

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

* *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

5. Applicant Details

Name/s:

School Road Properties Limited

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

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:

Refer 5

**Property Address/
Location:**

Postcode _____

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- 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

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)

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Signature:

(signature of bill payer)

Date

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. 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:

[Redacted Signature]

Date 03-Feb-2025

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)
- 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.

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)

SCHOOL ROAD PROPERTIES LTD

Postal Address:

Phone Numbers: V _____

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 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: ROGER DOD (please print)

Signature: _____

(signature of bill payer – mandatory) Date: 4/3/2022



**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

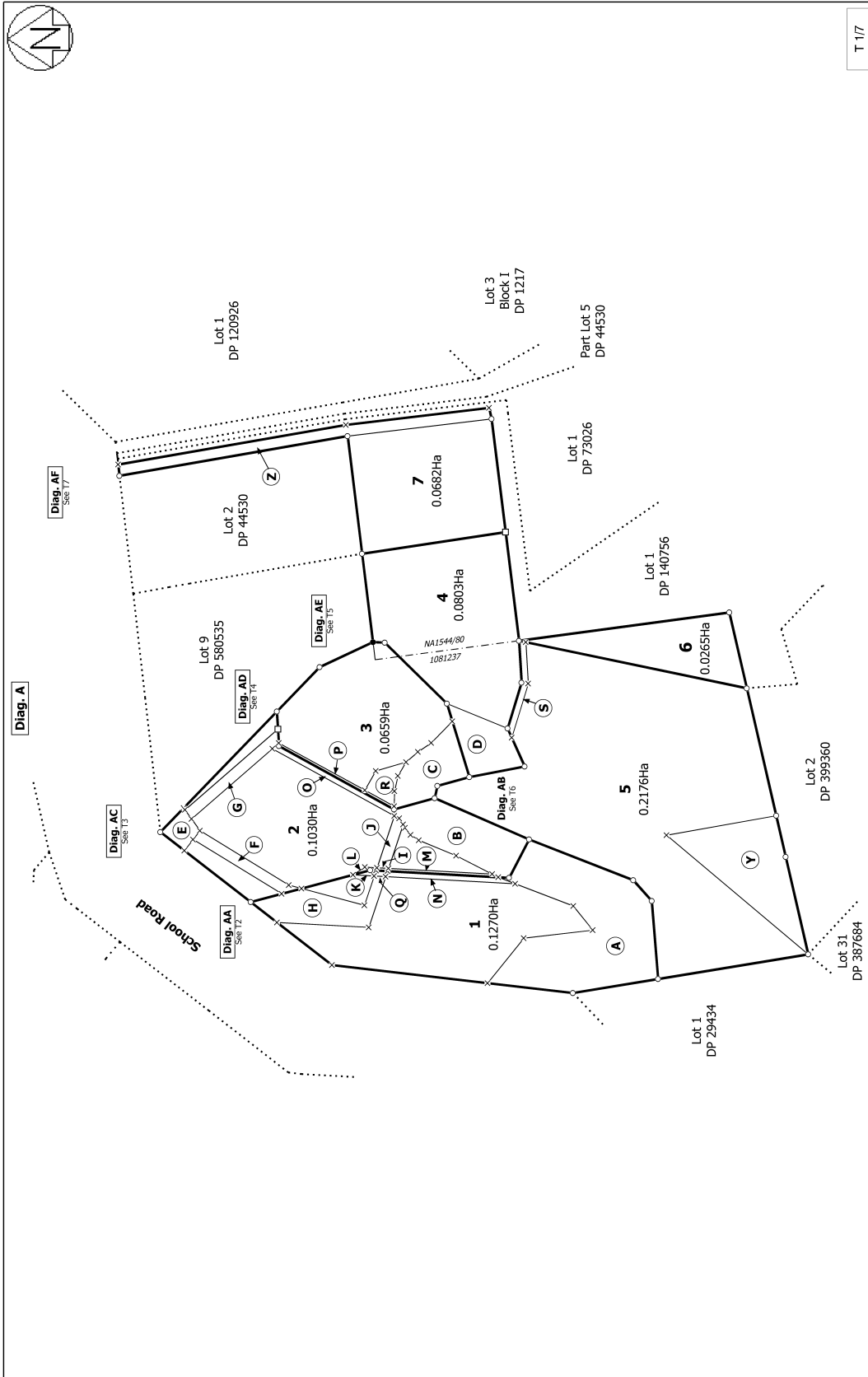
Identifier **1129298**
Land Registration District **North Auckland**
Date Issued 11 January 2024

Prior References
NA1544/80

Estate Fee Simple
Area 682 square metres more or less
Legal Description Lot 7 Deposited Plan 590576
Registered Owners
School Road Properties Limited

Interests

Subject to a right of way and a drainage right over part marked Z on DP 590576 created by Transfer 600639 - 4.3.1958 at 10:16 am
Appurtenant hereto is a right of way and a drainage right created by Transfer 600639 - 4.3.1958 at 10:16 am
Subject to a right of way and a drainage right over part marked Z on DP 590576 created by Transfer 600640 - 4.3.1958 at 10:17 am
Appurtenant hereto is a right of way and a drainage right created by Transfer 600640 - 4.3.1958 at 10:17 am
Subject to a right of way and a drainage right over part marked Z on DP 590576 created by Transfer 600641 - 4.3.1958 at 10:18 am
A206359 Partial Surrender of the Easements created by Transfer 600639 - 27.2.1967 at 10.09 am
12820800.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.1.2024 at 11:25 am



Land District: North Auckland
 Digitally Generated Plan
 Generated on: 23/01/2024 11:44pm | Page 6 of 12

LOTS 1-7 BEING A SUBDIVISION OF LOT 3 DP 44530, LOT 2 DP 75435, LOT 1 DP 399360 AND LOT 8 DP 580535

Surveyor: Kurt Eric Watson
 Firm: Survey & Planning Solutions (2010) L

Title Plan
 LT 590576
 Approved on: 23/01/2024

T 1/7



Plan

Register Folio
600639 TE
01011870

(Approved by the District Land Registrar, Auckland, No. 2716)

New Zealand]

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS

ALBERT KORENA JOYCE of Paihia Carrier (hereinafter called "the Transferor")

is being registered as proprietor

of an estate of freehold in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in ALL THAT piece of land situated in the Land District of Auckland containing One rood Thirty-six decimal nine perches (0 acres 1 rood 36.9 perches)

more or less being Lot Five (5) on a plan deposited in the Land Registry Office at Auckland as No. 44530 and being part of the land comprised and described in Certificate of Title VOLUME 1069 FOLIO 290 North Auckland Land Registry. AND WHEREAS the Transferor has agreed to sell the said land to DUNCAN McINTOSH CALDWELL of Paihia Engineer (hereinafter called "the Transferee") subject to and with the benefit of the covenants reservations and rights hereinafter contained but and it is hereby certified that there has been no antecedent agreement in writing between the parties hereto within the meaning of Section 88 of "The Stamp Duties Act, 1923" NOW IN CONSIDERATION of the sum of THREE HUNDRED AND FIFTY POUNDS (£350) on or before the execution hereof paid by the Transferee to the Transferor (the receipt of which said sum the Transferor doth hereby acknowledge) the Transferor HEREBY TRANSFERS unto the Transferee all his estate and interest in the said land TOGETHER WITH FIRST the full free and uninterrupted right liberty privilege and authority for all time hereafter to drain and discharge water whether rain tempest spring soakage or seepage water in any quantities into through and along an open drain (if not already dug and constructed then) to be dug and constructed as hereinafter provided over across and through that portion of Lot 4 D.P. 44530 coloured yellow on the said Deposited Plan ~~as is contained between a line parallel to the line 127 links by admeasurement described and drawn on the said Deposited Plan from the point on the Southerly boundary of Lot 4, 20 links to the Westerly side of the intersection of such Southerly boundary with the Easterly boundary of Lot 4 aforesaid to the point on the Southerly boundary of Lot 3 D.P. 44530, 10 links to the westerly side of the intersection of the Southerly boundary of Lot 3 with the Easterly boundary of Lot 3 D.P. 44530 aforesaid such parallel line being 2 links from before described line of 127 links~~ and further over across and through that portion of Lot 3 D.P. 44530 aforesaid coloured yellow on the said Deposited Plan ~~as is contained between a line parallel to the Easterly boundary of Lot 2 D.P. 44530 and at a distance of 2 links therefrom which said parallel line intersects the Northernmost boundary of Lot 3 with a public road at a point 8 links from the intersection of the said Northernmost boundary with the Easterly boundary of Lot 3 aforesaid and intersects the Southerly boundary of Lot 3 aforesaid at a point 8 links from the intersection of the said Southerly boundary with the Southerly boundary of Lot 3 aforesaid)~~ for the purpose of conducting the said water from the said land to the water table of the said public road such easement of right

3/1/58

31. 2621 - 03.170

RESERVING for all time hereafter for the Registered Proprietors for the time being of Lots 3 and 4 Deposited Plan 44530 the like rights of drainage as are hereinbefore provided over that portion of the said Lot 5 coloured yellow on the said Deposited Plan 44530.

In consideration of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

said piece of land above described all estate and interest in the

In witness whereof _____ have hereunto subscribed _____ name this
day of _____ one thousand nine hundred and _____

Signed by the above named

in the presence of

of drainage to be in common with the right of the Transferor and other the registered proprietor or proprietors for the time being of Lots 4, 3 and 2 on D.P. 44530 to discharge into such drain similar waters from Lots 4, 3 and 2 aforesaid at any convenient point or points where such drain intersects or bounds Lots 4, 3 and 2, respectively ^{Inset} ~~AND~~ SECONDLY full free and uninterrupted right and liberty at all times for all purposes with or without horses or other animals carts carriages implements and motor vehicles of all descriptions whether laden or unladen to pass and repass in common with the Transferor and other the registered proprietor or proprietors for the time being of Lots 2, 3 and 4 D.P. 44530 over and along those portions of Lot 4 aforesaid delineated and coloured ^{yellow} ~~blue~~ on the said deposited plan ~~(as are not subject to the right of easement of drainage first hereinbefore described and created)~~ EXCEPT AND RESERVED nevertheless unto the Transferor and other the registered proprietor or proprietors for the time being of Lots ~~2, 3 and 4~~ ^{2, 3 and 4} aforesaid a like right of way as that secondly hereinbefore described in common with the Transferee through over and along that portion of the said land as is delineated and coloured ^{yellow} ~~blue~~ on the said deposited plan AND IT IS HEREBY mutually covenanted agreed and declared by and between the parties hereto as follows:-

- (I) That the true end intent and meaning of this Transfer and the reservation of the easements of Right of Way hereinbefore contained wherein the said land ^{Lot 5} is a servient tenement shall be and for ever remain appurtenant to Lots ~~2, 3 and 4~~ ^{2, 3 and 4} D.P. 44530 aforesaid as dominant tenements.
- (II) That the true end intent and meaning of this Transfer and the grant of easements of Rights of Way over Lots 3 and 4 D.P. 44530 aforesaid as servient tenements shall be for ever appurtenant to the said land ^{Lot 5} as dominant tenement.
- (III) That the true end intent and meaning of this Transfer and the grant of easement of drainage hereinbefore contained over Lots 4 and 3 as servient tenements shall be for ever appurtenant to the said land ^{Lot 5} as dominant tenement.
- (IV) That the costs and expenses of digging and constructing the said drain and of maintaining clearing cleansing scouring and if necessary deepening the same from time to time so as at all times to give free and unimpeded flow to all such water as aforesaid sought to be drained and discharged thereinto and the costs of surfacing and maintainin those portions of Lots 3 and 4 and of the said land over which Rights of Way are contemplated granted or reserved with suitable loose metal or gravel so as to enable the same to be used for the passage of powered or horse drawn vehicles shall be borne as to one quarter thereof by the Transferee and as to three quarters thereof by the Transferor or other the registered proprietor or proprietors for the time being of Lots 2, 3 and 4 aforesaid.
- (V) That the Transferor shall not be liable to erect or maintain or contribute towards the cost of erecting or maintaining any dividing fence between the said parcel of land and any adjoining land for the time being owned by the Transferor but this proviso shall not enure for the benefit of any future Purchaser from the Transferor of such adjoining land.

IN WITNESS whereof these presents have been executed the ^{3rd} day of

December. One thousand nine hundred and fifty-seven.

SIGNED by the said ALBERT KORENA JOYCE
as Transferor in the presence of:

AK Joyce

Witness
Solicitor
Kawakawa

SIGNED by the said DUNCAN McINTOSH CALDWELL
as Transferee in the presence of:

D Caldwell

Witness
Solicitor
Kawakawa

600639

75

No.:

Correct for the purposes of the Land Transfer Act.

TRANSFER OF Lot 5
D.P. 44530

William

Solicitor for the Transferee

A. K. JOYCE Transferor

(1) The scheme plan
No. 6345 N is conditional
- sec. endorsement on Plan
44530.

D. M. CALDWELL Transferee

(2) A drainage easement
should be reserved over
the part Lot 5 shown
coloured yellow on Plan 44530
appt. to lots 3 & 4.

Particulars entered in the Register-Book

1069 / 290

the 4th day of March 1958

at 10.16 o'clock



J. Bruce
Assistant District Land Registrar
of the District of Auckland.

The effect of this instrument is to transfer the land within the provisions of Section 10 (a) of The Land Transfer Act in Counties Act 1946. See Section 10 of the Land Subdivision in Counties Amendment Act 1953.

154H/12
172
154H/12

(3) The drainage easement
and the right of way
created over lots 3 & 4
do not cover the entire
lots shown coloured
yellow on the plan; the
name of easements is
that this should be done.

(4) The reference to subj.
easements in the
following transfer is
also to be consequent
amendment.

(5) There is no part but
3 coloured blue.

| | |
|--------------|----------------------------|
| LAND & DEEDS | |
| Nature: | <i>SM</i> |
| Firm: | <i>Edwards & Beale</i> |
| | MAR 1958 |
| Time: | 10.16 |
| Fee: £ | 3 12 |
| Abstract No. | 154H/12 154H/12 |

3-12-58

D. A. WILLIAMS,
Solicitor,
KAWAKAWA.

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND

A.D. 32150





600640 Register
01011870 TE
31 58 3031 -03.06.0
N.Z. Stamp Duty WRY

(Approved by the District Land Registrar, Auckland, No. 2716)

New Zealand]

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS ALBERT KORENA JOYCE of Paihia Carrier (hereinafter called "the Transferor")

is being registered as proprietor of an estate of freehold in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in ALL THAT piece of land situated in the Land District of Auckland containing One rood Twenty-three decimal six perches (0 acres 1 rood 23.6 perches)

more or less being Lot Four (4) on a plan deposited in the Land Registry Office at Auckland as No. 44530 and being part of the land comprised and described in Certificate of Title VOLUME 1069 FOLIO 290 North Auckland Land Registry TOGETHER

WITH the easement of Right of Way appurtenant thereto over part Lot 5 D.P. 44530 aforesaid coloured ^{yellow} on the said Deposited Plan created by Transfer No. ^{First}

SUBJECT to easement of Right of Way and of drainage over part thereof coloured ^{yellow} on the said Deposited Plan created by the said Transfer No. and

appurtenant to Lot 5 aforesaid AND WHEREAS the Transferor has agreed to sell the said land to IAN DERRICK CALDWELL of Paihia Mechanic (hereinafter called "the Transferee") subject to and with the benefit of the covenants reservations and rights hereinafter contained but and it is hereby certified that there has been no antecedent agreement in writing between the parties hereto within the meaning of Section 88 of "The Stamp Duties Act, 1923".

NOW IN CONSIDERATION of the sum of THREE HUNDRED POUNDS (£300) on or before the execution hereof paid by the Transferee to the Transferor (the receipt of which said sum the Transferor doth hereby acknowledge) the Transferor hereby transfers unto the Transferee all his estate and interest in the said land TOGETHER WITH FIRST the full free and uninterrupted right liberty privilege and authority for all time hereafter in common with the registered proprietor for the time being of Lot 5 D.P. 44530 aforesaid to drain and discharge water whether rain tempest spring soakage or seepage water in any quantities into through and along an open drain (if not already dug and constructed then) to be dug and constructed as hereinafter provided over across and through that portion of Lot 3 D.P. 44530 aforesaid coloured ^{yellow} on the said Deposited Plan ~~as is contained between a line parallel~~

Encl.
3/10/58

no

to

In consideration of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

said piece of land above described all estate and interest in the

In witness whereof have hereunto subscribed name this
day of one thousand nine hundred and

Signed by the above named

in the presence of

RESERVING for all time hereafter for the registered proprietor for the time being of Lot 3 D.P. 44530 the like rights of drainage as are hereinbefore provided over that portion of the said Lot 4 coloured yellow on the said Deposited Plan 44530.

~~to the Easterly boundary of Lot 2 D.P. 44530 aforesaid and at a distance of 2~~
links therefrom which said parallel line intersects the Northernmost boundary of Lot 3 with a public road at a point 8 links from the intersection of the Northernmost boundary with the Easterly boundary of Lot 3 aforesaid and being extended Southwards intersects the Southerly boundary of Lot 3 aforesaid at a point 8 links from the Southerly boundary with the Easterly boundary of Lot 3 aforesaid for the purpose of conducting the said water from the said land to the water table of the said public road ^{Inset} ~~AND~~ SECONDLY full free and uninterrupted right and liberty at all times and for all purposes with or without horses or other animals carts carriages implements and motor vehicles of all descriptions whether laden or unladen to pass and repass in common with the Transferor and other the registered proprietor or proprietors for the time being of Lots 2, 3 and 5 D.P. 44530 aforesaid over and along that portion of Lot 3 aforesaid delineated and coloured ~~red~~ ^{yellow} on the said deposited plan as is not subject to the right of easement of drainage first hereinbefore ~~described and created~~ EXCEPT AND RESERVED nevertheless unto the Transferor and other the registered proprietor or proprietors for the time being of Lots 2 and 3 aforesaid in common with the owner of Lot 5 aforesaid and the Transferee a like Right of Way as that secondly hereinbefore described through over and along all that portion of the said land as is delineated and coloured yellow on the said deposited plan ~~save and except the portion thereof coloured yellow on the said deposited plan as is subject to the said easement of drainage created by the said Transfer No.~~ ^{yellow} AND IT IS HEREBY mutually covenanted agreed and declared by and between the parties hereto:-

- (I) That the true end intent and meaning of this transfer and the grant of easement of drainage hereinbefore contained over Lot 3, as servient tenement shall be for ever appurtenant to the said land as dominant tenement.
- (II) That the true end intent and meaning of this transfer and the reservation of the easement of right of way hereinbefore contained wherein the said land is a servient tenement shall be and for ever remain appurtenant to Lots 2 and 3 D.P. 44530 aforesaid as dominant tenements.
- (III) That the costs and expenses of digging and constructing the said drain and the drain in that portion of the said land as is subject to the drainage easement created by Transfer No. and of maintaining clearing cleansing scouring and if necessary deepening the same from time to time so as at all times to give free and unimpeded flow to all waters sought to be drained and discharged thereunto and the costs of surfacing and maintaining those portions of Lots 3 and 5 aforesaid and the said lands over which rights of way are contemplated granted or reserved with loose metal or gravel so as to enable the same to be used for the passage of powered or horsedrawn vehicles shall be borne as to one quarter thereof by the Transferee and one half thereof by the Transferor and
 - (a) The Transferee to the extent of one quarter of the costs and expenses

aforesaid hereby covenants to keep the Transferor and his estate and effects and the registered proprietor or proprietors for the time being of Lots 2 and 3 aforesaid fully indemnified against all or any actions proceedings claims and demands at the suit of the registered proprietor for the time being of Lot 5 aforesaid arising out of the breach or non-performance or non-observance of the covenants by the Transferor to cleanse and repair the said drain and surface the said right of way contained in Transfer No.

(b) The Transferor for himself and other the registered proprietor or proprietors for the time being of Lots 2 and 3 aforesaid hereby covenants with the Transferee to enforce by action if necessary against the registered proprietor for the time being of Lot 5 aforesaid the liability to contribute one quarter of the said costs and expenses as provided in Transfer No.

(IV) That the Transferor shall not be liable to erect or maintain or contribute towards the cost of erecting or maintaining any dividing fence between the said parcel of land and any adjoining land for the time being owned by the Transferor but this proviso shall not enure for the benefit of any future Purchaser from the Transferor of such adjoining land.

IN WITNESS whereof these presents have been executed the 12th day of November One thousand nine hundred and fifty-seven.

SIGNED by the said ALBERT KORENA JOYCE
as Transferor in the presence of:

Two Witnesses
Solicitor
Kawakawa

AK Joyce

SIGNED by the said IAN DERRICK CALDWELL
as Transferee in the presence of:

Two Witnesses
Solicitor
Kawakawa

ID Caldwell

600640

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER OF Lot 4
D.P. 44530

William

Solicitor for the Transferee

A. K. JOYCE Transferor

I. D. CALDWELL Transferee

① A drainage easement should be reserved over the part lot 4 enclosed yellow appt. to vol. 2.

② The rights of way and drainage easements created herein are affected by requisition in T. 600639.

Particulars entered in the Register-Book

1069 / 290

the 4th day of March 1958
at 10.17 o'clock



A. Brown

Assistant District Land Registrar
of the District of Auckland.

The instrument is subject to the provisions of Section 9A of section (3) (a) of The Land Subdivision in Counties Act 1946. See Section 10 of the Land Subdivision in Counties Amendment Act 1953.

1544/79

| | |
|--------------|------------------------|
| LAND & DEEDS | |
| Nature: | <i>Gift</i> |
| Firm: | <i>Agre to be made</i> |
| 4 MAR 1958 | |
| Time: | 10.17 |
| Fee: £ | 3.12 |
| Abstract No. | 13162 |

D.A. WILLIAMS,
Solicitor,
KAWAKAWA.

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND





Register Third

60064ITE
04031958

07000

(Approved by the District Land Registrar, Auckland, No. 2716)

New Zealand]

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS ALBERT KORENA JOYCE of Paihia Carrier (hereinafter called "the Transferor")

is being registered as proprietor

of an estate of freehold in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in ALL THAT piece of land situated in the Land District of Auckland containing One rood Seven perches (0 acres 1 rood 7 perches)

more or less being Lot Three (3) on a plan deposited in the Land Registry Office at Auckland as No. 44530 and being part of the land comprised and described in Certificate of Title VOLUME 1069 FOLIO 290 North Auckland Land Registry TOGETHER

WITH the easement of right of way and drainage over part Lot 5 D.P. 44530 aforesaid coloured yellow on the said deposited plan created by Transfer No. ^{first} and the easements of right

of way and of drainage over parts of Lot 4 D.P. 44530 coloured yellow on the said deposited plan created by Transfer No. ^{second} SUBJECT to easements of right of way and of drainage over part thereof coloured yellow on the said deposited plan created by Transfer No. ^{first} and appurtenant to Lot 5 aforesaid and created by Transfer

No. ^{second} and appurtenant to Lot 4 aforesaid AND WHEREAS the Transferor has agreed to sell the said land subject as aforesaid and subject to and with the benefit of

the covenants reservations and rights hereinafter contained to MABEL HENRIETTA WILLIAMS of Paihia Married Woman (hereinafter called "the Transferee") but and it is

hereby certified that there has been no antecedent agreement in writing between the parties hereto within the meaning of Section 88 of "The Stamp Duties Act, 1923"

NOW IN CONSIDERATION of the sum of FOUR HUNDRED POUNDS (£400) on or before the execution hereof paid by the Transferee to the Transferor (the receipt of which said

sum the Transferor doth hereby acknowledge) the Transferor HEREBY TRANSFERS unto the Transferee all his estate and interest in the said land EXCEPT AND RESERVED

NEVERTHELESS unto the Transferor and other the registered proprietor or proprietors for the time being of Lot 2 D.P. 44530 aforesaid FIRST full free and uninterrupted

right liberty privilege and authority for all times hereafter in common with the registered proprietors for the time being of Lots 4 and 5 D.P. 44530 aforesaid and

the Transferee to drain and discharge water whether rain tempest spring soakage or seepage water in any quantities into through and along an open drain (if not already

dug and constructed then) to be dug and constructed as hereinafter provided over across and through that portion of the said lands delineated and coloured yellow on the said deposited plan ~~is contained within the area bounded to the West by the~~

Easterly boundary of Lot 2 D.P. 44530 aforesaid to the East by a line drawn parallel to the Easterly boundary of Lot 2 aforesaid and at a distance of 2 links to the

Easterly side thereof and on the South by a line extending by 2 links in a straight line from the common boundary of Lot 2 aforesaid with the said land to intersect

~~with the said parallel line) AND SECONDLY~~ in common with the Transferee and other the

Handwritten initials and date: 5/9/58

Handwritten initials: H

Handwritten initials: ant

22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
-04.80

In consideration of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

said piece of land above described all estate and interest in the

In witness whereof have hereunto subscribed name this
day of one thousand nine hundred and

Signed by the above named

in the presence of

registered proprietor or proprietors for the time being of Lots 2, 4 and 5 D.P. 44530 aforesaid full free and uninterrupted right liberty and authority at all times and for all purposes with or without horses and other animals carts carriages implements and motor vehicles of all descriptions whether laden or unladen to pass and repass over and along that portion of the said land as is delineated and coloured ^{yellow} on the said deposited plan ~~SAVE AND EXCEPT~~ the portion thereof coloured ^{yellow} on the said deposited plan as is the subject of the easement of drainage first above described AND IT IS HEREBY mutually agreed declared and covenanted by and between the parties hereto:

- (I) That the true end intent and meaning of this Transfer and the reservations of the easements of drainage and of right of way hereinbefore contained wherein the said land is a servient tenement shall be and for ever remain appurtenant to Lot 2 aforesaid as dominant tenement.
- (II) That the costs and expenses of digging and constructing the said drain and the drain in that portion of the said land as is subject to the drainage easement created by Transfer No. ^{first} and the drain in that portion of Lot 4 as is the subject to the drainage easement created by Transfer No. ^{second} and of maintaining clearing cleansing scouring and if necessary deepening the same from time to time so at all times to give free and unimpeded flow to all waters sought to be drained and discharged thereinto and the costs and surfacing and maintaining those portions of the said land and Lots 4, 2 and 5 aforesaid over which rights of way are existing or reserved with loose metal or gravel so as to enable the same to be used for the passage of powered or horse-drawn vehicles shall be borne as to one quarter thereof by the Transferee and one quarter thereof by the Transferor and
- (a) The Transferee to the extent of one quarter of the costs and expenses aforesaid hereby covenants to keep the Transferor and his estate and effects and the registered proprietor or proprietors for the time being of Lot 2 aforesaid fully indemnified against all or any actions proceedings claims and demands at the suit of either the registered proprietor or proprietors of Lot 4 or Lot 5 aforesaid arising out of the breach or non-performance or non-observance of the covenants in that behalf by the Transferor to cleanse and repair the said drain and surface the said right of way created in Transfers Nos. ^{first} and ^{second}.
- (b) The Transferor for himself and other the registered proprietor or proprietors for the time being of Lot 2 aforesaid hereby covenants with the Transferee to enforce by action if necessary against the registered proprietor or proprietors for the time being of Lots 5 and 4 aforesaid the several liabilities to contribute each one quarter of the said costs and expenses as provided in Transfer Nos. ^{first} and ^{second}.
- (III) That the Transferor shall not be liable to erect or maintain or contribute towards the cost of erecting or maintaining any dividing fence between the said parcel of land and any adjoining land for the time being owned by the Transferor but this proviso shall not enure for the benefit of any future Purchaser from the Transferor of such adjoining land.

IN WITNESS whereof these presents have been executed the ^{24th} day of ~~October~~ ^{October} One thousand nine hundred and fifty-seven.

SIGNED by the said ALBERT KORENA JOYCE as Transferor in the presence of.

Albert Joyce
Shirley
Kaitoko

AK Joyce

SIGNED by the said MABEL HENRIETTA WILLIAMS as Transferee in the presence of:

Mabel Williams
Shirley
Kaitoko

M. H. Williams

600641

No.

27

Correct for the purposes of the Land Transfer Act.

TRANSFER OF Lot 3
D.P. 41530

W. Williams

Solicitor for the Transferee

A.K. JOYCE Transferor

H.H. WILLIAMS Transferee

Particulars entered in the Register-Book

the 1069 / 290
4th day of March 1958
at 10.18 o'clock



W. Williams

Assistant District Land Registrar
of the District of Auckland.

The instrument created by the within
transfer is within the provisions of
Section 10 of the Land Subdivision
in Counties Act 1946.
See Section 10 of the Land Subdivision
in Counties Amendment Act 1953.

W. Williams
D.L.R.

1544/80

| | |
|--------------|------------------------|
| LAND & DEEDS | |
| Nature: | <i>Gift</i> |
| Firm: | <i>Edwards Beckett</i> |
| | - 4 MAR 1958 |
| Time: | <i>10.18</i> |
| Fee: £ | <i>3 12</i> |
| Abstract No. | <i>18162</i> |

D.A. WILLIAMS,
Solicitor,
KAWAKAWA.

Solicitors for the Transferee



View Instrument Details



Instrument No 12820800.3
Status Registered
Date & Time Lodged 11 January 2024 11:25
Lodged By Thompson, Emma Jane
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



| Affected Records of Title | Land District |
|----------------------------------|----------------------|
| 1129292 | North Auckland |
| 1129293 | North Auckland |
| 1129294 | North Auckland |
| 1129295 | North Auckland |
| 1129296 | North Auckland |
| 1129297 | North Auckland |
| 1129298 | North Auckland |

Annexure Schedule Contains 2 Pages.

Signature

Signed by Dennis John McBrearty as Territorial Authority Representative on 11/01/2024 11:11 AM

*** End of Report ***



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2220597-RMASUB

Being the Subdivision of Lot 1 DP 399360, Lot 2 DP 75435,
Lot 3 DP 44530 and Lot 8 DP 580535
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 7 DP 590576

- (i) In conjunction with any future development, the Lot owner shall submit a stormwater management report that is prepared by a Chartered Professional Engineer or suitably qualified person in accordance with the FNDC Engineering Standards for Council approval.

Stormwater runoff from new buildings and impermeable surface areas shall be restricted to that of pre-development levels for a 10% AEP storm event plus an allowance for climate change.

Overland/secondary flow paths that can accommodate the 1% AEP storm event shall also be provided and are to be unobstructed by new buildings, other structures or landscaping.

Concentrated stormwater run-off must not be allowed to run onto or over the site slope or to saturate the ground. All stormwater originating from roofs, paved surfaces and tank overflow is to be piped and discharged to the natural overland flow paths and dispersed to sheet flow.



All Lots DP 590576

- (ii) The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite area advised to be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

SIGNED:

Mr Simeon Alistair McLean - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

TEAM LEADER – RESOURCE CONSENTS

DATED at **KERIKERI** this 23rd day of November 2023

A206359

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

26 92

[Handwritten Signature]

Solicitor for the Transferee.

D. McI. CALDWELL

Transferor Grantee

PSE A206359 Partial Sur

Cpy - 01/01, Pgs - 003, 22/07/03, 12:04



DocID 310972024

Transferee

Particulars entered in the Register-Book Vol. 1544

Folio 79 and 80 : 1544/72.
the 27th day of February 1967
at 10.09 o'clock

[Handwritten Signature]

Assistant Land Registrar
of the District of Auckland



Connell, Trimmer, Lamb & Gerard
2299/11

22611
120-14-29

RECALL FILE LABEL



F5000002266591

[Handwritten notes: Plan 55656, Leo, Hunt]

OK1

1544/79
Recd

CONNELL TRIMMER LAMB & GERARD
Solicitors,
WHANGAREI.

File: Hunt Hunt 6
24 FEB 1967
Time: 9.5
Solicitors for the Transferee

File: Hunt Hunt 6
27 FEB 1967
Time: 10.9

15/1
D. M. Caldwell

(Approved by the District Land Registrar, Auckland, No. 3360)

(New Zealand)

(C)

Under the Land Transfer Act, 1962

Memorandum of Transfer

DUNCAN McINTOSH CALDWELL

the grantee
being registered as proprietor

of Pahia, engineer

under Transfer No. 600639 wherein were created a

~~subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in ----- piece of land situated in the Land District of ----- containing~~

~~more or less being~~

certain right of way and a certain drainage easement and rights incidental thereto and being now entitled to the use benefit and enjoyment of such easements and incidental rights DO TH HERE BY transfer and release unto the Grantor thereof or the registered proprietors for the time being of all those pieces of land contained in Certificates of Title Volume 1544 Folio 79 and Volume 1544 Folio 80 (Auckland Registry) all his estate and interest in and to the said easements and incidental rights created by the said Transfer No. 600639 but so FAR ONLY as such easements and rights affect all that piece of land situate in the Land Registration District of Auckland containing TWENTY FOUR DECIMAL ONE PERCHES (Oac.Ord.24.1per) more or less being Lot 1 on Deposited Plan 55656 and being part of the land in Certificate of Title Volume 1544 Folio 72 (Auckland Registry) WITH THE INTENT that such easements and rights shall merge in the fee simple estate of the said grantor or other registered proprietors as aforesaid in the aforesaid pieces of land.

*C.T. 1544/80
required*

In Consideration of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all estate and interest in the
said piece of land above described

In witness whereof

these presents have been executed
~~have hereunto subscribed~~

-name this 4th

day of October

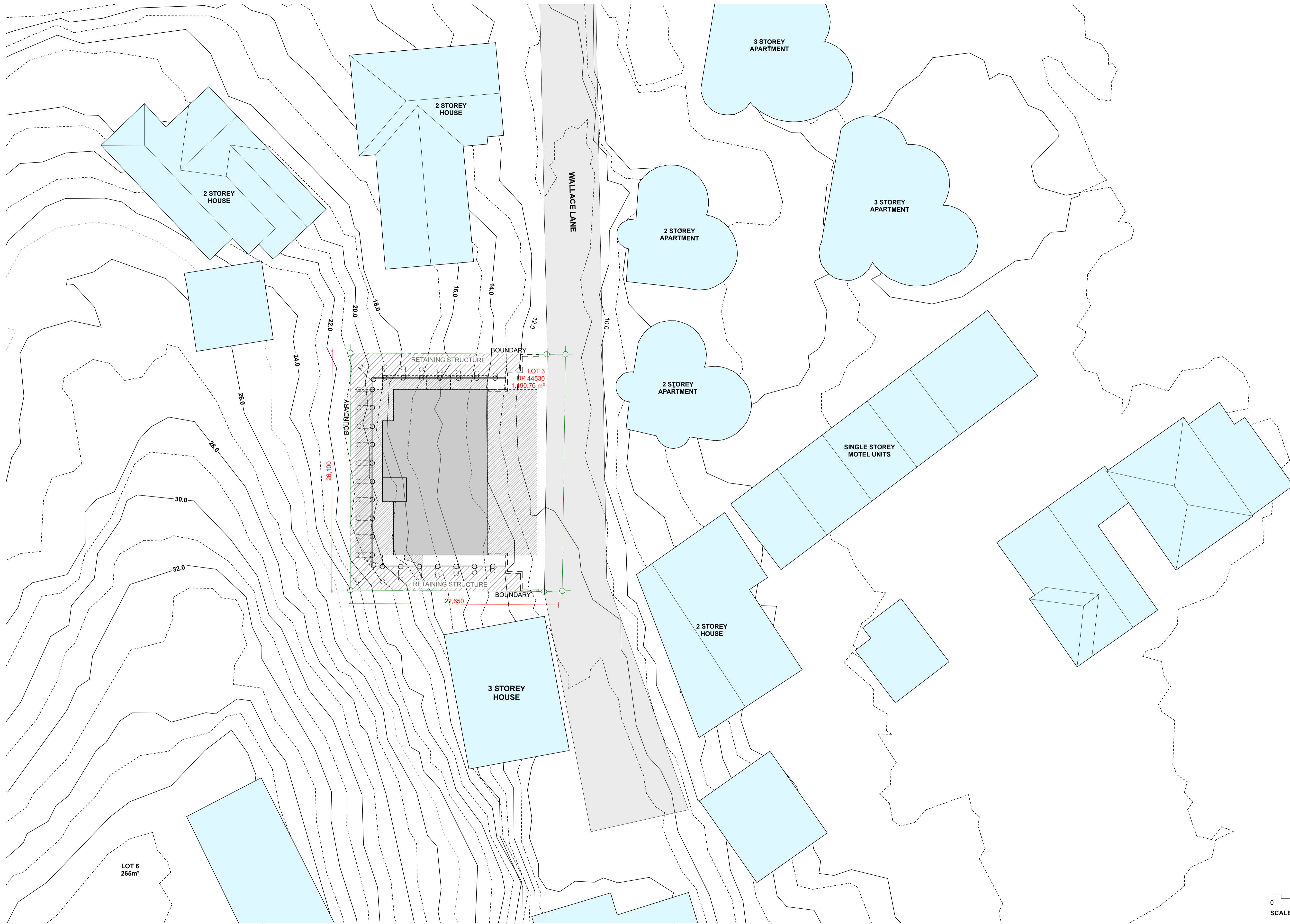
one thousand nine hundred and sixty-six

Signed by the above named
DUNCAN McINTOSH CALDWELL

D. Caldwell

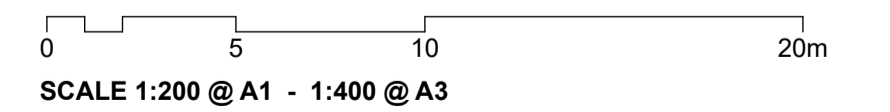
in the presence of

*Robert
Caldwell
W. Caldwell*



| AREA: | |
|----------------------|--------------------------|
| BASEMENT | 171 m ² |
| STAIR / LIFT | 23 m ² |
| TOTAL | 194 m² |
| APARTMENT 1 | 173 m ² |
| DECK | 97 m ² |
| TOTAL | 270 m² |
| APARTMENT 2 | 173 m ² |
| DECK 1 | 57 m ² |
| DECK 2 | 10 m ² |
| TOTAL + DECKS | 240 m² |
| PENTHOUSE | 150 m ² |
| DECK 1 | 72 m ² |
| DECK 2 | 24 m ² |
| TOTAL + DECKS | 246 m² |
| TOTAL AREA | 667 m² |
| AREA + DECKS | 950 m² |

LOT 6
265m²



PROJECT No.

5452

DESIGN PHASE:

CONCEPT DESIGN

SHEET:
CD01

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

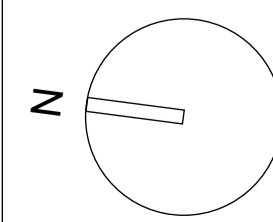
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|----------|-------|--------|--|
| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
| | | | |
| | | | |

CLIENT:

SCHOOL ROAD PROPERTIES

PROJECT:

PAIHIA DEVELOPMENT



DRAWING DETAILS

SITE PLAN

SCALE: (A1) 1:200, 1:1

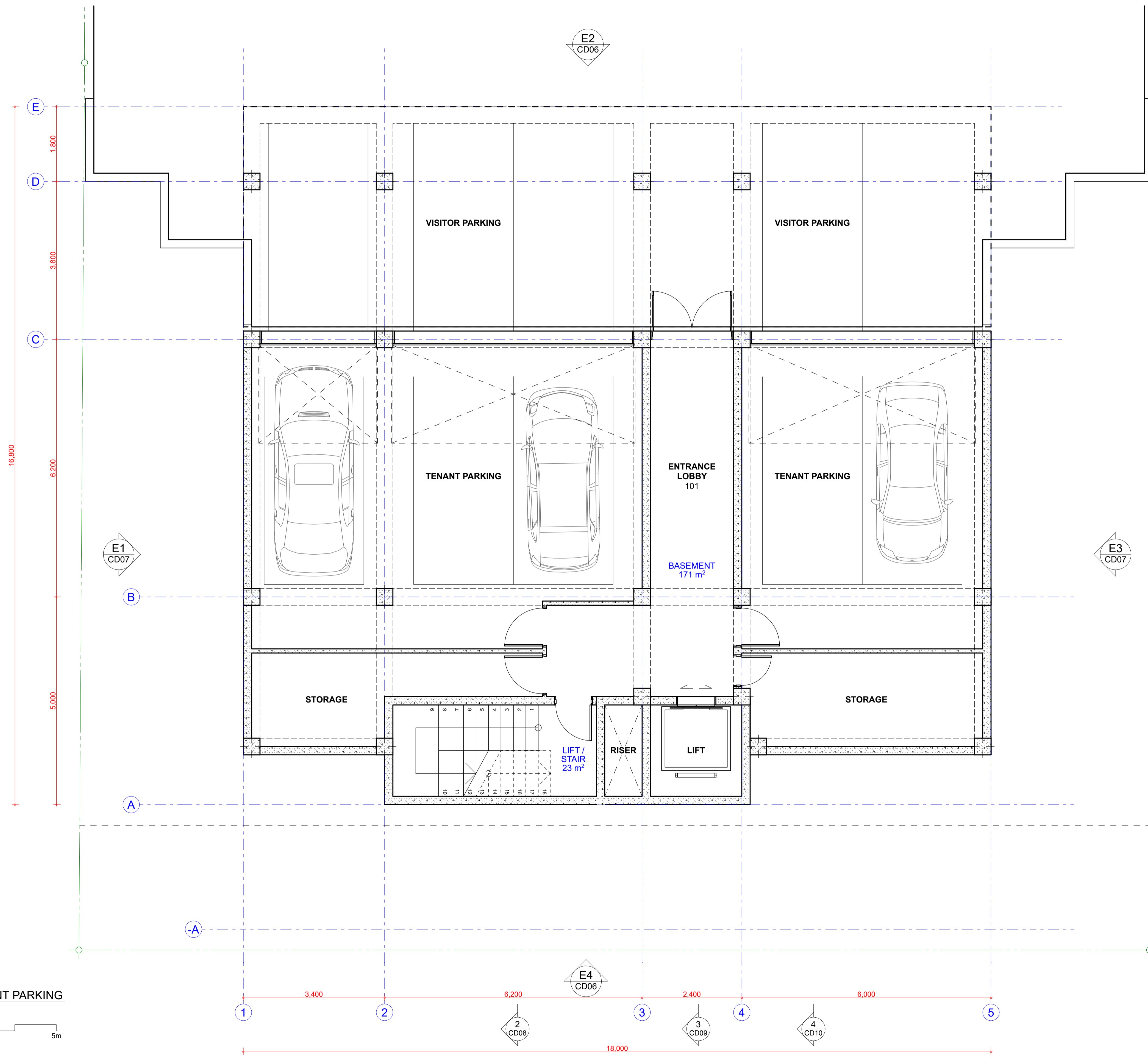
ISSUED FOR: **RESOURCE CONSENT**

DATE: **06/12/24**

SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments

HB ARCHITECTURE

| AREA: | |
|----------------------|--------------------------|
| BASEMENT | 171 m ² |
| STAIR / LIFT | 23 m ² |
| TOTAL | 194 m² |
| | |
| APARTMENT 1 | 173 m ² |
| DECK | 97 m ² |
| TOTAL | 270 m² |
| | |
| APARTMENT 2 | 173 m ² |
| DECK 1 | 57 m ² |
| DECK 2 | 10 m ² |
| TOTAL + DECKS | 240 m² |
| | |
| PENTHOUSE | 150 m ² |
| DECK 1 | 72 m ² |
| DECK 2 | 24 m ² |
| TOTAL + DECKS | 246 m² |
| | |
| TOTAL AREA | 667 m² |
| AREA + DECKS | 950 m² |



L1 FLOOR PLAN - BASEMENT PARKING

Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:

CONCEPT DESIGN

SHEET:
CD02

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
|----------|-------|--------|--|
| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
| | | | |
| | | | |

CLIENT:

SCHOOL ROAD PROPERTIES

PROJECT:

PAIHIA DEVELOPMENT

DRAWING DETAILS

LEVEL 1 FLOOR PLAN - BASEMENT

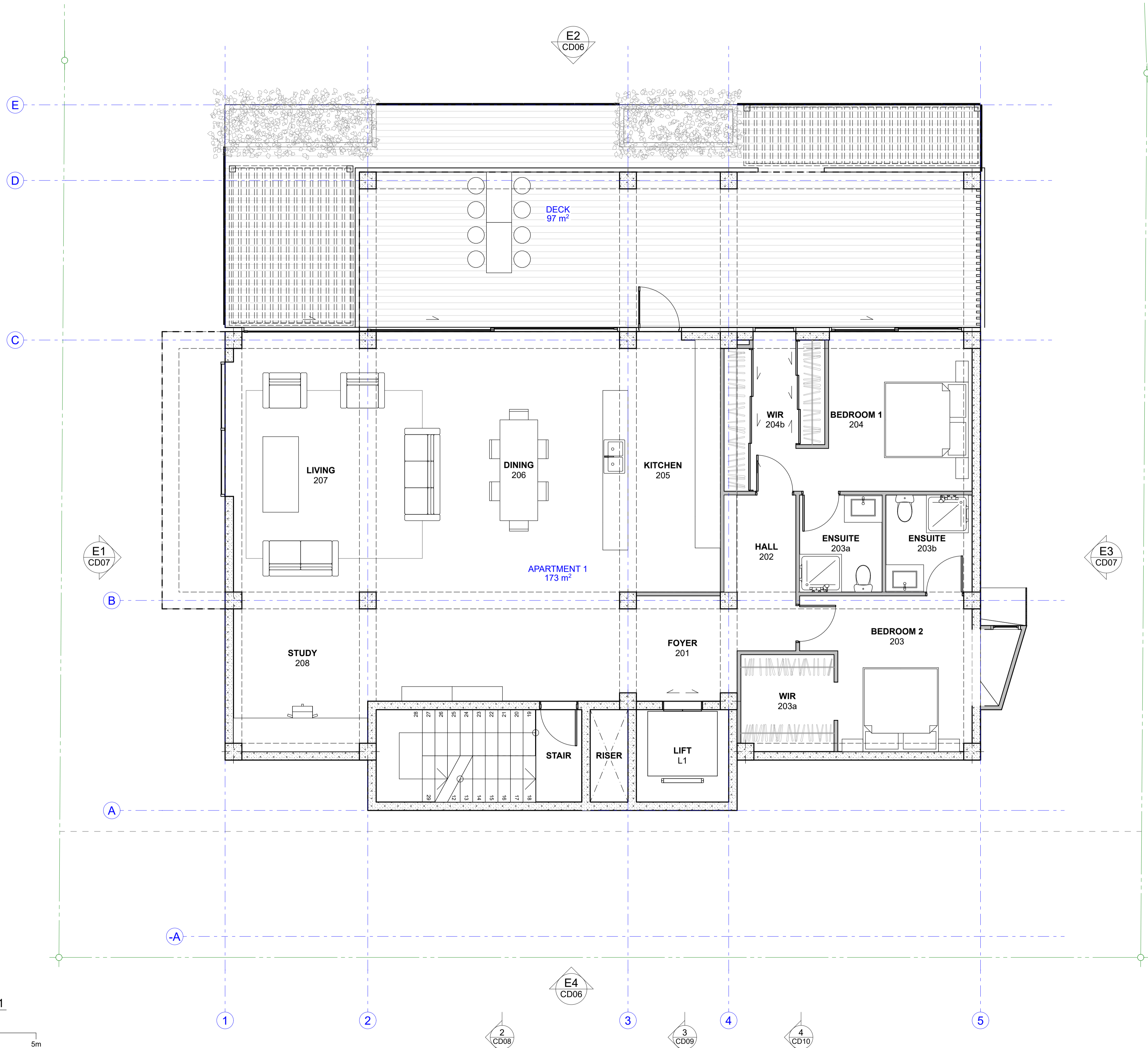
SCALE: (A1) 1:50, 1:1

ISSUED FOR: **RESOURCE CONSENT**

DATE: **06/12/24**

SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments

HB ARCHITECTURE



| AREA: | |
|----------------------|--------------------------|
| BASEMENT | 171 m ² |
| STAIR / LIFT | 23 m ² |
| TOTAL | 194 m² |
| | |
| APARTMENT 1 | 173 m ² |
| DECK 1 | 97 m ² |
| DECK 2 | 10 m ² |
| TOTAL + DECKS | 240 m² |
| | |
| PENTHOUSE | 150 m ² |
| DECK 1 | 72 m ² |
| DECK 2 | 24 m ² |
| TOTAL + DECKS | 246 m² |
| | |
| TOTAL AREA | 667 m² |
| AREA + DECKS | 950 m² |

L2 FLOOR PLAN - APARTMENT 1
 Scale 1:50

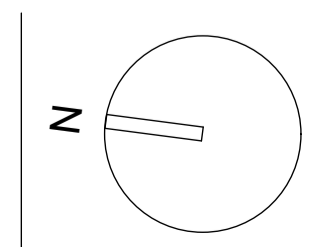
 SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.
5452

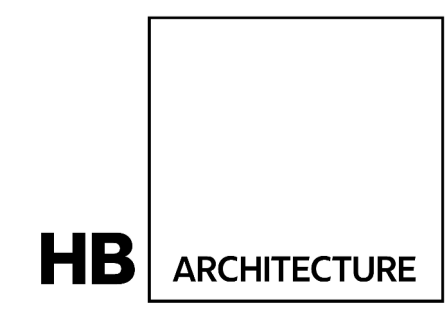
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CONCEPT DESIGN
 SHEET:
CD03
 REVISION ISSUED: 06/12/24
 SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
|----------|-------|--------|--|
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| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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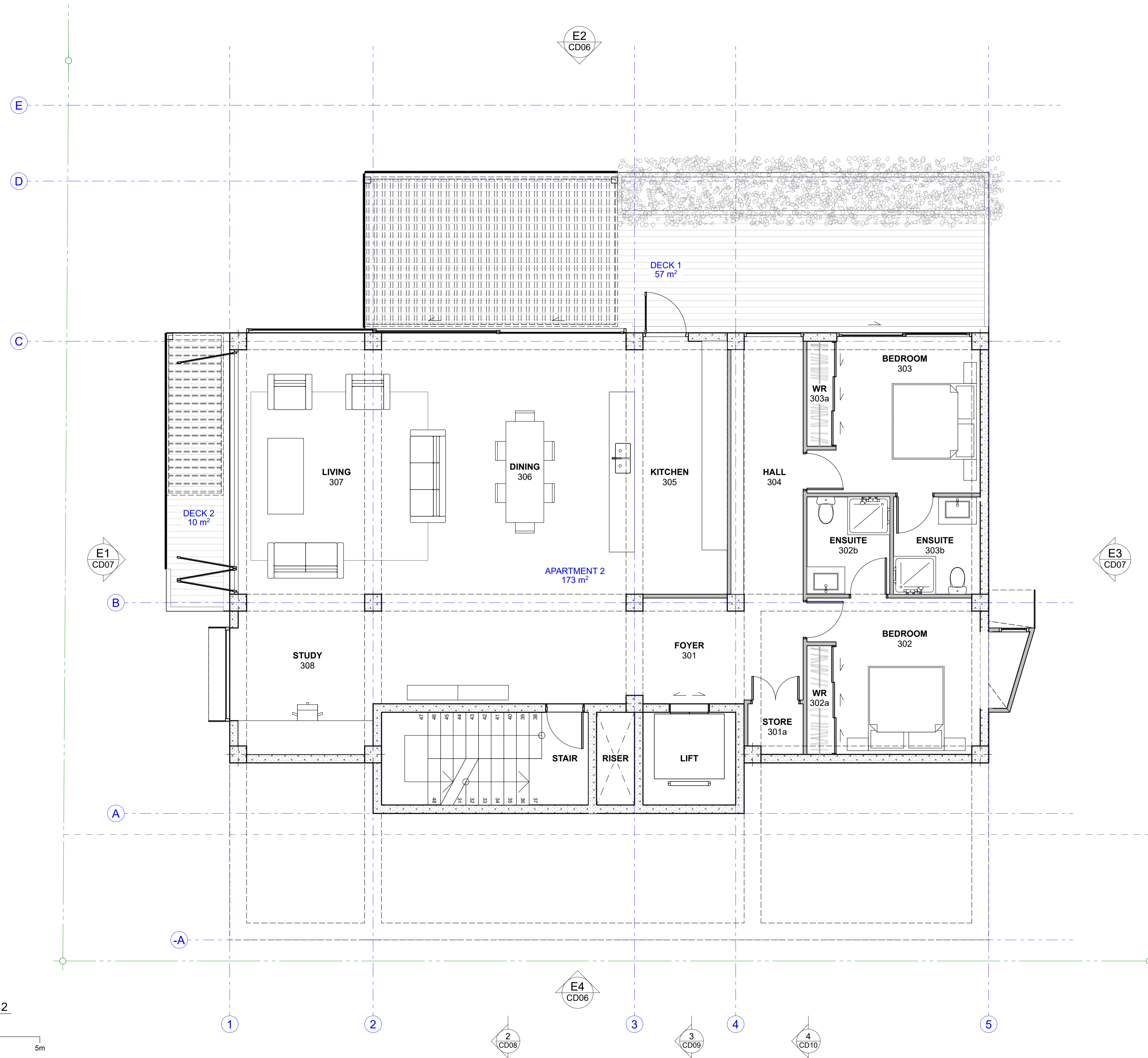
CLIENT:
SCHOOL ROAD PROPERTIES
 PROJECT:
PAIHIA DEVELOPMENT



DRAWING DETAILS
LEVEL 2 FLOOR PLAN - APARTMENT 1
 SCALE: (A1) 1:50, 1:1
 ISSUED FOR: RESOURCE CONSENT
 DATE: 06/12/24
SIZE: A1 - PRINTED: Friday, 6 December 2024
 5452_Paihia_Apartments



| AREA: | |
|----------------------|--------------------------|
| BASEMENT | 171 m ² |
| STAIR / LIFT | 23 m ² |
| TOTAL | 194 m² |
| | |
| APARTMENT 1 | 173 m ² |
| DECK | 97 m ² |
| TOTAL | 270 m² |
| | |
| APARTMENT 2 | 173 m ² |
| DECK 1 | 57 m ² |
| DECK 2 | 10 m ² |
| TOTAL + DECKS | 240 m² |
| | |
| PENTHOUSE | 150 m ² |
| DECK 1 | 72 m ² |
| DECK 2 | 24 m ² |
| TOTAL + DECKS | 246 m² |
| | |
| TOTAL AREA | 667 m² |
| AREA + DECKS | 950 m² |



L3 FLOOR PLAN - APARTMENT 2

Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

SHEET:
CD04

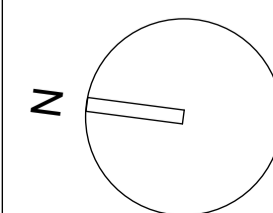
REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
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| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:
SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

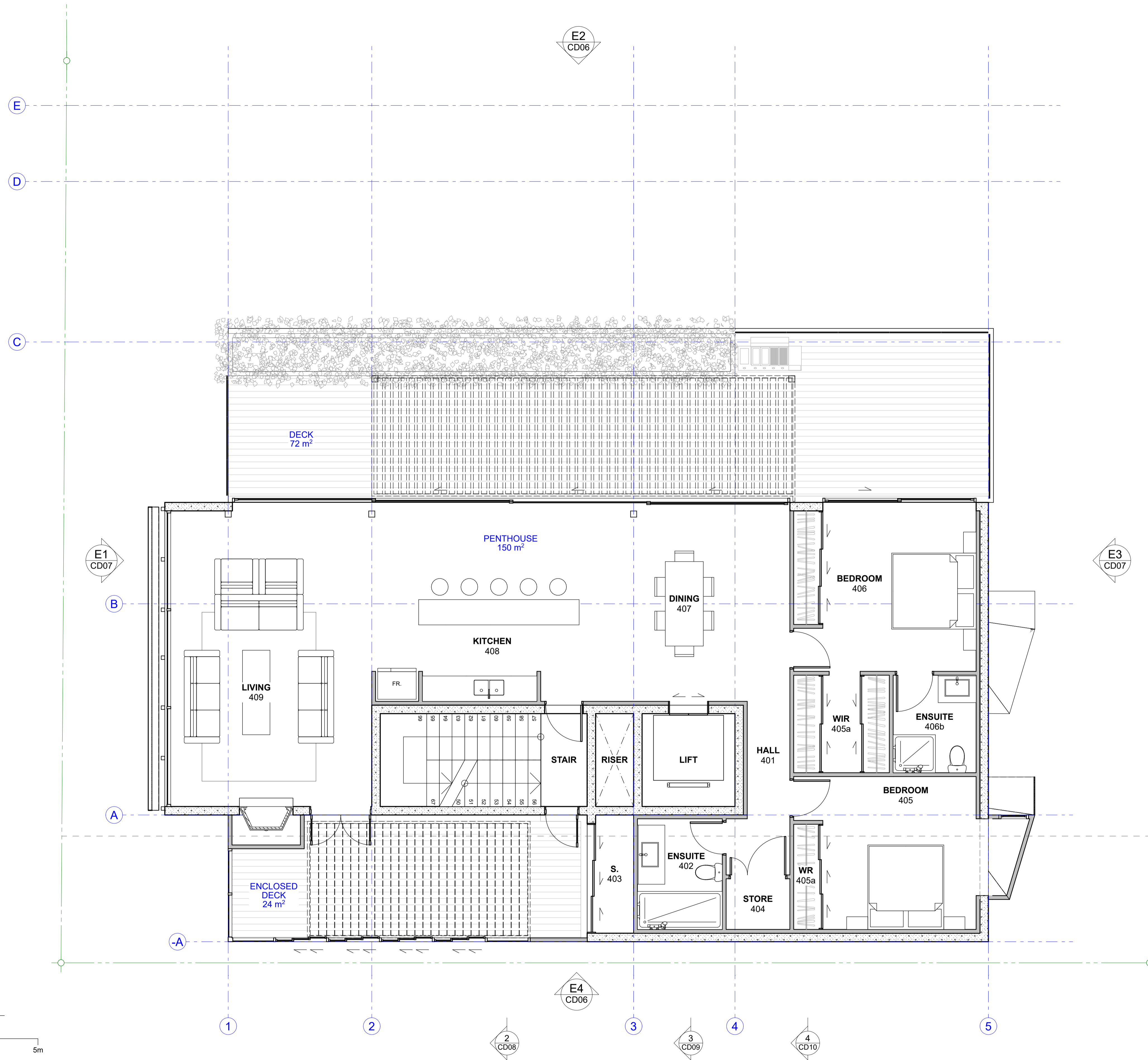


DRAWING DETAILS
LEVEL 3 FLOOR PLAN - APARTMENT 2

SCALE: (A1) 1:50, 1:1
ISSUED FOR: RESOURCE CONSENT

DATE: 06/12/24
SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments

| | |
|----------------------|--------------------------|
| AREA: | |
| BASEMENT | 171 m ² |
| STAIR / LIFT | 23 m ² |
| TOTAL | 194 m² |
| | |
| APARTMENT 1 | 173 m ² |
| DECK | 97 m ² |
| TOTAL | 270 m² |
| | |
| APARTMENT 2 | 173 m ² |
| DECK 1 | 57 m ² |
| DECK 2 | 10 m ² |
| TOTAL + DECKS | 240 m² |
| | |
| PENTHOUSE | 150 m ² |
| DECK 1 | 72 m ² |
| DECK 2 | 24 m ² |
| TOTAL + DECKS | 246 m² |
| | |
| TOTAL AREA | 667 m² |
| AREA + DECKS | 950 m² |



L4 FLOOR PLAN - PENTHOUSE

Scale 1:50

 SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

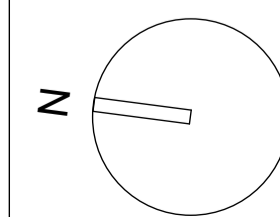
SHEET:
CD05
 REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
|----------|-------|--------|--|
| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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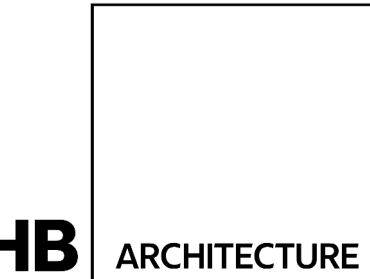
CLIENT:
SCHOOL ROAD PROPERTIES

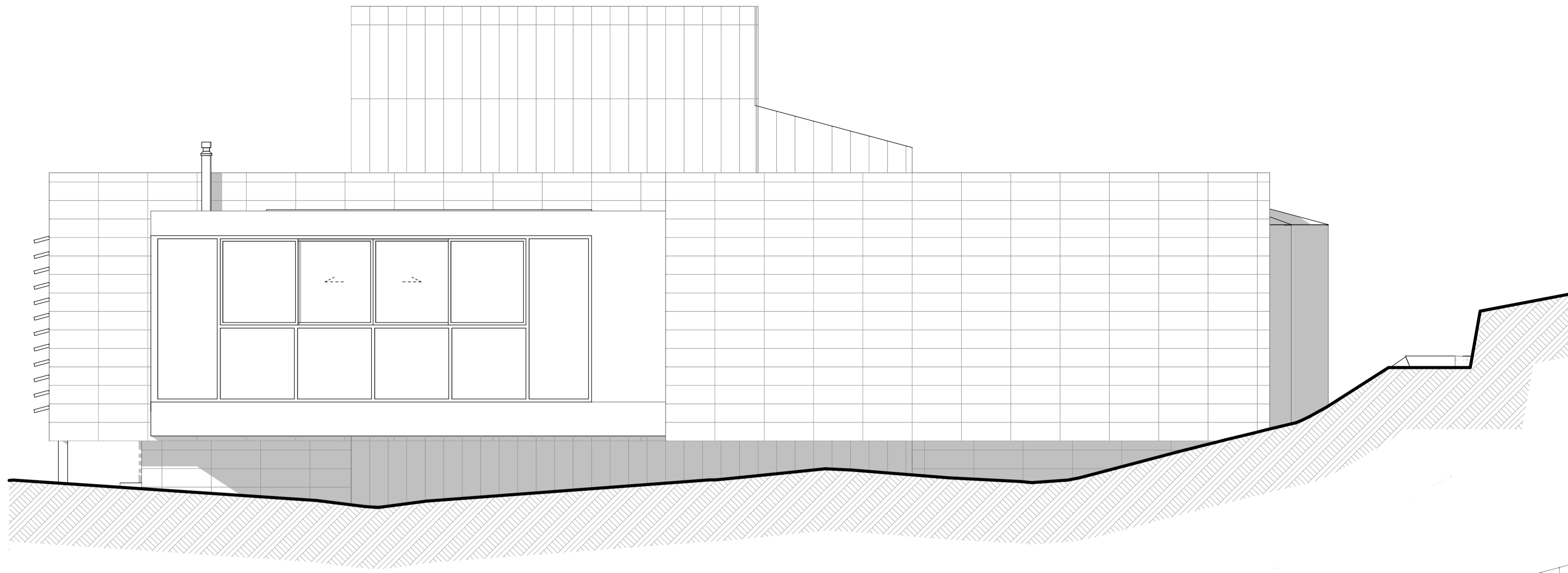
PROJECT:
PAIHIA DEVELOPMENT



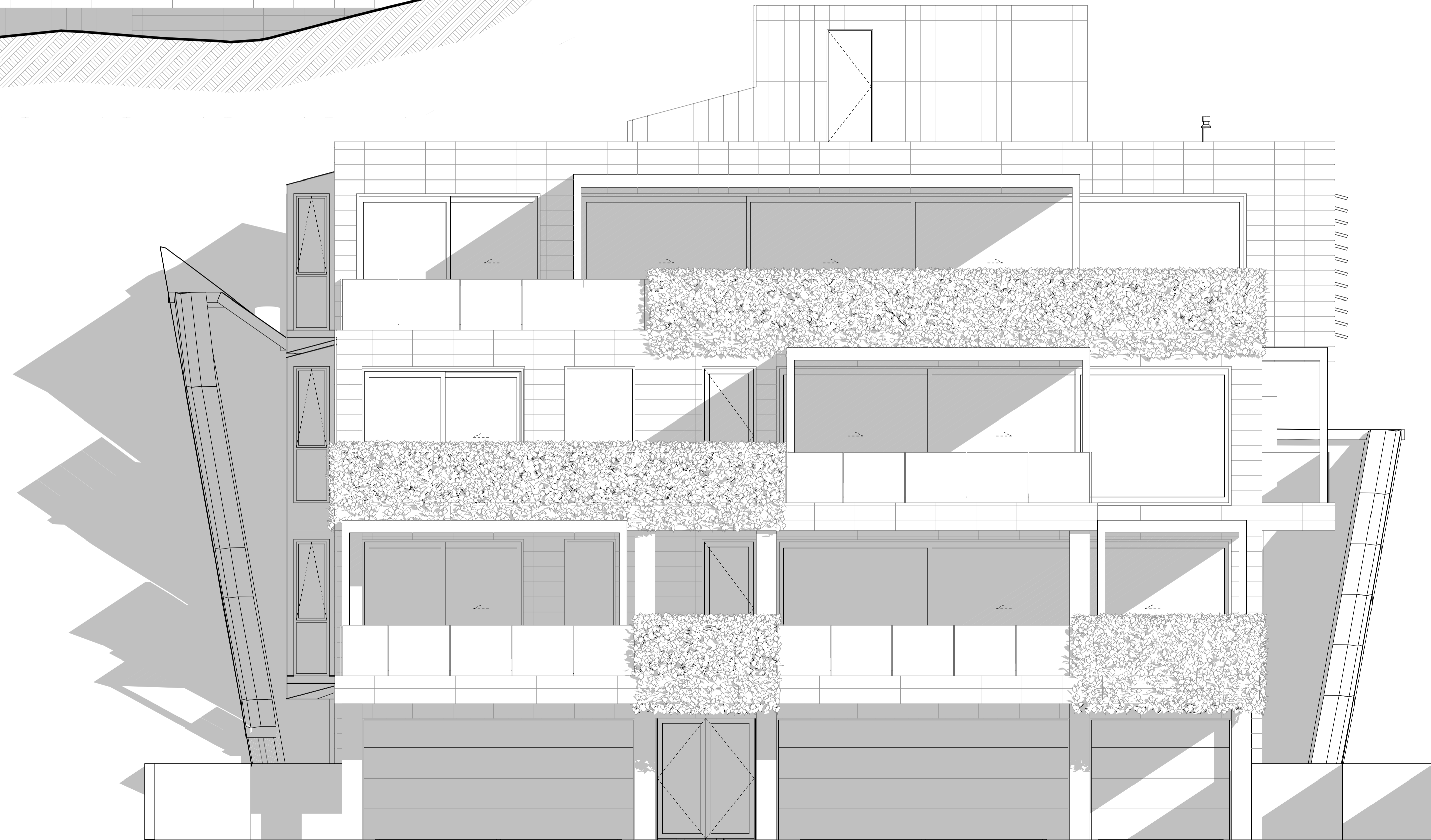
DRAWING DETAILS
LEVEL 3 FLOOR PLAN - PENTHOUSE

SCALE: (A1) 1:50, 1:1
 ISSUED FOR: RESOURCE CONSENT
 DATE: 06/12/24
 SIZE: A1 - PRINTED: Friday, 6 December 2024
 5452_Paihia_Apartments





WEST ELEVATION
Scale 1:50



EAST ELEVATION
Scale 1:50

0 5m
SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

SHEET:
CD06
REVISION ISSUED: 06/12/24

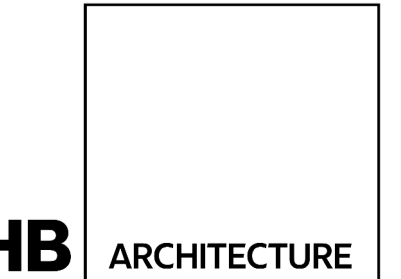
SHEET ISSUE / REV:
02

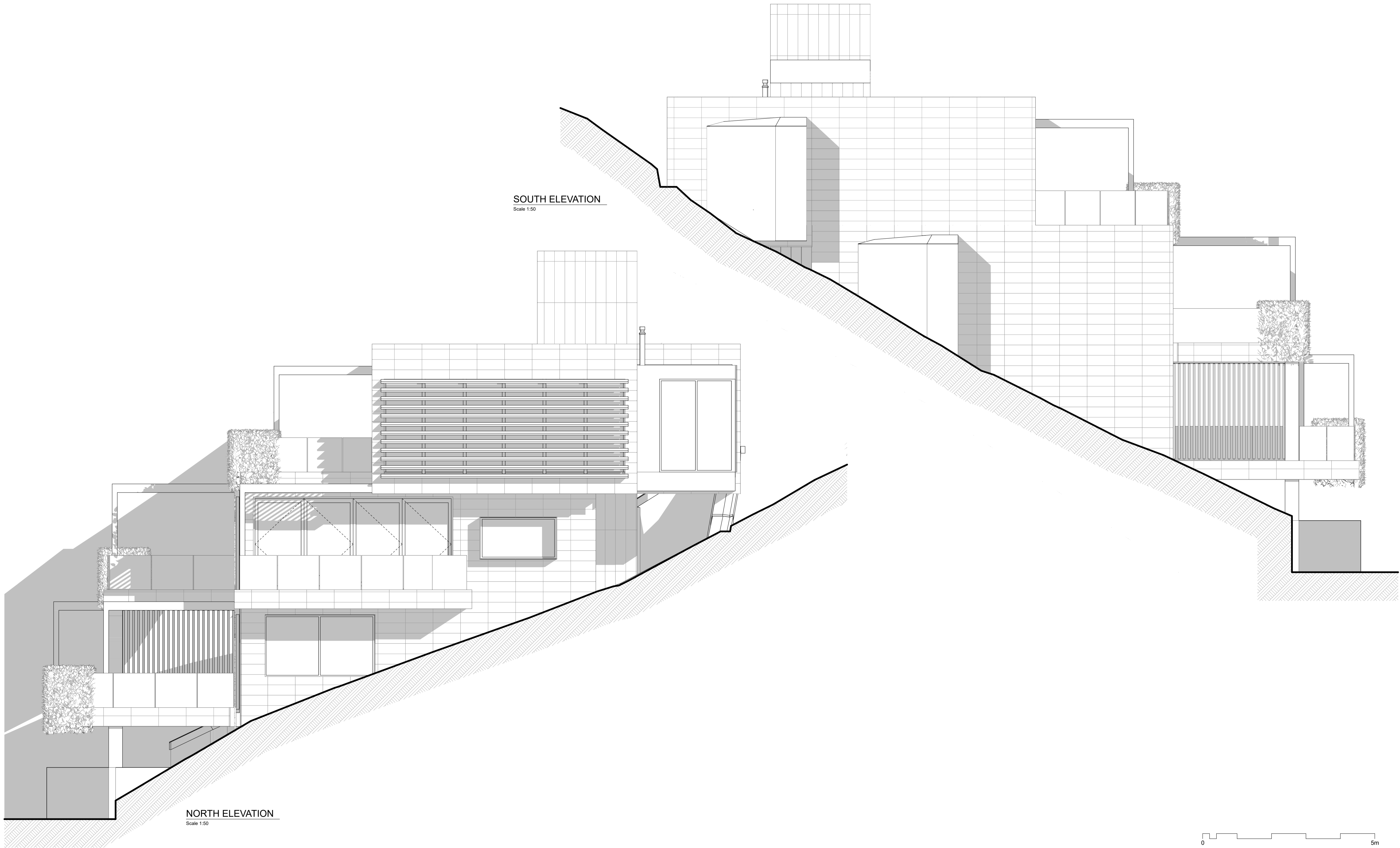
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|----------|-------|--------|--|
| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
| | | | |
| | | | |

CLIENT:
SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

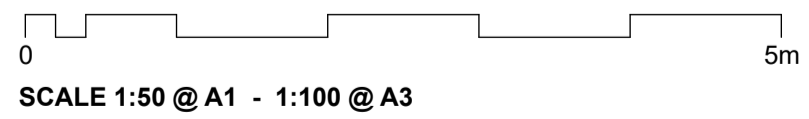
DRAWING DETAILS
ELEVATIONS
SCALE: (A1)
ISSUED FOR: **RESOURCE CONSENT**
DATE: **06/12/24**
SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments





SOUTH ELEVATION
Scale 1:50

NORTH ELEVATION
Scale 1:50



PROJECT No.

5452

DESIGN PHASE:

CONCEPT DESIGN

SHEET:
CD07

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
|----------|-------|--------|--|
| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
| | | | |
| | | | |

CLIENT:

SCHOOL ROAD PROPERTIES

PROJECT:

PAIHIA DEVELOPMENT

DRAWING DETAILS

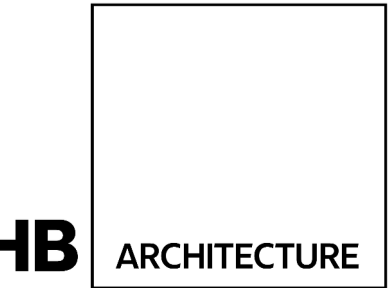
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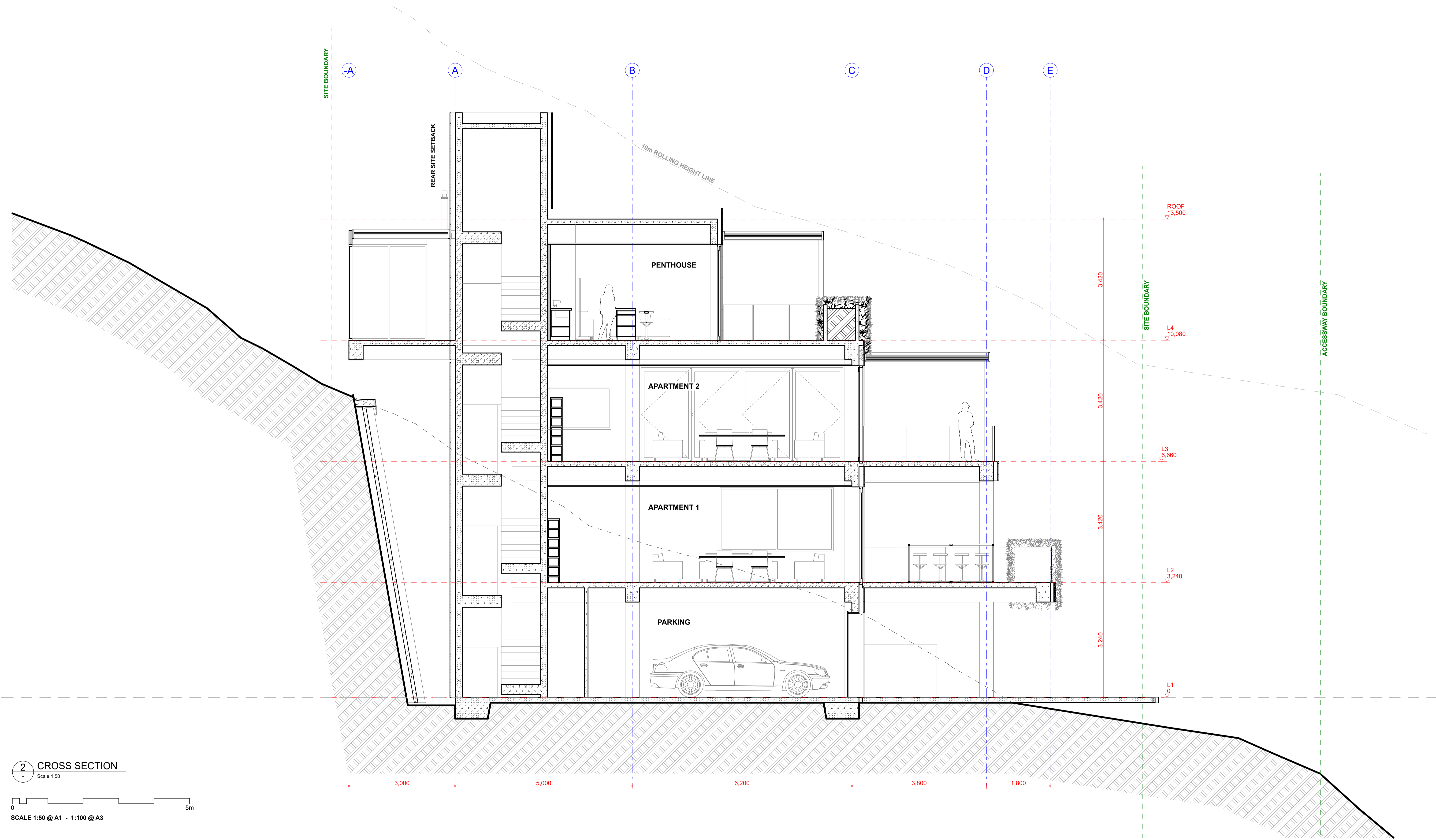
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DATE: 06/12/24

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9452_Paihia_Apartments





2 CROSS SECTION
Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3



SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

SHEET:
CD08

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
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| 06/12/24 | 02 | CH01 | File updated and Architects Impression amended |
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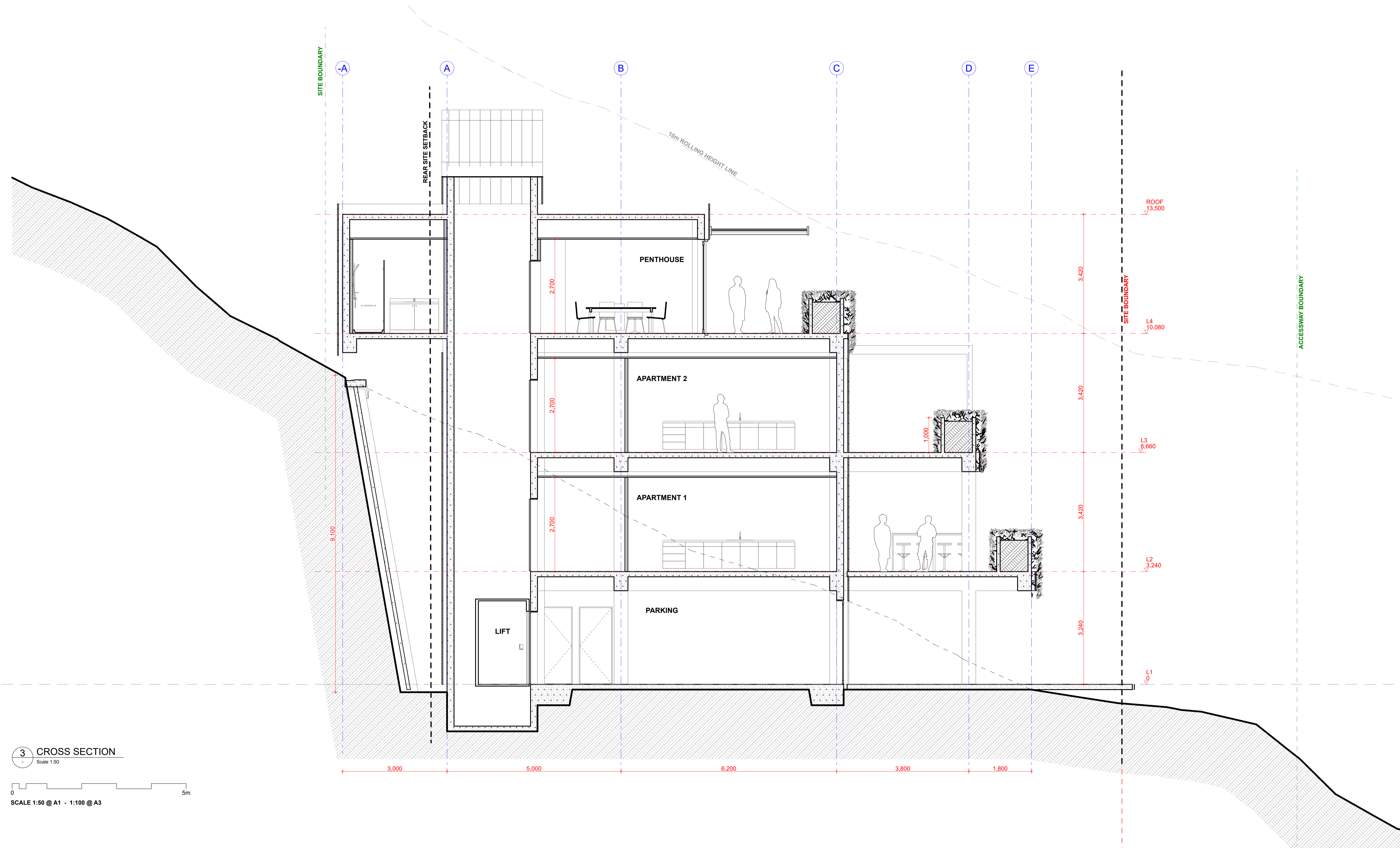
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SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

DRAWING DETAILS
CROSS SECTION

SCALE: (A1)
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DATE: 06/12/24
SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments





3 CROSS SECTION
Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

SHEET:
CD09
REVISION ISSUED: 06/12/24

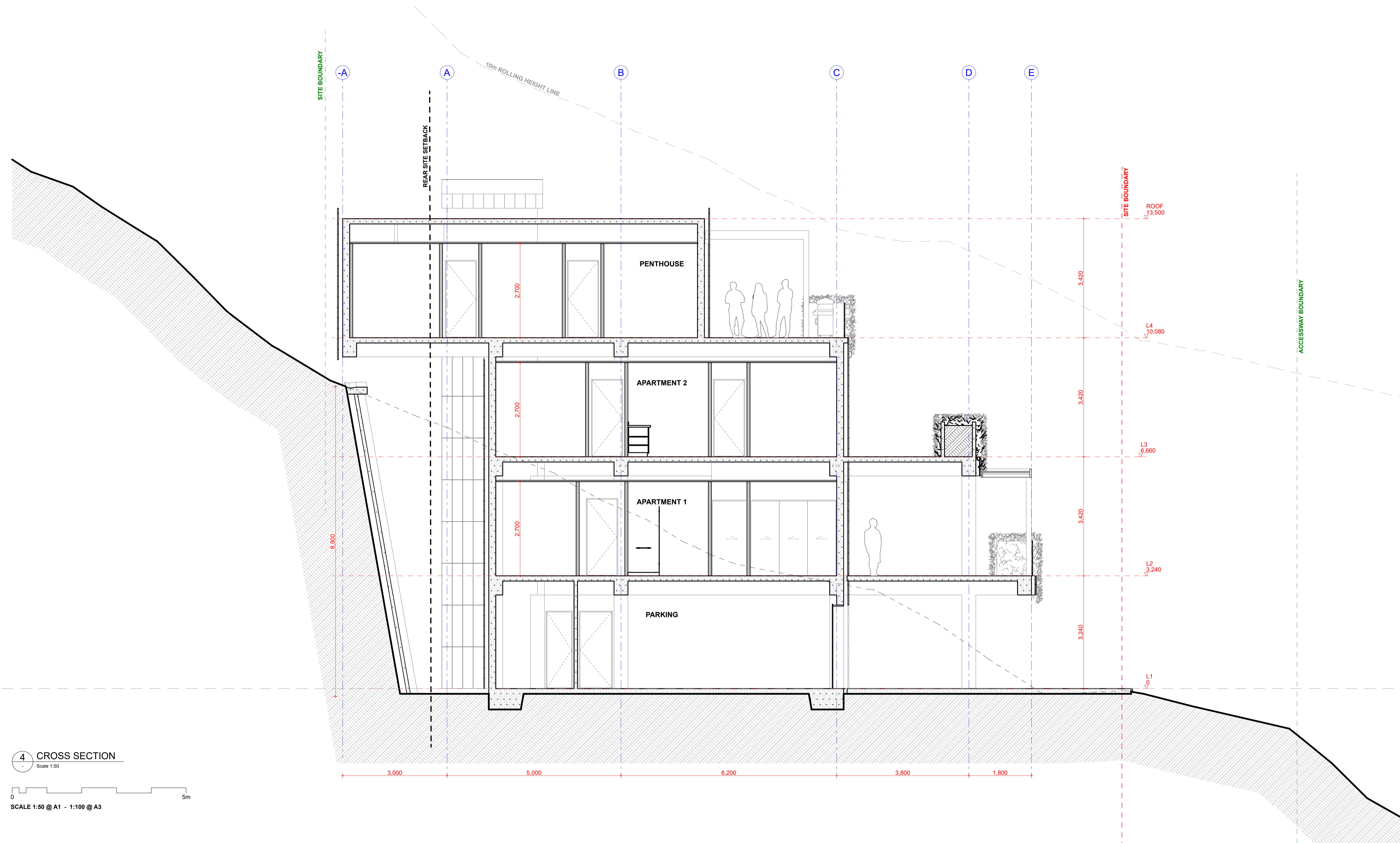
SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
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| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:
SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

DRAWING DETAILS
CROSS SECTION
SCALE: (A1)
ISSUED FOR: **RESOURCE CONSENT**
DATE: **06/12/24**
SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments



4 CROSS SECTION
Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

SHEET:
CD10

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

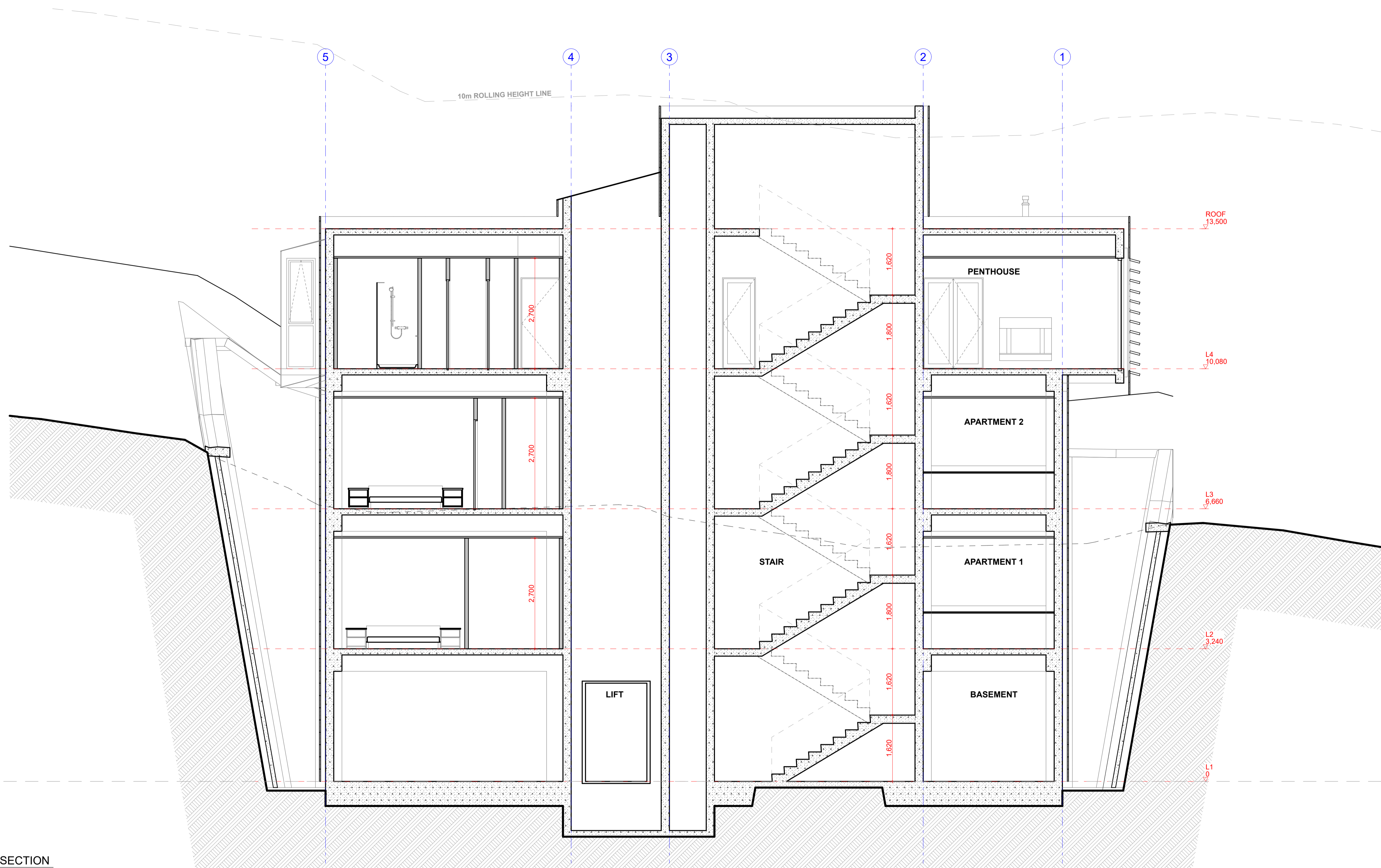
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| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:
SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

DRAWING DETAILS
CROSS SECTION

SCALE: (A1)
ISSUED FOR: **RESOURCE CONSENT**
DATE: **06/12/24**
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5452_Paihia_Apartments



A LONGITUDINAL SECTION
Scale 1:50

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SCALE 1:50 @ A1 - 1:100 @ A3

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PROJECT No.

5452

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CONCEPT DESIGN

SHEET:
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REVISION ISSUED: 06/12/24

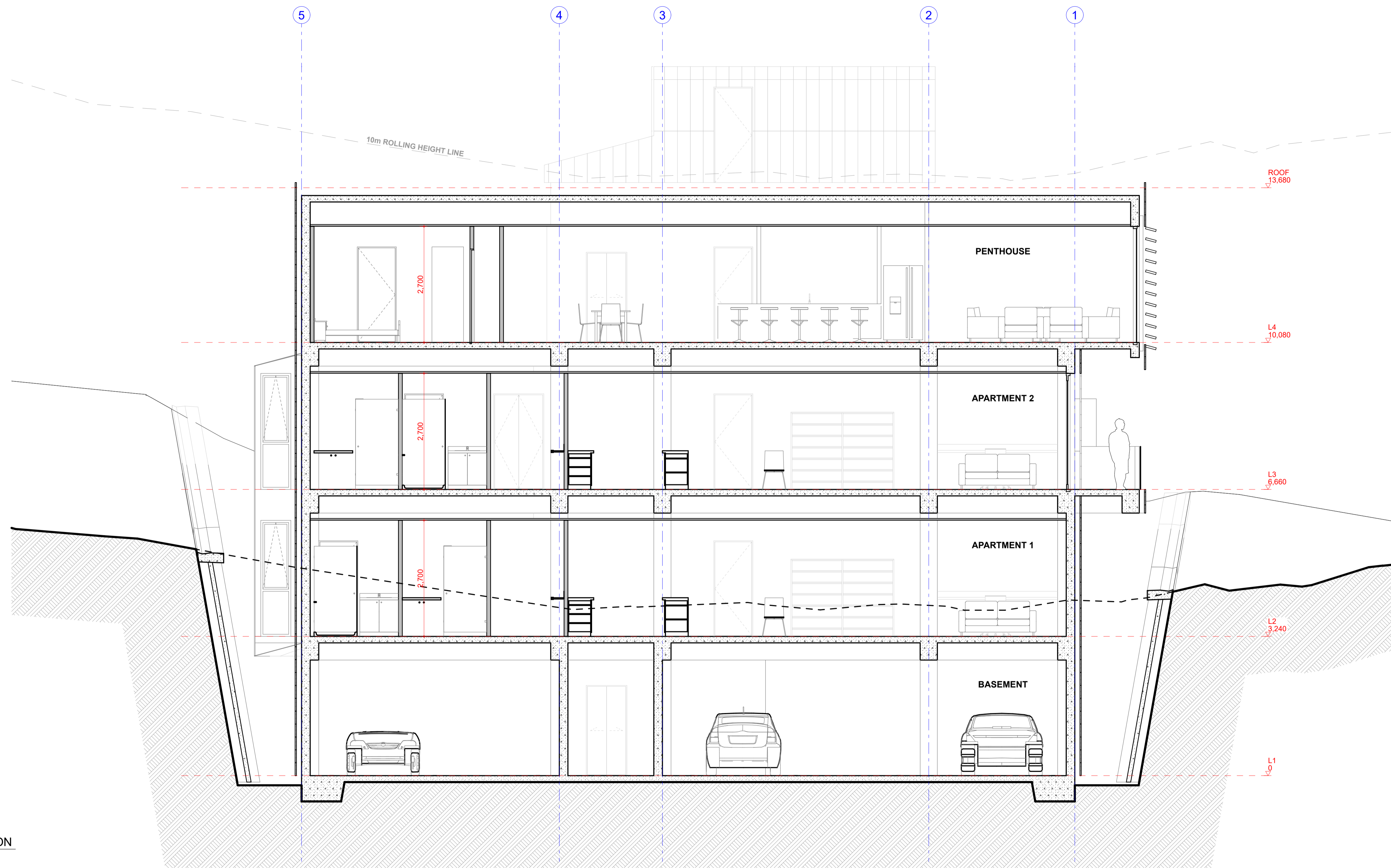
SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
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| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:
SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

DRAWING DETAILS
LONGITUDINAL SECTION
SCALE: (A1)
ISSUED FOR: **RESOURCE CONSENT**
DATE: **06/12/24**
SIZE: A1 - PRINTED: Friday, 6 December 2024
5452_Paihia_Apartments



B LONGITUDINAL SECTION
Scale 1:50

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SCALE 1:50 @ A1 - 1:100 @ A3

0 5m
SCALE 1:50 @ A1 - 1:100 @ A3

PROJECT No.

5452

DESIGN PHASE:
CONCEPT DESIGN

SHEET:
CD12

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
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| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:
SCHOOL ROAD PROPERTIES

PROJECT:
PAIHIA DEVELOPMENT

DRAWING DETAILS
LONGITUDINAL SECTION
SCALE: (A1)
ISSUED FOR: **RESOURCE CONSENT**
DATE: **06/12/24**
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PROJECT No.

5452

DESIGN PHASE:

CONCEPT DESIGN

SHEET:
CD13
REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
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| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:

SCHOOL ROAD PROPERTIES

PROJECT:

PAIHIA DEVELOPMENT

DRAWING DETAILS

ARCHITECTS IMPRESSION

SCALE: (A1)

ISSUED FOR: **RESOURCE CONSENT**

DATE: **06/12/24**

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HB ARCHITECTURE



PROJECT No.

5452

DESIGN PHASE:

CONCEPT DESIGN

SHEET:
CD14

REVISION ISSUED: 06/12/24

SHEET ISSUE / REV:
02

| Date | Issue | Ch. ID | Description |
|----------|-------|--------|--|
| 22/09/22 | 01 | CD | CONCEPT DESIGN ISSUE |
| 06/12/24 | 02 | Ch01 | File updated and Architects Impression amended |
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CLIENT:

SCHOOL ROAD PROPERTIES

PROJECT:

PAIHIA DEVELOPMENT

DRAWING DETAILS

ARCHITECTS IMPRESSION

SCALE: (A1)

ISSUED FOR: **RESOURCE CONSENT**

DATE: **06/12/24**

SIZE: A1 - PRINTED: Friday, 6 December 2024
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HB ARCHITECTURE



INITIA

GEOTECHNICAL SPECIALISTS

ROGER DOLD

WALLACE LANE, PAIHIA - RESIDENTIAL
DEVELOPMENT

GEOTECHNICAL INTERPRETATIVE REPORT

INITIA REF P-001527 REV 1

OCTOBER 2023

Your Report Summary

This summary outlines the principal geotechnical issues, design considerations and advice for the proposed residential development and is intended for our client, Roger Dold. It is important that all designers and constructors refer to relevant sections in the main body of the report for further detail.

| Report Ref | Geotechnical Consideration | Summary advice/recommendation |
|------------|----------------------------|--|
| 6.0 | Subsurface Conditions | Ground conditions comprise Holocene colluvium and residual Waipapa Terrane soils overlying completely to highly weathered greywacke (recovered as silty gravels) and weathered greywacke rock. |
| 7.2 | Site Seismicity | <p>The Greywacke rock level is variable, with surface elevations ranging between RL 24.5 m and RL 2.0 m.</p> <p>The site is therefore assessed as subsoil Class C – ‘Shallow Soil site’ in accordance with NZS1170.5:2004</p> |
| 7.3 | Earthworks | <p>Excavations of up to 10.0 m depth are anticipated to be required between the western and eastern sites. Excavations of up to 5.0m deep will be required to form the lower ground floor in the western site.</p> <p>Based on the proximity to adjacent site boundaries and/or existing structures, temporary or permanent retaining walls will likely be required to support the land prior to bulk excavation.</p> |
| 7.5 | Retaining Walls | <p>For the 2-storey dwelling, temporary and permanent retention structures will be required to support the excavation along the northern and southern boundaries. Cantilever timber pole walls in combination with cut battering, installed offset from the permanent structure, are expected to be suitable as temporary retention, where required. Along the western side, open excavation with suitable batters is expected to be achievable.</p> <p>A palisade wall is recommended along the eastern side of the proposed house building platform, with allowed for downslope soil loss either due to instability or temporary works for the proposed future apartment building.</p> <p>For the apartment building, a standalone piled retaining wall laterally supported by ground anchors or corner propping is recommended to support the 10.0m deep excavation to form the building platform. Soil nail and rock bolts stabilisation could also be considered.</p> |
| 7.6 | Foundations | <p>The proposed dwelling can be supported on shallow foundations. Leading edge piles are provisionally recommended for the eastern most foundations that support the suspended upper level, however shallow foundations may also be acceptable here if preferred, subject to detailed design of the palisade wall.</p> <p>A flexible raft/lattice foundation of interconnected ground beams is recommended for the apartment building to mitigate differential settlements.</p> |
| 7.7 | Pavement and Floor Slab | A subgrade CBR of 5% can be assumed for the design of the floor slab and pavements where these are founded on the in-situ Waipapa residual soils. A subgrade CBR of 3% can be assumed for the colluvium soils present near Wallace Lane. |



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1. Introduction

This Geotechnical Interpretative Report (GIR) has been prepared to provide geotechnical advice and recommendations to support design and consenting for the proposed development at the site. This include support of building consent for a proposed 2 storey house to be located on Lot 1 (western side of the site) and preliminary design and resource consenting of a proposed 4 storey apartment building to be located on Lot 2 (eastern side of the site) at 8 Wallace Lane, Paihia. The report will also be suitable to support detailed design and building consent of the apartment building site, however additional geotechnical input will be required to develop the design solution during detailed design. It is understood that design and construction of the house will be progressed in advance of the apartment building.

The conclusions and advice presented in this report are based on the results of the recent geotechnical investigations completed in September 2023, together with relevant historical investigations provided.

Initia previously prepared a Preliminary Desktop Geotechnical Assessment Report (PGAR) for the site in March 2023⁽¹⁾, and a Geotechnical Design Report (GDR) for a proposed inclinor (cable car) for the adjacent lot in August 2023⁽²⁾. This report supersedes earlier advice presented in the PGAR.

¹ Initia Ltd Geotechnical Desktop Assessment – Ref. P-001527 – Issued in March 2023

² Initia Ltd Geotechnical Design Report – Proposed Inclinor – Ref. P-001527 – Issued in August 2023



2. Site Description

The project site is located at 8 Wallace Lane, Paihia (legal description Lot 3 DP 44530), situated at approximately 90 m south-west of Paihia Beach. The property has a total area of 1,189 m².

The site is accessed to the east directly from Wallace Lane, a shared paved accessway running south from School Road, and the property is surrounded by residential development on the northern, western and southern boundaries.

We understand that this larger lot is in the process of being subdivided, and a proposed house will occupy the western side of the site, while a proposed apartment development will occupy the eastern side. The upper western part of the site will be accessed directly from School Road.

The site is on steeply sloping ground rising from approximately 11 mRL at the lane boundary in the east to 32 mRL at the south-western corner.

The land is currently undeveloped and vegetated on the proposed future house and apartment site. A historic landslip scarp is visible on the south-eastern corner of the western site.

A proposed Inclinator (cable car) is proposed on the slope on an adjacent property to the south (Lot 1 DP 140756). Geotechnical interpretation and advice for this proposed inclinator are outlined in the Initia report² dated August 2023.

Figure 2-1 below presents the existing boundaries and elevation contours.



Figure 2-1: Aerial photograph of the two sites of interest with highlighted boundaries.

3. Proposed Development

3.1 Lot 1 – Residential Dwelling

Based on sketches provided by the client, the proposed development on the western lot involves the construction of a 2-storey house with a large deck on the eastern side. Excavations of up to 5.0 m deep and retaining of up to 3.0 m in height will be required on the south-western side of the lower ground floor (Refer to Figure 3-1).

It is understood that construction of the residential dwelling will be progressed in advance of the apartment development.

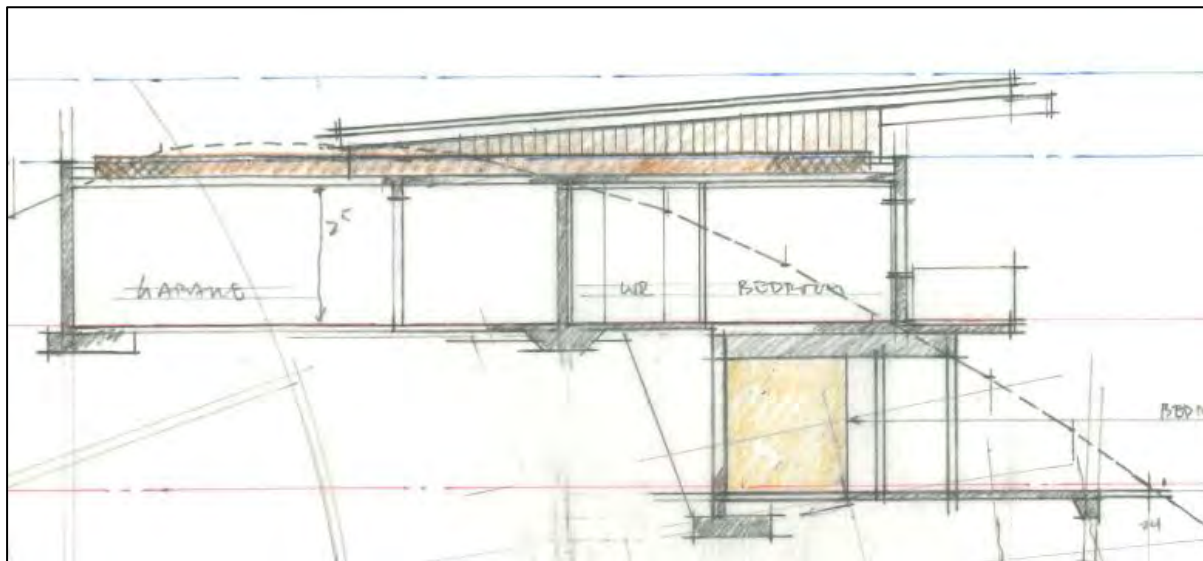


Figure 3-1: Proposed 2-storey House Typical Cross Section

3.2 Lot 2 – Proposed Apartment Building

Based on the HB architectural drawings³, the proposed development on the eastern lot involves the construction of a 4-storey apartment building with a footprint of approximately 380 m² and a total floor area of approximately 850 m² spread over a ground floor basement, apartment 1, apartment 2 and top penthouse.

Excavations of up to 10 m deep into the existing slope will be required to form the platform for the apartment building. Retaining will be required on three sides of this platform to support the cut, with the highest retention to the south-western corner of the apartment building at approximately 10 m in height. Architectural drawings show the retaining walls are independent of the apartment structure.

A localised excavation of approximately 1 m deep is also expected to be required for a lift pit on the central area of the proposed apartment building, approximately 1 m offset from the back retaining wall.

³ HB Architecture Concept Design - Drawings CD01, CD10 to CD13 – Ref. 5452 – Dated September 2022

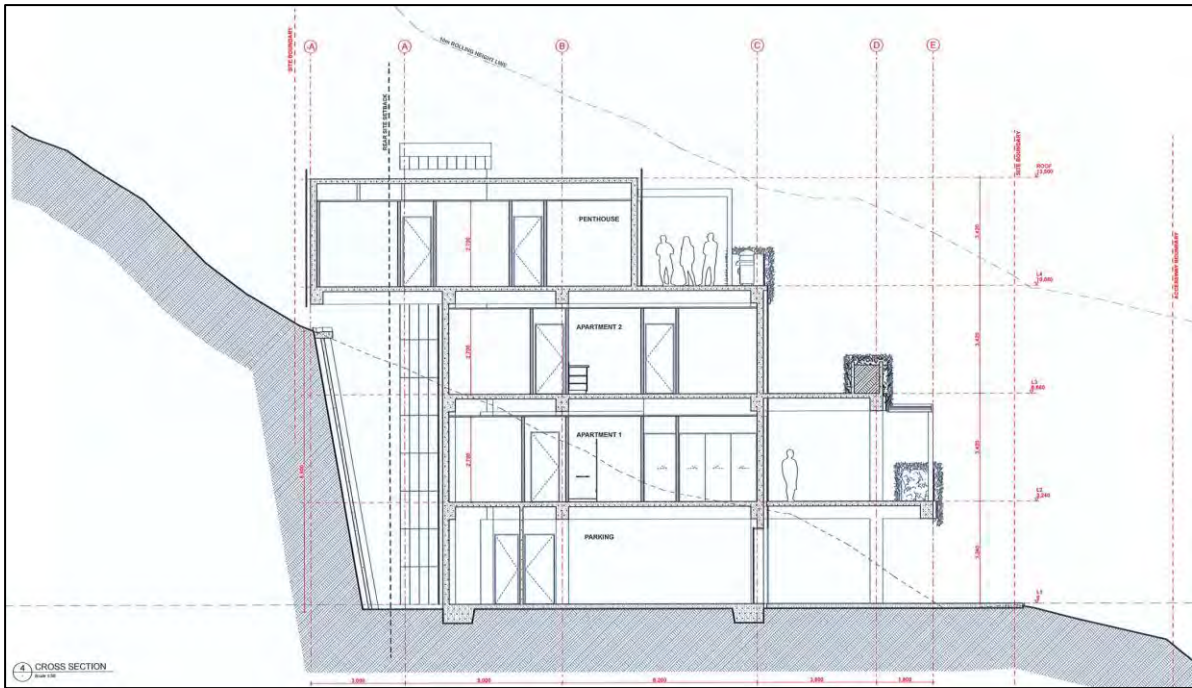


Figure 3-2: Proposed Apartment Building Typical Cross Section

A copy of the architectural drawings and sketches referenced above are attached in Appendix C of this report.

4. Published Geology

Published geological information from GNS (2020) indicates that the site is underlain by Waipapa Composite Terrane (Greywacke). The geology in this region generally consists of residually weathered, silts and clays overlying weathered Greywacke Sandstone/Siltstone rock at depth.

To the east and west of the site are Holocene aged river and ocean beach deposits. The river deposits consist of poorly consolidated mud, sand, gravel and peat. The ocean beach material comprises loose sands and gravels with shell content.

Based on the site-specific investigations, siltstone and sandstone of the Waipapa Composite Terrane were encountered at elevations ranging between 2.4 mRL at the toe of the slope near Wallace Lane and 24.4 mRL at the slope crest.

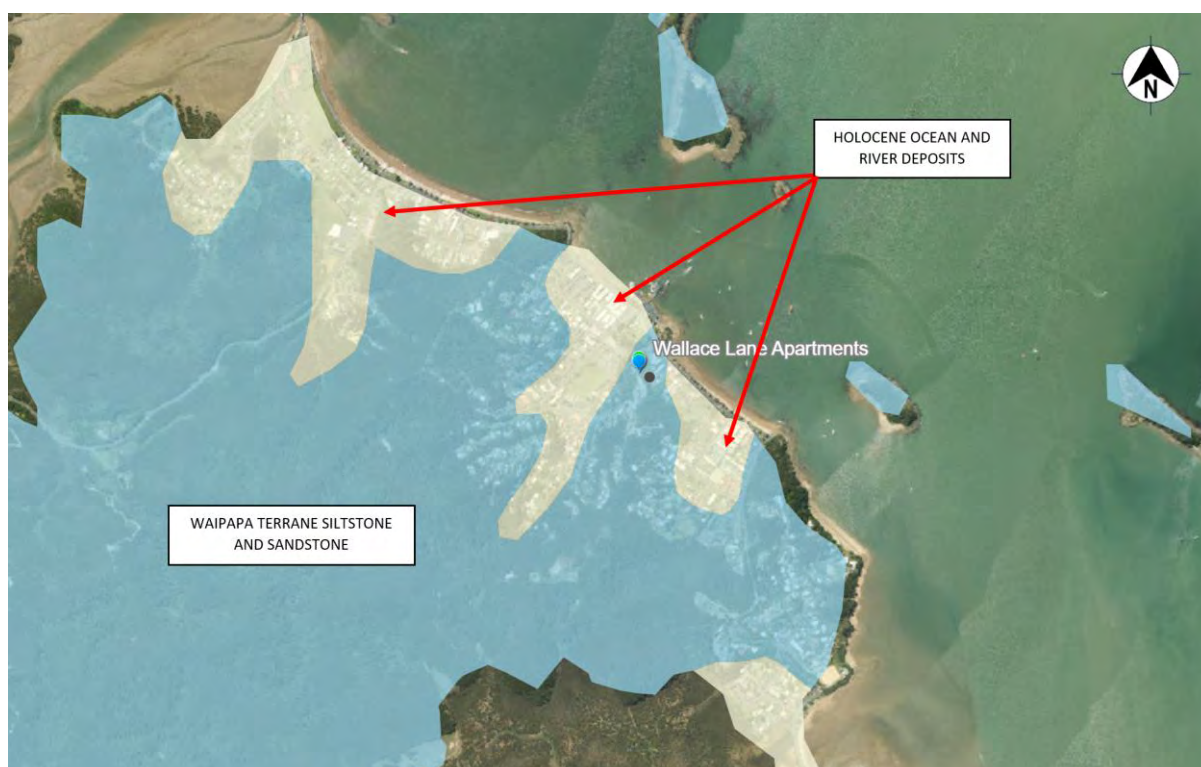


Figure 4-1: Published Geological Map

5. Geotechnical Investigations

5.1 Historical Investigations

The historical geotechnical investigations and reports at and in the vicinity of the site have been provided by the client. These include the following:

- PK Engineering (2007) "Site Stability and Suitability Report". This report presents the results of a geotechnical investigation and assessment at the apartment site. It includes the results of 5 No. hand augers with Scala Penetrometer Testing in the base and an additional 3 No. Scala's. The hand augers extended to between 1.5 m and 3.5 m depth with Scala's extending to 5 m or refusal.
- Additional CPT records were also provided, dated 2017. These are understood to be for the development site at the crest of the hill, however investigation locations were unavailable. These investigations have not been considered in this assessment.
- A single CPT undertaken by Underground Investigation in 2020 near the top of the slope above the apartment site. Other CPT results were also provided from Underground Investigation in 2020, however these were either distant from the site or the investigation location was unavailable.
- Geotechnical Investigations carried by RS engineering in March 2023 for the design of the inclinometer foundations on the neighbouring lot. This investigation comprised 5 No. Scala (SC) and 4 No. hand auger boreholes (HA) to 3.0m depth or refusal. Shear vanes were taken in the HA every 0.35 m and where penetration was not possible, Scala was done to depth.

Available geotechnical investigation locations are present on Figure 1527-G01, attached in Appendix A. Investigation records are presented in Appendix B.

5.2 Initia Investigations

Site and project specific geotechnical investigations were undertaken by Initia in August 2023 and comprised two machine boreholes (BH01 and BH02) and 3 No. test pits (TP01 to TP03).

The machine borehole BH01, located on the crest of the slope (at 27.1 mRL), was drilled to a target depth of 13.5 m, and BH02, located near the toe of the slope (at 13.2 mRL), was drilled to a target depth of 12.0 m below ground level.

A 13t digger was used to excavate three test pits across the slope face to depth ranging between 3.0 m and 5.2 m below ground surface. Hand-held shear vane readings were taken within TP03.

A summary of the investigations is outlined in Table 5-1 below. A groundwater monitoring piezometer was installed in the machine borehole BH01 to measure groundwater levels (see Table 5-2).

Table 5-1: Initia Site Investigation Summary

| Investigation ID | Test Type | Coordinates (NZTM) ¹ | | Ground Surface Elevation ² (m RL) | Termination Depth (m BGL) |
|------------------|------------------|---------------------------------|---------------|--|---------------------------|
| | | Easting (mE) | Northing (mN) | | |
| BH01 | Machine Borehole | 1699328 | 6094999 | 27.1 | 13.5 |
| BH02 | Machine Borehole | 1699360 | 6095000 | 13.2 | 12.0 |
| TP01 | Test Pit | 1699346 | 6094998 | 19.4 | 5.2 |
| TP02 | Test Pit | 1699352 | 6095000 | 16.4 | 5.1 |
| TP03 | Test Pit | 1699333 | 6095001 | 24.8 | 3.0 |

Note 1: Co-ordinate system – NZTM 2000 (determined using a GPS unit with an estimated horizontal accuracy of +/- 2m).

Note 2: Datum – ONTPHT1964 (derived from site survey/aerial, estimated accuracy ± 1 m)

Table 5-2: Piezometer Installation Details

| Monitoring Well ID | Approx. collar level (m RL) | Bottom of piezometer depth (m BGL) | Standpipe piezometer installation details | Piezometer backfill detail |
|--------------------|-----------------------------|------------------------------------|---|----------------------------|
| BH01 | 27.1 | 10.5 | Sealed pipe from 0.0 m to 6.0 m, bgl. | Bentonite 0.0 m to 5.5 m |
| | | | Screened from 6.0 m to 10.0 m bgl. | Sand 5.5 m to 10.5 m |

Initia investigation locations are presented on the geotechnical investigation plan, Figure 1527-G01, attached in Appendix A and machine borehole, hand auger borehole/Scala penetrometer logs are included in Appendix B.



6. Subsurface Conditions

6.1 General

The geotechnical model presented in this report is based on available information obtained from historical and recent geotechnical investigations at the site. The nature and continuity of the subsoil conditions away from investigation locations is inferred and it must be appreciated that the actual soil conditions may vary from the assumed model.

6.2 Geotechnical Model

The results of the geotechnical investigations indicate that the site is underlain by the following geological units, in order of increasing age (shallowest and youngest to deepest and oldest):

- Unit 1 – Holocene Colluvium:** This unit is present on some areas toward the base of the slope across the eastern end of site. It was encountered in TP02 and BH02 from surface level to a depth of 0.5 and 2.0 mbgl respectively, and it is inferred to be originated from the historic landslide. This unit is comprised of reworked, ex-situ Waipapa Terrane SILTs and CLAYs deposited from further upslope.
- Unit 2.1 - Residual Greywacke Soils:** Waipapa Terrane residually weathered SILTs and CLAYs were encountered from surface level to a depth of 1.5 mbgl on the upper slope, and from a depth of 2.0 mbgl to a depth of 4.3 mbgl near the toe of the slope. The Waipapa Terrane silts and clays encountered were very stiff to hard, with shear vane values from about 98 kPa to 200+ kPa.
- Unit 2.2 - Completely Weathered (CW) to Highly Weathered (HW) Greywacke:** Waipapa Terrane completely to highly weathered Greywacke was encountered from depths ranging between of 0.9 and 4.3 mbgl, and to depths ranging between 2.7 and 10.8 mbgl, in BH01 and BH02 respectively. Most of the historical geotechnical investigations were terminated in this unit. The CW-HW Waipapa Terrane were recovered as silty GRAVELs, medium dense to dense, fine to coarse with SPT N values ranging from about 25 to 45.
- Unit 3 - Weathered Greywacke Rock:** Highly to moderately weathered greywacke sandstone of the Waipapa Group was encountered from depths ranging between 2.7 mbgl (slope crest) and 10.8 mbgl (slope toe). The sandstone has typically very weak to weak, and highly fractured. SPT N values typically greater than 50 have been recorded.

A summary of the site stratigraphy and layer thicknesses, description of the various geological units and measured in situ strength test results are presented in Table 6-1. A geological cross section depicting the site stratigraphy is shown in Figure 1527-G10 (refer to Appendix A).

Table 6-1: Summary of Site Stratigraphy

| Geological Unit | Soil/Rock description | Depth to top of unit [mbgl] | Layer Thickness [m] | In situ test parameters – range and [typical values] | | |
|---|---|-----------------------------|-------------------------------|--|-------------------------------------|---------------|
| | | | | Undrained Shear Strength S_u [kPa] | Dynamic Cone (Scala) [Blows / 50mm] | SPT [N Value] |
| Unit 1: Holocene Colluvium | Very stiff, SILT and CLAY (reworked, ex-situ Waipapa Terrane) | 0.0 | 0.5 – 2.5 | 183 – 195 [189] | 1 - 4 [2] | 4 [4] |
| Unit 2.1: Residual Greywacke Soils (Waipapa Group) | Very stiff to hard SILT and CLAY. | 0.0 – 2.0 | 0.9 – 2.3 | 98 – UTP ¹ [206] | 1 – 8 [4] | 13 [13] |
| Unit 2.2: CW-HW Greywacke (Waipapa Group) | CW to HW SAND/SILT-STONE (MD-D silty GRAVEL) | 0.9 – 4.3 | 1.8 – 6.5 | N/A | 5 – 30 [13] | 25 – 45 [37] |
| Unit 3: HW-MW Greywacke Rock (Waipapa Group) | Very weak to weak SANDSTONE and SILTSTONE | 2.7 – 10.8 | >10.8m (Thickness not proven) | N/A | N/A | 50+ |

Note 1: Unable to Penetrate (UTP) soil sample with shear vane, infers that in-situ shear strength is greater than 262 kPa.

6.3 Groundwater

Groundwater was not encountered in any of the historical or project specific site investigation.

A piezometer was installed in BH01 to an elevation of 17.4 mRL and monitored after the completion of the borehole drilling. No groundwater was measured in the piezometer. No signs of a transient groundwater inflow were observed during the monitoring period.

The ground conditions (fractured highly weathered sandstones) encountered at the site are expected to be generally relatively free draining with a ground water level controlled by the toe of the slope or by sea level further to the east.



7. Geotechnical Considerations

7.1 General

The following geotechnical considerations are pertinent to the design and resource consenting of the proposed buildings and are addressed in the following sections:

- Site seismicity/site subsoil class;
- Excavations to form the buildings' platform level;
- Groundwater levels and the potential for dewatering due to excavation;
- Temporary/permanent retaining wall design and construction;
- Foundation type and design parameters;
- Subgrade strengths for floor slab and pavement design.

These geotechnical considerations are addressed in the following subsections.

It is noted that supplementary geotechnical design advice and analysis is likely to be required to support the apartment project through detailed design and building consent stage.

7.2 Seismic Considerations

7.2.1 Subsoil Class and PGA

Geotechnical investigations have confirmed the site geology comprises colluvium and residual soils overlying completely to highly weathered greywacke rock of the Waipapa Group. The greywacke rock surface elevations range between 24.5 mRL and 2.0 mRL (or between 2.7 m and 10.3 m below ground surface). The site has therefore been assessed in accordance with NZS1170.5:2004 as subsoil Class C – 'Shallow Soil' site.

Design peak ground accelerations for purposes of structural design have been assessed in accordance with the recommendations presented in MBIE Module 1 – Earthquake geotechnical engineering practice (November 2021) for Importance Level 2 (IL2) structures, based on buildings/facilities where fewer than 300 people can congregate in one area, and multi-occupancy residential building designed to accommodate less than 5,000 people.

A summary of the design PGAs is presented in Table 7-1 below.

Table 7-1: Summary of design peak ground acceleration (PGA)

| Design Case | Return period Event | Design Life | Peak ground acceleration, PGA (g) | Effective Earthquake Magnitude (M_{eff}) |
|-------------|--|-------------|-----------------------------------|--|
| SLS | 25 years | 50 years | 0.03 | 5.8 |
| ULS | 500 years | 50 years | 0.19 | 6.5 |
| Note: | The ULS magnitude and PGA are derived lower bounds recommended in MBIE Module 1 – Earthquake geotechnical engineering practice (November 2021) | | | |

7.2.2 Liquefaction Potential

The site is directly underlain by existing cohesive soils and completely to moderately weathered greywacke (recovered as silty gravel), all overlying extremely weak to weak greywacke rock.

These soils have a negligible risk of liquefaction under both SLS and ULS seismic events. Therefore, no design or detailing is required to address liquefaction susceptibility or related effects.



7.3 Earthworks

7.3.1 Western Site (House) Excavations

The proposed 2-storey house will involve excavations of up to 5.0 m deep on the south-western corner of the lower ground floor (finished floor level at 24.0 mRL) and 4.0 m deep on the southern edge of the garage (finished floor level at 27 mRL). The excavation depths are typically decreasing towards the eastern part of the site, with existing ground level sloping down.

Where excavation depths and offsets from existing structures and site boundaries permit, cuts could be formed with appropriate batter slopes. Unsupported cut batter slopes are therefore considered appropriate along most of the upper floor and lower ground levels' western side, with maximum excavation heights varying typically between 3.0 m and 4.0 m depth approximately. Where existing buildings and site boundaries are close to the proposed excavations, i.e. along the northern and southern sides, the excavations will require temporary (short term) as well as permanent (long term) retention. Based on the depth of excavation and the offset to the site southern and northern boundaries, it is expected that the use of timber pole (or other) cantilever wall types with battering as temporary retention in combination with permanent retention will be a suitable option.

Temporary and/or permanent retaining options required to support these excavations, both during construction and long term are discussed further in Section 7.5 below.

All excavations for the proposed 2-storey dwelling are anticipated to be contained within the upper stiff to hard silty/clayey material, interpreted Residual soils and the Completely Weathered to Highly Weathered Greywacke from the Waipapa Group. Recommendations for unsupported batter slopes are to be considered and adopted in this type of material are discussed in sub-section 7.3.3 below.

The excavation works are likely to be staged and follow the general sequence described below:

- Installation of the temporary retaining structures (i.e along part of the southern edge of the house);
- Excavation for the upper building platform near elevation 27 mRL;
- Installation of temporary retaining structures (if required);
- Excavation for the lower building platform near elevation 24 mRL on the eastern side of the site.

Most of the bulk excavation is expected to extend through the residual soils and the CW-HW greywacke (silty gravels), i.e. Units 2.1 and 2.2, and could be completed using an excavator. The top of the greywacke rock is likely to be encountered on the western side of the lower ground floor during excavation works (inferred at 24.5 mRL), however, a 20T excavator or similar with a rock bucket is likely to be sufficient to complete the works as the rock is very weak and highly to moderately weathered.

7.3.2 Eastern Site (Apartment) Excavations

The proposed 4-storey apartment building will involve excavations of up to 10.0 m deep on the south-western corner of the building platform (finished floor level at 12.0 mRL). Due to the retaining height, temporary or permanent retention is required to be installed in a top down manner. A standalone piled retaining wall, acting as both temporary and permanent retention, is likely to be the most suitable option for the support of the ground along the northern, western and southern edges of the platform, however other options are discussed in Section 7.5.4 below.

The bulk excavation is expected to extend through the colluvium deposits, the residual soils, and the completely to highly weathered greywacke (silty gravels), i.e. soil units, 1, 2.1 and 2.2 respectively, and there is expected to be able to be completed using a 20T excavator or similar.

After the installation of the reinforced concrete retaining wall piles (or other temporary retention method), the excavation will need to be completed in phases. The first phase is the removal of the in-



situ material to an approximate elevation of 18.0 mRL which is the most likely elevation for the installation of the lateral support that will be required for the construction of the wall. Once the more critical wall sections are supported, phase two excavation can be completed to the toe of the wall. Section 7.5 below describes the conceptual retaining wall phasing in more detail.

7.3.3 Temporary and Permanent Batter Slopes

The ground conditions at these two sites are considered suitable for temporary unsupported batter excavations where these are offset a minimum of 1.5 times the batter height from the site boundary/neighbouring structures, and the required cut depth is less than 3 m below existing ground level.

Temporary unsupported batter slopes of 1.5H:1V are therefore recommended to be adopted for slopes up to 3.0-4.0 m high, within residual soils to completely to highly weathered greywacke from the Waipapa Group. No surcharge should be allowed within a minimum offset from the crest of the slope equal to the maximum height of the batter slopes. Steeper slopes may be acceptable where the consequences of slumping is low (i.e. internal to the site)

Temporary batter slopes should be inspected during construction by a geotechnical engineer to assess stability. All surface water runoff (from upslope of the batters) should be diverted away from the batters.

A maximum gradient for permanent batter slopes of 2H:1V is recommended for any cut or fill batters up to a maximum of 2.0 m high, and where batters are safely offset from the property boundaries. Once formed, permanent batters should be stabilised by covering the natural ground with topsoil and seeding the batter face.

Where there is insufficient offset to form batters, temporary or combined temporary/permanent retaining walls should be used, as discussed in Section 7.5 below.

7.4 Fill Placement

New fill may be required in localised areas of the two sites – either for replacement of materials excavated to construct permanent retaining walls or to lift site levels nominally.

Imported hardfill is recommended for new filling at the site. The proposed fill material should be reviewed by the geotechnical engineer prior to import to site; however, a clean GAP 65 hardfill (or similar) would be considered suitable. If dry, the hardfill should be placed with some wetting to aid compaction and ensure the above criteria are met. This should be placed and compacted in maximum 200 mm layers using a smooth drum roller or heavy plate compactor.

The following preliminary compaction criteria for hardfill are recommended, with testing undertaken on every second lift and on the final surface:

Hardfill (GAP 65 or similar)

| | | |
|---------------|--------------|--------------------------|
| Clegg Hammer: | Minimum CIV: | 25 |
| | Average CIV: | 28 (5 consecutive tests) |

OR

| | | |
|--------------------|---------------------|-----|
| Dry density – NDM: | Minimum Dry Density | 92% |
| | Average Dry Density | 95% |

Removal of all topsoil/unsuitables and benching of the subgrade should be completed prior to any filling.



7.5 Retaining Walls

7.5.1 General

Temporary and/or permanent retention systems will be required for support of the following:

1. **Excavation around the upper floor of the house (i.e. along the western and southern edges of the garage):** Permanent retained heights ranging between 0.5 m and 4.0 m are expected in this part of the site, with temporary retained heights of 1.0 to 4.5 m (allowing for an additional 500 mm to construct the floor slab and supporting ground beams).
2. **Excavation around the lower ground floor of the house:** Permanent retained heights ranging between 0.5 m and 3.0 m are expected in this area, with temporary retained heights of 1.0 to 3.5 m (allowing for an additional 500 mm to construct the floor slab and supporting ground beams).
3. **Excavation and Filling placed along part of the eastern edge of the lower floor house platform:** Permanent retained heights ranging between less than 0.5 m and 1.5 m approximately, with the ground at the front of the wall sloping to the west. The wall is located approximately 4.0 m offset from the proposed boundary with the eastern part/apartment building.
4. **Excavation for the apartment building platform:** Permanent retained heights ranging between 0.5 m and 10.0 m are expected for the eastern apartment building site, with temporary retained heights of 0.9 to 10.4 m (allowing for an additional 400 mm to construct the floor slab and supporting ground beams).

The recommended geotechnical parameters for retaining wall design are presented in Table 7-2 below. These have been derived using the results of all available geotechnical investigation data for the site and from experience with similar geology at nearby sites.

Table 7-2: Geotechnical parameters for retaining wall design.

| Soil Type | Unit weight, γ (kN/m ³) | Effective cohesion, c' (kPa) | Effective friction angle, ϕ' (degrees) | Drained Deformation modulus, E' (MPa) | Poisson's ratio, ν | Earth pressure coefficient at rest, K_0 |
|---|--|--------------------------------|---|---|------------------------|---|
| Residual Greywacke Soils | 18.5 | 5 | 32 | 25 | 0.3 | 0.5 |
| Completely to Highly Weathered Greywacke | 19 | 10 | 34 | 40 | 0.3 | 0.5 |
| Highly to Moderately Weathered Greywacke Rock | 21 | 30 to 100 | 36 | 150 | 0.2 | 0.5 |

The following section presents preliminary retaining wall design advice for the above identified areas.

7.5.2 Retention for the Upper Floor (i.e. garage) and Lower Floor Excavations

As previously discussed, the architectural drawings show the proposed upper floor of the house at 27.0 mRL and the lower floor of the house at 24.0 mRL.

Temporary and/or permanent retention, with final retaining heights varying between 0.5 m to 4.5 m (allowing for 0.5 m over-excavation) are expected to be required to support these excavations. Locations of the proposed retaining walls along both the upper floor and the lower floor are shown respectively on Figure 7-1 and Figure 7-2 below.

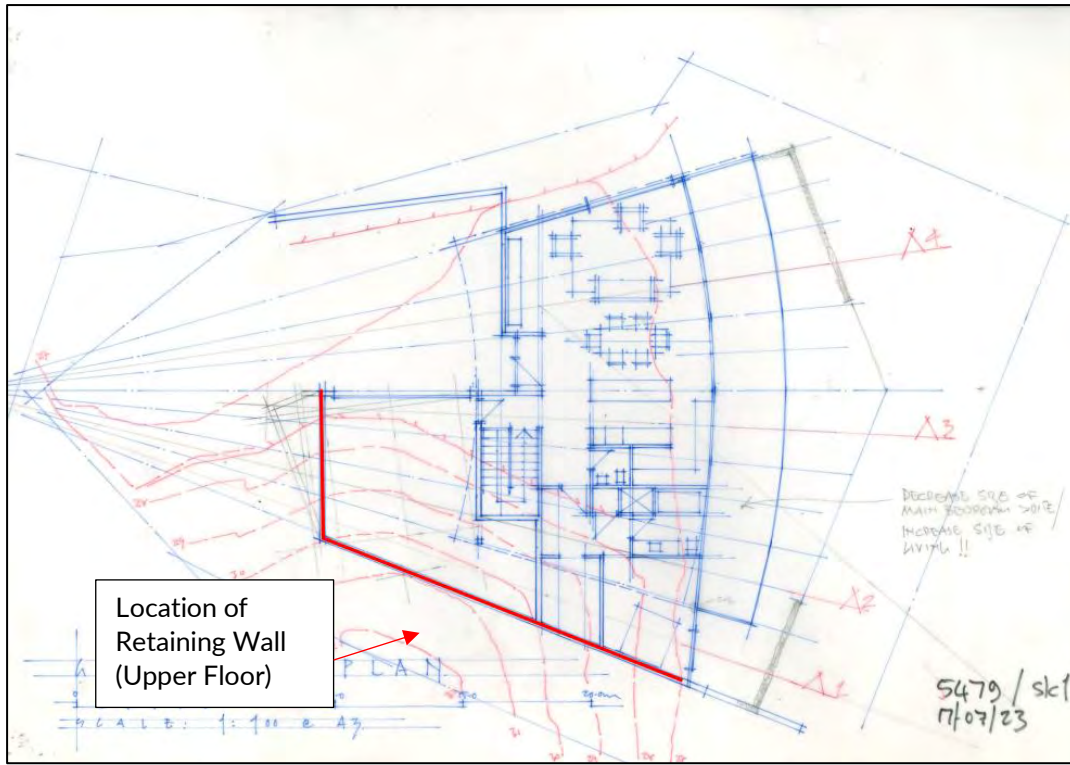


Figure 7-1: Retaining wall Location Plan for the Upper Floor (i.e. garage) at 27 mRL

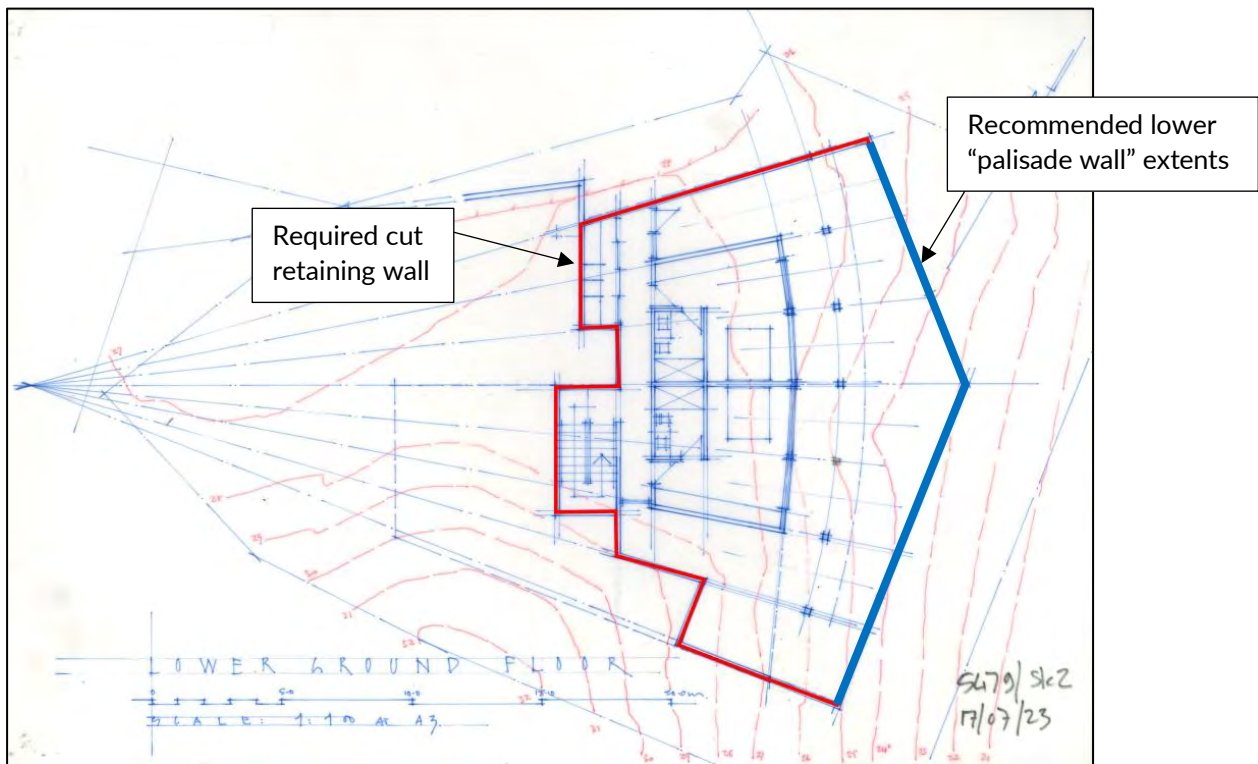


Figure 7-2: Retaining wall Location Plan for the Lower Floor (24 mRL)

Based on the proximity to the northern and southern boundaries of the site (approx. 3.0-3.5m offset), it is expected that most of the southern and northern excavations will require temporary as well as permanent retention and the western excavations for both the upper and lower floor could be constructed in an open excavation.



Where an open excavation is considered suitable, the permanent structural walls, likely to be masonry block or reinforced concrete (or similar), could be installed in a bottom up construction method in front of the unsupported cut batter. The permanent structural walls should be backfilled with compacted granular hardfill. A suitable drainage medium is also recommended to be installed directly adjacent to the permanent structural walls.

Where the site boundaries and/or adjacent structures are considered too close to the proposed excavation, temporary retention will be required as well as permanent retention. It is recommended that temporary timber pole (or other) cantilever retaining walls in combination with cut battering be used as temporary retention. Based on a 1.5H:1V cut batter, it is expected that the temporary timber pole retention will have a typical retained height of up to about 2.5-3.0 m. The temporary retaining wall should be installed in a location offset from the permanent wall alignment.

The permanent retaining wall would then be installed as a “bottom up” construction method at the front of the temporary retention system. The zone between temporary and retaining walls should be backfilled with compacted granular hardfill, with drainage also installed directly adjacent to the permanent structural walls.

All backfill should be tested and certified by a qualified geo-technician/engineer.

It is anticipated that timber poles, likely 250-350 SEDs at 1.2-1.5 m centres, would be suitable as temporary retention. If temporary retention appears to be required due to limited offset to site boundaries and/or existing structures, the design of the temporary retention should be developed further, prior to construction. Design of the temporary retaining walls should consider the potential for wall deflections to affect adjacent structures and services.

Geotechnical parameters for retaining wall design presented in Table 7-2 above are proposed to be adopted for design of all retaining walls. These have been derived using the results of all available geotechnical investigation data for the site and from experience with similar geology at nearby sites.

On the basis that drainage will also be provided behind the retaining walls, it is recommended that the design for groundwater pressure to one third of the permanent retained height is allowed for to model extreme groundwater case.

Retaining wall design should allow for sloping ground behind the walls where applicable and a recommended minimum surcharge load of 12 kPa at the property boundaries. It is recommended that all foundations supporting the upper level of the dwelling are embedded below/outside the zone of influence of the lower retaining wall (i.e. 45 degrees wedge extending from the lower level to the upper level). If this cannot be achieved, surcharging from future foundations on the lower retaining wall should be considered. It is also noted that this could lead to potential ground relaxation that could cause settlements of the structure above and should therefore be avoided.

7.5.3 Retention for the Lower Floor Eastern Edge (Cut/Fill)

The retaining wall, located along the lower floor eastern edge, is proposed to retain new fill placed to form the lower platform to finished level at RL 24.0 m. The new retaining wall is expected to vary in height between less than 0.5 m and up to 2.0 m. Due to the existing sloping ground and the proximity to the proposed apartment development to the east, it is recommended the retaining wall should be piled. It is recommended that this piling be extended over the full length of the lower floor platform as a palisade wall, even where an “out of ground” retaining wall is not required, as shown in Figure 7-2 above.

The pile foundations for the new retaining wall could comprise reinforced concrete piles, embedded into the underlying completely to highly weathered greywacke.

It is recommended the new piled retaining wall be designed to allow for some potential downslope instability, and/or for temporary excavations to allow construction of a piling platform and permanent

retention for the apartment development. It is provisionally recommended that levels up to 2.5 m lower than the existing ground be considered in design. Pile lengths in the order of 6m below existing ground level are anticipated for this wall (this is to be confirmed by specific analysis).

The retaining wall above the pile foundations could comprise masonry block (or similar) and be built in a bottom up methodology after construction of the piles. It is recommended that the wall be designed to allow for a live load surcharge of 5 kPa.

7.5.4 Retention System for the Apartment Building

A) Option 1: Pile Retaining Wall with Lateral Support

Considering the retained heights (0.5 to 10.0m), a new pile retaining wall with lateral support, required over part of its length, is likely the preferred option to provide temporary and permanent retention to the excavation required to form the apartment building platform.

The lateral support could either be in the form of ground anchors (where space permits) or in the form of internal propping. Given the boundary constraints at the site, ground anchors are only expected to be feasible over the western part of the wall, provided the anchors can be installed beneath the upslope property. Ground anchors on the north and south side of the building would need to extend into neighbouring properties and so have not been considered.

For the purposes of preparing a preliminary piled retaining wall design, the following option has been developed. Refer to Figure 7-3 below showing wall type locations and concept layout.

- Wall Type 1: Western retaining wall – an anchored, bored pile wall. Anchors to pass underneath upslope site.
- Wall Type 2: Southern and northern retaining walls at western (high) end, where greater than about 5m to 5.5m height: Internally corner propped retaining wall with corner props and waler / capping beam.
- Wall Type 3: Southern and northern retaining walls at western (low) end. Cantilever piled retaining walls.

Preliminary details the retaining wall concept is presented in Table 7-3 below. This wall / pile sizing was based on preliminary WALLAP analysis undertaken and will require confirmation during design phases for the project.

The piled retaining wall option will involve the following general sequence of works:

1. Establishment of temporary piling platform to allow construction of piles from close to existing ground level.
2. Install bored piles.
3. Excavate to approx. 1m below ground anchor or prop level;
4. Install drainage (e.g. Megaflo) between piles and shotcrete infill to prop level;
5. Install ground anchors/permanent propping system.
6. Excavate to finished level, installing drainage and shotcrete infill to base of wall.

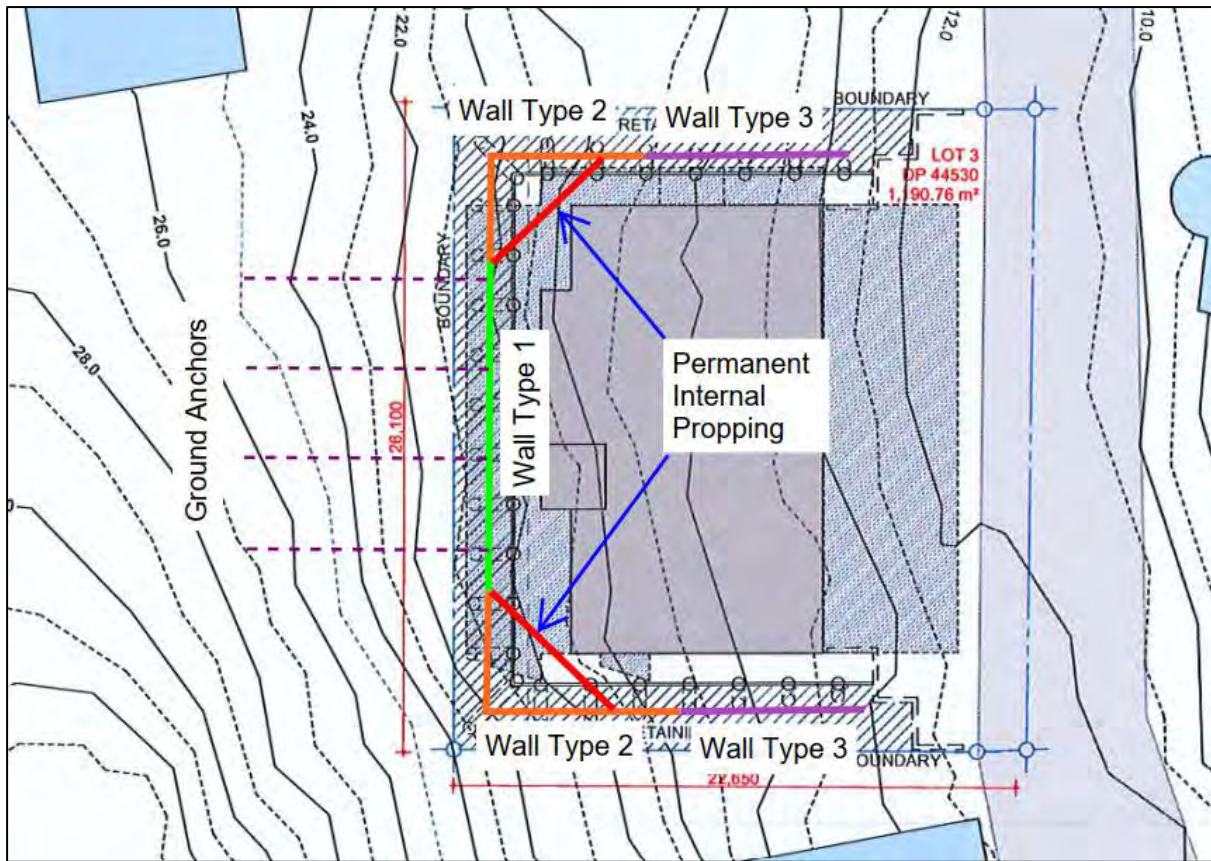


Figure 7-3: Retaining wall for the apartment building (concept layout).

A key consideration for a pile wall option will be temporary access/staging for piling the upper wall. It is noted however that a specialist piling contractor has recently imported a specialised piling rig capable of working in relatively small spaces – if this option is to be pursued, discussion with such a specialist contractor is recommended.

One option to reduce the level of temporary staging requirements for piling will be to reduce the top of pile level for the high part of the wall on the western side of the development. In order to reduce the piling platform level, it may be practical to temporarily excavate the upper 2-3m of wall as an open excavation and pile from a lower level. The upper part of the wall could then be constructed by extending the piles with formatubes or construction of a reinforced concrete wall above piling level. This will need to be accounted for in the design of the upslope retaining wall for the house as discussed above.

Temporary stability, and the potential to affect adjacent structures will need consideration for any temporary excavation. Should the upslope site already be developed prior to wall construction, or the neighbouring cable car already be constructed, this will need to be considered.

In addition, for the permanent retaining wall design itself, consideration will need to be given to disturbance of adjacent structures. If the cable car is already installed or upslope site developed prior to wall construction, this will need to be considered in the wall design and may affect pile size/spacing or propping requirements.

The feasibility/practicality of the internal propping proposed will need to be confirmed by the project architect and structural engineer. The propping system will need to support the length of retaining wall shown as Wall Type 2 above, likely via a continuous capping or waler beam at prop level. Preliminary prop loads can be provided to facilitate this assessment. The level of the props can be reviewed if required (i.e. if a lower or higher prop level is preferred, this can be looked at).

Ground anchors for Wall Type 1 will need to extend permanently into the currently undeveloped upslope site. The ground anchors would be installed on a downward inclination and therefore could be installed well below any surface structures / foundations; however, some coordination will likely be required if the upslope site is to be developed with a piled building. One advantage of an anchored / pile wall is it can be designed to support an upslope house structure and stabilise the overall slope (although shallow instability of the upper slope would still need to be considered). Ground anchors could comprise either strand or bar type anchors and would need corrosion protection suitable for a permanent installation.

While the proposed retaining wall will stabilise the excavation for the development, there will remain a potential risk of shallow instability in the slope above that could affect the apartment building if a slip were to occur. This risk would need to be assessed at future design stages. Options to mitigate the risk (if confirmed) could involve benching or stabilising the slope above prior to its development, the installation of subsoil drainage, or extending the top of the proposed wall above ground level to act as a “catch fence” for any material from above.

Table 7-3: Concept Retaining Wall Details

| Design Features | Wall Type 1 | Wall Type 2 | Wall Type 3 |
|---|---|-------------|-------------|
| Pile diameter [mm] | 600-750 | 600-750 | 450-600 |
| Pile Spacing [m] | 1.5-1.8 | 1.5-1.8 | 1.35-1.8 |
| Top of Pile Elevation (max) [mRL] | 21 | 22 | 17-17.5 |
| Assumed maximum excavation level [mRL] | 12 | 12 | 12 |
| Pile Maximum Retained height [m] | 9 | 10 | 5-5.5 |
| Bottom Pile Elevation [mRL] | 8 | 7 | 7 |
| Min. embedment below max. excavation depth [m] | 4 | 4-5 | 5 |
| Pile length at maximum wall height [m] | 13 | 14-15 | 10-10.5 |
| Internal Prop or Ground Anchor Elevation [mRL] ¹ | 18-19 | 18-19 | N/A |
| Ground Anchor Spacing [m] | 3.6 | N/A | N/A |
| Ground Anchor Inclination | 45° | N/A | N/A |
| Ground Anchor Length [m] | 10-14 | N/A | N/A |
| Ground Anchor Type | Permanent strand anchor with 5-6 No. 12.7mm diameter VSL super strands ² | N/A | N/A |

Notes:

1. Prop and anchor elevation can be adjusted to suit design requirements.
2. Bar anchors could also be considered, however a reduced spacing may be required.



B) Option 2: Soil Nail and Rock Bolt

A soil nail and rock bolt option has also been considered. Soil nail/rock bolt retention (referred to as soil nails herein for brevity), involves progressively excavating and installing soil nails into the cut face together with a facing system, and drainage as required. The soil nailing option would typically comprise the following:

- Soil nails 6m long at 1.2m to 1.5m centre to centre spacing (horizontally and vertically) in soil (i.e. the upper 3-6m of the cut face).
- Rock bolts 6m long at 2m centre to centre (horizontally and vertically) in rock.
- Soil nails and rock bolts comprise RB25 steel bars (with corrosion protection suitable for a permanent installation), installed in 150mm diameter holes and fully grouted.
- A facing system comprising structural shotcrete designed by a structural engineer (typically 150mm thick).
- Drainage including Megaflo strip drains or similar at 3m horizontal spacing behind the shotcrete together with weep holes at typically 2m c/c.
- The soil nail wall could be constructed with a face angle between about 60° and 85° depending on site constraints etc.

Given soil nails in the order of 6m length are required, this has implications for the feasibility of this option. The implications of this are:

1. On the western side of the development, soil nails will extend into the upslope development site.
2. On the southern side of the development, soil nails will extend at least into the cable car corridor. Depending on the alignment of the proposed wall, it may be feasible to limit the soil nails to the cable car corridor. This would require collaboration with the design team to confirm.
3. On the northern side of the development, soil nails are not feasible unless permission can be obtained from the neighbouring property owner to install permanent soil nails under their land.

Based on point 3 above, soil nailing may therefore not be a viable option. If soil nailing were to be pursued, the northern side of the site could potentially be retained by alternative means. Construction of the lower part of the wall as a piled cantilever retaining wall (as per Wall Type 3 above) is likely to be a practical complement to soil nailing elsewhere. However, in the north-western corner where retaining heights exceed about 5.5m, a cantilever pile wall would not be feasible. A shotcrete wall constructed top down and supported by internal corner propping could potentially be considered, however this we are not aware of such a method having been used elsewhere. Significant design collaboration between structural and geotechnical engineer would be required to assess the feasibility of such an option and, if feasible, detail it appropriate.

One advantage of a soil nail option is that, unlike a piled wall option, access for a large piling rig up the existing slope is not required. While some access will be required, the equipment is typically smaller, and work can be carried out by rope access if required.

While the soil nailing option will stabilise and support the slope above, some movement of the wall can may occur over time. For this reason, a soil nailed option would not be suitable for supporting a new building directly above on the upslope site. Accordingly, any upslope building would need to be set back or piled where in close proximity to the wall.

7.6 Foundations

7.6.1 Lot 1 (Western Site) House

The excavation required to form the house building platform is expected to expose completely to highly greywacke on the western side of the platform and residual soils on the eastern side of the platform. The house may be founded on shallow foundations generally; however it is recommended that the easternmost foundations supporting the upper level deck be piled to allow for potential ground movement associated with the proposed palisade wall downslope. It is recommended these “leading edge” piles extend to a minimum of 4m below the proposed platform level. It may be possible to construct these as shallow foundations, however that will be subject to detailed design of the proposed palisade wall to confirm ground movement in this location are acceptable.

Bearing capacities for shallow and piled foundations are presented in Table 7-4 and Table 7-5 below respectively.

7.6.2 Apartment Building

The apartment building site is underlain by Waipapa Terrane soils overlying weathered greywacke rock. It is anticipated that the excavation required to form the two building platforms will expose completely to highly greywacke on the western side of the platforms and colluvium / residual very stiff silts on the eastern side of the platforms.

The site is considered to be suitable for shallow foundations embedded into the Waipapa Terrane soils for the proposed residential developments. To reduce the effects of differential settlements it is recommended the shallow foundation system comprise a flexible raft/lattice foundation of interconnected ground beams for the . It is also recommended that all soft to firm soils, colluvium, debris which might be present on the eastern part of the buildings be undercut to a suitable level (in-situ natural soils with an undrained shear strength of 120 kPa) such that the building is founded on a consistent material type to reduce the risk of differential settlement. Any undercutting should preferentially be backfilled with hardfill (GAP65 or similar), compacted to an engineered standard.

Alternatively, the apartment building could also be founded on piles, although it is understood this is not the preferred option. Further advice on pile foundations could be provided at a later design stage should this be considered as the preferred option.

7.6.3 Foundation Bearing Capacity

The recommended bearing capacity values to adopt for design for shallow foundations are presented in Table 7-4 below. These values are based on the following assumptions:

- Should the foundation system be founded into the Waipapa Terrane soils (very stiff silts), a minimum undrained shear strength of 120 kPa is considered for the residual soils. Accordingly, where unsuitable materials (soft-firm, organic, existing fill, colluvium and debris deposit) are encountered at the proposed foundation level, these will need to be undercut and replaced with compacted hardfill.
- The founding layer should be visually inspected prior to casting the shallow foundations to confirm the ground conditions.
- A minimum embedment of 600mm below finished ground level for shallow foundations is recommended.
- Significant inclined loading of the foundations has not been considered. Specific bearing capacity calculations in accordance with the New Zealand Building Code Verification Method B1/VM4 should be carried out for these loading scenarios, if required, to confirm capacities.



- The allowable bearing pressure values are based on a maximum foundation width of 2 m and are based on allowable long-term settlement of approximately 25 mm. Wider foundations will need to be specifically considered.

Table 7-4: Bearing Capacity Values for Shallow Foundations

| Geotechnical Unit ID | Geotechnical Ultimate Bearing Capacity q_u (kPa) | Geotechnical Design Bearing Capacity ¹ - For ULS design (kPa) | Allowable Bearing Capacity (kPa) |
|--|--|--|----------------------------------|
| Waipapa Terrane – V. Stiff Residual Soils & Completely to Highly Weathered | 600 | 300 | 200 |

Notes:

- 'Geotechnical Design Bearing Capacity – For ULS design' includes a strength reduction factor of 0.5.

If the shallow foundations are required to resist uplift loads, grouted ground anchors or passive bars into the greywacke rock could be considered. Tie-down anchors are discussed in Section 7.6.4 below.

Recommended bearing capacity values for leading edge house piles are presented in Table 7-5 below.

Table 7-5: Bearing Capacity Values for Piled Foundations for house “leading edge” piles

| Geotechnical Unit ID | Geotechnical Ultimate End Bearing Capacity (kPa) | Geotechnical Design Bearing Capacity ¹ - For ULS design (kPa) | Allowable Bearing Capacity (kPa) |
|--|--|--|----------------------------------|
| Waipapa Terrane Completely to Highly Weathered Soils | 1000 | 500 | 350 |

Notes:

- 'Geotechnical Design Bearing Capacity – For ULS design' includes a strength reduction factor of 0.5.
- Skin friction can be considered – values can be provided if required.

7.6.4 Tie-Down Anchors

If shallow foundations are chosen to support the structures, grouted ground anchors or passive bars into the greywacke rock could be considered to provide seismic uplift resistance to the buildings.

Anchors can be sized during detailed design if required once design loads are known. Due to the nature of the fractured greywacke rock at the site, grout loss during anchor installation is a possibility and the contractor will need to allow for measures to limit this (e.g. grout socks, pre-grouting etc).

During construction, the ground conditions along the anchors' length should be logged and recorded during drilling of the holes in order to confirm rock thickness and quality to validate the design assumptions. Each anchor should be load tested to verify load capacity and load deformation behaviour prior to being put into service. Load test requirements can be provided at detailed design stage.

7.7 Floor Slab and Pavement Design

Assuming earthworks are completed in accordance with the recommendations presented in Section 7.3 above, a subgrade **CBR of 5%** can be assumed for the design of the floor slab and pavements where these are founding on the in-situ Waipapa Terrane residual soils. A subgrade **CBR of 3%** can be assumed for the colluvium soils present on the eastern side of the eastern site (apartment building).

Drainage should be maintained during the subgrade preparation to ensure that stormwater does not erode or soften the subgrade or pond at the basecourse/subgrade interface during construction.

8. Further Work

8.1 Building Consent Stage

Further detailed geotechnical analysis will be required for the following aspects:

- Detailed design analysis of the proposed retention system chosen to support the excavation for the apartment development, once a preferred construction method is confirmed and existing structures adjacent to the excavation are confirmed;
- Detailed design of the palisade wall piles to support the eastern retaining wall along the 2-storey dwelling lower platform
- If required, detailed design of temporary retaining walls to support the upper and lower platform excavation of the proposed 2-storey dwelling;
- If required, derived parameters for deep pile foundations into rock should they be the preferred option for foundation of the apartment building;

Prior to submission for building consent, it is recommended that the civil and structural drawing sets be provided to us for review. A geotechnical design coordination statement should be prepared and submitted with the Building Consent application to confirm that the recommendations in this report have been appropriately interpreted and incorporated on the design drawings.

8.2 Construction Stage

During construction, it is essential that a geotechnical engineer undertake observation and testing to confirm the ground conditions are consistent with those inferred in this report and upon which the conclusions are based. The table below outlines provisional construction monitoring and testing requirements for the relevant components of construction.

Table 8-1: Summary Geotechnical Construction Observation and Testing Requirements

| Stage | Observation Point | Specification/acceptance criteria | Observation/testing by: |
|----------------------------------|--|---|-------------------------|
| Embedded Retaining Walls | Construction of retaining wall piles | Confirm embedment conditions in representative pile holes (min. 10% of total number). | Geotechnical Engineer |
| | Installation of wall drainage detail prior to placing lagging or shotcrete | Confirmation wall drainage installed as per design detail | Geotechnical Engineer |
| Earthworks | Following topsoil stripping, prior to any fill placement | Confirmation that topsoil and unsuitable material has been removed and appraisal of soft spots. | Geotechnical Engineer |
| | Following the formation of any temporary batter slopes | Assess exposed soils and slope grade. Confirm batters are protected from weather and are stable and safe. | Geotechnical Engineer |
| | Filling to bring the site to design levels | Confirm fill is compacted to engineered specification. Clegg Hammer and Hand-held Shear Vane Testing | Geotechnical Engineer |
| Masonry Retaining Walls (if any) | Excavation of shallow footings, prior to placement of reinforcement. | Confirm Geotechnical Ultimate Bearing Capacity and confirm any undercut requirements. | Geotechnical Engineer |
| | Installation of wall drainage detail behind wall | Confirmation wall drainage installed as per design detail | Geotechnical Engineer |



| Stage | Observation Point | Specification/acceptance criteria | Observation/testing by: |
|--|--|--|-------------------------|
| | Backfilling of wall | Confirmation batter slope is benched, and that engineered fill is placed to satisfy the relevant compaction criteria | Geotechnical Engineer |
| Building Platform / Pavement Preparation | Excavation of shallow footings, prior to placement of blinding or reinforcement. | Confirm Geotechnical Ultimate Bearing Capacity and confirm any undercut requirements | Geotechnical Engineer |
| | Floor slab and pavement subgrades | Confirm subgrade CBR \geq 5% and appraisal of any undercut requirements | Geotechnical Engineer |



9. Applicability

This report has been prepared for our client, Roger Dold, with respect to the brief provided to us. The advice and recommendations presented in this report should not be applied to any other project or used in any other context without prior written approval from Initia Limited.

Report prepared by:



Helio Cerqueira
Geotechnical Engineer

Report reviewed by:

pp 

Rayandra Putoa
Senior Geotechnical Engineer

Report approved by:



Matt Wansbone
Senior Geotechnical Engineer

Document control record

| | | | | | |
|--------------------------|------------|--|--------------|----------|-------------|
| Report Title | | Wallace Lane, Paihia - Residential Development GEOTECHNICAL INTERPRETATIVE REPORT | | | |
| Initia Project Reference | | P-001527 | | | |
| Client | | Roger Dold | | | |
| Revision | Date | Revision detail | Author | Reviewer | Approved by |
| - | 24-10-2023 | First Issue | H. Cerqueira | R. Putoa | M. Wansbone |
| | | | | | |
| | | | | | |
| Current Revision | | 1 | | | |



Appendix A Figures



LEGEND

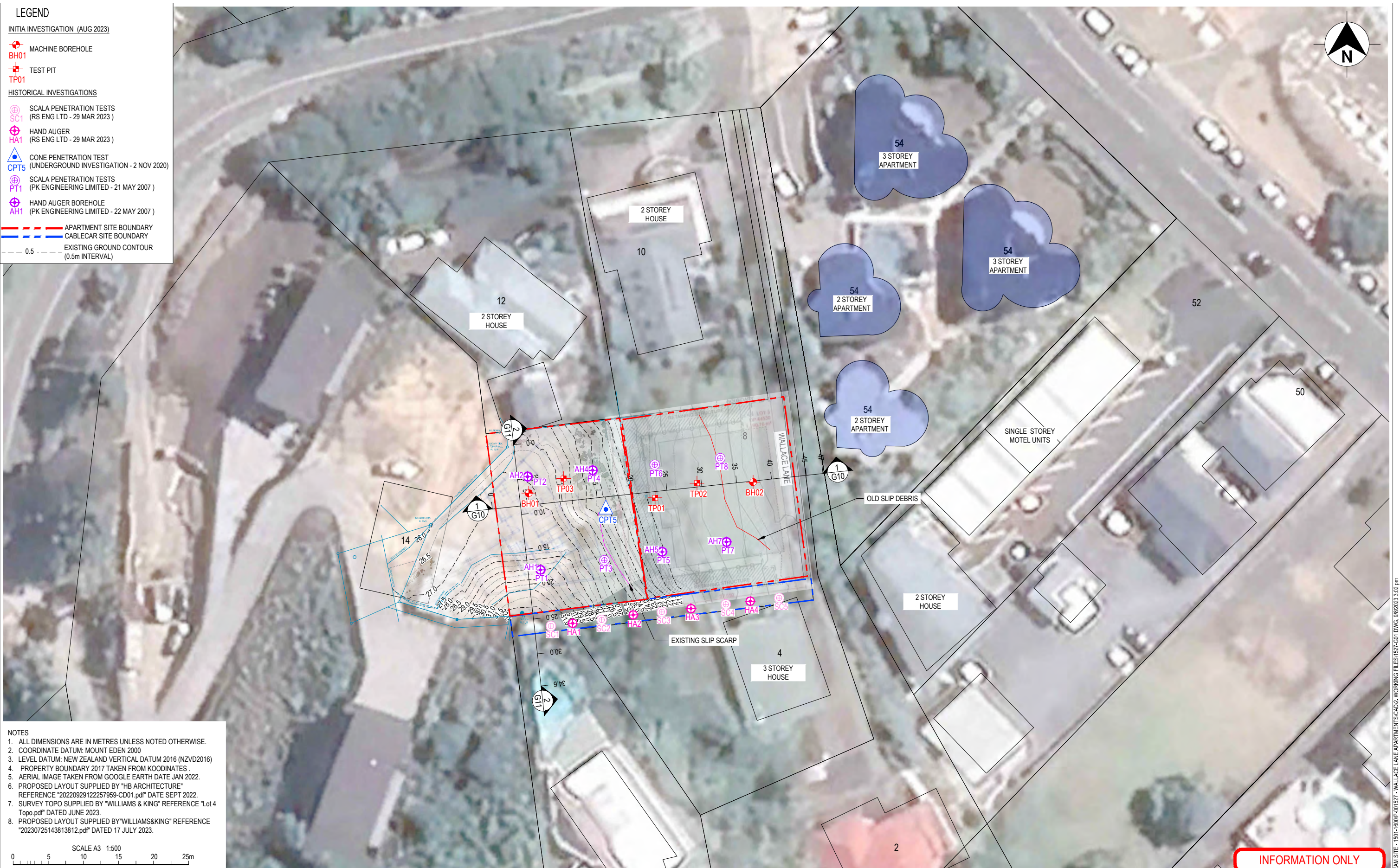
INITIA INVESTIGATION (AUG 2023)

- MACHINE BOREHOLE
BH01
- TEST PIT
TP01

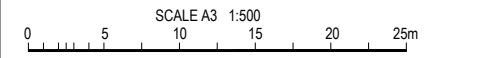
HISTORICAL INVESTIGATIONS

- SCALA PENETRATION TESTS (RS ENG LTD - 29 MAR 2023)
SC1
- HAND AUGER (RS ENG LTD - 29 MAR 2023)
HA1
- CONE PENETRATION TEST (UNDERGROUND INVESTIGATION - 2 NOV 2020)
CPT5
- SCALA PENETRATION TESTS (PK ENGINEERING LIMITED - 21 MAY 2007)
PT1
- HAND AUGER BOREHOLE (PK ENGINEERING LIMITED - 22 MAY 2007)
AH1

--- APARTMENT SITE BOUNDARY
--- CABLECAR SITE BOUNDARY
--- 0.5 --- EXISTING GROUND CONTOUR (0.5m INTERVAL)



- NOTES**
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - COORDINATE DATUM: MOUNT EDEN 2000
 - LEVEL DATUM: NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016)
 - PROPERTY BOUNDARY 2017 TAKEN FROM KOODINATES .
 - AERIAL IMAGE TAKEN FROM GOOGLE EARTH DATE JAN 2022.
 - PROPOSED LAYOUT SUPPLIED BY "HB ARCHITECTURE" REFERENCE "20220929122257959-CD01.pdf" DATE SEPT 2022.
 - SURVEY TOPO SUPPLIED BY "WILLIAMS & KING" REFERENCE "Lot 4 Topo.pdf" DATED JUNE 2023.
 - PROPOSED LAYOUT SUPPLIED BY "WILLIAMS&KING" REFERENCE "20230725143813812.pdf" DATED 17 JULY 2023.



INFORMATION ONLY

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

| | | | |
|-----------|---|----------|-------|
| APPROVED: | | | |
| B | UPDATED FOR INCLINATOR FOOTINGS INVESTIGATIONS (08/09/2023) | OH | GG |
| A | INVESTIGATION LOCATION (08/03/2023) | KB | JG KB |
| Rev | Revision Description | Designed | Drawn |



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ROGER DOLD

WALLACE LANE APARTMENT DEVELOPMENT AND CABLE CAR

GEOTECHNICAL INVESTIGATION LOCATION PLAN

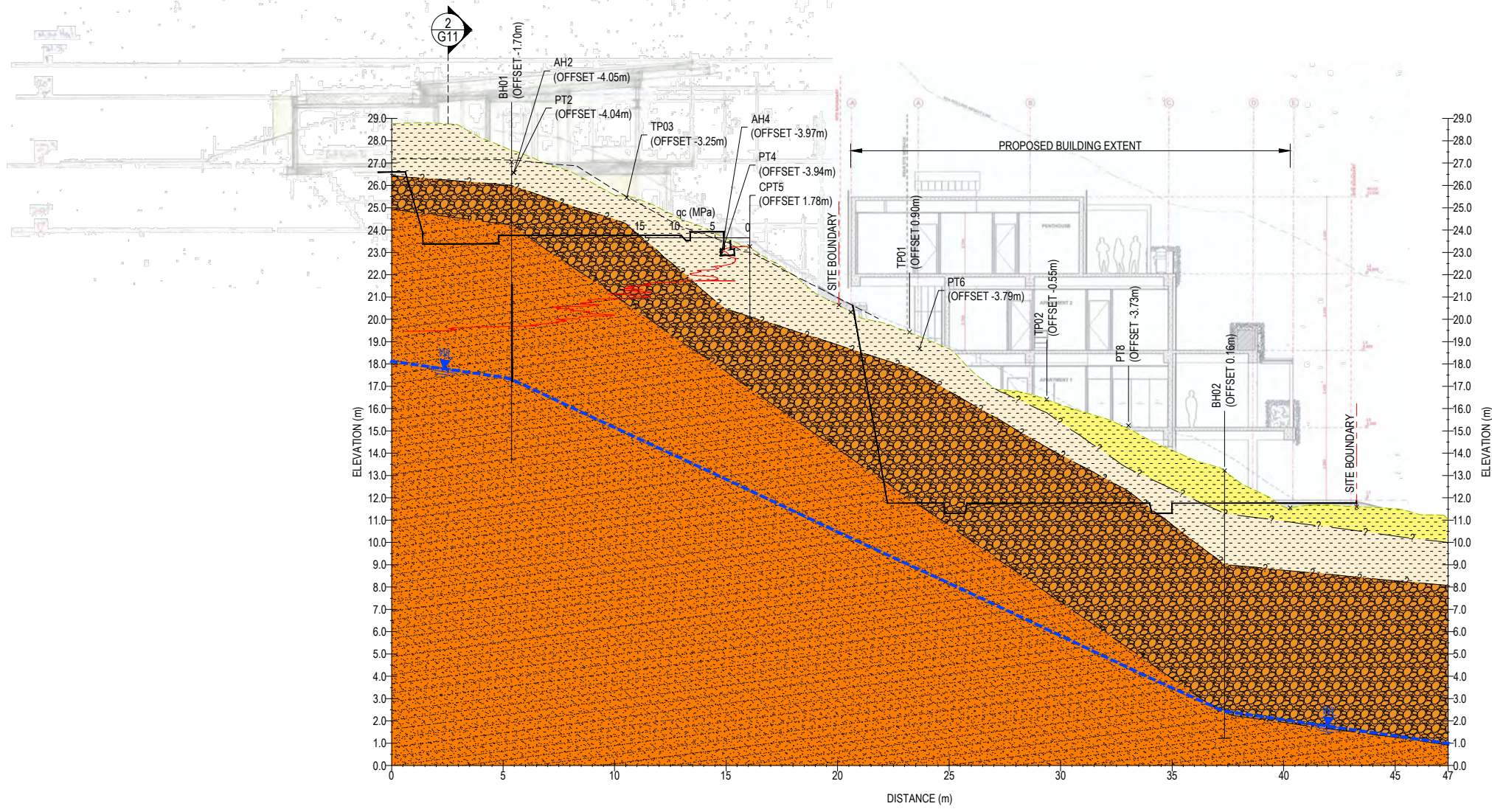
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|------------------------------|----------|
| Initia Project ref: P-001527 | |
| Figure Number | Revision |
| 1527-G01 | B |

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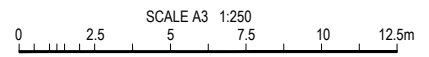
D:\INITIA\LIMITED\INITIA LIMITED TEAM SITE - 1501-1600-P-001527 - WALLACE LANE APARTMENTS\CAD2 - WORKING FILES\1527-G01.DWG, 9/8/2023, 3:02 pm

LEGEND

- HOLOCENE COLLUVIUM
- WAIPAPA GROUP
-RESIDUAL GREYWACKE SOILS
- WAIPAPA GROUP
-COMPLETELY TO HIGHLY WEATHERED SOILS
- WAIPAPA GROUP
-WEATHERED GREYWACKE ROCK
- EXISTING GROUND (SURVEY JUNE 2023)
- GIS LIDAR LEVEL 2016
- INFERRED GEOLOGICAL BOUNDARY
- GROUNDWATER LEVEL



1 SECTION
G01 SCALE 1:250 (A3)



INFORMATION ONLY

| | | | | |
|---|--------------------------|----------|----------|------------------|
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| APPROVED: | | | | |
| A | FIRST ISSUE (24/10/2023) | QS | GG | MW |
| Rev | Revision Description | Designed | Drawn | Checked |
| | | Scale | AS SHOWN | Original Size A3 |



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ROGER DOLD

WALLACE LANE APARTMENT DEVELOPMENT AND CABLE CAR







GEOTECHNICAL INVESTIGATION
GEOLOGICAL SECTION 1

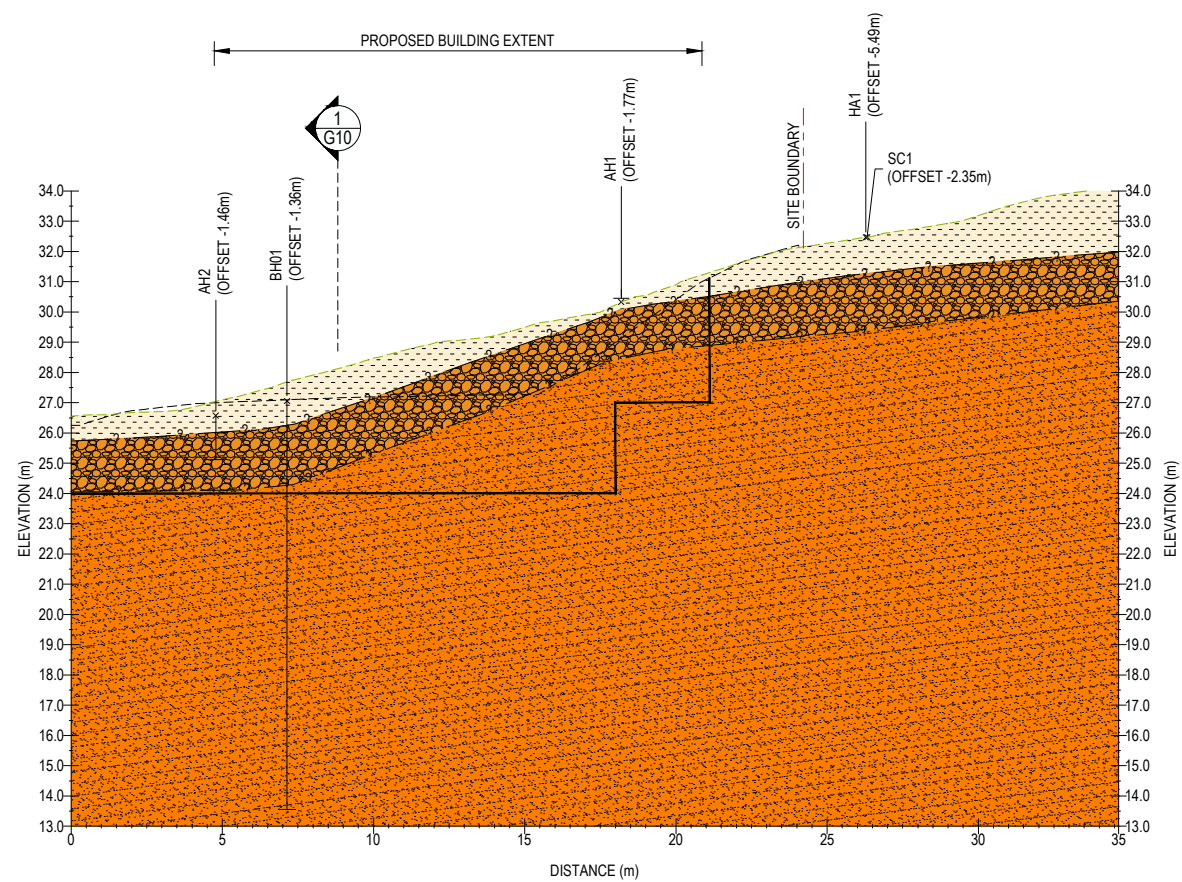
| | |
|------------------------------|----------|
| Initia Project ref: P-001527 | |
| Figure Number | Revision |
| 1527-G10 | A |

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D:\INITIA LIMITED\INITIA LIMITED TEAM SITE - 1501-1600P-001527 - WALLACE LANE APARTMENTS\CAD2 - WORKING FILES\1527-G10.DWG, 9/6/2023 11:03 AM

LEGEND

-  WAIPAPA GROUP
-RESIDUAL GREYWACKE SOILS
-  WAIPAPA GROUP
-COMPLETELY TO HIGHLY WEATHERED SOILS
-  WAIPAPA GROUP
-WEATHERED GREYWACKE ROCK
-  EXISTING GROUND (SURVEY JUNE 2023)
-  GIS LIDAR LEVEL 2016
-  INFERRED GEOLOGICAL BOUNDARY



1 SECTION
G01 SCALE 1:250 (A3)

SCALE A3 1:250
0 2.5 5 7.5 10 12.5m

INFORMATION ONLY

| | | | | | |
|---|--------------------------|----------|-------|---------|---------------------------------|
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| THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED | | | | | |
| APPROVED: | | | | | |
| A | FIRST ISSUE (24/10/2023) | QS | GG | MW | DATE: |
| Rev | Revision Description | Designed | Drawn | Checked | Scale AS SHOWN Original Size A3 |



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ROGER DOLD

WALLACE LANE APARTMENT DEVELOPMENT AND CABLE CAR

GEOTECHNICAL INVESTIGATION
GEOLOGICAL SECTION 2

Initia Project ref: P-001527

Figure Number
1527-G11

Revision
A

Appendix B Geotechnical Investigation





DRILLHOLE LOG

HOLE NO.:
BH01

Project Ref.:
P-001527

START DATE: 30/08/2023

END DATE: 30/08/2023

LOGGED BY: QS

CHECKED BY: BPR

CLIENT: Roger & Mikki Spooner **SITE LOCATION:** Wallace Lane, Paihia

PROJECT: Wallace Lane Apartments

CO-ORDINATES: 1699328.0mE, 6094999.0mN **ELEVATION:** 27.1m **CONTRACTOR:** DCN Drilling

Co-ordinate system: NZTM **Datum:** ONTPHT1964 **RIG:** Tractor Rig

Location method: GPSH **Level method:** CONTOUR **DRILLER:** Evan

ORIENTATION (°): Vertical **INCLINATION (°):** 90

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | GRAPHIC | WEATHERING DW SW HW OW EW | STRENGTH VV VW WS VS ES | DEPTH | RL | SAMPLES | METHOD | TCR (%) 25 50 75 | RQD (%) 25 50 75 | INSITU TESTING SPT 'N' Vane shear strength | DISCONTINUITIES | | | | | | | |
|------------------------------------|---|----------|--|--|-------|----|---------|--------|---------------------------|---------------------------|--|------------------------------------|-------|--------------|------------|--|--|--|--|
| | | | | | | | | | | | | DESCRIPTION | WATER | INSTALLATION | CORE BOXES | | | | |
| Waipapa Group | Clayey SILT; orange brown. Very stiff; low plasticity; moist. | [Symbol] | [Symbol] | [Symbol] | 27.0 | | | HQTT | | | | | | | | | | | |
| | Gravelly SILT; reddish brown and orange brown. Hard; non-plastic; dry; gravel, fine to coarse; (Completely Weathered Greywacke) with relic rock fabric. 1.30m - 1.50m: recovered as gravel | [Symbol] | [Symbol] | [Symbol] | 26.0 | | | HQTT | | | | | | | | | | | |
| | 1.80m - 2.20m: yellowish brown clayey SILT, high plasticity | [Symbol] | [Symbol] | [Symbol] | 25.0 | | | SPT | 55 | | | UTP 2, 2 / 4, 6, 7, 8 N=25 | | | | | | | |
| | Highly weathered; reddish brown; SANDSTONE; very weak; highly fractured greywacke. 3.30 m - 3.70 m: Core Loss | [Symbol] | [Symbol] | [Symbol] | 24.0 | | | SPT | 66 | | | 15, 16 / 21, 29 N=50+ for 150mm | | | | | | | |
| | Gravelly SILT; yellowish brown and black. Hard; non-plastic; moist; gravel, fine; (Completely Weathered Greywacke). | [Symbol] | [Symbol] | [Symbol] | 23.0 | | | SPT | 100 | | | 6, 7 / 8, 9, 10, 11 N=38 | | | | | | | |
| | Highly weathered; yellowish brown; SANDSTONE; very weak; Highly fractured, very closely spaced defects, rough, red and black iron and Manganese oxide coating along all defect surfaces. | [Symbol] | [Symbol] | [Symbol] | 22.0 | | | HQTT | 100 | | | | | | | | | | |
| | 6.15 m - 6.55 m: Core Loss | [Symbol] | [Symbol] | [Symbol] | 21.0 | | | SPT | 100 | | | 23, 27 N=50+ | | | | | | | |
| | 6.55m - 6.70m: recovered as gravel | [Symbol] | [Symbol] | [Symbol] | 20.0 | | | HQTT | 70 | | | | | | | | | | |
| | 7.63 m - 8.40 m: Core Loss | [Symbol] | [Symbol] | [Symbol] | 19.0 | | | SPT | 100 | | | 13, 35 for 60mm N=50+ | | | | | | | |
| 8.40m - 9.00m: recovered as gravel | [Symbol] | [Symbol] | [Symbol] | 18.0 | | | HQTT | 43 | | | | | | | | | | | |
| 9.50m - 9.80m: recovered as gravel | [Symbol] | [Symbol] | [Symbol] | 17.0 | | | SPT | 100 | | | 26, 24 N=50+ for 60mm | | | | | | | | |
| | | | | | | | HQTT | 100 | | | | | | | | | | | |

REMARKS:
Target Depth Reached

Ver 3.0 - Generated with CORE-GS by Geric - Drillhole_Initia - 25/10/2023 2:43:22 pm

Box 1, 0.0-3.9m



Box 2, 3.9-7.5m



Box 3, 7.5-11.9m



Box 4, 11.9-13.5m





INITIA
GEOTECHNICAL SPECIALISTS

DRILLHOLE LOG

HOLE NO.:
BH02

CLIENT: Roger & Mikki Spooner
PROJECT: Wallace Lane Apartments

SITE LOCATION: Wallace Lane, Paihia

Project Ref.:
P-001527

CO-ORDINATES: 1699360.0mE, 6095000.0mN

ELEVATION: 13.2m

CONTRACTOR: DCN Drilling

START DATE: 31/08/2023

Co-ordinate system: NZTM

Datum: ONTPHT1964

RIG: Tractor Rig

END DATE: 31/08/2023

Location method: GPSH

Level method: CONTOUR

DRILLER: Evan

LOGGED BY: QS

ORIENTATION (°): Vertical

INCLINATION (°): 90

CHECKED BY: BPR

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | GRAPHIC | WEATHERING DW SW HW OW EW VW WS VS ES | STRENGTH | DEPTH | RL | SAMPLES | METHOD | TCR (%) 25 50 75 | RQD (%) 25 50 75 | INSITU TESTING SPT 'N' Vane shear strength | DISCONTINUITIES | | | | | |
|-------|--|----------|--|----------|-------|------|---------|--------|---------------------------|---------------------------|--|-----------------|-------|--------------|------------|--|--|
| | | | | | | | | | | | | DESCRIPTION | WATER | INSTALLATION | CORE BOXES | | |
| FI II | Clayey SILT, with some gravel, grey. Firm; low plasticity; moist; [Fill]. Clayey SILT, yellowish brown. Very stiff; high plasticity; moist; (Residually Weathered Greywacke). | [Symbol] | | | 13.0 | | | HQTT | | | | | | | | | |
| | SILT, with minor clay and gravel; yellowish brown. Very stiff; low plasticity; moist; (Residually Weathered Greywacke). | [Symbol] | | | 2 | 11.0 | | SPT | 100 | | 123 / 45 kPa 1, 1 / 1, 1, 1, 1 N=4 | | | | | | |
| | Clayey SILT, with trace gravel; orange brown. Hard; high plasticity; moist; (Residually Weathered Greywacke). 3.45 m - 3.90 m: Core Loss | [Symbol] | | | 3 | 10.0 | | SPT | 100 | | 210+ kPa 2, 3 / 3, 3, 3, 4 N=13 | | | | | | |
| | Gravelly SILT; yellowish brown. Dense; non-plastic; moist; gravel, fine to coarse; (Completely Weathered Greywacke) with relic rock fabric. 4.95 m - 5.25 m: Core Loss | [Symbol] | | | 4 | 9.0 | | HQTT | 67 | | | | | | | | |
| | 6.45 m - 6.90 m: Core Loss | [Symbol] | | | 5 | 8.0 | | SPT | 100 | | 5, 7 / 9, 11, 11, 13 N=44 | | | | | | |
| | 7.35 m - 7.45m: recovered as gravels | [Symbol] | | | 6 | 7.0 | | SPT | 100 | | 3, 7 / 10, 11, 11, 13 N=45 | | | | | | |
| | 7.95 m - 8.60 m: Core Loss | [Symbol] | | | 7 | 6.0 | | HQTT | 67 | | | | | | | | |
| | 9.45 m - 10.00 m: Core Loss | [Symbol] | | | 8 | 5.0 | | SPT | 100 | | 5, 6 / 6, 7, 8, 11 N=32 | | | | | | |
| | | [Symbol] | | | 9 | 4.0 | | HQTT | 38 | | | | | | | | |
| | | [Symbol] | | | | | | SPT | 100 | | 9, 12 / 13, 9, 8, 8 N=38 | | | | | | |

REMARKS:
Target Depth Reached



DRILLHOLE LOG

HOLE NO.:
BH02

Project Ref.:
P-001527

START DATE: 31/08/2023
END DATE: 31/08/2023
LOGGED BY: QS
CHECKED BY: BPR

CLIENT: Roger & Mikki Spooner **SITE LOCATION:** Wallace Lane, Paihia

PROJECT: Wallace Lane Apartments

CO-ORDINATES: 1699360.0mE, 6095000.0mN **ELEVATION:** 13.2m **CONTRACTOR:** DCN Drilling

Co-ordinate system: NZTM **Datum:** ONTPHT1964 **RIG:** Tractor Rig

Location method: GPSH **Level method:** CONTOUR **DRILLER:** Evan

ORIENTATION (°): Vertical **INCLINATION (°):** 90

| UNIT | MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | GRAPHIC | WEATHERING <small>DW SW HW OW EV SV CW VV</small> | STRENGTH <small>W WS WS ES ES</small> | DEPTH | RL | SAMPLES | METHOD | TCR (%) <small>25 50 75</small> | RQD (%) <small>25 50 75</small> | INSITU TESTING SPT 'N' Vane shear strength | DISCONTINUITIES | | | |
|---------------|--|---------|--|--|-------|----|---------|--------|------------------------------------|------------------------------------|--|-----------------|-------|--------------|------------|
| | | | | | | | | | | | | DESCRIPTION | WATER | INSTALLATION | CORE BOXES |
| Waipapa Group | [CONT] Gravelly SILT; yellowish brown. Dense; non-plastic; moist; gravel, fine to coarse; (Completely Weathered Greywacke) with relic rock fabric. | | | | 3.0 | | | HQTT | 25-100 | | 6, 7 / 13, 17, 20 for 60mm N=50+ for 210mm | | | | |
| | Slightly weathered; grey; SANDSTONE; strong; Highly fractured greywacke, very closely spaced defects. | | | | 11.0 | | | HQTT | 100 | | | | | | |
| | EOH: 12.00m | | | | | | | | | | | | | | |

REMARKS:
Target Depth Reached

Box 1, 0.0-4.0m



Box 2, 4.0-9.0m



Box 3, 9.0-12.0m





INITIA
GEOTECHNICAL SPECIALISTS

TEST PIT LOG

HOLE NO.:
TP02

CLIENT: Roger & Mikki Spooner
PROJECT: Wallace Lane Apartments

SITE LOCATION: Wallace Lane, Paihia

Project Ref.:
P-001527

CO-ORDINATES: 1699352.0mE, 6095000.0mN
Co-ordinate system: NZTM
Location method: GPSH

ELEVATION: 16.4m
Datum: ONTPHT1964
Level method: CONTOUR

CONTRACTOR: Matt Lewis
MACHINE: 13 Tonne Excavator
OPERATOR: Matt

START DATE: 31/08/2023
END DATE: 30/08/2023
LOGGED BY: QS
CHECKED BY: BPR

| MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 0mm) | | VANE SHEAR STRENGTH (kPa) Vane: | | WATER | | | | | | | | | | |
|---|---------|-----------|----------|-------------------------------------|---|---------------------------------------|---|-------|----|----|----|----|----|----|-----|-----|-----|--------|
| | | | | 2 | 4 | 6 | 8 | | 10 | 12 | 14 | 16 | 18 | 50 | 100 | 150 | 200 | Values |
| Clayey SILT, with minor rootlets; yellowish brown. Stiff; high plasticity; moist; [Slip Debris]. | | 0.2 | [Symbol] | | | | | | | | | | | | | | | |
| SILT; dark brown. Stiff; non-plastic; moist; [Topsoil]. | | 0.4 | [Symbol] | | | | | | | | | | | | | | | |
| Clayey SILT; yellowish brown. Very stiff; high plasticity; moist; (Residually Weathered Greywacke). | | 0.6 | [Symbol] | | | | | | | | | | | | | | | |
| Gravelly SILT, with minor clay; yellowish brown and black. Hard; non-plastic; moist; gravel, fine to medium; (Completely Weathered Greywacke) with relic rock fabric. | | 0.8 | [Symbol] | | | | | | | | | | | | | | | |
| | | 1.0 | [Symbol] | | | | | | | | | | | | | | | |
| | | 1.2 | [Symbol] | | | | | | | | | | | | | | | |
| | | 1.4 | [Symbol] | | | | | | | | | | | | | | | |
| | | 1.6 | [Symbol] | | | | | | | | | | | | | | | |
| | | 1.8 | [Symbol] | | | | | | | | | | | | | | | |
| | | 2.0 | [Symbol] | | | | | | | | | | | | | | | |
| | | 2.2 | [Symbol] | | | | | | | | | | | | | | | |
| | | 2.4 | [Symbol] | | | | | | | | | | | | | | | |
| | | 2.6 | [Symbol] | | | | | | | | | | | | | | | |
| | | 2.8 | [Symbol] | | | | | | | | | | | | | | | |
| | | 3.0 | [Symbol] | | | | | | | | | | | | | | | |
| | | 3.2 | [Symbol] | | | | | | | | | | | | | | | |
| | | 3.4 | [Symbol] | | | | | | | | | | | | | | | |
| | | 3.6 | [Symbol] | | | | | | | | | | | | | | | |
| | 3.8 | [Symbol] | | | | | | | | | | | | | | | | |
| | 4.0 | [Symbol] | | | | | | | | | | | | | | | | |
| | 4.2 | [Symbol] | | | | | | | | | | | | | | | | |
| | 4.4 | [Symbol] | | | | | | | | | | | | | | | | |
| | 4.6 | [Symbol] | | | | | | | | | | | | | | | | |
| | 4.8 | [Symbol] | | | | | | | | | | | | | | | | |
| EOH: 5.10m | | 5.0 | [Symbol] | | | | | | | | | | | | | | | |
| | | 5.2 | [Symbol] | | | | | | | | | | | | | | | |
| | | 5.4 | [Symbol] | | | | | | | | | | | | | | | |
| | | 5.6 | [Symbol] | | | | | | | | | | | | | | | |
| | | 5.8 | [Symbol] | | | | | | | | | | | | | | | |

Groundwater Not Encountered

Ver 2: Generated with CORE-GS by Geroc - Test Pit_Initia - 25/10/2023 2:46:14 pm



REMARKS

Max depth reached with excavator

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

TEST PIT LOG

HOLE NO.:
TP03

CLIENT: Roger & Mikki Spooner
PROJECT: Wallace Lane Apartments

SITE LOCATION: Wallace Lane, Paihia


Project Ref.:
P-001527

CO-ORDINATES: 1699333.0mE, 6095001.0mN
Co-ordinate system: NZTM
Location method: GPSH

ELEVATION: 24.8m
Datum: ONTPHT1964
Level method: CONTOUR

CONTRACTOR: Matt Lewis
MACHINE: 13 Tonne Excavator
OPERATOR: Matt

START DATE: 31/08/2023
END DATE: 31/08/2023
LOGGED BY: QS
CHECKED BY: BPR

| MATERIAL DESCRIPTION (See Classification & Symbology sheet for details) | SAMPLES | DEPTH (m) | LEGEND | SCALA PENETROMETER (Blows / 0mm) | | VANE SHEAR STRENGTH (kPa) Vane: 3099 | | WATER |
|---|---------------|-----------|--|-------------------------------------|----------------|--|--|-------|
| | | | | 2 4 6 8 10 12 14 16 18 | 50 100 150 200 | Values | | |
| Clayey SILT; yellowish brown. Very stiff; high plasticity; moist; (Residually Weathered Greywacke). Gravelly SILT, with minor clay; yellowish brown and black. Hard; non-plastic; moist; gravel, fine to medium; (Completely Weathered Greywacke) with relic rock fabric. | Waipapa Group | 0.2 |  | | | | | |
| | | 0.4 | | | | | | |
| | | 0.6 | | | | | | |
| | | 0.8 | | | | | | |
| | | 1.0 | | | | | | |
| | | 1.2 | | | | | | |
| | | 1.4 | | | | | | |
| | | 1.6 | | | | | | |
| | | 1.8 | | | | | | |
| | | 2.0 | | | | | | |
| | | 2.2 | | | | | | |
| | | 2.4 | | | | | | |
| | | 2.6 | | | | | | |
| | | 2.8 | | | | | | |
| | | 3.0 | | | | | | |
| | | 3.2 | | | | | | |
| | | 3.4 | | | | | | |
| | | 3.6 | | | | | | |
| | | 3.8 | | | | | | |
| | | 4.0 | | | | | | |
| | | 4.2 | | | | | | |
| | | 4.4 | | | | | | |
| | | 4.6 | | | | | | |
| | | 4.8 | | | | | | |
| | | 5.0 | | | | | | |
| | | 5.2 | | | | | | |
| | | 5.4 | | | | | | |
| | | 5.6 | | | | | | |
| | | 5.8 | | | | | | |

EOH: 3.00m




Groundwater Not Encountered

REMARKS

Target depth reached. Test pit excavated from earthworks surface with no topsoil present.



WATER

-  Standing Water Level
-  Out flow
-  In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit

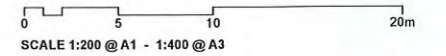
Appendix C Architectural Plans



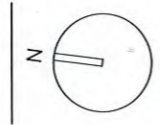


| AREA: | |
|----------------------|--------------------------|
| BASEMENT | 171 m ² |
| STAIR / LIFT | 23 m ² |
| TOTAL | 194 m² |
| APARTMENT 1 | 173 m ² |
| DECK | 97 m ² |
| TOTAL | 270 m² |
| APARTMENT 2 | 173 m ² |
| DECK 1 | 57 m ² |
| DECK 2 | 10 m ² |
| TOTAL + DECKS | 240 m² |
| PENTHOUSE | 150 m ² |
| DECK 1 | 72 m ² |
| DECK 2 | 24 m ² |
| TOTAL + DECKS | 246 m² |
| TOTAL AREA | 667 m² |
| AREA + DECKS | 950 m² |

LOT 6
265m²



PROJECT DETAILS
ROGER DOLD
PAIHAI DEVELOPMENT

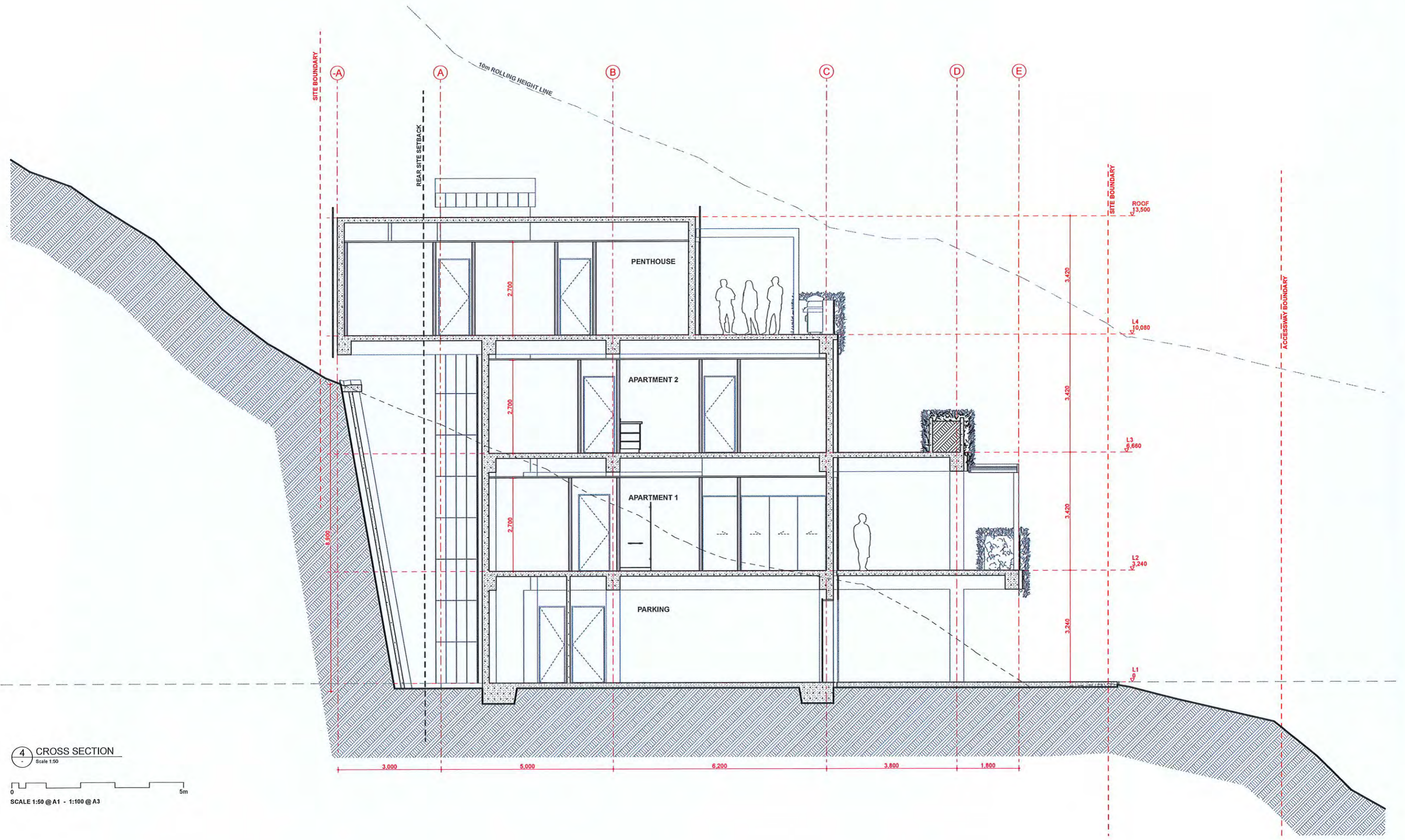


DRAWING DETAILS
SITE PLAN
SCALE: (A1) 1:200, 1:1
ISSUED FOR: INFORMATION
DATE: SEP 2022
SIZE: A1 - PRINTED Thursday, 22 September 2022
5452_School_Road_Apartments

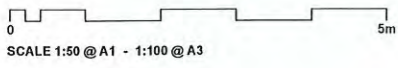
PROJECT No
5452

ISSUE DETAILS
DESIGN PHASE:
CONCEPT DESIGN
DRAWING: **CD01**
SHEET ISSUE / REV: **01**
REVISION ISSUED: SEP 2022





4 CROSS SECTION
Scale 1:50

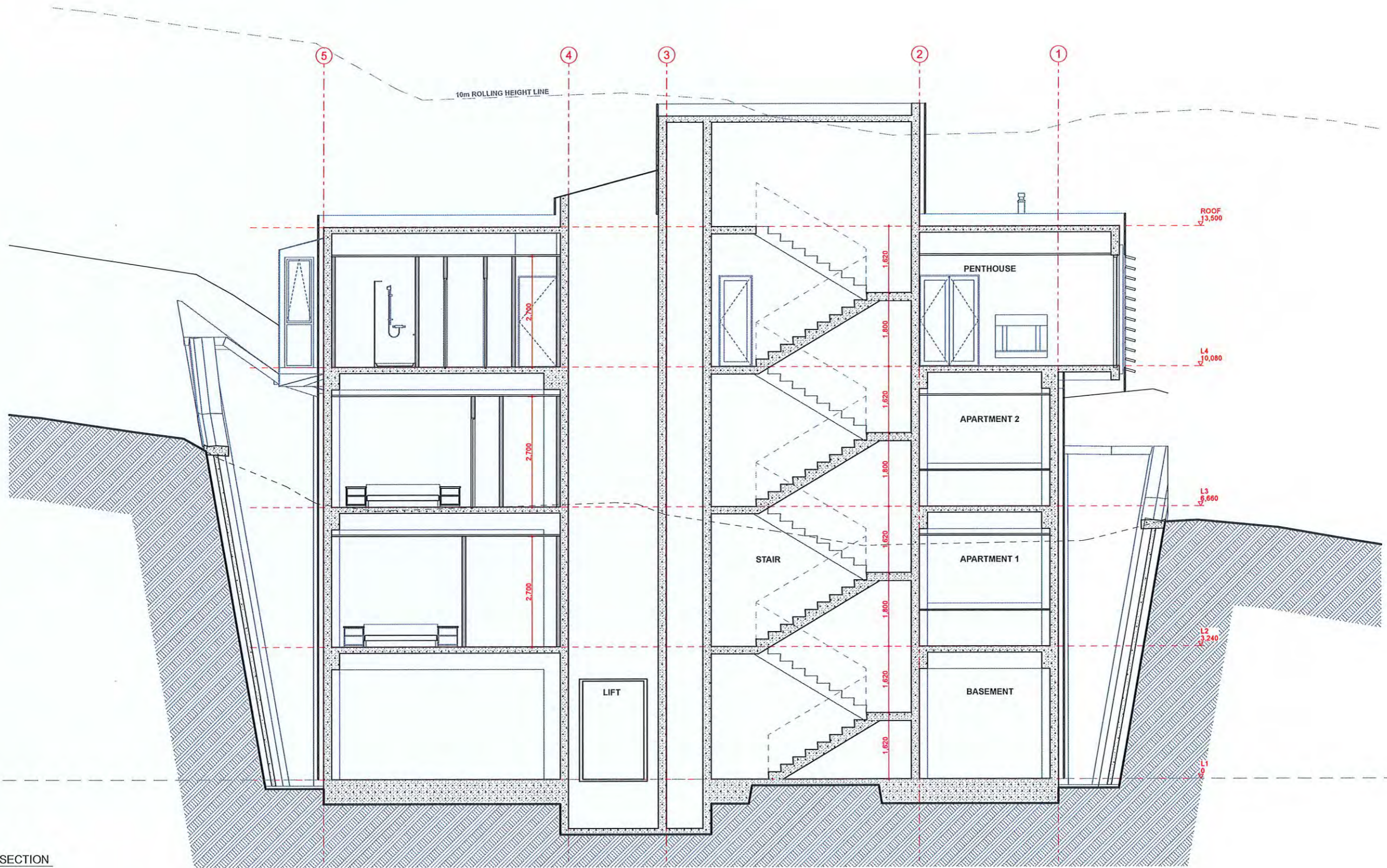


PROJECT DETAILS
ROGER DOLD
PAIHAI DEVELOPMENT

DRAWING DETAILS
CROSS SECTION
SCALE: (A1)
ISSUED FOR: INFORMATION
DATE: SEP 2022
SITE: A1 - PRINTED: Thursday, 22 September 2022
5452_School_Road_Apartments

ISSUE DETAILS
DESIGN PHASE
CONCEPT DESIGN
DRAWING
CD10
SHEET ISSUE / REV
01
PROJECT NO
5452
REVISION ISSUED: SEP 2022





A LONGITUDINAL SECTION
Scale 1:50

0 5m
SCALE 1:50 @ A1 - 1:100 @ A3

0 5m
SCALE 1:50 @ A1 - 1:100 @ A3

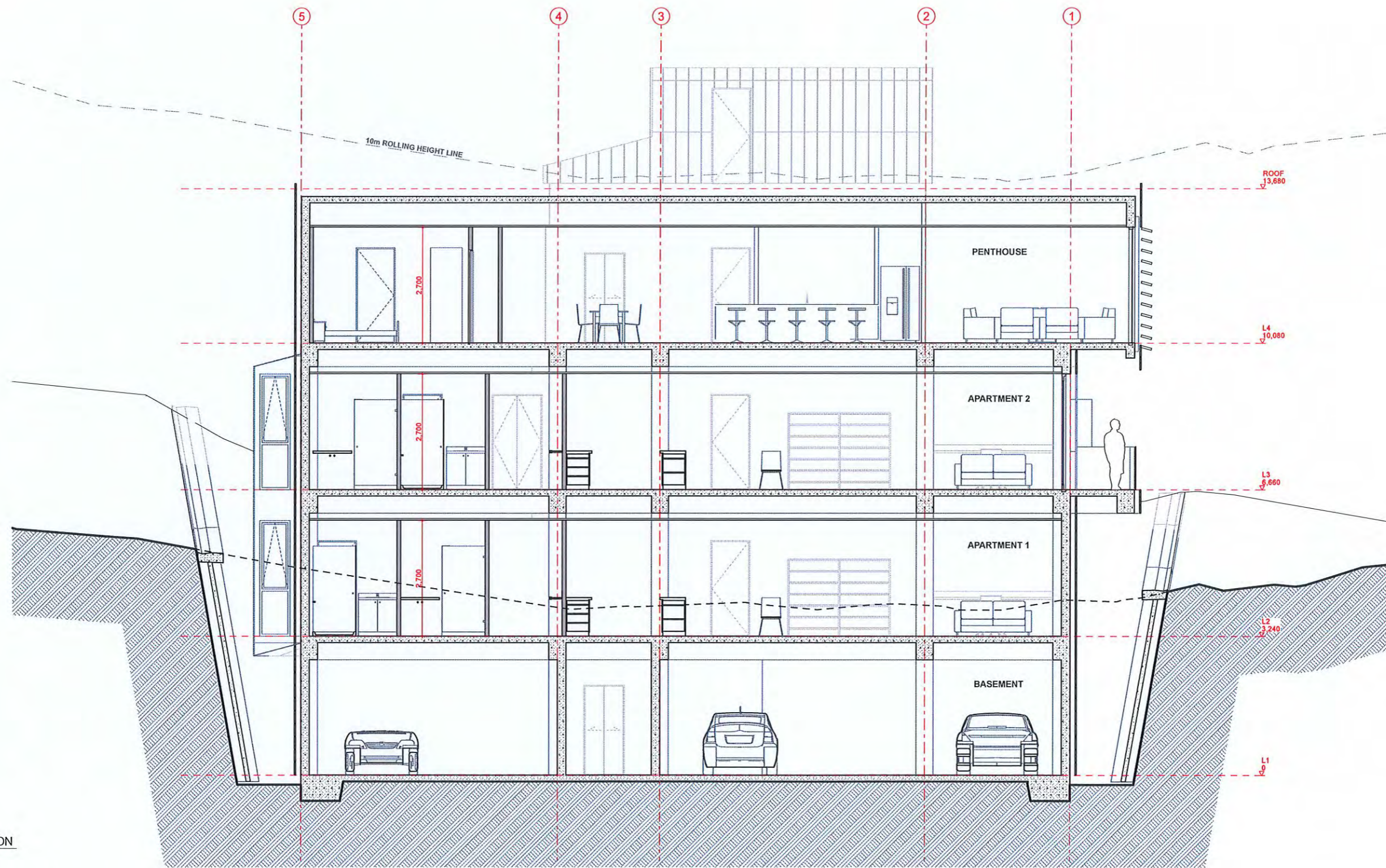
PROJECT DETAILS
ROGER DOLD
PAIHAI DEVELOPMENT

DRAWING DETAILS
LONGITUDINAL SECTION
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ISSUED FOR: INFORMATION
DATE: SEP 2022
SIZE A1 - PRINTED Thursday 22 September 2022
5452_School_Road_Apartments

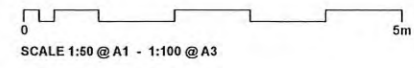
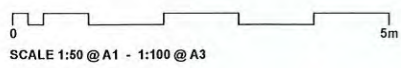
PROJECT No
5452

ISSUE DETAILS
DESIGN PHASE
CONCEPT DESIGN
DRAWING
CD11
SHEET ISSUE / REV
01
REVISION ISSUED: SEP 2022





B LONGITUDINAL SECTION
Scale 1:50



PROJECT DETAILS
ROGER DOLD
PAIHAI DEVELOPMENT

DRAWING DETAILS
LONGITUDINAL SECTION
SCALE: (A1)
ISSUED FOR: INFORMATION
DATE: SEP 2022
SIZE A1 - PRINTED: Thursday, 22 September 2022
5452_School_Road_Apartments

PROJECT No
5452

ISSUE DETAILS
DESIGN PHASE
CONCEPT DESIGN
DRAWING
CD12
SHEET ISSUE / REV
01
REVISED/ISSUED: SEP 2022





PROJECT DETAILS

ROGER DOLD

PAIHAI DEVELOPMENT

DRAWING DETAILS

ARCHITECTS IMPRESSION

SCALE: (A1)

ISSUED FOR: INFORMATION

DATE: SEP 2022

SIZE: A1 - PRINTED: Thursday, 22 September 2022

6452_School_Road_Apartments

ISSUE DETAILS

DESIGN PHASE: **CONCEPT DESIGN**

DRAWING:

CD13

SHEET ISSUE / REV:

01

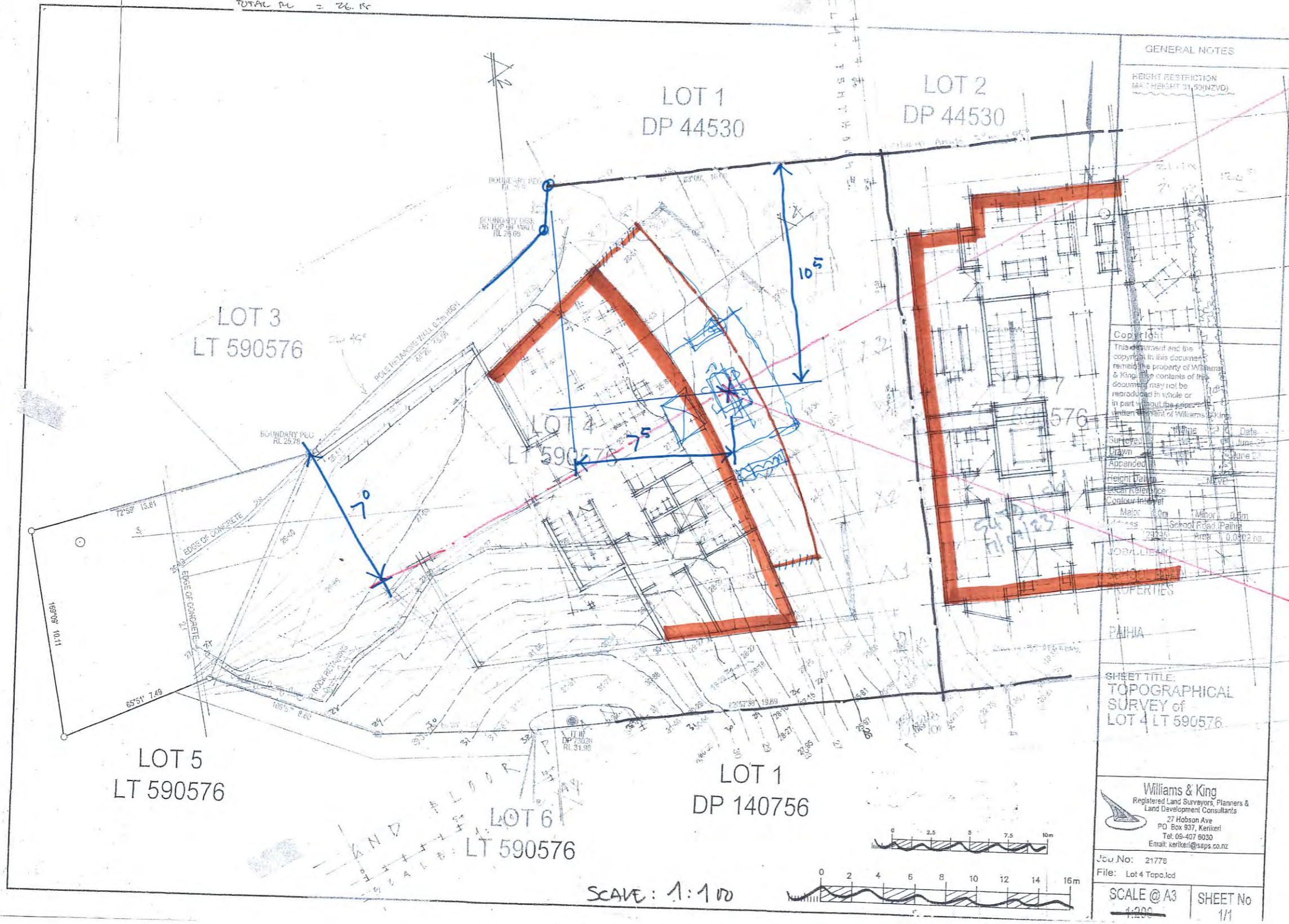
REVISION ISSUED: SEP 2022

PROJECT No
5452



APARTMENTS F.L. @ G.M.D. = 12.524
 HMT of Bush = 13.680
 TOTAL RL = 26.15

$\frac{2.521}{2}$



GENERAL NOTES

HEIGHT RESTRICTION
MAX HEIGHT 31.50(NZVD)

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| | | | |
|------------------|---------------------|-------|----------|
| Drawn | 15/06/20 | Date | 15/06/20 |
| Surveyed | 15/06/20 | Date | 15/06/20 |
| Appended | | Date | |
| Height Datum | NAVD | | |
| Scale Reference | | | |
| Contour Interval | | | |
| Major | 0.0m | Minor | 0.0m |
| Address | School Road, Paiahi | | |
| Area | 0.0402 ha | | |

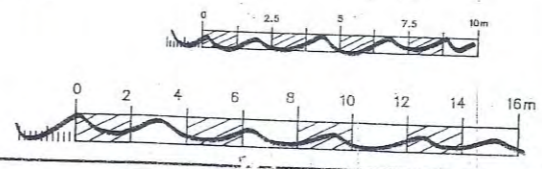
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SHEET TITLE: TOPOGRAPHICAL SURVEY of LOT 4 LT 590576

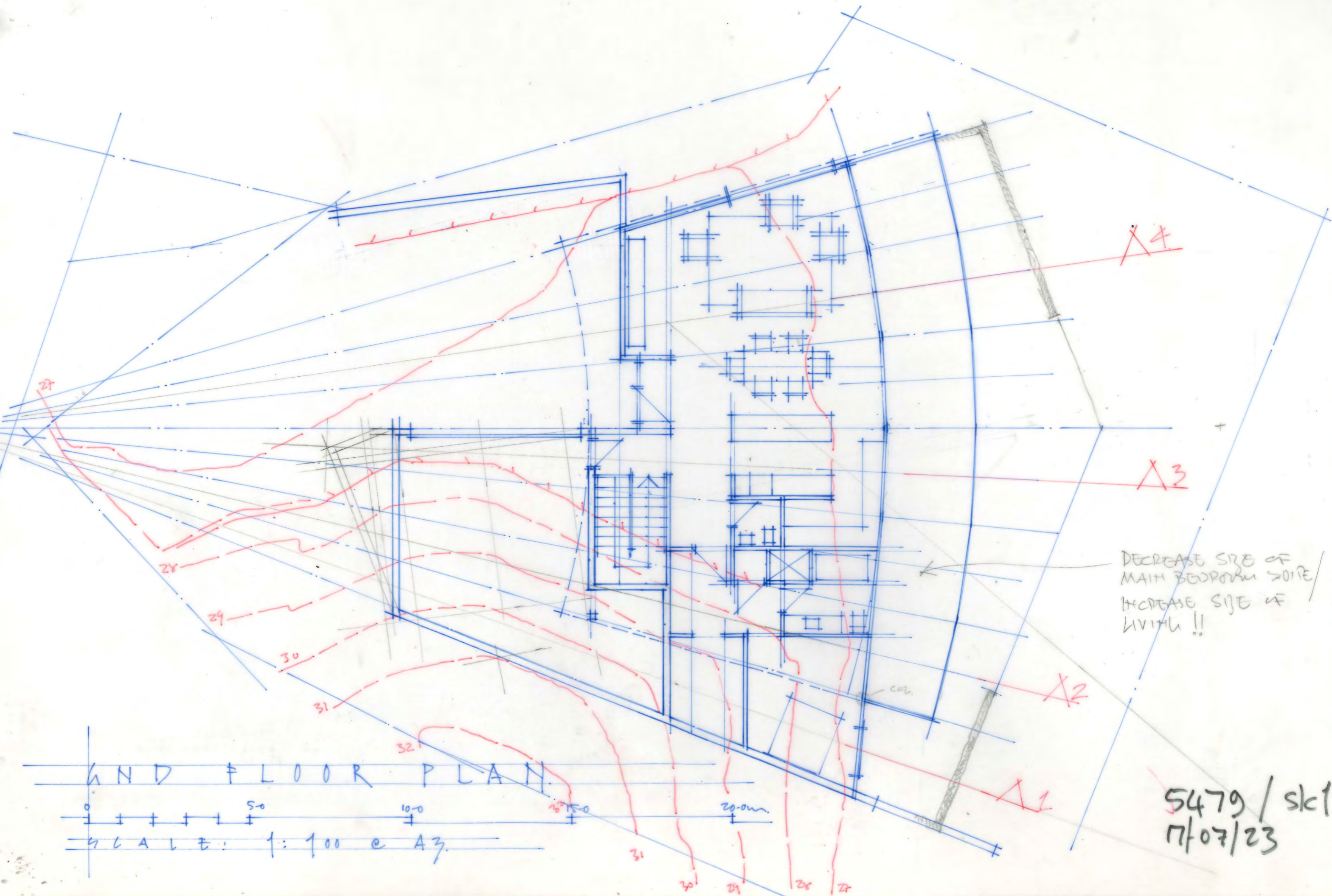
Williams & King
Registered Land Surveyors, Planners & Land Development Consultants
27 Hobson Ave
PO Box 937, Kerikeri
Tel: 06-477 9030
Email: kerikeri@saps.co.nz

Job No: 21778
File: Lot 4 Topo.lod
SCALE @ A3 1:200
SHEET No 1/1

SCALE: 1:100

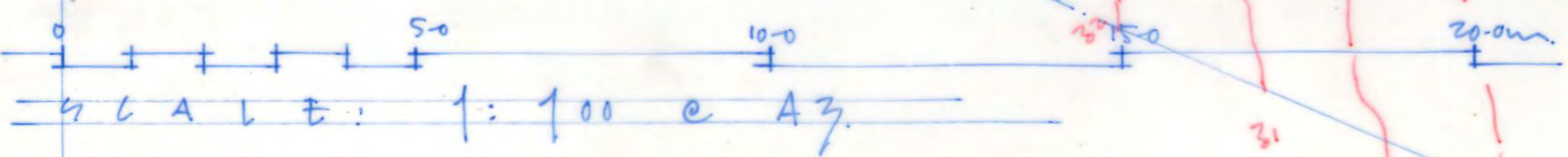


13-22

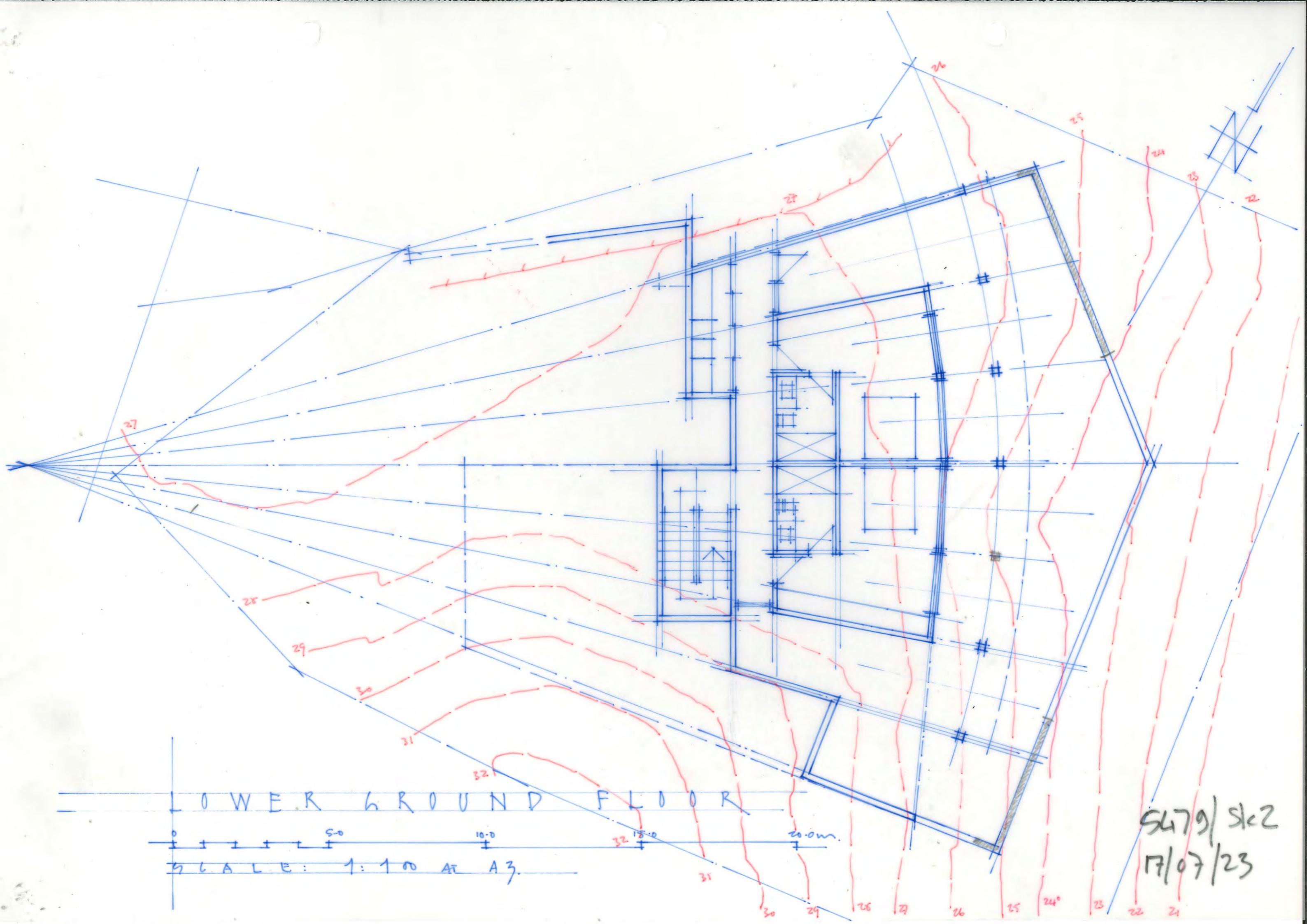


DECREASE SIZE OF
MAIN BEDROOM 2012 /
INCREASE SIZE OF
LIVING !!

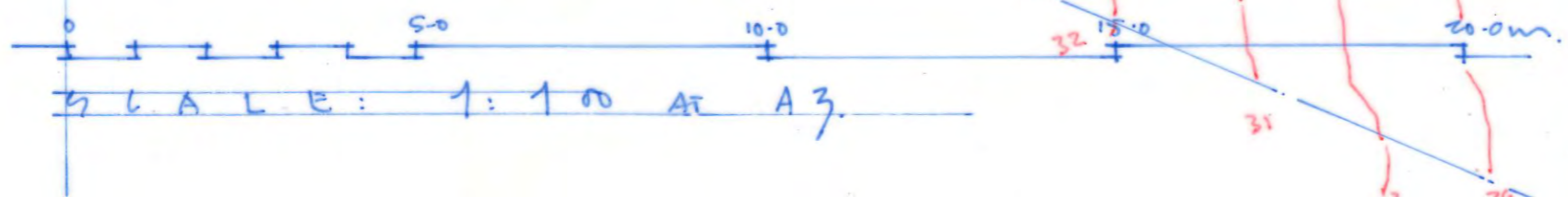
GND FLOOR PLAN



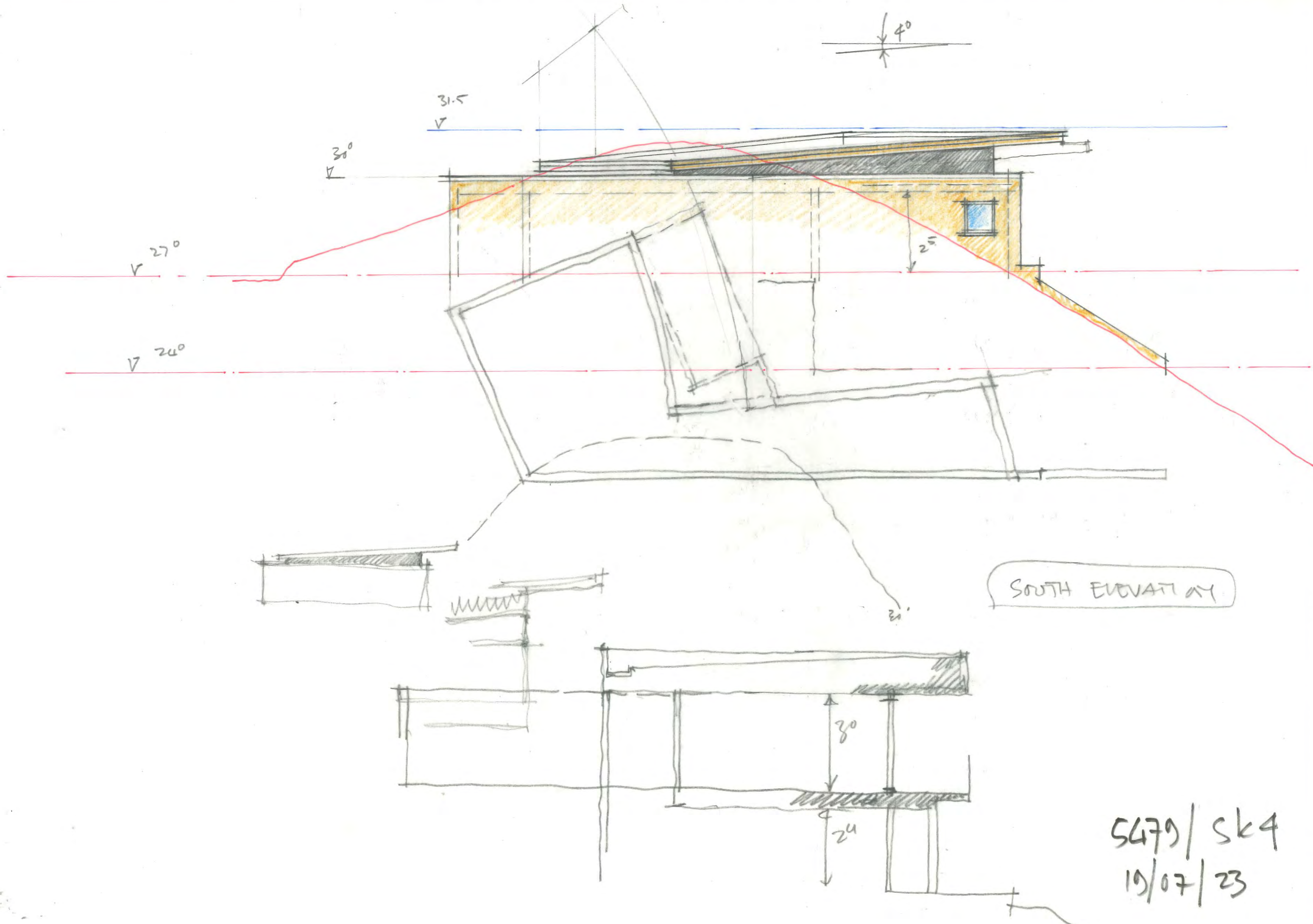
5479 / sk1
7/07/23



LOWER GROUND FLOOR



SL79/ SK2
17/07/23



SOUTH ELEVATION

5479 / sk 4
19/07/23

MAX HGT 31.570.



PARAPET 30.00.



GROUND FLOOR 27.00



LOWER GROUND FLOOR 24.00



22

23

24

25

26

27

27

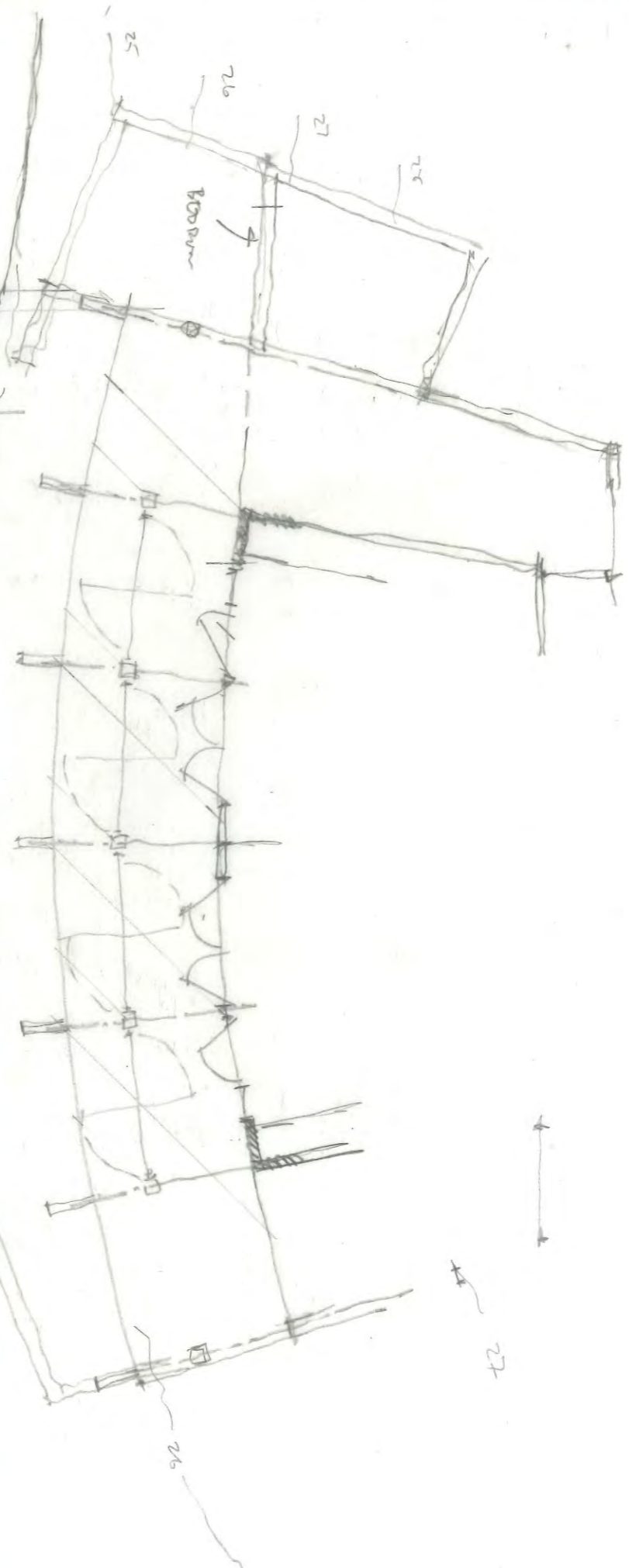
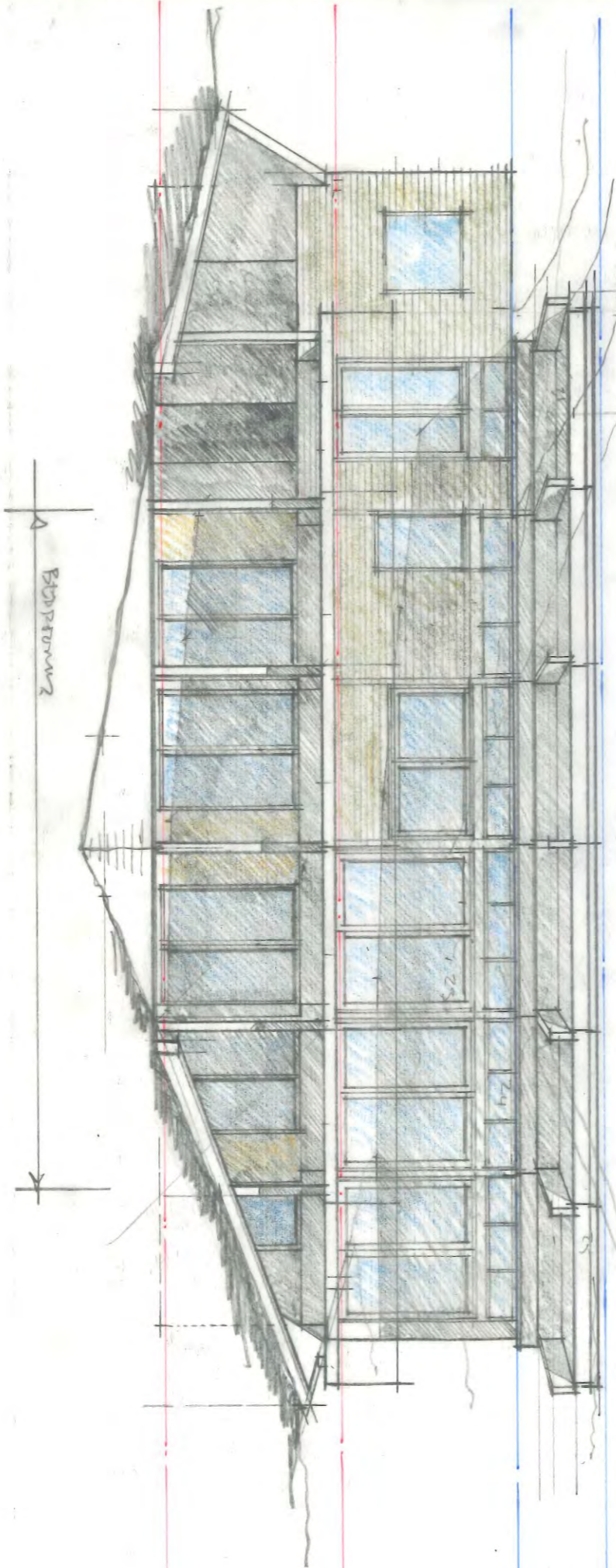
27

GROUND LINE & BOUNDARY

N O R T H W E S T E L E V A T I O N .

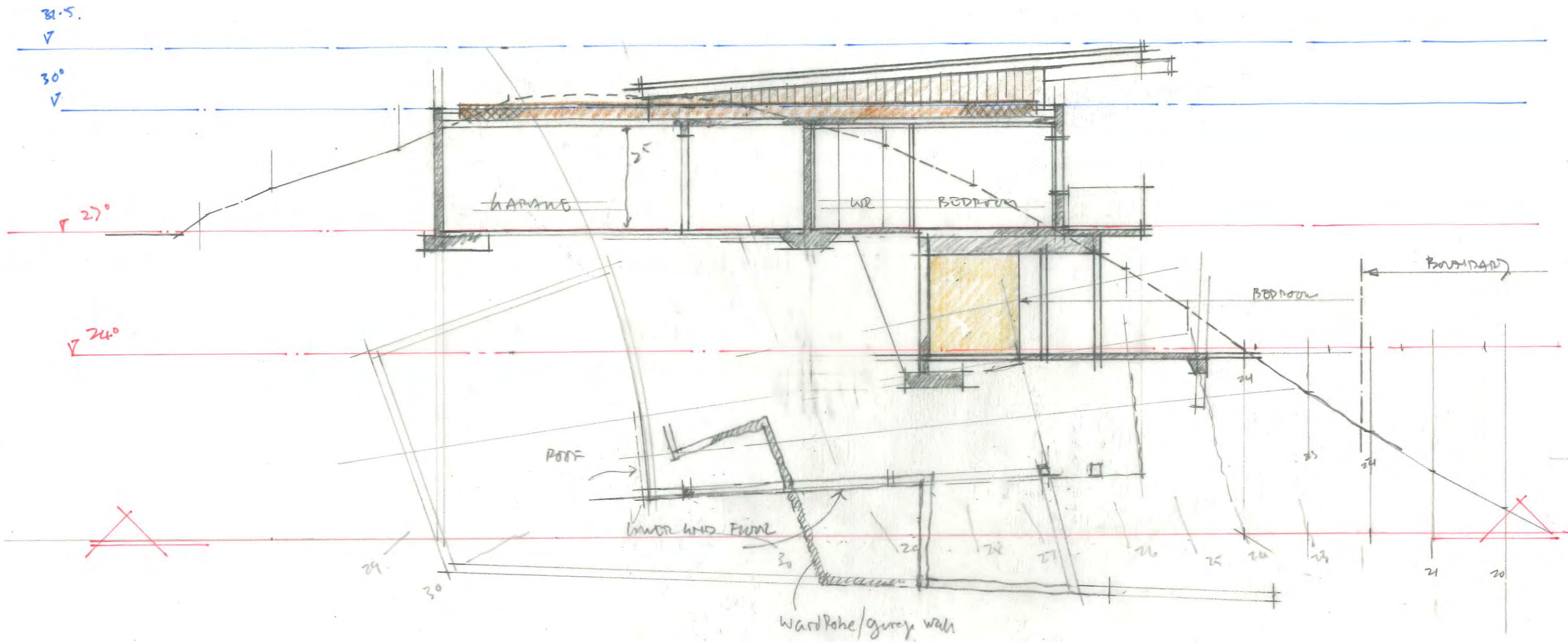
5479 / slc 5
18/07/23

NORTH EAST ELEVATION

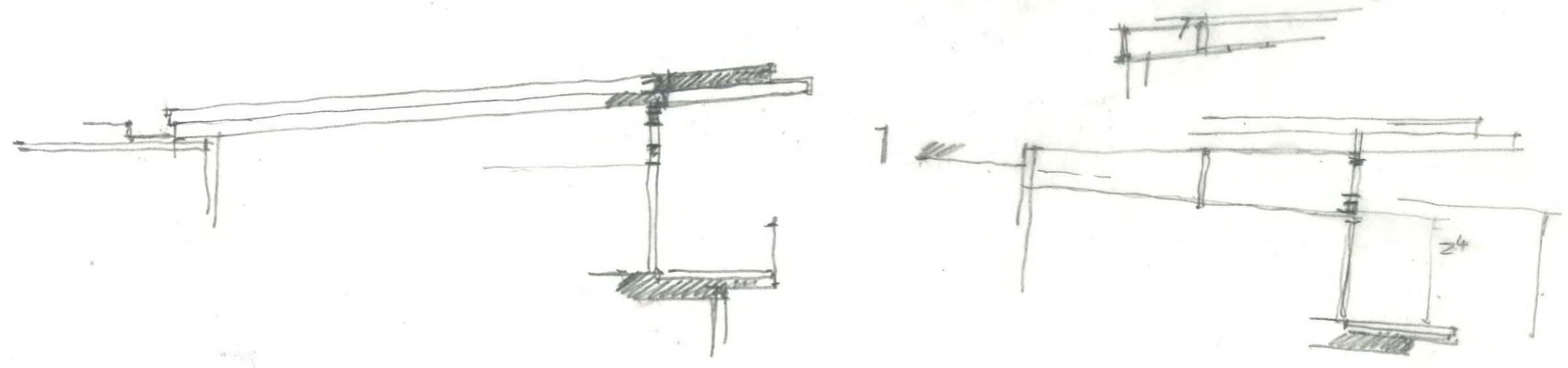


24°
27°
30.0
31.5

5479/sk 6
18/07/23



SECTION 1



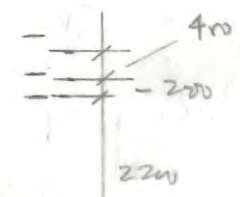
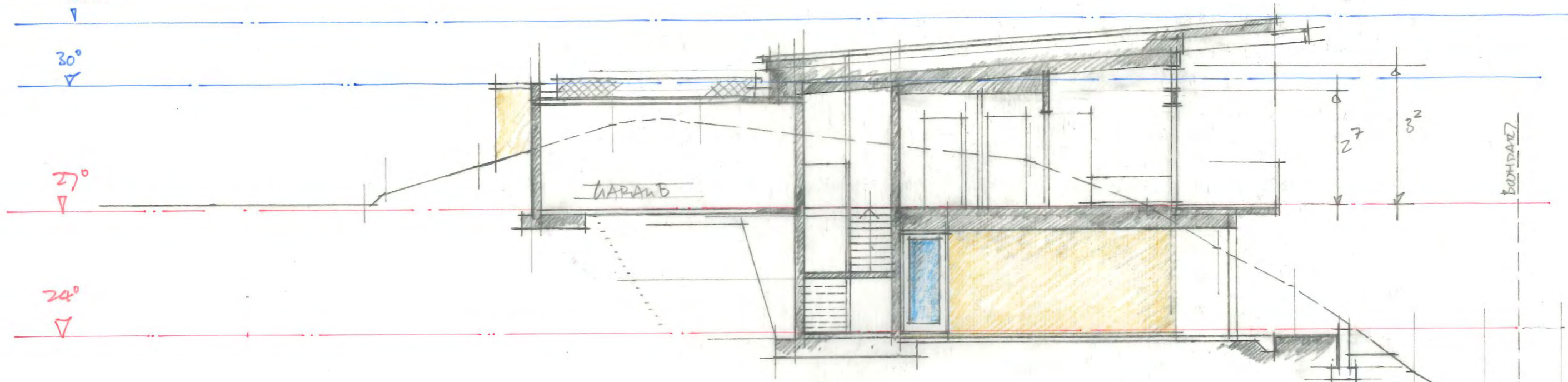
5479/slc7
17/07/23

max Hat.
31.5
▽

30°
▽

27°
▽

24°
▽



SECTION 2.

5479/slc 8
17/07/23

31.500.

MAX HGT



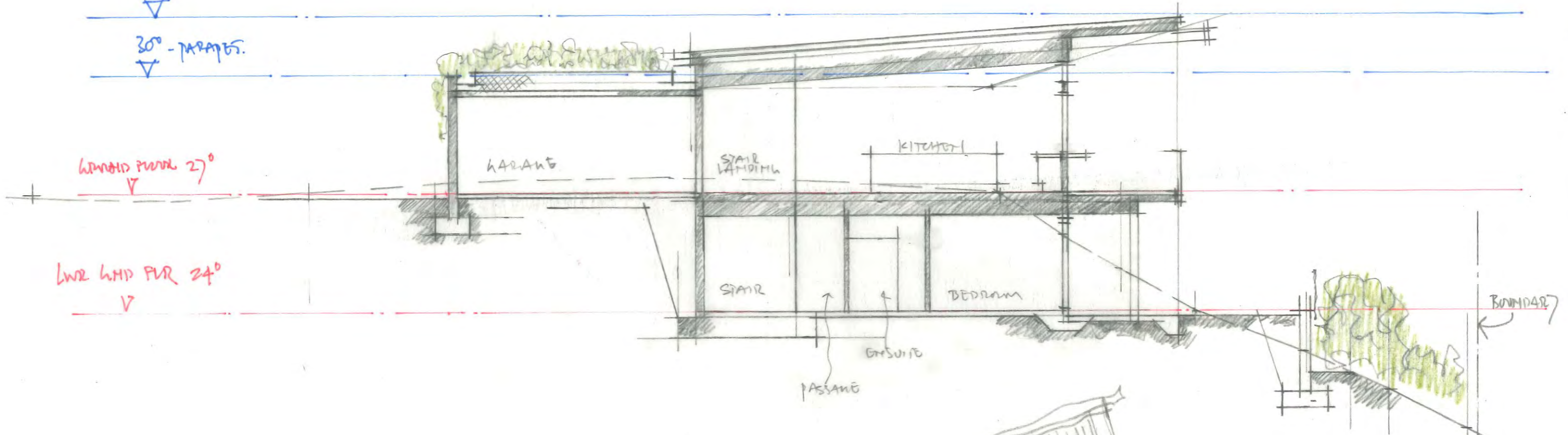
30° - PARAPET.



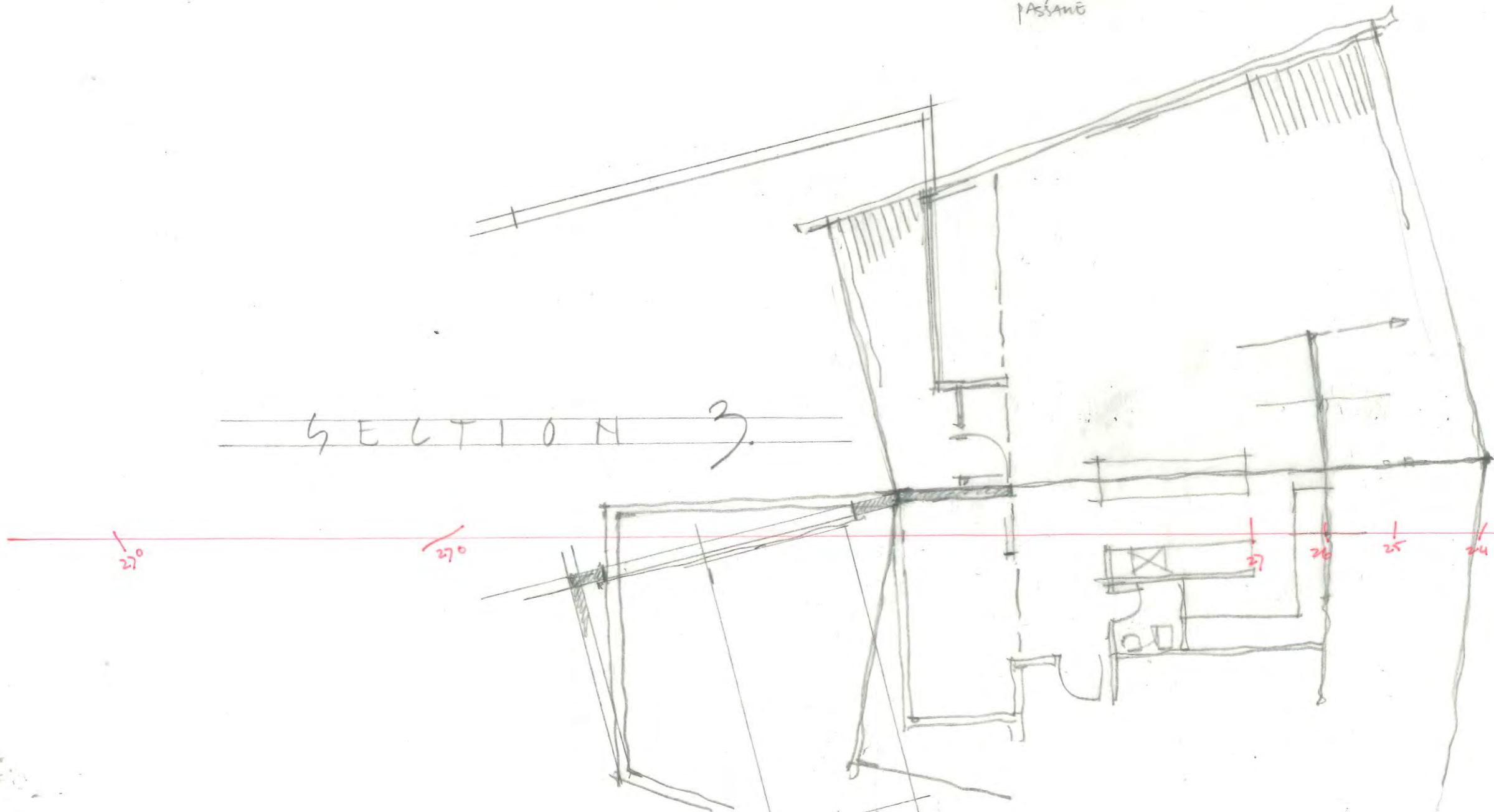
LOWEST FLOOR 27°



LOWEST FLOOR 24°



SECTION 3



ALTERNATE POOF - LOW KARANG

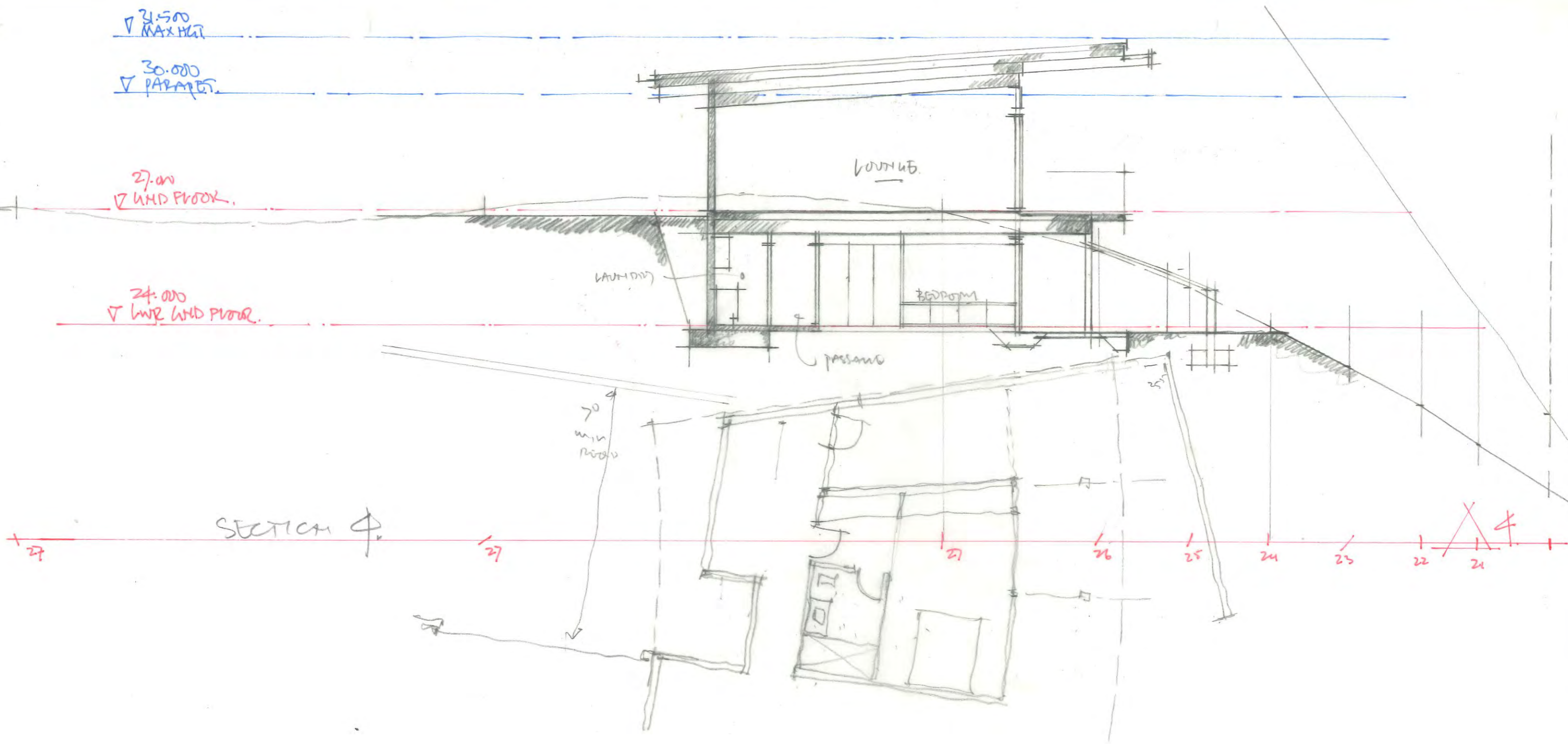
5479/slc 9
17/07/23

21.50
MAX HGT

30.000
PARAMET.

27.00
LWR LIND PLOOR.

24.000
LWR LIND PLOOR.



5479 / Slc 10
17/07/23

BAY OF ISLANDS PLANNING (2022) LIMITED

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

office@bayplan.co.nz Website - www.bayplan.co.nz

.....

03 February 2025

Far North District Council
John Butler Centre
Kerikeri

Dear Team Leaders,

Re: Proposed Apartments at Wallace Lane Paihia – School Road Properties Limited

Our client, School Road Properties Limited, (the Applicant) seeks resource consent to 3 residential apartments on Lot 7 DP 590576 [8 Wallace Lane, Paihia]. The site is zoned Commercial within the Operative District Plan (**ODP**), and Mixed Use under the Proposed Far North District Plan (**PDP**).

The application is a Discretionary Activity overall and only required consent under the ODP.

- **Appendix 1** – Record of Titles & Relevant Instruments
- **Appendix 2** – Architectural Plans (HB Architecture)
- **Appendix 3** – Geotech Report (Initia)
- **Appendix 4** – Previous Consent Information

Overall, it is concluded that any potential adverse effects on the environment would be less than minor and that the proposal will generally achieve the relevant objectives and policies of the relevant plans and higher order documents.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,



Steven Sanson
Cosultant Planner

1.0 INTRODUCTION

The Applicant seeks resource consent to establish three residential apartments at 8 Wallace Lane, Paihia. The site is zoned Commercial within the ODP, and Mixed Use under the PDP. The site is subject to other overlays which are addressed later in this report.

The proposal is located on one Record of Title being legal described as Lot 7 DP 590576 with the identifier 1129298. A copy of the Record of Title and relevant instruments are attached at **Appendix 1**.

2.0 SITE & LOCALITY DESCRIPTION

The site is located off Wallace Lane which comes off School Road in Paihia. The site has a relatively steep contour with an easterly aspect towards the Bay of Islands. The site is currently vacant and does not contain any native vegetation, rather is overgrown in grass.

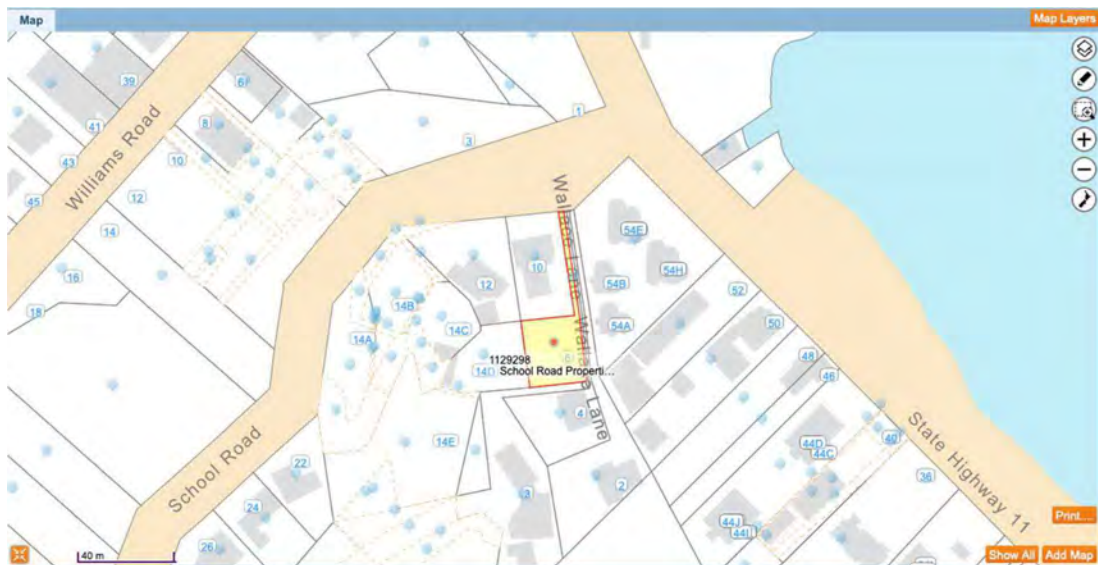


Figure 1 – Site (Source: Prover)



Figure 2 – Site aerial (Source: Prover)

The site is located approximately 150m along Wallace Lane, from the intersection of School Road and State Highway 11 on the eastern side of Marsden Road / State Highway 11. The site is visible from the coast.

Wallace Lane is a private right of way comprised of three consecutive access legs with overlying reciprocal right of ways. The legal width of Wallace Lane is 6m. The following properties have rights of way over Wallace Lane:

- Lot 7 DP 590576 [Application Site – Proposed for 3 x Apartments].
- Lot 1 DP 140756 [Contains 1 x Residential Unit].
- Lot 1 DP 73026 [Contains 1 x Residential Unit].
- Pt Lot 5 DP 44530 [Contains 1 x Residential Unit].

Therefore, on completion of the proposal, Wallace Lane will serve up to 6 household equivalents.

Lots 1 and 2 DP 44530 [10 and 12 School Road] currently have physical access located on the School Road, road reserve, with both driveways linking into the same vehicle crossing that serves Wallace Lane.



Figure 3 – Site services (Source: Far North Maps)

The site has access to Council three water services as outlined in [Figure 3](#).

There are consent notices that apply to the title and these have been considered in terms of the design of the proposal.

3.0 DESCRIPTION OF THE PROPOSAL

The applicant seeks to construct a new apartment building comprising three apartments [residential units]. The development contains a car parking level at grade, followed by the three apartments. The apartments are served by private elevator and stair tower.

The car parking at grade will be stacked with tenant parking and visitor parking. 10 x car parks are proposed with tenant car parking located within internal garages.

Each apartment has a deck and two bedrooms with associated living, kitchen, bathroom and storage areas.

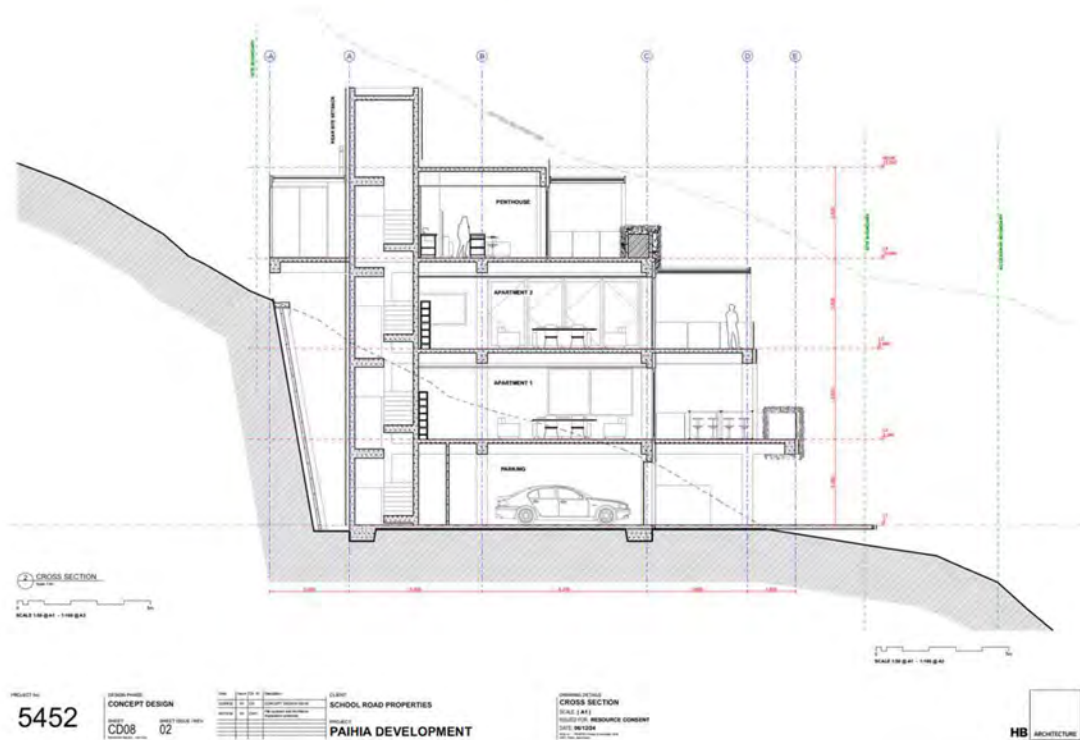


Figure 4 – Apartment Cross Section (Source: HB Architecture)



Figure 5 – Concept Drawing (Source: HB Architecture)

The full set of Architectural Plans are provided in **Appendix 2**.

From a development perspective, the proposal will entail up to 10m deep excavations into the existing slope to form the platform for the building. Retaining is required on three sides of the platform to support the cut, with the highest retention being 10m to the south-west. Retaining walls are independent of the apartment structure.

In terms of access, the applicant proposes to maintain the existing width of ~3m but install two passing bays – with one at 4.5m and the other increasing to 5.5m in width. Both will be 15m in length.

In terms of infrastructure the applicant proposes to connect to Council three waters systems that is located on School Road. The exception being that stormwater will be mitigated prior to curbed discharge as typically required.

In terms of site stability, the proposal has numerous options available to make the development feasible. The approaches possible are outlined in **Appendix 3**.

4.0 BACKGROUND & HISTORY

The site was recently subdivided via RC 2220597, with the title created in January 2024. Prior to this, RC 2080121 was approved via a hearing for the construction of a new residential apartment building comprising five residential units. Both of these approvals and relevant information can be provided on request. Please note that RC 2080121 was not given effect to, however provides detailed information which showed that the development was feasible and possible. Relevant information is provided in **Appendix 4**.

5.0 REASONS FOR CONSENT

Under the ODP, the site is zoned '**Commercial**'. The site is also subject to the Paihia Commercial Subzone A2.

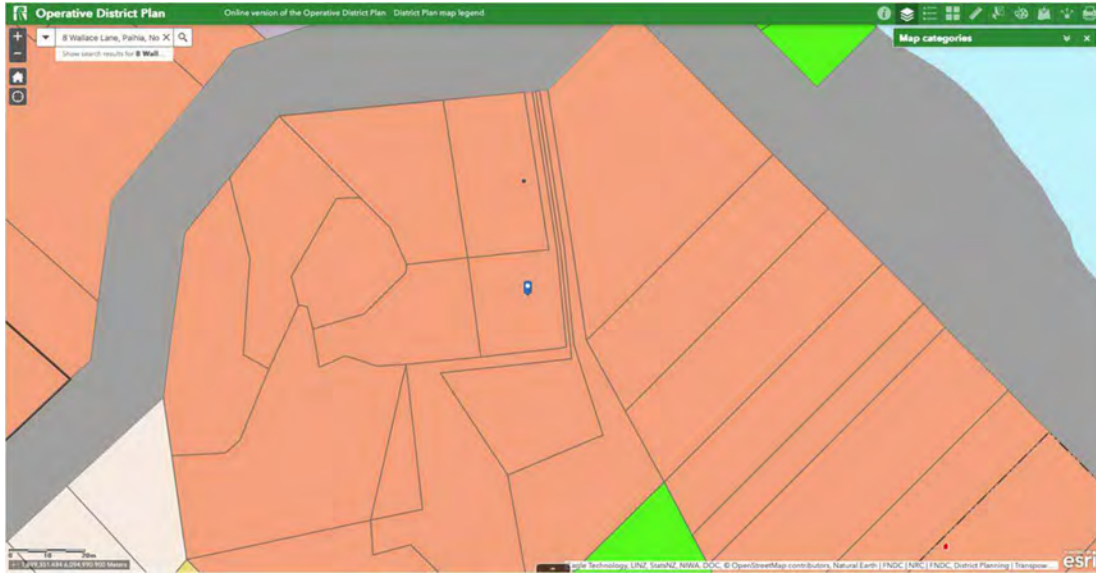


Figure 6 – ODP Zone Commercial (Source: Far North Maps)

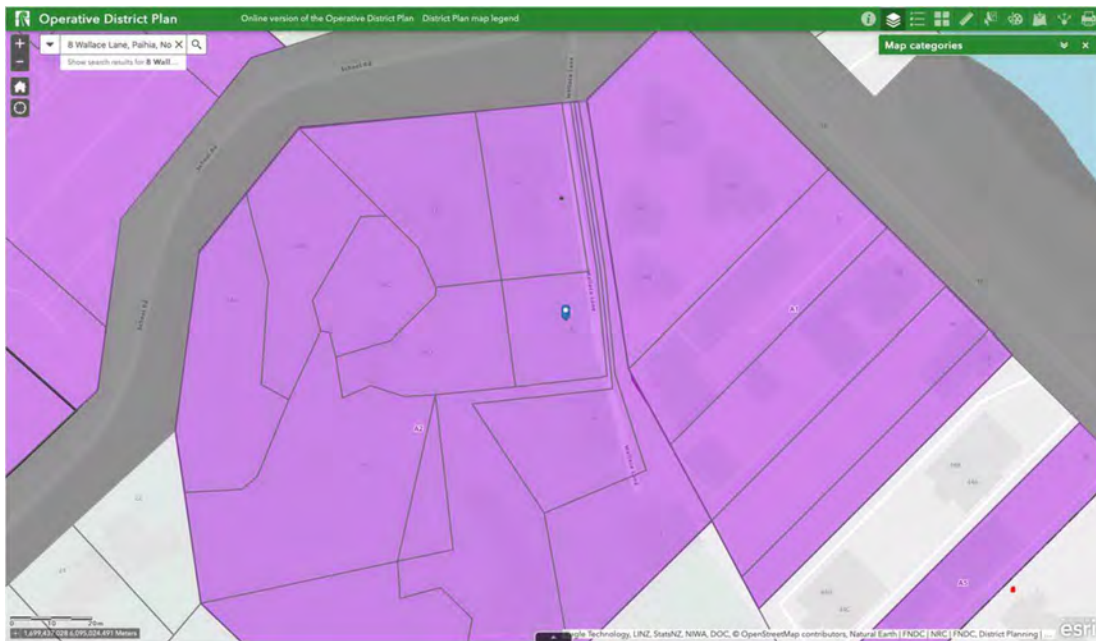


Figure 7 – ODP Zone Commercial Sub Zone Paihia (Source: Far North Maps)

Under the PDP, the site is zoned 'Mixed Use' and is located in the Coastal Environment.

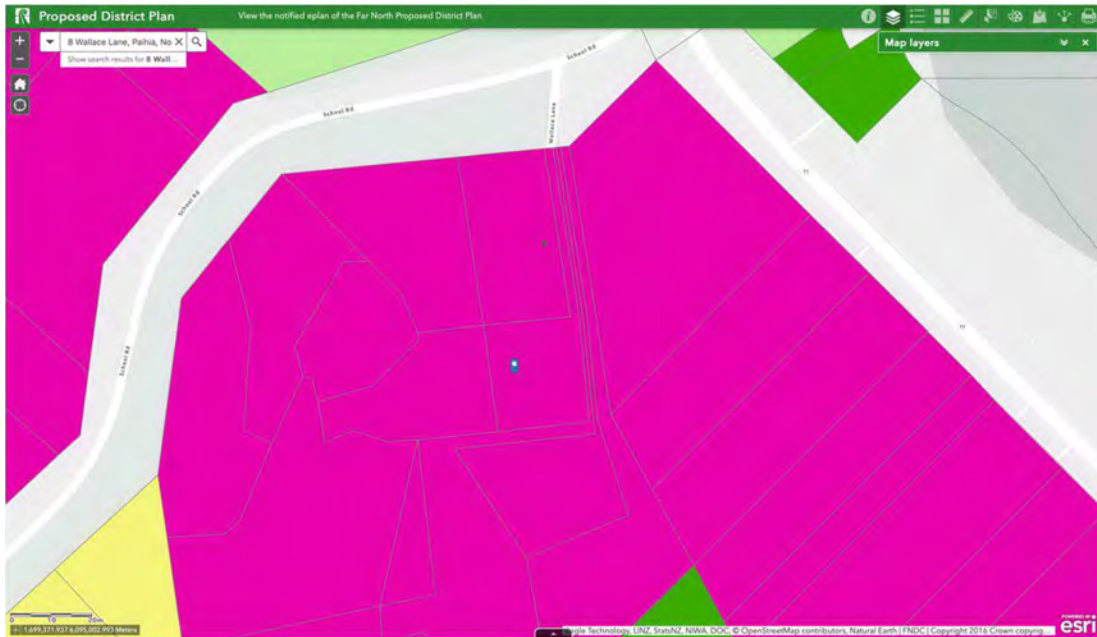


Figure 8 – PDP Zone Mixed Use (Source: Far North Maps)



Figure 9 – Hazard Map (Source: Far North Maps)

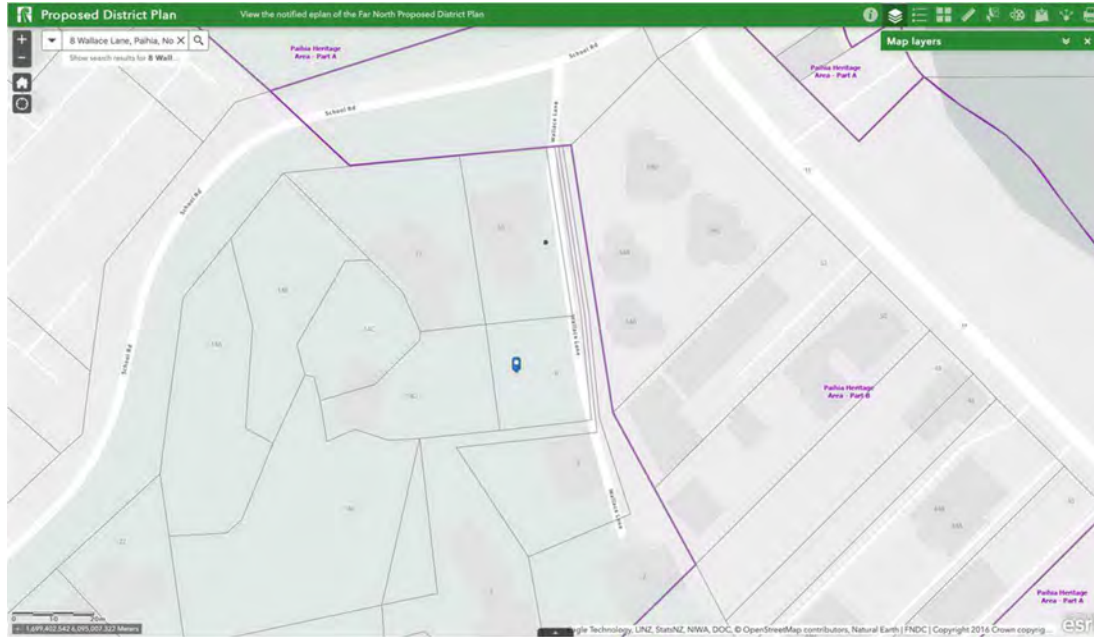


Figure 10 – Heritage Map (Source: Far North Maps)

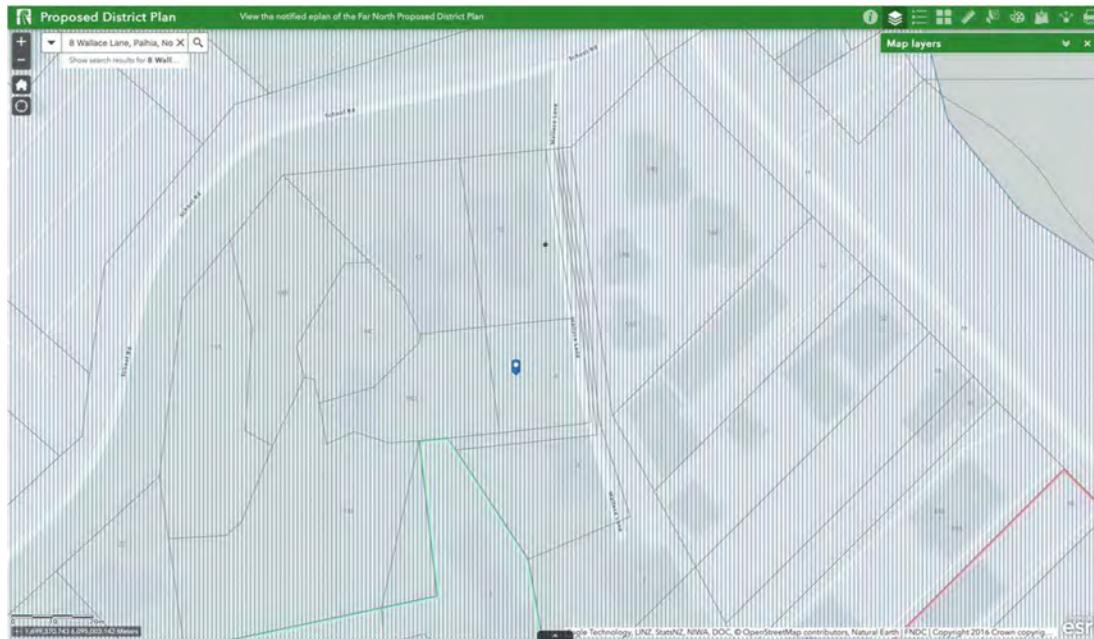


Figure 11 – Coastal Environment Map (Source: Far North Maps)

An assessment of the proposal against the relevant land-use rules of the ODP is provided below

Table 1 – Commercial Zone Assessment

| Rule | Assessment |
|------|------------|
|------|------------|

| | |
|---|--|
| Rule 7.7.5.5.1.1 Building Height | The building height is below the 10m rolling height line as per Drawing 452 in Appendix 2 . Complies |
| Rule 7.7.5.1.2 Sunlight | The site does not adjoin a Residential, Coastal Residential, Russell Township, Rural Living, or Coastal Living Zone site. Therefore, the rule is not relevant to the proposal. Complies |
| Rule 7.7.5.1.3 Visual Amenity and Environmental Protection | Clause (a) - requires screening along boundaries other than the Commercial or Industrial Zone. The site is surrounded by the Commercial Zone. Complies Clause (b) - requires that 50% of the part of the site between the road boundary and a parallel line 3m from that boundary, which are not occupied by buildings or driveways, be landscaped. The area of relevance is occupied by driveways. Complies Clause (c) – requires landscaping to be on site in perpetuity [if required]. It is not required. Complies |
| Rule 7.7.5.1.4 Setback from boundaries | Clause (a) - The site is not subject to the pedestrian frontage requirements. Complies Clause (b) - The building is more than 6m from the School Road boundary. Complies |
| Rule 7.7.5.1.5 Noise Mitigation for Residential Activities | Residential activities are proposed. Compliance with the rule will be provided at time of building consent when further details are known. Restricted Discretionary |
| Rule 7.7.5.1.6 Transportation | Traffic, parking and access standards are assessed below. Discretionary |
| Rule 7.7.5.1.7 Keeping of Animals | Not applicable |

| | |
|--|--|
| | Complies |
| Rule 7.7.5.1.8 Noise | Not applicable Complies |
| Rule 7.7.5.1.10 Roof Pitch | Not applicable Complies |
| Rule 7.7.5.1.11 Stormwater | The site is located within an existing consented urban stormwater management plan / discharge consent for Paihia. Complies |
| Rule 7.7.5.1.12 Helicopter Landing Area | Not applicable Complies |

Table 2 – Natural and Physical Resources

| Rule | Assessment |
|---|---|
| 12.1 Landscape and Natural Features | The site is not implicated by ‘outstanding’ overlays. Complies |
| 12.2 Indigenous Flora and Fauna | The proposal will not require indigenous vegetation clearance that triggers relevant rules. Complies |
| 12.3 Soils and Minerals | There are no earthworks provisions for the Commercial Zone except for that associated with fill for the site. No fill is required. Complies |
| 12.4 Natural Hazards | The residential units appear to be within 20m of vegetation which is a fire hazard. Discretionary |
| 12.5 Heritage & 12.5A Heritage Precincts | Not applicable. There are no mapped heritage features / precincts that apply to the site. Complies |
| 12.7 Lakes, Rivers, Wetlands and the Coastline | There are no localised waterways of concern. Complies |
| 12.8 Hazardous Substances | Not applicable. Complies |
| 12.9 Renewable Energy | Not applicable. Complies |

Table 3 – Transportation

| Rule | Assessment |
|--|---|
| Rule 15.1.6A.2.1 Traffic Intensity | The proposal generates 30 traffic movements. Complies |
| Rule 15.1.6B.1.1 On-site Car Parking Spaces | The proposal provides 10 x car parks. Complies |
| Rule 15.1.6B.1.4 Accessible Car Parking Spaces | Dwellings are not required to provide such car parks. Complies |
| Rule 15.1.6B.1.5 Car Parking Space Standards | Clause (a) – Car parks proposed are of an appropriate size and circulation as per Appendix 3D. Complies Clause (b) – Stacked parking is provided in accordance with Appendix 3E. Complies Clause (c) – The area will be concreted. Complies |
| Rule 15.1.6B.1.6 Loading Spaces | Clause (a) – Two loading spaces are required for the proposed gross floor area. None are provided formally for the site. Discretionary Clause (b) – not provided. Discretionary Clause (c) – not provided. Discretionary |
| Rule 15.1.6C.1.1 Private Accessway in all Zones | Clause (a) – the proposal does not meet Appendix 3B-1 as the access is less than 6m in width. Discretionary Clause (b) – It is unlikely that the required grades will be met. Discretionary Clause (c) - The proposed accessway serves less than 8 household equivalents. |

| | |
|---|--|
| | <p>Complies</p> <p>Clause (d) – No subdivision is proposed.</p> <p>Complies</p> <p>Clause (e) – Access is not from a State Highway or Limited Access Road. The access to Wallace Lane is ~30m from State Highway 11 / School Road intersection. A 90m setback is required.</p> <p>Discretionary</p> |
| Rule 15.1.6C.1.2 Private Accessways in Urban Zones | <p>Clause (a) – The site is in the Commercial Zone.</p> <p>Complies</p> <p>Clause (b) – The proposal is for two way operation with the provision of a passing bay. [ii] requires at least 6m width. This is not provided.</p> <p>Discretionary</p> <p>Clause (c) – The access will be sealed.</p> <p>Complies</p> |
| Rule 15.1.6C.1.3 Passing Bays on Private Accessways in All Zones | <p>Clause (a) – The passing bay will be 15m in length.</p> <p>Complies</p> <p>Clause (b) – Not relevant</p> <p>Complies</p> <p>Clause (c) – Due to the width of Wallace Lane, queuing is not possible.</p> <p>Discretionary</p> |
| Rule 15.1.6C.1.4 Access over footpaths | <p>Clause (a) – Only one crossing is proposed.</p> <p>Complies</p> <p>Clause (b) – The width of the crossing is less than 6m.</p> <p>Complies</p> |
| Rule 15.1.6C.1.6 Vehicle Crossing Standards in Urban Zones | <p>Clause (a) – The access does not meet the Councils Engineering Standards & Guidelines.</p> <p>Discretionary</p> <p>Clause (b) – A double width vehicle crossing can't be provided.</p> <p>Discretionary</p> |

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| <p>15.1.6C.1.7 General Access Standards</p> | <p>Clause (a) - There is no need to reverse off site for this development. Complies</p> <p>Clause (b) - There are no bends and corners on the accessway. Complies</p> <p>Clause (c) – not relevant Complies</p> <p>Clause (d) - All accessway areas are linked to stormwater services. Complies</p> |
| <p>15.1.6C.1.8 Frontage to Existing Roads</p> | <p>Clause (a) – No subdivision is proposed. Complies</p> <p>Clause (b) - No subdivision is proposed. Complies</p> <p>Clause (c) – The site has one road frontage. Complies</p> <p>Clause (d) - No subdivision is proposed. Complies</p> |

The application is assessed as a **Discretionary Activity** under the ODP.

In terms of the PDP, the following rules are assessed in Table 4 below.

Table 4 – PDP Standards

| Proposed District Plan | | | | | | |
|--|--|-----------|------------|-------------------------------------|--|--|
| Matter | Rule/Std Ref | Relevance | 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 within an | 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 | N/A | Yes | Not proposed Complies | | |

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| SNA – which is not mapped | scheduled heritage resource 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) | N/A | Yes | Not present Complies |
| 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 | N/A | Yes | Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource Complies |
| Notable Trees (Property specific) Applied when a property is showing a | All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) | N/A | Yes | Not indicated on Far North Proposed District Plan |

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| scheduled notable tree in the map | Schedule 1 has immediate legal effect | | | Complies |
| Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori 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) | All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect | N/A | Yes | Not indicated on Far North Proposed District Plan Complies |
| Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example | All rules have immediate legal effect (IB-R1 to IB-R5) | N/A | Yes | No proposed vegetation clearance. Complies |
| Activities on the Surface of Water | All rules have immediate legal effect (ASW-R1 to ASW-R4) | N/A | Yes | Not indicated on Far North Proposed District Plan Complies |
| 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 | Yes | Yes | With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the |

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| | | | | <p>need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP and this is volunteered as a condition of consent.</p> <p>EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05.</p> <p>Complies</p> |
| <p>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</p> | <p>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</p> | N/A | Yes | <p>Not indicated on Far North Proposed District Plan</p> <p>Complies</p> |
| <p>Orongo Bay Zone (Property specific as rule relates to a zone only)</p> | <p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p> | N/A | Yes | <p>Not indicated on Far North Proposed District Plan</p> |

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| | | | | Complies |
| Subdivision | SUB-R6, R13-R15, and R17 | N/A | Yes | No subdivision is proposed. Complies |
| No consent is required under the PDP | | | | |

National Environmental Standard[s]

No consents are required under any NES. The site has not had an activity listed on the HAIL.

5.0 SECTION 104B ASSESSMENT

Section 104B of the Resource Management Act (**RMA**) governs the determination of applications for Discretionary activities:

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under [section 108](#).

With respect to discretionary activities, the Council has discretion to grant or refuse an application. Council may then impose conditions under Section 108.

When considering an application for resource consent, a consent authority must have regard to the matters under section 104 of the Resource Management Act 1991, including any matters relating to Part 2. References to Part 2 in applications are only required where Plans may be deficient in terms of giving effect to the purpose and principles of the RMA.

Section 104 specifies that consent authorities have regard to the following matters when considering whether to grant or refuse an application for resource consent.

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and;*
- (c) *any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*

- iii. a national policy statement:
 - iv. a New Zealand Coastal Policy Statement:
 - v. a regional policy statement or proposed regional policy statement:
 - vi. a plan or proposed plan; and
- (d) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”

In the case of the subject application those considerations include the actual and potential effects of an activity on the environment, the relevant provisions of the regional policy statement or other relevant statutory document, a district plan and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following assessment addresses all relevant considerations under s104 of the RMA.

Section 104 (1)(a) Assessment of Effects on the Environment (AEE)

Section 104(1)(a) requires that consent authorities have regard to any actual or potential effects on the environment of allowing the activity. Section 2 of the RMA defines ‘Environment’ as follows:

environment includes—

- (a) ecosystems and their constituent parts, including people and communities; and
- (b) all natural and physical resources; and
- (c) amenity values; and
- (d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters

Section 3 defines the meaning of ‘effect’ to include:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects—
regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

Section 3: amended, on 7 July 1993, by section 3 of the Resource Management Amendment Act 1993 (1993 No 65).

Section 104(2) of the RMA states that:

“when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan

permits an activity with that effect.”

This is referred to as the ‘permitted baseline’, which is based on the permitted performance standards and development controls that form part of a district plan. The Zone rules permit the activity, except for noise matters which are likely to be met in any event.

The consenting matters of relevance are those found in Chapter 15 due to the unique nature of Wallace Lane. These would be an issue if even a single residential unit were to be built, let alone the additional three units.

The focus of this AEE is on addressing those relevant matters for which resource consent is sought within the Commercial Zone along with the applicable District Wide rules.

The matters of discretion within the Commercial zone chapter provide the appropriate basis for the evaluation along with relevant matters identified in Chapters 11 and 15 of the ODP. As a Discretionary Activity, all other relevant effects are also considered.

An assessment of the degree to which this application achieves the objectives and policies of the ODP, PDP and Northland Regional Policy Statement is also undertaken.

Noise Mitigation for Residential Activities

No formal report is provided to consider the relevant rule so the assessment criteria within Chapter 11 has been considered.

The degree of noise attenuation is considered best assessed at time of building consent where mitigation measures in terms of approach and design can be intertwined with factors such as cost and practicability. The applicant is happy with a consent condition providing evidence of meeting the relevant noise control or an appropriate noise control / report being provided at time of lodging a building consent.

Adjoining activities are all residential in nature. Their hours of operation differ from site to site but there are no noise generating activities of concern to an application that consists of further residential use. Some sites may have the odd increase in noise with guests from time to time but these effects are temporary in nature. The apartments are likely to be managed by a body corp or similar management structure. Potential noise effects can be appropriately considered and managed by residents through good behaviour, otherwise through normal noise control measures [i.e compliance].

For the reasons above, effects associated with the proposed residential use in the Commercial Zone is not considered to be more than minor.

Fire Risk

The risk from fire is considered to be less than minor because there is a hydrant along School Road ~104m from the site. This is within the 135m required under the SNZ PAS 4509:2009. Provided pressure testing is provided as a condition of consent, this is considered appropriate to mitigate fire risk in the location.

In addition, the Paihia Fire Brigade building is located a 2 minute drive from the site [~750m away]. These factors will ensure that any potential fire risk from the additional residential units is less than minor in nature.

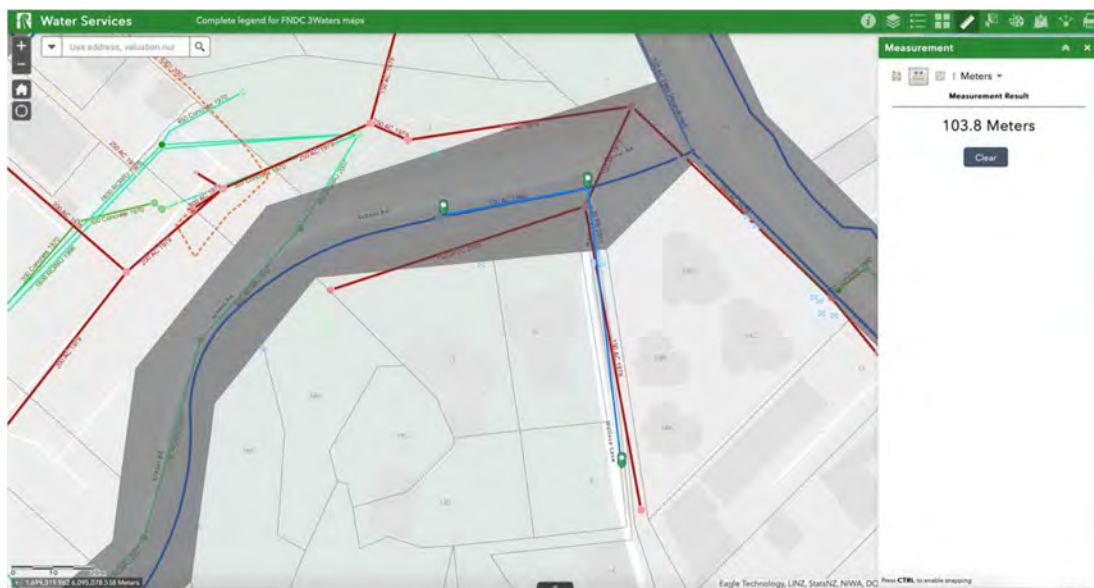


Figure 12 – Hydrant Location (Source: Far North Maps)

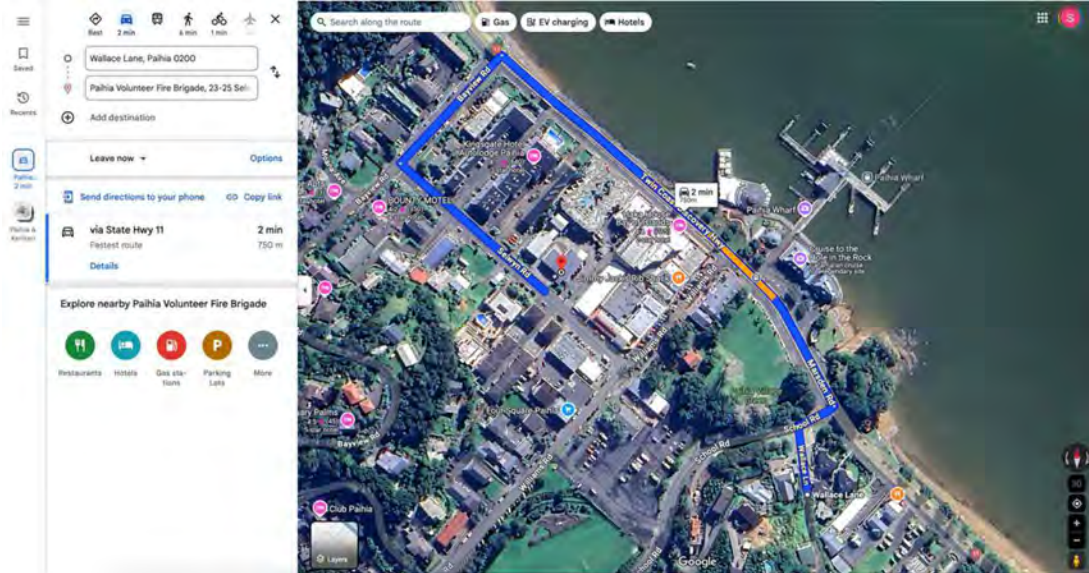


Figure 11 – Fire Brigade Location (Source: Google Maps)

Traffic, Parking and Access

In terms of traffic generation, the proposal will generate an additional 30 movements in the Commercial Zone which is permitted. There are no adverse effects arising. Construction traffic will need to be managed in accordance with a Construction Management Plan which is volunteered as a condition of consent.

A loading zone / space is not considered to be appropriate in the location / for the development because it is residential in nature. Courier deliveries or similar are likely to already undertake deliveries along Wallace Lane and are likely to be infrequent. As the proposed use is not commercial, the lack of provision is not considered to result in adverse effects.

Vehicle access is via right of way on Wallace Lane. According to the Appendix 3B standards, access standards for more than 5 dwellings requires that an access have a legal width of 8m and a formed carriageway of 6m. Wallace Lane only has a legal width of 6m and is unable to be formed to comply with the standards.

The proposal will increase the total number of users by 3 x residential units. The site and surrounds are both used predominantly in a residential capacity despite the zoning. For this reason, the approach is to keep the current width the same but resurface on completion of works. Two x passings bays are proposed – one at 4.5 metres width for 15m and the other at 5.5m width for 15m. An example of this approach is found below.

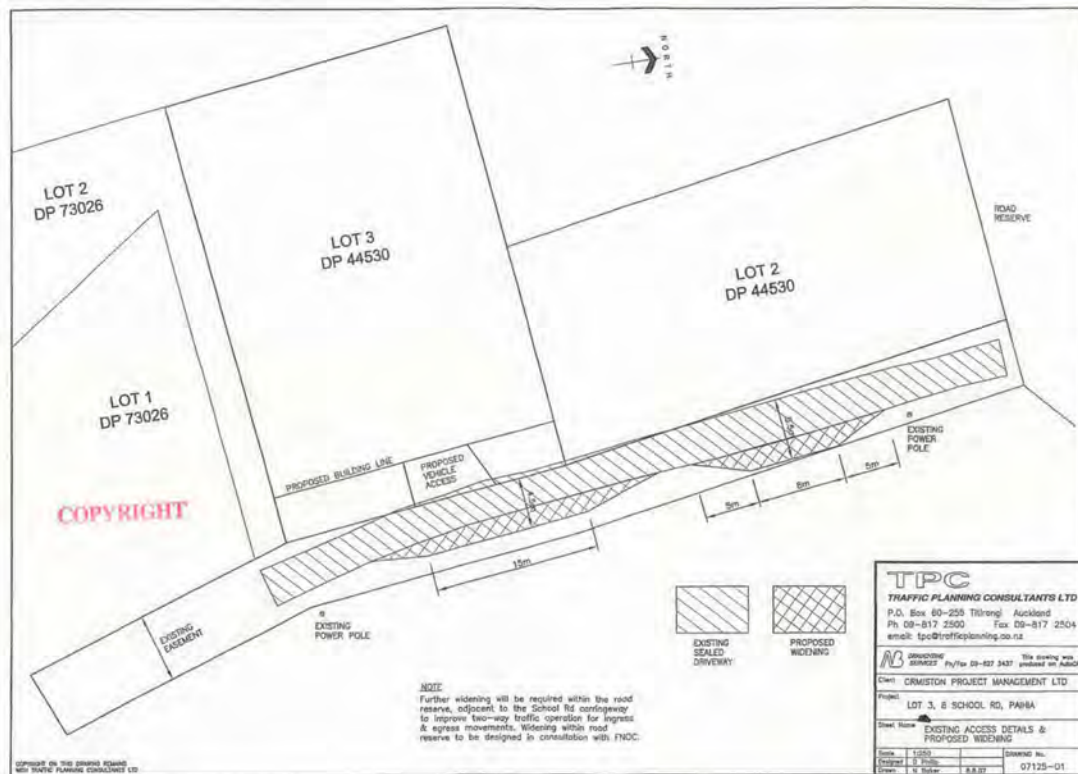


Figure 12 – Passing Bay Approach (Source: RC 2080121)

Site Stability

Initia were engaged by the applicant to consider the proposed development from a geotechnical perspective. The report outlines the proposed works and suggests that all are feasible subject to further detailed design works at the building consent stage. Design details will need to be provided at a later stage as there are various options for how the site can be made stable to support the proposed development. The specific approach is not yet known at this stage. Therefore, conditions of consent will be required to ensure that the specific detail is provided alongside a building consent application or alternatively via an engineering plan approval process.

It is noted that site stability was a concern for the previous consent, however that was eventually approved subject to conditions. There are no rules of concern in the Commercial Zone for earthworks and retaining, therefore the issue is purely related to stability matters which would arise through the building consent process. The preliminary investigations note that the proposal is feasible and therefore adverse effects will be no more than minor.

Construction Management

As a condition of consent, a construction management plan is proposed to be provided prior to works being undertaken. This will ensure that there is a managed approach to development along Wallace Lane and on the site. The Initia Report suggests that a 20t excavator is likely to be sufficient to undertake the works. Construction timing [i.e hours of operation] and associated noise can also be addressed as well as traffic management and potential effects to public assets. Condition 6 of the previous approval appropriately sets out these matters and this can be applied to this consent if approved.

There is no real relevance of providing this plan prior to engagement with the relevant contractor who can provide the specific detail of relevance / concern

In addition, the Initia Report considers necessary construction observations / monitoring at various stages for the development from a site stability perspective. This adds a further level of assurance in terms of site stability and development management on the site. This can also be formed a condition of consent.

Character & Amenity

Residential accommodation in the Commercial Zone is not considered an 'out of zone' activity under the ODP. In many cases it is actively seen as is true in the immediate surrounds. The character of the immediate area is completely residential in nature, noting that further east along Marsden Road, some commercial activities [restaurants / pubs] are noted as well as the commercial uses found in central Pahia. These uses are intertwined with the coastal aspect that is found in close proximity to the CMA.

In terms of amenity, the architectural plans show renders of what the building *may* look like in the future once completed. School Road Properties have a track record of delivering well designed and architecturally sound developments in Pahia. Colours and finishing of the development are not known at present but the proposal will seek to be cognisant of its coastal setting. Similarly, a landscape plan / package can also be provided to ensure cohesion with the surrounds, noting however that this may be difficult on the sloping to site mix landscaping with the necessary site stability options. Nonetheless, this can be investigated through detailed design.

The tiered approach of the units helps the building to stepped back into the contour of the site and the hillside. This imposes less of a dominating feel to adjacent users below Wallace Lane. Adhering to height requirements also ensures that aspects such as visual domination and privacy are retained to the level expected in the zone. For these reasons, effects are considered to be less than minor.

Site Servicing

The approach to service the development follows a similar thread to that found in the previous application / decision. That is to connect directly to the FNDC wastewater and water reticulation.

For stormwater, it is accepted that some form of onsite attenuation is required before discharging from the site. This detail can be provided alongside engineering plan approval or building consent processes. In terms of discharging stormwater, the approach would be to follow that found in the previous application. These approaches were all considered acceptable previously and therefore, have no adverse effects resulting.

Section 104 (1)(ab) Any measures to achieve positive effects

Positive effects associated with this activity are many. They include but are not limited to:

- Providing access to educational resources and information;
- Providing a vehicle for the promotion of literacy and learning; and
- Providing a community hub for social interaction.

Additionally, the library will provide a modern community asset in an accessible location for the people of Kaikohe and surrounds. The library will be an immersive learning environment and sensory space, born directly from hapū kōrero and elevated through community discussions.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**) has been reviewed and is not of relevance to the site.

The National Environmental Standard for Freshwater (**NES-FW**) has been reviewed and there are no wetlands on the site or in the surrounds of relevance.

Section 104 (b)(iii) National Policy Statement(s)

There are no relevant National Policy Statements to consider for this application.

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is relevant to this application. The site does not contain any significant coastal biodiversity or natural habitats. Stormwater discharge in terms of water quality will be developed to FNDC standards ensuring that this aspect is managed appropriately.

The site is not overlain by areas considered to be 'outstanding'. The site and surrounds are highly modified through human intervention and the character and scale of use is largely acceptable under

the zoning regime of the ODP. The natural character of the site and area is maintained through the proposal to promote residential use in a consolidated urban area.

Tangata whenua interests are noted as being important and provide an important context of historical use. The site is not overlain by any known heritage or archaeological features or features of significance to tangata whenua.

In terms of public access, whilst the proposal is in near proximity to the CMA, there is no direct access required from the proposal to the CMA because this is already provided by public road.

The site is not implicated by coastal hazards. For the reasons above, the proposal is considered to be consistent with the NZCPS.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The subject site is within the Northland region and is subject to the objectives and policies of the operative Northland Regional Policy Statement (operative May 2016). The jurisdiction for land use activities is governed by the Far North District Council including the policy framework and the management of potential effects as set out in the ODP. This Plan is subject to the governing regional policy framework evolving from the Northland Regional Policy Statement. With respect to any identified features, the site is not within any area of 'High' or 'Outstanding' Natural Area, or the Coastal Environment boundary.

Of statutory relevance to this proposal are regional objectives and policies relating to sustainable management, enabling economic wellbeing and planned/coordinated development. The proposed development is considered to promote sustainable management through the provision of a residential facility providing for economic and social wellbeing. The proposal fits within the design guidelines of the RPS in terms of being for a residential activity within a predominantly urban area. The character and sense of place is not being altered to an extent that offends the RPS.

Overall, it is considered that the proposal would not be inconsistent with the Northland Regional Policy Statement objectives and policies.

Section 104 (b)(vi) Plans or Proposed Plans

This application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The site is zoned Commercial in the ODP and Mixed Use in the PDP.

The District Plan Urban Environment is comprised of three urban sub-zones that includes the Residential Zone, the Commercial Zone and the Industrial Zone. These zones provide for distinctively

different urban environments that together function as a community environment that enables living and employment opportunities. They are the parts of the district that have public infrastructure services that enable growth and intensification of land use activities.

Table 5 – Commercial Zone Objectives and Policies

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|---|
| OBJECTIVES | | |
| 7.7.3.1 | To achieve the development of commercial areas in the district accommodating a wide range of activities that avoid, remedy or mitigate the adverse effects of activities on other activities within the Commercial Zone and on the natural and physical resources of the District. | Residential use forms part of the ‘wide range’ of uses permissible. Relevant effects have been appropriately mitigated. |
| POLICIES | | |
| 7.7.4.1 | That the Commercial Zone be applied to areas which are traditional commercial centres, and also to areas where the provision of commercial activity would not have adverse environmental effects, and would contribute to the needs and well being of the community. | Noted. |
| 7.7.4.2 | That the range of activities provided for in the Commercial Zone be limited only by the needs for the effects generated by the particular activity to be consistent with other activities in the zone. | As per 7.7.3.1 |
| 7.7.4.3 | That standards be applied that protect visual and environmental amenity within the Commercial Zone, and the amenity of adjacent zones. | Landscaping is offered provided it does not affect site stability. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|--|
| 7.7.4.4 | That stormwater disposal systems do not result in suspended solids, industrial by-products, oil, or other contaminated substance or waste entering the stormwater collection system in concentrations that are likely to pose an immediate or long term hazard to human health or the environment. | These are not considered to result from the proposal, however conditions can manage stormwater quality if considered necessary from the development. |

In summary, it is considered that the proposal would achieve the outcomes sought by the objectives and policies for the Commercial zone.

Table 6 – Traffic, Parking and Access Objectives and Policies

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|--|
| OBJECTIVES | | |
| 15.1.3.1 | To minimise the adverse effects of traffic on the natural and physical environment. | Traffic is within permitted levels. |
| 15.1.3.2 | To provide sufficient parking spaces to meet seasonal demand in tourist destinations. | Sufficient parking is provided. |
| 15.1.3.3 | To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site. | Sufficient parking is provided. |
| 15.1.3.4 | To ensure that appropriate and efficient provision is made for loading and access for activities. | Loading is not provided; however, the proposed end use is residential. |
| 15.1.3.5 | To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities. | Access proposed has been previously approved. |
| POLICIES | | |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|---|---|
| 15.1.4.1 | That the traffic effects of activities be evaluated in making decisions on resource consent applications. | Traffic effects are less than minor. |
| 15.1.4.2 | That the need to protect features of the natural and built environment be recognised in the provision of parking spaces. | Not relevant. |
| 15.1.4.3 | That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network. | Sufficient parking is provided. |
| 15.1.4.4 | That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic. | No existing parking on site. |
| 15.1.4.5 | That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods. | As above. |
| 15.1.4.6 | That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council. | This can be achieved through conditions of consent. |
| 15.1.4.7 | That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals. | The site is close [within walking distance] of the Paihia township. Garages can have cycle storage internally for use of residents. |
| 15.1.4.8 | That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council. | Not relevant. |

In summary, it is considered that the proposal would achieve the outcomes sought by the objectives and policies for Traffic, Parking and Access. Overall, it is considered that the proposal is consistent with the objective and policy framework of the ODP.

Table 7 – PDP Mixed Use zone Objectives and Policies

| OBJECTIVE OR POLICY | | ASSESSMENT |
|---------------------|--|---|
| MUZ-O1 | The Mixed Use zone is the focal point for the district's commercial, community and civic activities, and provides for residential development where it complements and is not incompatible with these activities. | Residential development is proposed as enabled. |
| MUZ-O2 | Development in the Mixed Use zone is of a form, scale, density and design quality that contributes positively to the vibrancy, safety and amenity of the zone. | The proposal is considered to be of a high quality design. |
| MUZ-O3 | Enable land use and subdivision in the Light Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it. | Not relevant. |
| MUZ-O4 | The adverse environmental effects generated by activities within the zone are managed, in particular at zone boundaries. | The surrounds are all in the Commercial zone. Effects are largely mitigated on site. |
| MUZ-O5 | Residential activity in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone. | In this location this outcome is not appropriate due to existing uses and the character of the existing access. |
| MUZ-P1 | Enable a range of commercial, community, civic and residential activities in the Mixed Use zone where: <ol style="list-style-type: none"> a. it supports the function, role, sense of place and amenity of the existing environment; and b. there is: <ol style="list-style-type: none"> i. existing infrastructure to support development and intensification, or ii. additional infrastructure capacity | Residential use is proposed where connections to infrastructure is available. |

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| | can be provided to service the development and intensification. | |
| MUZ-P2 | Require all subdivision in the Mixed Use zone to provide the following reticulated services to the boundary of each lot: <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply and stormwater where they are available. | Not proposed. |
| MUZ-P3 | Require development in the Mixed Use zone to contribute positively to: <ul style="list-style-type: none"> a. high quality streetscapes; b. pedestrian amenity; c. safe movement of people of all ages and abilities; d. community well-being, health and safety; and e. traffic, parking and access needs. | Refer to the application above, the proposal seeks high quality residential apartments in the Paihia Township. Traffic, parking and access has been considered and engineering outcomes are available. The health and safety of others has been considered in terms of site stability and provided these recommendations are adhered to this will be achieved. |
| MUZ-P4 | Require development in the Mixed Use zone that is adjacent to Residential and Open Space zones to maintain the amenity values of those areas, having specific regard to: <ul style="list-style-type: none"> a. visual dominance; b. privacy; c. shadowing; d. ambient noise; and e. light spill. | Not relevant. |
| MUZ-P5 | Restrict activities that are likely to have an adverse effect on the function, role, | The proposed residential activity does not have an effect on the function, role, and sense of place and amenity of the Mixed Use Zone. |

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| | <p>sense of place and amenity of the Mixed Use zone, including:</p> <ul style="list-style-type: none"> a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where a site adjoins an Open Space zone; b. light or heavy industrial activity; c. storage and warehousing; d. large format retail activity over 400 m²; and e. waste management activity. | |
| MUZ-P6 | Promote energy efficient design and the use of renewable electricity generation in the construction of mixed use development. | Not relevant. |
| MUZ-P7 | <p>Consider the following effects when assessing applications to establish residential, early childhood, retirement and education facilities:</p> <ul style="list-style-type: none"> a. the level of ambient noise; b. reduced privacy; c. shadowing and visual domination; and d. light spill. | The site is surrounded by residential use, and the apartments are within the relevant height limits for the zone. This ensures that privacy, shadowing and visual domination is not of a concern to surrounding parties. Light levels will be of a residential nature. |
| MUZ-P8 | <p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design, amenity and character of the mixed use environment; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required | These matters are considered throughout the report. |

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| | <p>to address potential conflicts;</p> <p>ii. any adverse effects on the character and amenity of adjacent zones;</p> <p>d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including:</p> <p style="padding-left: 20px;">i. opportunities for low impact design principles;</p> <p style="padding-left: 20px;">ii. management of three waters infrastructure and trade waste;</p> <p>e. managing natural hazards;</p> <p>f. the adequacy of roading infrastructure to service the proposed activity;</p> <p>g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity, and</p> <p>h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p> | |
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Section 104 (b)(vi) Plans or Proposed Plans

There are no other matters that are considered relevant that have not been assessed above.

6.0 NOTIFICATION (S95A-95D)

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. The applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.

- *Step 2* – Public notification precluded in certain circumstances. None of the circumstances in this step apply.
- *Step 3* – Public notification required in certain circumstances. In respect of clause 8(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of clause 8(b), this assessment of effects on the environment concludes that any adverse effects would be less than minor. For these reasons, it is considered that the application can be processed without public notification.
- *Step 4* – Public notification in special circumstances. ‘Special circumstances’ are those that are unusual or exceptional, but they may be less than extraordinary or unique. (*Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2NZLR 5290). It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

Section 95B sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. These circumstances do not apply to this application.
- *Step 3* – certain other persons must be notified. An affected person is determined in accordance with s95E. A person is affected if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or RDA with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances do not apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person’s written approval.

The assessment of effects above has concluded that the effects on the environment will be less than minor. The proposal is considered appropriate in the proposed location within the commercial environment and has been approved before subject to conditions of consent. This proposal involves

less residential units but seeks to promote similar outcomes in terms of traffic, parking and access, amenity, quality design and connections to infrastructure. For these reasons, there are considered to be no adversely affected persons.

Section 95C relates to the public notification after a request for further information which does not apply to this application. Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor. This assessment concludes that potential adverse effects arising from the application would be less than minor.

7.0 PART II CONSIDERATIONS

With regard to the purpose and principles of the Resource Management Act 1991, the following considerations are of relevance to this application.

Sustainable Management [Section 5]

The purpose of the RMA as stated in section 5 is the sustainable management of natural and physical resources through managing their use, development and protection in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The development attains a vision sought by the applicant and the community ensuring that the relevant wellbeing's can be provided for.

Matters of National Importance [Section 6]

Section 6[a] is relevant insofar as the site is located in the Coastal Environment. As mentioned throughout the application, the proposal seeks to be in cohesion with this overlay through the provision of appropriate colours and landscaping.

Other Matters [Section 7]

Where relevant the other matters within Section 7 has been given particular regard to and assessed in the body of this application.

Treaty of Waitangi [Section 8]

With respect to the principles of the Treaty of Waitangi, the project is not considered to be in conflict with these articles.

8.0 CONCLUSION

This application seeks discretionary resource consent for the development of residential apartment in Paihia within the Commercial Zone. Overall, any potential adverse effects are considered to be less than minor. There are no adversely affected persons.

The proposal is consistent with the relevant objectives of policies of the ODP and the PDP. An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order documents also.

On this basis, it is considered that the application is able to be processed on a non-notified basis. Please do not hesitate to contact me should you require any additional information.

Kind regards,



Steven Sanson

Consultant Planner