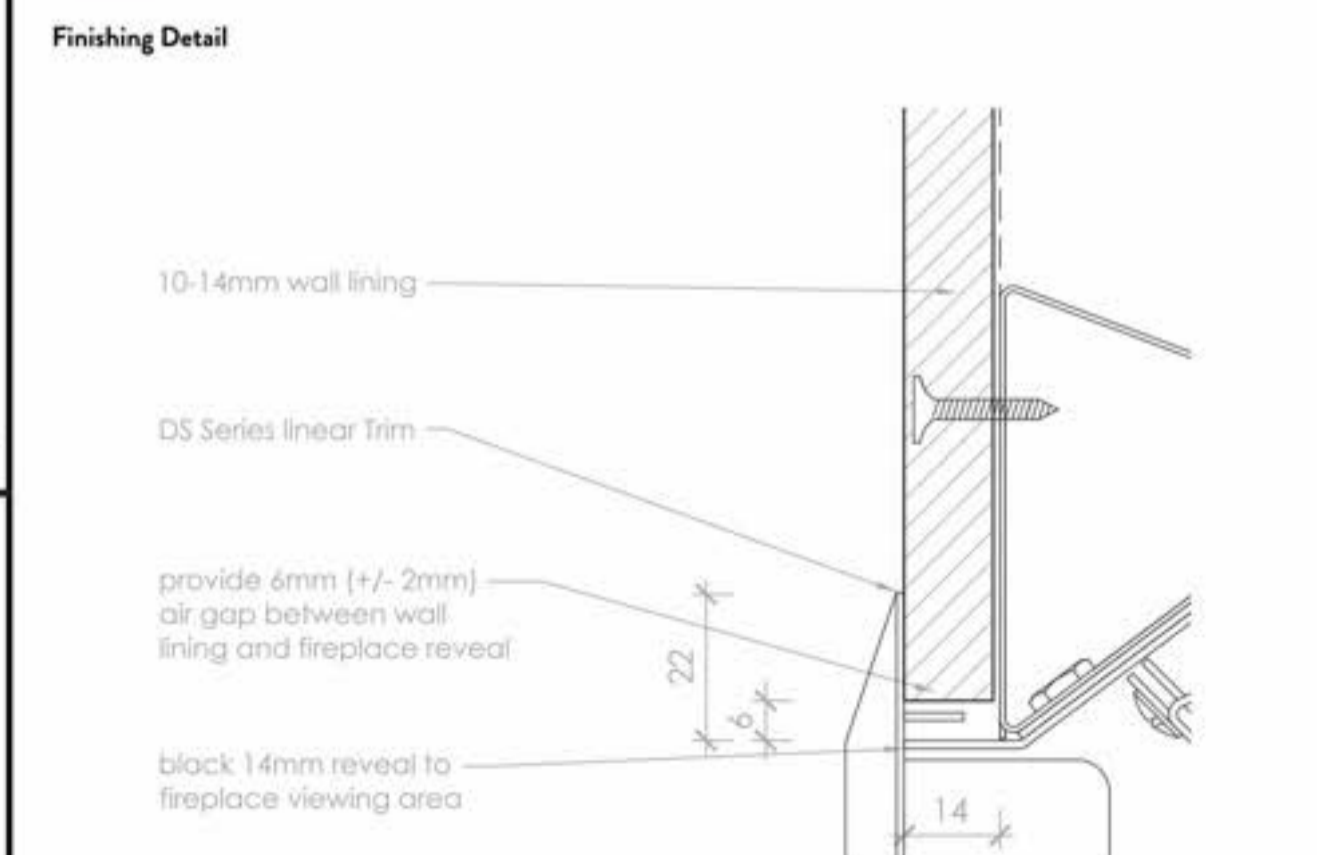
**Wall Lining Dimensions**

**Minimum Wall Lining Dimensions (mm)**  
The appliance must be installed prior to and behind the finished wall surface. Take into account any plaster board, tiles or any other finishing surface that may be intended for the finished wall surface.

Wall finishing materials must not encroach upon the minimum cavity clearances shown.  
The wall board that lines the outside of the opening can be normal 13mm plaster board and does not need to be non-combustible.

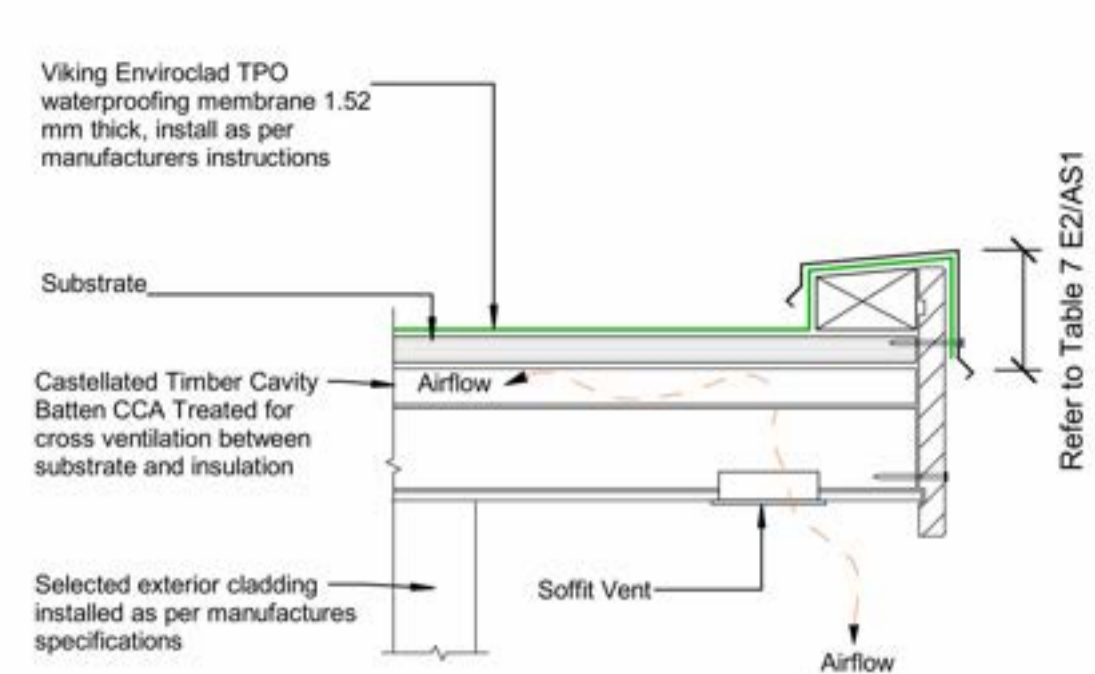


**Finish**



630423\_B DS1400 Builders and Architects Sheet



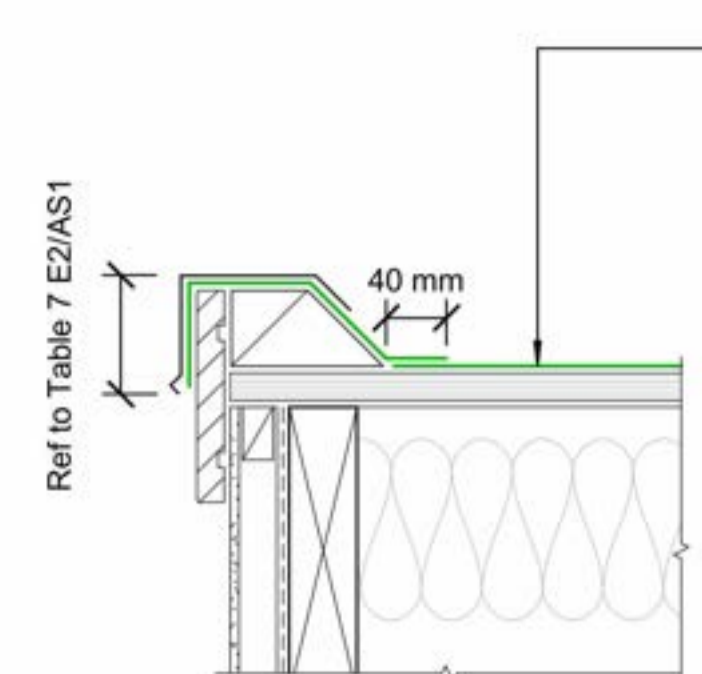


NOTE: Substrate to comply with current Viking Roofspec Masterspec specification. Substrate Checksheet available from [www.vikingroofspec.co.nz](http://www.vikingroofspec.co.nz)

NOTE: Soffit Vents may be louvre vents or others

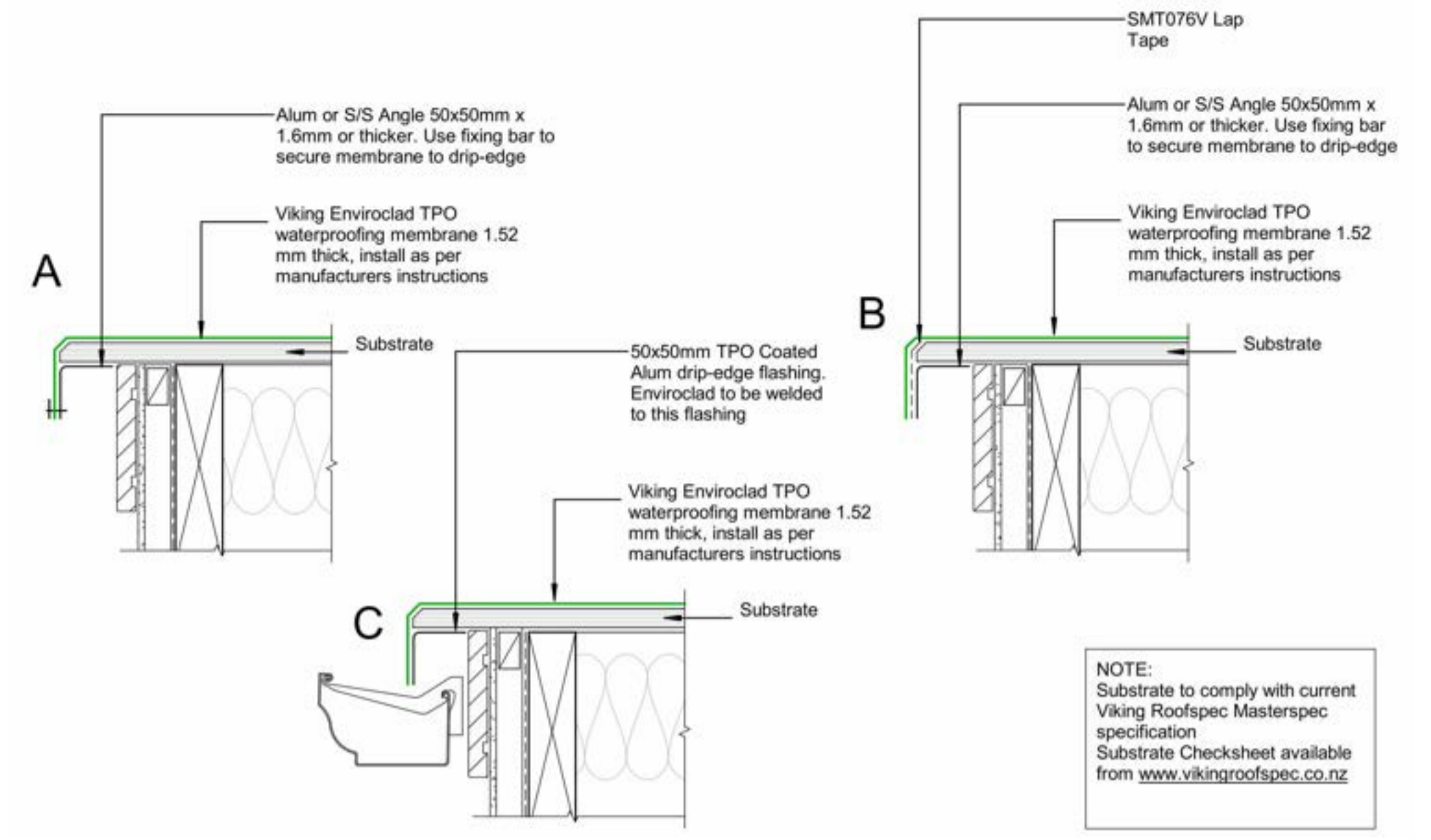
NOTE: VENTING Alternatively vent through Soffit or through top of roof with Viking Cavity Vents

SOFFIT



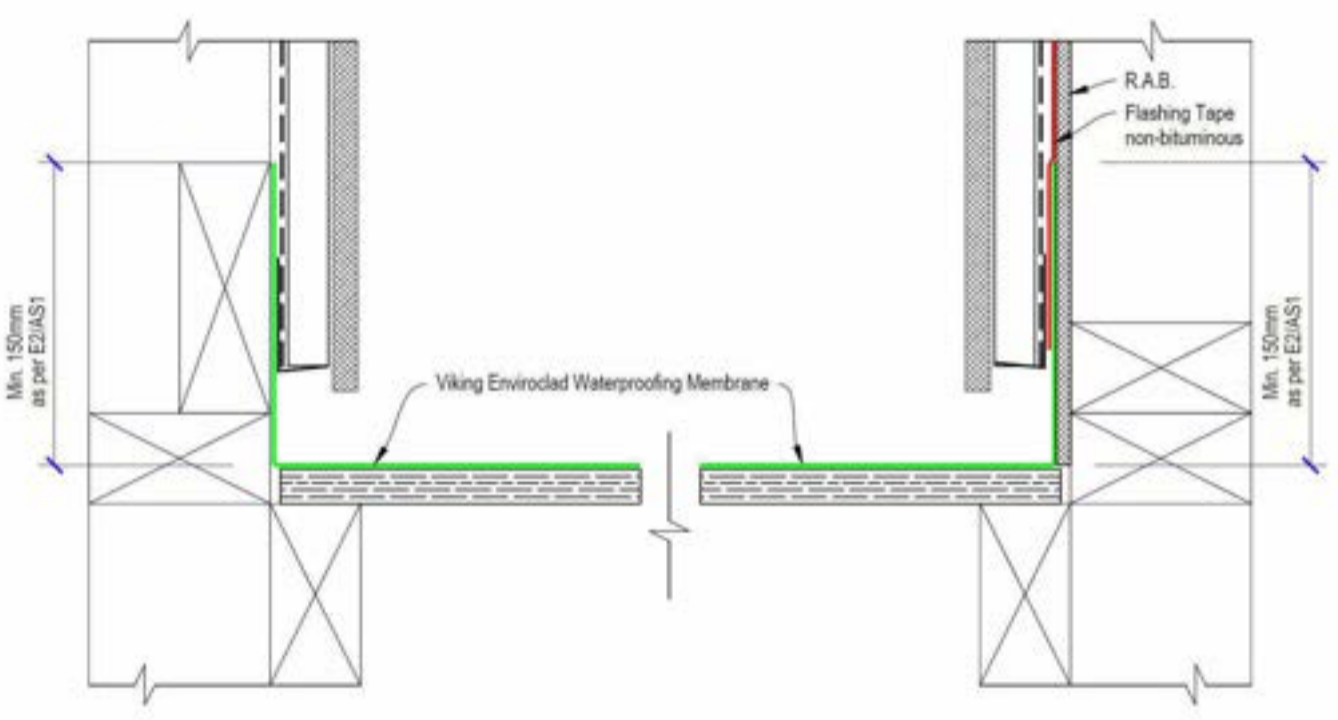
NOTE: Substrate to comply with current Viking Roofspec Masterspec specification. Substrate Checksheet available from [www.vikingroofspec.co.nz](http://www.vikingroofspec.co.nz)

BARGE



NOTE: Substrate to comply with current Viking Roofspec Masterspec specification. Substrate Checksheet available from [www.vikingroofspec.co.nz](http://www.vikingroofspec.co.nz)

DRIP EDGE

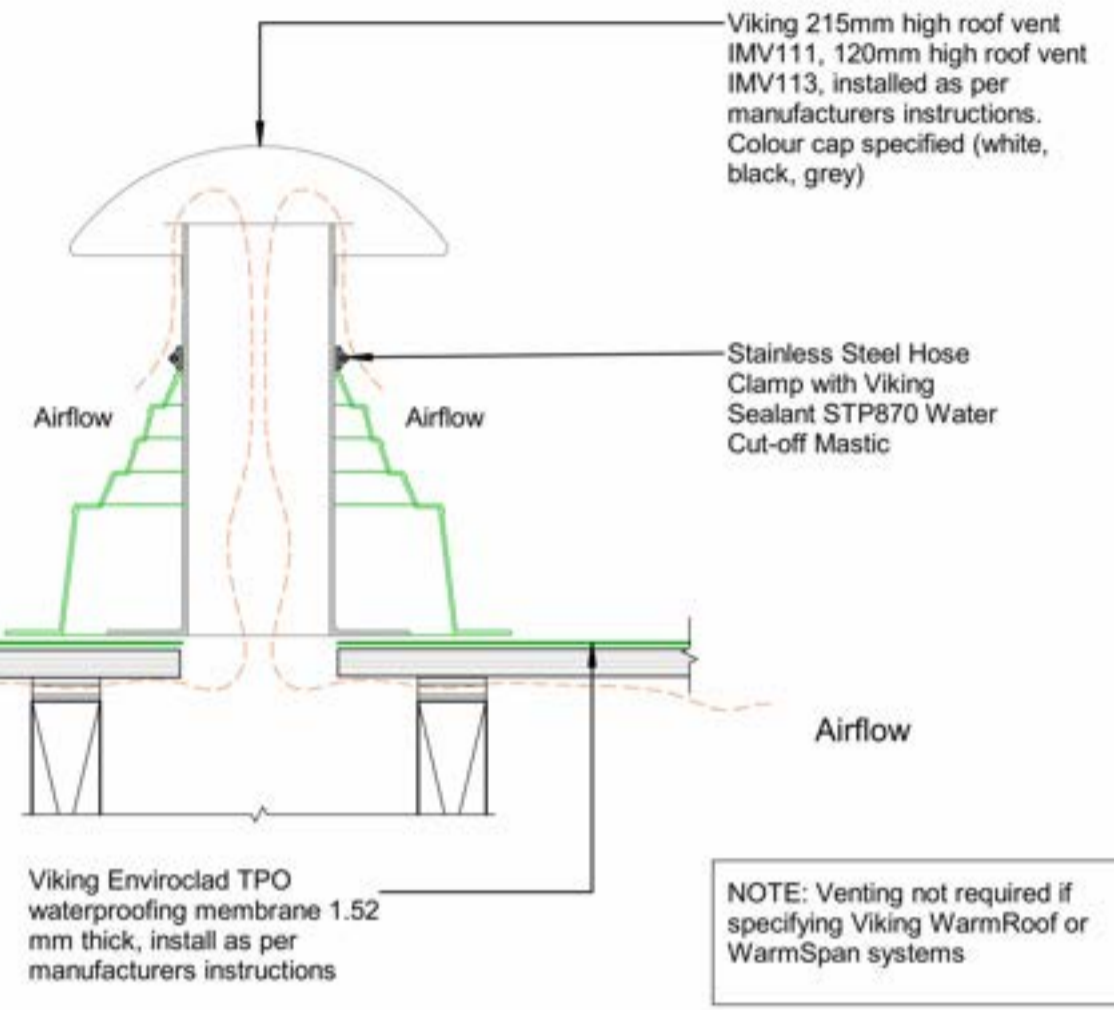


WALL UPSTAND

NOTE: Ensure cross-ventilation within the roof structure E.G. use of a Castellated Batten directly under the Ply substrate or drill 20mm holes at top of timber supports

NOTE: How many vents? Refer Viking Technical Note Venting .

NOTE: Substrate to comply with current Viking Roofspec Masterspec specification. Substrate Checksheet available from [www.vikingroofspec.co.nz](http://www.vikingroofspec.co.nz)

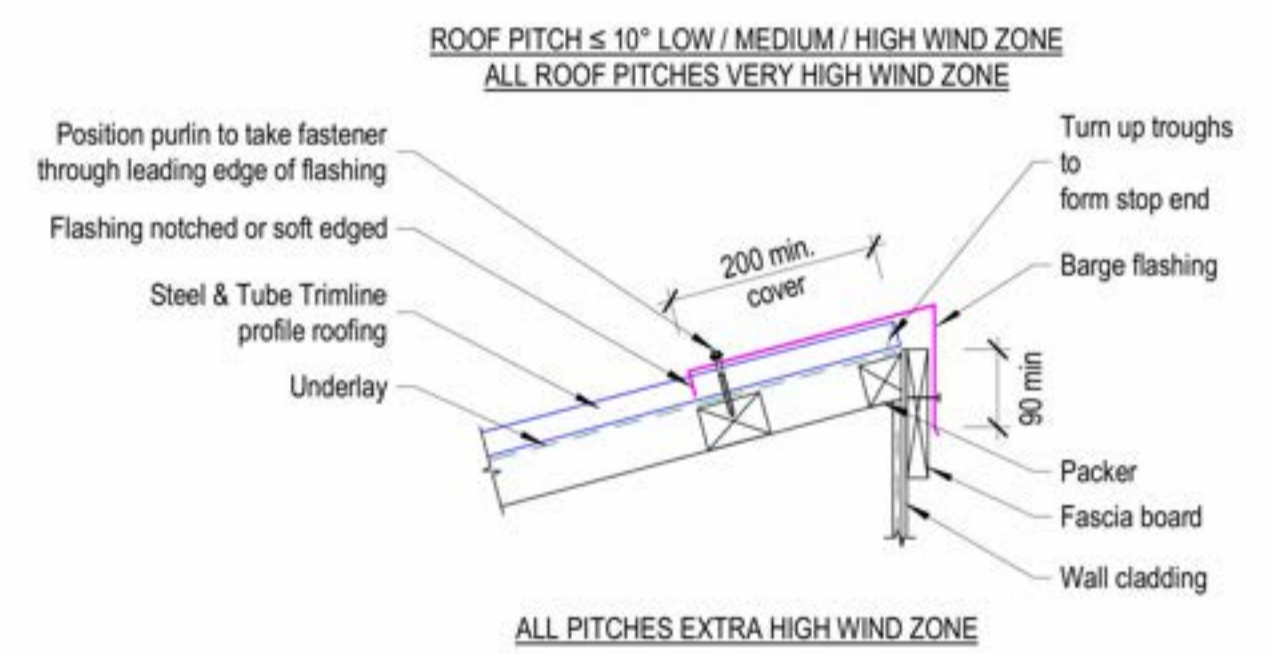
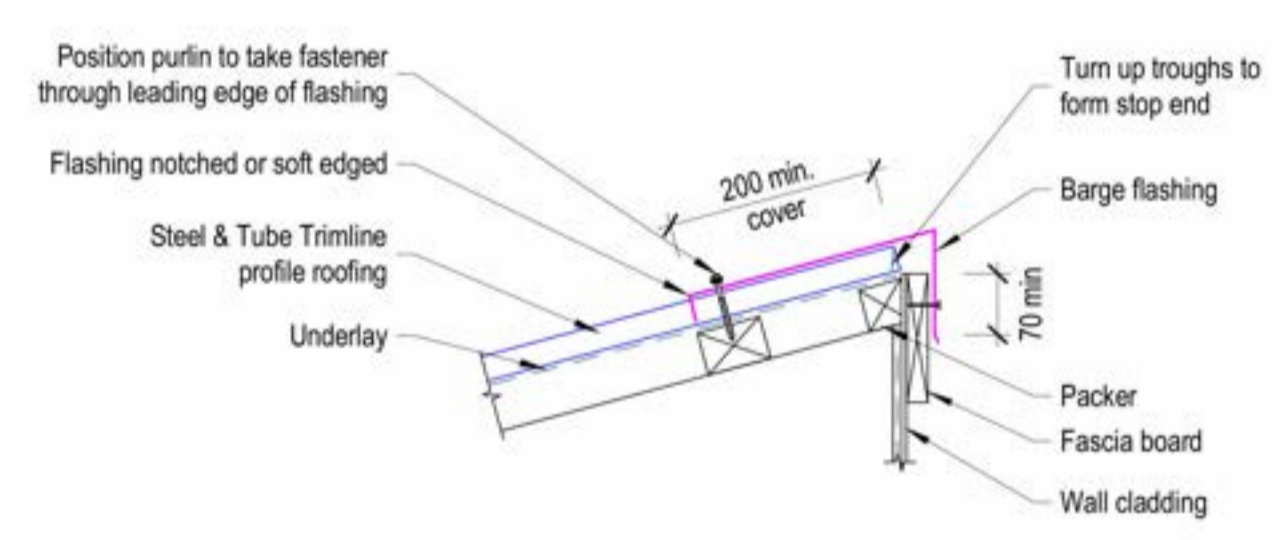
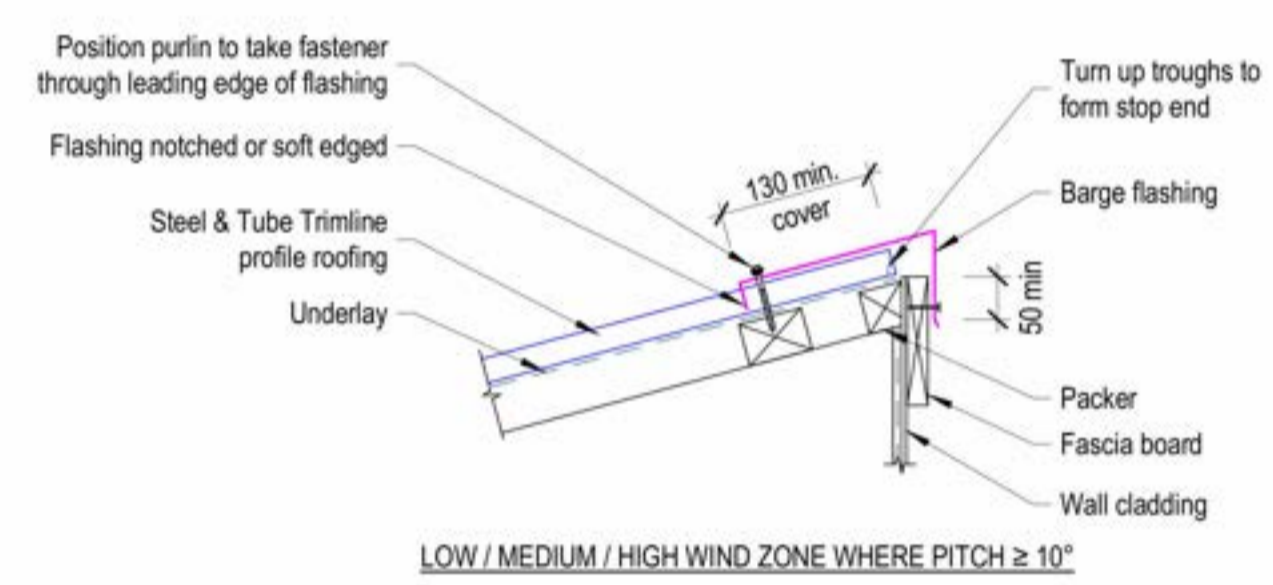


ROOF VENT

NOTE: Venting not required if specifying Viking WarmRoof or WarmSpan systems

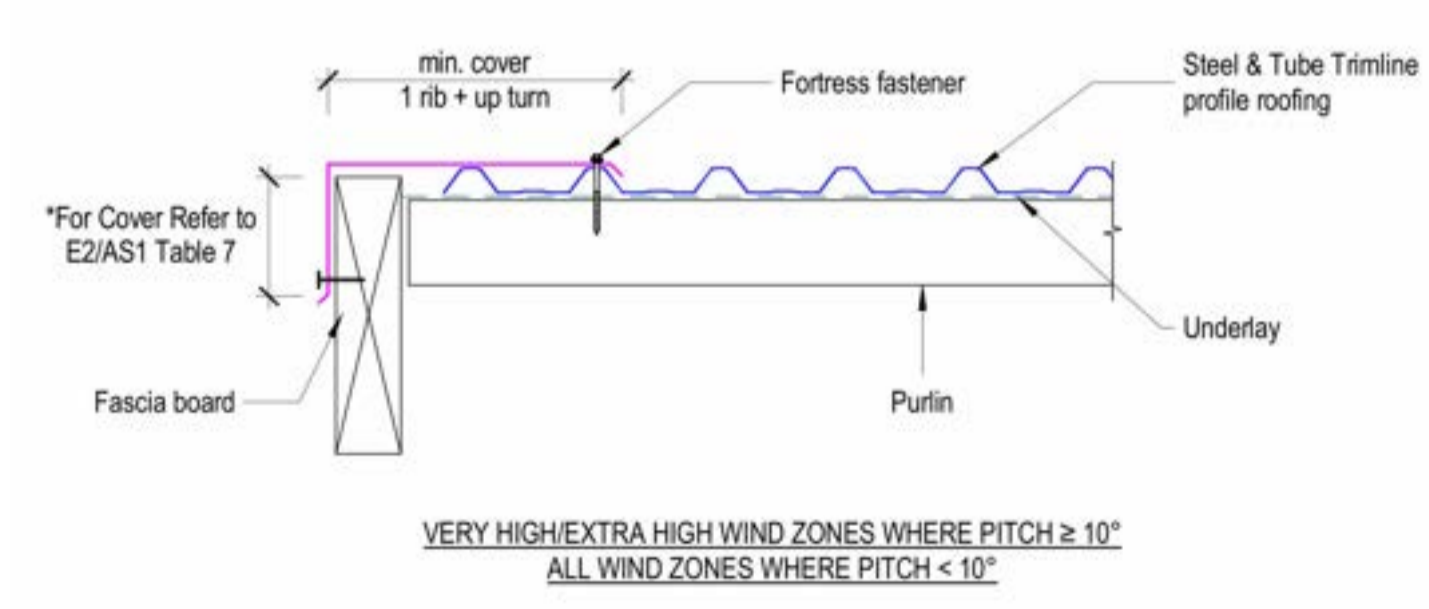
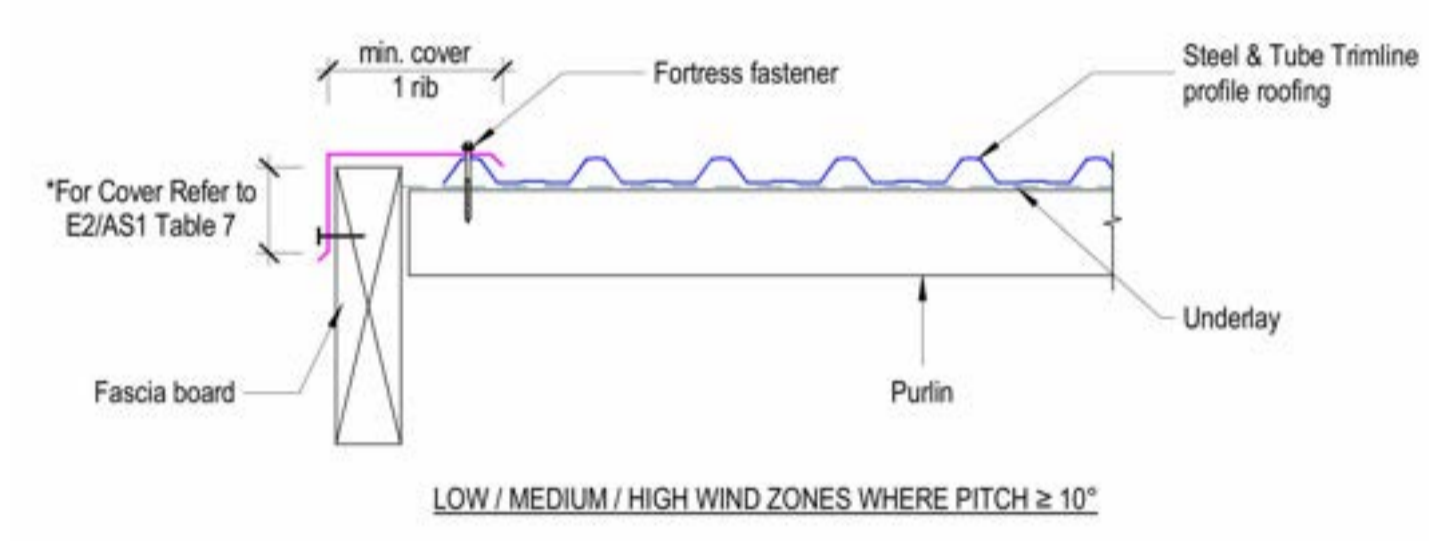
ENVIROCLAD DETAILS

1 : 5



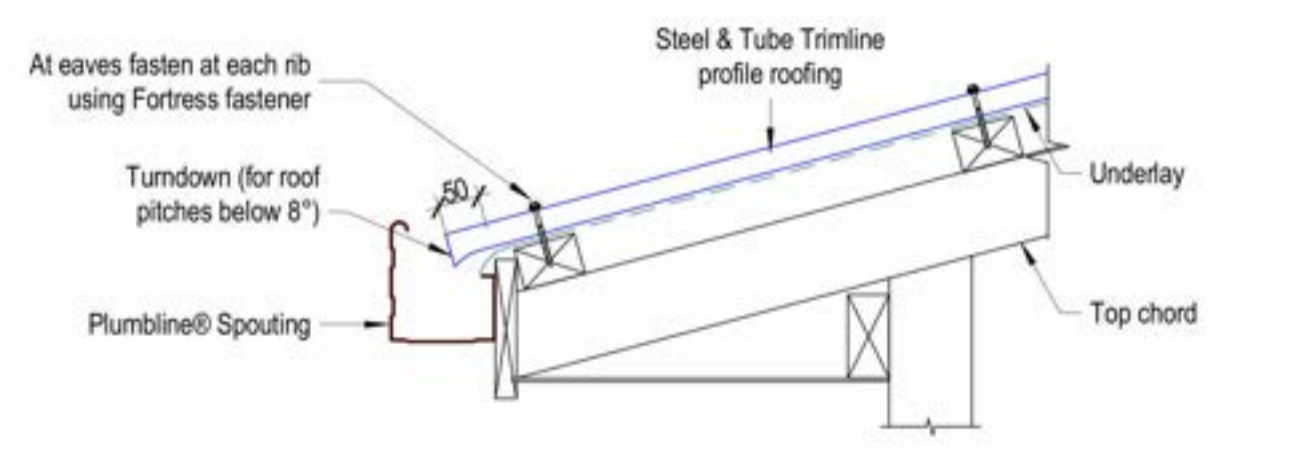
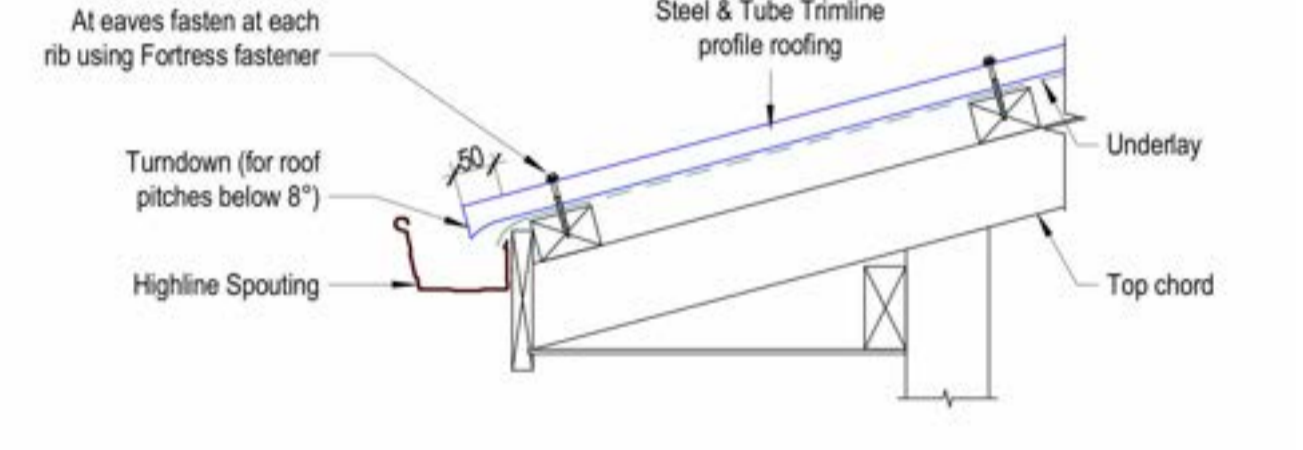
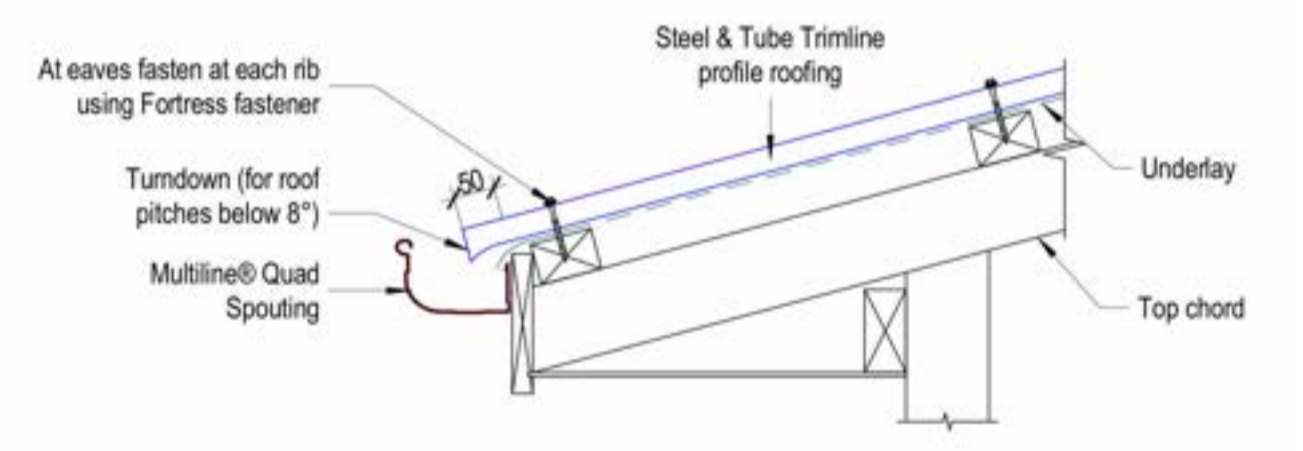
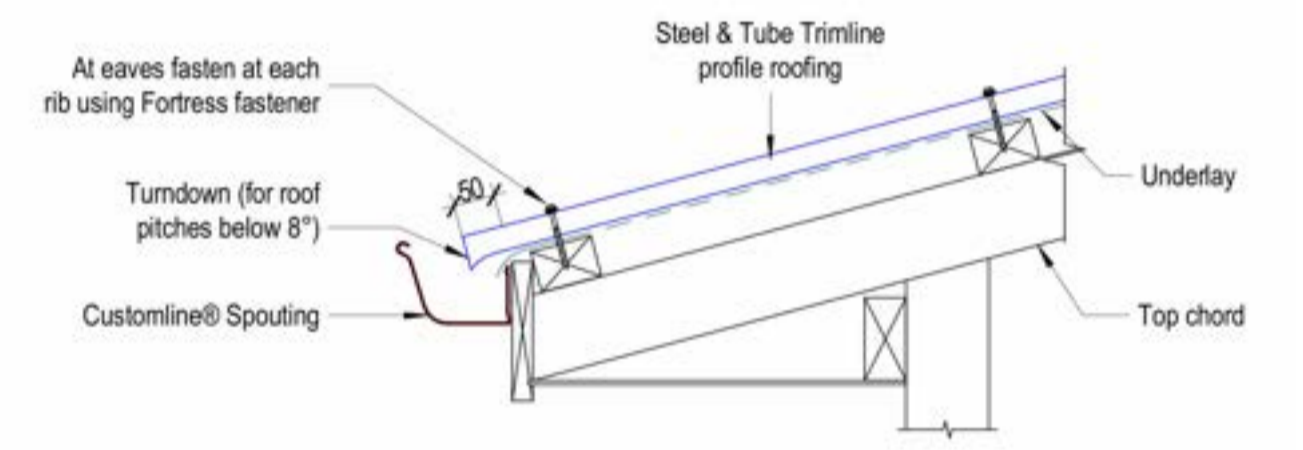
TRIMLINE HEAD FLASHING

1 : 5



TRIMLINE BARGE FLASHING

1 : 5



TRIMLINE EAVES DETAIL

1 : 5



KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE

KERIKERI ROAD

ROOF DETAILS

DRAFT BC SET

Date: 8/08/2024 11:09:56 am

Scale: 1 : 5@ A1

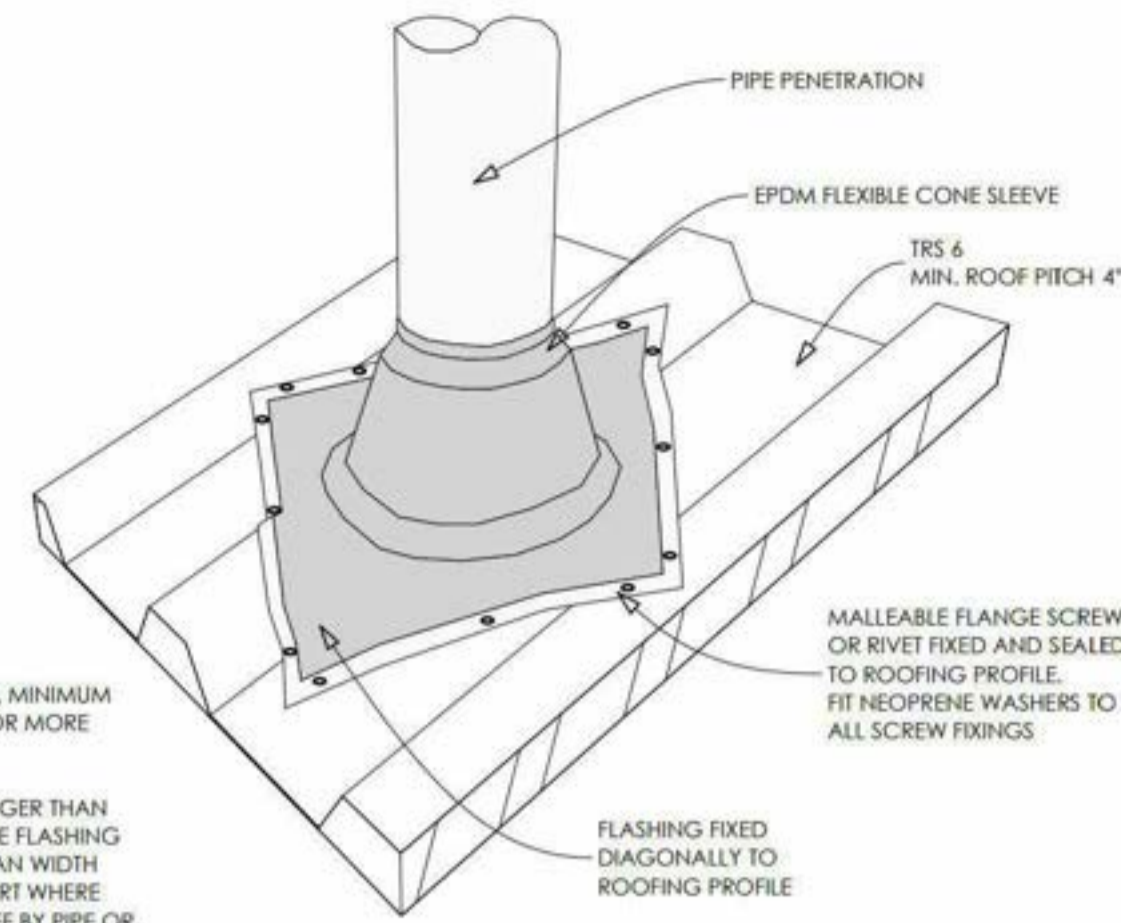
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Drawing No. A4601

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Revision.

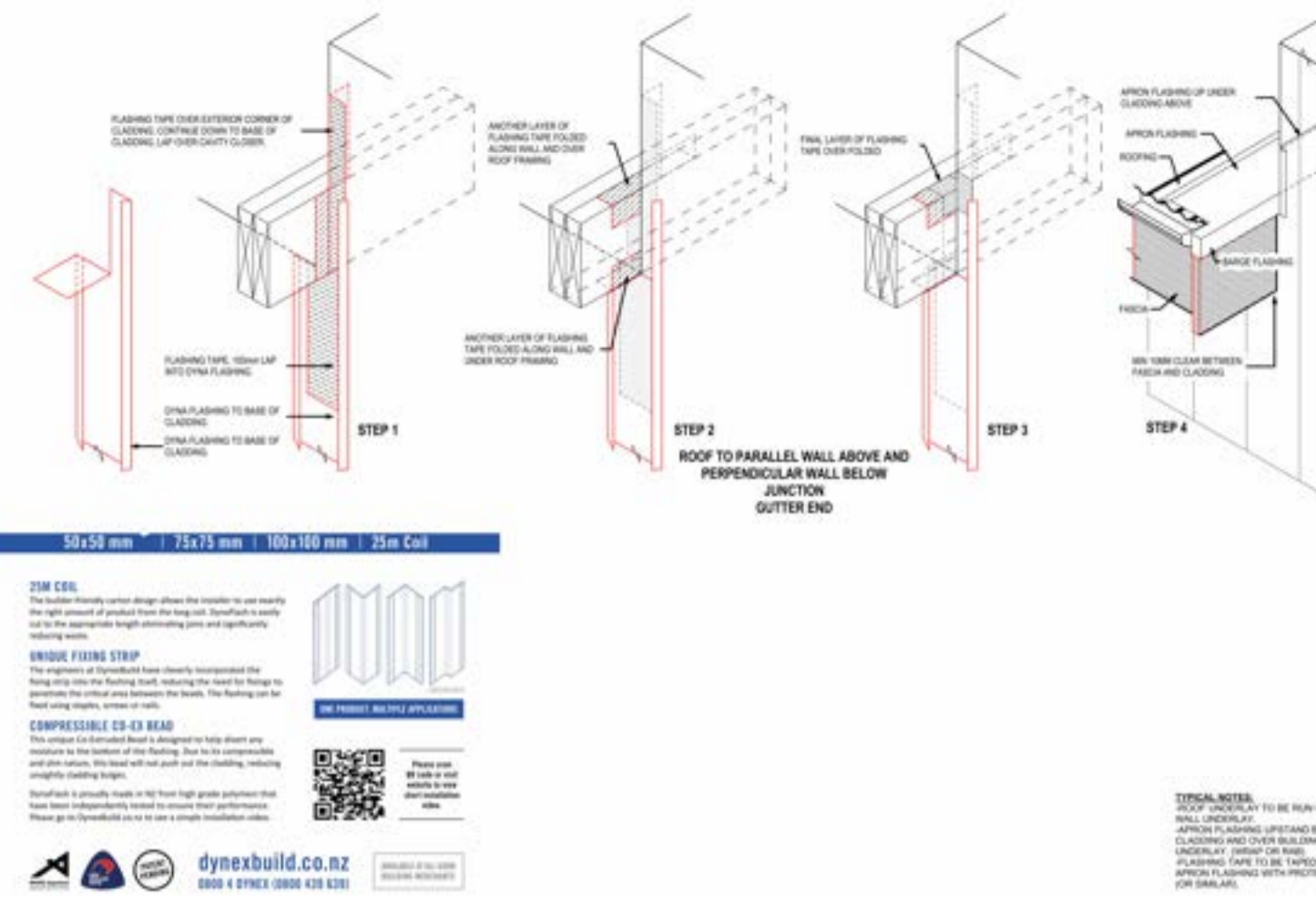




NOTE:  
 (1) MAX. ROOF PITCH FOR THIS FLASHING 45°, MINIMUM PITCH 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS.  
 (2) FOR PIPES UP TO 85mm DIAMETER  
 (3) NZMRM CODE OF PRACTICE ALLOWS LARGER THAN 85mm DIAMETER PENETRATION PROVIDED THE FLASHING DOES NOT EXTEND TO MORE THAN 50% OF PAN WIDTH  
 (4) INSTALL ADJACENT TO PURLIN FOR SUPPORT WHERE POSSIBLE. NO PANS TO BE FULLY BLOCKED OFF BY PIPE OR DEKITE

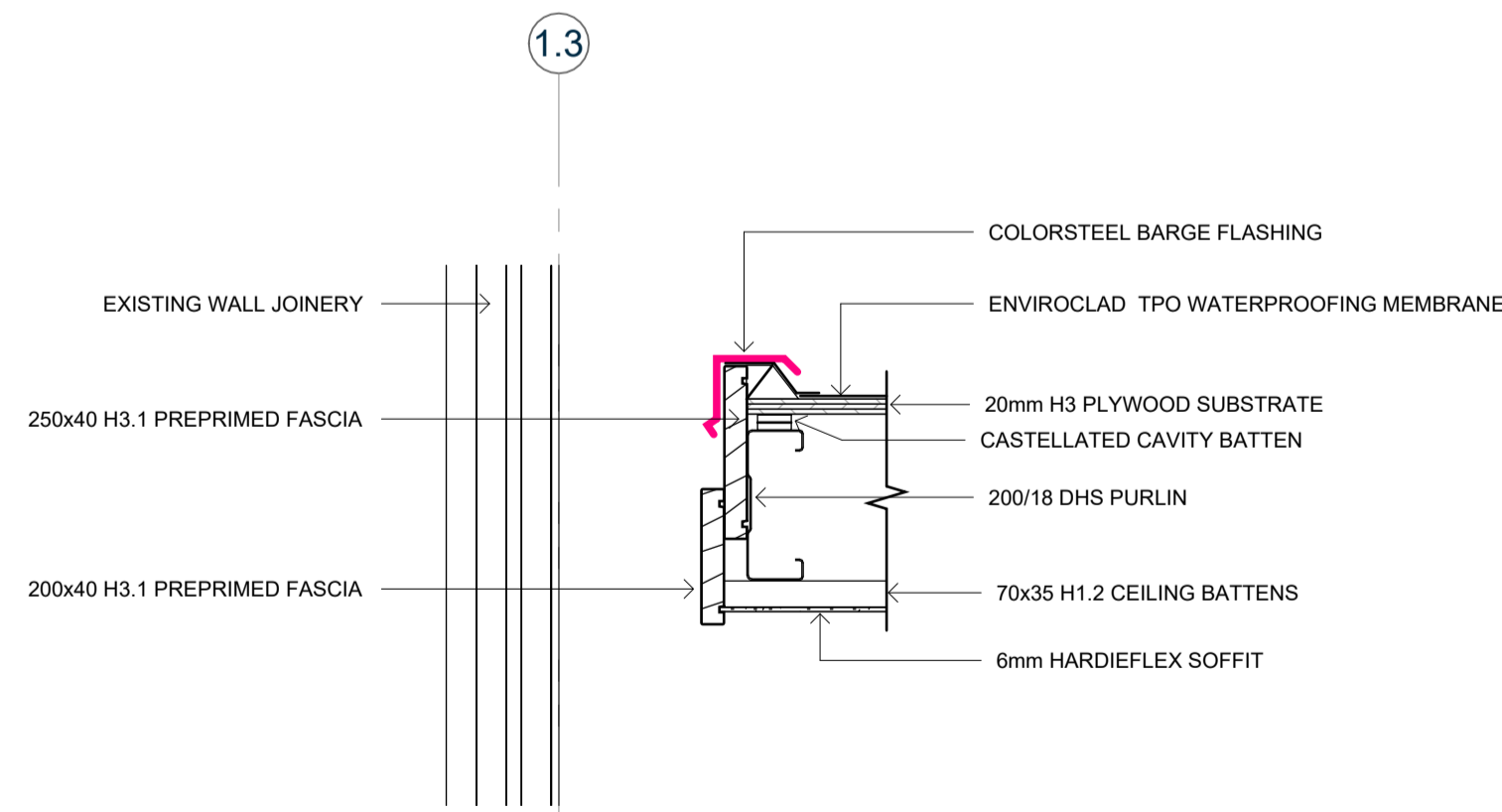
### ROOF PENETRATION DETAIL

Not To Scale



### ROOF/WALL JUNCTION DETAIL

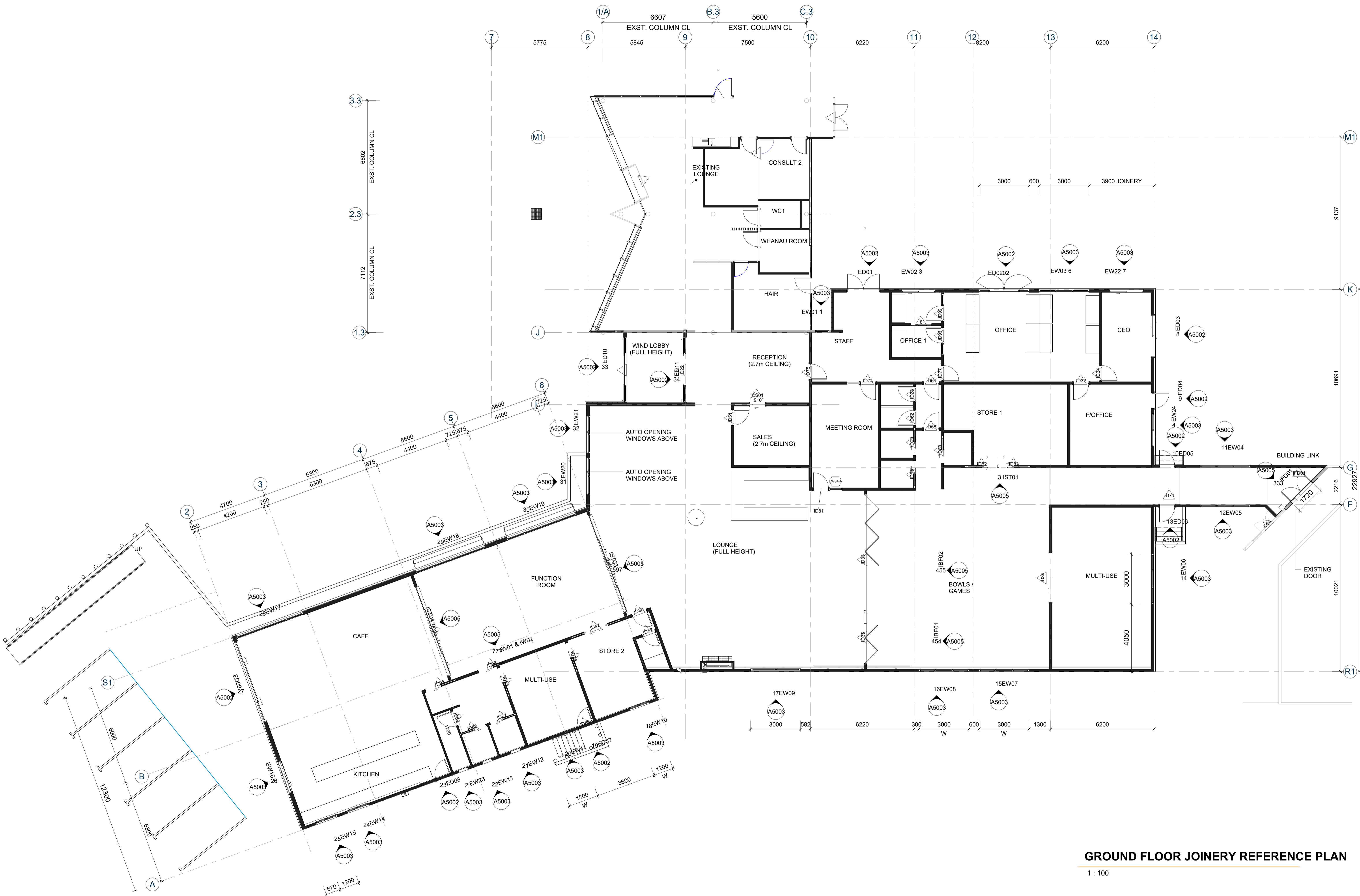
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### ENTRANCE PORTICO BARGE DETAIL

1 : 10





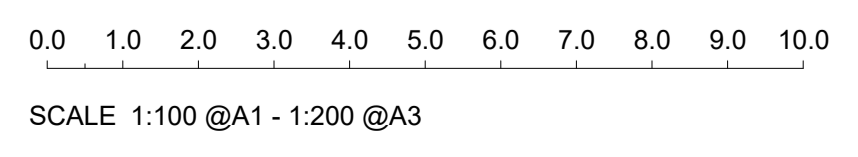
**GROUND FLOOR JOINERY REFERENCE PLAN**

1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**GROUND FLOOR JOINERY REFERENCE PLAN**



**DRAFT BC SET**

Date:  
8/08/2024  
11:09:57 am



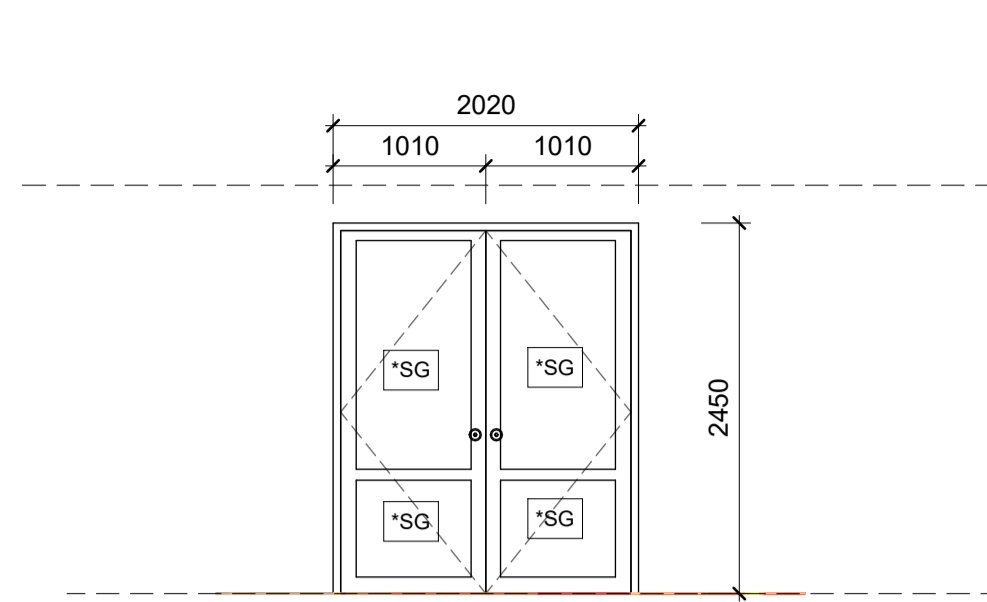
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Drawing No.  
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Original Size.  
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Revision.  
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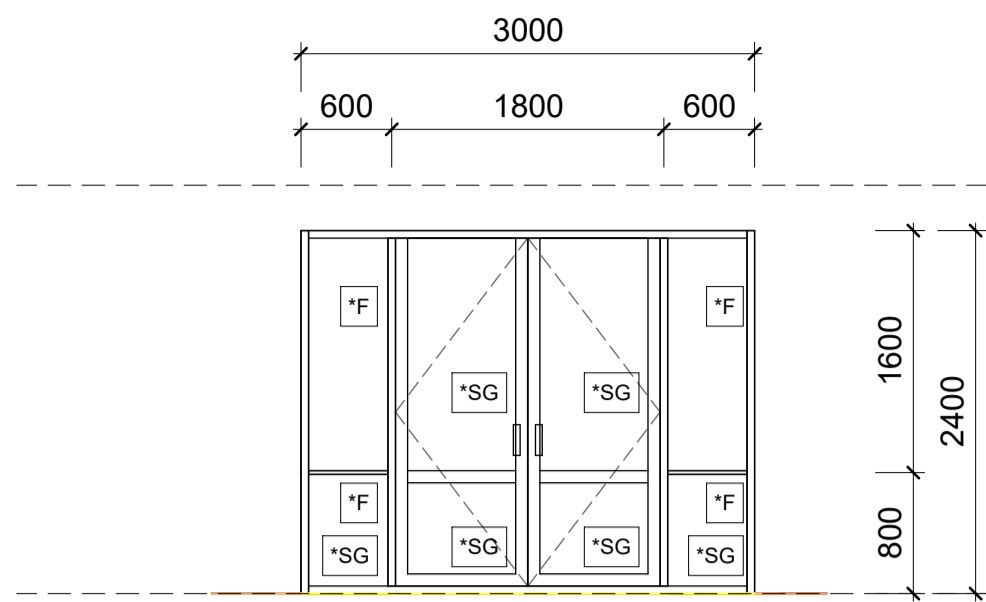


ED

1 : 50

**[ED01]**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED OPAQUE
- ALUMINIUM HEAD FLASHINGS
- AWNINGS AS SHOWN
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.

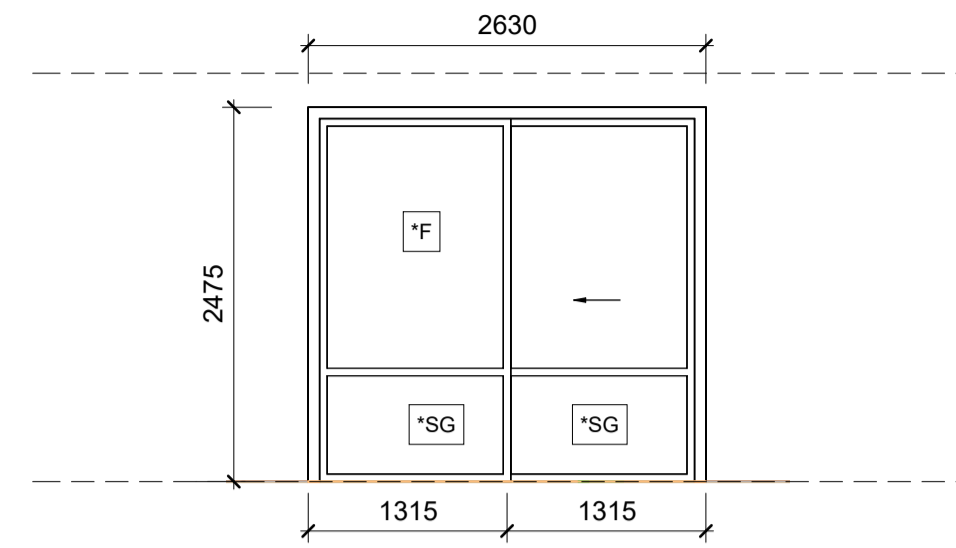


ED02

1 : 50

**[ED02] (ACTIVITY ROOM 2 / MEDIA)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HEAD FLASHINGS
- AWNINGS AS SHOWN
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.

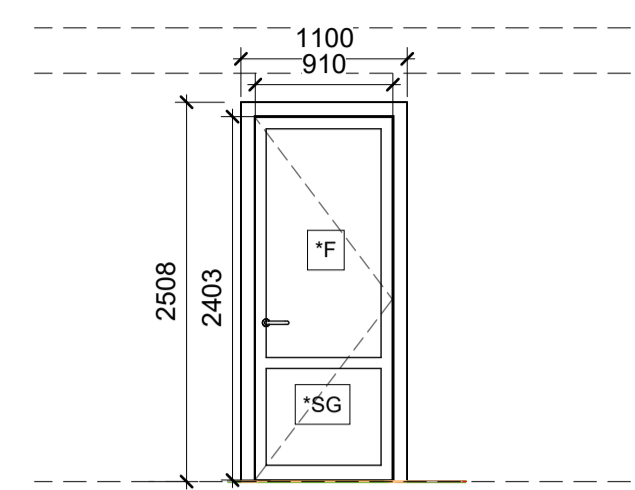


ED03

1 : 50

**[ICW11] (BUILDING LINK)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HEAD FLASHINGS
- AWNINGS AS SHOWN
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.

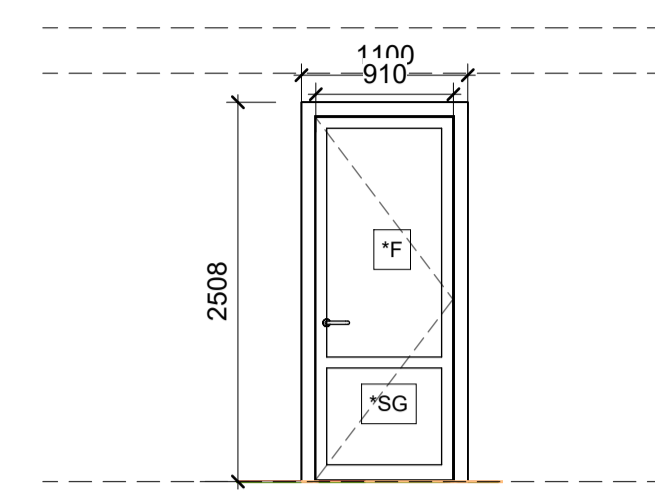


ED04

1 : 50

**[ED04] (OPEN IN)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HOLDBACK / DOORSTOP POWDER COATED TO MATCH
- ALUMINIUM HEAD FLASHING
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.



ED05

1 : 50

**[ED05] (OPEN OUT)**

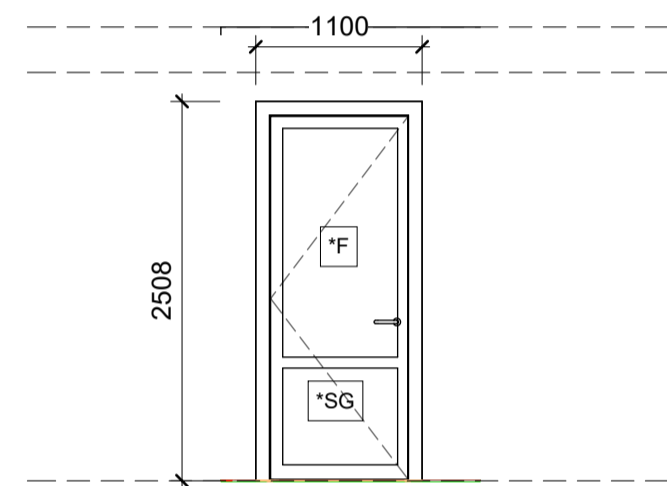
- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HOLDBACK / DOORSTOP POWDER COATED TO MATCH
- ALUMINIUM HEAD FLASHING
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.

**JOINERY SCHEDULE NOTES:**

- FLOOR PLANS AND ELEVATIONS TAKE PRECEDENCE OVER WINDOW SCHEDULE
- ALL DIMENSIONS TO BE CHECKED ON SITE BY JOINERY FABRICATOR PRIOR TO COMMENCING MANUFACTURE.
- ALL SAFETY GLASS AND COMPLY WITH NZ STANDARDS 4223:PART 3
- ALL UNITS VIEWED FROM THE OUTSIDE
- TRIM HEIGHT AS SHOWN
- ALL DIMENSIONS ARE FRAME OPENING SIZE ALLOW 7.5MM EACH SIDE OF BOX SIZE I.E. 15MM OVERALL
- ALLOW FOR REBATE INTO FLOOR, CHECK WITH MANUFACTURER TO CONFIRM DEPTH PRIOR TO INSTALLATION
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES
- ALL JOINERY TO BE POWDERCOATED ALUMINIUM
- ALL FIXINGS AND FASTENINGS TO COMPLY WITH NZS3604-2011 PART 4 'DURABILITY' AND NZBC B2
- WINDOWS INSTALLATION, IN ACCORDANCE WITH WANZ RECOMMENDED PRACTICE, RETURN BUILDING WRAP AND PROVE AIR SEALS AND FLASHINGS AS PER WANZ.
- SILL SUPPORT BARS TO BE PROVIDED TO ALL EXTERNAL WINDOWS & DOORS TO COMPLY WITH E2/AS1 AND WANZ EVALUATION METHOD EM6
- PROTECTO WRAP TO ALL WINDOWS AND DOORS
- ALL DOORS TO HAVE HOLDBACK STOPS
- GLAZING TO ACHIEVE R0.37 RATING
- DIAMOND FUSION COATING TO GLASS

**LEGEND**

- \*SG = GRADE A SAFETY GLASS
- \*F = FIXED
- \*A = AUTOMATED / ELECTRIC OPENERS
- \*OP = OPAQUE GLAZING
- \*SP = SOLID PANEL

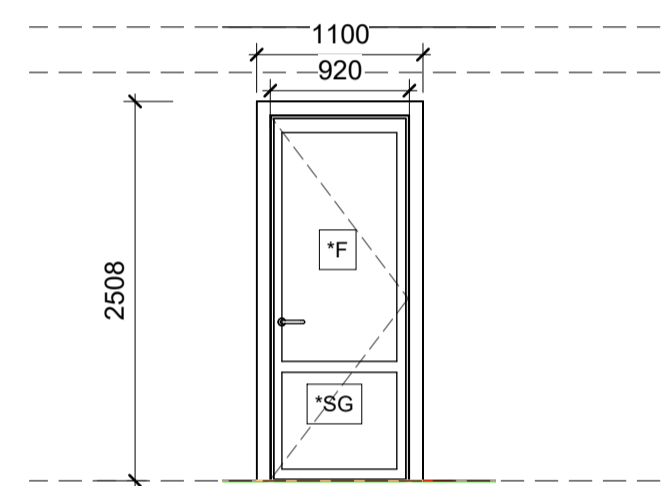


ED06

1 : 50

**[ED06] (OPEN OUT)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HOLDBACK / DOORSTOP POWDER COATED TO MATCH
- ALUMINIUM HEAD FLASHING
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.

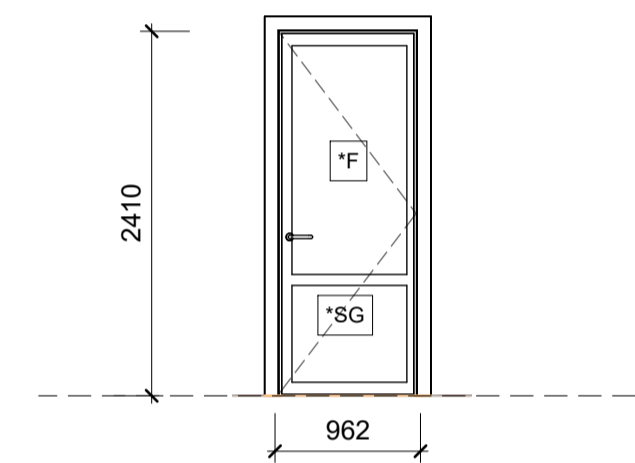


ED07

1 : 50

**[ED07] (OPEN IN)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HOLDBACK / DOORSTOP POWDER COATED TO MATCH
- ALUMINIUM HEAD FLASHING
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.

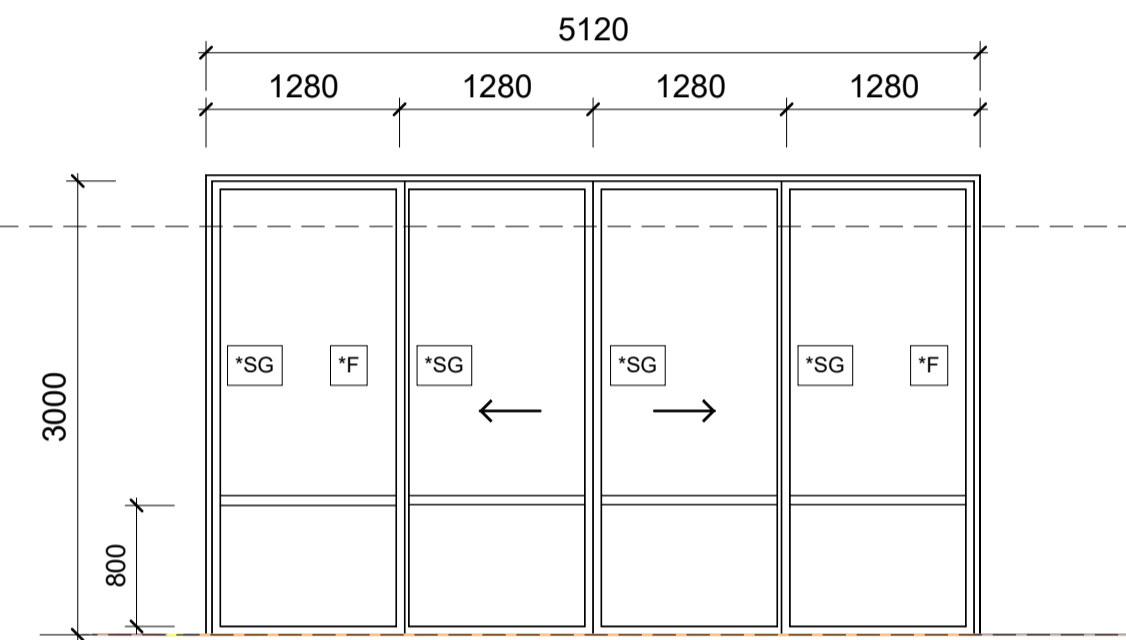


ED08

1 : 50

**[ED08] (OPEN IN)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HOLDBACK / DOORSTOP POWDER COATED TO MATCH
- ALUMINIUM HEAD FLASHING
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.

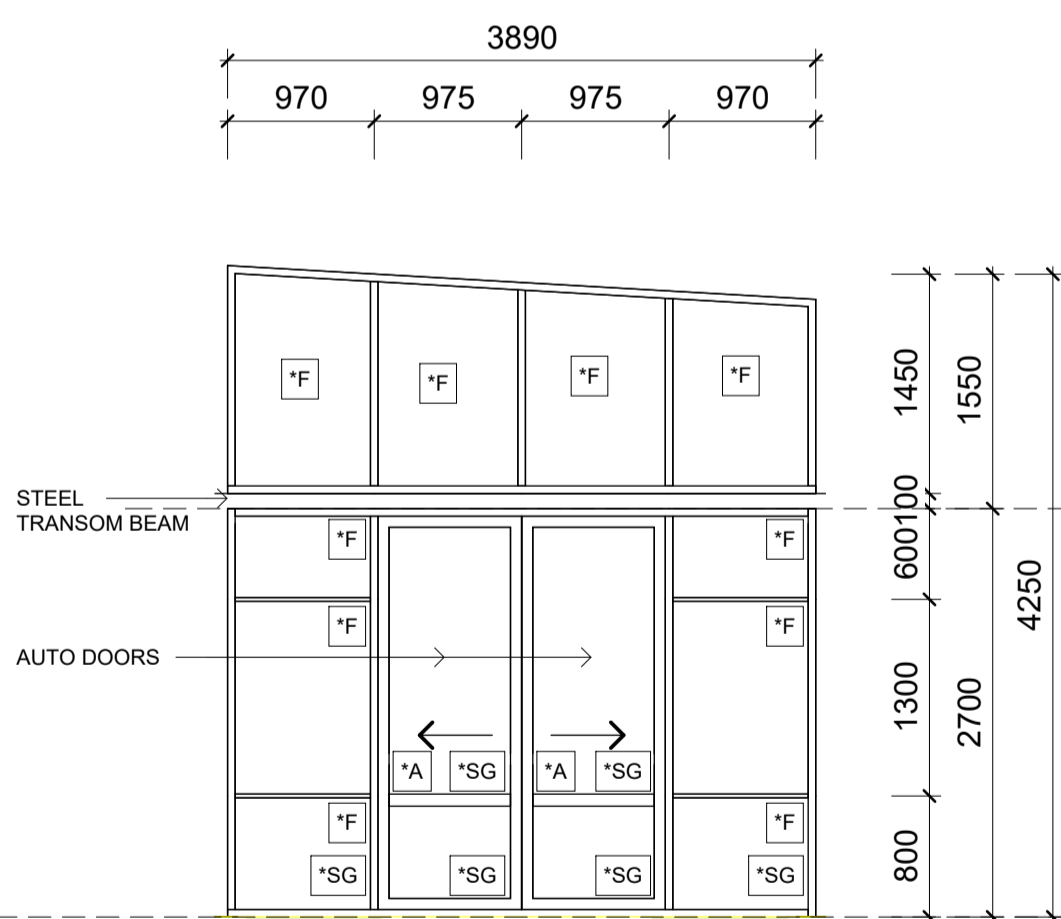


ED09

1 : 50

**[ED09] (CAFE)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HEAD FLASHINGS
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.

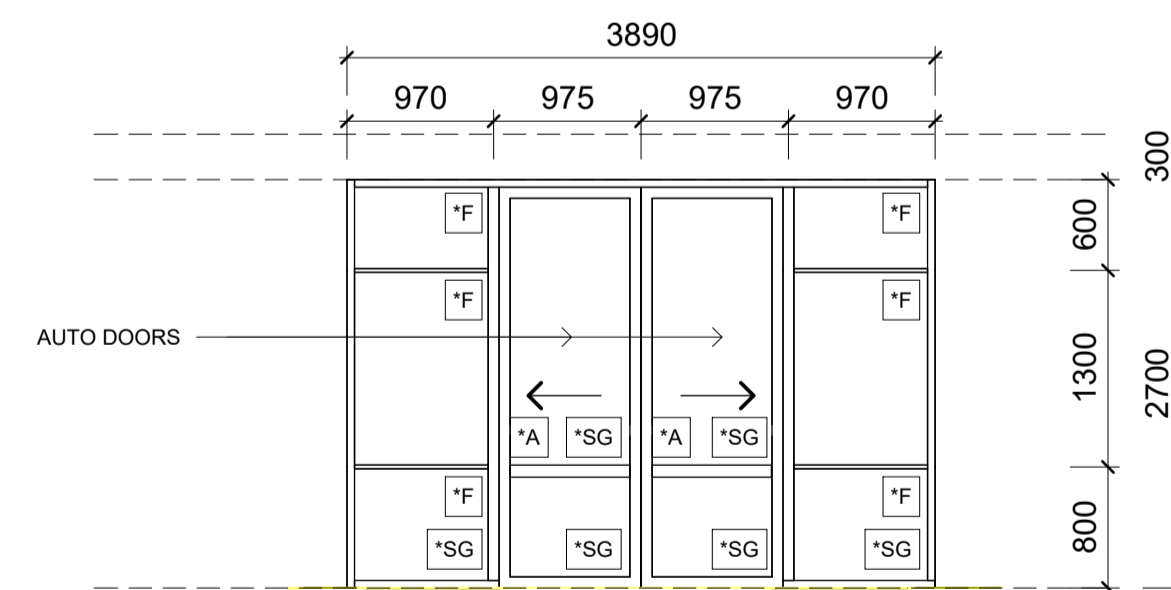


ED10

1 : 50

**[ED10] (ENTRY)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HEAD FLASHINGS
- AWNINGS AS SHOWN
- AUTOMATED OPENERS
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.



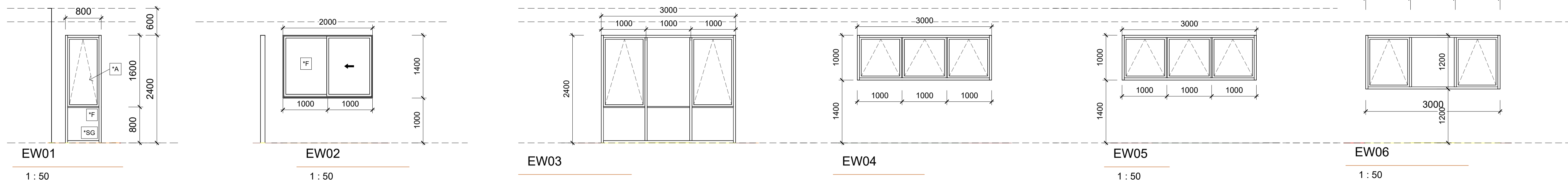
ED11

1 : 50

**[ED11] (OPEN OUT) (ENTRY)**

- POWDER COATED ALUMINIUM JOINERY
- DOUBLE GLAZED CLEAR
- ALUMINIUM HEAD FLASHINGS
- AWNINGS AS SHOWN
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- NO LINER TO DOOR SILL.
- LEVEL THRESHOLD WITH ALUMINIUM, STRIP & RAVEN WEATHERSEAL.





**EW01** 1:50  
**EW02** 1:50  
**EW03** 1:50  
**EW04** 1:50  
**EW05** 1:50  
**EW06** 1:50

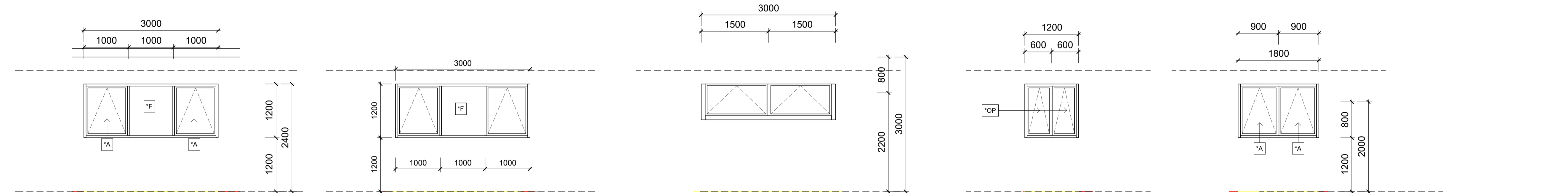
- [EW01] (LOBBY 1 & OPEN PLAN OFFICE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW02] (OFFICE 1)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW03] (OFFICE ROOM)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW04] (BUILDING LINK)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW05] (BUILDING LINK)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW06] (ACTIVITY ROOM 1)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.

**JOINERY SCHEDULE NOTES:**

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- ALL UNITS VIEWED FROM THE OUTSIDE
- TRIM HEIGHT AS SHOWN
- ALL DIMENSIONS ARE FRAME OPENING SIZE ALLOW 7.5MM EACH SIDE OF BOX SIZE I.E. 15MM OVERALL
- ALLOW FOR REBATE INTO FLOOR. CHECK WITH MANUFACTURER TO CONFIRM DEPTH PRIOR TO INSTALLATION
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- ALL DOORS TO HAVE HOLDBACK STOPS
- GLAZING TO ACHIEVE R0.37 RATING
- DIAMOND FUSION COATING TO GLASS

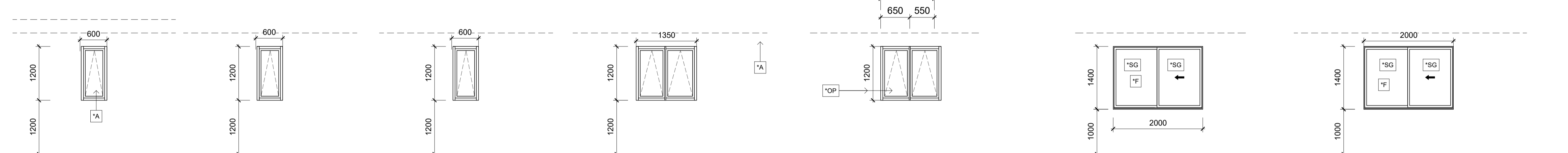
**LEGEND**

- \*SG = GRADE A SAFETY GLASS
- \*F = FIXED
- \*A = AUTOMATED / ELECTRIC OPENERS
- \*OP = OPAQUE GLAZING
- \*SP = SOLID PANEL



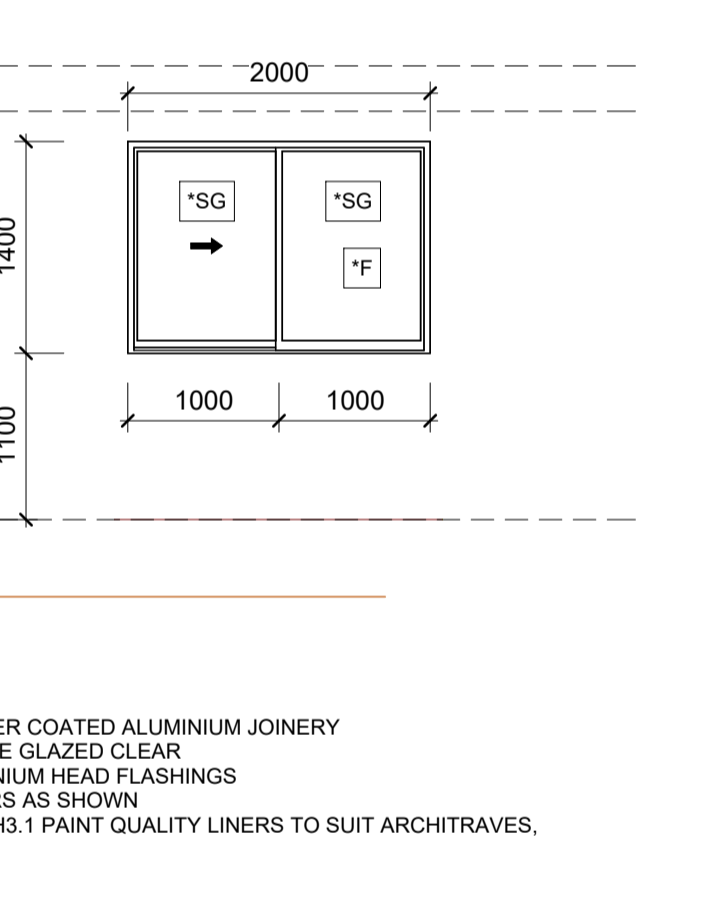
**EW07** 1:50  
**EW08** 1:50  
**EW09** 1:50  
**EW10** 1:50  
**EW11** 1:50

- [EW07] (GAMES ROOM)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW08] (GAMES ROOM)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW09] (LOUNGE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW10] (STORE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW11] (MULTI USE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED OPAQUE
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.



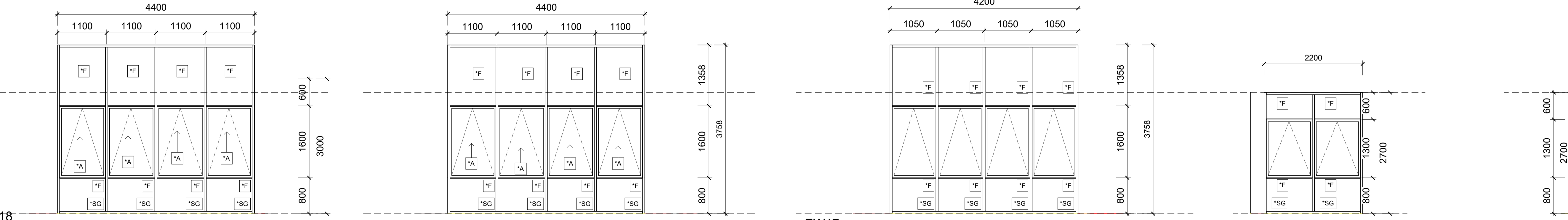
**EW12** 1:50  
**EW13** 1:50  
**EW23** 1:50  
**EW14** 1:50  
**EW15** 1:50  
**EW16** 1:50

- [EW12] (W/C)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW13 & 23] (W/C)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED OPAQUE
  - ALUMINIUM HEAD FLASHINGS
  - AWNING WITH RESTRICTORS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW14] (KITCHEN)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW15] (KITCHEN)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - AUTOMATED OPENERS
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW16] (KITCHEN)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - SLIDER AS SHOWN
  - AUTOMATED OPENERS
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.



**EW24** 1:50

- [EW24] (CEC)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - SLIDERS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.



**EW18** 1:50  
**EW19** 1:50  
**EW17** 1:50  
**EW20** 1:50  
**EW21** 1:50

- [EW18] (FUNCTION ROOM)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW19] (FUNCTION ROOM)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - AUTOMATED OPENERS
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW17] (CAFE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNING WITH RESTRICTORS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
- [EW20] (LOUNGE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
  - LEVEL THRESHOLD WITH ALUMINIUM STRIP & RAVEN WEATHERSEAL
- [EW21] (LOUNGE)**
  - POWDER COATED ALUMINIUM JOINERY
  - DOUBLE GLAZED CLEAR
  - ALUMINIUM HEAD FLASHINGS
  - AWNINGS AS SHOWN
  - 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES.
  - NO LINER TO DOOR SILL.
  - LEVEL THRESHOLD WITH ALUMINIUM STRIP & RAVEN WEATHERSEAL



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
 KERIKERI ROAD

**EXTERNAL JOINERY**

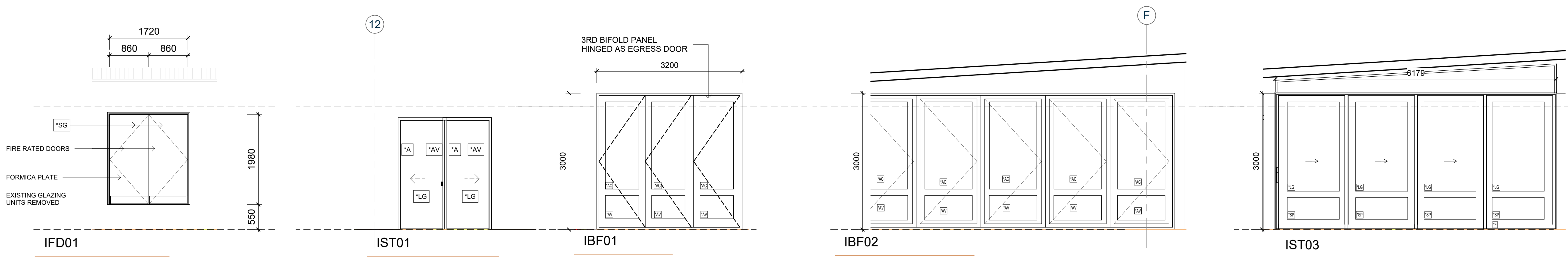
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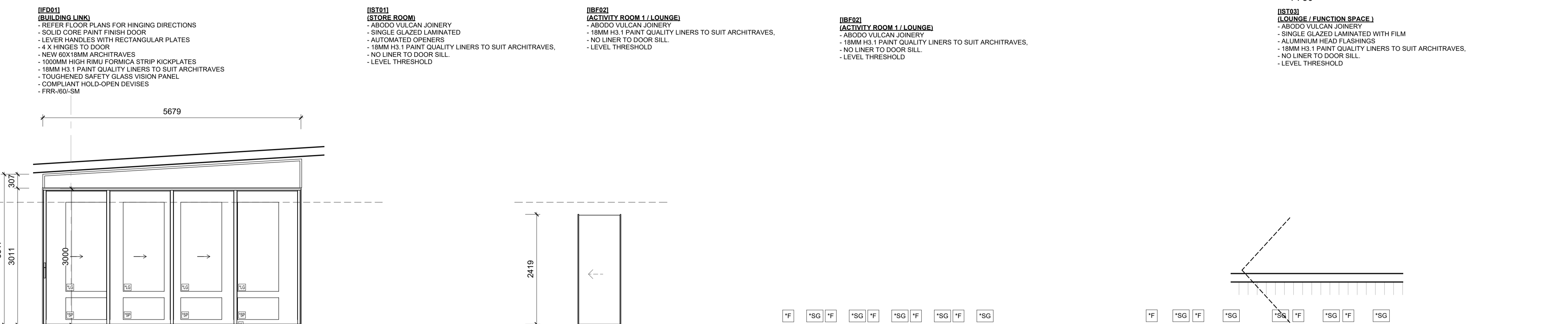
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 Drawing No. A5003  
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 Revision.





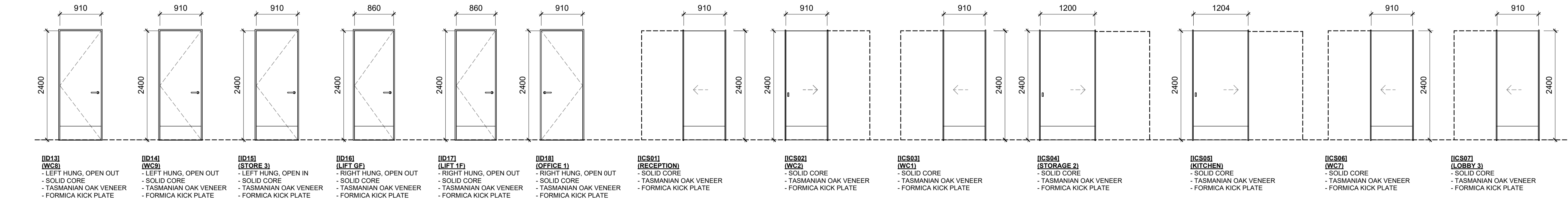
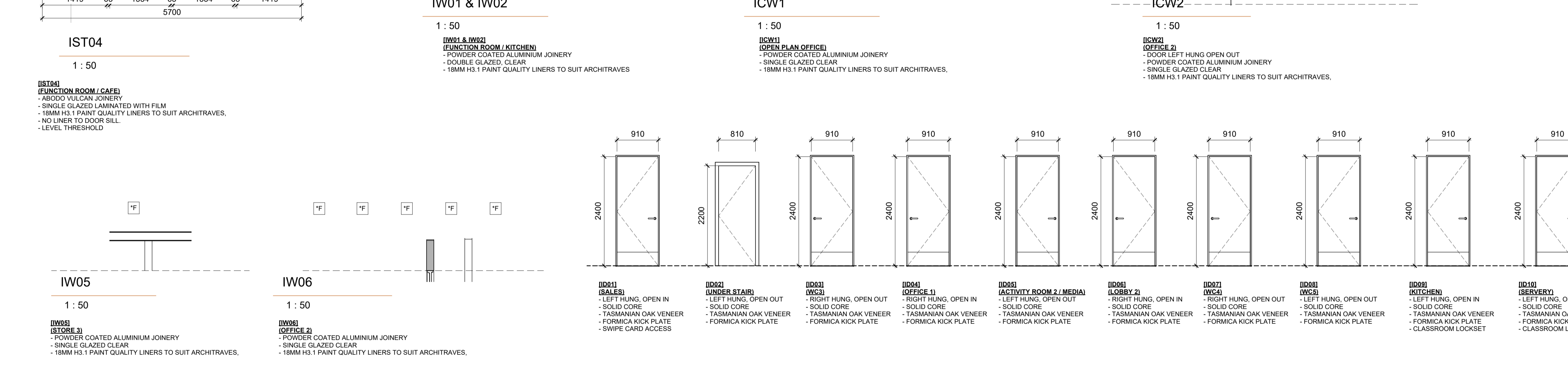
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- ALL DIMENSIONS TO BE CHECKED ON SITE BY JOINERY FABRICATOR PRIOR TO COMMENCING MANUFACTURE.
- ALL UNITS VIEWED FROM THE RIGHT OR BOTTOM OF PAGE EXCEPT THOSE WITH ELEVATION MARKER
- ALL SAFETY GLASS AND COMPLY WITH NZ STANDARDS 4223:PART 3
- 18MM H3.1 PAINT QUALITY LINERS TO SUIT ARCHITRAVES
- HARDWARE AS PER HARDWARE SCHEDULE
- HALLMARK SOLID CORE WITH TASMANIAN OAK VENEER & FORMICA KICK PLATES UNLESS NOTED
- ALL HINGED DOORS WITH 4 STAINLESS STEEL BUTT HINGES
- DORMA AUTO HARDWARE
- ABODO VULCAN DOORS WITH 9mm MDF PANELS OR GLASS OR AUTEX COMPOSITION AS NOTED
- SLIDING & BIFOLD DOORS TO HAVE ACOUSTIC SEALS
- SLIDING DOORS TOP HUNG, NO BOTTOM TRACK, GUIDES ONLY
- ALL DOORS TO HAVE HOLDBACK STOPS



**LEGEND**

- \*SG = GRADE A SAFETY GLASS
- \*LG = LAMINATED GLASS
- \*F = FIXED
- \*A = AUTOMATED / ELECTRIC OPENERS
- \*OP = OPAQUE GLAZING
- \*SP = SOLID PANEL
- \*AC = AUTEX COMPOSITION OVER 9mm MDF
- \*AV = ABODO VULCAN

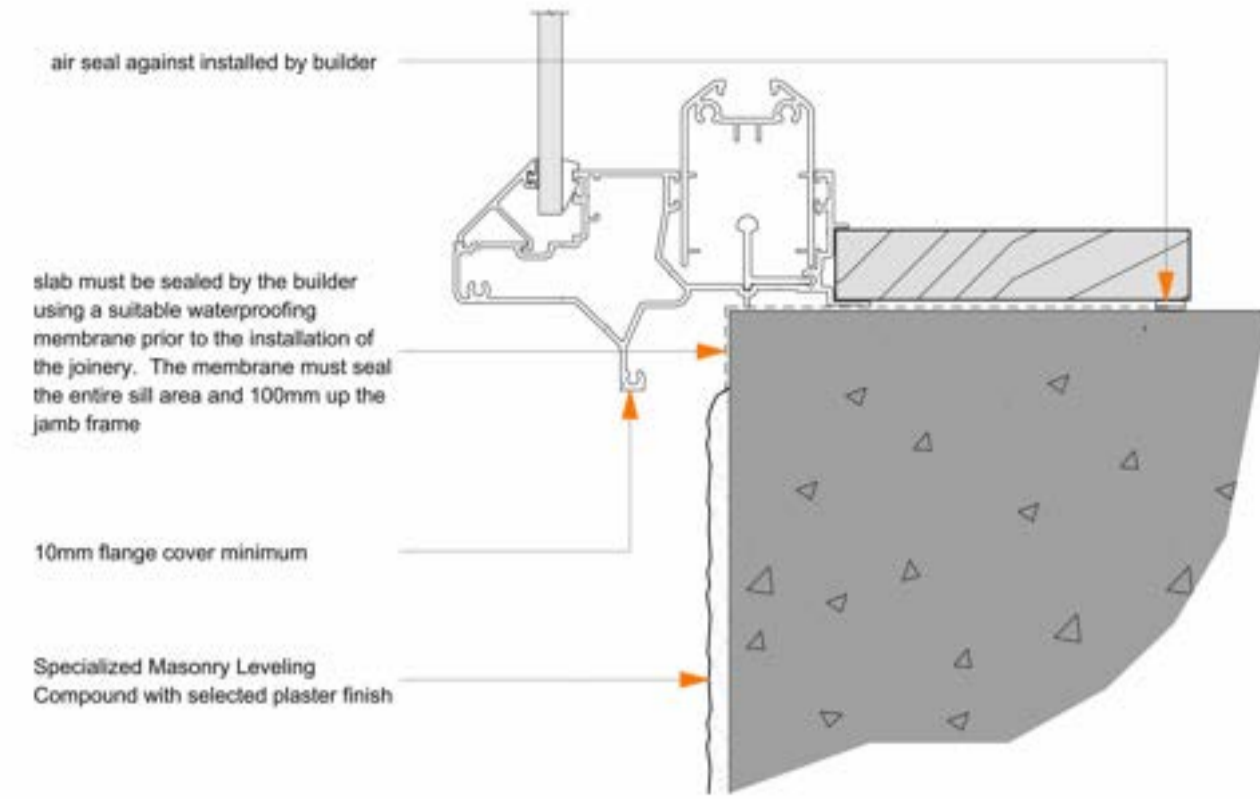


**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**INTERNAL JOINERY**

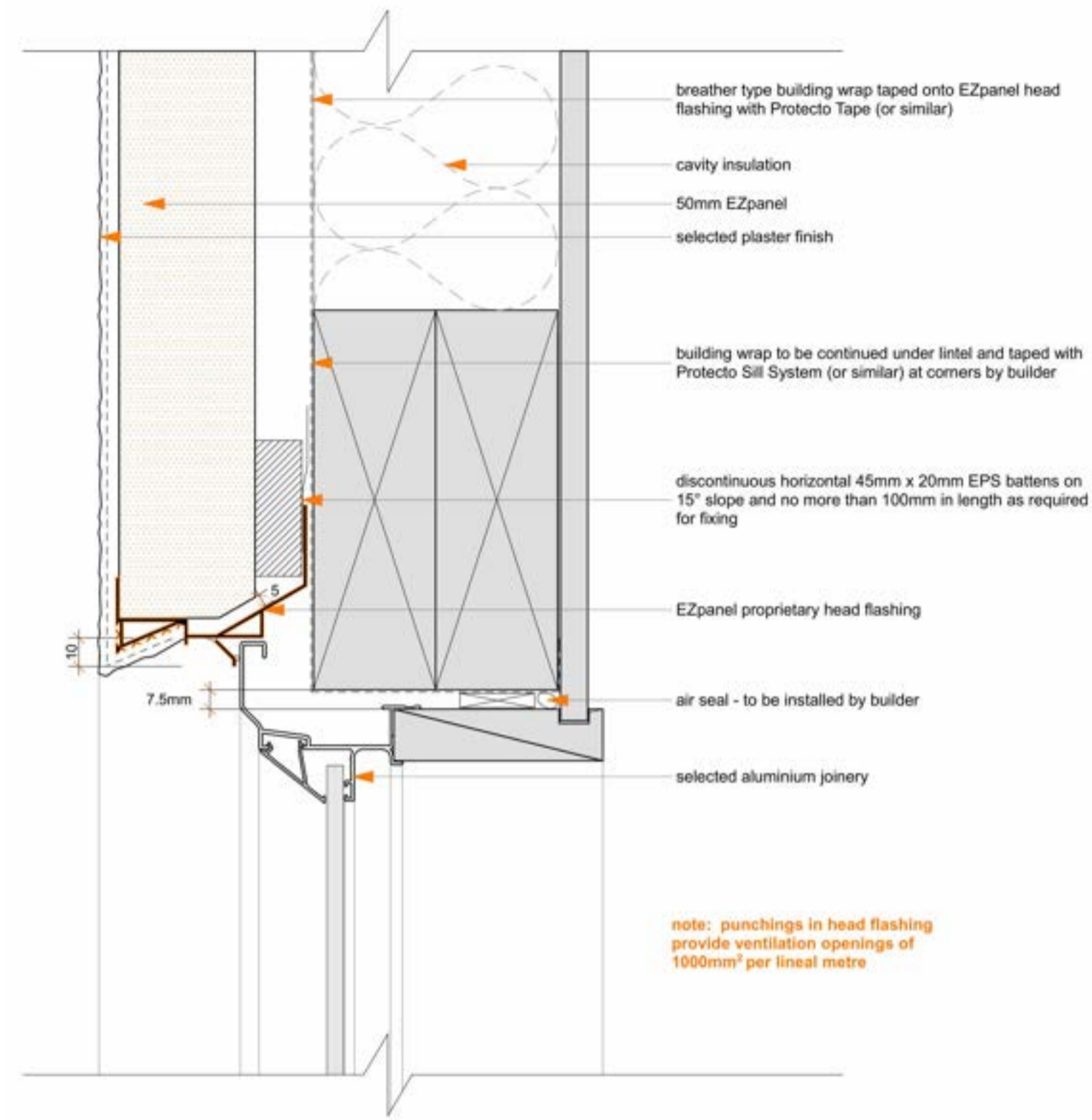
<b>DRAFT BC SET</b>		Project No. Arc 1104	Original Size. A1
Date. 8/08/2024 11:10:01 am	Scale. 1 : 50@ A1	Drawing No. A5005	Revision.





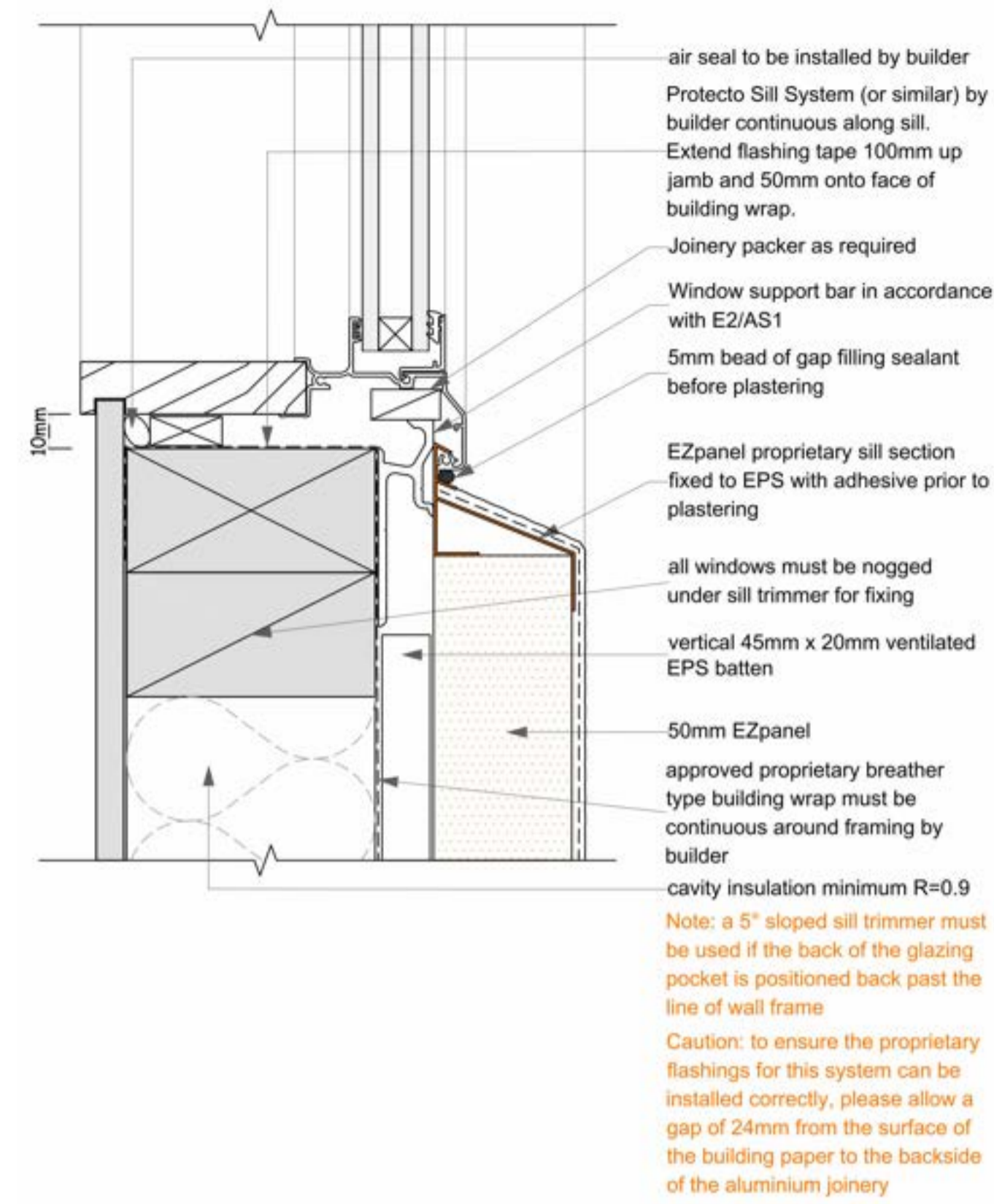
### EZPANEL DOOR SILL

1 : 2



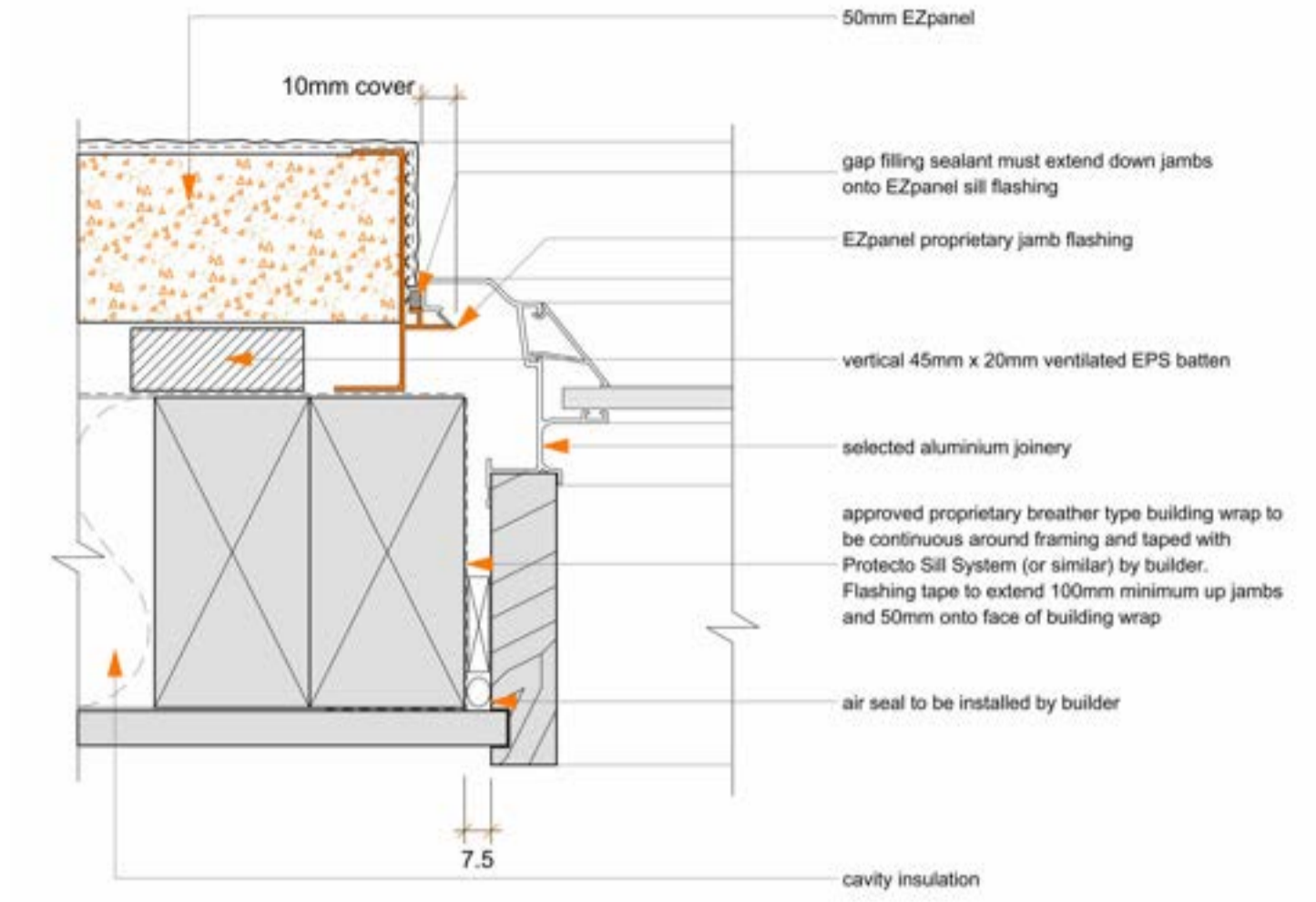
### EZPANEL WINDOW HEAD

1 : 2



### EZPANEL WINDOW SILL

1 : 2



note: jambs and head flashing must be sealed or PVC welded where they intersect

caution: to ensure the proprietary flashing for this system can be installed correctly, please allow a gap of 24mm from the surface of the building paper to the backside of the aluminium joinery

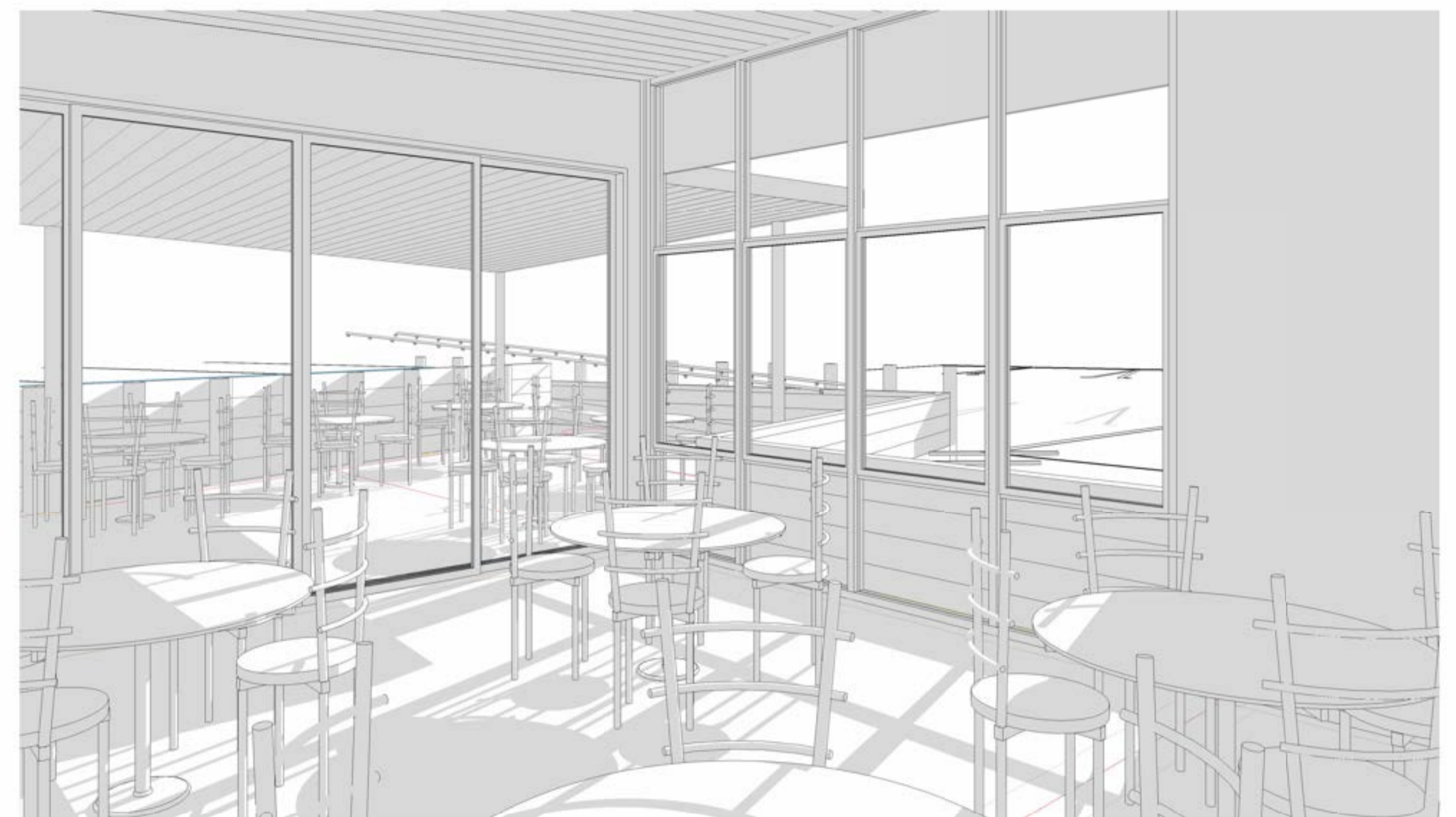
### EZPANEL WINDOW JAMB

1 : 2

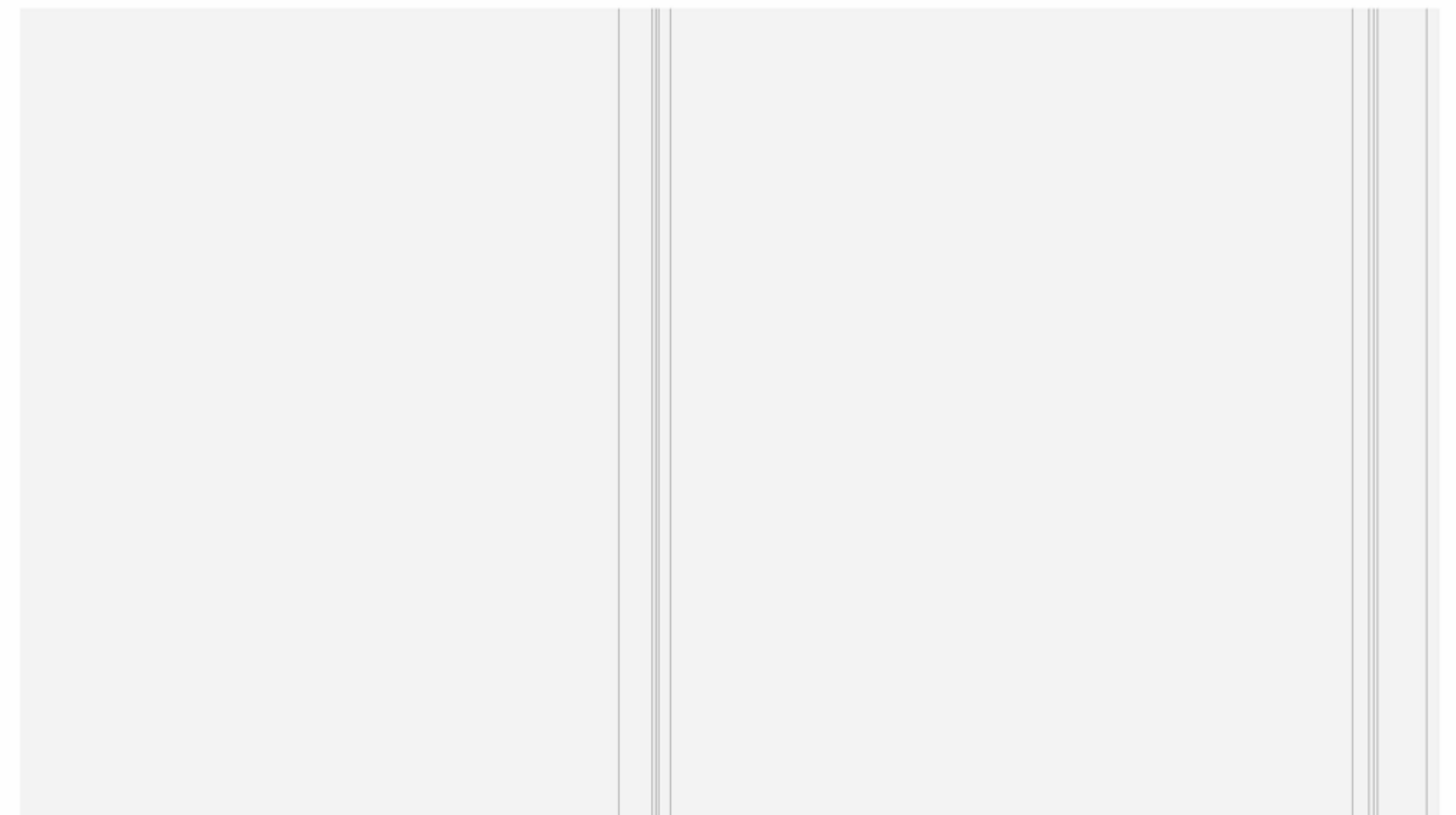




**3D VIEW (CAFETERIA ENTRANCE)**



**3D VIEW (CAFETERIA)**

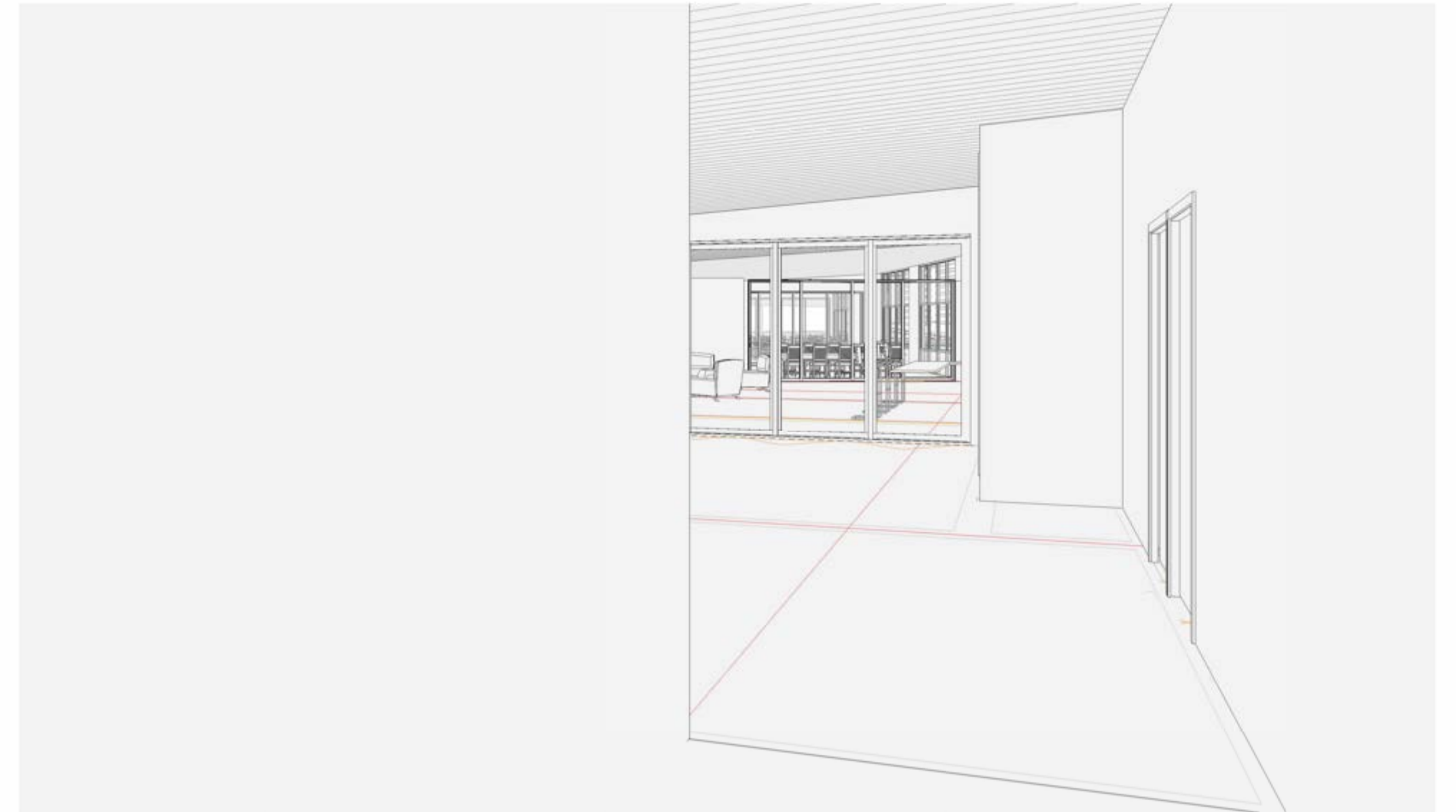


**3D VIEW (KITCHEN)**

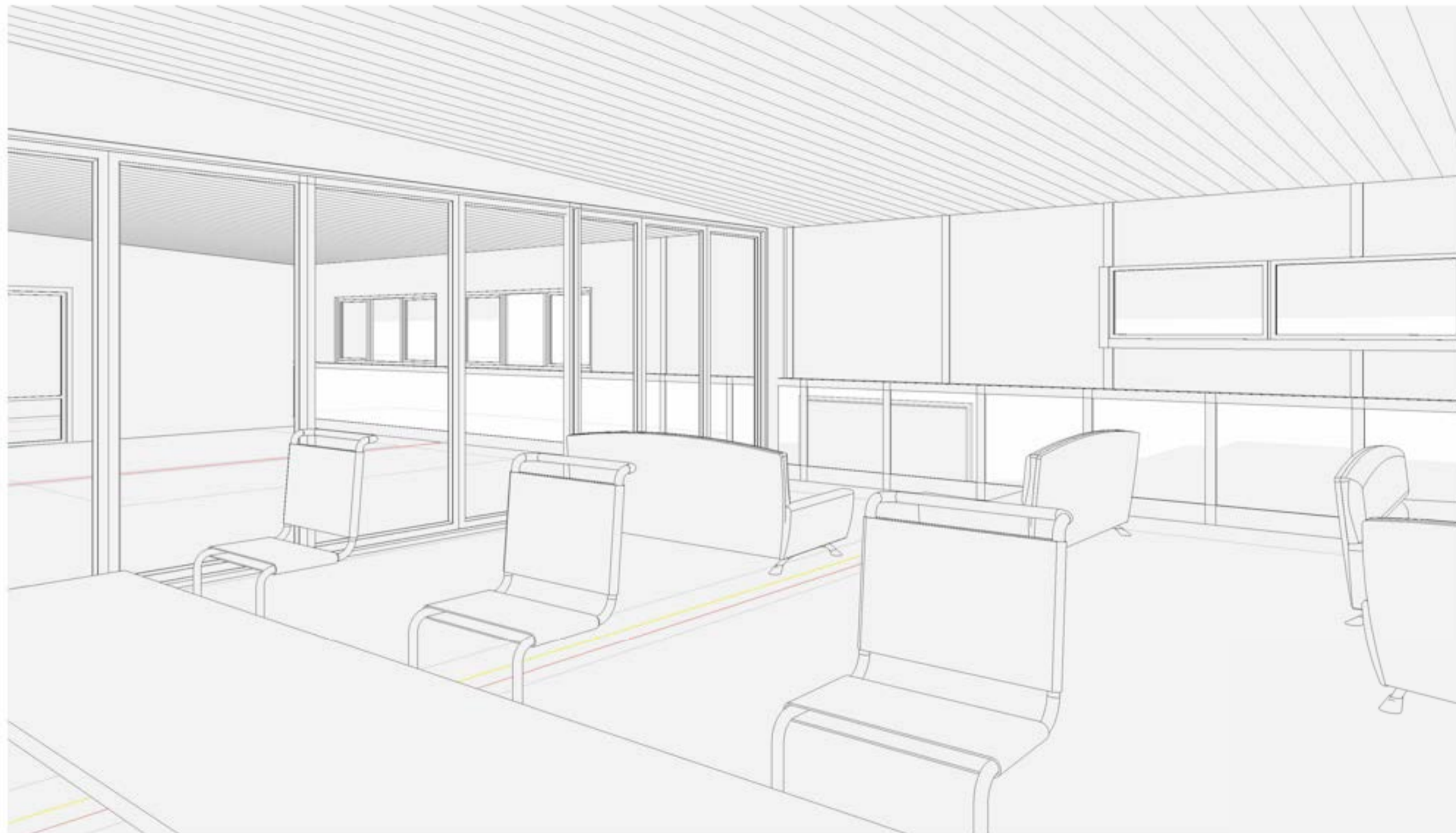




**3D VIEW (MULTI-FINCTION SPACE)**



**3D VIEW (LOUNGE)**



**3D VIEW (MEDIA SPACE)**



**3D VIEW (OFFICE SPACE)**

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

### Decision

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

<b>Council Reference:</b>	2230154-RMALUC
<b>Applicant:</b>	Kerikeri Retirement Village Limited
<b>Property Address:</b>	125 Kerikeri Road, Kerikeri 0230
<b>Legal Description:</b>	LOT 1 DP 79582 SEC 1 SO 512209 LOT 1 DP 529113 LOT 2 DP 185148 LOTS 1-2 DP 99167 LOT 1 DP 101179 LOT 1 DP 145640 PT LOT 2 DP 90078

### Description of Application:

#### The activities to which this decision relates are listed below:

To construct a community centre within the Kerikeri Retirement Village, in the Residential Zone breaching the Scale of Activities, Stormwater Management, Site Intensity, Hours of Operation, Excavation and/or Filling and the Traffic Intensity rules of the District Plan as a Discretionary activity.

### Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in accordance with the approved plans prepared by Arcline Architecture, title *Kerikeri Retirement Village – Community Centre*, referenced Arc 1104, dated 5/07/2023, and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. The consent holder shall ensure that ancillary activities (including the commercial kitchen, café, lounge and multi-function space, hair dressing room, physio/podiatry treatment room, whanau space and meeting room) are not leased out or operate separately to the overall function of the Kerikeri Retirement Village at any time.

#### Hours of Operation

3. The use of the commercial kitchen and associated café is limited to the hours of 6am and 9pm, Monday to Sunday.

#### Amenity Landscaping



4. Prior to the issue of a Code Compliance Certificate for the building, or within one month of its occupation (whichever comes first), provide a landscaping plan from a suitably-qualified and experienced person, for the approval of the Council's Resource Consents Manager, or other duly delegated officer, which indicates the means to lessen the visual impact of the development, enhance the landscaped amenity and any earthworks. On approval of this plan, the landscaping specified is to be provided within six months and adequately maintained thereafter. Plants requiring removal due to damage, disease or other cause shall be replaced with a similar specimen before the end of the next following planting season (1<sup>st</sup> May to 30<sup>th</sup> September).

#### Engineering Conditions

5. The Applicant must submit plans and details of all works, that have been certified by a Chartered Professional Engineer by way of Producer Statement (PS1), for the approval of Far North District Council prior to construction. Such works are to be designed in accordance with Far North District Council: Engineering Standards & Guidelines 2004 – Revised 2009 and NZS 4404:2010 to the approval of the Development Engineering Officer or their delegated representative.
6. Plans are to include but are not limited to:
  - i. Designs of the sewer reticulation for the new community centre within the retirement village.
  - ii. Detailed designs, plans and drawings of all new water connections including proposed fire hydrant to the Council water supply scheme. The design shall provide confirmation that firefighting water supplies comply with the NZ Firefighting Water Supplies Code of Practice NZS 4509:2008. Alternative firefighting water supplies are to be specifically approved by an authorized representative of Fire and Emergency NZ.
  - iii. Designs of the stormwater reticulation for the new community centre. The drawings are to include details of all new connection and discharge points to the existing public stormwater network.

Stormwater runoff from new buildings, accessways, parking areas and other impermeable surface areas is to be attenuated back to pre-development levels via a combination of detention ponds, underground detention tanks and retention for up to and including the 10% AEP storm events plus an allowance for climate change. Designs of the attenuation systems are to be prepared by a Chartered Professional Engineer and are to reference the recommendations of the Haigh Workman Ltd Engineering Report dated August 2022 and submitted with the application.

Overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be provided. Designs of the flowpaths are to be prepared by a Chartered Professional Engineer and submitted for Council approval. Diversion or filling in of existing overland flowpaths shall not cause or worsen flooding effects on downstream properties.
  - iv. Erosion and sediment control measures to be in place for the duration of the works in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
7. In conjunction with an application for a building consent, an application to connect the new community centre to the sewer scheme shall be submitted to Council for approval.

8. In conjunction with a building consent application, an application to connect to the Council water supply scheme shall be submitted for Council approval. All connections to the existing water supply system shall be undertaken by Council's operations contractor.
9. The consent holder shall submit a Maintenance Management Plan for all private assets within the retirement village including the following to the satisfaction of the Development Engineering Officer or their delegated representative.
  - i. Rainwater collection as detailed in the Engineering Report by Haigh Workman dated August 2022 (ref 21 339).
10. The consent holder will be responsible for the repair and reinstatement of the public road (Kerikeri Road) carriageway, if damaged as a result of the construction.
11. The consent holder shall provide 48 hours' notice to the Far North District Council Council's Development Engineer or delegated representative prior to the commencement of any work associated with conditions included in this notice.
12. The consent holder will construct and shall provide suitable evidence by way of as-built plans and/or producer statement from a Suitably Qualified Engineer an Independent Qualified Person (IQP) or FNDC Development Engineer or authorised representative, to illustrate that all works involved in the construction of the new community centre have been completed in accordance with the approved engineering plans, to the satisfaction of the council.

## **Advice Notes**

### **Lapsing of Consent**

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
  - a) *The consent is given effect to; or*
  - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

### **Right of Objection**

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

### **Archaeological Sites**

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New*



*Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

### **General Advice Notes**

4. *During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*
5. *Sediment and dust control measures should be in place prior to the commencement of bulk earthworks in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". These measures should be maintained during the construction phase and be removed once appropriate stabilisation has been completed.*
6. *All earthworks' operations should be carried out in a manner that minimises the potential for slope instability and soil erosion. Effective mitigation measures shall be installed as required to mitigate and/or remedy any slope failures.*
7. *The consent holder should be responsible for the repair and reinstatement of the road carriageway. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager. Any debris deposited on the public road as a result of the earthworks, of which should be removed at the expense of the applicant.*

### **Reasons for the Decision**

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in Chapters 7, 11, 12 and 15 are of particular relevance.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
  - a. The Community Centre is an ancillary activity to the primary Retirement Village activity on the site, and provides an alternative communal area for residents, their visitors and staff.
  - b. The building located towards the middle of the Village, is of a complementary scale, character and intensity of development for the site and will have a consistent form and function to the main Village building.

- c. As the Centre operates in conjunction with the Village it will not generate additional effects in terms of traffic, noise and nuisance that could impact the adjacent residents.
  - d. Stormwater runoff from the new development will be appropriately managed onsite and effects will be acceptable.
  - e. Earthworks will be temporary in duration, and given the location of the works, will be appropriately managed to avoid nuisance on the residents.
  - f. The proposal will also result in positive effects, in providing an alternative, indoor communal area to socialise and residents to enjoy that is safe and secure.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
  5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
    - a. Operative Far North District Plan 2009,
    - b. Proposed Far North District Plan 2022

The activity is consistent with these documents for the reasons set out in pages 23-27 of the Assessment of Environmental Effects submitted with the application.

*Operative Far North District Plan*

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan. The Residential zone provides for a wide range of activities within residential areas where effects are compatible with effects of residential activity. The Centre could be considered an unusual activity in a residential zone, but in the context of the site and established environment, the Centre is complementary. The Centre which will be located in the middle of the Village will not detract from the wider residential environment. In terms of traffic generation, the Centre itself does not generate additional traffic, and traffic generation from the Village forms part of the existing environment.

Earthworks for the development will be adequately managed and meet the objectives and policies of Chapter 12.

*Proposed Far North District Plan*

The PDP has only been recently notified and as such there is potential for change as the plan goes through the statutory process. As such no weight is given to these provisions of the proposed Mixed Use zoning of the site.

Proposed earthworks will be undertaken in accordance with the appropriate erosion and sediment control provisions.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application to the application.
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.
 

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal



is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

## Approval

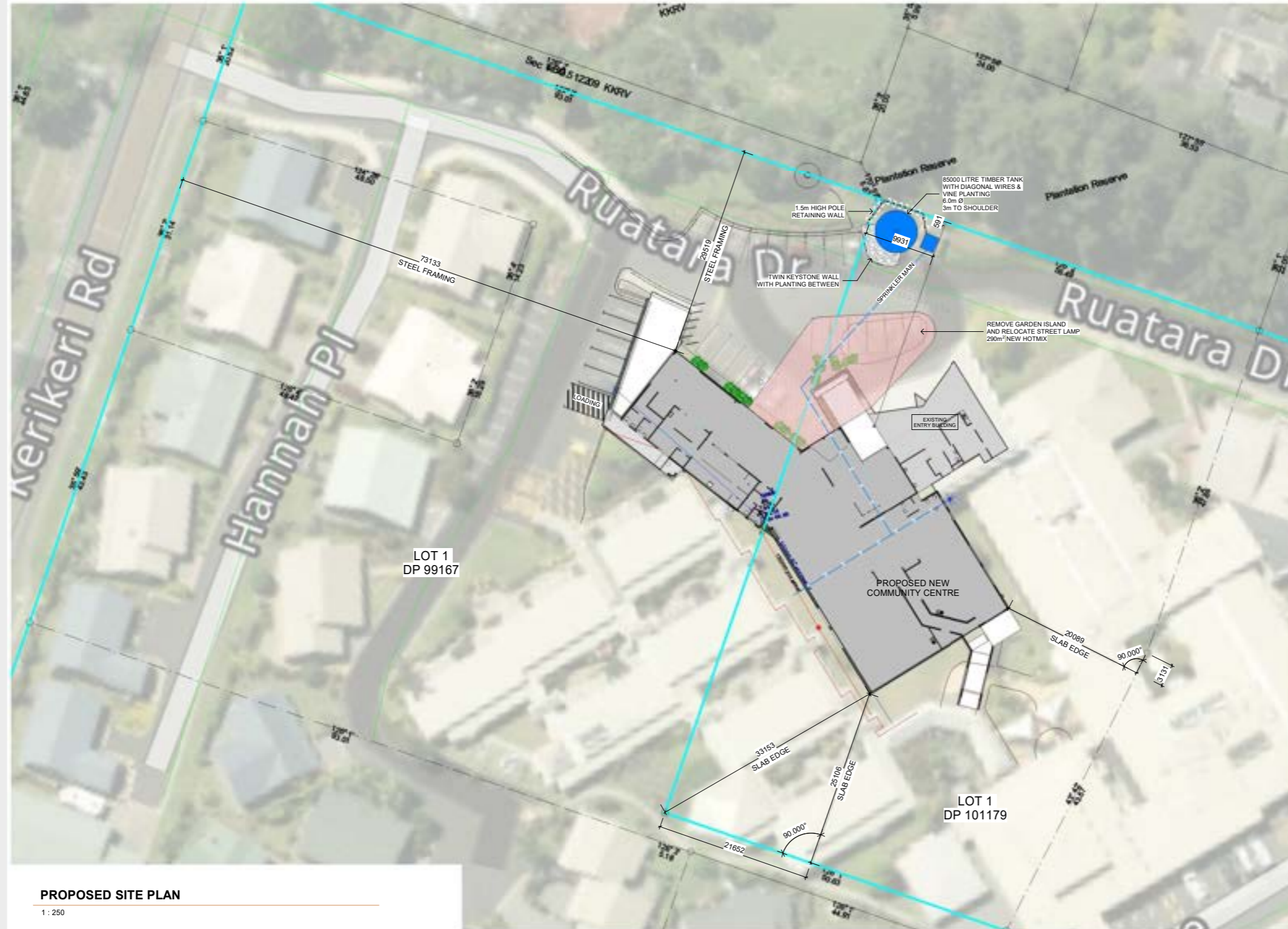
This resource consent has been prepared by Natasha Rivai, Consultant Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



**Name: William (Bill) Smith**

Date: 13 September 2023

**Title: Independent Hearings  
Commissioner**



**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: ENathan  
 RC: 2230154-RMALUC  
 Date: 13/09/2023

**PROPOSED SITE PLAN**

1 : 250

		<b>KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE</b> KERIKERI ROAD	<b>PROPOSED SITE PLAN</b>	<b>DEVELOPED DESIGN SET</b>	 NORTH	Project No. Arc 1104	Original Size. A1
						Date. 5/07/2023 11:39:34 am	Scale. 1 : 250@ A1



<b>Office Use Only</b> Application Number:
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**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

**(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))**

**(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)**

*Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council’s web page.*

**1. Pre-Lodgement Meeting**

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? **Yes / No**

**2. Type of Consent being applied for (more than one circle can be ticked):**

- Land Use                       Fast Track Land Use\*                       Subdivision                       Discharge
- Extension of time (s.125)     Change of conditions (s.127)     Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_

*\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.*

**3. Would you like to opt out of the Fast Track Process?                      Yes / No**

**4. Applicant Details:**

Name/s: Kerikeri Retirement Village

accounts@kerikerivillage.co.nz

Electronic Address for Service (E-mail): \_\_\_\_\_

Phone Numbers: Work: 099595840 Home: 0272163123

Postal Address: Kerkeri Retirement Village Ltd  
(or alternative method of service under section 352 of the Act) PO Box 456

Post Code: 450

**5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: Bay of Islands Planning (2022) Limited - Steve Sanson

Electronic Address for Service (E-mail): steve@bayplan.co.nz

Phone Numbers: Work: 0211606035 Home: \_\_\_\_\_

Postal Address: Po Box 318, Paihia, 0247  
(or alternative method of service under section 352 of the Act) \_\_\_\_\_

Post Code: \_\_\_\_\_

*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: \_\_\_\_\_  
\_\_\_\_\_

Property Address/  
Location \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/  
Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Legal Description: \_\_\_\_\_ Val Number: \_\_\_\_\_

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

**Site Visit Requirements:**

Is there a locked gate or security system restricting access by Council staff? Yes / No  
Is there a dog on the property? Yes / No

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.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

**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 (BC ref # if known)
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

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

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).  yes  no  don't know

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

**12. 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.

**Please attach your AEE to this application.**

**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 all names in full) HILARY SUMPTER

Email: accounts@kenikenivillage.co.nz

Postal Address: KRNL  
PO Box 456  
Post Code: 450

Phone Numbers: Work: 09 959 5640 Home: 07 216 3123 Fax:                     

**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 20<sup>th</sup> 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: HILARY SUMPTER (please print)

Signature: [Signature] (signature of bill payer – **mandatory**) Date: 22/7/22

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

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

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

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

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

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature)

Date: \_\_\_\_\_

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

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

- Payment (cheques payable to Far North District Council)
- 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 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**





# Assessment of Environmental Effects (AEE)

Application for Resource Consent:

The construction of a community centre for the Kerikeri Retirement Village at 125 Kerikeri Road, Kerikeri.

Prepared for: Kerikeri Retirement Village

Prepared by: Steven Sanson | Consultant Planner

September 2022

## 1. APPLICANT & PROPERTY DETAILS

<b>Applicant</b>	Kerikeri Retirement Village
<b>Address for Service</b>	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson  steve@sansons.co.nz 021-160-6035
<b>Legal Description</b>	Lot 1 Deposited Plan 79582 and Part Lot 2 Deposited Plan 90078 and Lot 1-2 Deposited Plan 99167 and Lot 1 Deposited Plan 101179 and Lot 1 Deposited Plan 145640 and Lot 2 Deposited Plan 185148 and Section 1 Survey Office Plan 512209 and Lot 1 Deposited Plan 529113
<b>Certificate Of Title</b>	856742
<b>Physical Address</b>	125 Kerikeri Road
<b>Site Area</b>	4.8182ha
<b>Owner of the Site</b>	Kerikeri Retirement Village Limited
<b>District Plan Zone</b>	Residential Zone
<b>District Plan Resource Features</b>	Nil
<b>District Plan Other</b>	Nil
<b>Archaeology</b>	Nil
<b>NRC Overlays</b>	Nil
<b>Soils</b>	town
<b>Protected Natural Area</b>	Nil
<b>HAIL</b>	No

Schedule 1



## 2. SUMMARY OF PROPOSAL

<b>Proposal</b>	The proposal is for the construction of a community centre for the Kerikeri Retirement Village at Ruatara Drive, Kerikeri.
<b>Reason for Application</b>	<p>The proposal is considered to breach the following rules of the Operative Far North District Plan:</p> <ul style="list-style-type: none"> <li>• 7.6.5.1.3 Scale of Activities – <u>Discretionary Activity</u>.</li> <li>• 7.6.5.1.3 Stormwater Management – <u>Controlled Activity</u>.</li> <li>• 7.6.5.1.12 Site Intensity – Non-Residential – <u>Discretionary Activity</u>.</li> <li>• 7.6.5.1.13 – Hours of Operation - <u>Discretionary Activity</u>.</li> <li>• 12.3.6.1 Excavation and/or Filling in the Residential Zone – <u>Discretionary Activity</u>.</li> <li>• 15.1.6A.2.1 Traffic Intensity – <u>Discretionary Activity</u>.</li> </ul> <p>Overall, the proposal is considered to be a <u>Discretionary Activity</u>.</p>
<b>Appendices</b>	<p>Appendix 1 – Record of Title &amp; instruments  Appendix 2 – Architectural Plan Set  Appendix 3 – Engineering Report</p>
<b>Consultation</b>	Ngati Rehia
<b>Pre Application Consultation</b>	Nil

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## 3. INTRODUCTION & PROPOSAL

### 3.1 Report Requirements

This report has been prepared for Kerikeri Retirement Village in support of a landuse consent application at 125 Kerikeri Road, Kerikeri.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant regional planning documents, National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

### 3.2 Proposal

Application Site: A range of details regarding the site are outlined in Schedule 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in Appendix 1. A broader description of the site is provided for in Section 2 below.

Land use Consent: The Kerikeri Retirement Village is proposing to construct a community centre that directly relates to 2 parcels on the Record of Title 856742. The parcels subject to development have the legal description Lot 1 DP 101179 and Lot 1 DP 99167.

The purpose of this development is to provide a community centre for existing residents and staff of the Kerikeri Retirement Village. The centre will be ~1,000m<sup>2</sup> with first floor offices comprising 187m<sup>2</sup>.



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The location of the proposed centre is provided below and in the architectural plan set attached in [Appendix 2](#). Other activities included within the centre include a small commercial kitchen and café with space for approximately 70 people to dine, a lounge and multi-function spaces, hair dressing room, a physio/podiatry/treatment room, whanau spaces, and a business meeting room.

The proposed centre is intended to cater for existing retirement village residents and guests, including existing staff.

The centre will be accessed from an existing accessway off Ruatara Drive. The proposed development is shown in [Figure 1](#) below.



*Figure 1 – Proposed Development Plan (Source: Arcline)*

Currently, the maximum number of employees on the site at any one time is 65 per day in the week and 38 over the weekends.

The proposal is a Discretionary Activity under the rules of the Operative District Plan.

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## 4. SITE & SURROUNDING ENVIRONMENT

### 4.1 Zoning, Overlays, & Instruments

The property is located in the Residential Zone, and is not subject to any overlays under the Far North District Plan Maps or the NRC Maps.

The Record of Titles are located in [Appendix 1](#). There are no instruments on the title of concern that relate to this proposal.

### 4.2 Location

The subject site is located at 125 Kerikeri Road and Ruatataru Drive, Kerikeri and is located northeast of the main Kerikeri commercial area. [Figure 2](#) below shows an aerial view of the site and surrounds. The site is centrally located to a number of nearby services and amenities.



*Figure 2 – Site & Surrounds (Source: FNDC Maps)*



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### **4.3 Topography & Natural Features**

The sites are not subject to any natural hazards according to the relevant NRC or FNDC Maps. This is confirmed via the Engineering Report provided in [Appendix 3](#). The site is flat and almost completely covered in built development for the Kerikeri Retirement Village with limited pockets of landscaped areas across the site.

### **4.4 Built Form & Access**

The site gains access from Ruatara Drive which is serviced from Kerikeri Road. Ruatara Drive also links with The Close, which allows for access to parts the retirement village. The Close is serviced by Kerikeri Road.

### **4.5 Surrounding Environment**

The surrounding environment is characterised predominantly by residential uses in the surrounds. Kerikeri High School is located to the site from the southeast. A Heritage Area (Kerikeri Visual Buffer) is located approximately 270m to the northeast of the site. Commercial uses are closer to the central part of the Kerikeri Town Centre.

In terms of zoning, the adjacent north-eastern lots are zoned as recreation and they are covered in vegetation as a Local Purpose reserve. The main commerce area in Kerikeri is located to the south west of the sites. No other non-residential activities are in the immediate/near vicinity. The zone map in [Figure 3](#) provides further context regarding the current and potential uses in the surrounds.



Figure 3 - Zone Map (Source: FNDC Maps)



## 5. ASSESSMENT OF RELEVANT RULES

### 5.1 Operative Far North District Plan

An assessment of the relevant rules of the Far North District Plan has been undertaken below:

Rule # & Name	Status	Evidence / Comment
Chapter 7 – Urban Environment Rules: Residential Zone		
7.6.5.1.1 Relocated Buildings	Permitted	The community centre is a new build
7.6.5.1.2 Residential Intensity	Permitted	Residential use is not being proposed.
7.6.5.1.3 Scale of Activities	Non-Compliance	The proposal allows for 148 people to make use of the facility.  <i><u>Discretionary Activity</u></i>
7.6.5.1.4 Building Height	Permitted	The proposed building is less than 8m in height.
7.6.5.1.5 - Sunlight	Permitted	The proposal does not breach this rule.
7.6.5.1.6 – Stormwater Management	Non-Compliance	This proposal will result in an impermeable surface coverage of 55.5% across all sites.  <i><u>Controlled Activity</u></i>
7.6.5.1.7 – Set Back From Boundaries.	Permitted	In terms of setback from the external sites, all proposed units comply.
7.6.5.1.8 – Screening for neighbours – non-residential activities	Permitted	The surrounds of the site are appropriately screened.
7.6.5.1.9 – Outdoor Activities	Permitted	Other than parking there are no outdoor activities proposed.
7.6.5.1.10 – Visual Amenity	Permitted	The proposal is not located on the identified sites.

7.6.5.1.11 Transportation	Non-Compliant	Refer to Chapter 15 rule assessment below.
7.6.5.1.12 – Site Intensity – Non-Residential Activities	Permitted	The proposed roof area of the community centre is 1350m <sup>2</sup> .  <i>Discretionary Activity</i>
7.6.5.1.13 – Hours of Operations – Non-Residential Activities	Permitted	The café is proposed to be open 7 days a week from 8am-5pm. This results in 56 hours of use per week.  The community centre will be open at all times to residents and staff.  <i>Discretionary Activity</i>
7.6.5.1.14 – Keeping of Animals	Permitted	Not proposed.
7.6.5.1.15 - Noise	Permitted	The proposal will comply with the noise standards for the zone.
7.6.5.1.16 – Helicopter Landing Area	Permitted	The proposal is not for a helicopter landing.
7.6.5.1.17 – Building Coverage	Permitted	Roof areas comprise (including proposal) 29.1% of the site.
<b>Chapter 12 – Natural and Physical Resources Rules</b>		
12.1 Landscape & Natural Features	Permitted	The site is not implicated by overlays
12.2 Indigenous Flora and Fauna	Permitted	The site is clear of vegetation
12.3 Soils and Minerals	Non Compliance	This proposal results in an estimated cut and fill of 1,604m <sup>3</sup> across an area of 1,33m <sup>2</sup> . A breach of 12.3.6.1.3 results.  <i>Discretionary Activity</i>
12.4 Natural Hazards	Permitted	There are no natural hazards on site.



12.5 Heritage & 12.5A Heritage Precincts	Permitted	Not relevant
12.7 Lakes, Rivers, Wetlands and the Coastline	Permitted	No such features are located within 30m of the site.
12.8 Hazardous Substances	Permitted	Not relevant.
12.9 Renewable Energy	Permitted	Not Relevant
Chapter 15 - Transportation		
15.1.6A.2.1 Traffic Intensity	Non-Compliant	The proposal results in 878 traffic movements as per Appendix 3A.  <u>Discretionary Activity</u>
15.1.6B.1.1 On Site Car Parking Spaces	Permitted	The proposal, in accordance with Appendix 3C, is required to provide 209 car parks. 229 car parks are currently provided.
15.1.6C.1.1 Private Accessway in All Zones	Permitted	Access to the site is existing from Ruatara Drive. This accessway has been constructed to Council standards.
15.1.6C.1.2 Private Accessways in Urban Zones	Permitted	The accessway is existing and meets Council standards.
15.1.6C.1.3 Passing Bays on Private Accessways in All Zones	Permitted	No passing bays are required.
15.1.6C.1.4 Access over Footpaths	Permitted	Not proposed.
15.1.6C.1.7 General Access Standards	Permitted	Access is existing

15.1.6C.1.8 Frontage to Existing Roads	Permitted	Ruatara Drive is considered to meet the Engineering Standards.
Chapter 16 – Signs and Lighting		
Chapter 16	Permitted	No signage is proposed. Lighting will meet permitted standards.

## 5.1 Proposed Far North District Plan

An assessment of the relevant rules with immediate legal effect of the Proposed Far North District Plan has been undertaken below:

Rule # & Name	Status	Evidence / Comment
Part 2 District Wide Matters		
Hazardous Substances	Permitted	No such activities are proposed.
Heritage Area Overlays	Permitted	The site is not impacted.
Historic Heritage	Permitted	The site is not impacted.
Notable Trees	Permitted	The site is not impacted.
Sites and Areas of Significance to Maori	Permitted	The site is not impacted.
Ecosystems & Indigenous Biodiversity	Permitted	No vegetation clearance is required
Subdivision	Permitted	No subdivision is proposed.
General District Wide Matters		
Activities on the Surface of Water	Permitted	No such activities are proposed.



Earthworks	Permitted	EW-R12 and EW-R13 are complied with. Refer Engineering Report in <u>Appendix 3</u> and an ADP can be applied to the site.
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In summary, the proposal requires consent for the following:

- In terms of the Residential Zone Land Use Rules, the proposal breaches:
  - 7.6.5.1.3 Scale of Activities – Discretionary Activity.
  - 7.6.5.1.3 Stormwater Management – Controlled Activity.
  - 7.6.5.1.12 Site Intensity – Non-Residential – Discretionary Activity.
  - 7.6.5.1.13 – Hours of Operation - Discretionary Activity.
- In terms of the District Wide Rules, the proposal breaches:
  - 12.3.6.1 Excavation and/or Filling in the Residential Zone – Discretionary Activity.
  - 15.1.6A.2.1 Traffic Intensity – Discretionary Activity.
- In terms of the Proposed District Plan, no rules with immediate legal effect have relevance.

Overall, the proposal is considered to be a Discretionary Activity.

### 5.3 Northland Regional Council

The relevant matter to consider in terms of the proposal is earthworks with respect to the matters under management of the Northland Regional Council.

The proposal has been assessed against the Proposed Regional Plan for Northland (Appeals Version – July 2021) and no consents are required.

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## 6. NOTIFICATION ASSESSMENT

### 6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the Act.

<u>Step 1</u>	<u>Mandatory public notification in certain circumstances</u>	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	<u>if not required by step 1, public notification precluded in certain circumstances</u>	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes public notification?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.	No

The proposed development does not meet the tests for mandatory public notification, nor does it meet the tests for precluding public notification. Therefore, an assessment of the potential and actual effects is required to determine public notification.



## 7. EFFECTS ON THE ENVIRONMENT

### 7.1 Effects That Must Be Disregarded

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)). Those persons are shown in [Figure 4](#) below. The red marks are the lots that are directly affected by the proposal and the red marks are the adjacent lots:



Figure 4 - Adjacent Sites (Source: FNDC Maps)

### 7.2 Written Approvals

No written approvals have been provided.

### 7.3 Effects That May Be Disregarded

The permitted baseline may be taken into account should the Council deem it relevant. The Residential Zone anticipates the building coverage of the development however, does not directly anticipate the scale of non-residential activities proposed. In that sense, the structure itself can be considered as permitted, whilst the activities inside them require consideration.

## 7.4 Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the Act which specifies that the assessment of effects provided should correspond with the scale and significance of the proposal.

Item	Assessment Criteria	Comments
Positive Effects	Nil	<ul style="list-style-type: none"> <li>• The proposal will provide for a community centre for the use of the Kerikeri Retirement Village residents and workers. This is a common feature of modern retirement villages and will align with the social, cultural and economic wellbeing of residents and their family who will visit the centre.</li> <li>• The proposal, from application through to construction, employs a number of service providers and sellers of goods. This will promote a range of economic growth and employment benefits for the Far North District.</li> <li>• The proposal will provide additional services to residents in terms of health and safety (health care needs) with the physiotherapy and podiatry rooms.</li> </ul> <p>Considering the matters above, the proposal exhibits a number of positive effects for the Far North District and its communities.</p>



Scale of Activities	Derived from 7.6.5.3.2 & 11.1 Assessment Criteria	<ul style="list-style-type: none"> <li>a) Noting the permitted baseline which accommodates the structure, the character and appearance of the building is considered to be consistent with those on site and in the surrounding areas. Viewshafts from Kerikeri Road will be difficult given the centres orientation and location.</li> <li>b) The Centre is appropriately setback, sunlight and within the permitted height limits resulting in minimal effects to adjacent properties in the form of visual domination, loss of privacy and sunlight.</li> <li>c) Pockets of landscaping are proposed to soften the appearance of the building. Please refer to Sheet A1201 in <a href="#">Appendix 2</a>.</li> <li>d) In terms of increased vehicular traffic, the Engineering Report in Appendix 3 considers the resulting effects of the Centre to less than minor as the development is proposed to cater for existing residents and guests.</li> <li>e) The Engineering Report confirms that the design of vehicular and pedestrian access as being appropriate.</li> <li>f) The Engineering Report confirms that effects to Kerikeri Road are less than minor as the centre is designed for existing residents and guests i.e these movements are already occurring under the current activity.</li> <li>g) Hours of operation in the Residential Zone is a specific rule breach addressed below.</li> <li>h) Noise should not be above what is expected within residential use.</li> <li>i) All servicing requirements are outlined in the Engineering Report. The site can be</li> </ul>
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		<p>appropriately serviced. Please refer to <u>Appendix 3</u>.</p> <p>j) Specific stormwater attenuation is required for the development. Please refer to <u>Appendix 3</u>.</p> <p>k) No residential units are proposed.</p> <p>l) Open space is being replaced with indoor shared / communal spaces for resident and guest uses. This is considered more efficient than the current arrangement on site.</p> <p>m) The site is in an urban area of Kerikeri and impacts to soils will be less than minor.</p> <p>n) No residential units are proposed.</p> <p>o) The site is not within the Coastal Environment.</p> <p>p) No indigenous vegetation clearance is required.</p> <p>q) There are no hazards of concern to the proposal as confirmed within the Engineering Report.</p> <p>r) There are no rural production activities in the surrounds.</p> <p>s) No minor residential unit is proposed.</p> <p>t) Access is existing.</p> <p>Considering the above, the proposal is considered to result in no more than minor effects to the environment.</p>
Stormwater	Derived from 7.6.5.2.1 &	Please refer to Section 9 of the Engineering Report.



	assessment criteria 11.3	
Site Intensity – Non-Residential Activities.	Derived from Assessment Criteria 11.9	<p>a) The proposed activity is considered to be in keeping with the retirement village, providing a community asset for residents and guests. The total impermeable area of the catchment has been considered in the Engineering Report.</p> <p>b) Specific stormwater attenuation measures are outlined in the Engineering Report.</p> <p>c) The main mitigation factor in this instance is that the centre is to be used by existing residents and their guests. This already occurs now (without the centre) and results in residents having to leave the site for such services / goods.</p>
Hours of Operation for Non-Residential Activities	Derived from Assessment Criteria 11.10	<p>a) The scale of activity resulting from the hours of operation of the café and community centre are not considered to result in incompatibility with surrounding uses given that it is to be used by guests, staff and residents who already undertake this activity despite the proposal.</p> <p>b) The proposal will not result in increased noise, disturbance, loss of privacy or security to neighbouring properties given that the site is effectively separated by a local purpose reserve and a parcel within the application site ROT.</p> <p>c) There are no adverse effects resulting from glare, noise and vibrations any more than what would result from the existing retirement village activity, although some temporary construction effects may be created. As above, the proposed development is internal to the site and adjoins an existing reserve and parcel within the application sites ROT.</p>

		d) The design of the proposal and limitation of the centre to staff, guests and residents are considered to effectively mitigate effects on neighbouring properties.
Earthworks	Derived from the Objective and Policies of Chapter 12 – Natural and Physical Resources	Please refer to Section 9 of the Engineering Report.
Traffic Intensity	Derived from Assessment Criteria 15.1.6A.7	Please refer to Section 9 of the Engineering Report.
<p><u>Concluding Statement:</u></p> <p>Having considered the relevant actual and potential effects associated with the development, it is considered that the proposed land use promotes effects that are less than minor on the environment.</p>		



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## 8. EFFECTS TO PEOPLE

### 8.1 Limited Notification

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the Act.

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No

### 8.2 Affected Person Determination

As the proposed activity does not trigger mandatory limited notification, nor is it precluded, an assessment of potential affected persons must be undertaken.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than minor to them.

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The potential effects of the proposal on adjacent landowners has been undertaken below in context of those parties outlined in Figure 3 under section 7.1.

### **8.3 Effects on Persons Assessment**

All sites directly adjacent to the lots that will be affected, are owned by the applicant Kerikeri Retirement Village Limited therefore all effects can be disregarded. There are no effects on the local purposes reserve.

For the lots across the road from Ruatara Drive, due to the setback distances and the area of built development between the activity, the effects can be regarded as less than minor owing to existing separation distances.

The proposal has been discussed with Ngati Rehia who outlined no concerns with the proposal as presented. The site is to use existing three waters reticulation, with stormwater being attenuated from the proposed roof area to mitigate effects on the overall system and catchment. The site is not considered as an area of significance or have any heritage value. No vegetation clearance is required.

The structure itself for the centre complies with height, sunlight, building coverage and setback requirements, therefore, the structure is considered to be within the permitted baseline, although the cumulative coverage results in the stormwater breach.

Having considered the relevant actual and potential effects associated with the development, it is considered that the proposed land use promotes effects that are less than minor to relevant people.



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## 9. STATUTORY CONTEXT

### 9.1 Far North District Plan Assessment

An assessment of the relevant objectives and policies associated with the Far North District Plan has been undertaken:

#### Chapter 7 – Urban Environment (Residential Zone)

The residential zone seeks to achieve the development of new residential areas at similar densities to those prevailing at present (Objective 7.6.3.1) and enable development of a wide range of activities within residential areas where the effects are compatible (Objective 7.6.3.2).

The proposed development is an efficient use of residentially zoned land in the Kerikeri township. The surrounding environment includes residential activity and it is considered that the proposal will maintain this amenity and built form owing to its proposed location and context in terms of adjoining parcels. The proposal allows for a wide range of activities and as these are internal to the building and site, promote general consistency with the objective and policy aims which seek to minimise incompatible activities.

The proposal will not cause adverse environmental effect on the natural and physical resources of the District and is considered to be a sustainable management of natural and physical resources.

Overall, the proposal will achieve the objectives and policies for the urban environment and residential zone.

#### Chapter 12 – Natural and Physical Resources (Soils and Minerals) & Natural Hazards

Development within the district should avoid, remedy or mitigate effects associated with soil excavation or filling (Objective 12.3.3.3 and Policy 12.3.4.1) and that activities should be operated to avoid, remedy and mitigate adverse effects on people and the environment (Policy 12.3.4.4).

The proposal has been designed in a manner whereby earthworks will be managed and undertaken in a way whereby the adverse effects will be less than minor.

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Methods will be implemented on site to avoid runoff and erosion effects on the environment. These soil and erosion controls are outlined in [Appendix 3](#).

Having considered these sections of the Plan, it is concluded that the proposal is not inconsistent with the relevant objectives and policies of the Far North District Plan.

## **9.2 Proposed Far North District Plan**

Section 88A(2) provides that “any plan or proposed plan which exists when the application is considered must be had regard to in accordance with section 104(1)(b).” This requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan.

In the event of differing directives between objective and policy frameworks, it is well established by case law that the weight to be given to a proposed district plan depends on what stage the relevant provisions have reached, the weight generally being greater as a proposed plan moves through the notification and hearing process. In *Keystone Ridge Ltd v Auckland City Council*<sup>3</sup>, the High Court held that the extent to which the provisions of a proposed plan are relevant should be considered on a case by case basis and might include:

- The extent (if any) to which the proposed measure might have been exposed to testing and independent decision making;
- Circumstances of injustice; and
- The extent to which a new measure, or the absence of one, might implement a coherent pattern of objectives and policies in a plan.

In my view the PDP has not gone through the sufficient process to allow a considered view of the objectives and policies for the Mixed Use Zone. As such, no assessment is provided.



### 9.3 Regional Policy Statement for Northland

Objective / Policy	Comment
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are no SNAs on the site.
Enabling Economic Wellbeing	The proposal allows for various goods/services in the land development sector in the Far North.
Economic Activities – Reverse Sensitivity and Sterilization	The proposal does not result in any reverse sensitivity or sterilization effects given the design of the proposal which promotes activities which, in a compatible fashion, serve existing residential uses.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	The proposal seeks to use existing FNDC infrastructure where appropriate including mitigation measures for stormwater.
Security of Energy Supply	Power is already provided to the boundary of the site.
Use and Allocation of Common Resources	Not relevant.
Regional Form	<p>The proposal does not result in any reverse sensitivity effects, or a change in character or sense of place.</p> <p>Versatile soils are not adversely affected as they are not on the site.</p>

	The development has been designed in accordance with density settings and standards.
Tangata Whenua Role in Decision Making	FNDC may send this application to relevant hapū or iwi. In initial discussions with Ngati Rehia no detrimental concerns were raised.
Natural Hazard Risk	There are no known natural hazards that affect the development.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	Not relevant.

Having considered the relevant components of the RPS, it is concluded that the proposal is not inconsistent with the relevant objectives and policies.

#### 9.4 National Policy Statements & Plans

In terms of NPS' and NES' the following is provided:

- With respect to the National Environmental Standard – Soil Contamination, the site is not a HAIL site after review of the relevant maps, property file and previous consent history.
- The site is not Coastal as per the RPS and therefore the NZCPS is not relevant.
- The site is within an urban area and is considered to be contributing to the outcomes outlined in the NPS – Urban Development.
- The site has no wetlands attributed to it as defined in various planning documents. The NPS for Freshwater Management is not considered relevant.



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Overall, the proposal is considered to be consistent with the objectives and policies of all relevant statutory documents.

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## 10 PART 2 ASSESSMENT

### 10.1 Section 5 – Purpose of The Act

Section 5 in Part 2 of the Act identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

### 10.2 Section 6 – Matters of National Importance

In achieving the purpose of the Act, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:



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- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
  - d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
  - e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
  - f) the protection of historic heritage from inappropriate subdivision, use, and development:
  - g) the protection of protected customary rights:
  - h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal and have been recognised and provided for in the design of the development.

### **10.3 Section 7 – Other Matters**

In achieving the purpose of the Act, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
  - (aa) the ethic of stewardship:
  - (b) the efficient use and development of natural and physical resources:
    - (ba) the efficiency of the end use of energy:
  - (c) the maintenance and enhancement of amenity values:
  - (d) intrinsic values of ecosystems:
  - (e) [Repealed]
  - (f) maintenance and enhancement of the quality of the environment:
  - (g) any finite characteristics of natural and physical resources:
  - (h) the protection of the habitat of trout and salmon:
  - (i) the effects of climate change:

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(j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

#### **10.4 Section 8 – Treaty of Waitangi**

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

#### **10.5 Section 8 – Part 2 Conclusion**

Given the above, it is considered that the proposal meets the purpose of the Act.



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## 11. CONCLUSION

Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed development.

The proposal is not precluded from public notification and is considered to have less than minor effects on the wider environment. Through assessment, there are considered to be no affected persons.

The proposal is consistent with the objectives and policies of the Far North District Plan, the Regional Policy Statement for Northland, and achieves the purpose of the Act. The PDP provisions have been assessed and no consent are required under this document.

Given the assessment carried out in this report, it is considered that this proposal can be determined non-notified under the RMA 1991.

Regards,



Steven Sanson      BPlan (Hons)

Consultant Planner

NZPI Member No 4230

APPENDIX 1 – RECORD OF TITLE &  
INSTRUMENTS





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



**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **856742**  
**Land Registration District** **North Auckland**  
**Date Issued** 09 October 2019

**Prior References**  
263432                      811985                      865271  
NA36B/917

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**Estate** Fee Simple  
**Area** 4.8182 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 79582 and Part Lot 2  
Deposited Plan 90078 and Lot 1-2  
Deposited Plan 99167 and Lot 1 Deposited  
Plan 101179 and Lot 1 Deposited Plan  
145640 and Lot 2 Deposited Plan 185148  
and Section 1 Survey Office Plan 512209  
and Lot 1 Deposited Plan 529113

**Registered Owners**  
Kerikeri Retirement Village Limited

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**Interests**

Subject to Section 308 (4) Local Government Act 1974 (affects DP 145640)  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 185148 )  
Subject to a drainage right (in gross) over part Lot 2 DP 90078 marked A on DP 90078 in favour of the Bay of Islands  
County Council created by Transfer 542003.3 - 7.7.1977 at 9:05 am  
Subject to a drainage right over part Lot 2 DP 90078 marked A on DP 90078 created by Transfer 542003.4 - 7.7.1977 at  
9:05 am  
Appurtenant to Lot 1 DP 101179 is a stormwater right specified in Easement Certificate B259023.5 - 8.2.1984 at 1:32 pm  
The easements specified in Easement Certificate B259023.5 are subject to Section 309 (1) (a) Local Government Act 1974  
7746415.1 Notice of the registration of Kerikeri Retirement Village as a Retirement Village. Subject to section 22 of the  
Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of  
security interests) - 12.3.2008 at 9:00 am (Affects Lot 2 DP 185148 & Lots 1 & 2 DP 99167 & Lot 1 DP 101179 & Lot 1  
DP 145640 & Part Lot 2 DP 90078)  
10252419.1 Notice of the registration of Kerikeri Retirement Village as a Retirement Village. Subject to section 22 of the  
Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of  
security interests) - 16.11.2015 at 7:00 am (Affects Lot 1 DP 79582)  
11162131.11 Mortgage of Lot 1 DP 79582 & Section 1 SO 512209 & Lot 2 DP 185148 & Lots 1 & 2 DP 99167 & Lot 1  
DP 101179 & Lot 1 DP 145640 & Part Lot 2 DP 90078 to ANZ Bank New Zealand Limited - 2.7.2018 at 5:31 pm

11173183.1 Notice of the registration of Kerikeri Retirement Village as a Retirement Village. Subject to section 22 of the Retirement Villages Act 2003 (which provides priority for the rights of the residents ahead of the rights of holders of security interests) - 13.7.2018 at 7:00 am (Affects Section 1 SO 512209)

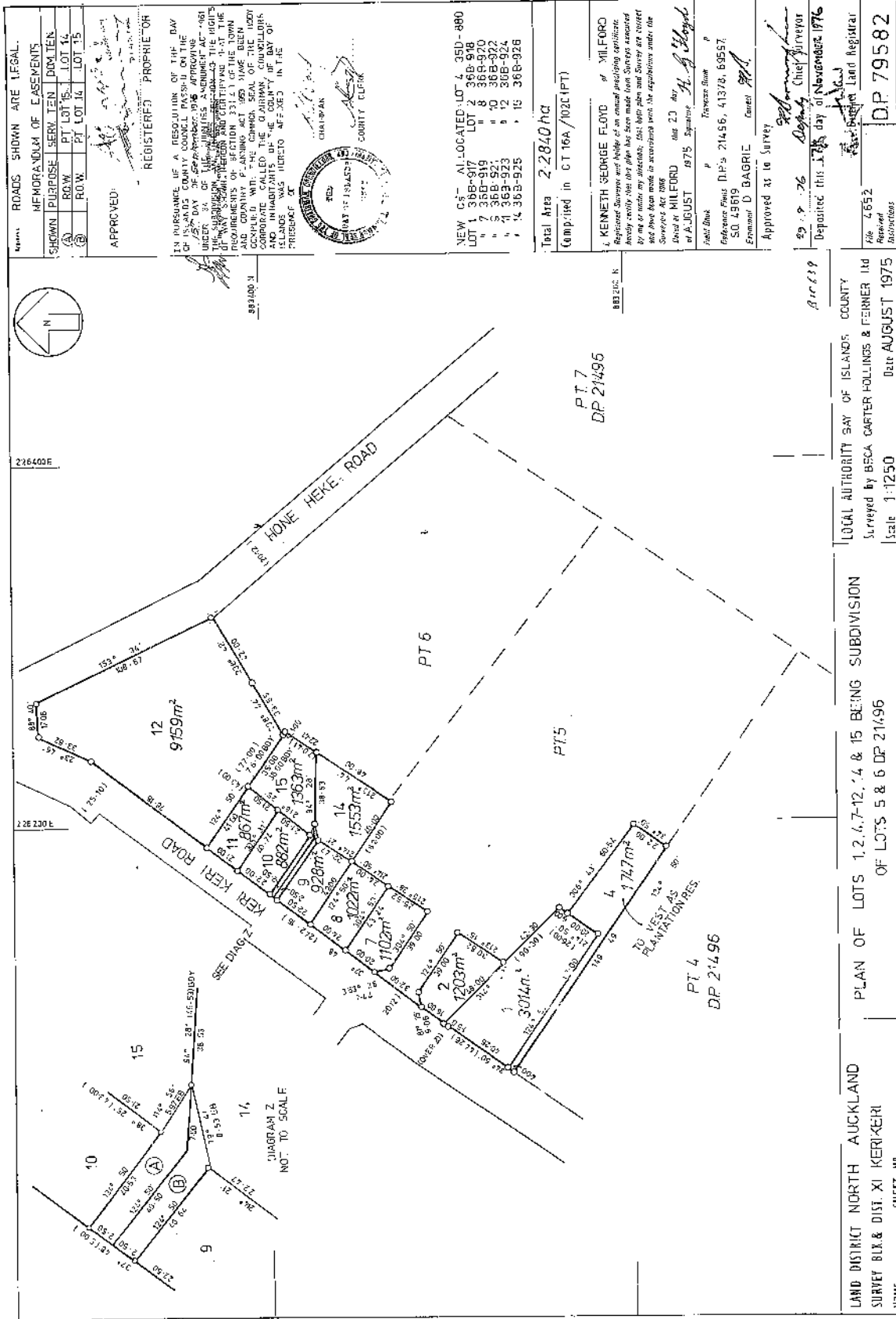
11285255.1 Variation of Mortgage 11162131.11 - 19.12.2018 at 2:11 pm

Subject to Section 241(2) and Sections 242(1) Resource Management Act 1991 (affects DP 529113)

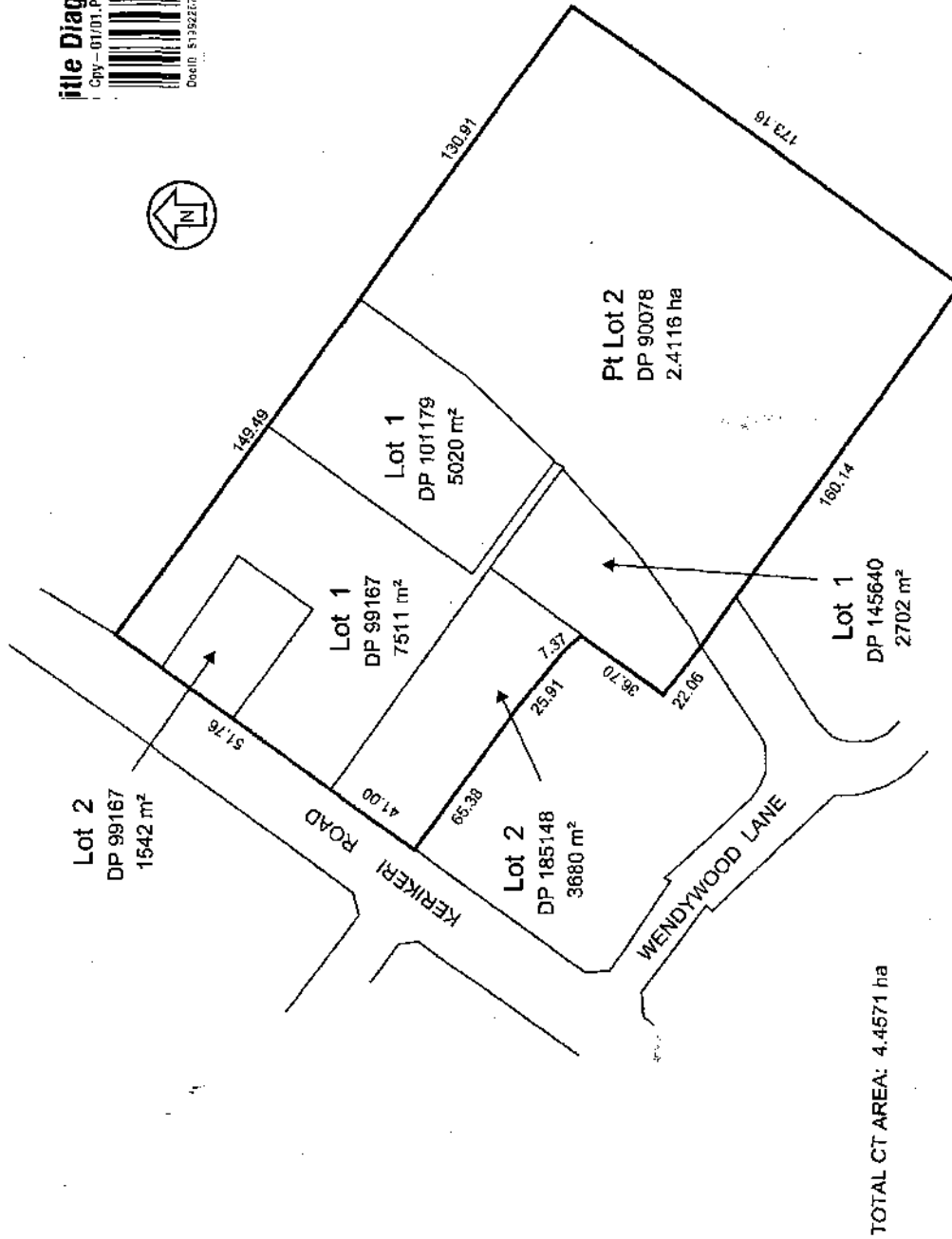
11282086.19 Encumbrance to Covenant Trustee Services Limited - 9.10.2019 at 4:46 pm

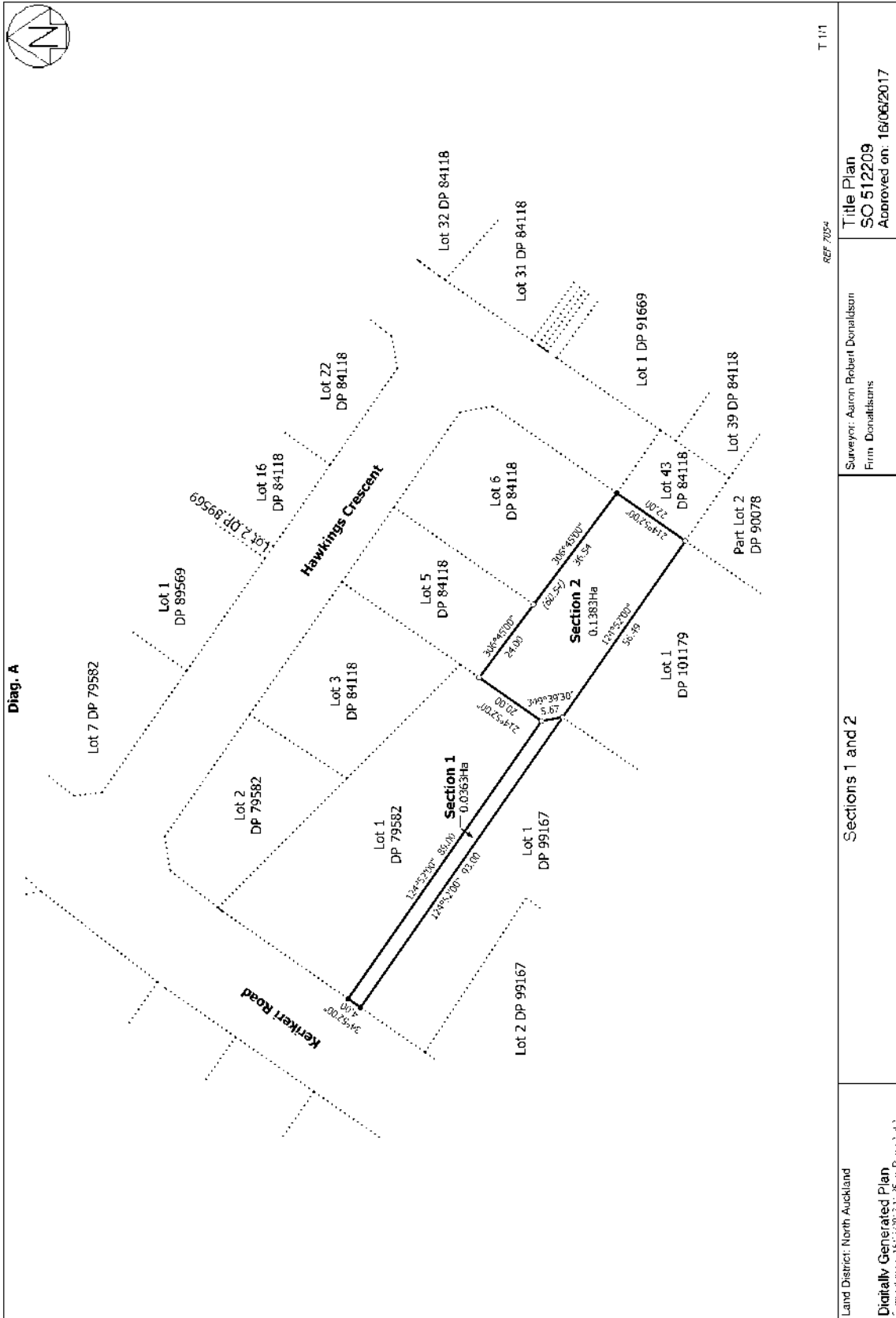
Subject to a right (in gross) to convey electricity over part Lot 1 DP 79582 marked A on DP 551753 in favour of Top Energy Limited created by Easement Instrument 12023158.2 - 4.3.2021 at 12:10 pm





Site Diagram 856742  
Copy - 01/01.Pgs - 001,22/10/19,11:55  
DocID: 513822070



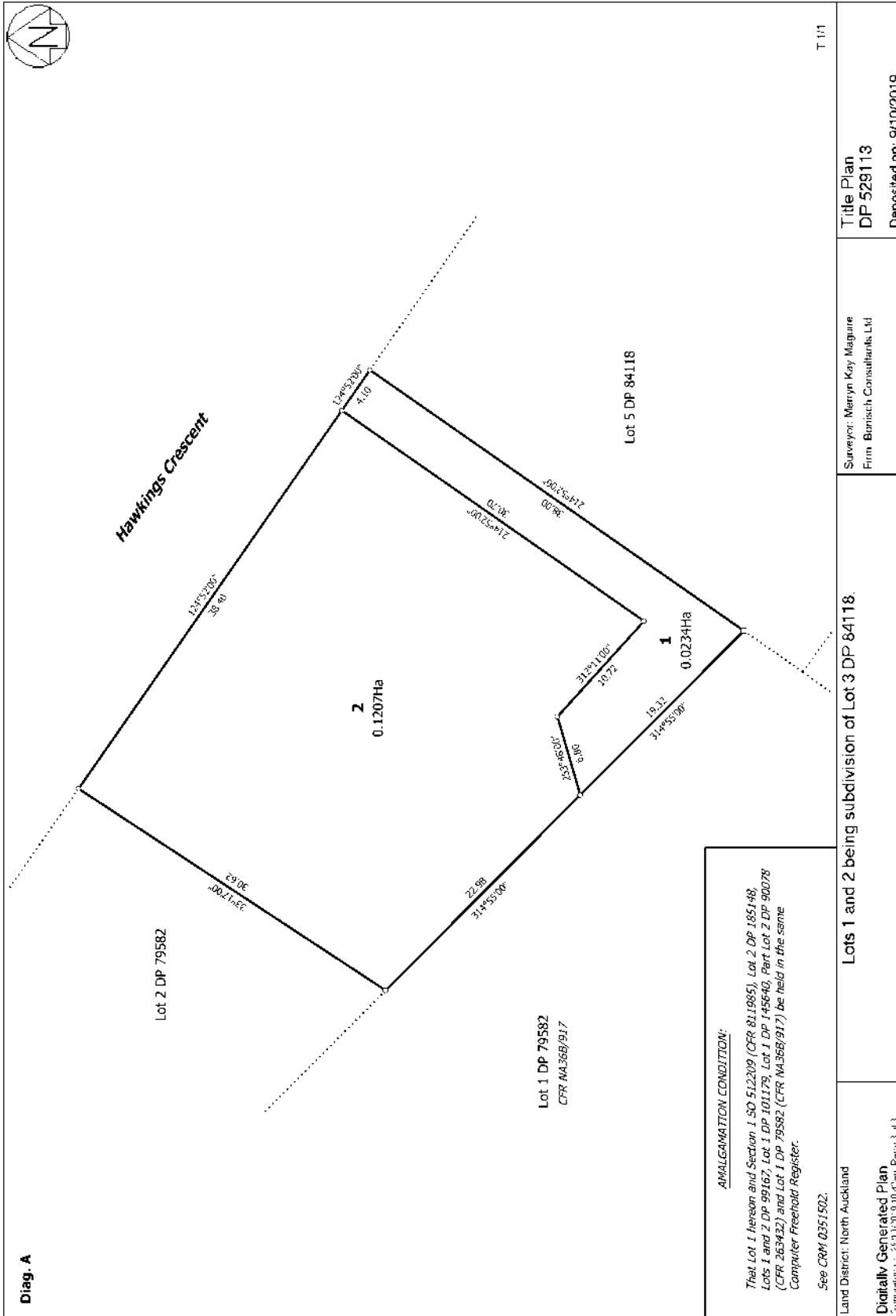


T 1/1

REF 7054

<p>Land District: North Auckland</p>	<p>Surveyor: Aaron Robert Donaldson Firm: Donaldsons</p>	<p>Sections 1 and 2</p>
<p><b>Digitally Generated Plan</b> Compliance with the Land Registration Act 2017</p>	<p><b>Title Plan</b> SO 512209 Approved on: 18/06/2017</p>	<p>Part Lot 2 DP 90078</p>





# APPENDIX 2 – ARCHITECTURAL PLANS & ELEVATIONS

# KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE

## RESOURCE CONSENT SET

KERIKERI ROAD



### SHEET LIST & INDEX

SHEET NUMBER	ANN SHEET SERIES	SHEET NAME	ISSUE DATE DD/MM/YY	CURRENT REVISION
A0001	0000 SERIES	COVER SHEET	01/09/22	1
A1003	1000 SERIES	PROPOSED SITE PLAN (OVERALL)	01/09/22	1
A1004	1000 SERIES	PROPOSED SITE PLAN	01/09/22	1
A1005	1000 SERIES	SITE CUT & FILL LAYOUT	01/09/22	
A1006	1000 SERIES	SITE SERVICES LAYOUT	01/09/22	
A1101	1100 Series	EXISTING GROUND FLOOR (RECEPTION)	01/09/22	
A1201	1200 SERIES	PROPOSED GROUND FLOOR	01/09/22	1
A1202	1200 SERIES	PROPOSED FIRST FLOOR	01/09/22	1
A1402	1400 SERIES	FLOOR FRAMING PLAN	01/09/22	
A1403	1400 SERIES	ROOF FRAMING PLAN	01/09/22	
A1601	1600 SERIES	PROPOSED ROOF PLAN	01/09/22	1
A2001	2000 SERIES	ELEVATIONS	01/09/22	1
A2002	2000 SERIES	ELEVATIONS	01/09/22	1
A2501	2500 SERIES	SECTIONS	01/09/22	1
A2502	2500 SERIES	SECTIONS	01/09/22	1
A2503	2500 SERIES	SECTIONS	01/09/22	1
A2504	2500 SERIES	SECTIONS	01/09/22	1
A2505	2500 SERIES	SECTIONS	01/09/22	1
A2506	2500 SERIES	SECTIONS	01/09/22	1
A2507	2500 SERIES	SECTIONS	01/09/22	1
A6001	6000 SERIES	AREA SCHEDULE	01/09/22	
A9001	9000 SERIES	3D VIEWS	01/09/22	

Grand total: 22





**SITE PLAN NOTES:**

SITE DESCRIPTION	
PARCEL ID	4795373
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1, DP 99167
SITE AREA	7507M <sup>2</sup>
PARCEL ID	4795370
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 2 DP 99167
SITE AREA	1541M <sup>2</sup>
PARCEL ID	5026097
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 2 DP 185148
SITE AREA	3679M <sup>2</sup>
PARCEL ID	5077514
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1 DP 145640
SITE AREA	2700M <sup>2</sup>
PARCEL ID	5181350
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1 DP 101179
SITE AREA	5018M <sup>2</sup>
PARCEL ID	4967488
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	PT LOT 2 DP 90078
SITE AREA	24093M <sup>2</sup>
<b>TOTAL AREA</b>	<b>44538M<sup>2</sup></b>
STORMWATER MANAGEMENT	
SITE AREA	44538M <sup>2</sup>
EXISTING ROOF AREAS	12822M <sup>2</sup>
EXISTING SEALED DRIVES & PATHS	10607M <sup>2</sup>
PROPOSED ROOF AREAS	1230M <sup>2</sup>
<b>TOTAL AREA (EXT+NEW)</b>	<b>24659M<sup>2</sup> (55.37%)</b>

1 PROPOSED SITE PLAN (OVERALL)  
1:500



KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE  
KERIKERI ROAD

PROPOSED SITE PLAN (OVERALL)

0,0 5,0 10,0  
SCALE 1:500@A1 - 1:1000@A3

RESOURCE CONSENT SET

Date:  
1/09/2022  
2:09:57 PM



Scale:  
1:500@A1

Project No.  
Arc 1104

Drawing No.  
A1003

Original Size.  
A1

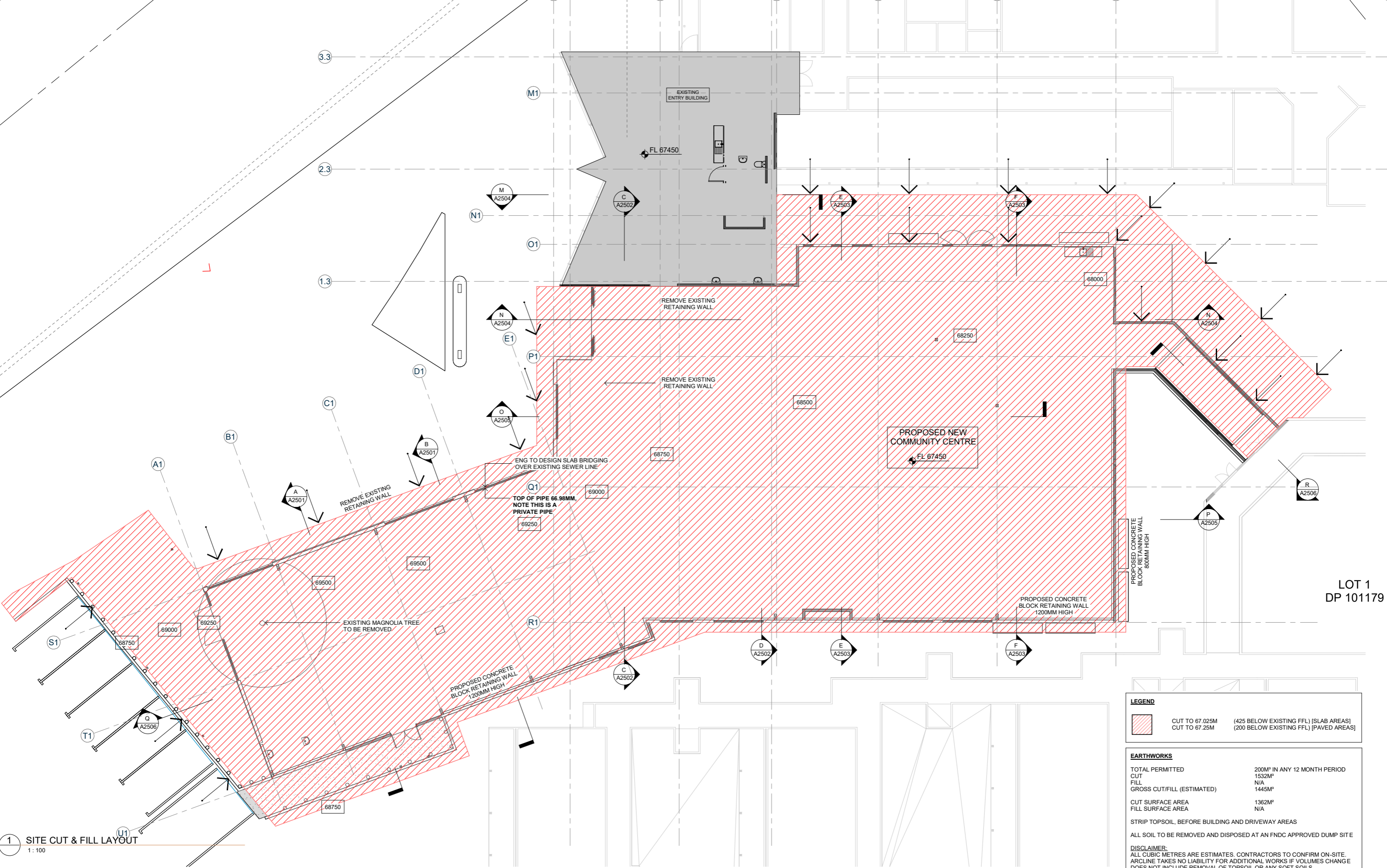
Revision.  
**1**





1 PROPOSED SITE PLAN  
1 : 250





1 SITE CUT & FILL LAYOUT  
1:100

LEGEND	
	CUT TO 67.025M (425 BELOW EXISTING FFL) [SLAB AREAS] CUT TO 67.25M (200 BELOW EXISTING FFL) [PAVED AREAS]

EARTHWORKS	
TOTAL PERMITTED	200M <sup>3</sup> IN ANY 12 MONTH PERIOD
CUT	1532M <sup>3</sup>
FILL	N/A
GROSS CUT/FILL (ESTIMATED)	1445M <sup>3</sup>
CUT SURFACE AREA	1382M <sup>2</sup>
FILL SURFACE AREA	N/A
STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS	
ALL SOIL TO BE REMOVED AND DISPOSED AT AN FNDC APPROVED DUMP SITE	
DISCLAIMER: ALL CUBIC METRES ARE ESTIMATES. CONTRACTORS TO CONFIRM ON-SITE. ARCLINE TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE DOES NOT INCLUDE REMOVAL OF TOPSOIL OR ANY SOFT SOILS ENCOUNTERED	



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**SITE CUT & FILL LAYOUT**

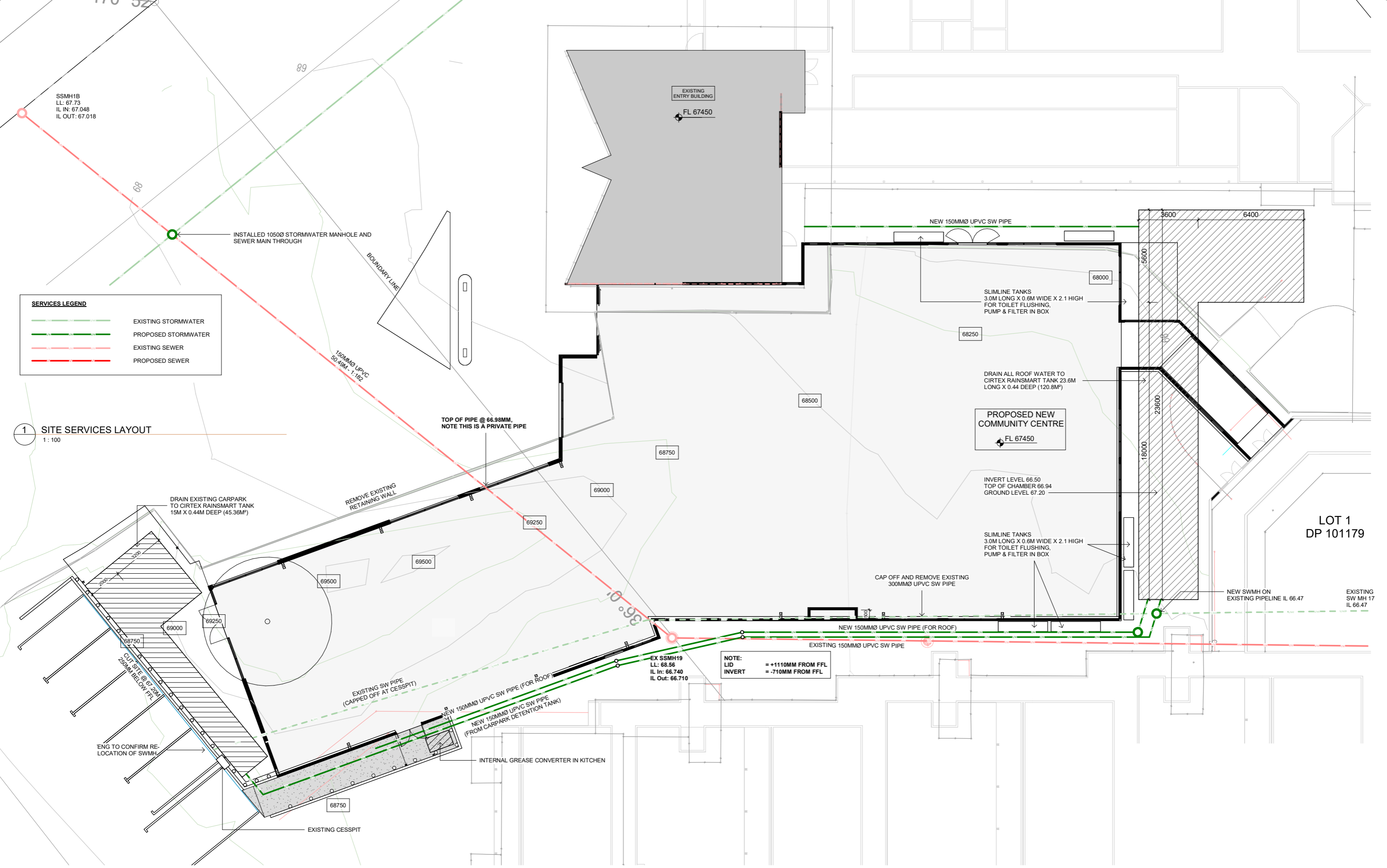
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1:200@A3

Project No.  
Arc 1104  
Drawing No.  
A1005

Original Size:  
A1  
Revision:





**1 SITE SERVICES LAYOUT**  
1 : 100

**SERVICES LEGEND**

	EXISTING STORMWATER
	PROPOSED STORMWATER
	EXISTING SEWER
	PROPOSED SEWER

**NOTE:**  
LID = +1110MM FROM FFL  
INVERT = -710MM FROM FFL

**LOT 1**  
**DP 101179**



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**SITE SERVICES LAYOUT**

**RESOURCE CONSENT SET**

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1/09/2022  
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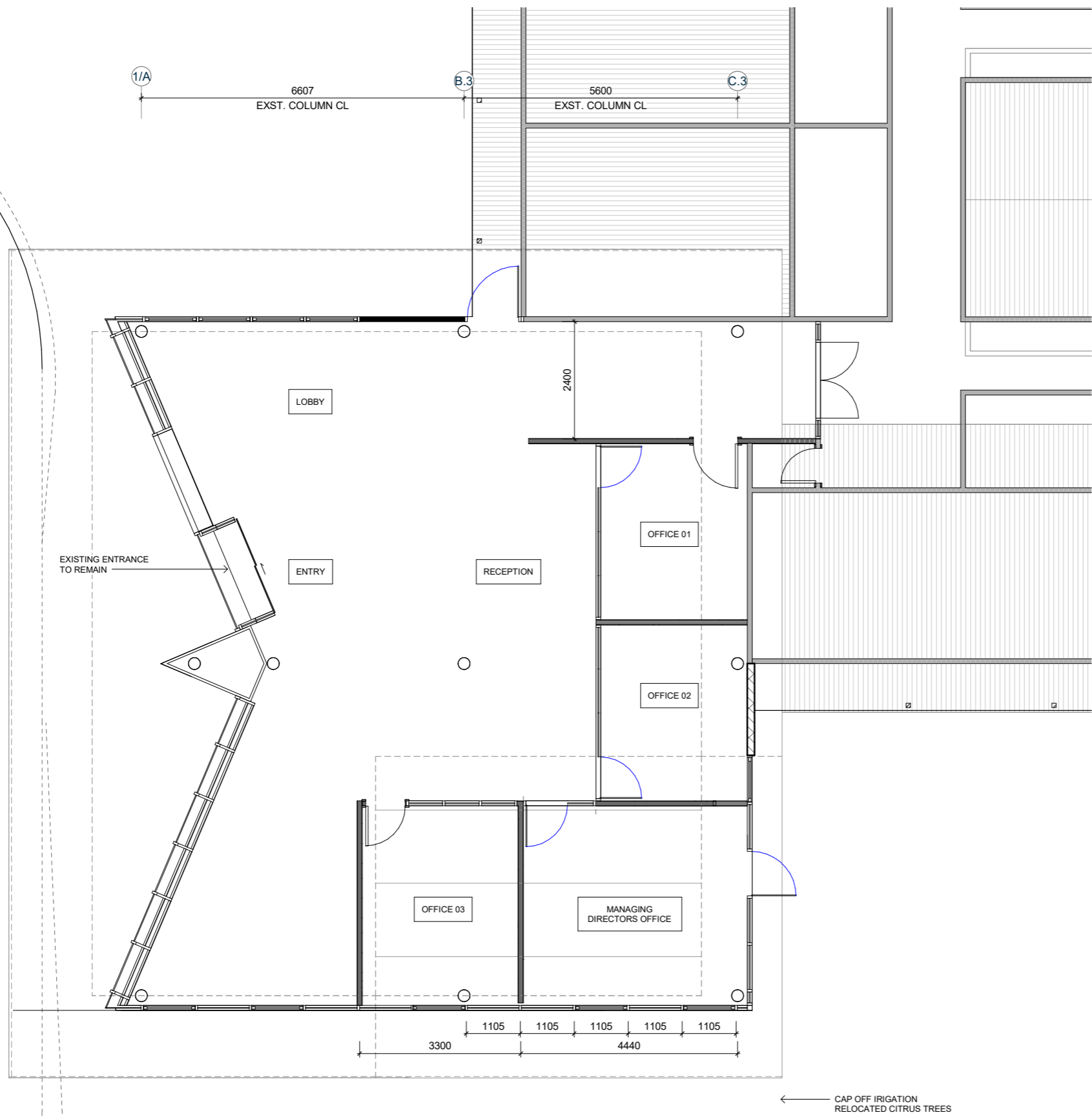
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**Arc 1104**

Drawing No.  
**A1006**

Original Size.  
A1

Revision.



1 EXISTING RECEPTION PLAN  
1:50



KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE  
KERIKERI ROAD

EXISTING GROUND FLOOR (RECEPTION)

RESOURCE CONSENT SET

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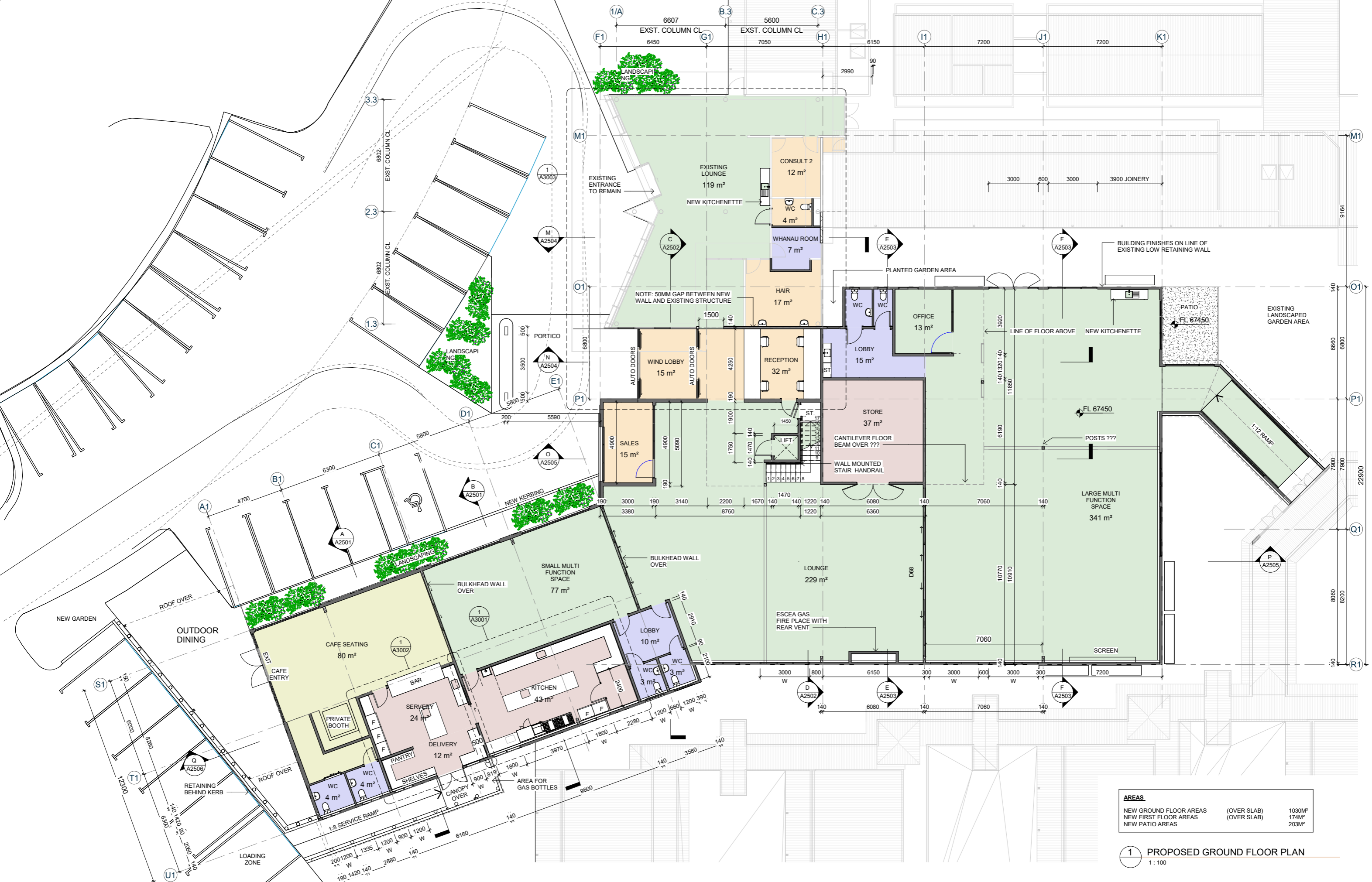
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Drawing No.  
A1101

Original Size.  
A1

Revision.



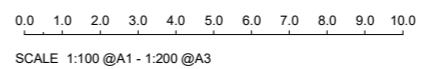
AREAS	
NEW GROUND FLOOR AREAS (OVER SLAB)	1030M <sup>2</sup>
NEW FIRST FLOOR AREAS (OVER SLAB)	174M <sup>2</sup>
NEW PATIO AREAS	203M <sup>2</sup>

1 PROPOSED GROUND FLOOR PLAN  
1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED GROUND FLOOR**



**RESOURCE CONSENT SET**

Date: 1/09/2022  
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1 : 200@ A3

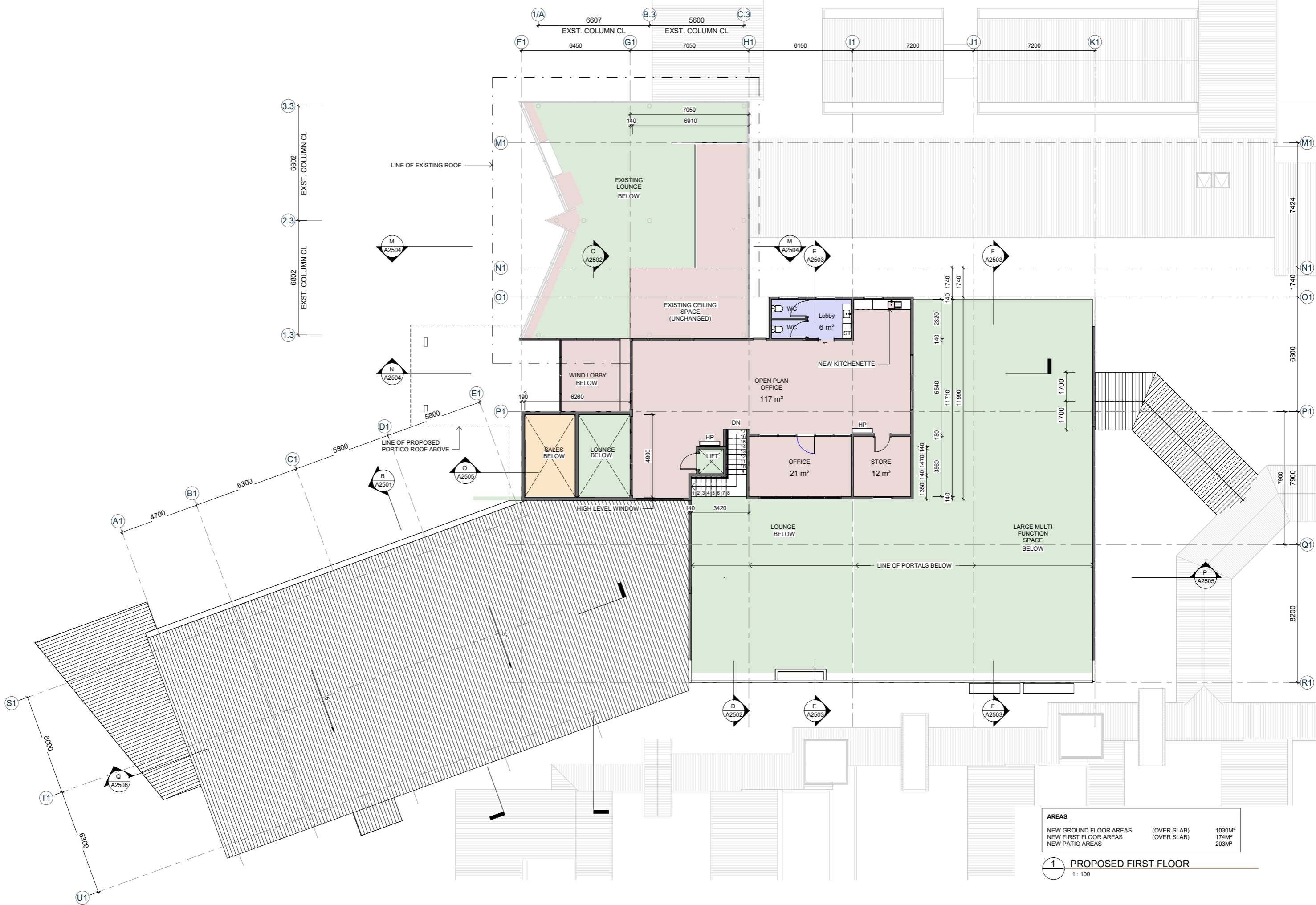
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Drawing No.  
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Original Size.  
A1

Revision.  
**1**





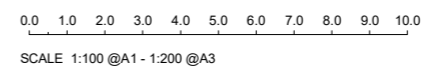
AREAS		
NEW GROUND FLOOR AREAS	(OVER SLAB)	1030M <sup>2</sup>
NEW FIRST FLOOR AREAS	(OVER SLAB)	174M <sup>2</sup>
NEW PATIO AREAS		203M <sup>2</sup>

**1 PROPOSED FIRST FLOOR**  
1: 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED FIRST FLOOR**



**RESOURCE CONSENT SET**

Date:  
1/09/2022  
2:10:29 PM



Scale:  
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1: 200@ A3

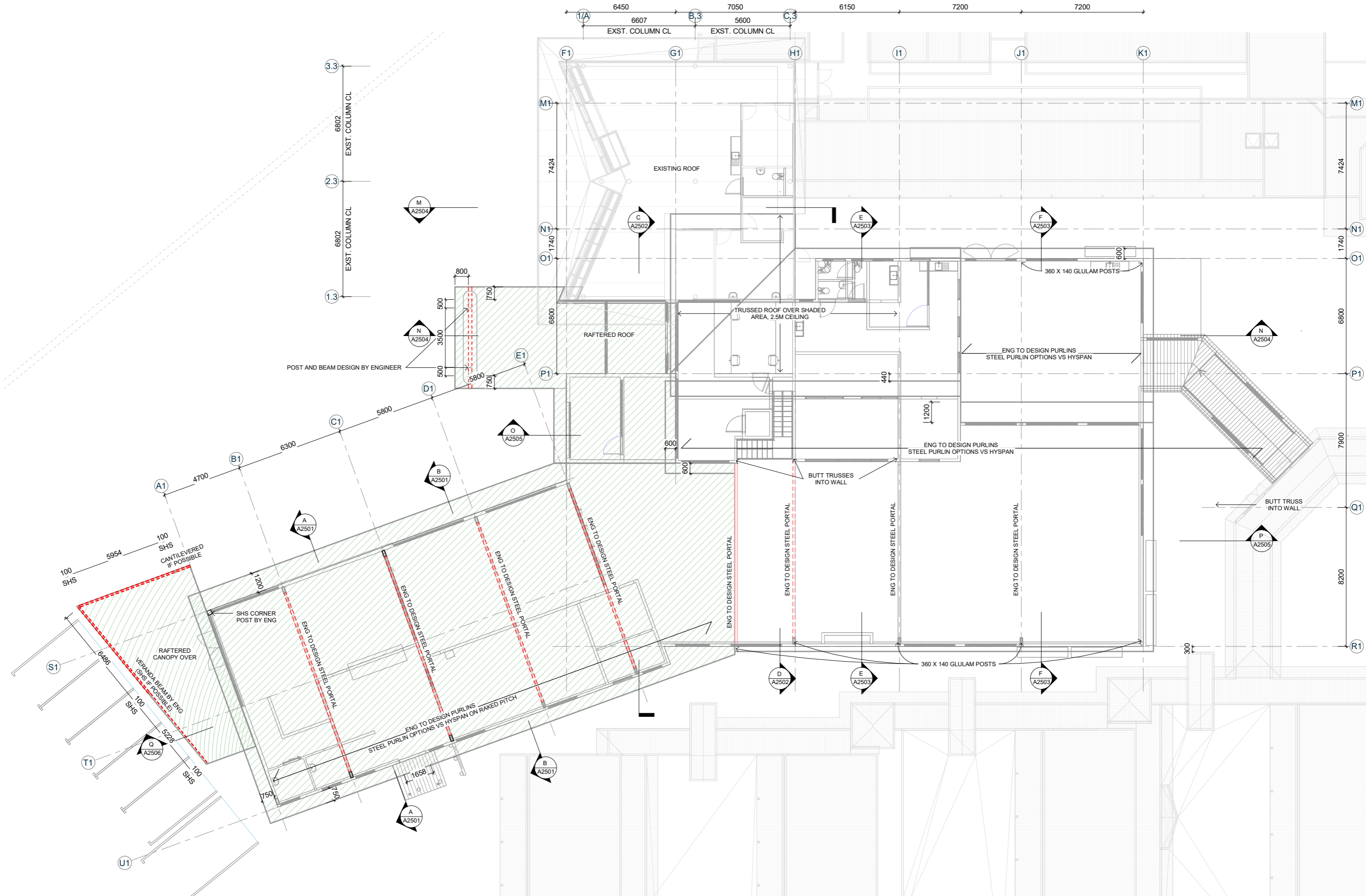
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Drawing No.  
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Original Size.  
A1

Revision.  
**1**





**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**ROOF FRAMING PLAN**

**RESOURCE CONSENT SET**

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1/09/2022  
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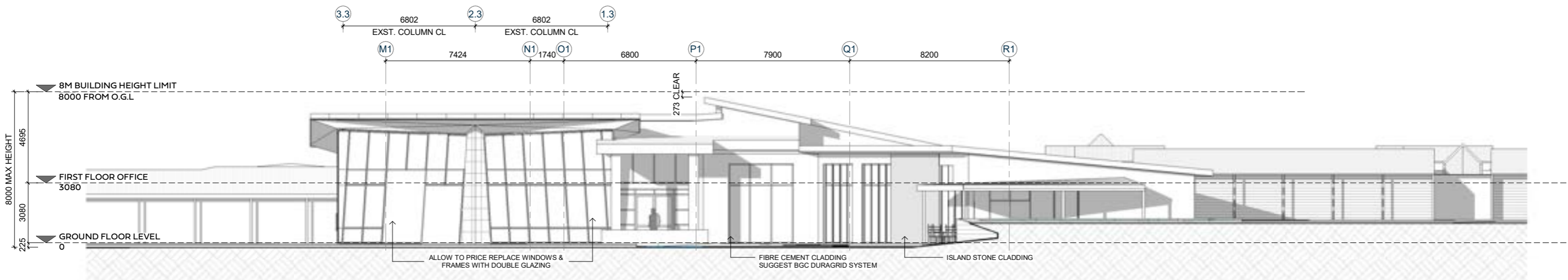
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Drawing No.  
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Original Size:  
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Revision:



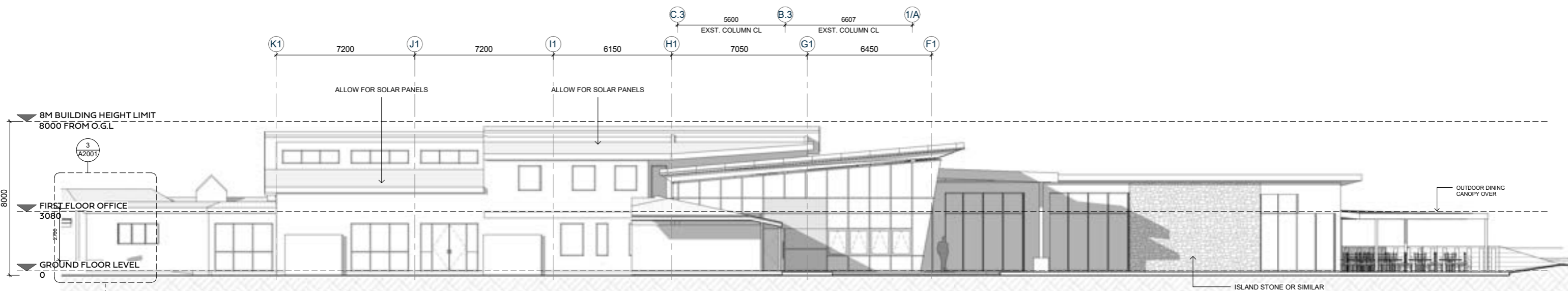




1 NORTH ELEVATION  
1 : 100



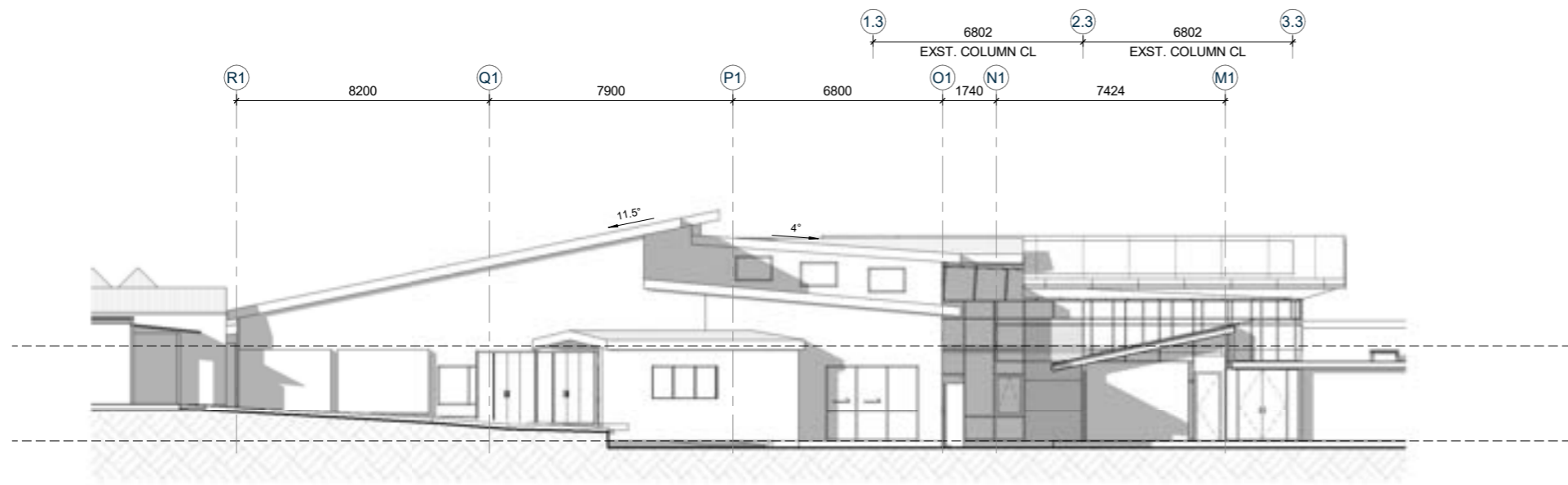
RECOMMEND BASALT STONE OR SIMILAR



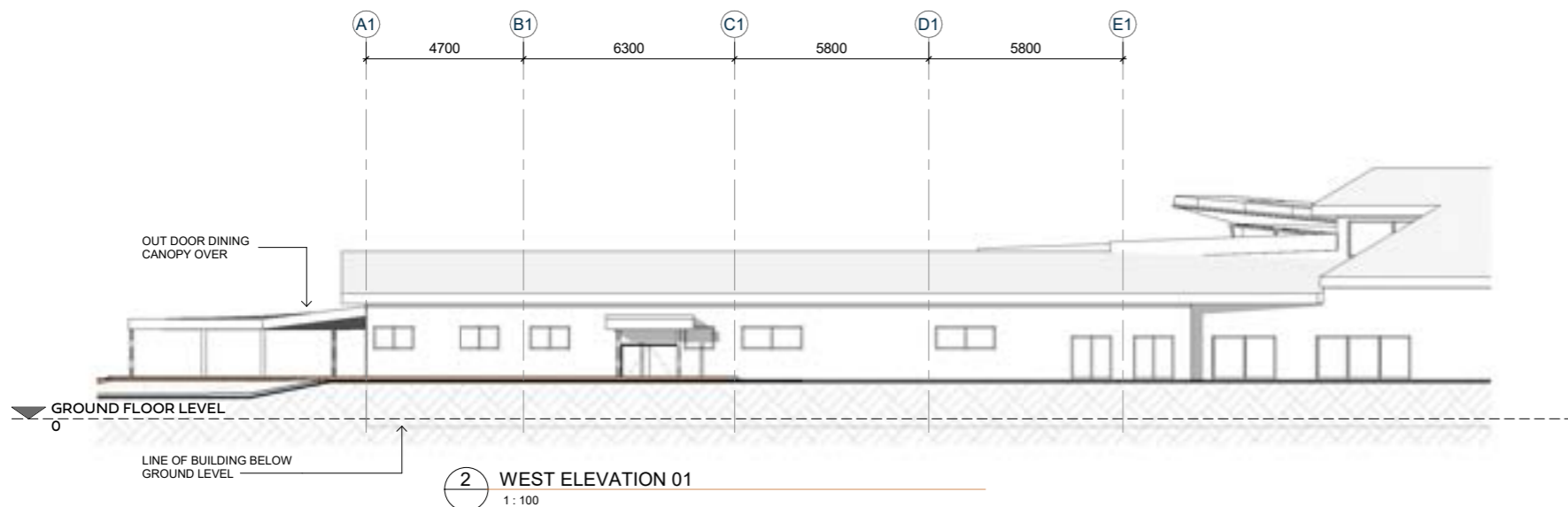
2 EAST ELEVATION  
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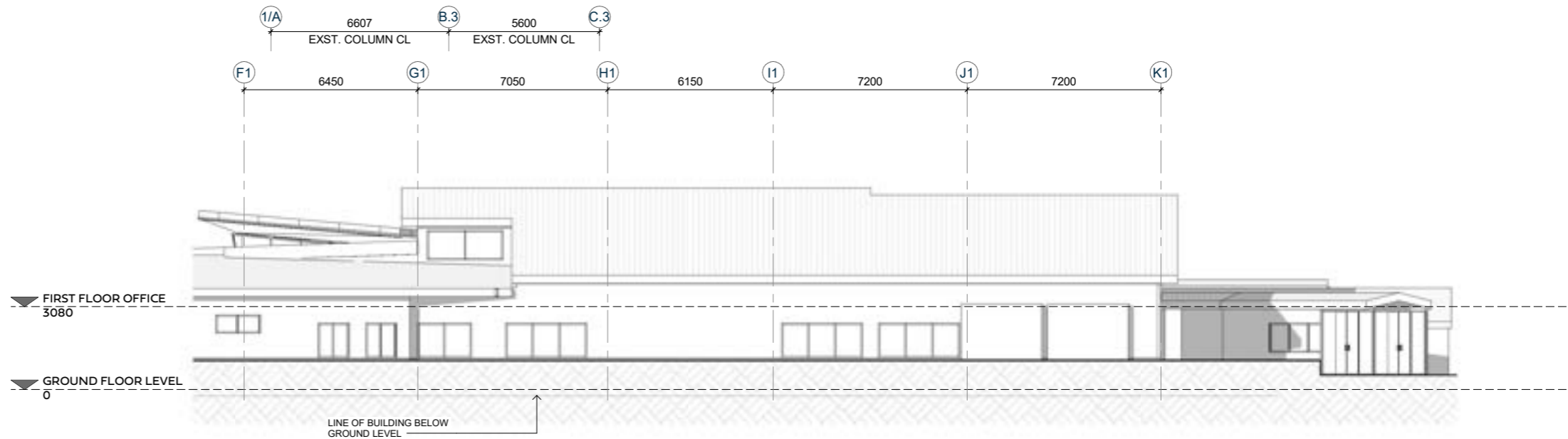
3 EXISTING LINK BUILDING PHOTO  
NOT TO SCALE



1 SOUTH ELEVATION  
1:100

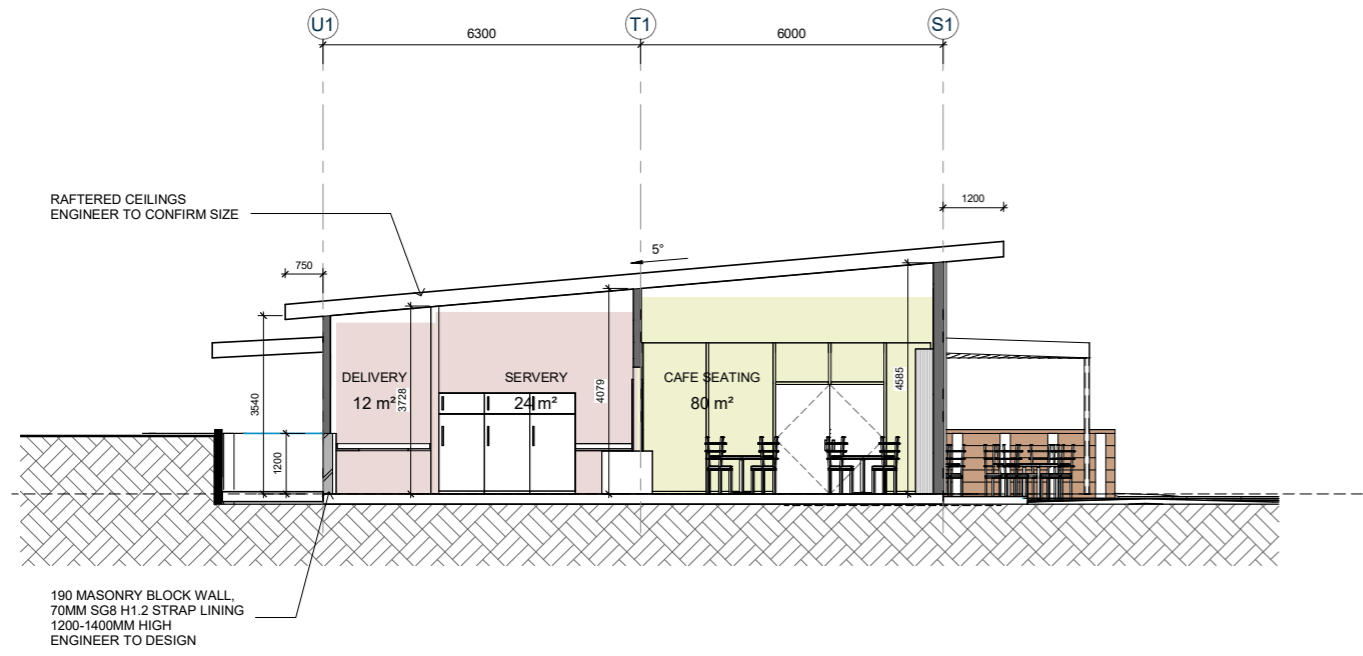


2 WEST ELEVATION 01  
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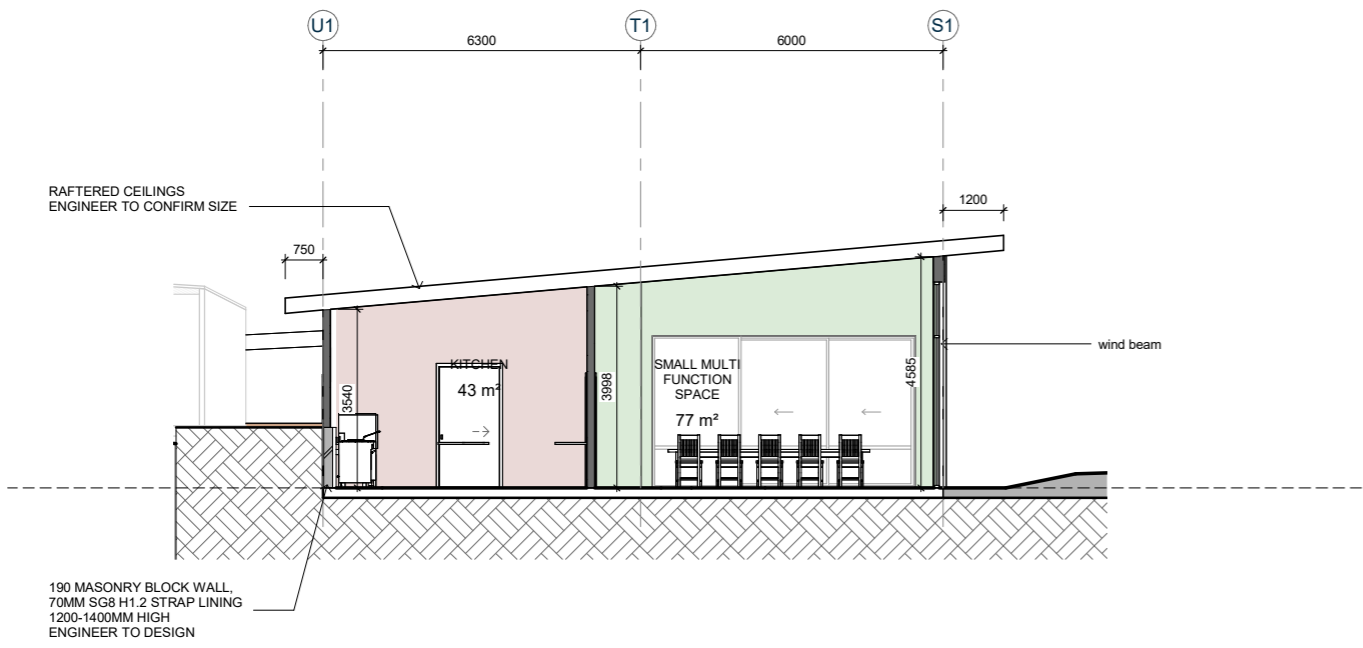


3 WEST ELEVATION 02  
1:100

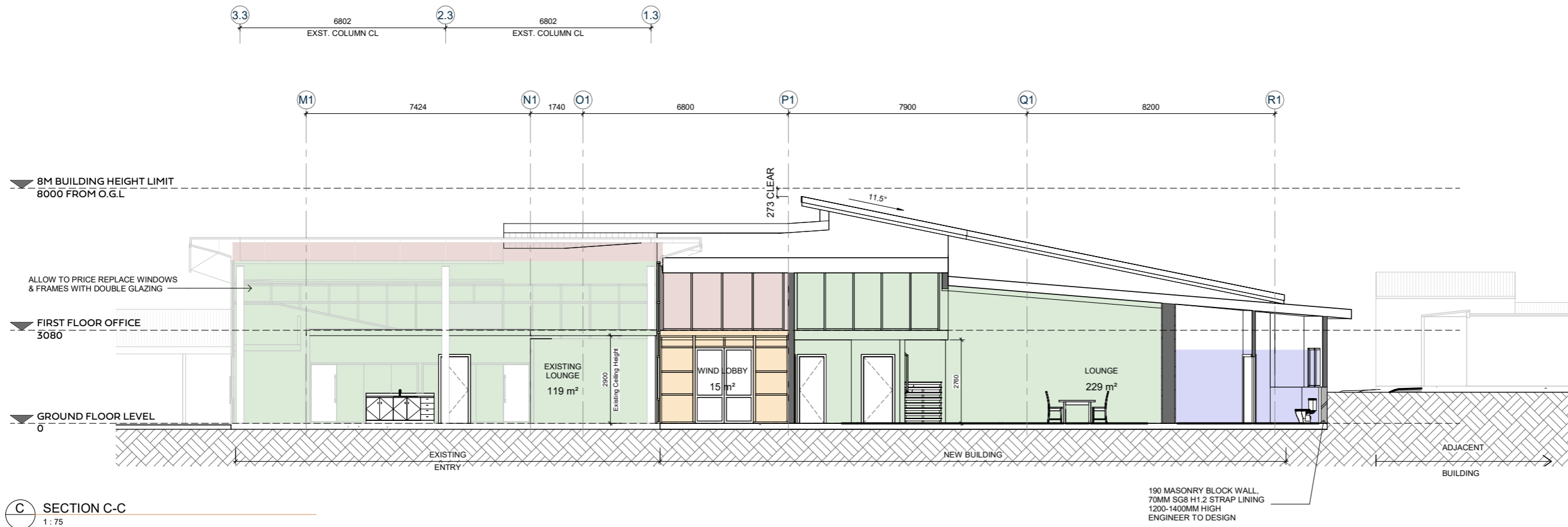




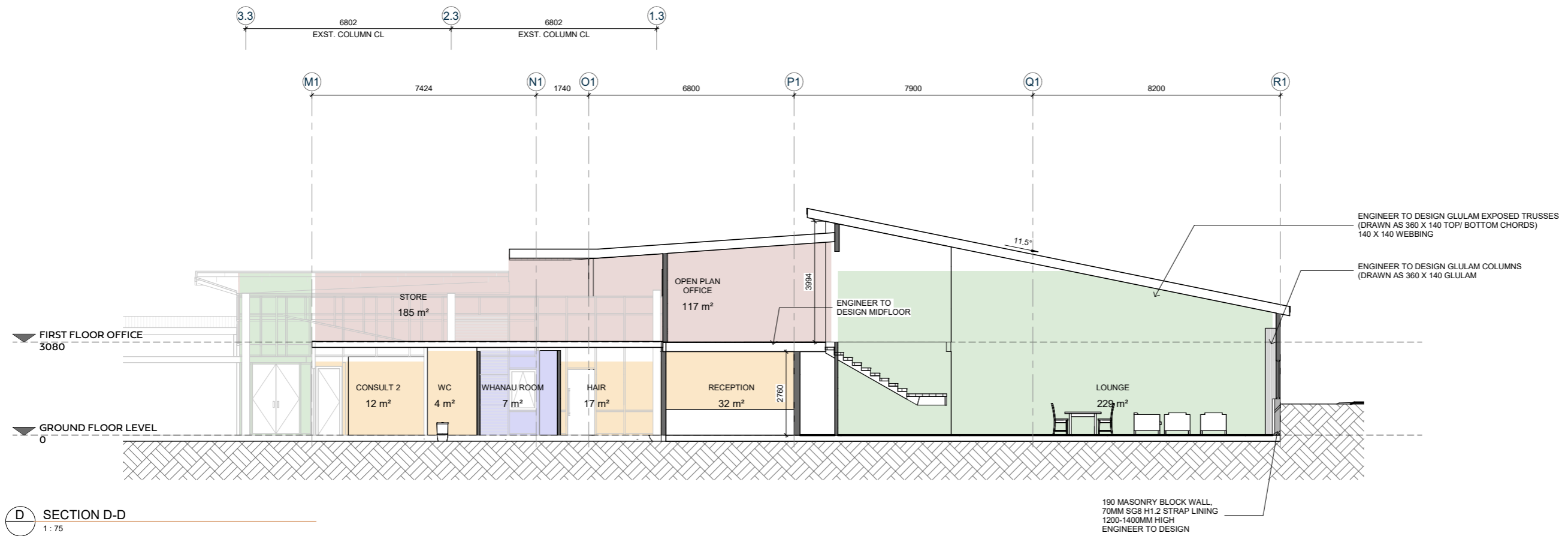
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1 : 75



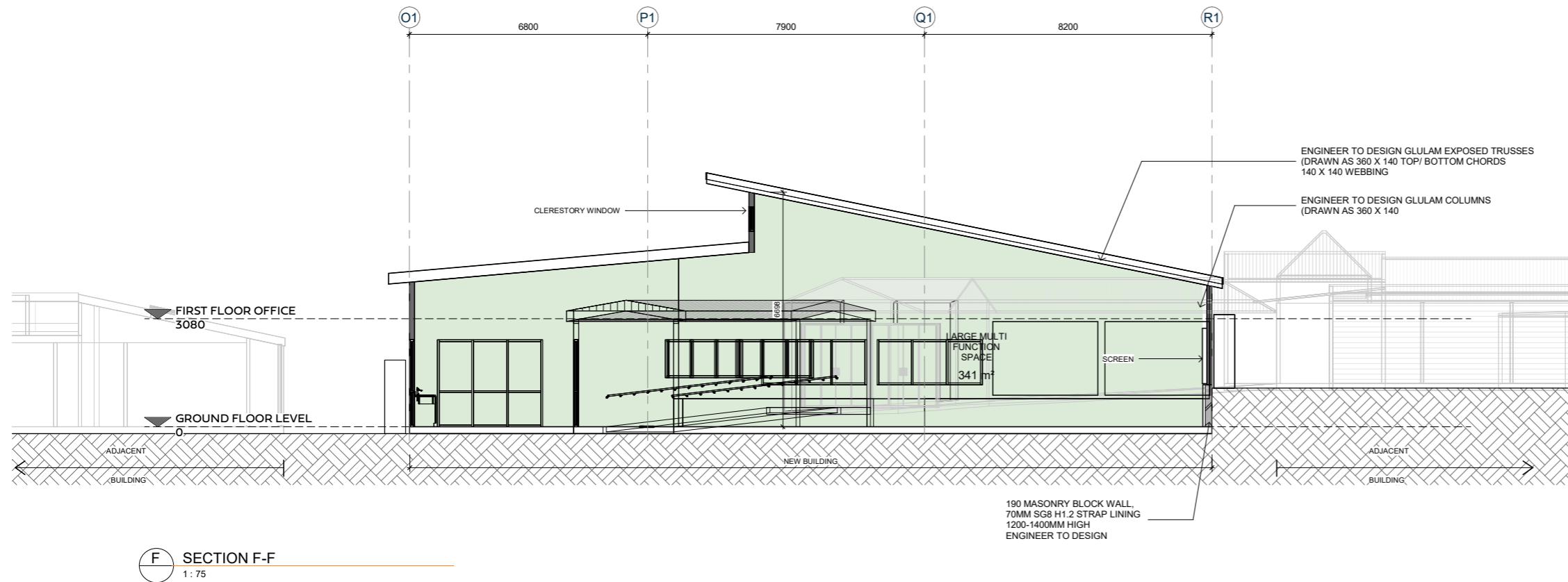
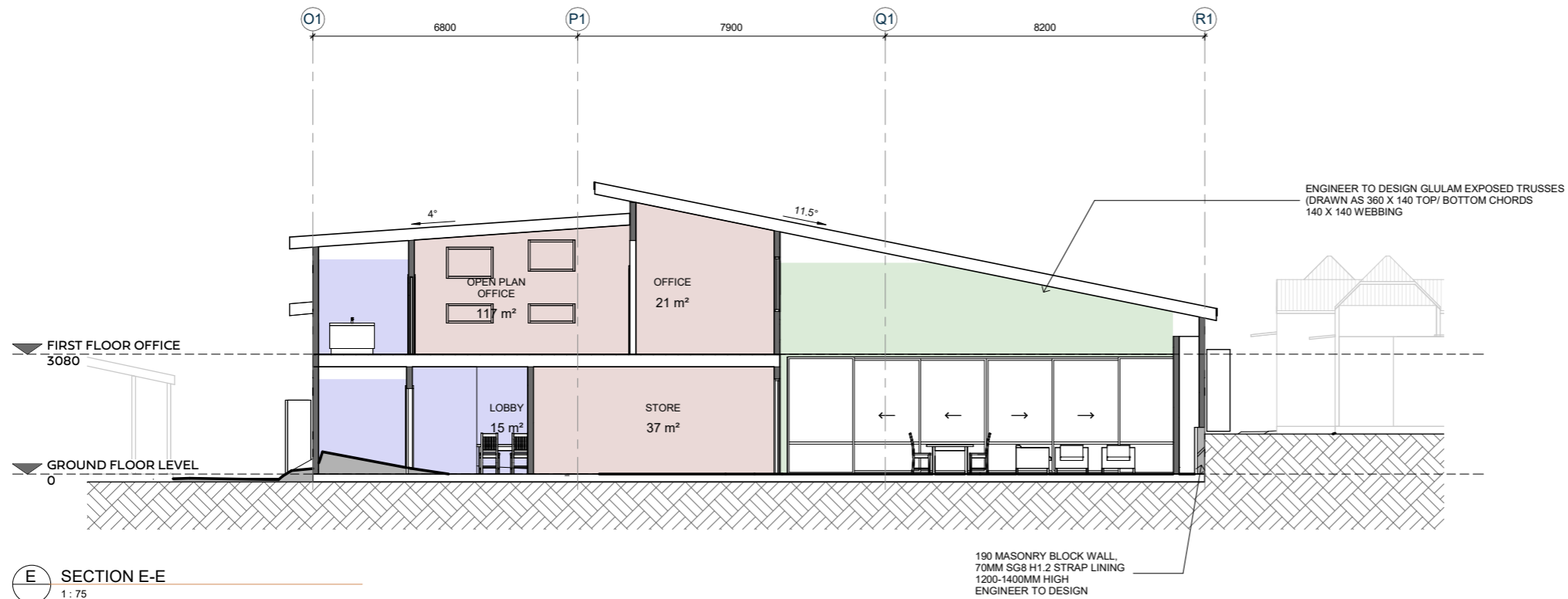
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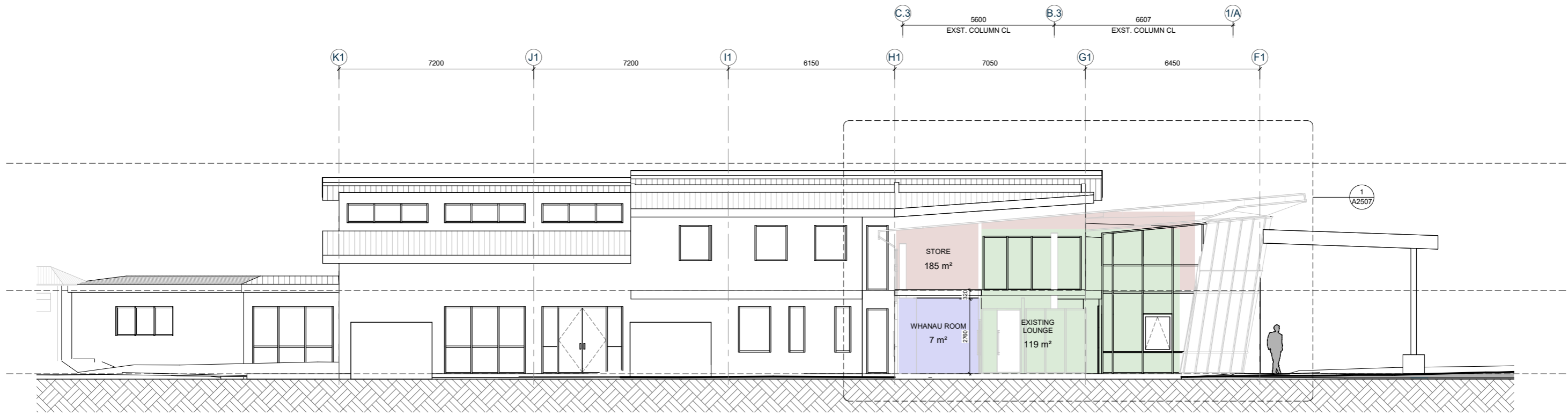
**C SECTION C-C**  
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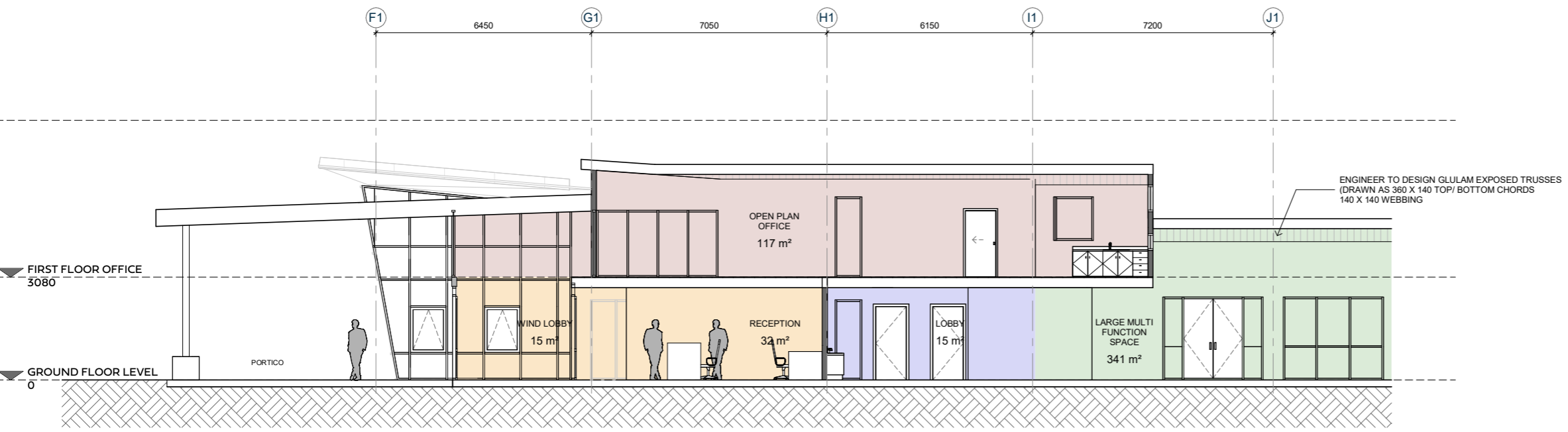
**D SECTION D-D**  
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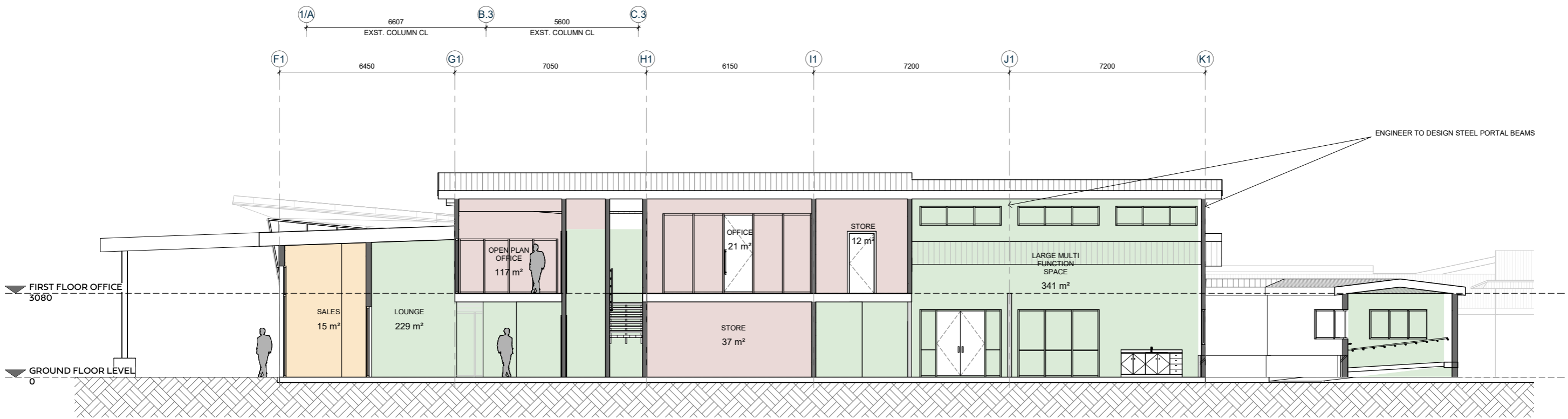


**M** SECTION M-M  
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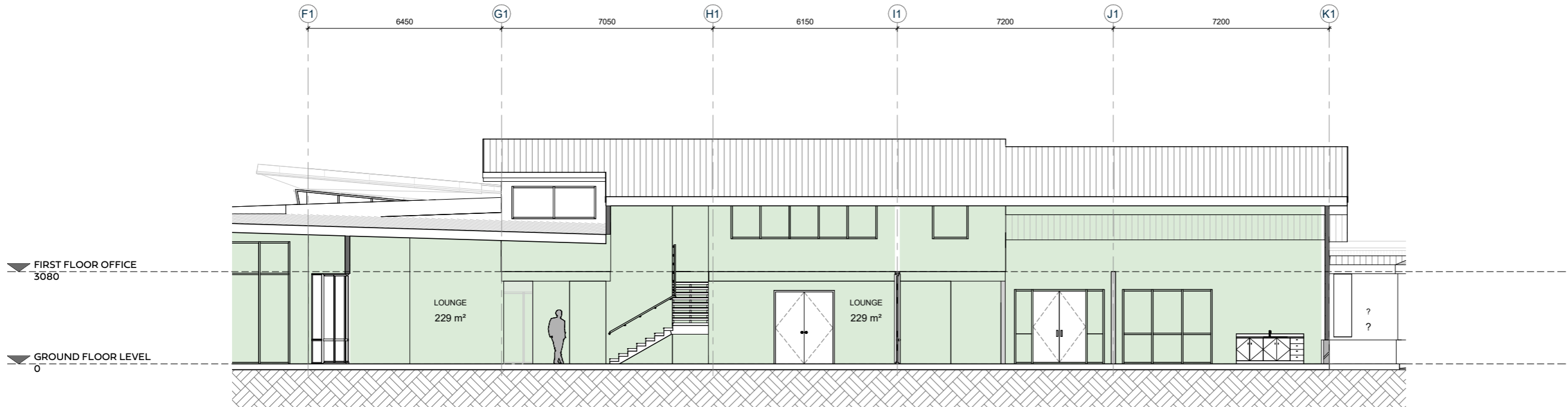


**N** SECTION N-N  
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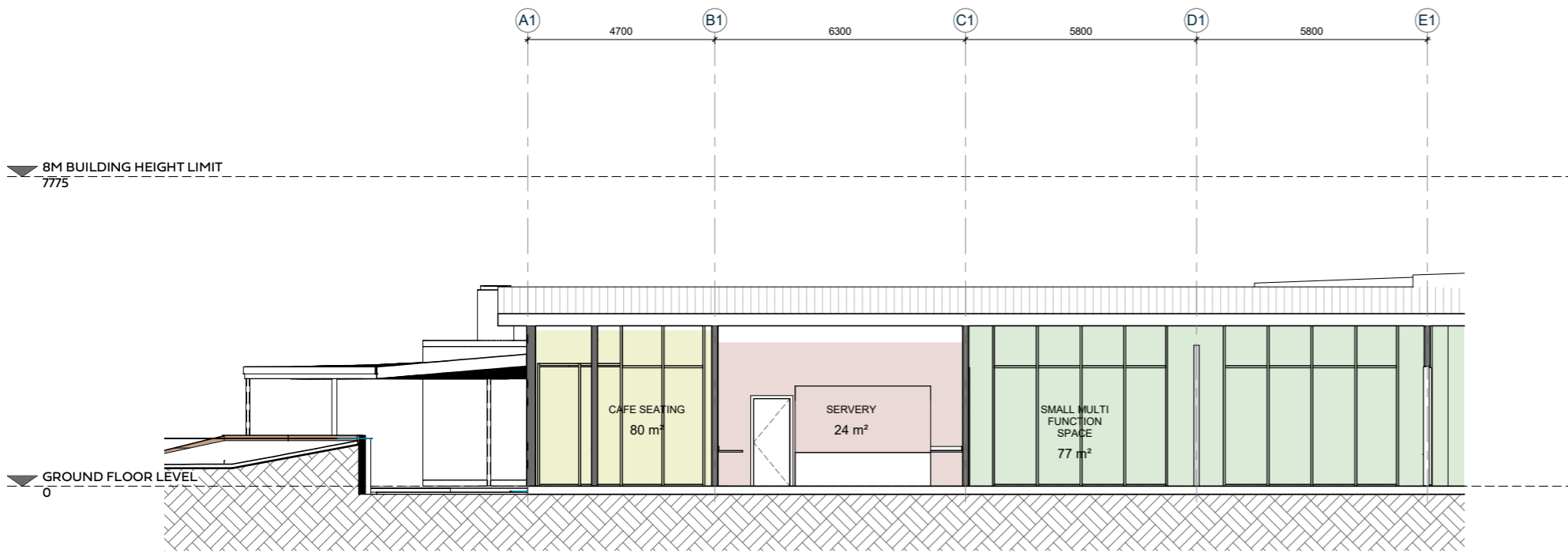
		<b>KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE</b> KERIKERI ROAD	<b>SECTIONS</b>	<b>RESOURCE CONSENT SET</b>		Project No. Arc 1104	Original Size. A1
				Date. 1/09/2022 2:10:57 PM	Scale. 1:75@ A1	Drawing No. A2504	Revision. <b>1</b>



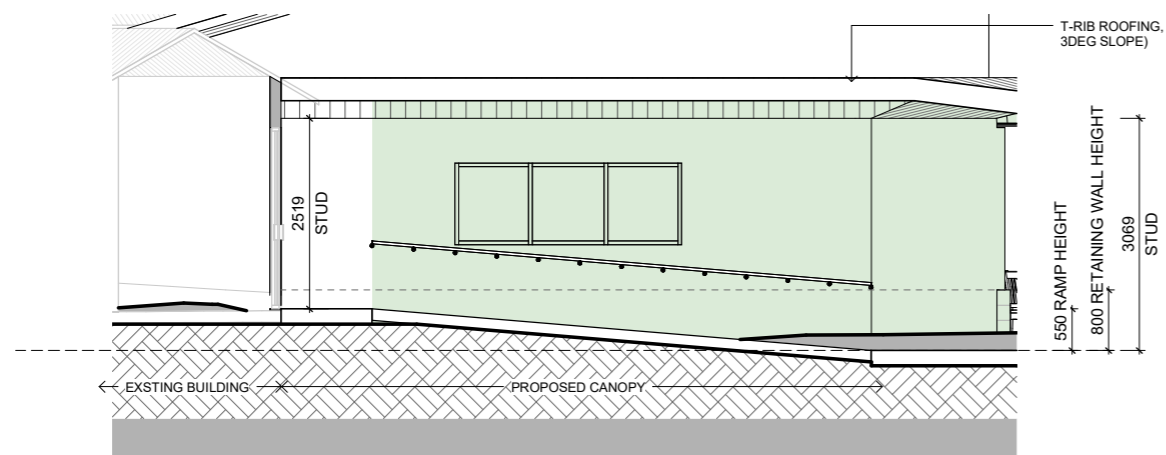
**O** SECTION O-O  
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**P** SECTION P-P  
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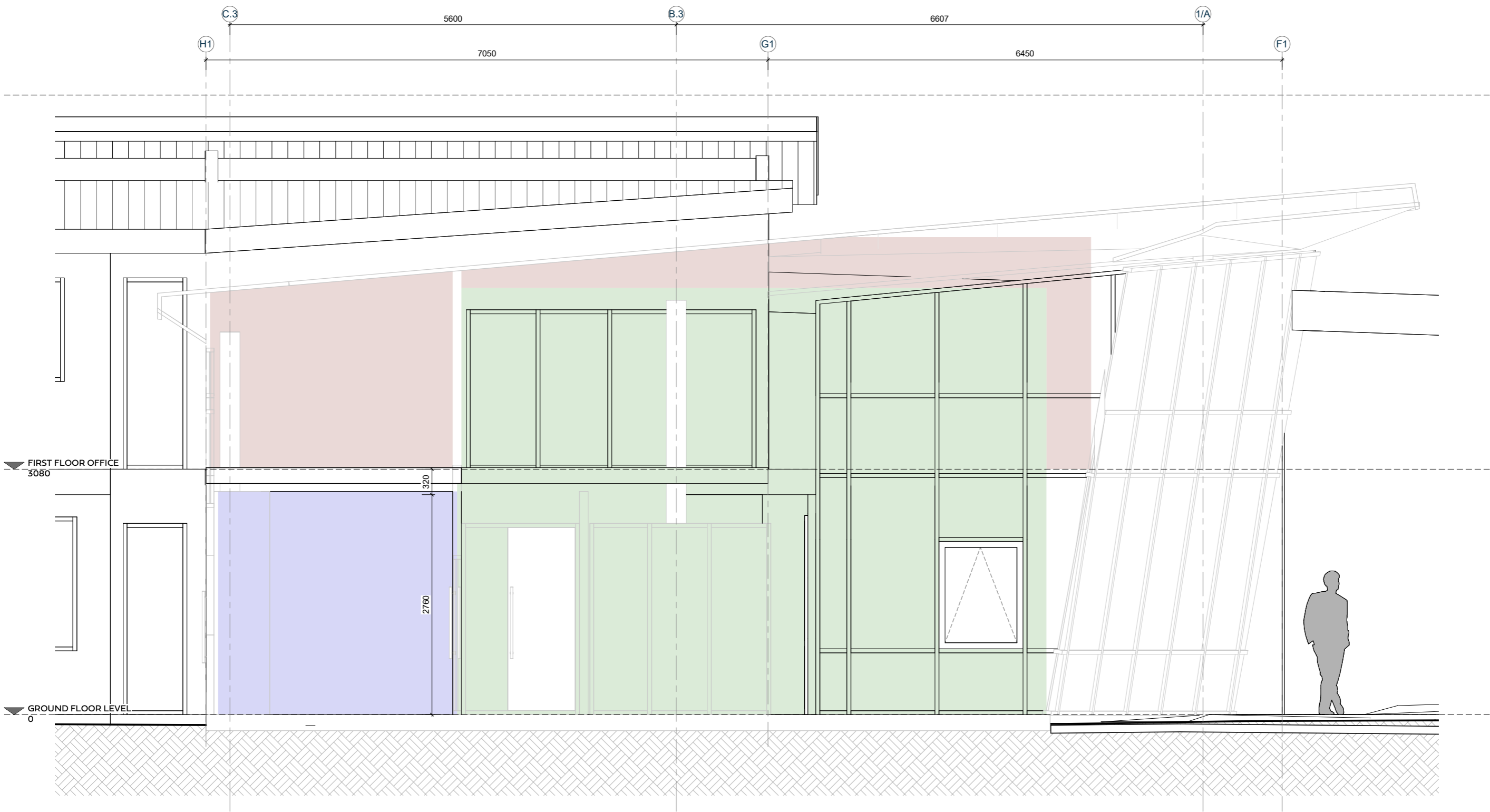


Q SECTION Q-Q  
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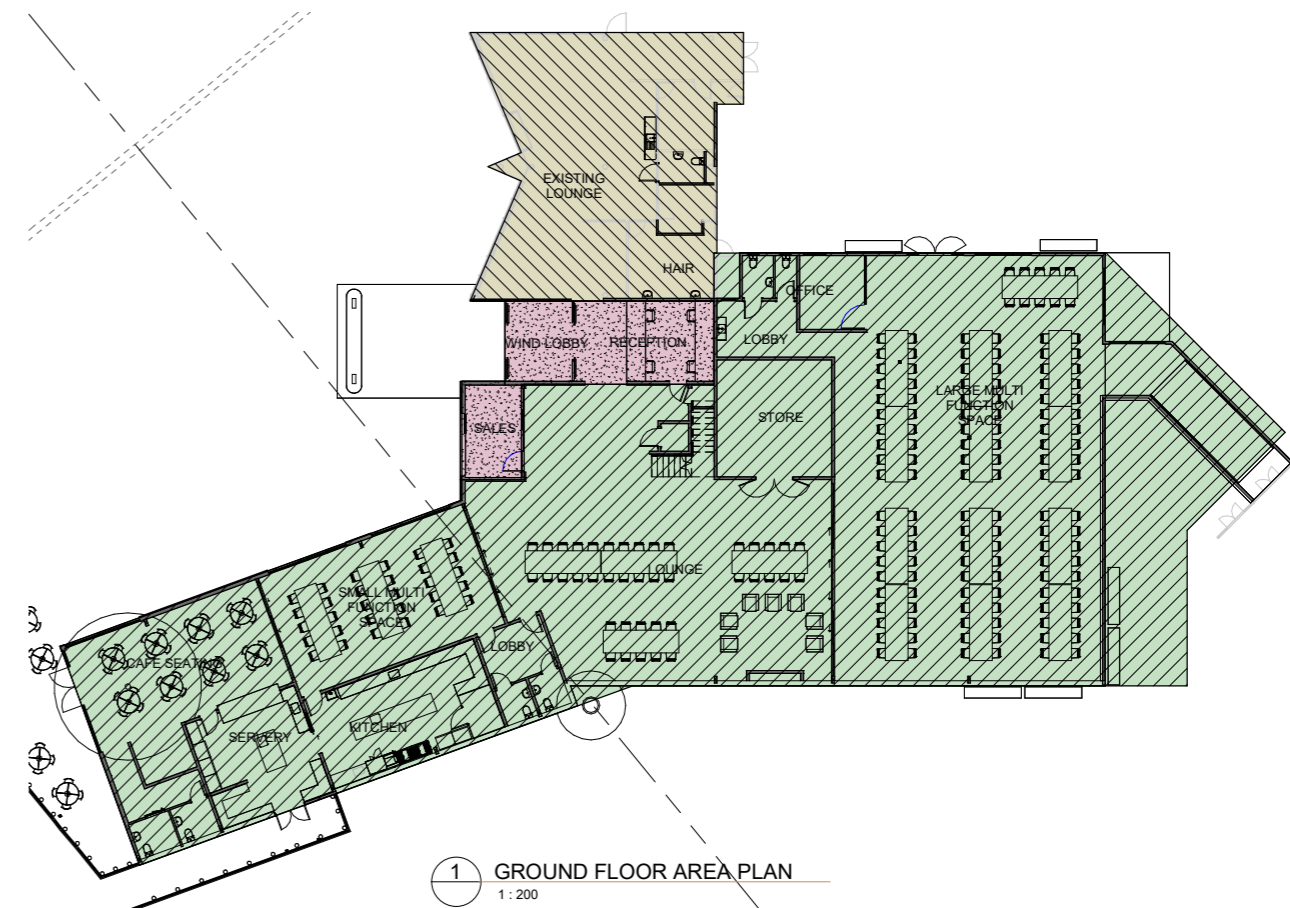
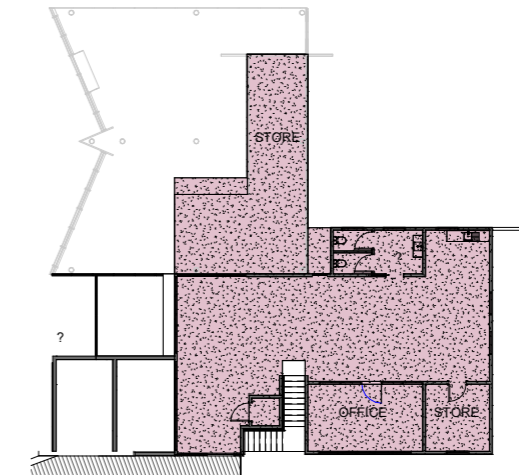
R SECTION R-R  
1:50





1 SECTION M-M (CLOSE UP)  
1 : 25

PROPOSED ROOM SCHEDULE		
Room Name	Area	Location
WIND LOBBY	15 m <sup>2</sup>	New Entry
RECEPTION	32 m <sup>2</sup>	New Entry
WC	4 m <sup>2</sup>	Existing Entry
WHANAU ROOM	7 m <sup>2</sup>	Existing Entry
CONSULT 2	12 m <sup>2</sup>	Existing Entry
HAIR	17 m <sup>2</sup>	Existing Entry
EXISTING LOUNGE	119 m <sup>2</sup>	Existing Entry
WC	2 m <sup>2</sup>	
WC	3 m <sup>2</sup>	
CHILLER	4 m <sup>2</sup>	
WC	4 m <sup>2</sup>	
Lobby	6 m <sup>2</sup>	
STORE	12 m <sup>2</sup>	
	236 m <sup>2</sup>	
WHANAU ROOM	Not Placed	Ground Floor
WC	Not Placed	Ground Floor
WC	Not Placed	Ground Floor
WC	3 m <sup>2</sup>	Ground Floor
WC	3 m <sup>2</sup>	Ground Floor
WC	4 m <sup>2</sup>	Ground Floor
WC	4 m <sup>2</sup>	Ground Floor
WC	4 m <sup>2</sup>	Ground Floor
LOBBY	10 m <sup>2</sup>	Ground Floor
OFFICE	13 m <sup>2</sup>	Ground Floor
SALES	15 m <sup>2</sup>	Ground Floor
LOBBY	15 m <sup>2</sup>	Ground Floor
STORE	37 m <sup>2</sup>	Ground Floor
SMALL MULTI FUNCTION SPACE	77 m <sup>2</sup>	Ground Floor
LOUNGE	229 m <sup>2</sup>	Ground Floor
LARGE MULTI FUNCTION SPACE	341 m <sup>2</sup>	Ground Floor
DELIVERY	12 m <sup>2</sup>	Cafe Area
SERVERY	24 m <sup>2</sup>	Cafe Area
KITCHEN	43 m <sup>2</sup>	Cafe Area
CAFE SEATING	80 m <sup>2</sup>	Cafe Area
	913 m <sup>2</sup>	
WC	2 m <sup>2</sup>	First Floor
OFFICE	21 m <sup>2</sup>	First Floor
OPEN PLAN OFFICE	117 m <sup>2</sup>	First Floor
STORE	185 m <sup>2</sup>	First Floor
	325 m <sup>2</sup>	



0.0 2.0 4.0 6.0 8.0 10.0  
SCALE 1:200 @A1 - 1:400 @A3



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**AREA SCHEDULE**

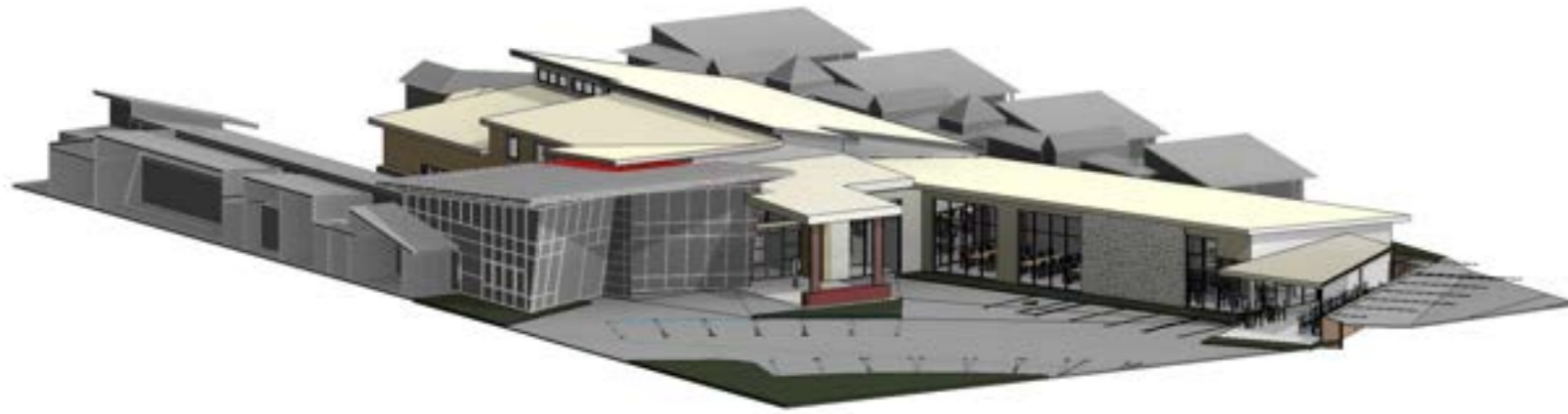
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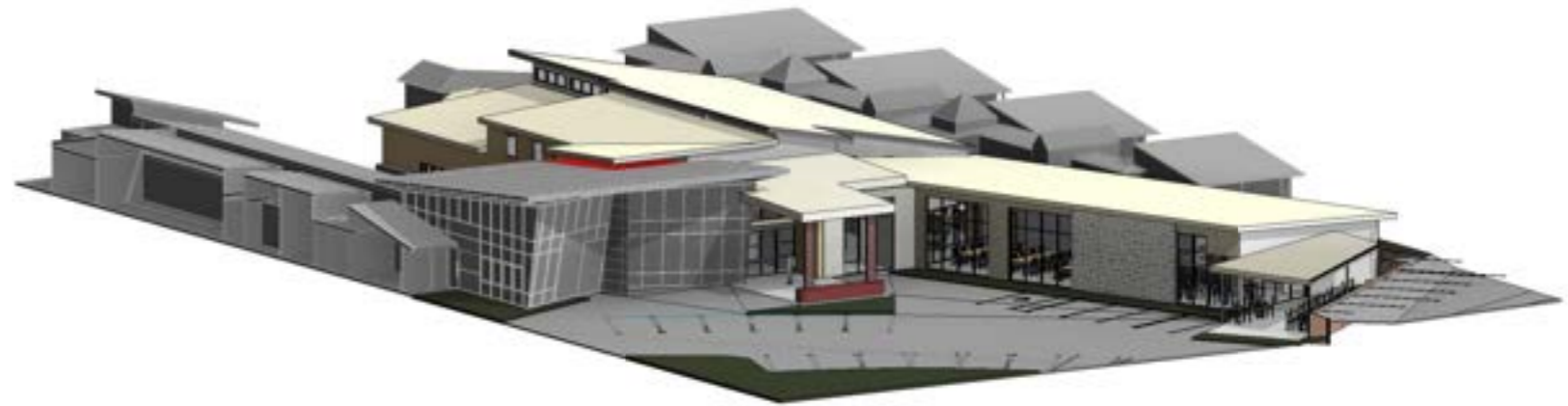
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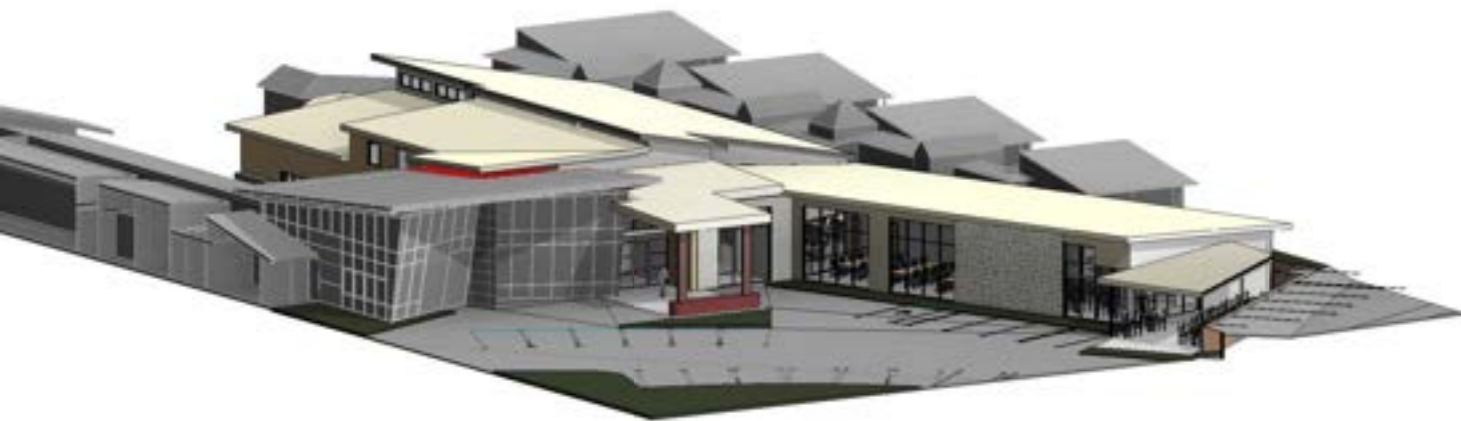
Original Size.  
A1  
Revision.



1 3D PERSPECTIVE 01



2 3D PERSPECTIVE 02



3 3D PERSPECTIVE 03



APPENDIX 3 – ENGINEERING REPORT & PLANS

Engineering Report  
Proposed Community Centre  
125 Kerikeri Road, Kerikeri  
for  
Kerikeri Retirement Village

*Haigh Workman reference 21 339*

**August 2022**



## Revision History

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## ***Executive Summary***

Haigh Workman Ltd (Haigh Workman) was commissioned by Kerikeri Retirement Village (the client) to undertake preliminary engineering assessments for a Community Centre at 125 Kerikeri Road, Kerikeri (the “site”).

The site is zoned ‘Residential’ under the Far North District Plan.

### **Existing Retirement Village**

The existing Kerikeri Retirement Village consists of three parts:

- The original retirement village (Lots 1 and 2 DP 99167, Lot 2 DP 185148, Lot 1 DP 101179, Lot 1 DP 145640 and Pt Lot 2 DP 90078) containing 75 Independent Living Units (ILU), and care facilities and a hospital wing for 68 residents.
- Residential properties off Wendywood Lane (Lots 11 to 14 DP 81214, Lots 1 and 3 DP 81214 and Lot 2 DP 198519) containing 14 ILUs.
- A newly constructed self-contained block to the north of the Retirement Village site (Lot 1 DP 79582) containing 30 apartments accessed off 127 Kerikeri Road.

Currently, the maximum number of employees on site at any one time is approximately 65 per day in the week, 38 at weekends over varying shifts.

The ‘Site’ for resource consent purposes is considered to be the original retirement village site. The Wendywood Lane units and 127 Kerikeri Road apartments are self-contained with respect to traffic and services and have not been assessed further in this report.

### **Proposed Development**

Kerikeri Retirement Village propose to construct a new Community Centre of approximately 1000 m<sup>2</sup> with first floor offices of 187 m<sup>2</sup>. The Community Centre will be located in the existing green space between the existing entry and reception building and the existing Wendywood Pavilion to the west.

The proposed building is intended to house a small commercial kitchen and café with space for approximately 70 people to dine. A lounge and multi-function spaces provides for larger gatherings and recreational activities. The Community Centre allows for future redevelopment of the site to provide additional ILUs.

Office space is proposed on a first floor above the entry. The Community Centre will also include a Hair Dressing Room, a physio/podiatry/treatment room, a Whanau room, and a business meeting room are proposed with additional toilets for residents and staff.

The Community Centre is designed to cater for the existing Retirement Village residents and guests. Apart from four additional staff at the centre, the proposed Community Centre will not generate additional traffic or carparking demand.

The proposed Community Centre building, access and parking is shown in Arcline drawing A1201 included in Appendix A.



## Traffic

Vehicle access within the Retirement Village is via two 5.5m wide accessways (Ruatarua Drive and The Close) with mountable kerbs and footpaths 1.5m wide on one or both sides. Secondary access is provided to Independent Living Units via two 5.0m wide accessways (Hannah Place and Jock Graveson Place) and Wendywood Lane / Stellar Drive, Council roads with 10m wide carriageway and footpaths on each side.

In addition to footpaths on one or both sides of main accessways, the Retirement Village has internal footpaths connecting the independent living units to the main accessways and the existing common facilities. The separate apartment block has two footpaths joining on to Ruatarua Drive that will provide pedestrian access to the Community Centre.

The Far North District Plan Rule 15.1.6A / Appendix 3A calculates a Traffic Intensity Factor (TIF) to determine the activity status of proposed land uses. The proposed Community Centre results in a technical breach of Permitted Activity Rule 15.1.6A.2. A resource consent is therefore required for traffic intensity.

Apart from four additional staff at the centre, the proposed Community Centre will not generate additional traffic demand. The Community Centre will not be hired out for events not related to the Retirement Village. There are no traffic safety or efficiency issues with access to the existing retirement village. As the proposed Community Centre will result in only a minor increase in traffic, traffic mitigation measures are not required.

## Parking

District Plan Rule 15.1.6B.1.1 / Appendix 3A requires a total of 121 on-site car parks for the existing site and 209 for the site including Community Centre. There are currently 229 on-site carparks which will be maintained following completion of the Community Centre. The number of carparks complies with District Plan Permitted Activity Rule 15.1.6B.1.1 for car parking.

Accessible carparks are provided within the Retirement Village.

The Retirement Village has a loading bay off The Close to the existing kitchen and has dedicated parking for ambulances at the Robinson Wing and Wendywood Pavillion.

The kitchen in the proposed Community Centre will be accessed from the existing carpark in Jock Graveson Place.

## Earthworks

Earthworks required for the Community Centre foundations will comply with Regional Plan permitted activity rules. A resource consent is required under the Far North District Plan rules.

## Stormwater Management

Existing impermeable surfaces on the site already exceed the 50% site coverage allowed under District Plan permitted activity rule 7.6.5.1.6. The proposed Community Centre will increase impermeable surfaces by 1230m<sup>2</sup>.

As the 50% permitted threshold is exceeded and the total area of impermeable surfaces exceeds 600m<sup>2</sup>, a discretionary activity consent is required. FNDC approval is required for any new connection to the FNDC stormwater system and conditions may apply.

The stormwater from the Retirement Village connects to the FNDC system that discharges via a culvert under Hone Heke Road to the Wairoa Stream. Stormwater pipe sizes shown on the FNDC GIS system indicate that there is likely to be a capacity constraint in the FNDC system. Where there are capacity constraints, FNDC requires new stormwater

discharges not to increase peak flows in the pipe network. There are also capacity constraints within the Retirement Village internal stormwater system that make stormwater attenuation desirable.

The key objectives of stormwater management are to ensure stormwater discharges from the Site can be accommodated by the FNDC reticulated stormwater system, but not delay the discharge to the point where it would increase flood flows and flood levels downstream. This can be achieved by attenuating stormwater runoff from the Site to that expected by the permitted activity level (50% impermeable surfaces) in the 10% AEP + CC rainfall event.

A preliminary assessment of stormwater runoff from the new building indicates that tanks with a total storage volume of 72m<sup>3</sup> would provide the required attenuation. Two underground Cirtex Rainsmart stormwater detention chambers are proposed as shown on the drawings.

The overland flowpath is currently blocked by a corridor connecting the Wendywood Pavillion and Care Facilities. It is recommended that as part of the Community Centre development, this corridor be modified so that in an extreme weather event if the culvert outlet reaches capacity or becomes blocked, stormwater can flow from one side of the corridor to the other without causing damage to other parts of the retirement village buildings.

### **Water Supply and Wastewater**

A FNDC reticulated water supply is available in Kerikeri Road for potable water and firefighting.

As a supplementary source of water for toilet flushing and gardens, rainwater from the roof will be harvested and stored in six Promax Slimline 3000 litre tanks with a total capacity of 18 m<sup>3</sup>.

Specific fire engineering design taking into account fire cell sizes will be required for Building Consent for the proposed Community Centre. In addition to any sprinkler system in the building, it is recommended that a fire hydrant be installed on the 100mm diameter branch line into the site to provide additional fire fighting capacity.

A FNDC reticulated wastewater service is available at the southeast corner of the site.

The proposed Community Centre is for existing residents and guests and will generate negligible additional demand on FNDC water and wastewater services.

# **1 Introduction**

Haigh Workman Ltd (Haigh Workman) was commissioned by Kerikeri Retirement Village (the client) to undertake an engineering assessment to accompany a resource consent application for a Community Centre at 125 Kerikeri Road, Kerikeri (the “site”).

The client is proposing to develop a new Community Centre as a first stage in the redevelopment of an existing retirement village. The retirement village includes independent living units, care facilities and a hospital wing.

Access to the site is from Ruatara Drive at 125 Kerikeri Road and via Stella Drive off Wendywood Lane. The site has existing sealed accessways and carparks.

Under the Operative Far North District Plan the Site is zoned ‘Residential’.

## **1.1 Objective and Scope**

The objectives of this investigation were to:

- Visually assess the site and surrounding land
- Assess traffic impact and car parking requirements
- Assess earthworks, stormwater, water supply and effluent disposal in relation to regional and district council rules

## **1.2 Disclaimer**

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

It should be noted that this report is for resource consent purposes only. The engineering solutions outlined are preliminary or conceptual and detailed engineering design is required to accompany a building consent or as an engineering plan approval stage as a condition of the resource consent being sought.



## 2 Site Details and Description

### 2.1 Site Identification

Site Address:	125 Kerikeri Road
Appellation:	Lots 1 and 2 DP 99167, Lot 1 DP 101179, Lot 2 DP 185148, Lot 1 DP 145640, Lot 1 DP 101179 and Pt Lot 2 DP 90078.
Site Area:	44,538 m <sup>2</sup>

The site is located in the northern part of the Kerikeri commercial / residential area as illustrated on NZ Aerial Imagery map below:

Figure 1 Site Location



The Site of the proposed Community Centre is the original retirement village containing 75 Independent Living Units (ILU), and care facilities and a hospital wing for 68 residents. The site has existing buildings, sealed accessways and carparks. Access is off Kerikeri Road (via Ruatara Drive) and Wendywood Lane / Stella Drive (via The Close).

Currently, the maximum number of employees on site at any one time is approximately 65 per day in the week, 38 at weekends over varying shifts.

The existing Kerikeri Retirement Village also includes:

- Residential properties off Wendywood Lane and Stellar Drive (Lots 11 to 14 DP 81214, Lots 1 and 3 DP 81214 and Lot 2 DP 198519) containing 14 ILUs.
- A newly constructed block to the north of the Retirement Village site (Lot 1 DP 79582) containing 30 apartments accessed off 127 Kerikeri Road.

These units are self-contained with respect to traffic and services and have not been assessed further in this report.

Figure 2 below illustrates the layout of the site.

Figure 2 – Existing Site (Kerikeri Retirement Village website)



## 2.2 Proposed Development

Kerikeri Retirement Village propose to construct a new Community Centre, with a ground floor of 1000 m<sup>2</sup>, in the existing green space between the existing entry and reception building and the existing Wendywood Pavilion to the west. A first floor of 187 m<sup>2</sup> will be used for offices.

The proposed Community Centre straddles Lot 1 DP 99167 and Lot 1 DP 101179.

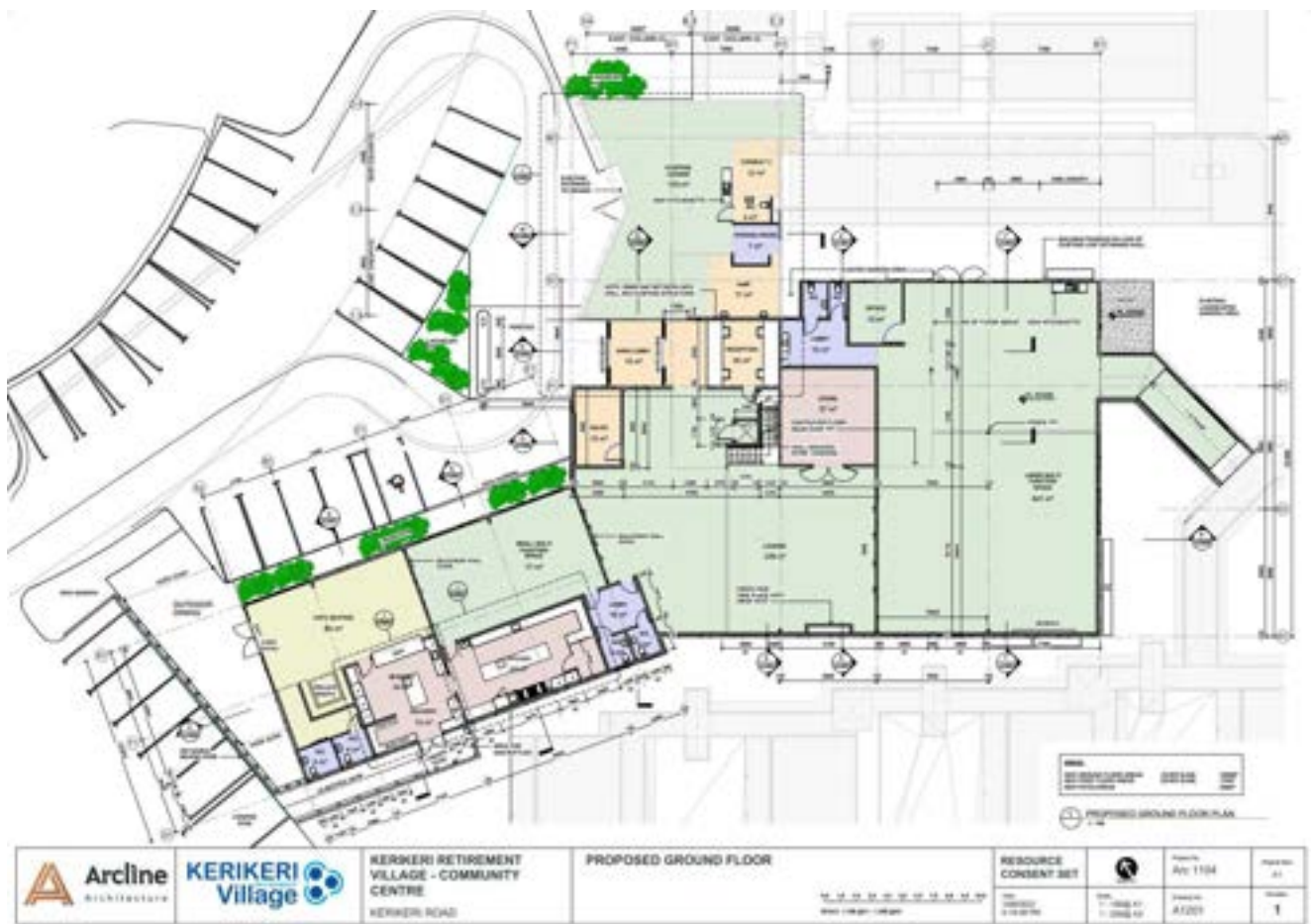
The proposed building is intended to house a small commercial kitchen and café with space for approximately 70 people to dine. A lounge and multi-function spaces provides for larger gatherings and recreational activities. The Community Centre allows for future redevelopment of the site to provide additional ILUs.

Office space is proposed on a first floor above the entry. The Community Centre will also include a Hair Dressing Room, a physio/podiatry/treatment room, a Whanau room, and a business meeting room are proposed with additional toilets for residents and staff.

The Community Centre is designed to cater for the existing Retirement Village residents and guests. The Community Centre will not be hired out for events not related to the Retirement Village. Apart from four additional staff at the centre, the proposed Community Centre will not generate additional traffic or carparking demand.

The proposed Community Centre building, access and parking is shown in figure 3 below.

Figure 3 – Proposed Development Plan (Source: Arcline drawing 1201)





### **3 Environmental Setting**

Published environmental data relating to the site has been reviewed. A summary of relevant information is provided below.

#### **3.1 Hydrology and Flooding**

The site lies within the catchment of the Wairoa Stream. This catchment has been modelled by Northland Regional Council

The site is not mapped as being subject to flooding in in any of the modelled rainfall events.

*Figure 4 – Flood Hazards (Source: NRC GIS)*



## 4 Traffic

### 4.1 District Plan TIF

The Far North District Plan Rule 15.1.6A / Appendix 3A calculates a Traffic Intensity Factor (TIF) to determine the activity status of proposed land uses. When establishing a new activity the TIF for existing uses on site need to be taken into account in order to address cumulative effects. Note 3A.2 states that *If there is no TIF in Appendix 3A for the activity being considered, the TIF for the Activity in Appendix 3A that is closest in scale, intensity and character to the activity being considered may be used.*

Of the activities listed in Appendix 3A, the independent living units can be described as Pensioner Housing ; the care facilities can be described as ‘Homes for the Aged’.

The total TIF for the original Retirement Village site (excluding the houses on Wendywood Lane and the 127 Kerikeri Road apartments) calculated in accordance with District Plan Appendix 3A based on full occupancy is:

Activity	Calculation	TIF
Pensioner Housing	75 units x 2 per unit	150
Home for the Aged	68 beds x 2 per bed	136
Total		286

With the proposed Community Centre, the total TIF for the original Retirement Village site calculated in accordance with District Plan Appendix 3A is:

Activity	Calculation	TIF
Pensioner Housing	75 units x 2 per unit	150
Home for the Aged	68 beds x 2 per bed	136
Restaurant / bar / cafe	180 m <sup>2</sup> x 30 per 100 m <sup>2</sup> GBA	54
Place of Assembly / Entertainment	260 people x 2 per person	520
Office	180 m <sup>2</sup> x 10 per 100 m <sup>2</sup>	18
Total		878

In the Residential Zone, District Plan Table 15.1.6A.1 provides for 20 TIF per lot as a permitted activity. The original retirement village comprises 6 lots allowing 120 vehicle movements per day as a permitted activity. The total TIF indicates discretionary activity status for traffic.

### 4.2 Actual Traffic

Actual traffic to and from a site is often different to that calculated using the TIF. In this case, the existing two-way traffic is expected to be similar to that calculated for ‘Pensioner Housing’ and ‘Home for the Aged’. The existing two-way traffic (a trip in and out is two movements) is estimated to be 286 vpd.

The relevant land use activities in District Plan Appendix 3A for calculating TIFs associated with the proposed Community Centre are ‘Restaurants, Bars, Cafes’, ‘Places of Assembly’ and ‘Office’. However, we consider that the

District Plan Appendix 3A TIFs for these land uses are not applicable in this case because the proposed Community Centre is designed to cater for the existing Retirement Village residents and guests.

Apart from four additional staff at the centre, the proposed Community Centre will not generate additional traffic or carparking demand. Residents can walk to the Community Centre and outside guests would be coming to visit family members in any case. While the Community Centre may encourage more visitors to the Retirement Village, there may also be a reduction in residents and their guests leaving the village to go to other venues in Kerikeri.

The additional traffic generated by the proposed Community Centre is estimated to be 4 vehicle movements per day per additional staff member =  $4 \times 4 = 16$  vehicle movements per day.

Note: Under District Plan Rule 15.1.6A.2.1, construction traffic (associated with the establishment of an activity) is exempt from the Traffic Intensity rule.

There are no traffic safety or efficiency issues with access to the existing retirement village. As the proposed Community Centre will result in only a minor increase in traffic, traffic mitigation measures are not required.

### **4.3 Kerikeri Road**

Kerikeri Road is an arterial road. The road is formed with a 8.0m wide carriageway plus parking bays, with kerb and channel and footpaths on each side.

The legal speed limit is 50km/h.

### **4.4 Vehicle Crossing**

Visibility from the vehicle crossing at 125 Kerikeri Road is as follows:

- Visibility north 225m to Heritage Bypass roundabout
- Visibility south 250m to New World roundabout

These exceed the minimum visibility of 65m specified for a 50km/h operating speed in FNDC Engineering Standards drawing FNDC/S/6.

The vehicle crossing is formed as a two-lane side road controlled by a 'Stop' sign and road markings. Turning bays are not provided at the vehicle crossing.

As there is negligible increase in traffic as a result of the proposed community centre, no upgrading of the vehicle crossing is necessary or proposed.

### **4.5 Internal Vehicle Access**

Vehicle access within the Retirement Village is via two 5.5m wide accessways (Ruatarua Drive and The Close) with mountable kerbs and footpaths 1.5m wide on one or both side. Secondary access is provided to Independent Living Units via two 5.0m wide accessways (Hannah Place and Jock Graveson Place) and Wendywood Lane, a Council road with 10m wide carriageway and footpaths on each side.



## 4.6 District Plan Parking Requirements

Far North District Plan Rule 15.1.6B.1.1 / Appendix 3C specifies the number of car parks required for a permitted activity under the District Plan rules. Note 3C.2 states that *'If a particular activity is not referred to in this Appendix, use the closest, most similar activity for the proposal – calculating the most appropriate parking requirement to apply.'*

Of the activities listed in Appendix 3C, the independent living units can be described as Pensioner Housing requiring one car park per unit. The care facilities can be described as 'Homes for the Aged'. Homes for the Aged require one car park per 5 persons accommodated plus 1 per 2 employees.

The total existing carparking required for the original Retirement Village Site (excluding the houses on Wendywood Lane and the 127 Kerikeri Road apartments) calculated in accordance with District Plan Appendix 3C is:

Activity	Calculation	Carparks
Pensioner Housing	75 units x 1 per unit	75
Home for the Aged	68 beds x 0.2 per bed plus 65 employees x 0.5 per employee	46
<b>Total</b>		<b>121</b>

With the proposed Community Centre, the total carparks required for the original Retirement Village site calculated in accordance with District Plan Appendix 3C is:

Activity	Calculation	Carparks
Pensioner Housing	75 units x 1 per unit	75
Home for the Aged	68 beds x 0.2 per bed plus 65 employees x 0.5 per employee	46
Restaurant / bar / cafe	180 m <sup>2</sup> x 1 per 10 m <sup>2</sup> GBA	18
Place of Assembly / Entertainment	260 people x 0.2 per person	52
Office	180 m <sup>2</sup> x 1 per 40 m <sup>2</sup>	18
<b>Total</b>		<b>209</b>

As discussed above, apart from four additional staff at the centre, the proposed Community Centre will not generate additional traffic or carparking demand.

As an extension to the 'Home for Aged' calculation, the additional carparking required by the proposed Community Centre is calculated as 4 employees x 1 per 2 employees = 2 extra car parks. The total required after development of the Community Centre is 123.

## 4.7 Existing Car Parking

The independent living units in Hannah Place, Jock Graveson Place and The Close all have a garage with one car parking space available in the driveway in front of the garage. Additional marked and unmarked carparking spaces

in the Kerikeri Retirement Village site (excluding the houses on Wendywood Lane and the 127 Kerikeri Road apartments) are illustrated in Figure 5 below.

Figure 5 – Existing Site



Total existing on-site car park spaces are calculated as follows:

Facility	Number of Units	Number of Carparks
Independent living units (cottages) in Hannah Place, Jock Graveson Place and The Close	54	108
Additional carparks near Independent Living Units		55
Wendywood Pavillion	21	21
Care Facility and Administration Carparks		45
<b>Total</b>		<b>229</b>

## **4.8 Proposed Car Parking**

It is proposed to maintain the existing number of carparks on site. The total number of carparks is 229 compared with 123 required under the District Plan for the independent living units, care facilities and 4 additional staff employed at the proposed Community Centre, and 209 required under District Plan Appendix 3A calculations for the site including the Community Centre. The number of proposed carparks complies with District Plan Permitted Activity Rule 15.1.6B.1.1 for car parking.

It is considered that the existing number of car parks is adequate for the Retirement Village and Community Centre.

## **4.9 Car Park and Circulation Dimensions**

Car park and manoeuvring space dimensions have been checked against Far North District Plan Appendix 3D (Rule 15.1.6B.1.5). The proposed car park depths comply with Appendix 3D and the widths comply with the minimum widths specified for regular users.

## **4.10 Accessible Car Parks**

Under District Plan Rule 15.1.6B.1.4 / NZS 4121:2001, where 21 to 50 car parking spaces are provided, two of these spaces are required to be Accessible car parks; one additional accessible carpark is required for every 50 additional carparks. For 263 carparks, 7 are required to be accessible. There are more than 7 Accessible carparks in the Retirement Village.

## **4.11 Loading Bays**

Under District Plan Rule 15.1.6B.1.6, Loading Spaces are required for new developments within Commercial or Industrial zones. The site is zoned Residential, not Commercial or Industrial, so Rule 15.1.6B.1.6 does not apply. Nevertheless the Retirement Village has a loading bay off The Close to the existing kitchen and dedicated parking for ambulances at the Robinson Wing and Wendywood Pavillion.

The kitchen in the proposed Community Centre will be accessed from the existing carpark in Jock Graveson Place.

## **4.12 Pedestrian Access**

In addition to footpaths on one or both sides of main accessways, the Retirement Village has internal footpaths connecting the independent living units to the main accessways and the existing common facilities.

The separate apartment block has two footpaths joining on to Ruatara Drive that provide pedestrian access to the Community Centre.



## 5 Earthworks

### 5.1 Proposed Earthworks

Proposed earthworks comprise stripping topsoil and excavation and filling for new building platforms driveways and carparks on site.

Far North District Council earthworks rules are based on cut plus fill plus aggregate, excluding aggregate for building foundations.

The preliminary estimates for the earthworks are as follows:

Location	Area	Cut	Fill	Imported Aggregate
Excavate to subgrade (including topsoil removal) refer Arcline dwg 1005	1362 m <sup>2</sup>	1532 m <sup>3</sup>	-	N/A
Excavate for stormwater detention chambers – refer Section 6 of this report	171 m <sup>2</sup>	72 m <sup>3</sup>	-	N/A
Total	1533 m <sup>2</sup>	1604 m <sup>3</sup>	-	N/A

Topsoil and surplus subgrade material will be removed from site. Imported aggregate will be required for the building foundations. In the Far North District Plan Section 3 Definitions, ‘Filling’ excludes filling (aggregate) associated with building foundations and these have been excluded from the above totals.

### 5.2 Operative Far North District Plan

**District Plan Permitted Activity Rule 12.3.6.1.3:** Excavation and/or Filling, Excluding Mining and Quarrying, in the Residential Zones, is permitted, provided that:

- (a) it does not exceed 200m<sup>3</sup> in any 12-month period per site; and
- (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.

The area of the proposed earthworks spans two ‘sites’ (Lot 1 DP 99167 and Lot 1 DP 101179) allowing 400m<sup>3</sup> in any 12-month period. The volume of earthworks exceeds the permitted activity threshold. A land use activity consent is required for earthworks under the Far North District Plan rules.

The proposed earthworks has been assessed against the Assessment Criteria in Section 12.3.7 of the Far North District Plan in Section 9 of this report.

### 5.3 Proposed Far North District Plan

The Proposed Far North District Plan was notified on 27 July 2022. Earthworks Rules EW-R12 and EW-R13, and Standards EW-S3 and EW-S5 have legal effect and will be complied with.

## 5.4 Regional Plan Rules

The proposed earthworks activities have been assessed for compliance with the Regional Plan for Northland (Appeals Version November 2021) as follows:

### C.8.3.1 Earthworks – Permitted Activity

Location	Earthworks Threshold	Assessment
Within 10m of a natural wetland, the bed of a continually or intermittently flowing river or lake	200 square metres of exposed earth at any time, and 50 cubic metres of moved or placed earth in any 12- month period.	The proposed work is more than 10m from a natural wetland or river.
Catchment of an outstanding lake	2500 square metres of exposed earth at any time.	Not Applicable
Erosion-prone land	2500 square metres of exposed earth at any time.	Not Applicable
High-risk flood hazard area (10-year ARI)	50 cubic metres of moved or placed earth in any 12- month period	Complies – the proposed earthworks are outside the 10-year ARI flood hazard area
Coastal riparian and foredune management area	Excluding for coastal dune restoration, 200 square metres of exposed earth at any time.	Not Applicable
Flood hazard area (100-year ARI)	100 cubic metres of moved or placed earth in any 12- month period.	Complies – the proposed earthworks are outside the 10-year ARI flood hazard area
Other areas	5000 square metres of exposed earth at any time.	Complies – the total area of earthworks is 1533 m <sup>2</sup>

Resource consent is not required for earthworks under the Regional Plan Rules.

## 5.5 Erosion and Sediment Control

Earthworks operations are expected to take place during the summer earthworks season and involve hydraulic excavators, trucks and compaction equipment.

Earthworks will be carried out in accordance with Council’s Engineering Standards and Guidelines and Auckland Council GD05 *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*. The methods appropriate to this site include:

- Stabilised entrance to the earthworks area,
- Silt fences upstream of stormwater outlets, and
- Rapid stabilisation of earthworks area with aggregate.

The contractor carrying out the work should have contingency plans in place in the event of wet weather, and to remove soil accidentally dropped on to areas beyond the earthworks area.

Final earthworks details will be confirmed on more detailed design. We suggest that, as a condition of consent, an Erosion and Sediment Control Plan be required to be submitted to and approved by Council prior to start of earthworks.

## 6 Stormwater Management

### 6.1 Kerikeri River / Wairoa Stream Catchments

The site is situated in the Wairoa Stream catchment. Stormwater from the site drains via the FNDC reticulated stormwater system and open channels to a tributary of the Wairoa Stream 800m downstream of the site as shown in Figures 6 and 7 below.

The FNDC stormwater system crosses the northern side of the Kerikeri High School grounds, a Council reserve (Lot 16 DP 127123) and private properties on Jacaranda Place and Hone Heke Road.

As shown in the NRC flood map below flooding occurs downstream of the site at Alderton Park from flood flows in the Wairoa Stream.

Figure 6 – NRC Flood Map





## 6.2 Regulatory Framework

### 6.2.1 Far North District Plan

The site is within the Residential zone. The relevant Permitted activity rule for impermeable surfaces is as follows:

#### 7.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

The relevant Controlled activity rule for impermeable surfaces is as follows:

#### 7.6.5.2.1 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m<sup>2</sup>, whichever is the lesser.

Existing and proposed impermeable surfaces on the site 44,538 m<sup>2</sup> site comprise:

	Existing	Proposed
Roof areas	12,822 m <sup>2</sup>	14,052 m <sup>2</sup>
Sealed drives and paths	10,607 m <sup>2</sup>	10,646 m <sup>2</sup>
Total Impermeable	23,429 m <sup>2</sup>	24,698 m <sup>2</sup>
Percent Impermeable	52.6%	55.5%

As the 50% permitted threshold is exceeded and the total area of impermeable surfaces exceeds 600m<sup>2</sup>, a discretionary activity consent is required.

In the Assessment Criteria in Section 11.3 of the Far North District Plan, a key criterion for design of stormwater attenuation is: *(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.* In this case, the District Plan requires attenuation to the runoff expected from 50% impermeable surfaces.

FNDC approval is required for any new connection to the FNDC stormwater system and conditions may apply.

### 6.2.2 FNDC Engineering Standard

#### 4.3.2.5.1 Design Storms

*The return period for Rural and Rural Residential Areas, Residential Areas and Commercial and Industrial Areas, shall be 10 years. All areas where no secondary flow path or secondary protection is available shall be 100 years.*

### 6.2.3 Regional Plan for Northland

Rule C.6.4.1 provides for the discharge of stormwater from a public stormwater network. Under Rule C.6.4.1 Table 10, Kerikeri is specifically excluded from the permitted activity rule.

If Rule C.6.4.1 does not apply, permitted activity Rule C.6.4.2 applies. The conditions of Rule C.6.4.2 most relevant to this development are:

1) the discharge or diversion is not from:

a) a public stormwater network, or

*b) a high-risk industrial or trade premises, and*

*2) the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability,*

*The proposed stormwater management will be designed to comply with the Proposed Regional Plan permitted activity rule.*

### **6.3 Stormwater Management Objectives**

The Stormwater Management objectives for the site are to comply with Regional and District Plan permitted activity rules, District Council Engineering Standards and ensure adverse effects on and off-site are avoided.

The first objective is to avoid exacerbating flooding off-site. Flooding from the Wairoa Stream occurs downstream of the site at Alderton Park. The Wairoa Stream extends 7.5km upstream of Alderton Park with a time to peak flow of approximately 2 hours. In a spatially uniform rainfall event with a single peak, the increase in runoff from the Site will not coincide with the peak Wairoa Stream flow because the local catchment and Wairoa Stream catchment have considerably different times of concentration (time to peak flow at the Site after a rainfall burst in the catchment = 20 minutes for the Site to Wairoa Stream, compared with approximately 2 hours in the Wairoa Stream).

The use of a spatially uniform rainfall event with a single peak is the standard approach for modelling flood flows. It is the methodology outlined in Auckland Council TP108 and is the methodology adopted by NRC's consultants in modelling the Kerikeri River flows.

The use of a spatially uniform rainfall event with a single peak is conservative for east coast Northland catchments. Historically, our worst rainfall events have come from ex-tropical cyclones. Warm air from the tropics holds more moisture than cold air from the south. The worst cyclones tend to occur from December to April. These weather systems are from the north and east and track up the Kerikeri River – Kerikeri Stream catchments, reducing the probability of peak runoff from the site coinciding with peak stream flow.

The discharge in peak storm events is best discharged well before the peak of the river. Discharging before the peak of the river will avoid increases in flood water levels downstream.

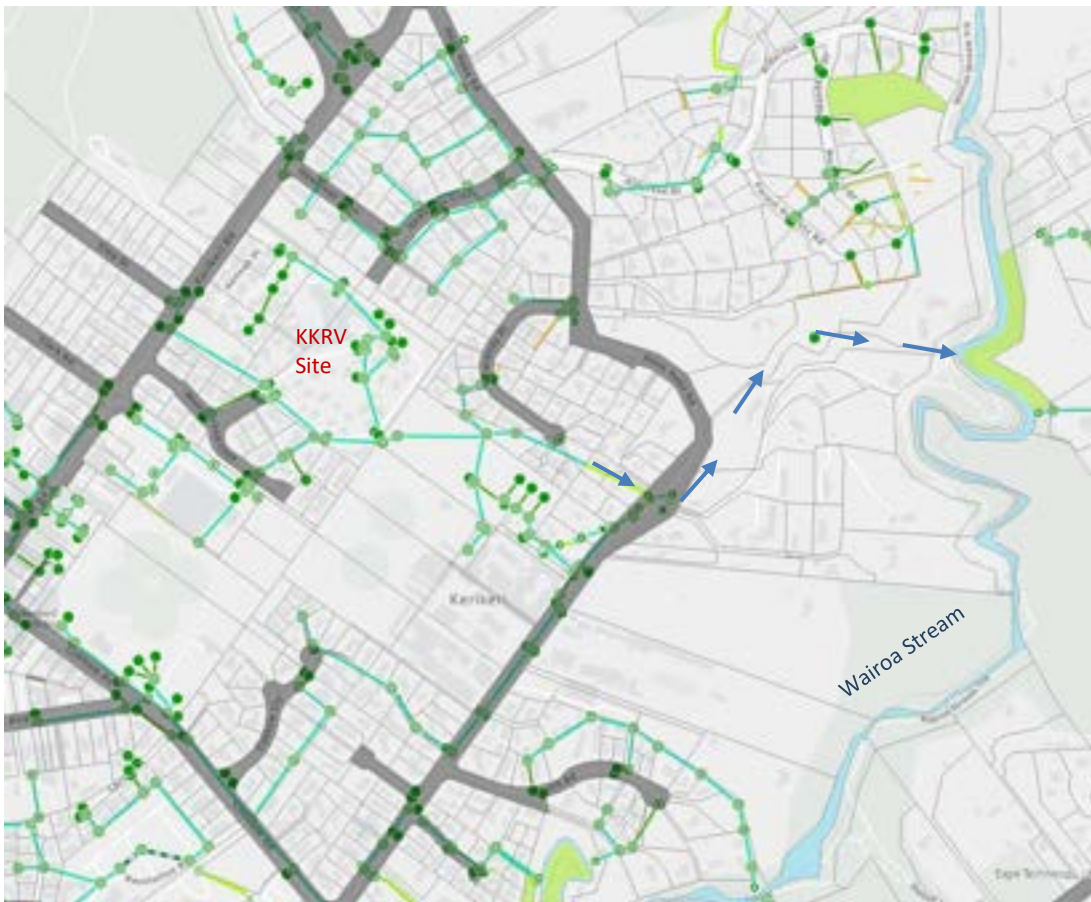
The second objective is to ensure stormwater discharges from the Site can be accommodated by the FNDC reticulated stormwater system. The FNDC reticulated stormwater system is known to be under-capacity for the 10% AEP MPD + CC design rainfall event.

In summary, the key objectives of stormwater management are to ensure stormwater discharges from the Site can be accommodated by the FNDC reticulated stormwater system, but not delay the discharge to the point where it would increase flood flows and flood levels downstream. This can be achieved by attenuating stormwater runoff from the Site to that expected by the permitted activity level (50% impermeable surfaces) in the 10% AEP + CC rainfall event.

### **6.4 Existing Stormwater System**

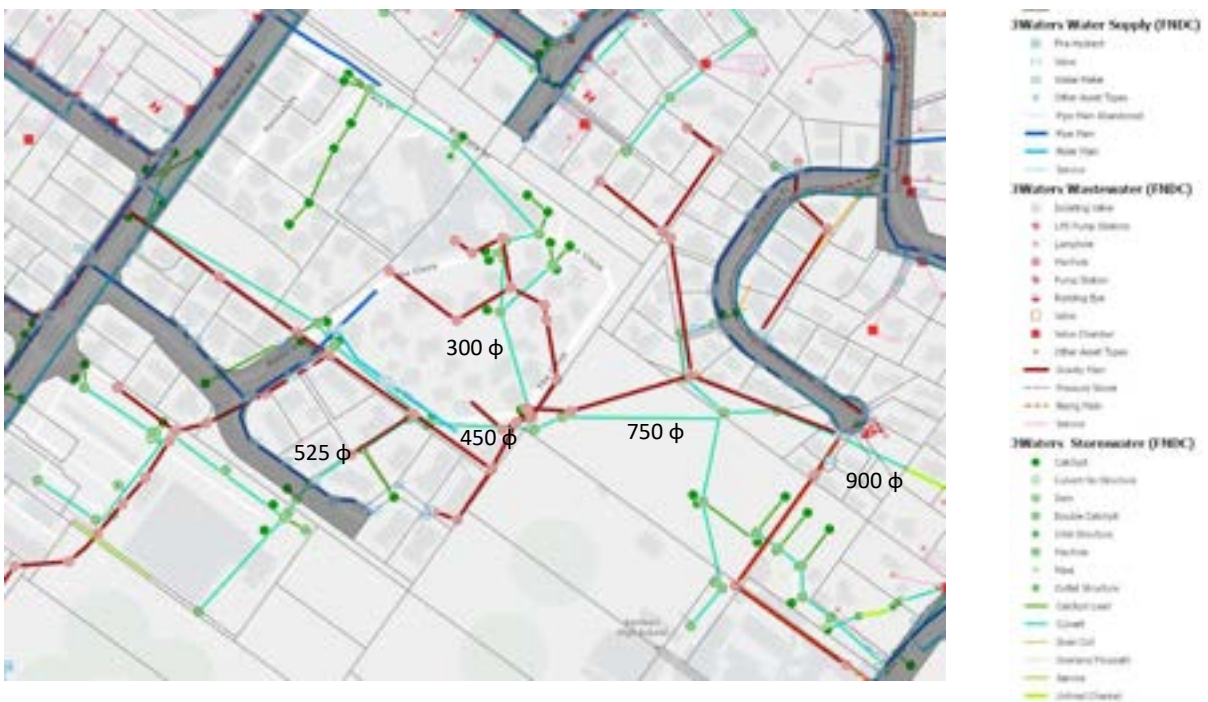
The site is connected to the council stormwater pipe reticulation network as illustrated below.

Figure 7 – FNDC Stormwater Reticulation (source Far North Maps)



The FNDC GIS system indicates pipe diameters as shown below:

Figure 8 – FNDC Stormwater Pipe Sizes (source Far North Maps)





The stormwater outlet from the Retirement Village is indicated on the FNDC GIS system as a 400mm diameter concrete pipe. This is likely to be an error as 400mm is not a standard pipe size and a 750mm diameter FNDC pipe from the Domain and New World supermarket feeds into it. Donaldsons AsBuilt services plan records this pipe as being 750mm diameter.

While the pipe may be larger than indicated, it is still likely to be a capacity constraint in the FNDC system. The 900mm diameter pipe under Hone Heke Road also has capacity constraints. Where there are capacity constraints, FNDC requires new stormwater discharges not to increase peak flows in the pipe network.

There are also capacity constraints within the Retirement Village internal stormwater system that make stormwater attenuation desirable.

## 6.5 Proposed Stormwater Management

The existing access road, car park and other impermeable areas of the site are sealed with kerb and channel on one or both sides, sloped in a manner to drain the runoff towards cesspits connected to a reticulated stormwater system. Buildings generally drain into the reticulated stormwater system. The KKRK stormwater system joins the FNDC reticulated system at a stormwater manhole near the southern boundary of the Site.

Roof water from the proposed Community Centre will discharge into the existing stormwater pipes through the Retirement Village site. Stormwater attenuation will be required for the new roof area.

Some roof water runoff will be collected in rainwater tanks for use in toilets and gardens on site. While beneficial in low intensity rainfall events, these will have little effect on peak runoff from the site during 10% AEP + CC rainfall events.

## 6.6 Stormwater Runoff

### 6.6.1 Rational Method

Run-off for catchments up to 500 hectares may be calculated using the Rational Method:

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

- Where:
- Q = run-off in litres per second, (l/s)
  - C = run-off coefficient (unit less)
  - I = rainfall intensity in millimetres per hour (mm/hr)
  - A = area of catchment in square metres (m<sup>2</sup>)

Typical run-off coefficients specified in NZBC E1 Table 1 relevant to the site are:

Surface Type	C Value
Pasture and scrub cover (Medium soakage soil types)	0.30
Asphalt and concrete paved surfaces	0.85
Fully roofed and/or sealed developments	0.90

The existing and proposed ground surfaces have a maximum slope of 4%. For ground slopes of 0 to 5%, NZBC Clause E1 Table 2 recommends subtracting 0.05 from the runoff coefficient.

The Regional and District Plan rules indicate that increases in peak stormwater runoff should be avoided or minimised. The appropriate design rainfall event is the 10% AEP rainfall event with an allowance for climate change as specified in Proposed Regional Plan Rule C.6.4.2.

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

The minimum time of concentration for surface runoff will be 10 minutes, given the relatively small footprint of the sites. Design rainfall intensities for 10-minute duration, RCP 6.0 climate change scenario are 122 mm/hr for the 10% AEP + CC event and 182 mm/hr for the 1% AEP + CC event.

### 6.6.2 Stormwater Runoff from Proposed Development

The 10% AEP design runoff from these areas is estimated as follows:

#### Pre-Development (Existing KKRV Site, 52.6% impermeable surfaces)

Site	Area (m <sup>2</sup> )	C	I <sub>10</sub> mm/hr	10% AEP Runoff (litre/sec)
Roof	12,822	0.9	122	390.4
Driveway	10,607	0.85	122	305.0
Lawn	21,109	0.25	122	178.5
<b>Total</b>	<b>44,538</b>			<b>874.0</b>

#### Post-Development (Existing KKRV Site + Community Centre, 55.5% impermeable surfaces)

Site	Area (m <sup>2</sup> )	C	I <sub>10</sub> mm/hr	10% AEP Runoff (litre/sec)
Roof	14,052	0.9	122	427.9
Driveway	10,646	0.85	122	306.2
Lawn	19,840	0.25	122	167.8
<b>Total</b>	<b>44,538</b>			<b>901.9</b>

#### Permitted Activity (50% impermeable surfaces)

Site	Area (m <sup>2</sup> )	C	I <sub>10</sub> mm/hr	10% AEP Runoff (litre/sec)
Roof	11,135	0.9	122	339.0
Driveway	11,134	0.85	122	320.2
Lawn	22,269	0.25	122	188.4
<b>Total</b>	<b>44,538</b>			<b>847.6</b>
<b>Attenuation Required</b>				<b>54.2</b>

**Stormwater Attenuation**

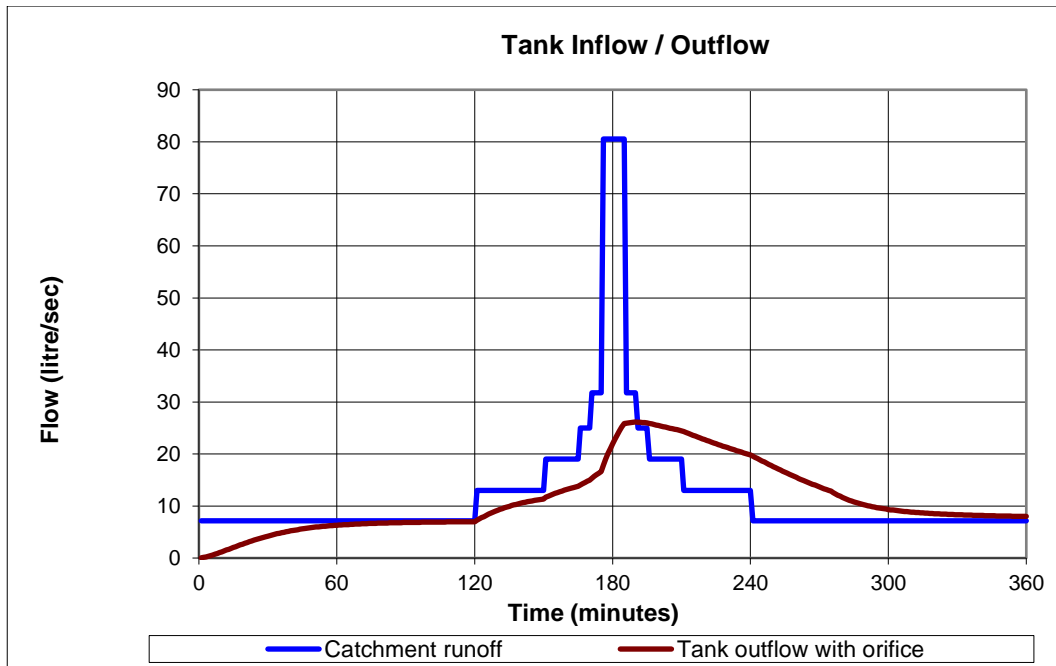
A preliminary assessment of the attenuation required based on 10% AEP + CC stormwater runoff into two Cirtex Rainsmart detention chambers as shown on Arcline drawing A1006 is as follows:

Parameter	Roof	Carpark	Total
Catchment Area	2323 m <sup>2</sup>	550 m <sup>2</sup>	2873 m <sup>2</sup>
Water tank Area	118.9 m <sup>2</sup>	44.6 m <sup>2</sup>	163.5 m <sup>2</sup>
Orifice diameter (per tank)	2 x 95 mm	50 mm	varies
Maximum Catchment Runoff	64.7 L/s	15.8 L/s	80.5 L/s
Maximum Tank Outflow	23.0 L/s	3.2 L/s	26.2 L/s
Total attenuation provided	41.7 L/s	23.5 L/s	54.3 L/s
Maximum Storage height	0.44 m	0.44 m	0.44 m
Maximum Storage volume	52.4 m <sup>3</sup>	19.6 m <sup>3</sup>	72.0 m <sup>3</sup>

Cirtex Rainsmart detention chambers are modular units 0.4m wide x 0.715m long x 0.44m high. A total of approximately 572 units will be required giving 72 m<sup>3</sup> storage capacity.

The ‘Rainsmart’ system can be constructed to allow stormwater to soak into the ground in frequent low intensity events to re-charge groundwater.

Total pre-attenuation and post-attenuation flows from the 10% AEP + CC rainfall event for the Community Centre and carpark catchments are illustrated below:



Stormwater attenuation has been designed so that detained stormwater is released within 1 hour so it does not add to the peak flow of the Wairoa Stream.



## 6.7 Overland Flow Paths

Overland flow paths are required for stormwater flows in excess of the primary reticulated stormwater system capacity and in case of the pipe network gets blocked.

The overland flowpath from the site of the community centre is to the south through roads and open spaces between buildings in the retirement village as shown below.



The overland flowpath is currently blocked by a corridor connecting the Wendywood Pavillion and Care Facilities. It is recommended that as part of the Community Centre development, this corridor be modified so that in an extreme weather event if the culvert outlet reaches capacity or becomes blocked, stormwater can flow from one side of the corridor to the other without causing damage to other parts of the retirement village buildings.

## 6.8 Downstream Effects

The stormwater attenuation discussed above will ensure that peak runoff from the site is within the capacity of the FNDC stormwater system.

The proposed stormwater attenuation is designed so that detained stormwater is released within 1 hour so it does not add to the peak flow of the Wairoa Stream.

## 6.9 FNDC Assessment Criteria

The proposed stormwater management has been assessed against the Assessment Criteria in Section 11.3 of the Far North District Plan in Section 9 of this report.

## 7 Water Supply

### 7.1 Potable Water Supply

The site is supplied from the FNDC Kerikeri reticulated water supply as shown below and a private reticulation system within the site.

Figure 9 – FNDC Reticulated Water Supply (source Far North Maps)



There will be minimal additional demand on the Kerikeri water supply as a result of the Community Centre because it caters for residents who would otherwise be using water elsewhere on the site.

As a supplementary source of water for toilet flushing and gardens, rainwater from the roof will be harvested and stored in six Promax Slimline 3000 litre tanks with a total capacity of 18 m<sup>3</sup>.

### 7.2 Fire Fighting

Council Engineering Standards require a water supply that is adequate for firefighting purposes. Where a reticulated supply is available SNZ PAS 4509:2008 recommends a firefighting flow for a non-sprinklered home of 12.5 l/sec within a distance of 135 m plus an additional 12.5 l/sec within 270 m. Specific fire engineering design taking into account fire cell sizes will be required for Building Consent for the proposed Community Centre.

There is a 150mm diameter water main on the opposite side of Kerikeri Road with a 100mm diameter branch line into the site. There are existing fire hydrants on Kerikeri Road 50m north and 120m south of the Ruatara Drive intersection. These are 165m and 235m respectively from the Community Centre building. An additional fire hydrant is located on Wendywood Lane, 275m from the proposed Community Centre.

An 'Available Fireflow Assessment' was carried out by Opus International Consultants in July 2014 for Far North District Council. This showed that the fire hydrants in Kerikeri Road have a fire flow of at least 37 litres/sec. This is sufficient firefighting capacity for the site. The Wendywood Lane fire hydrant has a flow of 27 litres/sec which is also adequate for firefighting.

In addition to any sprinkler system in the building, it is recommended that a fire hydrant be installed on the 100mm diameter branch line into the site to provide additional fire fighting capacity.



## 8 Effluent Disposal

A gravity sewer system within the site connects to the FNDC reticulated wastewater service at the southeast corner of the site as shown below.

Figure 10 – FNDC Reticulated Water Supply (source Far North Maps)



The proposed Community Centre is for existing residents and guests and will generate negligible additional demand on FNDC wastewater services.

## 9 Assessment Criteria

The proposal has been assessed against the Far North District Plan Assessment Criteria in Sections 11 and 12.3.7 as follows:

### 9.1 Stormwater Management Assessment Criteria [11.3]

Criterion	Assessment
(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.	The Community Centre will increase the percentage impermeable surfaces on the site from 52.6% to 55.5%. Peak runoff will increase from 874 litre/sec to 902 litre/sec. Stormwater attenuation is proposed to mitigate any adverse effect.
(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.	The lawns and gardens on site, rainwater harvesting and soakage from the Rainsmart detention tanks are Low Impact Designs.
(c) Any cumulative effects on total catchment impermeability.	Stormwater attenuation is proposed to mitigate cumulative effects.
(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.	Natural drainage patterns will be retained.
(e) The physical qualities of the soil type.	The soils are moderately drained Kerikeri Volcanic clays.
(f) Any adverse effects on the life supporting capacity of soils.	Not applicable: the land is zoned Residential
(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.	The site is serviced with reticulated wastewater and stormwater systems. The increased stormwater will be clean roof water and will not affect water quality in downstream water bodies.
(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.	Buildings and hard paving are needed for residential development.
(i) The extent to which landscaping may reduce adverse effects of run-off.	Refer planner's report.
(j) Any recognised standards promulgated by industry groups.	Stormwater design for the site is in accordance with the Regional Plan for Northland permitted activity rules, FNDC Engineering Standards 2009 and NZ Building Code E1.
(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.	Peak stormwater runoff from the site will be reduced to runoff anticipated by 50% impermeable surfaces for the 10% AEP+ CC storm events by means of stormwater detention tanks.

(l) The extent to which the proposal has considered and provided for climate change.	Design rainfall intensity is based on HIRDS V4 rainfall estimates adjusted with the RCP 6.0 climate change scenario projected out to the 2081-2100 time period.
(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Stormwater detention tanks are proposed to reduce peak runoff from the site to permitted activity levels for the 10% AEP + CC rainfall event.

## 9.2 Traffic Intensity Assessment Criteria [Section 11.12]

Criterion	Assessment
(a) The extent by which the expected traffic intensity exceeds the threshold set by the Traffic Intensity Factor contained in <b>Appendix 3A</b> in <b>Part 4</b> of the Plan.	The calculated TIF is approximately seven times the permitted activity threshold.  However, actual traffic is expected to be little changes from the existing retirement village traffic, estimated to be approximately 286 vpd (twice the permitted activity threshold for 6 Residential lots).
(b) The time of day when the extra vehicle movements will occur.	Vehicle movements will occur throughout the day.
(c) The distance between the location where the vehicle movements take place and any adjacent properties.	The vehicle crossing to the site is sufficiently separated from existing vehicle crossings to avoid turning movement conflicts.
(d) The width and capability of any street to be able to cope safely with the extra vehicle movements.	Kerikeri Road has adequate width for all vehicle movements.
(e) The location of any footpaths and the volume of pedestrian traffic on them.	There are footpaths on both sides of Kerikeri Road providing safe access to the Kerikeri business district.  Footpaths within the retirement village provide direct pedestrian access to the Community Centre for residents.
(f) The sight distances associated with the vehicle access onto the street.	There is adequate sight distance at the Kerikeri Road vehicle crossing.
(g) The existing volume of traffic on the streets affected.	Traffic from the proposal will be readily absorbed by Kerikeri Road and the street network.
(h) Any existing congestion or safety problems on the streets affected.	Kerikeri Road is subject to congestion during afternoon peak traffic. Traffic from the Community Centre will not add to peak traffic, occurring before or after peak hours. There are no known safety issues.



Criterion	Assessment
(i) With respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur.	There are no adverse effects that need to be mitigated.
(j) With respect to the effects on through traffic on arterial roads, strategic roads and State Highways, any measures such as right-turn bays, flush medians, left turn deceleration tapers, etc. proposed to be installed on the road as part of the development to accommodate traffic turning into and out of the site.	Access to the retirement village is off Kerikeri Road. The existing intersection performs satisfactorily with no turning bays. Upgrading the intersection is not required as a result of the proposed Community Centre.
(k) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.	N/A

### 9.3 Earthworks Assessment Criteria [12.3.7]

Criterion	Assessment
(a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;	The proposed earthworks will not cause or exacerbate erosion.
(b) any effects on the life supporting capacity of the soil;	The land is zoned Residential with limited opportunity for the life supporting capacity of soil.
(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;	The proposed earthworks will not obstruct or change local drainage paths.
(d) any reduction in water quality;	Sediment control will be implemented during the earthworks operation using the Auckland Council GD05 guidelines. Once built on, paved or grassed the proposed earthworks will have no adverse effect on water quality.
(e) any loss of visual amenity or loss of natural character of the coastal environment;	N/A
(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to <b>Appendices 1A</b> and <b>1B</b> in <b>Part 4</b> , and <b>Resource Maps</b> );	N/A
(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;	N/A
(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;	Refer Planner's report

(i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in <b>Appendix 1F</b> in <b>Part 4</b> , and shown on the <b>Resource Maps</b> );	Refer Planner's report
(j) any cumulative adverse effects on the environment arising from the activity;	Refer Planner's report
(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;	The sediment control plan is designed to avoid or mitigate erosion and sediment runoff.
(l) the ability to monitor the activity and to take remedial action if necessary;	The sediment control plan is required to be monitored and action taken to avoid, remedy or mitigate risks.
(m) the criteria in <b>Section 11.20 Development Plans</b> in <b>Part 2</b> .	Not applicable

## ***Appendix A – Drawings***

<b>Drawing No.</b>	<b>Title</b>	<b>Date</b>
<b>Arcline Project 1104</b>	<b>Kerikeri Retirement Village – Community Centre</b>	
A1003	Proposed Site Plan (Overall)	August 2022
A1005	Site Cut & Fill Layout	August 2022
A1006	Site Services Layout	August 2022
A1201	Proposed Ground Floor	August 2022
A1202	Proposed First Floor	August 2022
<b>Donaldsons 5608</b>	<b>Kerikeri Retirement Village As Built Plan</b>	September 2008



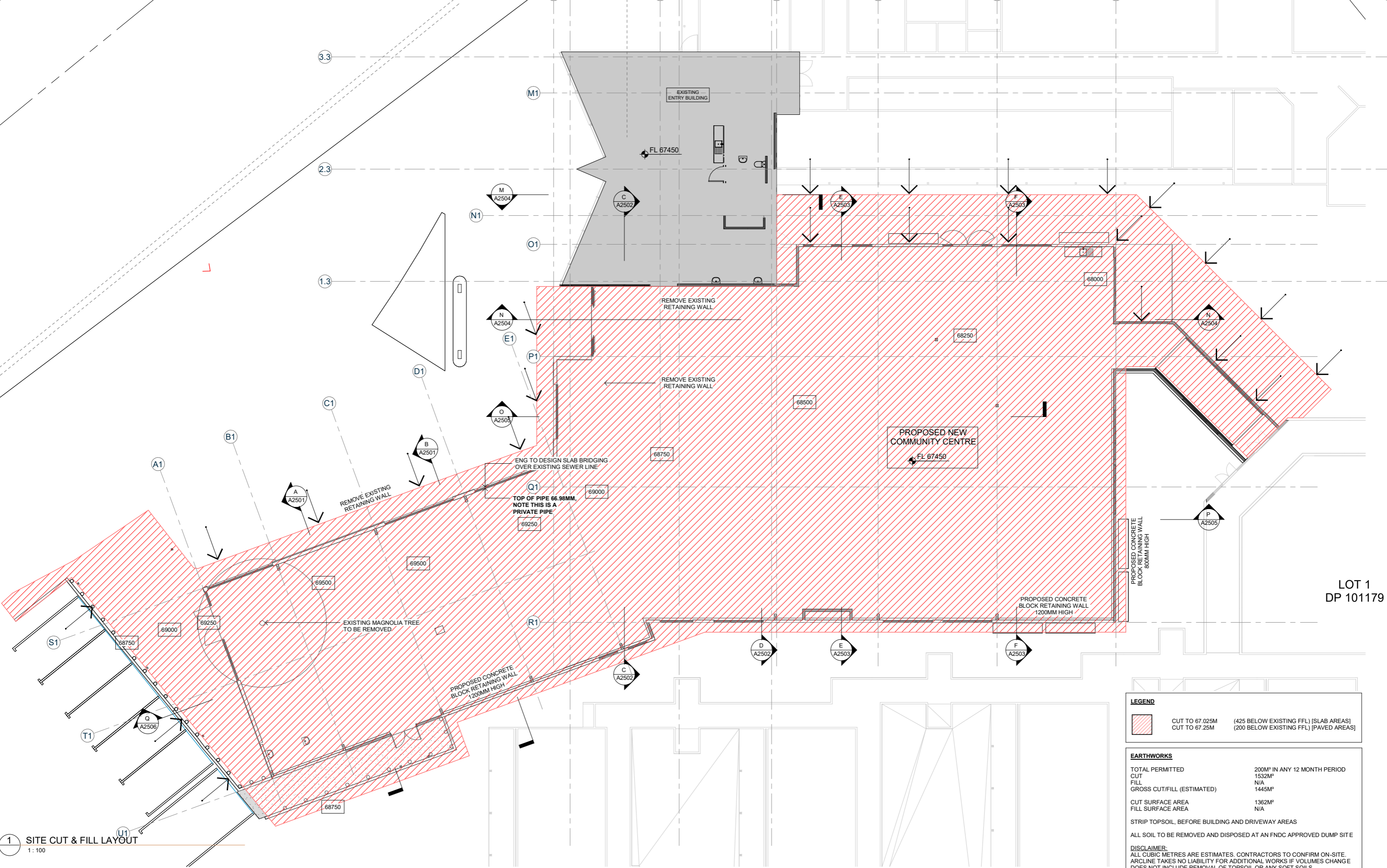


**SITE PLAN NOTES:**

SITE DESCRIPTION	
PARCEL ID	4795373
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1, DP 99167
SITE AREA	7507M <sup>2</sup>
PARCEL ID	4795370
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 2 DP 99167
SITE AREA	1541M <sup>2</sup>
PARCEL ID	5026097
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 2 DP 185148
SITE AREA	3679M <sup>2</sup>
PARCEL ID	5077514
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1 DP 145640
SITE AREA	2700M <sup>2</sup>
PARCEL ID	5181350
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	LOT 1 DP 101179
SITE AREA	5018M <sup>2</sup>
PARCEL ID	4967488
PARCEL INTENT	DCDB
TITLE	856742
LEGAL DESCRIPTION	PT LOT 2 DP 90078
SITE AREA	24093M <sup>2</sup>
<b>TOTAL AREA</b>	<b>44538M<sup>2</sup></b>
STORMWATER MANAGEMENT	
SITE AREA	44538M <sup>2</sup>
EXISTING ROOF AREAS	12822M <sup>2</sup>
EXISTING SEALED DRIVES & PATHS	10607M <sup>2</sup>
PROPOSED ROOF AREAS	1230M <sup>2</sup>
<b>TOTAL AREA (EXT+NEW)</b>	<b>24659M<sup>2</sup> (55.37%)</b>

1 PROPOSED SITE PLAN (OVERALL)  
1:500





1 SITE CUT & FILL LAYOUT  
1:100

LEGEND	
	CUT TO 67.025M (425 BELOW EXISTING FFL) [SLAB AREAS] CUT TO 67.25M (200 BELOW EXISTING FFL) [PAVED AREAS]
EARTHWORKS	
TOTAL PERMITTED	200M <sup>3</sup> IN ANY 12 MONTH PERIOD
CUT	1532M <sup>3</sup>
FILL	N/A
GROSS CUT/FILL (ESTIMATED)	1445M <sup>3</sup>
CUT SURFACE AREA	1382M <sup>2</sup>
FILL SURFACE AREA	N/A
STRIP TOPSOIL, BEFORE BUILDING AND DRIVEWAY AREAS	
ALL SOIL TO BE REMOVED AND DISPOSED AT AN FNDC APPROVED DUMP SITE	
DISCLAIMER: ALL CUBIC METRES ARE ESTIMATES. CONTRACTORS TO CONFIRM ON-SITE. ARCLINE TAKES NO LIABILITY FOR ADDITIONAL WORKS IF VOLUMES CHANGE DOES NOT INCLUDE REMOVAL OF TOPSOIL OR ANY SOFT SOILS ENCOUNTERED	



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

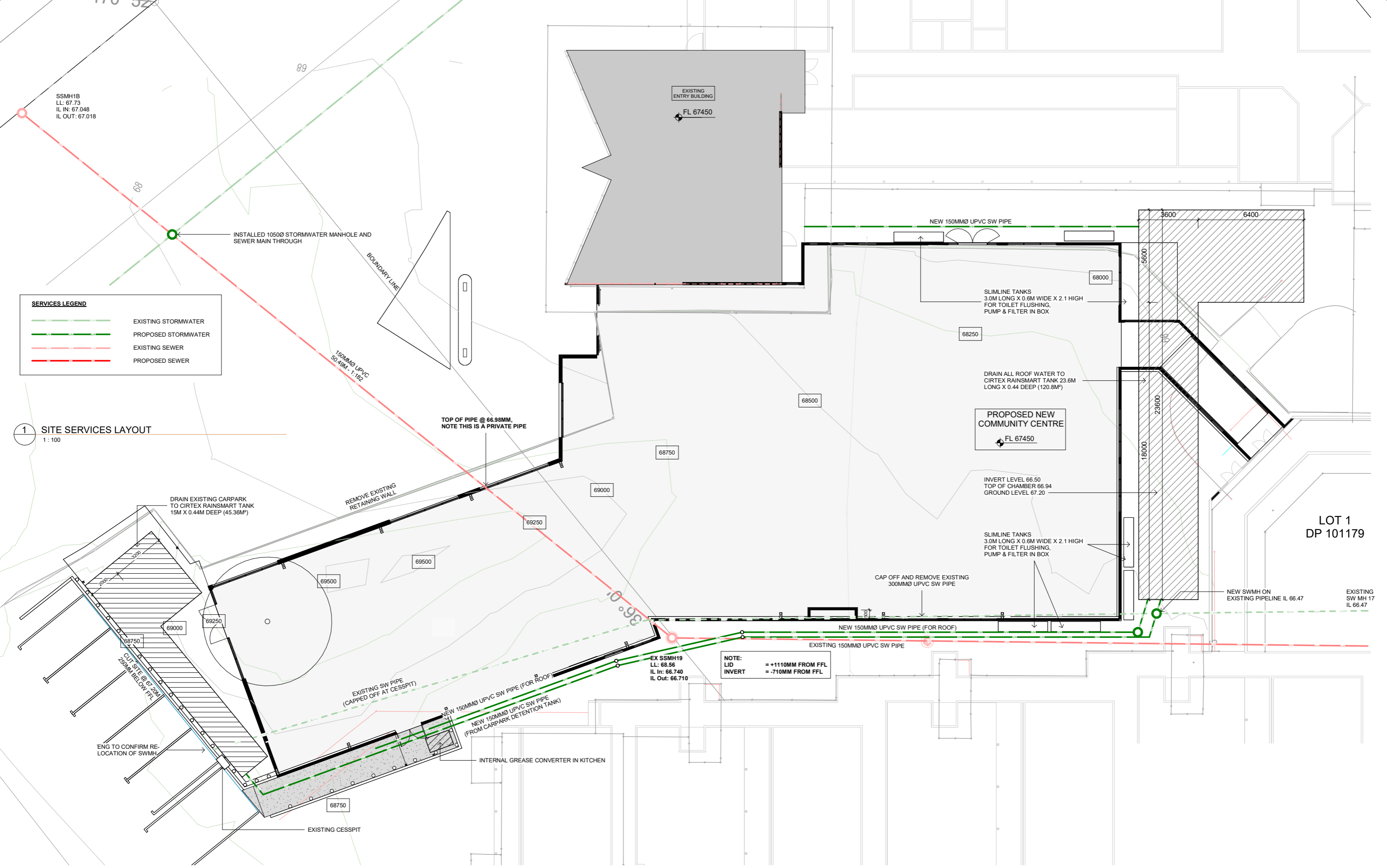
**SITE CUT & FILL LAYOUT**

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1:200@A3

Project No. Arc 1104  
Drawing No. A1005

Original Size: A1  
Revision:



**SERVICES LEGEND**

	EXISTING STORMWATER
	PROPOSED STORMWATER
	EXISTING SEWER
	PROPOSED SEWER

**1 SITE SERVICES LAYOUT**  
1 : 100

**NOTE:**  
LID = +1110MM FROM FFL  
INVERT = -710MM FROM FFL

**LOT 1**  
**DP 101179**



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**SITE SERVICES LAYOUT**

**RESOURCE CONSENT SET**

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1/08/2022  
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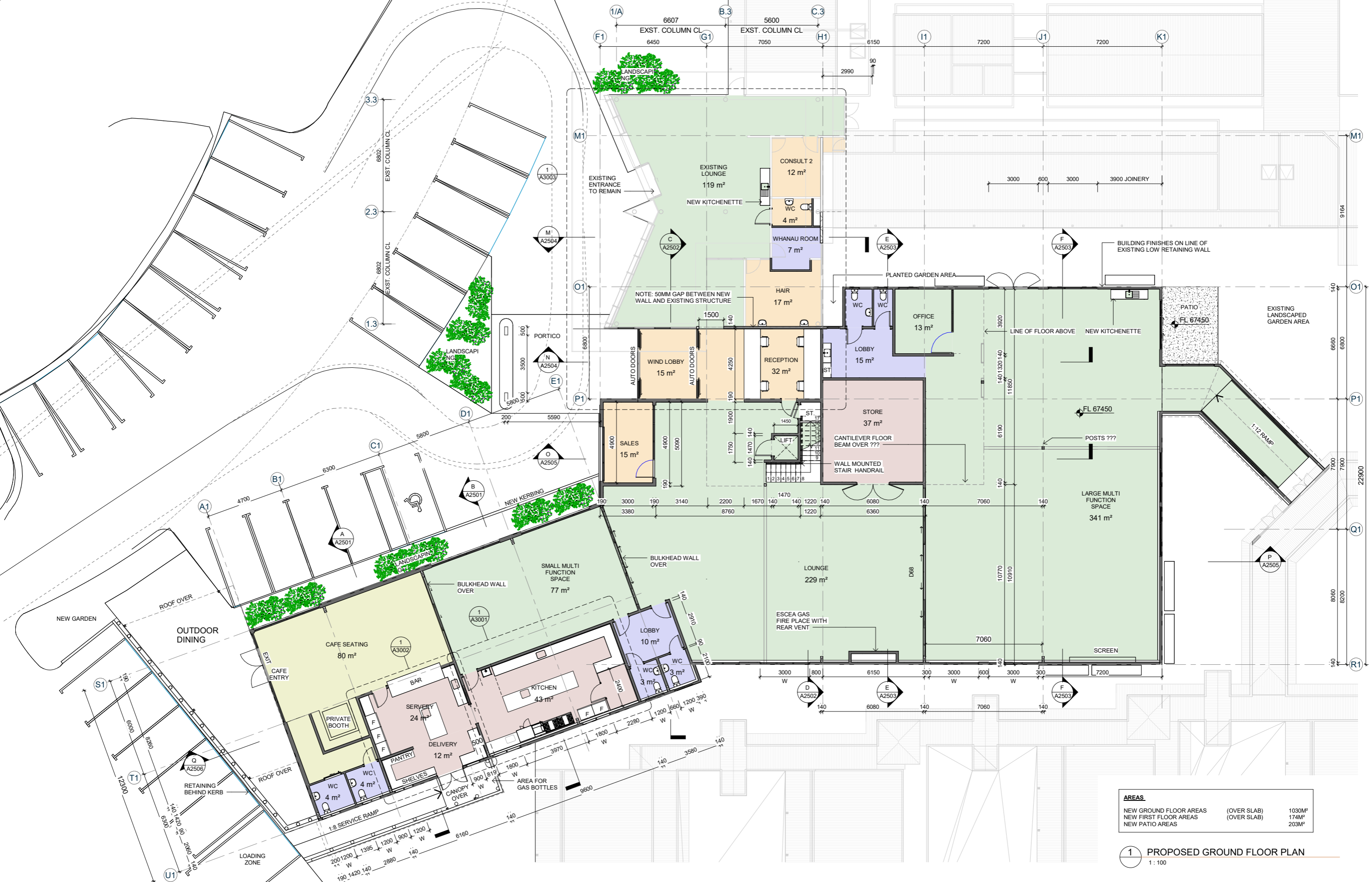
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Drawing No.  
A1006

Original Size.  
A1

Revision.





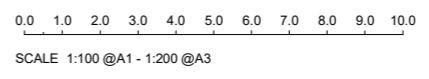
AREAS		
NEW GROUND FLOOR AREAS	(OVER SLAB)	1030M <sup>2</sup>
NEW FIRST FLOOR AREAS	(OVER SLAB)	174M <sup>2</sup>
NEW PATIO AREAS		203M <sup>2</sup>

1 PROPOSED GROUND FLOOR PLAN  
1 : 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED GROUND FLOOR**



**RESOURCE CONSENT SET**

Date:  
1/08/2022  
4:18:38 PM



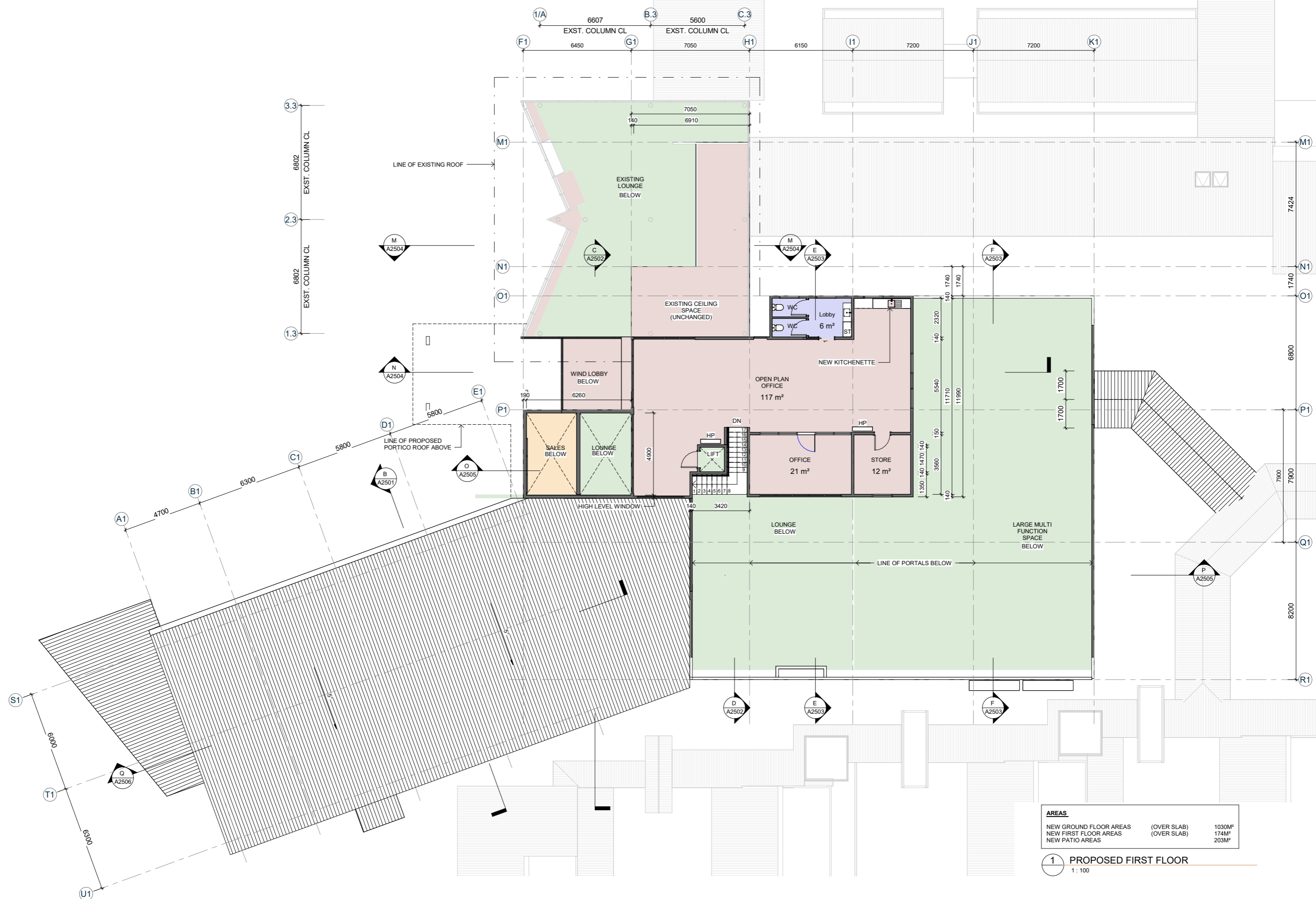
Scale:  
1 : 100@ A1  
1 : 200@ A3

Project No.  
Arc 1104

Drawing No.  
A1201

Original Size.  
A1

Revision.  
**1**



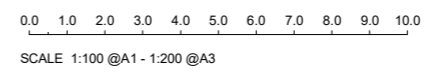
AREAS		
NEW GROUND FLOOR AREAS	(OVER SLAB)	1030M <sup>2</sup>
NEW FIRST FLOOR AREAS	(OVER SLAB)	174M <sup>2</sup>
NEW PATIO AREAS		203M <sup>2</sup>

**1 PROPOSED FIRST FLOOR**  
1: 100



**KERIKERI RETIREMENT VILLAGE - COMMUNITY CENTRE**  
KERIKERI ROAD

**PROPOSED FIRST FLOOR**



**RESOURCE CONSENT SET**

Date:  
1/08/2022  
4:18:50 PM



Scale:  
1: 100@ A1  
1: 200@ A3

Project No.  
Arc 1104

Drawing No.  
A1202

Original Size.  
A1

Revision.  
**1**





1. DP 79852

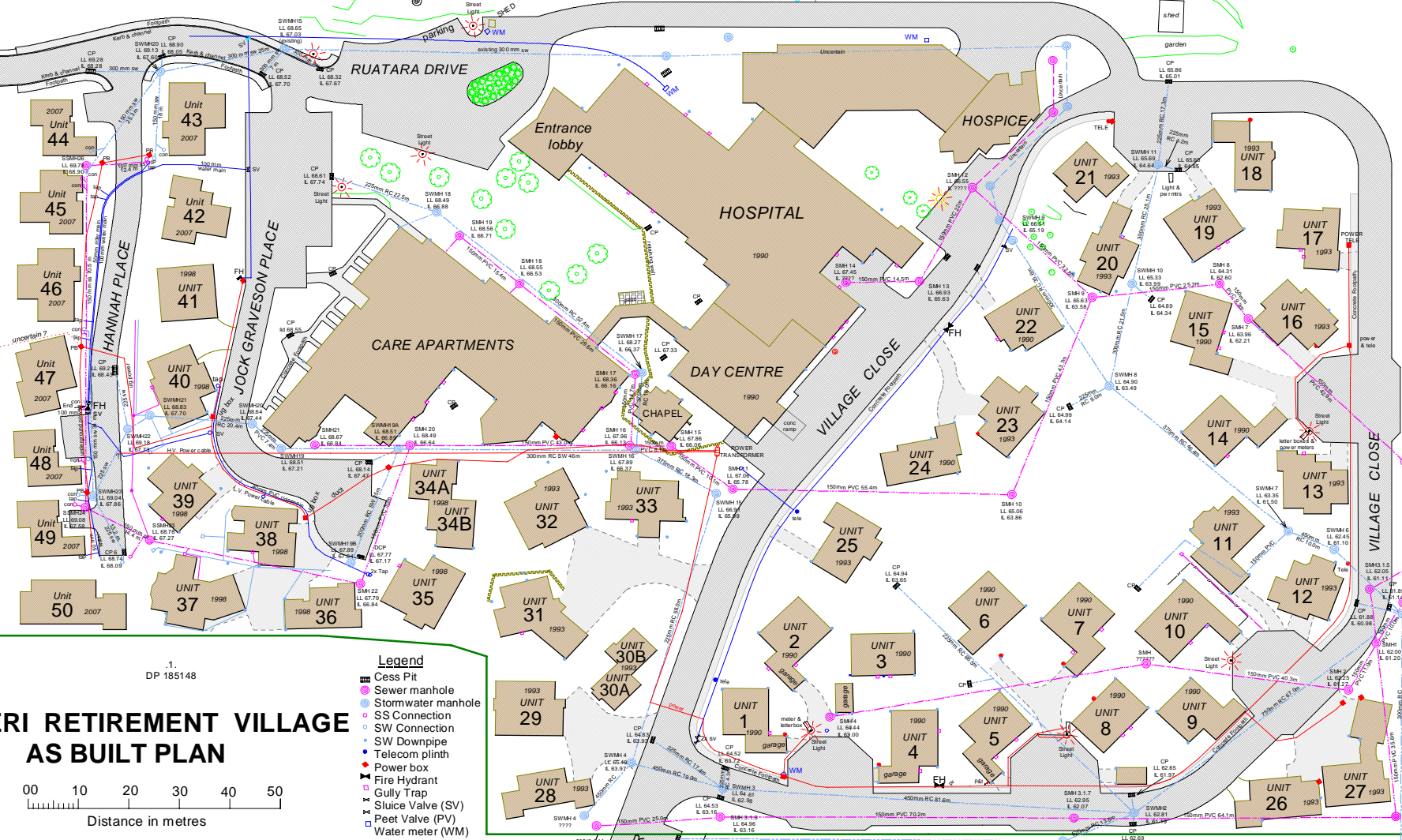
4. DP 79852  
Plantation Reserve

43. DP 84118  
Road Reserve

39. DP 84118  
Local Purpose Reserve (plantation)

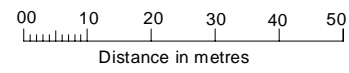
31. DP 127122  
Recreation Reserve

KERIKERI ROAD



1. DP 185148

### KERIKERI RETIREMENT VILLAGE AS BUILT PLAN



- Legend**
- Cess Pit
  - Sewer manhole
  - Stormwater manhole
  - SS Connection
  - SW Connection
  - SW Downpipe
  - Telecom plinth
  - Power box
  - Fire Hydrant
  - Gully Trap
  - Sluice Valve (SV)
  - Peet Valve (PV)
  - Water meter (WM)

1985 - 2008  
September 2008  
1 : 400 at A1  
1 : 800 at A3  
5608-KKR-V-ASB.ccx

**DONALDSONS**  
REGISTERED LAND SURVEYORS