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

Office Use Only
Application Number:

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)
- ☐ **Discharge**
- ☐ **Change of Consent Notice (s.221(3))**
- ☐ **Extension of time (s.125)**
- ☐ **Other (please specify)** _____

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?	We are a Maori Hapu Trust that is of Te Roroa affiliation and we have had deep consultation with the iwi organisation. We are donating a new tiny home to our Marae from our farm.
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: TIOPIRA TANIERA HAPU TRUST

Email: [redacted]

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: LMD PLANNING CONSULTANCY (ATTEN: LEONARD DISSANAYAKE)

Email: [redacted]

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: EDWARD THOMPSON, ROBYN THOMSON. GLORIANNE PARKS -TIOPIRA TANIERA HAPU TRUST

Property Address/ Location:
52 HOOKS AND HALL ROAD
WAIMAMAKU

Postcode 0473

8. Application Site Details

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

Name/s:

Site Address/ Location:

52 HOOKS AND HALL ROAD

WAIMAMAKU

Postcode 0473

Legal Description: LOT 1 DP 590384 **Val Number:** 00619-52306

Certificate of title: 1128616

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.

PLEASE CONTACT CARETAKER (WI) - PH: 0211387005 BEFORE ANY SITE 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.

TO ESTABLISH AN AGED CARE AND RETIREMENT VILLAGE CONSISTING OF A 1140 M2 AGED CARE BUIDING AND 25 RETIREMENT RESIDENTIAL UNITS (EACH 45M2) WITH ASSOCIATED FACILITIES SUCH AS ACCESS PROVISION, PARKING, WASTEWATER DISPOSAL, WATER SUPPLY AND STORMWATER ATTENUATION IN THE RURAL PRODUCTION ZONE.

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):

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

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**
- [x] **Changing the use of a piece of land**
- [x] **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) TIOPIRA TANIERA HAPU TRUST - SIGNED ON BEHALF OF TRUST BY CHAIR EDWARD FRANK HARRINGTON THOMPSON.

Email: [redacted]

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) EDWARD FRANK HARINGTON THOMPSON

Signature:
(signature of bill payer) [redacted]

Date 29-Oct-2024

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)** LEONARD DISSANAYAKE (AGENT)

Signature: Date

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

Checklist (please tick if information is provided)

- ✔ Payment (cheques payable to Far North District Council)
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ✔ 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.

Waimamaku Aged Care
And
Retirement Village

52A, Hooks and Hall Road, Waimamaku

Planning Report
including
Assessment of Environmental Effects
for
Resource Consent Application
by
Tiopira Taniera Hapu Trust

LMD Planning Consultancy
9 Campbell Lane, Kerikeri
Ph: 027 712 2280
E-mail: lmdpc@xtra.co.nz
Website: www.lmdplanning.co.nz

November 2024

KEY INFORMATION

Applicant	Tiopira Taniera Hapu Trust
Address	52 Hooks and Hall Road, Waimamaku
Legal Description	Lot 1 DP 590384
Title Reference	1128616
Site Area	10.5454 hectares
District Plan Zoning	Operative Far North District Plan (2009) • Rural Production • Resource features - None Proposed Far North District Plan (2023) • Rural Production • Overlays - River Flood Hazard Zone
Proposed Activity	To establish an aged care and retirement village consisting of a 1140m2 Aged Care Building (50 beds) and residential units (each 45 m2) for kaumatua/kuia with associated activities such as access and parking, wastewater disposal, water supply and stormwater disposal.
Reasons for Consent	Operative Far North District Plan • The proposal does not comply with Rules 8.6.5.1.1, 8.6.5.3.6 and 8.6.5.4.1 Residential Intensity and requires resource consent as a non-complying activity under Rule 8.6.5.4. • The proposal does not comply with Rule 8.6.5.1.4 Set Back from Boundaries and requires resource consent as a restricted discretionary activity under Rule 8.6.5.3.4 • The proposal does not comply with Rule 8.6.5.1.4 Scale of Activity and requires resource consent as a discretionary activity under Rule 8.6.5.4.4. • The proposal does not comply with Rule 12.3.6.1.2 Excavation and/or Filling for exceeding the permitted earthworks volume of 5000m3 and requires resource consent as a restricted discretionary activity under Rule 12.3.6.2(a).

- The proposal does not comply with Rule 15.1.6A.1 Traffic Intensity for exceeding the permitted standard of 60 one-way movements and requires resource consent as a restricted discretionary activity under Rule 15.1.6A.4.1

- The proposal does not comply with Rule 15.1.6C.1.1 Private Accessway in All Zones due to the access being provided for more than 8 residential units and requires resource consent as a discretionary activity under Rule 15.1.6C.2

Overall, resource consent is required as a non-complying activity.

Other Permits/ Consents Required

- Building Consent from FNDC

- Land Use Consent and Discharge Permit from Northland Regional Council for earthworks and on-site wastewater treatment and disposal. (These consents will be sought from NRC concurrently or following the decision of this resource consent application)

1.0 INTRODUCTION

The applicant, Tiopira Taniera Hapu Trust (or the Trust) is a Māori Family Trust that consists of family of Māori, Te Roroa, Ngā Puhi, Pahauwera and Ngāti Maniapoto descent. The Trust owns the property at 52 Hooks and Hall Road (the site) in Waimamaku.

The Trust proposes to establish on this property an aged care and retirement village consisting of a 50-bed aged care facility building and 25 residential units; each measuring 45m2. The site is located in the Rural Production Zone of the Far North Operative District Plan (ODP). The proposal breaches a few rules of the ODP such as Residential Intensity, Setback from Boundary, Traffic intensity and Private Access and has been assessed as a 'non-complying activity'. Therefore, on behalf of the applicant, I apply for a resource consent from the Council to establish the proposed activity.

This report aims to provide detailed information as required in Schedule 4 of the Resource Management Act 1991 (RMA), including an 'Assessment of Environmental Effects' (AEE) for the proposed activity.

2.0 DESCRIPTION OF THE SITE

The application site is located at 52 Hooks and Hall Road off State Highway 12 in Waimamaku as shown on the map below.

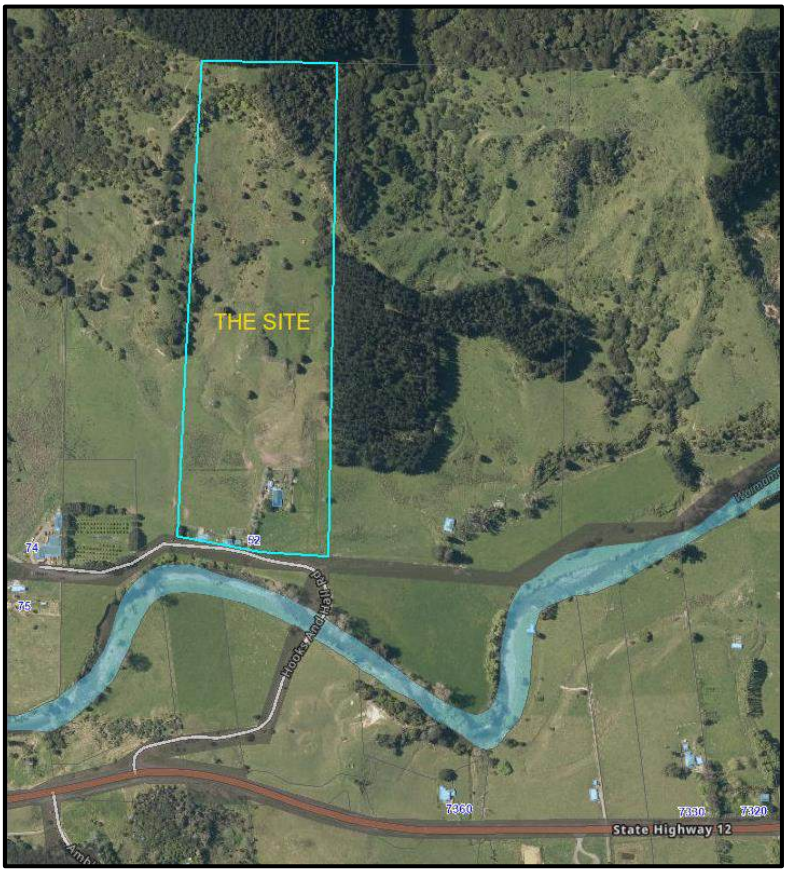

Fig. 1: Site Location Map (*Source - Far North Maps)*

Hooks and Hall Road is a gravel road that can be described as an underdeveloped local road. The sections of this road beyond the property at 74 on the western side and beyond the adjoining property on the eastern side consist of unformed legal roads, commonly referred to as "paper roads."

The site is legally described as Lot 1 DP 590384. The total area of the site is 10.5454 hectares. A copy of the Record of Title (1128616) dated 27 October 2023 is included in **Appendix 1**.

A consent notice (No 1863748.5) is registered on the title; a copy of which is also included in **Appendix 1.** There is only one condition of this consent notice that is applicable to this site. It relates to restrictions on keeping dogs and cats on the site.

The site was created as a result of the subdivision consent (RC 2220701-RMASUB) granted by the Council on 25 January 2023. The remaining lots of the subdivision, which include Lots 2 and 3 DP 590384 and Section 116 Block IX Waoku SD under a single title, are also currently owned by the applicant.

There is an old farm dwelling, a garage, sheds and a recently constructed sleepout on the eastern part of the site. This existing development is fenced off and has vehicle access from two metal driveways off Hooks and Hall Road. There are vegetable gardens and two old farm sheds located near the road on the western part of the site.

The southern part of the site is generally flat and is predominantly in grass. The northern part of the site rises towards the north where there are scattered trees and small pockets of regenerating bush.

The Natural Hazards maps by the Northland Regional Council indicate that the southern part of the site is at risk of River Flood hazard Zones for 10, 50 and 100-year storm events, as illustrated in **Fig. 2** below.

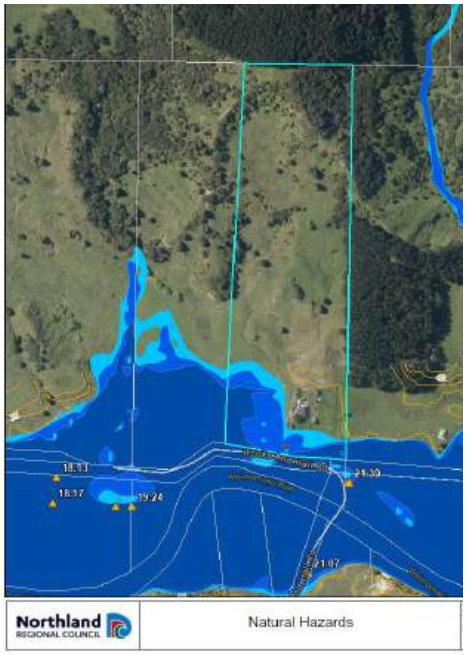

Fig. 2 – River Flood Hazard Zones

According to the FNDC's Land Cover and Land Use maps, the site contains two different soil types (2w 4 & 6e 70) as shown in **Fig. 3** below.

Fig. 3 – Soil Types

The area surrounding the site primarily consists of lifestyle properties, farmlands, agricultural lands and the Waimamaku River.

3.0 DESCRIPTION OF THE PROPOSAL

As mentioned earlier, Tiopira Taniera Hapu Trust proposes to build a Retirement Village that will include an Aged Care Building and 25 self-contained residential units on the site.

The document prepared by the Trust included as **Appendix 2**, provides a historical background of the Trust, its purpose, and its commitment to the Waimamaku community. It also outlines the rationale for this proposal, the anticipated outcomes, and the social, economic, cultural, and environmental benefits for its community and the wider district.

The details of the proposal are as follows.

Aged Care Building

- This building is designed to include 50 beds to provide for 24-hour aged care facilities.

- It will include associated facilities such as a reception area, office rooms, commercial kitchen, laundry and drying area, staff rooms, residential common area and bathrooms.
- The building will be staffed by eight persons in three shifts over 24 hours.
- The floor area of the building is 1140 m2.

Residential Units
- The floor area of each residential unit is 45m2.
- Each unit includes one bedroom with an ensuite, lounge/ kitchen area and a timber deck with ramped access.

Access and Parking
- The existing two driveways will be upgraded to provide suitable access to the Aged Care building and residential units.
- Adequate car parking facilities will be provided within the site.
- As part of the development, the Hooks and Hall Road section between the site boundary and State Highway 12 will be upgraded along with relevant improvements at its intersection with SH 12.

Earthworks and On-Site Infrastructure Facilities
- The estimated total volume of earthworks within the site is 13,250 m3.
- It is proposed to construct an advanced secondary treatment system for wastewater disposal
- Water supply will be provided through water tanks for human consumption and firefighting purposes.

The existing buildings and structures located in the area identified for this proposal will be removed.

Appendix 3 in this report includes**;**
- The Site Plan (prepared by Thomson Survey Ltd), and
- building plans for the Aged Care building, and typical residential unit (prepared by Devlin Property).

[Note: The floor plan layout of the Aged Care building is not yet finalised. It will be provided with the building consent application.]

Several technical reports have been prepared to support this application. These are attached in the following appendices.

Appendix 4 – "Geotechnical Investigation Report, 52 Hooks and Hall Road, Waimamaku" dated 7 November 2024, prepared by RS Eng Ltd. [**Geotech Report**]

Appendix 5 – "Three Waters Report, 52 Hooks and Hall Road, Waimamaku" dated 7 November 2024, prepared by RS Eng Ltd.
[This report covers stormwater, wastewater, water supply, firefighting, and flooding. It will be referenced as the **Three Waters Report]**

Appendix 6 – "Proposed Development – Concept Civil Drawings", prepared by RS Eng Ltd. **[Civil Drawings]**

Appendix 7 – "Proposed Kuia/Kaumatua Housing and Care Facility – Traffic Effects Assessment Summery" dated 12 November 2024, prepared by Engineering Outcomes. **[Traffic Report]**

4.0 ASSESSMENT UNDER THE FAR NORTH OPERATIVE DISTRICT PLAN (ODP)

4.1 MAPS

The site is located within the Rural Production Zone (Zone Map 44). The site is not affected by any resource overlay maps or resource features (Resource Map 44). The site is also not located within a Heritage Precinct or in a Coastal Hazard area. The southern part of the site is located within an area identified as 'susceptible to flooding' in the NRC Potential Flooding Map FL4 in the District Plan. [Northland Regional Council's updated river flood maps released in November 2021 show larger extents of river flooding for 10, 50 and 100-year storm events affecting the site as addressed later in this report]

4.2 ZONE RULES AND DISTRICT WIDE RULES

The proposal is assessed against the Rural Production Zone rules and District Wide provisions as given in the table below.

Note: The table lists the permitted standards (P). Other standards such as Controlled (C), restricted discretionary (RD) and Discretionary (D) are listed only where the permitted standards are not achieved. It excludes some rules or part of rules that are not relevant to this application.

Rule/Standard	Compliance/Activity Status
Zone Rules	
8.6.5.1.1 Residential Intensity – (P) Residential development shall be limited to one unit per 12ha of land. ……. **8.6.5.3.6 Residential Intensity** – (RD) Residential development shall be limited to one unit per 4ha of land. ……. **8.6.5.4.1 Residential Intensity** – (D) Residential development shall be limited to one unit per 2ha of land. ……	The area of the site is 10.54 ha. Therefore, the construction of 25 residential units on this site does not comply with the permitted or restricted discretionary or discretionary activity standards. The proposal is considered a [non-complying activity]
8.6.5.1.2 Sunlight – (P) No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary.	The proposal complies with this standard. [Permitted Activity]
8.6.5.1.3 Stormwater Management (P) The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15%.	The the total impermeable surfaces area on the site has been assessed as less than 15% of the site area. [Permitted Activity]

8.6.5.1.4 Setback from Boundaries (P) No building shall be erected within 10m of any site boundary.....	The residential units 14-25 are located at 3m from the eastern boundary of the site so they do not comply with the permitted standard. The proposal is considered a [Restricted Discretionary Activity] under **Rule 8.6.5.3.4 Setback From Boundaries**
8.6.5.1.5 Transportation	See under item 15.1
8.7.5.1.6 Keeping of Animals	Not applicable
8.7.5.1.7 Noise - (P) All activities shall be so conducted as to ensure that noise from the site shall not exceed the given noise limits at or within the boundary of any other site in this zone.	The proposed activity will comply with the specified noise limits. [Permitted activity]
8.6.5.1.8 Building Height - (P) The maximum height of any building shall be 12m.	The maximum height of the proposed Aged Care building is approx. 6.14m. [Permitted Activity]
8.7.5.1.9 Helicopter Landing Area	Not applicable
8.7.5.1.10 Building Coverage –(P) Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	The total building coverage of the Aged Care building and 25 residential units is 2265 m2. (1140m2+12x45m2) This is approx. 2.1% of site area. [Permitted activity]
8.6.5.1.11 Scale of Activities – (P) The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater.	Since the site area is 10.5 hectares, this rule allows a maximum of 10 persons on the site at any given time. In this instance, the number of persons living in the residential units and the elders who normally reside in the Aged Care building have been excluded from this assessment. It is proposed to engage 8 employees at one period of time in activities on the site. However, considering the likelihood of the presence of visitors or any additional staff (as and when required), it is expected that the total number of persons at any given time may exceed the maximum allowable number (10) for this site.

	In this context, the proposal is assessed as a [Discretionary activity] under Rule **8.6.5.4.4 Scale of Activities.**
8.6.5.1.12 Temporary Events	Not applicable
District Wide Provisions	
Chapter 12.1 Landscape & Natural Features	Not applicable as there are no significant landscape or natural features within the site.
Chapter 12.2 Indigenous Flora & Fauna 12.2.6.1. Indigenous Vegetation Clearance in Other Zones	Not applicable as no vegetation clearance is required.
Chapter 12.3 Soils and Minerals 12.3.6.1.2 Excavation and/or Filling – (P) Excavation and/or filling,on any site in the Rural Production zone is permitted, provided that: (a) it does not exceed 5,000m3 in any 12 month period per site; and (b) it does not involve a continuous cut or filled face exceeding an average of 1.5m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.	(a) The total volume of earthworks within the site has been assessed as approx. 13,250 m3 as follows; Cut – 5870 m3 Fill – 7,380 m3 (b) The max. cut face is 5.4m Accordingly, the earthworks activities do not comply with the permitted activity rule. It is considered a [Restricted Discretionary Activity] under **Rule 12.3.6.2(a).** [Note: Since the exposed earthworks area at any time exceeds 5000m2, consent from NRC will be sought]
Chapter 12.4 Natural Hazards 12.4.6.1.2 Fire risk to Residential Units (P) (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;	There are no such areas within 20m from the proposed residential unit. [Permitted activity]
Chapter 12.5 Heritage	Not applicable as the site does not contain any heritage resources.
Chapter 12.5A Heritage Precincts	Not applicable as the site is not located within a Heritage precinct.
Chapter 12.7 Lakes, Rivers, Wetlands & Coastline	

12.7.6.1.1 Setback From Lakes, Rivers And The Coastal Marine Area (P) (a) a minimum of 30m in the Rural Production zone **12.7.6.1.4 Land use activities involving discharges of human sewage effluent** (P) Land use activities which produce human sewage effluent (including grey water) are permitted provided that: (b) the effluent is treated and disposed of on-site such that each site has its own treatment and disposal system, no part of which shall be located closer than 30m from the boundary of any river, lake, wetland or the boundary of the coastal marine area.	The proposed buildings are located more than 30m from the Waimamaku River. [Permitted activity] The proposed wastewater disposal system is located more than 30m from the boundary of Waimamaku River. [Permitted activity]
Chapter 12.8 Hazardous Substances	Not applicable as there will be no activities involving hazardous substances.
Chapter 12.9 Renewable Energy and Energy Efficiency	Not applicable. (The applicant is not proposing to install any renewable energy devices at this stage).
Chapter 15.1 Traffic, Parking and Access **15.1.6A Traffic** **Table 15.1.6A.1 Traffic Intensity** (P) The zone allows 60 daily one way movements. The Traffic Intensity Factor (TIF) is determined by reference to **Appendix 3A** in **Part 4. Exemptions:** A single residential unit, farming etc. *Appendix 3A specifies;* • *Kaumatua housing – 2 per house* • *Home for the Aged – 2 per bed plus 2 per employee.* **15.1.6B.1.1 – Parking** (P) Where (i) an activity establishes, the minimum number of on-site car parking spaces shall be determined by ***Appendix 3C.*** *Appendix 3C specifies;* • *Kaumatua housing – 1 per house* • *Home for the Aged – 1 per every 5 people facility is designed for plus 1 per 2 employees.*	The total traffic intensity based on Appendix 3A standards is calculated as follows; • Kaumatua residential units: 2 x 25 units (excluding a single unit) = 50 • Aged Care building: 2x50 beds =100 Total = 150 one-way movements Therefore, the proposal does not comply with this rule. It is considered a [Restricted Discretionary Activity] under **Rule 15.1.6A.4.1 Traffic Intensity** The total car parking spaces based on Appendix 3C standards is calculated as follows; • Kaumatua residential units: 1 x 25 units = 25 • Aged Care building: 50 beds/5 =10 • Staff: 8 employees/2 =4 Total = 39 parking spaces

	Note: parking for 8 staff member (working on shift basis) was considered.
15.1.6B.1.4 Accessible Car Parking Spaces - (P) Where onsite parking is provided or is to be provided for all buildings and activities in accordance with ***Rule 15.1.6B.1.1***, except dwellings, car parking spaces for those with disabilities will be provided as follows: (a) Accessible car parking spaces shall be provided at the following ratio: • 20 or less car parking spaces provided - One accessible car parking space • 21 – 50 car parking spaces provided - Two accessible car parking spaces • Every additional 50 car parking spaces where more than 50 spaces are provided - One additional accessible car parking	At least one accessible car parking space will be provided for the Aged Care building. [Permitted activity]
15.1.6C - Access **15.1.6C.1.1 Private Accessway in All Zones** (a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with ***Appendix 3B-1*** in ***Part 4*** of this Plan. (c) A private accessway may serve a maximum of 8 household equivalents.	(a) The private accessway to residential units does not satisfy Note 3 in Appendix 3B-1 (c) The private accessway to 25 residential units does not comply with this rule. Therefore, in terms of **Rule 15.1.6C.2**, the proposal is considered a [Discretionary activity]
15.1.6C.1.5 Vehicle Crossing Standards In Rural And Coastal Zones (P)	The existing vehicle crossings off Hooks and Hall Road will be upgraded to satisfy the relevant standards specified in items (a) and (b) of this rule. [Permitted Activity]
Chapter 16 Signs and Lighting **16.6.1.1 Light Spill & Glare**	None of the provisions in this rule does not apply to this proposal as it is located in the Rural Production zone. [Permitted activity]

16.6.1.2 General Requirements for All Signs (a) The maximum height of any sign, ... on any site shall not exceed 4m, (e) The maximum number of freestanding signs on a site shall not exceed 1 per site frontage	It is proposed to construct only one freestanding sign and it will not exceed 4m in height. [Permitted Activity]
16.6.1.3 Maximum Sign Area Per Site (a) For Rural Production Zone – 3m2	The area of any sign will not exceed 3m2 [Permitted activity]

Activity Status
Overall, the proposal is a 'Non-complying' activity under the ODP.

5.0 ASSESSMENT UNDER THE FAR NORTH PROPOSED DISTRICT PLAN (PDP)

5.1 ZONE MAP AND OVERLAYS

The site is located within the 'Rural Production Zone' in the PDP maps. The southern part of the site is affected by the River Flood Hazard Zone overlay (10-year and 100-year ARI event). T

5.2 RULES WITH IMMEDIATE LEGAL EFFECTS

At this stage of the Proposed District Plan process, only rules with immediate legal effects are relevant in assessing this application.

The rules with immediate legal effects are included for all or part of the rules in the following chapters.

- Hazardous Substances
- Heritage Area Overlays
- Historic Heritage
- Notable Trees
- Sites and Areas of Significance to Maori
- Ecosystems and Indigenous Biodiversity
- Activities on the Surface of Water
- Earthworks
- Signs
- Orongo Bay Zone

Having reviewed these rules in relation to the site and the proposed activity, only the following rules with immediate legal effects in the Earthworks chapter are considered relevant for this application. Therefore, the proposal is assessed against these rules as follows.

Chapter	Rule/Standards Reference	Compliance/Activity Status
Earthworks	**EW-R12 –** Earthworks and discovery of suspected sensitive material	On discovery of any suspected sensitive material, necessary action will be taken to follow

	PER-1 The earthworks comply with standard **EW-S3** - Accidental Discovery Protocol.	the requirements of EW-S3. The Council may include an Advice Note in the consent to ensure that activities will comply with this rule. [Permitted Activity]
Earthworks	**EW-R12 –** Earthworks and erosion and sediment control. **PER-1** The earthworks comply with standard **EW-S5** Erosion and sediment control.	Necessary action will be taken during the construction process so that the earthworks activities will be undertaken following EW-S5 standards. [Permitted Activity]

Overall Activity Status

Based on the above assessments under the ODP and PDP, the proposal is considered a **Non-complying** activity

6.0 STATUTORY ASSESSMENT

Section 104 of the RMA establishes the statutory framework within which the Council is required to consider an application for a resource consent.

Section 104(1) outlines that, when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to –

(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 to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(b) 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

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application

Further, with regard to non-complying activities (such as this proposal), section 104D (1) states;

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of—

(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

Accordingly, an assessment of the proposal in terms of these statutory requirements is given in the following sections.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS [s 104(1)(a) Assessment]

The proposal breaches the 'Residential Intensity', 'Setback from Boundaries', 'Scale of Activities', 'Traffic Intensity' and 'Access' rules in the Operative District Plan. Given that the proposal is overall a non-complying activity, 'Assessment Criteria' listed in Section 11 of the ODP have been considered in assessing the environmental effects with respect to all zone rule breaches. Additionally, the environmental effects have been considered for other relevant aspects of this proposal as commented below.

7.1 Residential Intensity and Scale of Activities (Rule 11.1)

(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.

The current principal activity on the site is a farmhouse with associated accessory buildings but these activities will be replaced by the proposed development. The proposed residential units are small, each with a floor area of 45m2 and 4.5m in maximum height. There are hardly any buildings in the immediate surrounding area. The nearest building (shed) on the adjoining site to the east and the nearest house at 47 Hooks and Hall Road are about 200m and 300m from the proposed development area respectively. Therefore, the effects of the character and appearance of the proposed residential units will have no direct bearing on the buildings in the surrounding area.

(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties in order to avoid visual domination and loss of privacy and sunlight to those properties.

Out of the proposed 25 residential units, 12 will be constructed with a setback of 3m from the eastern boundary. The owners of this affected property have given written approvals for this proposal. Therefore, any adverse effects relating to visual domination and loss of privacy to this affected property are considered 'less than minor'. It is suggested to plant

trees as a hedge along the eastern boundary to reduce any impacts related to visual dominance or privacy loss for the neighbouring site.

(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects.

The site is 10.5 ha property so it has a large open space with mature trees and landscaped areas. As mentioned above, it is proposed to plant a hedge between the residential units and the eastern boundary. Additionally, it is proposed to plant a hedge along the road frontage to mitigate any adverse effects on road users from the new buildings.

(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.

As recommended in the Traffic Report, this road will, be upgraded to cope with the effects of increased vehicular traffic from the proposed development. Currently, there is hardly any pedestrian traffic along Hooks and Hall Road. It is not likely that much pedestrian traffic will be created by the development as there are no shops or other public activities nearby.

(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.

The location and design of vehicular and pedestrian access, on-site vehicle manoeuvring and parking areas are shown in the Site Plan. The Traffic Report indicates that any adverse effects of additional traffic can be addressed with the recommended measures.

(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.

Hooks and Hall Road is an under-developed public road. The matters relating to the roading hierarchy, provision of access and function of the road are addressed in the Traffic Report

(g) The extent to which hours of operation are appropriate in terms of the surrounding environment.

The Aged Care Building will operate 24 hours a day. All surrounding properties are large and lack residential activities. Therefore, these hours of operation are suitable for this environment.

(h) Noise generation and the extent to which reduction measures are used.

Noise generation will be within the permitted limits specified for this zone in the District Plan. Therefore, no reduction measures are proposed.

(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.

The **Three Waters Report** details the provision of water supply, disposal of wastewater and stormwater management.

(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.

There is no reticulated stormwater system in this area. Stormwater runoff and overflows will be directed to a formed planted swale drain to provide treatment along the southern side of the property, prior to discharging to a culvert beneath the road and then to Waimamaku River.

Accordingly, the development is designed that mitigate any adverse effects of stormwater discharge from the site into a natural water body and no adverse effects are anticipated from stormwater disposal.

(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.

The proposed residential units designed for kuia/kaumatua cannot be compared with normal residential units in this retirement village. They are designed to be in a cluster form. However, the site is large enough to provide the opportunity for additional outdoor activities..

(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.

The loss of open space due to this development is considered negligible when compared to the area of the site (10.5ha). The buildings will be constructed primarily on grassland and areas already occupied by existing buildings. As mentioned above, a planting program will be implemented as part of this development.

(m) Any adverse effects on the life supporting capacity of soils.

No adverse effect on the life-supporting capacity of soils is anticipated from this proposal.

(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.

The residential units are situated near each other as part of the design concept for this retirement village. The Trust will implement adequate measures to maintain visual and auditory privacy at an acceptable level.

(o) Visual effects of site layout on the natural character of the coastal environment.

Not applicable as the site is not located in a coastal area.

(p) The effect on indigenous vegetation and habitats of indigenous fauna.

There will be no effect on indigenous vegetation. The northern part of the site is located within the 'Kiwi present' area as identified by the Department of Conservation. The Trust will ensure that the consent notice requirement regarding the keeping of cats and dogs will be adhered to.

(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.

The southern part of the site located within a river flood zone. However, the proposed buildings will be located outside this natural hazard area. The effects of this natural hazard on this proposal has been addressed and adequate mitigation measures has been proposed in the Engineering Support.

(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.

The adjoining properties are primarily rural lifestyle or farming properties. No reverse sensitivity effects are anticipated from this proposal as the owners of all these properties have provided their written approval for this proposal.

(s) When establishing a minor residential unit ……..

Not applicable. The proposal is not to establish a minor residential unit.

(t) With respect to access to a State Highway (SH) that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connections to the local roading network and the provision of written approval from the NZ Transport Agency.

This has been addressed in the Traffic Report.

7.2 Setback from Boundaries (Rule 11.6)

It is for only 13 residential units (Nos 14-25) located 3m from the eastern boundary are considered a restricted discretionary activity under Rule 8.6.5.3.4. However, instead of assessing the effects against the matters mentioned in Rule 8.6.5.4, the following matters in Rule 11.6 for 'Setback from Boundaries' have been considered for this assessment.

(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.

(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.
(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.
(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.
(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

Assessment –
The assessment criteria (a)-(d) mainly relate to non-compliance with the setback rule from the road boundary. In this instance, all buildings are located at sufficient distances (more than 10m) from the public road. They do not intrude on the street scene or reduce the outlook and privacy of the adjacent properties.

Regarding items (b) & (d), the applicant has obtained written approval from the adjoining neighbours on Section 127 who are affected by the reduction of setback from their boundary. Therefore, any adverse effects from the proposed residential units on these neighbours can be disregarded. Nevertheless, the applicant is proposing to plant trees along the public road as indicated in the Site Plan.

Regarding Item (e), all building maintenance and construction activities will be contained within the boundaries of the site.

7.3 Earthworks

Section 7.4 in the **Geotech Report** provides recommendations to minimise any adverse effects from the proposed earthworks.

The assessment criteria in Rule 12.3.7 have been considered in assessing the effects of earthworks as follows.

a) the degree to which the activity may cause or exacerbate erosion and/or other natural hazards on the site or in the vicinity of the site, particularly lakes, rivers, wetlands and the coastline;

Nil. The proposed earthworks, which are addressed within the RS Eng reports, are limited to the property and shall be revegetated, retained or stabilised once completed, therefore not causing or exacerbating erosion and or other natural hazards on the site or in the vicinity of the site.

(b) any effects on the life supporting capacity of the soil;

Nil. The earthworks are being stabilized with retaining walls and gentle fill batters. The site is to be revegetated post-earthworks to avoid any erosion or land instability.

(c) any adverse effects on stormwater flow within the site, and stormwater flow to or from other properties in the vicinity of the site including public roads;

The stormwater flows from the proposed impervious surfaces (less than 15% of the property) will be discharged to open farm drains and then to the Waimamaku River. Although the development may alter the existing overland flow paths, and flood plains, the overall effects of the development are considered less than minor. Refer to the RS Eng report.

(d) any reduction in water quality;

The effect of water quality is considered less than minor. The runoff from the site and paved surfaces will discharge to a treatment swale prior to discharging to an open drain.

(e) any loss of visual amenity or loss of natural character of the coastal environment;

Not applicable. The site is not in a coastal environment.

(f) effects on Outstanding Landscape Features and Outstanding Natural Features (refer to Appendices 1A and 1B in Part 4, and Resource Maps);
(g) the extent to which the activity may adversely affect areas of significant indigenous vegetation or significant habitats of indigenous fauna;
(h) the extent to which the activity may adversely affect heritage resources, especially archaeological sites;
(i) the extent to which the activity may adversely affect the cultural and spiritual values of Maori, especially Sites of Cultural Significance to Maori and waahi tapu (as listed in Appendix 1F in Part 4, and shown on the Resource Maps);

The above matters do not apply to this site. There are no such features affecting this site.

(j) any cumulative adverse effects on the environment arising from the activity;

Nil. The earthworks proposed shall be stabilized and sealed with pavements or vegetation.

(k) the effectiveness of any proposals to avoid, remedy or mitigate any adverse effects arising from the activity;

The earthworks will be undertaken during the summer season with robust sediment and erosion control measures in place until all surfaces are either stabilized and revegetated or sealed.

(l) the ability to monitor the activity and to take remedial action if necessary;

The contractor will be required to monitor the erosion and sediment control measures regularly, to ensure they are maintained and compliance is achieved.

(m) the criteria in Section 11.20 Development Plans in Part 2.
(n) the criteria (p) in Section 17.2.7 National Grid Yard.

The above matters do not apply to this proposal.

It is considered that the environmental effects from earthworks activities will be minor

7.4 Traffic, Parking and Access

The **Traffic Report** by Engineering Outcomes (**Appendix 7)** provides an assessment of traffic generation by the proposal, the demand for parking requirements and access provisions.

The Report writer confirms that the traffic intensity of the proposal, when calculated in accordance with Appendix 3A, is 150 movements per day and states; "*I consider this the upper end of the likely range of actual traffic generation, but also not overly excessive*."

The proposal provides approximately 50 car parking spaces which is more than what is required (39) based on the District Plan's parking standards.

Given the current status of Hooks and Hall Road, the report makes recommendations to upgrade the road where necessary and also suggests improvements at its intersection with SH 12. However, the Report states that the general widening of Hooks and Hall Road is not recommended.

As the residential units are mainly for kuia and kaumatua, the parking requirement is likely to be less than the ODP requirements and the resultant traffic generation per day will be less than what is anticipated in the ODP.

7. 5 Wastewater Disposal and approval for creating a drainage easement

Section 4.0 in the **Three Waters Report** assesses the proposal in respect of wastewater disposal. It estimates that the total daily wastewater flows from this development is 17,385 L based on its assessment for the two components of the proposal as follows.

- Residential units – 4,785 L
- Aged Care Facility – 12,600 L

Total 17,385 L

Therefore, it recommends an advance secondary treatment system for the disposal of wastewater from this proposal.

As for the irrigation field area, the report estimates that a total disposal area of 8693m² is required based on the assessed total daily flow and irrigation rate. (Section 4.3)

As per the report's recommendation, wastewater field will be mounded by approx. 0.5m for groundwater separation in the lower lying area of the site (western side).

Part of the identified irrigation field will extend into the neighbouring lot (Lot 2 DP 590384), which is also owned by the Trust. This necessitates creating a sewerage easement on Lot 2 in favour of the site. This is indicated on the Site Pla. Therefore, it is requested that a suitable condition be included in the consent in this regard.

A suggested condition is given below for consideration.

> *"At the time of applying for a building consent for the wastewater treatment and disposal system, provide evidence that a drainage easement has been created on Lot 2 DP 590384 in favour of Lot 1 DP 590384 in accordance with the site plan provided in resource consent application"*

The estimated total daily wastewater flows of 17,385 L exceed the permitted limit of 2000 L/day specified in the Proposed Regional Plan and is considered a discretionary activity. Therefore, it is necessary to obtain a resource consent (Discharge Permit) the Northland Regional Council (NRC).

The Report includes an assessment of environmental effects with regard to wastewater disposal to assist the resource consent application to NRC.

Based on its assessment, the Report concludes *"Overall, RS Eng consider the risk of potential effects of the effluent discharge on ground and surface water quality to be no more than minor".* (Section 5.5.9)

7.6 Stormwater Management

Section 5.0 of the **Three Waters Report** provides an assessment relating to stormwater management.

It estimates that the proposed aged care facility, units, and paved accessway areas are to have an approximate impervious surface area of 7500m². This is less than half of the allowable limit for this site [15818m2 or 15% gross site area]. Even if the impermeable surfaces of the existing sheds and gravel areas near the road boundary are taken int account, the total impermeable surfaces of the site would not exceed the allowable limit for this site.

As recommended in the Tree Waters Report, stormwater runoff and overflows will be directed to a formed planted swale drain to provide treatment along the southern side of the property, prior to discharging to a culvert beneath the road and then to Waimamaku River.

7.7 Water Supply

Section 6.0 of the **Three Waters Report** described the method of proposed water supply for this development.

It states, "*Potable water will be provided to the aged care facility and each unit building by rainwater tanks. Runoff from the roof areas will need to be directed to the tanks by suitable pipe networks."*

With regard to firefighting water supply, the Report states, "*Further assessment shall be undertaken once finalised building plans are available at the building consent stage. Specific approval shall be sought from the NZ Fire Service".*

7.8 Natural Hazards (Food Hazard)

The NRC has identified the southern area of this site as being flood susceptible. Section 3 of the **Three Waters Report** provides an assessment relating to flood hazards and makes recommendations.

For this, RS Eng has undertaken modelling using Hec-Ras. Having analysed the depth and extent during a 1% AEP + CC flood level for both pre-development and post-development scenarios, the Report confirms that "*the post-development model demonstrates the proposed building areas are elevated above the 1%AEP+CC flood level." (section 3.3)*

The Report further states that "*Due to the nature of the wide flood plain at the property, and the restricted flood plain up stream of the property, the proposed earthworks have no effect to the flood level and velocities" (section 3.4)*

In order to develop building platforms elevated above the 1%AEP+CC flood level, Table 2 of the **Three Waters Report** provides recommended minimum ground and floor levels as follows.

Minimum Level (mNZVD)	
Ground	Habitable Floor
22.60	23.10

It is considered that any adverse effects from flood hazards can be mitigated to a minor level through the recommended mitigation measures.

7.9 Heritage Resources, Landscape and Fauna

There are no heritage resources on the site.

The site is not located within an 'outstanding landscape' as defined in the District Plan and it does not contain any significant landscape value. The proposal will not affect any Protected Natural Area (PNA). No indigenous vegetation clearance is required to implement this proposal.

The Northern part of the site is located within an area identified as 'kiwi present' (not high density) as shown in the following map.

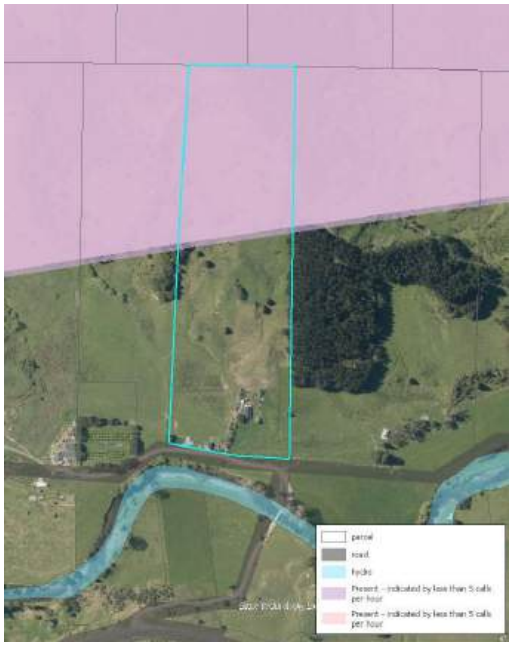

Fig. 4 - Kiwi Present Overlay
(*Source - Far North Maps)*

The area designated for this proposal is located outside the boundary identified as the "kiwi present" area. As previously mentioned, there is a consent notice registered on the title that includes restrictions on keeping dogs and cats on the property. The Trust will adhere to the requirements outlined in the consent notice.

7.10 Rural Character, Landscape and Amenity Values

A wide range of lot sizes and activities co-exist in the surrounding area. The development pattern is not uniform but can be broadly characterised as rural residential, rural lifestyle, undeveloped properties and blocks of rural production activities such as grazing and horticulture.

Athough numerically, the residential intensity of the proposal in terms of ODP standards is high, all the units which are only 45m2 each are meant for older couples or single persons and not meant for large families.

Further, the total building area of all proposed units is comparable to that of normal residential developments that could be allowed for this site as a discretionary activity. For instance, this 10.5 ha site can accommodate 5 residential units with at least a 2000m2 exclusive area surrounding each unit as a discretionary activity. Assuming that the average floor area of the moderate-sized residential development including any accessory building is 225m2, the total floor area of 5 residential units would be 1125m2. This is almost the same floor area for all residential units proposed in this application (45m2 x 25 units = 1125m2).

The above analysis suggests that the effect of the proposed residential development, not in terms of the number of units built but its total building area is comparable to the prevailing surrounding residential developments and can be successfully integrated within the existing wider rural environment.

The site is not within an 'outstanding landscape' or a 'significant natural' area.

In terms of visual effects, the proposed development is located about 300m north of SH 12. As observed from the site visit, the visibility of the proposed development from SH 12 will be limited to about 350m due to intervening vegetation and ground contours. This viewing distance is approximately marked from **A** to **B** on SH 12 as indicated in **Fig 5** Below.

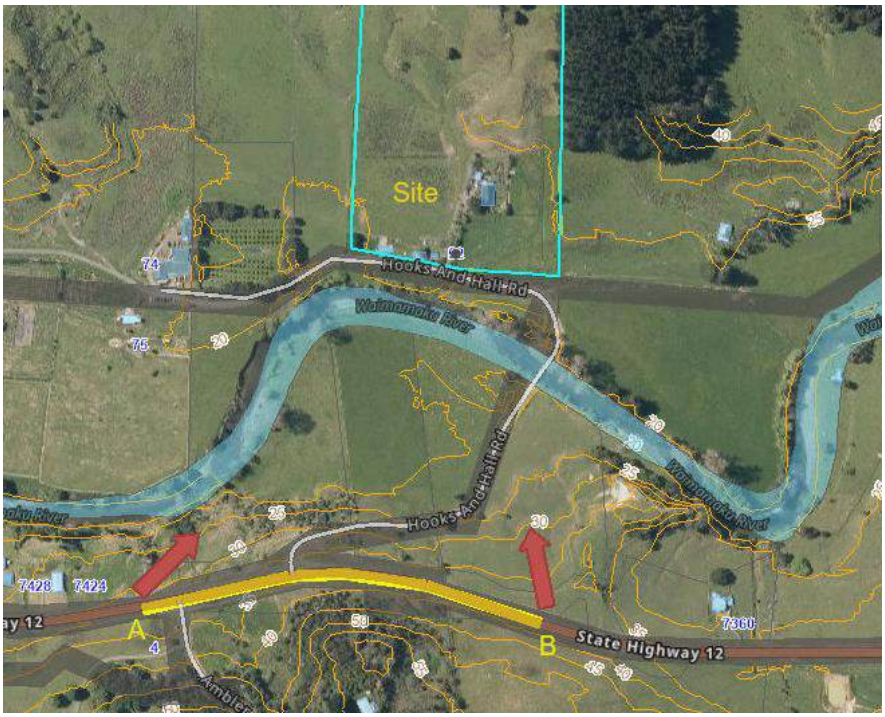

Fig 5. Viewing locations from State Highway 12

Consequently, visibility for a traveller on SH 12 will be merely a passing experience rather than a direct view of the proposed buildings.

As mentioned later in this report, written approvals have been obtained from most of the residents on Hooks and Hall Road for this proposal. Therefore, any adverse effects on them can be disregarded.

Nevertheless, the applicant is proposing to implement a planting plan along the eastern boundary and the road frontage of the site to provide adequate screening for this development.

Overall, the proposal's effects on rural character, landscape, and amenity values are considered to be less than minor.

7.11 Effects on Neighbours

In terms of s95B and s95E of the Act, four properties were identified as adjacent properties. These are marked with orange circles and numbered 1-4 on the map in **Fig. 6** below.

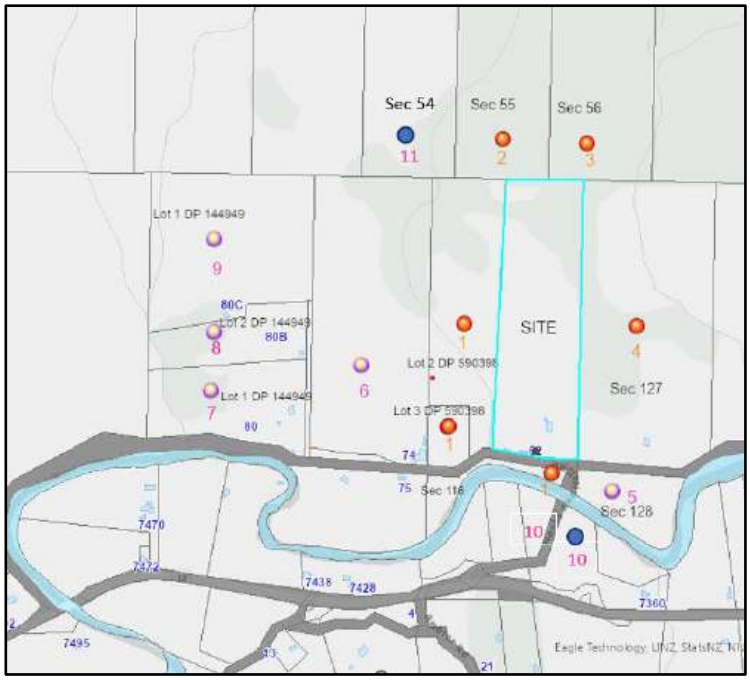

Fig. 6 – Adjacent Properties

It must be mentioned that the three lots marked as '1' are amalgamated in one title and owned by Edward Thomson, Robyn Thomson and Glorianne Parkes, who are the trustees of Tiopira Taniera Hapu Trust, being the applicant.

Property Nos 2 & 3 (Sec 55 & Sec 56 Blk IX Waoku SD), located off a 'paper road' and owned by G L & J N Coulter, are completely covered in bush/plantation. Given that the proposed development is undertaken about 500m from the common boundary between the site and these two properties, it was determined that the effects of the proposal on the owners of Sec 55 & Sec 56 are 'less than minor'; as such their written approval was not sought.

The applicant has received written approval from the owners of property No 4 (Sec 127), who are specifically affected by the proposal's breach of 10m setback rule. These persons also own property No 5. Additionally, the applicant has received written approvals from the owners of other properties in the surrounding area.

The details of written approvals are given below.

Prop. No.	Property owners	Legal Description	Address
4 & 5	G A & S P Rogers	Sec 127 & 128 Blk IX Waoku SD	7284 State Highway 12 Waimamaku

6	D M & R L Wilson	Lot 1 DP 149262	74 Hooks & Hall Road Waimamaku
7	A J Mathews	Lot 3 DP 144949	80 Hooks & Hall Road Waimamaku
8	D M & J A Buck	Lot 2 DP 144949	80B Hooks & Hall Road Waimamaku
9	P S Burgess	Lot 1 DP 144949	80C Hooks & Hall Road Waimamaku
10	A J Hook	Pt. Wairau North 1A3A	7360 State Highway 12 Waimamaku
11	V M Cherrington	Sec 54 Blk IX Waoku SD	State Highway 12 Waimamaku

[**Note**: At the time of neighbour consultation, the property owners were provided with a Concept Layout Plan as the final lay out plan was yet to be completed based on engineering investigations and reports. The neighbours were advised about the likelihood of some changes to the layout plan and special note was included on the map stating that;
'I/We have no objection to any changes to this plan in the consent process']

All parties have signed on the plan and provided unconditional written approvals. Copies of them are in **Appendix 8**.

Therefore, any adverse effects of this proposal on these neighbours are can be disregarded.

7.12 Precedent Effect

It is acknowledged that the notion of 'precedent' is a relevant factor for the Council in considering whether to grant a resource consent for a non-complying activity such as this proposal.

This requires the Council to consider each of such applications on its merits as there are different aspects to consider including the nature of non-compliance with the District Plan rules, the purpose of the proposed activity, and the uniqueness of the site in terms of its location within the surrounding environment.

In this context, the proposal has the following unique characteristics.

- The primary purpose of the proposed retirement village is to provide aged care facilities and residential accommodation for elderly kaumatua/ kuia in the local community in an integrated manner.
- It is different to situation of papakainga housing for Māori families.
- It is different to the type of normal retirement villages established in the district for elderly persons.
- While the proposal is treated as non-complying activity due to the breach of the residential activity rule, each of the proposed self-contained unit is small having only 45m2 floor area and not meant for large families.
- The proposal is undertaken in an integrated manner with communal wastewater treatment, stormwater management and water supply system.
- The project will be implemented by a Hapu Trust to fulfill its commitment to their community in Waimamāku, by providing a health care facility for

many elderly who require care in a residential setting or safe and healthy accommodation where there is extreme shortage of accommodation for elderly Kaumātua and kuia – both Māori and non-Māori.
- The proposal can be seen as a sustainable alternative development for this site in the context of the site's topography and other long term restrictions limiting the sustainable and economic viability of the land being used for soil-based productive purposes as assessed earlier.

Taking the above factors into account, it is considered that this proposal is different from the 'generality of cases' found in the development in Rural Production zone. It is believed that granting approval to this proposal would not result in any adverse precedent which could then be convincingly be applied to different sites elsewhere within the surrounding Rural Production zone.

7.13 Summary

Based on the above assessments, it is concluded that the proposal is consistent with the assessment criteria for relevant District Plan rule breaches. There are no adverse environmental effects relating to access, traffic, wastewater disposal, stormwater disposal, water supply, rural character and amenity values. The proposal is not incompatible with the land and will not cause any potential reverse sensitivity adverse issues with adjacent properties. Any adverse effects on the adjoining property owners can be disregarded as the affected parties have provided written approvals for this proposal. This application will not likely set precedence in approving this proposal for the specific reasons discussed.

Overall, the actual and potential adverse effects of the proposal on the wider environment are minor. Any potential adverse effects can be avoided or mitigated through consent conditions to a degree that is 'less than minor'.

8.0 POSITIVE EFFECTS
[S104(1)(ab)Assessment]

The proposed activity aims to provide essential retirement living and aged care facilities for both Māori and non-Māori in the area. Currently, the nearest similar facility is the Rawene Hospital, which is located approximately 35 kilometers from Waimamaku, and it operates on a much smaller scale.

Once established, this proposal will lead to significant social, economic, and environmental benefits, as outlined in the Trust's document in **Appendix 2**.

9.0 NATIONAL ENVIRONMENTAL STANDARDS
[s 104(1)(b) (i) & (ii) Assessment]

9.1 National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (Resource Management Regulations 2011) - (NES-CS).

As mentioned earlier in this report, the site was created in July 2023 as a result of the subdivision consent approval (RC 2220701) granted by the Council. In

that application, an assessment was made under NES-CS and it was established that a detailed assessment (HAIL Report) was not required for the subdivision approval process.

The applicant confirms that no HAIL activity has been undertaken on the site since the subdivision approval.

The Northland Regional Council's 'Selected Land-use Register' online maps do not show any SLU points or SLY Polygons within the site area.

Therefore, NES-CS Regulations do not apply to this proposal.

9.2 National Environmental Standards for Freshwater 2020 – (NES-F)

There are no wetlands or streams within the site. While the site is located in the vicinity of Waimamaku River, the proposal does not breach any NES regulations. In particular, no vegetation clearance or earthworks will occur within a 10m setback, and no discharge of water will take place within a 100m setback from the river in this proposal.

10.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022 – (NPS-HPL)

[s 104(1)(b) (iii) Assessment]

The NPS-HPL is relevant as part of the site contains a soil category of 2w 4, which is considered 'highly productive land'. [Refer to **Fig. 3** in Section 2 of this report]

The NPS-HPL provides a single objective in Section 2.1 as follows;

Objective: *Highly productive land is protected for use in land-based primary production, both now and for future generations.*

Among the 9 policies listed in Section 2.2, only the following two policies are considered relevant.

Policy 8*: Highly productive land is protected from inappropriate use and development.*

Policy 9*: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*

Section 3.9 of NPS-HPL allows uses or developments on highly productive land if specific requirements are applied to the development, including the following:

3.9 Protecting highly productive land from inappropriate use and development

(2) A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:

(d) it is on specified Māori land:

NPS (HPL) interprets 'Specified Māori land' as land under any of the stated six types of lands that include the following;

(a) Māori customary land or Māori freehold land (as defined in Te Ture Whenua Māori Act 1993):

(f) land held by or on behalf of an iwi or hapū if the land was transferred from the Crown, a Crown body, or a local authority with the intention of returning the land to the holders of the mana whenua over the land

In this instance, the subject site is not a Māori customary land or Māori freehold land. Although a Hapu Trust owns the land, it does not meet the specific requirements stated in (f) above. As a result, the land does not technically qualify as 'Specified Māori Land.'

However, it needs to be mentioned that Tiopira Taniera Hapū Trust is a Whānau Trust that is over 25 years old and the owner of the land block is registered in **Te Kooti whenua Māori / Māori land court.**

In this context, we request the Council to take a liberal approach in the decision-making process and acknowledge that Tiopira Taniera Hapū Trust is a suitable entity that has the authority to qualify its whenua within the meaning of 'Specified Maori land types' so that the proposed development should not be regarded as inappropriate.

Section 3.10 of NPS–HPL also provides exemptions for highly productive land as stated below.

3.10 Exemption for highly productive land subject to permanent or long-term constraints

(1) Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:

(a) there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and

(b) the subdivision, use, or development:
(i) avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and
(ii) avoids the fragmentation of large and geographically cohesive areas of highly productive land; and
(iii) avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and

(c) the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the

loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

The information and assessment relating to the above matters are given below.

(a) Permanent or long-term constraints

A substantial area of land within the area identified as 'Highly Productive Land' is subject to permanent constraints due to river flood hazards as identified in NRC maps. Further, a considerable portion of the land set aside for the proposed development is already developed with the existing farmhouse dwelling, sleepout, other accessory buildings, driveways and parking areas and the exclusive outdoor areas of this residential development that may not be suitable for any future land-based primary production activities.

Considering these factors, a surveyor from Thomson Survey Ltd has created a map highlighting the available area of potential Class 2 soils on the site, as shown in **Appendix 9**.

This map shows how and where the soils maps class 2 changes to class 6, over an aerial image. However, the surveyor has commented that it is very apparent to him that the line scaled from the soils map (the pink line) is an approximate location and it does not accurately follow the local site features.

Therefore, he has drawn what he considered to be the actual change from the flat alluvial type land – to the steep clay hill country. (The yellow dashed line)

The blue dashed line shows the 1:100yr flood extent as mapped by the Council.

The surveyor has calculated that the total area identified as potentially class 2 is about 2.47 ha; i.e. from the road to the yellow dashed line.

However, if the flood-susceptible parts and the land already developed are excluded, that leaves only 8389m² of potentially class 2 soils. The odd shape of that area, which is almost divided into two parts due to the existing development, is shown by pink hatching on the map.

The caretaker of the Trust, who has been living on the property for over three years, is sceptical about any claims that the land has 'highly productive' soils. Based on his experience, he believes the soils in this area are quite poor and tend to be overly wet for most of the year.

(b) Avoidance of uses or development

(i) As assessed by the surveyor, the loss of about 8400m2 of highly productive land due to this development is considered to be insignificant in the district.
(ii) This proposal will not result in the fragmentation of large and geographically cohesive areas of highly productive land.
(iii) Reverse sensitivity effects from surrounding land-based primary production activities can be discounted from this proposal because

written approvals from the owners of affected neighbouring properties have been obtained.

(c) Benefits and costs factors

The document in **Appendix 2** describes the environmental, social, cultural and economic benefits expected from this proposal. This can be summarised as follows.

- Environmentally, the proposal offers to upgrade Hooks and Hall Road, including improvements to the bridge over Waimamaku River, for the benefit of the occupants/employees of the project and the general public using the road. Additionally, the project is designed to use green technology and poison-free building methods. The Trust plans to utilize sustainable solar energy for consistent electricity in the future.

- This project provides significant long-term social and economic benefits to the community. It is expected to create up to 50 permanent jobs and offers career training opportunities. Additionally, there will be an immediate economic boost for local businesses involved in construction. The increased spending power of residents will further support these businesses. Overall, this facility will have a lasting positive impact on the local economy.

- This proposal is culturally significant for the Trust's Marae, as well as their Iwi and mataawaka living in the area, due to the enhanced economic opportunities it offers and the incorporation of their cultural values.

With regard to the environmental, social, cultural, and economic costs linked to the loss of highly productive land, it was highlighted that the reduction in available highly productive land for primary production would be minimal, amounting to less than 1 hectare. Over the past 70 years, the land in question has not been used for agricultural purposes or large-scale commercial horticulture. Instead, it has primarily served to support families living on the property, rather than being part of a commercial operation.

Based on the comments provided, it is believed that the environmental, social, cultural, and economic benefits of the proposal outweigh the long-term costs associated with the loss of a limited area of highly productive land on this site for land-based primary production.

Section 3.10 Subclauses (2) & (3)

The following comments are provided to these subclauses;

(2) In order to satisfy a territorial authority as required by subclause (1)(a), an applicant must demonstrate that the permanent or long-term constraints on economic viability cannot be addressed through any reasonably practicable options that would retain the productive capacity of the highly productive land, by evaluating options such as (without limitation):

(a) alternate forms of land-based primary production:

This land is too small for cattle or agricultural operations

(b) improved land-management strategies:
This land is limited by its size and geography, with half of the land being in steep terrain. There are no possible improvements that could be made to effectively use the land.

(c) alternative production strategies:
The available highly productive land is limited for establishing a viable horticultural business on a large scale, similar to the situation with cattle.

(d) water efficiency or storage methods:
N/A

(e) reallocation or transfer of water and nutrient allocations:
N/A

(f) boundary adjustments (including amalgamations):
The neighbouring property owners to the east have several adjoining agricultural cattle breeding farms. They do not require a small plot of highly productive land from this site.

(g) lease arrangements.
Given the reasons mentioned above, this land is too small for any commercial lease arrangement.

(3) Any evaluation under subclause (2) of reasonably practicable options:
- *(a) must not take into account the potential economic benefit of using the highly productive land for purposes other than land-based primary production; and*
- *(b) must consider the impact that the loss of the highly productive land would have on the landholding in which the highly productive land occurs; and*
- *(c) must consider the future productive potential of land-based primary production on the highly productive land, not limited by its past or present uses.*

For the reasons outlined in the section above, there are no reasonably practicable options for this site.

In conclusion, the proposed development is considered eligible for exemption under the provisions of Section 3.10, ensuring that the proposal aligns with the NPS for Highly Productive Land.

11.0 NZ COASTAL POLICY STATEMENT

[s 104(b)(iv) Assessment]

The site is not located in a coastal environment. Therefore, the NZCPS is not relevant to this proposal

12.0 REGIONAL POLICY STATEMENT FOR NORTHLAND (RPS)

[s 104(1)(b)(v) Assessment]

The RPS maps do not identify the site as having any Outstanding Natural Landscapes or Features, or Outstanding or High Natural Character areas. The site is not within the Coastal Environment. No issues of significance to tangata whenua and historic heritage have been identified as affecting the site. However, the site is affected by natural hazard maps (River Flood Zones).

Based on assessments undertaken and outlined previously, the development is considered to give effect to the environmental results anticipated by the RPS objectives and policies in particular to the following matters.

Objective 3.5 - Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

Comments

The proposal is based on the principles of sustainable management. It aims to create investment opportunities and enhance economic well-being by adding new residential units for elderly people, along with healthcare facilities for the community in the Waimamaku area.

Objective 3.6 - Economic activities, reverses sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

(i) Primary production activities;
(ii) Industrial and commercial activities;
(iii) Mining;*
(iv) Existing and planned regionally significant infrastructure;

(b) Sterilisation of:

(i) Land with regionally significant mineral resources; or
(ii) Land which is likely to be used for regionally significant infrastructure.
**Includes aggregates and other minerals.*

Comments

In regards to reverse sensitivity, the surrounding area supports the mixed use of grazing, horticulture and lifestyle properties. It is unlikely that any reverse sensitivity issues will arise from the existing primary production activities in the surrounding area as the concerned property owners have provided their written approvals for this proposal. There are no industrial and commercial activities or mining in the vicinity.

In regards to sterilisation of land, the application site has not been identified as containing significant mineral resources nor is it likely to be used for regionally significant infrastructure.

Objective 3.13 - Natural hazard risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

(c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

(a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;

(d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals;

Comments

The risk associated with natural hazards has been addressed in Section 7.8 of this report and in more detail in the **Three Waters Report**. Appropriate mitigation measures have been proposed to minimise the risk of natural hazards on people, property and natural systems.

5.1.1 Policy – Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

Comments

(d) The main purpose of this proposal is to create an aged care facility and retirement village for elderly individuals. This report provides comprehensive information and an overall evaluation of the potential effects of the proposal. It concludes that the proposed development will not lead to any negative cumulative effects.

(e) The proposed use is primarily a residential activity which is comparable with the existing land uses in close proximity. The aspect of reverse sensitivity was addressed in the previous sections.

(f) Not applicable. This application is not for a plan change or subdivision.

In summary, it is considered that the proposal is not contrary to any of the objectives or policies in the Regional Policy Statement for Northland.

13.0 PROPOSED REGIONAL PLAN FOR NORTHLAND

[s 104(1)(b) (vi) Assessment]

The volume of wastewater discharge from this proposal has been assessed as 17,385 L per day. This means it exceeds the permitted limit of 2000L per day as specified in Rule 'C.6.1.3 Other On-Site Treated Domestic Wastewater Discharge' in the Proposed Regional Plan for Northland.

Therefore, a separate application will be made for a resource consent (Discharge Permit) from the Northland Regional Council.

14.0 FAR NORTH OPERATIVE DISTRICT PLAN

The objectives and policies in Chapters 8 (Rural Environment), 8.6 (Rural Production Zone), 12.3 (Soils and Minerals) and 15.1 (Traffic, Parking and Access) are considered relevant for this application. Therefore, the proposal is assessed against these objectives and policies as follows.

14.1 Rural Environment

8.3 Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

This proposal will promote the 'sustainable management' of the land through the intended land uses of the Aged Care facility and residential units by contributing to the social, economic and cultural well-being of future occupants and their health and safety while avoiding or mitigating any adverse effects on the environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

Given the site-specific constraints and characteristics associated with this site as discussed in preceding sections, it is considered that the life-supporting capacity of soils is not compromised by this proposal.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

The assessment of effects included in Section 8 of this report confirms that there are no more than minor adverse and cumulative effects of this proposal on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

The site does not contain significant indigenous vegetation. The site is recorded as an area where kiwi may be present. The existing Consent Notice registered on the title restricting the keeping of cats/dogs on the property provides adequate kiwi protection measures.

8.3.5 To protect outstanding natural features and landscapes.

Not Applicable to this site.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

The proposal is primarily a residential activity. The adjacent property owners have supported this proposal. Therefore, potential conflict between this proposal and land use activities in the surrounding environment is not anticipated.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

As previously commented, the proposed land use activity will allow for the continuous maintenance and enhancement of amenity values at this location.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

The proposal is not presented as a management plan or an integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

The proposal is not a rural production activity. As previously commented in this report, the site is not suitable for sustainable rural production activities. On the other hand, It the Rural Environment chapter also emphasises enabling a wide range of activities, limited only by the need to ensure that environmental quality is maintained as noted in its 'Commentary' section.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

The residential characteristics of the proposal are compatible with the prevailing amenity values of this rural environment.

8.4 Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

Sustainable management of the natural and physical resources of the site will be achieved as discussed under Objective 8.3.1.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.

No adverse effects are expected on the life supporting capacity of soils from this proposal. The established rural productive activities are able to continue as the neighbouring property owners are supporting this proposal.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

This policy is not applicable to this proposal

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

As assessed earlier, the amenity values of the local rural environment will be maintained by this proposal.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).

The proposed residential activity is compatible with the established land used activities in the surrounding environment.

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

Refer to comment made under Objective 8.3.4 concerning kiwi protection measures.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

The proposed aged care facility and residential units for elderly kaumatua/kuia can be considered an efficient use and development of this particular piece of land. The existing roading infrastructure will be upgraded to meet the anticipated traffic intensity demand from this proposal.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

The 'assessment of effects' in this planning report shows that the scale and intensity of this subdivision can be accommodated without creating adverse effects on the receiving environment.

14.2 Rural Production Zone

8.6.3 Objectives

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

This aspect has already been discussed in the previous assessment under 'Rural Environment' with the conclusion that sustainable management of the natural and physical resources within the site can be achieved through the proposed development.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

The efficient use and development have already been discussed under Policy 8.4.7 above.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

This is similar to the objective discussed under 8.3.7 for Rural Environment. The content therein is applicable here for the Rural Production zone. As concluded, the amenity values of the site will not be diminished by this proposal.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

Not applicable. The site is not located in an area of significant natural value.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

Not Applicable to this site.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

As commented previously, the proposal will not result in creating any adverse reverse sensitivity issues on the surrounding area.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

The proposed activity is compatible with the surrounding environment.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

The establishment and operation of the aged care facility with elderly accommodation on the site will ensure the provision of efficient services to the Waimamaku community who are lacking such services in that rural environment.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

It is acknowledged that the proposed land use is not a rural production activity.

8.6.4 Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

As demonstrated in the 'Assessment of Environmental Effects', the proposed development can be carried out without adverse effects including any reverse sensitivity effects. As this proposal accommodates residential uses with no

adverse effects on the surrounding environment, it is consistent with the above policy that allows for a wide range of activities within the zone.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

The off-site effects such as traffic movements and vehicle access have been addressed in this proposal. Appropriate mitigation measures and consent conditions for road widening, creation of drainage easement etc, are proposed to mitigate any adverse effects ensuring that such effects are no more than minor on the wider environment.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

The proposal will lead to better land management practices for the site without creating adverse effects.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

The scale and intensity of the proposed subdivision are considered to be appropriate for this particular site. It is compatible with the amenity of the locality

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

Efficient use and development of the site have already been addressed under the 'Rural Environment' Policy 8.4.7.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

The surrounding rural production activities and rural lifestyle activities are compatible with the intended purpose of this proposal.

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

The proposed residential activities will comfortably fit into this environment. It is considered unlikely that the proposal will compromise the continued operation of lawfully established existing activities in the adjacent area. The proposal does not unduly increase the risk of land use incompatibility.

14.3 Soils and Minerals

The proposal is assessed against only the relevant objectives and policies of this chapter below.

12.3.3 Objectives

12.3.3.2 To maintain the life supporting capacity of the soils of the District.

12.3.3.3 To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.

12.3.4 Policies

12.3.4.1 That the adverse effects of soil erosion are avoided, remedied or mitigated.

12.3.4.2 That the development of buildings or impermeable surfaces in rural areas be managed so as to minimise adverse effects on the life supporting capacity of the soil.

12.3.4.4 That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.

12.3.4.5 That soil conservation be promoted.

Comments
The main concerns relating to soil excavations are the effects it can have on the depletion of versatile soils that are essential for rural production activities of the district and the adverse effects the activity itself can create on the natural environment and those living on adjoining properties and on the surrounding area.

In this instance, there are no significant ecological, landscape, cultural, spiritual or heritage values within the site that can be affected by the excavations. The excavations for buildings and impermeable surfaces for internal driveway/parking areas will be carried out subject to building consent and any related resource consent conditions and under the supervision of a professionally qualified engineer. The excavated surfaces will be either retained or re-vegetated minimising the risk of erosion and thus conserving the soil.

It is considered that this proposal is consistent with the objectives and policies of Soils and Minerals Chapter.

14.4 Traffic, Parking and Access

15.1.3 Objectives

15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.
The assessment undertaken previously confirmed that there will be no adverse effects arising from traffic on the environment.

15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.
Not applicable to this proposal.

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.
The proposal provides adequate parking spaces within the site in accordance with the district Plan standards. Given the remote location of the site, consideration of providing cycling and pedestrian access is not necessary.

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

The site is not located in a commercial or industrial zone as such there is no specific requirement to provide loading spaces. However, the proposed accessways to the site are large enough to accommodate any loading vehicles at the site.

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

The proposal does not contravene this objective. An accessible car parking space as required by the District Plan is provided.

15.1.4 Policies

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

Sufficient information and assessment relating to traffic effects are provided in this application to assist in making the decision.

15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.

This aspect is not relevant to this application.

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.

The required parking spaces are provided. Parking areas with manoeuvring spaces will be suitably formed. No adverse effects are anticipated in handling traffic generation by the adjacent Hooks and Hall Road.

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.

This policy is not appropriate to the proposed activity.

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 noted above, there is no specific requirement in the District Plan to provide a loading space on this particular site. However, if required, the site has adequate space to accommodate a loading vehicle.

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.

Consideration has been given to these aspects and mitigation measures have been recommended as described in the Traffic Report.

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

This is not particularly relevant for this site and the type of land use activity.

15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.

Since the required parking spaces are provided on the site, consideration of alternative options is not necessary.

Overall, it is considered that this proposal is consistent with the objectives and policies of the Traffic, Parking and Access chapter.

Overall Summary

Overall, it is considered that the proposal achieves the objectives and policies for the Rural Environment, Rural Production Zone, Soils and Mineral and Traffic, Parking and Access because -

- it promotes sustainable management;
- it does not compromise the life supporting capacity of soils;
- it avoids, remedies or mitigates adverse effects including those relates to earthworks, traffic and acces ;
- it is an efficient development;
- it is compatible with, and has no adverse effects on, the existing amenity and character of the area; and
- it does not unduly increase the risk of land use incompatibility.

15.0 FAR NORTH PROPOSED DISTRICT PLAN (PDP)

[s104(1)(c) Assessment]

The site is located in the Rural Production Zone. It includes the following Objectives and Policies.

Objectives

RPROZ-O1: The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2: The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3: Land use and subdivision in the Rural Production zone:

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
c. does not compromise the use of land for farming activities, particularly on highly productive land;
d. does not exacerbate any natural hazards; and
e. is able to be serviced by on-site infrastructure.

RPROZ-O4: The rural character and amenity associated with a rural working environment is maintained.

Policies

RPROZ-P1: Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse

effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2: Ensure the Rural Production zone provides for activities that require a rural location by:

a. enabling primary production activities as the predominant land use;
b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3: Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4: Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

a. a predominance of primary production activities;
b. low density development with generally low site coverage of buildings or structures;
c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
d. a diverse range of rural environments, rural character and amenity values throughout the district.

RPROZ-P : Avoid land use that:

a. is incompatible with the purpose, character and amenity of the Rural Production zone;
b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
c. would result in the loss of productive capacity of highly productive land;
d. would exacerbate natural hazards; and
e. cannot provide appropriate on-site infrastructure.

RPROZ-P6 : Avoid subdivision that:

a. results in the loss of highly productive land for use by farming activities;
b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
(i) the type of farming proposed; and
(ii) whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
c. provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7 : 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:

a. whether the proposal will increase production potential in the zone;
b. whether the activity relies on the productive nature of the soil;
c. consistency with the scale and character of the rural environment;
d. location, scale and design of buildings or structures;
e. for subdivision or non-primary production activities:
i. scale and compatibility with rural activities;

ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
iii. the potential for loss of highly productive land, land sterilisation or fragmentation

f. at zone interfaces:
i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

h. the adequacy of roading infrastructure to service the proposed activity;

i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Comments

By and large, the objectives and policies that apply to this site and proposed activity are similar to those in the Rural Environment and Rural Production Zone of the Operative District Plan. There has been no major deviation in the zoning policy framework for this site from the ODP to PDP. In this context, a detailed assessment of the proposal against these objectives and policies is not considered as it would be a repetition of what was discussed in the preceding section.

It is concluded that the proposal is consistence with the above-mentioned objectives and policies of the Proposed District Plan.

16.0 WEIGHTING OF DISTRICT PLANS

The Proposed Far North District Plan (PDP) was notified on 27 July 2022. The Hearings on the submissions are progressing According to the PDP timeline, the Council's decision will be released in 2025. It is considered that PDP has not gone through sufficient process to allow a considered view of the objectives and policies for the Horticulture Zone.

Nevertheless, the outcomes sought under the operative and the proposed plan frameworks were found to be the same. Therefore, no weighting is necessary.

17.0 S104D OF THE RMA

Being a non-complying activity, the proposed activity is subject to the assessment under Section 104D of the Act which provides particular restrictions for a consent authority in the consideration of resource consents.

In summary, an application must pass at least one of the gateway tests specified in s104D(1) as follows.

(a) the adverse effects of the activity on the environment will be minor; ***or***
(b) the activity will not be contrary to the objectives & policies of the relevant plans.

As concluded in the previous sections of this report, the actual and potential effects of the proposal on the environment will be minor [s104(1)(a)].

The proposal satisfies the relevant provisions of both the Operative District Plan and Proposed District Plan and other applicable statutory documents [s104(1)(b)].

Hence, the proposal meets both statutory tests specified in Section 104D for a non-complying activity.

18.0 PART 2 ASSESSMENT

Part 2 of the Act contains sections 5-8. The purpose of the Act (as stated in Section 5) is to promote the sustainable management of natural and physical resources. The construction of the Aged Care facility and residential units for kaumatua/kuia with associated facilities on the site is considered to be an appropriate utilisation of that land resource to facilitate the needs of the Trust and its commitment to the local community by providing affordable housing and whilst mitigating any adverse effects on the receiving environment. It will enable people and Maori communities to provide for their social, economic and cultural well-being

In terms of relevant clauses (c), (e) and (h) of Section 6 (Matters of National Importance), the proposal will not compromise or adversely affect any significant indigenous vegetation or habitat. The relationship of Maori and their culture and traditions has been recognised and provided for in this application. The risk due to flood susceptibility of a considerable area of the site has been recognised and provided for in this proposal and appropriate mitigation measures have been proposed to protect the future residential units and Aged Care building from the risk of flooding.

In terms of relevant clauses (b), (c), (f) and (i) of Section 7 (Other Matters), the proposed development is considered to be an efficient use of the land. It will maintain and enhance the amenity values and the quality of this rural environment. The effects of climate change have been taken into account in the engineering design to accommodate this development within the site.

The proposal will be implemented by Hapu Trust that owns the subject property. It takes into account the principles of the Treaty of Waitangi (Section 8)

In summary, all matters of Part 2 have been taken into account and it is considered that the proposal achieves the sustainable management purpose of the Act.

19.0 NOTIFICATION

In terms of s95A and s95D of the Act, it is considered that public notification of this application is not necessary. The actual and potential adverse effects of the proposal on the wider environment will not be more than minor. There are no relevant rules or national environmental standards requiring public

notification, and no special circumstances exist. Further, the Trust does not request public notification.

In terms of s95E of the Act, the adverse effects of the proposal are considered to be 'less than minor' on the environment including adjacent property owners. The written approvals from affected persons have been obtained as such the application does not require 'limited notification'.

20.0 CONCLUSION

The application is a 'non-complying activity' activity. The effects of the proposed activity on the environment are considered to be less than minor and any potential adverse effects can be mitigated to a less than minor level.

The proposal is consistent with the objectives and policies of the Far North Operative District Plan and Proposed District Plan. It is consistent with the relevant National Environment Standards, the Regional Policy Statement for Northland and other related statutory documents.

The proposal does not contravene any provisions in Part 2 of the Resource Management Act.

No person is considered to be affected by this proposal.

For these reasons, I request the Council to approve this application on a non-notified basis subject to appropriate conditions.

Leonard Dissanayake; MNZPI
Principal Planner
LMD Planning Consultancy

12 November 2024

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Appendices

Appendix 1 - Record of Title and Consent Notice
Appendix 2 - Document by Tiopra Taniera Hapu Trust
Appendix 3 - Site Plan, Architectural Plans for Aged Care Building and Typical Residential Unit
Appendix 4 - Geotechnical Report by RS Eng Ltd
Appendix 5 - Three Waters Report by RS Eng Ltd
Appendix 6 - Proposed Development - Concept Civil Drawings by RS Eng Ltd.
Appendix 7 - Traffic Report by Engineering Outcomes
Appendix 8 - Written Approvals
Appendix 9 - Available Area of Potential Class 2 Soils

APPENDIX 1

RECORD OF TITLE

AND

CONSENT NOTICE

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1128616**

Land Registration District **North Auckland**

Date Issued 27 October 2023

Prior References
NA54D/1131

Estate Fee Simple

Area 10.5454 hectares more or less

Legal Description Lot 1 Deposited Plan 590384

Registered Owners

Edward Frank Harington Thompson, Robyn Flanagan Thompson and Glorianne Selise Parkes

---

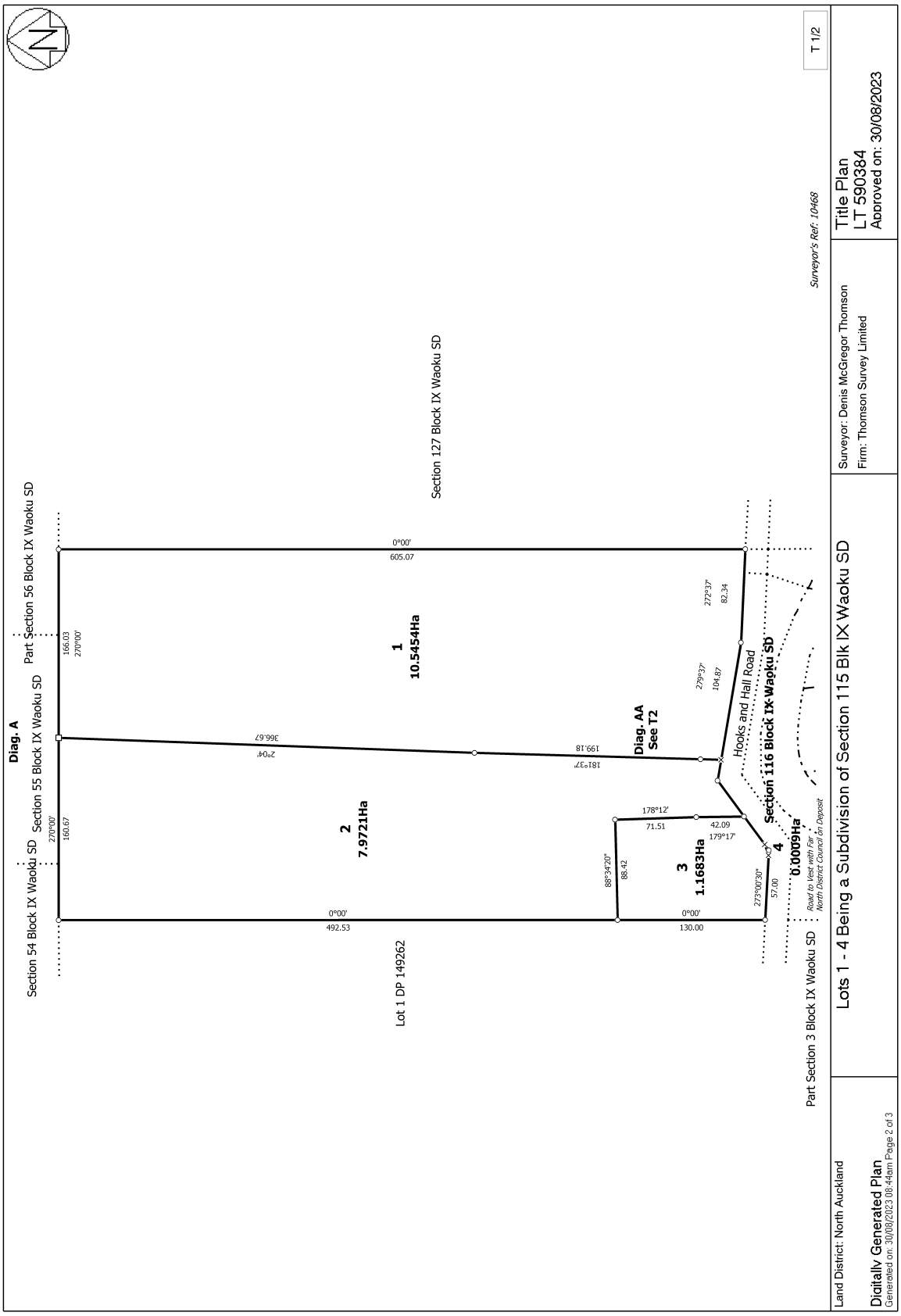
Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

12140044.3 Mortgage to Fico Finance Limited - 10.6.2021 at 1:10 pm

12863748.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.10.2023 at 3:12 pm


T 1/2
Surveyor's Ref: 10468
Title Plan
LT 590384
Approved on: 30/08/2023
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Lots 1 - 4 Being a Subdivision of Section 115 Blk IX Waoku SD
Land District: North Auckland
Digitally Generated Plan
Generated on: 30/08/2023 08:44am Page 2 of 3
Section 54 Block IX Waoku SD
Section 55 Block IX Waoku SD
Part Section 56 Block IX Waoku SD
Section 127 Block IX Waoku SD
Lot 1 DP 149262
Part Section 3 Block IX Waoku SD
Section 116 Block IX Waoku SD
Hooks and Hall Road
Diag. A
Diag. AA
See T2
1
10.5454Ha
2
7.9721Ha
3
1.1683Ha
4
0.0009Ha
Road to Vest with Far North District Council on Deposit
0°00'
605.07
270°00'
166.03
270°00'
160.67
270°00'
0°00'
492.53
0°00'
130.00
366.67
270°4'
199.18
181°37'
272°37'
82.34
279°37'
104.87
178°12'
71.51
42.09
179°17'
88°34'20"
88.42
273°00'30"
57.00

View Instrument Details

Instrument No	12863748.5
Status	Registered
Date & Time Lodged	27 October 2023 15:12
Lodged By	Richards, Wayne Peter
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1128616	North Auckland
1128617	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Wayne Peter Richards as Territorial Authority Representative on 27/10/2023 03:10 PM

***** End of Report *****

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

NE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC-2220701-RMASUB**
Being the Subdivision of Section 115 BLK IX Waoku SD
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

Lots 1 & 2 DP 590384

a. Any dog kept on the Lot must be micro-chipped and have a current kiwi aversion trained certification. Any dog must be within a dog-proof fenced area on the Lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must be kept inside or be tied up. Any cat kept on the Lot is to be neutered/speyed, microchipped and kept inside at night.

Lot 2 DP 590384

b. No dwelling shall be erected or relocated onto the Lot without the prior approval of the Council to specific designs for foundations, prepared by a Chartered Professional Engineer (CPEng) with geotechnical expertise. The geotechnical engineer shall address the potential for settlement and provide design of any mitigation measures.

c. In conjunction with the construction of any building requiring a potable water supply on proposed Lot 2, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose within the Lot. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008. Alternative firefighting water supplies are to be specifically approved by an authorized representative of Fire and Emergency NZ.

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

d. A site-specific flood assessment is undertaken by a Chartered Professional Engineer with experience in flood assessments is carried out at the time of the Building Consent to protect the dwelling from the risk of flooding.

e. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 3 DP 590384

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

Land within this lot has been identified as land that will potentially be covered by the above legislation. As it was production land at time of subdivision, and the subdivision did not remove the land from being production land, the developer did not address the regulations at time of subdivision. It will be the responsibility of the lot owner to address the regulations if proposing any development on the site. Activities covered by the regulations include the removing or replacing of a fuel storage system; soil sampling, disturbance and/or removal; subdivision; and changing the use of the land.

SIGNED: Mr Simeon Alistair McLean - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
TEAM LEADER – RESOURCE CONSENTS

DATED at **KERIKERI** this 12th day of July 2023

APPENDIX 2

DOCUMENT BY TIOPIRA TANIERA HAPU TRUST

Tiopira Taniera

HAPŪ TRUST

Waimamaku

Presented to

The Far North District Council

To accompany Resource Consent Application material regarding the Waimamaku Aged Care and Retirement Village.

1 November 2024.

Tiopira Taniera
HAPŪ TRUST

RSF
THOMSON SURVEY
AA SOLAR
MASON CONTRACTORS
SelectSIP

Tiopira Taniera Hapū Trust Waimamaku

Introduction.

Tēnei te mihi kia koutou katoa e te Whānau o te kaunihera o Far North District Council kei Te Tai Tokerau. Nga mihi rawa atu i roto i nga ahuatanga o te kaupapa nei kei raro i te korowai o whakawhanaungatanga.

The purpose of this document is to provide data to the Far North District Council in relation to the Resource Consent application for the Waimamaku Aged Care & Retirement Village.

This document is to introduce the **Tiopira Taniera Hapū Trust**, whenua and this Kaupapa to the Council on behalf of our community and the investor.

1. **Hono ki te tikanga** – Ko wai matou? – Who are we?
2. **No hea matou?** – Where are we from?
3. **Hono ki te kaupapa?** – What is our purpose as a Trust
4. **Hono ki te mahi** – What is the work we are doing?
5. **He aha te whakaaro nui tenei?** – What is our project?
6. **Ngā Putanga Whānui** – Outcomes for our people & district
7. **Te mana me te pai whai rawa** – Economic Development power
8. **Kupu whakamutunga** – Conclusion and summary.

Tiopira Taniera Hapū Trust

Ko Tokatokoa te maunga

Ko Waipoua te ngahere

Ko Hokianga te Moana

Ko Waimamamaku te awa

Ko Tane Mahuta te Rangatira

Ko Waikaraka te marae

Te Roroa te iwi

Ko Tiopira Taniera te Hapū

Tiopira Taniera Hapū Trust is a Whānau Trust that is over 25 years old and the owner of land blocks registered in Te Kooti whenua Māori / Māori land court.

As **uri**, descendants of mana whenua, we claim Tino Rangatiratanga status over our whenua in accordance with He Wakaputanga 1835 and Te Tiriti o Waitangi 1840.

We claim the rights and due considerations as a Whānau connected historically and spiritually to our whenua.

Two of the Tiopira Taniera Hapū Trust's purposes is to care for our whenua, and Awa / River that runs through our land and to serve the people of our district & wider community.

Tiopira Taniera Hapū Trust bares the name '**Tiopira'** which is a historical tribal name of Te Roroa iwi. The 2nd eldest son of our Whānau is called '**Tiopira'**.

> **Rev Hauraki Paora,** the Kaipara Wesleyan Minister, spoke over 100 years ago of the descendants of Tuputupuwhenua as follows:
>
> "All the children of these forefathers the Roroa tribe, the remainders, and **Tiopira** Kinaki the head man ever live among them, now they come out in the roots of Rangiwhatuma, son of Ngaengae grandson of Tumutumuwhenua the great".

The boundaries of our tribal and historical rohe / district extend from the South in Tokatoka to the north to Waimamāku & Hokianga Harbour.

Ngā Pou matou – Our Trust's Pillars.

Tiopira Taniera Hapū Trust serves the community based on the following Pillars or 'pou', or principles and they are;

1. **Ratonga** – Service to the people, whenua (land) and awa (river)
2. **Whakapono** – Faithfulness
3. **Whai Tika** – Truth and integrity
4. **Manaakitanga & Whanaungatanga –** Care for the community & Whānau
5. **Whai rawa** – Economic well-being for the people
6. **Tamariki ora** – Healthy & happy children
7. **Kaitiaki Whenua** – Caring for the land.

Our Trust has provided food parcels and hygiene packages to homeless people living rough in the Auckland Central Business Area and provides counselling services free of charge to people struggling with problems.

Photo: Hygiene & Drink Packs – Soup Kitchen at 'The Fridge' Auckland CDB.

Our Trust embraces the pou or principles of a holistic healthy life contained within **Te Whare tapa whā** concept. These pou address the important issues that contribute to a happy, healthy and contributive life.

Taha Wairua | Spiritual wellbeing

Taha Hinengaro | Mental and emotional wellbeing

Taha Whānau | Family and social wellbeing

Taha Tinana | Physical wellbeing

Te Kaupapa tenei – The Project and our land.

Tiopira Taniera Hapū Trust acquired our whenua / land located at 52 Hooks & Halls Road, Waimamāku in early 2021. This was then sub-divided into two titles with the approval of Council in 2022 for the following lots;

- Lot 1 DP 590384 consisting of all the existing buildings and structures

- Amalgamated lots 2 and 3 DP 590384 and Section 116 Block IX Waoku Survey that has our Orchard and Maara Kai growing areas.

He Taonga Whenua – Our treasured land.

Our whenua including the awa that runs through it, is of great importance to our Trust. We participate in a Far North District Council program to monitor the health of the water in our river that provides water to our land.

Our land has a beautiful organic citrus orchard on it (approx. 2 acres) and we have maara kai – vegetable gardens on our land that feed our hāpu and also our community with healthy organic produce.

The proposed facility in this document will not impact or disturb this valuable resource of kai and will be maintained.

The rest of our whenua that has been set aside for this project already has buildings on it or is land that is completely fallow or unused.

Hono ki te mahi / He aha te whakaaro nui tenei?
What is our project?

The Waimamaku Aged Care Unit & Retirement Village.

Our Trust has made a commitment to our community in Waimamāku, South Hokianga to develop our whenua so that an aged care unit can be built to take care of the many elderly in our district who require care in a residential setting or safe and healthy accommodation.

Additional to this issue in our area is the extreme shortage of accommodation for elderly Kaumātua and kuia – both Māori and non-Māori.

The nearest aged care unit to our district is 40 minutes away at Hokianga Hospital in Rawene that has a very old 10 bed aged care facility. There is a significant waiting list for a bed in this facility. Our proposed Aged Care unit will offer a modern, clean and thermos efficient 50 bed facility.

We have also made a commitment to our Mayor Moko Tepania, Deputy Mayor Kelly Stratford and Councilor Babe Kapa to complete the building of 25 retirement living self-contained off grid units.

We have secured an investor who will fund the Aged Care Unit and Retirement Village subject to confirmed Resource Consent.

We are working with a development partner to project manage and deliver this project and are working with Whangarei based Construction company **Devlin Property** (http://www.devlin-civil.co.nz/) to build Code marked **Select SiP NZ** (https://selectsip.nz/) Thermos efficient eco units and buildings. We have recruited the best of civil works and engineering companies for this project.

Ngā Putanga Whānui – Outcomes for our people & district

Employment and Economic Kaupapa.

Our Trust works closely with Community Groups and have had hui with the Ministry of Social Development in Kaikohe to identify how this project can employ unemployed local people who receive WINZ benefits.

We have established that there are up to 50 long term jobs for locals across the facility which represents an extra $2.5 Million dollars to our local economy annually.

The flow on effect is substantial impacting many businesses in our area.

All of the businesses involved with the construction of this project are either wholly or partly owned by Māori. Every business involved with this project employ Māori and the facility itself will have a substantial number of employees and residents that are Māori.

Māori are represented in statistics as being the most unemployed and impoverished racial group in New Zealand, are the most drug addicted and likely to be imprisoned and be subject to violent crime and who live in the unhealthiest homes.

The purpose of our Trust and this project is to help our own people in our district who may be facing these challenges to overcome them.

Sponsorship of Whakamaharatanga Marae, Waimamaku.

Our investor has agreed that once he begins development, he will koha (Donate / sponsor) a new tiny home building to our marae for the Kohanga Reo Early Child Care & Learning unit. The value of this is $60,000.00.

Our Kohanga Reo is desperately short on space and this building will provide much needed relief.

Te Roroa Iwi Engagement.

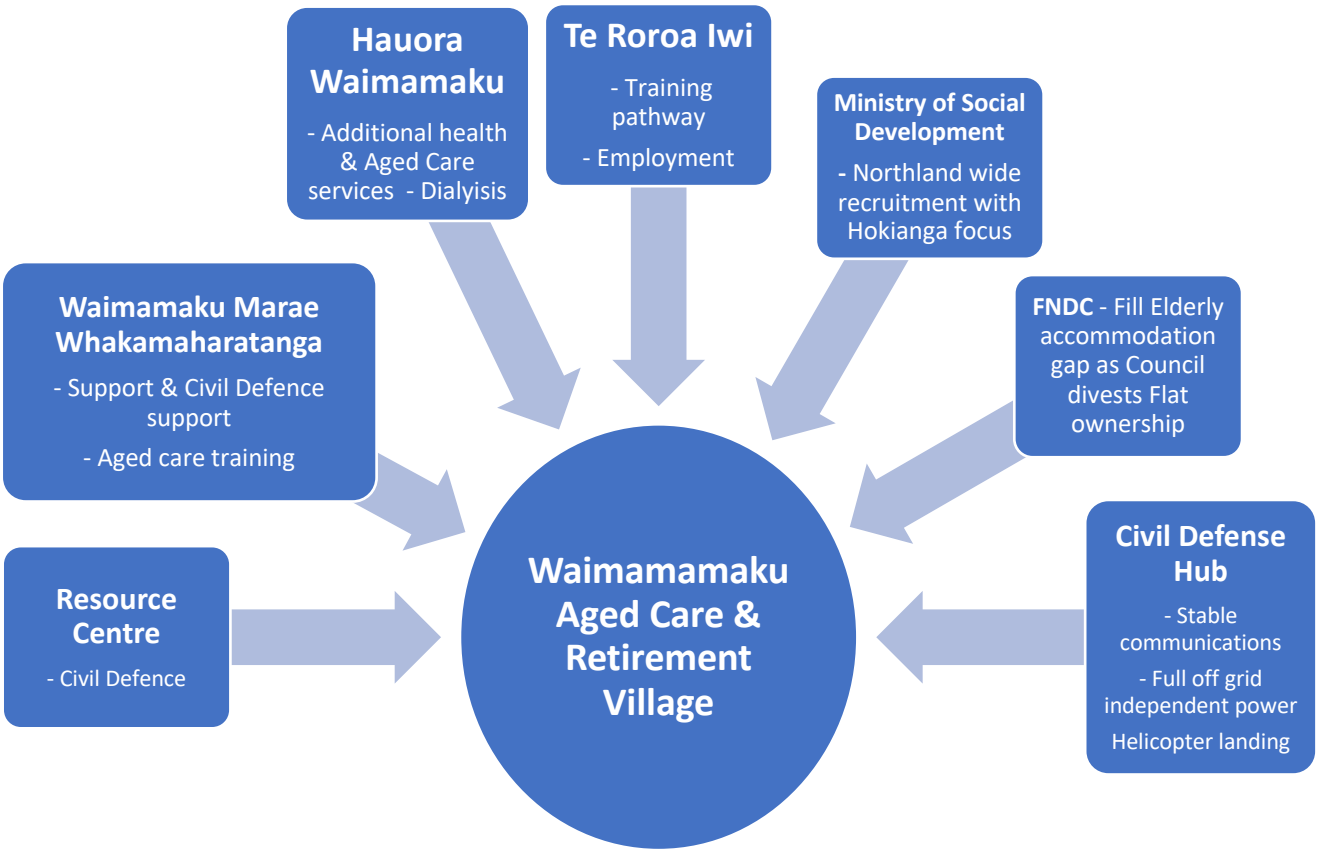
Our Hapu Trust as outlined is closely to connected to Te Roroa iwi and we have consulted with them about this Kaupapa from day one. Upon confirmation of Resource Consent, we will be discussing a commercial relationship with them. The Marae that we are donating our cabin to is our Te Roroa Marae.

Community Resilience and Broad Community Networks.

The proposed facility is going to be a community economic and social hub.

Our community agency network supports our project and is seeking to utilize the Aged Care unit especially for a range of community initiatives.

The following graph confirms who and how this facility is connected to these groups:



Summary of Benefits.

- **During the past 70 years or more our whenua *<u>has never been used</u>* as highly productive land involved with agriculture business or large commercial horticulture land use.**
- The history of the farm this land was once a part of, is over 130 years of age but was broken off into small parcels starting about 100 years ago. Since this period the farm has only supported families that have lived on it and not a part of a commercial operation.
- This project offers long-term social and economic benefits to our community that include up to 50 long-term jobs, career training, an immediate economic boost to local businesses involved in the construction and ongoing support of local businesses through the increased spending power of locals.
- Environmentally, we will be upgrading various aspects of our land for our community as well using sustainable energy through solar power to ensure consistent un broken electricity. Additionally, we are using green technology and poison free building methods.
- Culturally this project is significant for our Marae, our Iwi and mataawaka that live in our area because of enhanced economic opportunity this project offers and the infusion of our cultural values.
- This facility will contribute to our local economy for the very long term.

Given the benefits identified in this our tono (application), our cultural and historical mana whenua status and connection to our whenua, and the economic benefits to our district and people, that these are recognized to add significant weight to our application.

We trust that common sense and respect of our mana will be applied to approving our Resource Consent.

Summary.

As a whānau Māori Hapū Trust we have taken the initiative to develop a project and facility that is able to provide economic and social solutions for the problems & challenges that affect our community.

It is well known in our community that we have received very little investment from Central Government in our rohe and her people. This is reflected by the very limited numbers of services we have, the quality of our roads and bridges and also low to nil opportunities in our district. We have taken the initiative to help ourselves and our community.

Tiopira Taniera Hapū Trust has secured the interest of an investor who wishes to complete this project once Resource Consent is approved. To common local knowledge, there has never been investment at this level into our community from any source.

We would like to thank all of the staff we have engaged with at FNDC for their guidance and the companies that have constructed our Resource Consent package for our application.

We look forward to hearing from you in due course.

Ngā mihi nui kia koutou katoa.

Ted Thompson
Chairman
Tiopira Taniera Hapū Trust
ted@woa.co.nz
021 202 7995

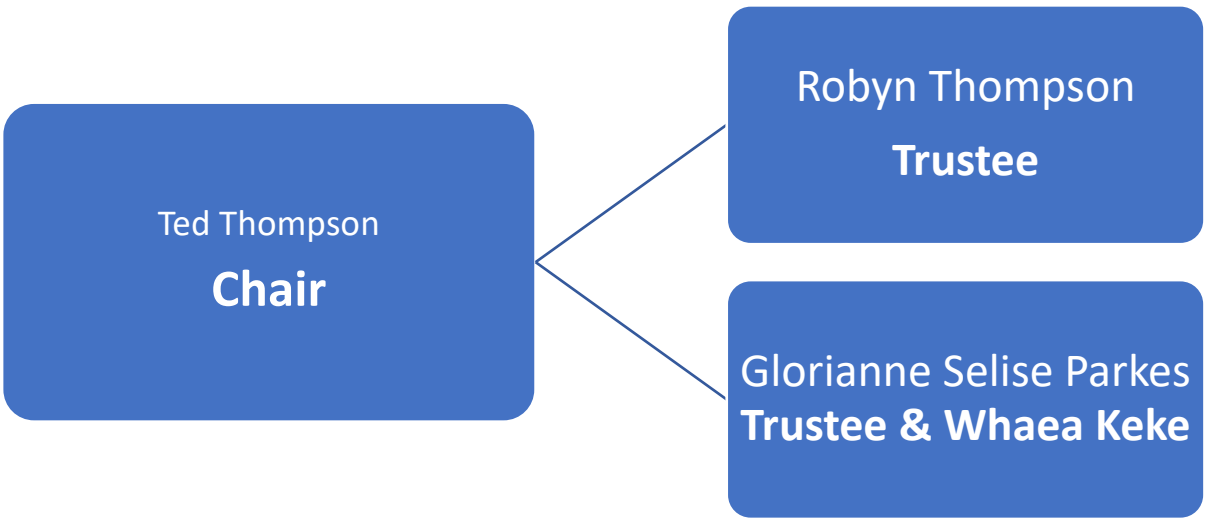
Official Trust Data.

Legal name: Tiopira Taniera Hapū Trust
IRD Number: 134-214-155
Administration address: 44 Cook Street, Howick, Auckland
Trust Chairman: Edward (Ted) Thompson – ted@woa.co.nz

Lawyers: Rennie Cox Lawyers
Contact: John Cox – Partner
Ph: 09 303 4089
Email: jcox@renniecox.co.nz
P O Box 6647, Victoria Street West, Auckland 1142
New Zealand

Accountants: Elite Taxation
Shubam Sharma
Accountant & Tax Consultant
Elite Taxation
M:02108008095
W:https://elitetaxation.co.nz/

Trust Structure



Te Tari o te Kahika o Te Hiku o te Ika
Office of the Mayor of the Far North
Mayor Moko Tepania | mayor@fndc.govt.nz

Whiro o Tūmatareia | 3 October 2024

To Whom It May Concern,

Letter of Support for the Tiopira Taniera Hapū Trust

I am writing this letter in support of the Tiopira Taniera Hapū Trust and their funding endeavours for the development of the Waimamaku Kaumātua Elderly Healthcare Facility and Retirement Village.

The Far North is a third largest territorial authority in area in the North Island with 75,000 residents spread over 40 different communities. Our district has seen a significant increase of 24.6% or 15,735 Far Northerners over the age of 65 since the 2018 census. Waimamaku, along with the communities of Ōpononi, Ōmāpere, Whirinaki and Rāwene sit in the Waipoua Forest and South Hokianga statistical areas. Waimamaku is our south-westernmost settlement in the Far North and these combined areas have over 720 pension-aged residents according to our latest census, a population size that is expected to grow significantly in the coming years.

Support services and facilities to accommodate this growing and aging population are few and far between in our district. The Far North District Council owns and manages only 9 Housing for the Elderly units in the closest settlement to Waimamaku, Ōmāpere, with another 10 units in the neighbouring Rāwene Township. Elderly in South Hokianga who are ready to transition to retirement village living, or require aged-care facilities are faced with having to move to centres in our 3 main towns, Kerikeri, Kaitāia and Kaikohe, or ultimately consider moving to Whangārei City or further south , often far from their families, whenua and connections to home.

I am excited to see local, homegrown solutions to these challenges we face in the Far North and am in full support of the Tiopira Taniera Hapū Trust and their plans for a Waimamaku Kaumātua Elderly Healthcare Facility and Retirement Village which will allow our whānau to both remain or return home to age with mana.

Projects of this size and scope come with considerable cost and I am in full support of the trust to see this realised.

Nāku iti,

Mayor Moko Tepania

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

12 August 2024

Dr Anjaneya Prasad Penneru
Managing Director
Synergize Corp Solution Limited
Auckland, New Zealand

I am writing to express my support for the Waimamaku Kaumatua Elderly Healthcare Facility and Retirement Kainga Project, presented by the Tiopira Taniera Hapū Trust. This project represents a significant opportunity to address the critical shortage of healthcare and residential facilities for the elderly in the Far North region, particularly for our kaumātua and kuia.

In July, Councillor Kapa and I had the privilege of meeting with the Trust and Dr. Prasad Penneru, the investor partner for this project. Dr. Penneru's commitment to enhancing community well-being through this venture is truly commendable. His extensive experience as a developer and his genuine social conscience makes him an ideal partner for bringing this vision to life.

The proposed facility will not only provide much-needed care and housing for our elderly but also create up to 50 jobs in the community, reshaping the local economic landscape. The inclusion of a General Practitioners Clinic, subject to feasibility, is a particularly valuable addition that compliments local services but also addresses a critical healthcare gap in our region.

The community support for this project is already strong, as evidenced by the enthusiastic participation at the meeting. Local residents and leaders have offered their skills and experience to ensure the project's success, highlighting the collaborative spirit that is vital for its realisation.

This facility will be built on a 28-acre block at Hooks & Halls Road, Waimamaku, owned by the Tiopira Taniera Hapū Trust. The development will consist of 15 self-contained residential units connected to a 50-bed aged care facility, designed to provide 24-hour care. The design incorporates sustainable building materials and renewable energy solutions, such as solar panels, ensuring a minimal environmental footprint.

The economic benefits to the region are significant, with up to 50 jobs being created and local businesses benefiting from increased activity. The facility will also offer training and employment opportunities for local iwi, aligning with the facility's obligations to Te Tiriti o Waitangi.

The Waimamaku Kaumatua Elderly Healthcare Facility and Retirement Kainga Project is a vital step towards improving the quality of life for our elderly population and supporting our community's overall well-being.

Thank you for considering this important project, which promises to deliver substantial social, economic, and healthcare benefits to our region.

Ngā mihi nui,

Kelly Stratford

Kōwhai - Deputy Mayor

M 0273761346 | Kelly.Stratford@fndc.govt.nz

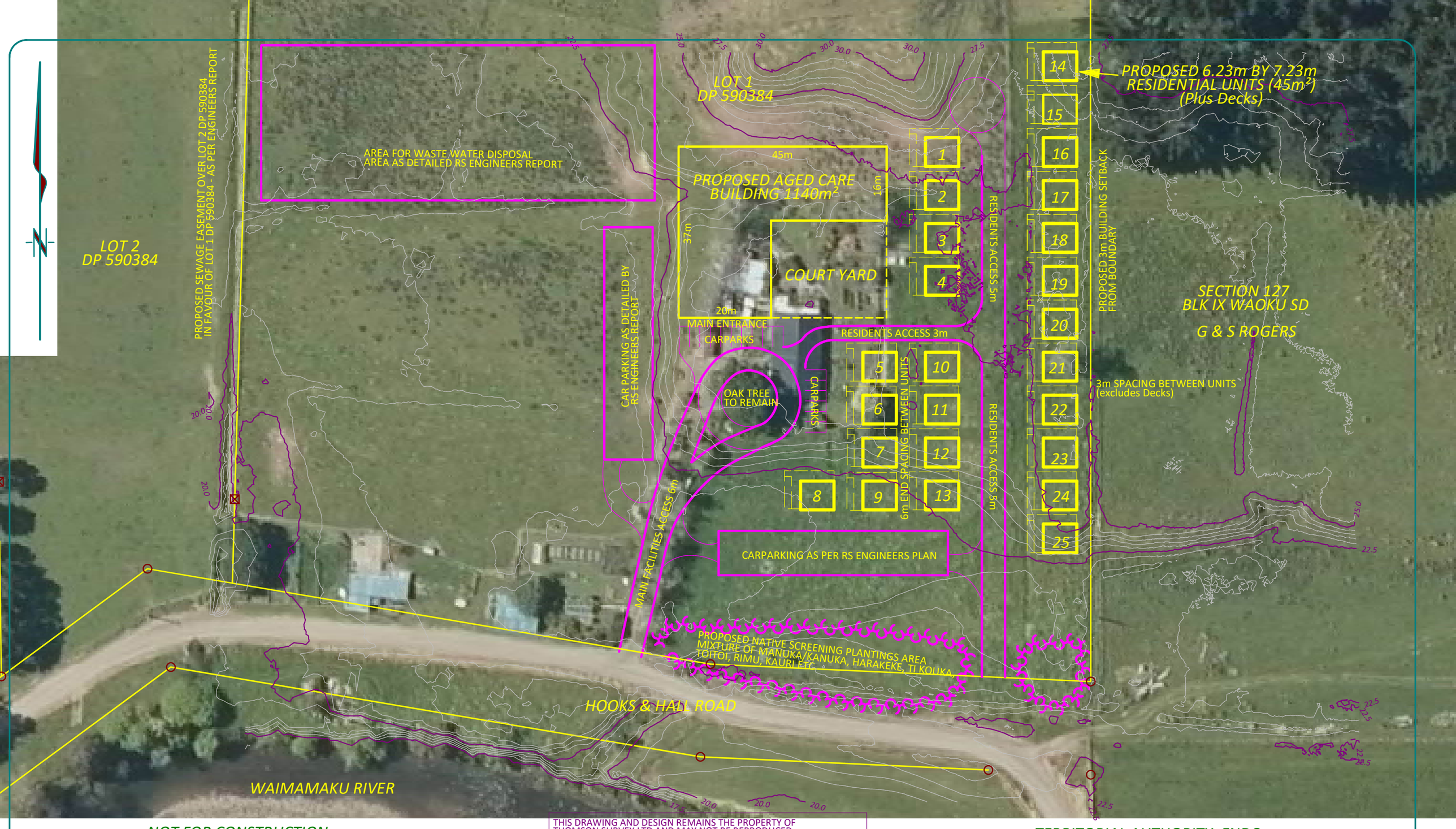
APPENDIX 3

SITE PLAN

AND

ARCHITECTURAL PLANS FOR

- **AGED CARE BUILDING,**
- **TYPICAL RESIDENTIAL UNIT**



NOT FOR CONSTRUCTION

FOR DISCUSSION/CONSENT PURPOSES ONLY

0 7.5 15 30 45 60 75 m

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND DERIVED FROM LINZ LIDAR DATA. CONTOURS IN TERMS OF NZVD16, 0.5m MINOR, 2.5m MAJOR INTERVAL.

BACK GROUND IMAGE IS LINZ NORTHLAND 0.4m ORTHO 2014 -2016

TERRITORIAL AUTHORITY: FNDC

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED AGED CARE FACILITY & PRIVATE RESIDENCES ON LOT 1 DP 590384 - SITE PLAN

HOOKS & HALL ROAD, WAIMAMAKU

PREPARED FOR: SYNERGIZE CORP SOLUTIONS LTD

	Name	Date
Survey		
Design		
Drawn	SL	12.11.24
Approved		
Rev		

Scheme 1.LCD

ORIGINAL
SCALE 1:750
SHEET SIZE A3

Surveyors Ref. No: 10669
Series
Sheet of

WAIMAMAKU KAUMATUA ELDERLY HEALTHCARE FACILITY & RETIREMENT VILLAGE PROJECT NEW ZEALAND

1140sqm AGED CARE FACILITY

CLIENT
Tiopira Taniera
Hapu Trust

PROJECT
Waimamaku Aged
Care Unit

PROJECT NO.
4:44

ISSUE
25 OCT 24
REV 2

Devlin Property
WEALTH CREATION

1
A02

45m

AGED CARE FACILITY:

25 rooms with toilet and wet shower

Dorm type ward situation for 25 beds (4 rooms with bathroom and shower for residents)

Commercial kitchen

Commercial laundry & drying area

Staff room and changing area and lunch room

Residents lounge / common area

Nursing station / staff sleeping quarters / rest area x 2 rooms

Reception and arrival area

Exit / arrival area for ambulances etc

2-3 offices

Public toilets x 2

+0.20

16m

37m

3
A04

4
A05

COURTYARD AREA

21m

+0.10

20m

25m

G.L.

ROOF AREA: 1291sqm
FLOOR AREA: 1140sqm
COURTYARD AREA: 495sqm

2
A03

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

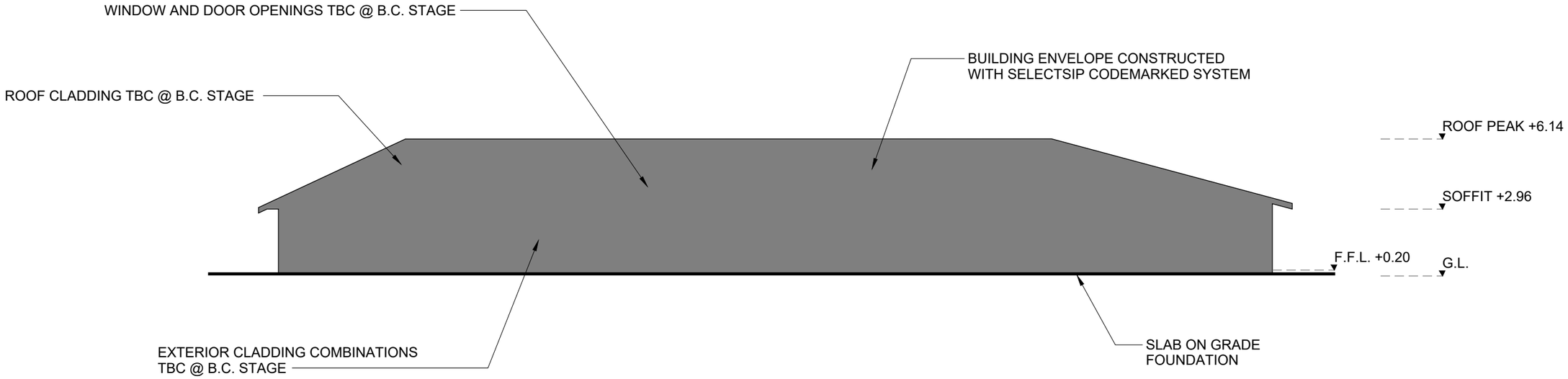
PROJECT NO.
4:44

ISSUE
25 OCT 24
REV 2

DRAWN BY
MJD

Facility Footprint

A.01



1 / A.02 — 1. North Elevation
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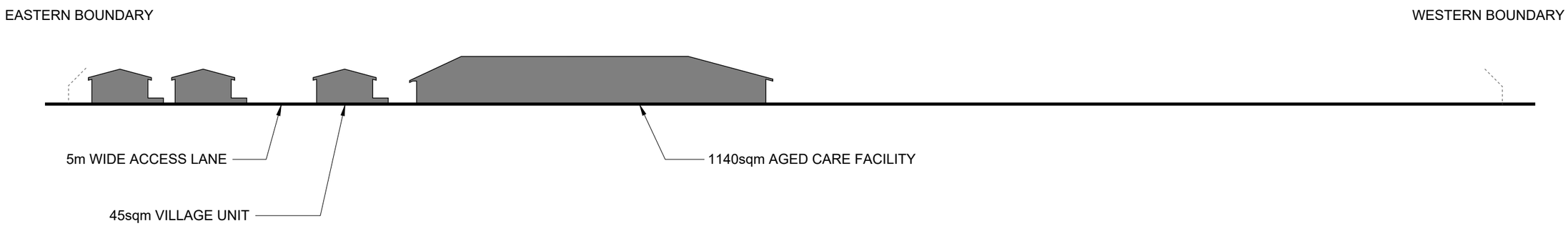

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

PROJECT NO.
4:44

ISSUE
25 OCT 24
REV 2

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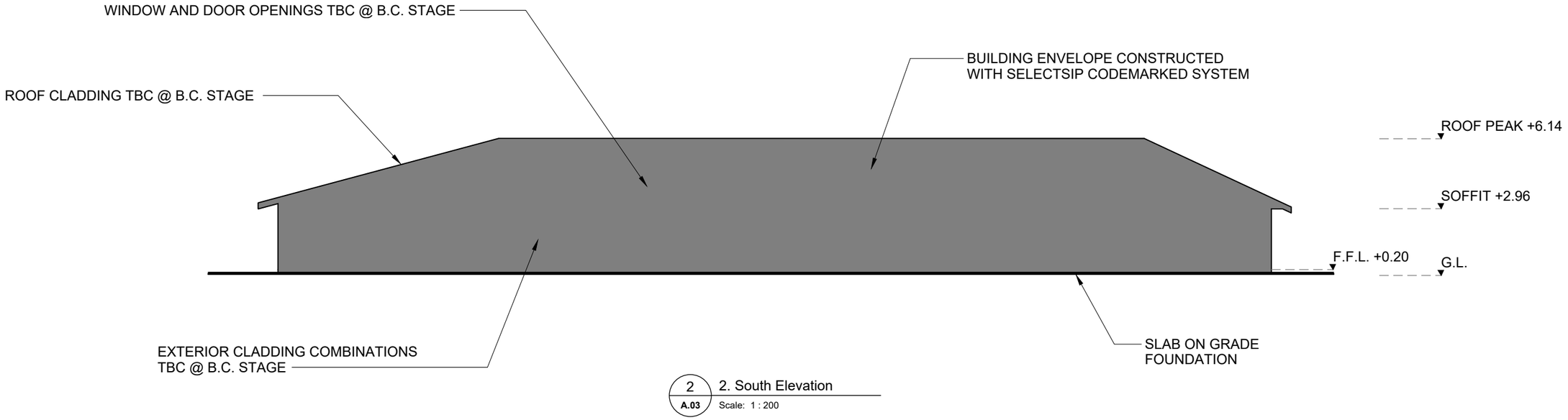
MJD

1. North Elevation

A.02



2 / A.03 — 2. South Elevation
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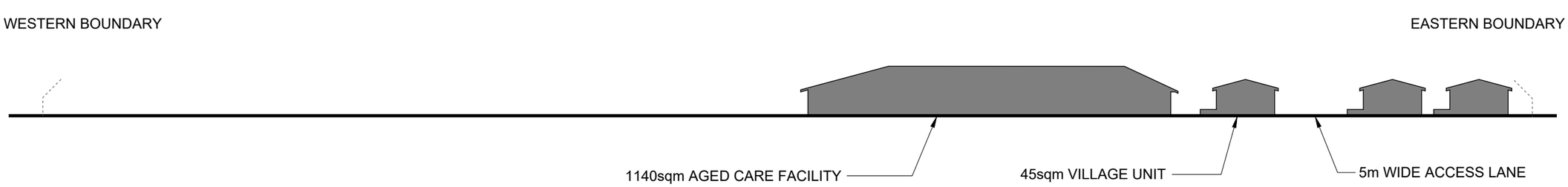


DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

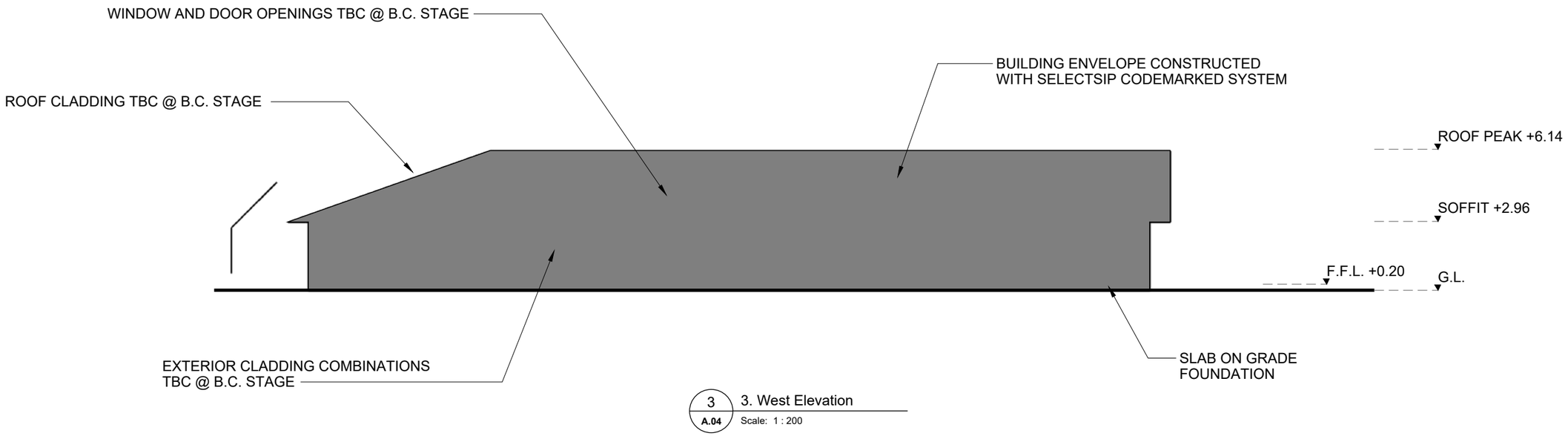
PROJECT NO.
4:44

ISSUE
25 OCT 24
REV 2

DRAWN BY
MJD

2. South Elevation

A.03



3 / A.04 — 3. West Elevation
Scale: 1 : 200

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

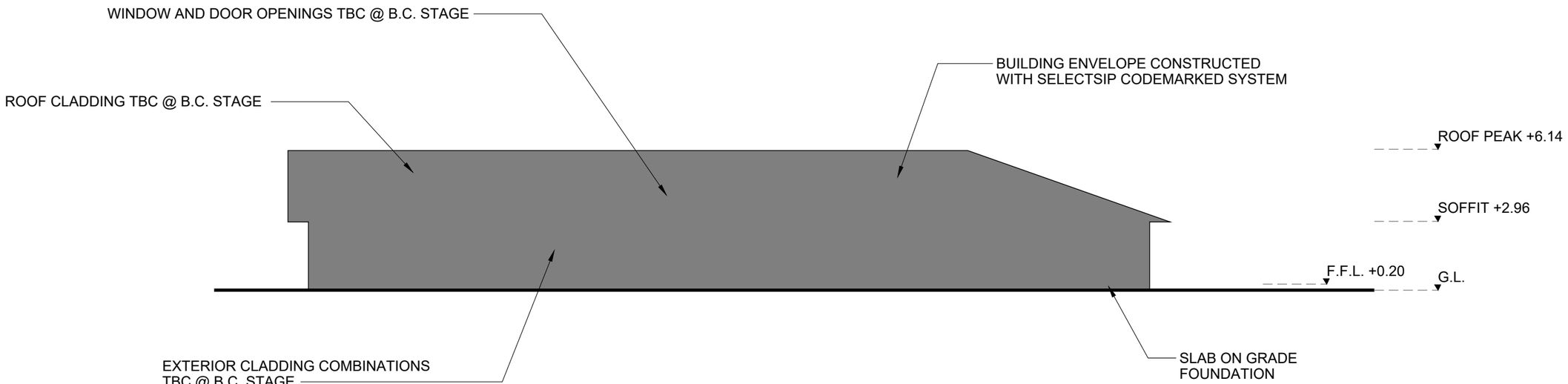
PROJECT NO.
4:44

ISSUE
25 OCT 24
REV 2

DRAWN BY
MJD

3. West Elevation

A.04



4 / A.05 — 4. East Elevation
Scale: 1 : 200

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

PROJECT NO.
4:44

ISSUE
25 OCT 24
REV 2

DRAWN BY
MJD

4. East Elevation

A.05

WAIMAMAKU KAUMATUA ELDERLY HEALTHCARE FACILITY & RETIREMENT VILLAGE PROJECT NEW ZEALAND

45sqm RETIREMENT VILLAGE UNIT

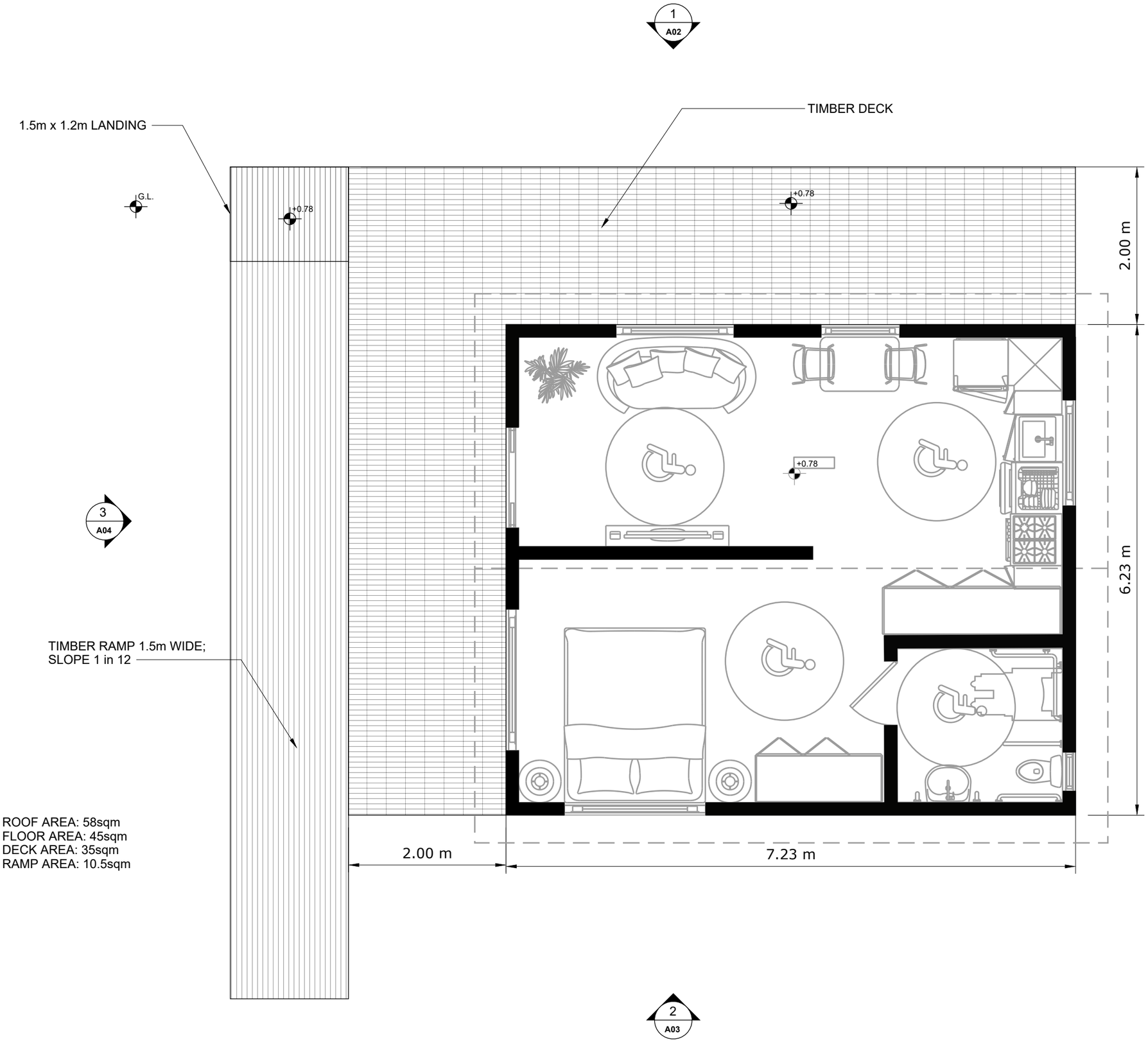
CLIENT
Tiopira Taniera
Hapu Trust

PROJECT
Waimamaku Aged
Care Unit

PROJECT NO.
4:44

ISSUE
7 NOV 24
REV 4

Devlin Property
WEALTH CREATION



DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged
Care Unit

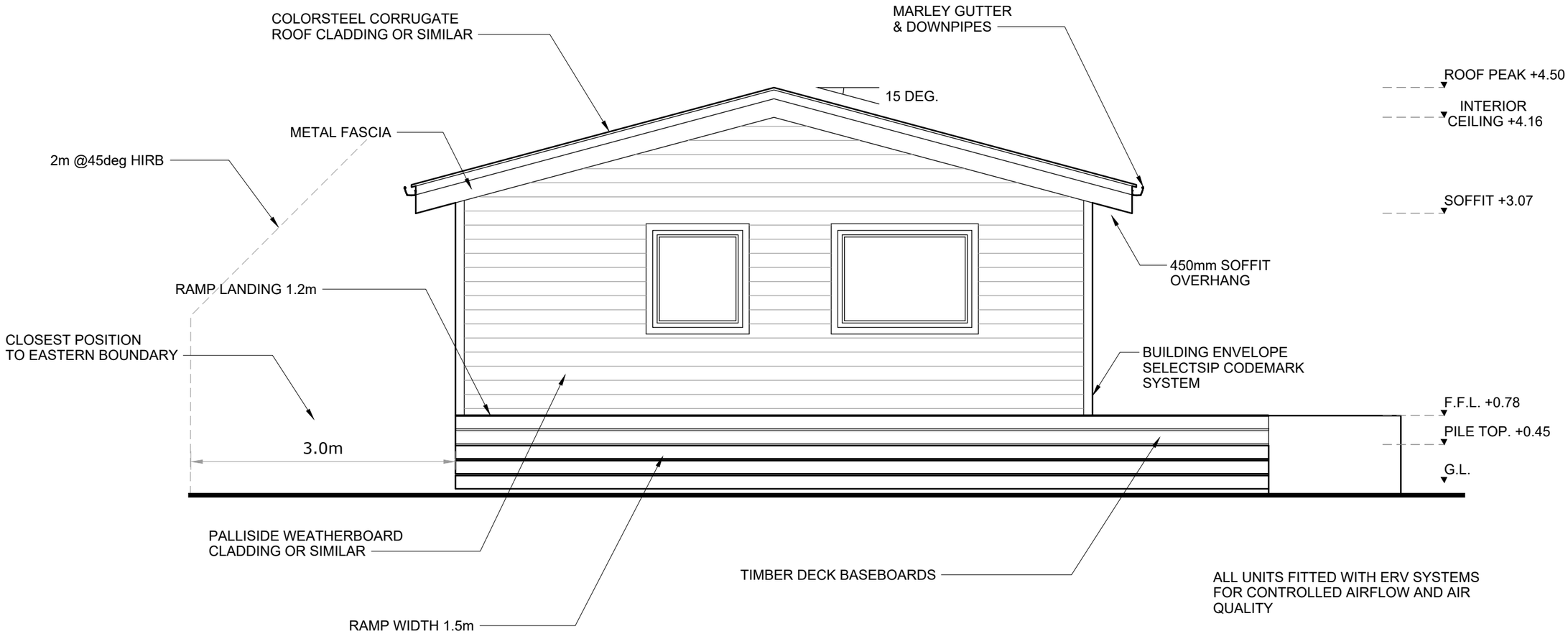
PROJECT NO.
4:44

ISSUE
7 NOV 24
REV 4

DRAWN BY
MJD

Floorplan

A.01



NOTE: REPRESENTATIVE OF ALL UNITS BORDERING THE EASTERN BOUNDARY
ALL OTHER UNITS WELL WITHIN BOUNDARY SETBACK HIRB REQUIREMENTS

1 / A.02 — 1. North Elevation
Scale: 1 : 50

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

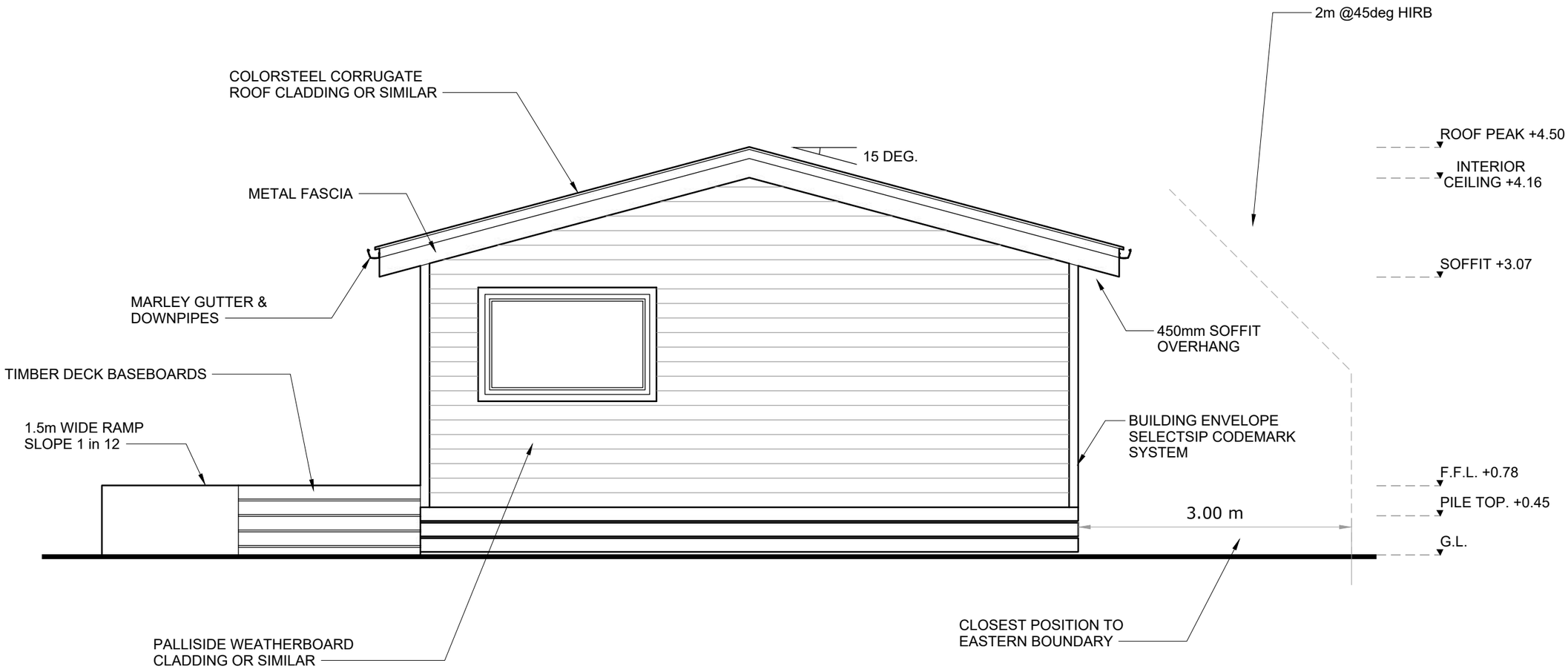
PROJECT NO.
4:44

ISSUE
7 NOV 24
REV 4

DRAWN BY
MJD

1. North Elevation

A.02



ALL UNITS FITTED WITH ERV SYSTEMS FOR CONTROLLED AIRFLOW AND AIR QUALITY

NOTE: REPRESENTATIVE OF ALL UNITS BORDERING THE EASTERN BOUNDARY ALL OTHER UNITS WELL WITHIN BOUNDARY SETBACK HIRB REQUIREMENTS

2 / A.03 — 2. South Elevation
Scale: 1 : 50

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

PROJECT NO.
4:44

ISSUE
7 NOV 24
REV 4

DRAWN BY
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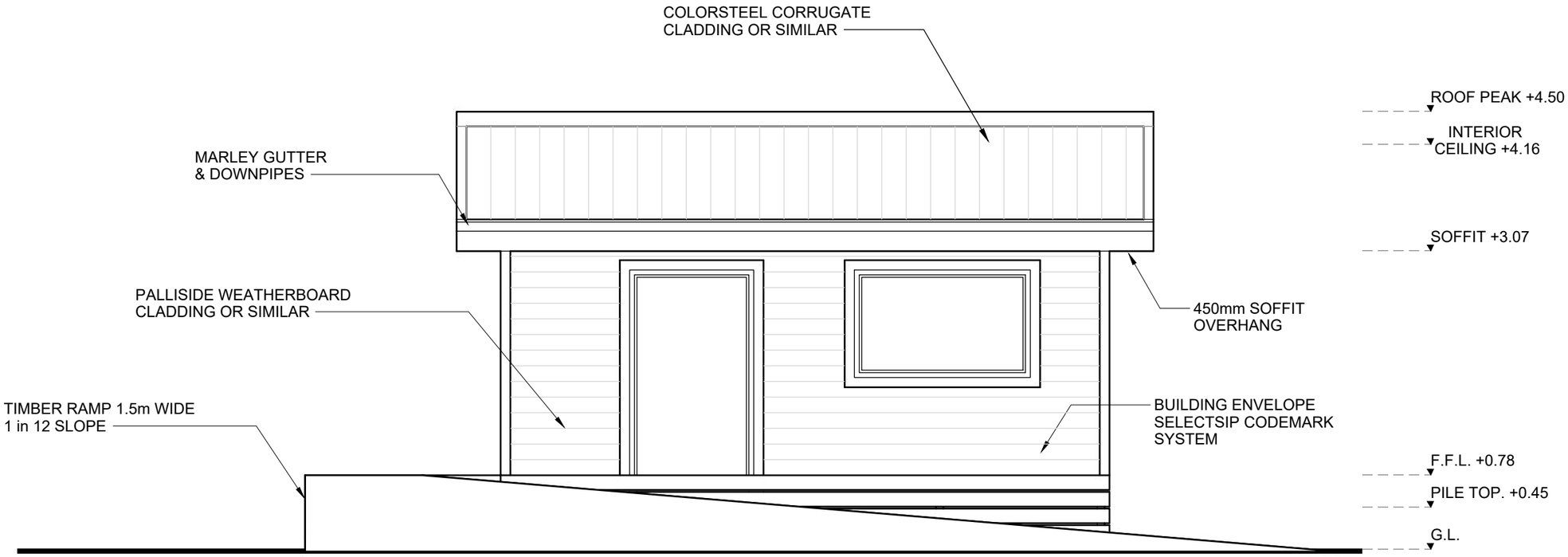
2. South Elevation

A.03



ALL UNITS FITTED WITH ERV SYSTEMS FOR CONTROLLED AIRFLOW AND AIR QUALITY

3 A.04 — 3. West Elevation
Scale: 1 : 50

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged Care Unit

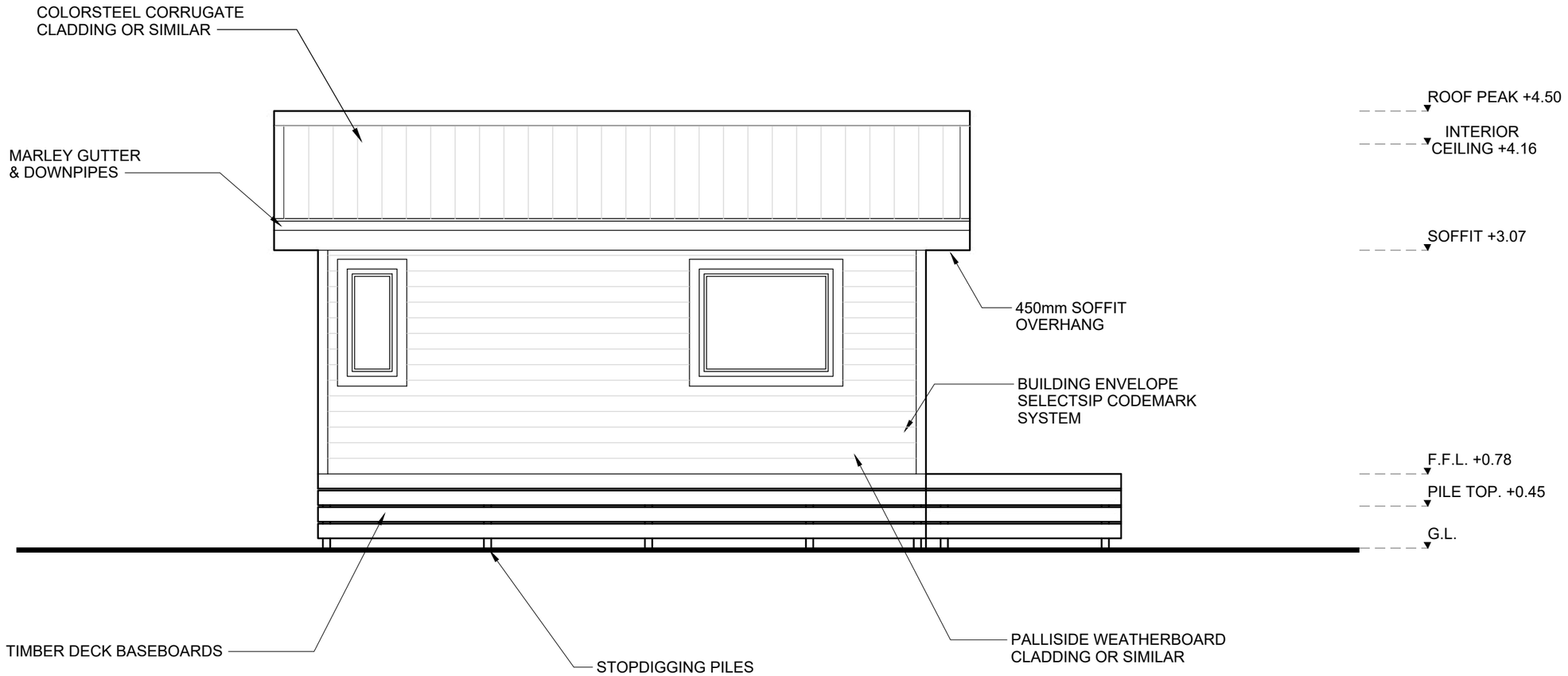
PROJECT NO.
4:44

ISSUE
7 NOV 24
REV 4

DRAWN BY
MJD

3. West Elevation

A.04



ALL UNITS FITTED WITH ERV SYSTEMS
FOR CONTROLLED AIRFLOW AND AIR
QUALITY

4 / A.05 — 4. East Elevation
Scale: 1 : 50

DEVLIN PROPERTY
Lakeside Business Park
Ruakaka
Te Tai Tokerau

CLIENT
Tiopira Taniera
Hapu Trust
Waimamaku

PROJECT
Waimamaku Aged
Care Unit

PROJECT NO.
4:44

ISSUE
7 NOV 24
REV 4

DRAWN BY
MJD

4. East Elevation

A.05

APPENDIX 4

GEOTECHNICAL INVESTIGATION REPORT

BY RS ENG. LTD

GEOTECHNICAL INVESTIGATION REPORT

52 Hooks and Hall Road

Waimamaku

(Lot 1 DP 590384)

RS Eng Ltd • 2 Seaview Road, Whangarei 0110 • **09 438 3273** • **office@RSEng.co.nz**
Consulting Engineers

GEOTECHNICAL INVESTIGATION REPORT

52 Hooks and Hall Road

Waimamaku

(Lot 1 DP 590384)

Report prepared for: Tiopira Taniera Hapu Trust

Report reference: 19340

Date: 11 November 2024

Revision: 2

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
7/11/2024	1	Draft Issue	C Hay	D Platt	M Jacobson
11/11/2024	2	Resource Consent Issue	C Hay	D Platt	M Jacobson

Contents

Appendices

File: 19340
11 November 2024
Revision: 2

GEOTECHNICAL INVESTIGATION REPORT

52 Hooks and Hall Road, Waimamaku

(Lot 1 DP 590384)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Tiopira Taniera Hapu Trust to investigate the suitability of the property (Lot 1 DP 590384) for construction of an aged care facility and residential units. The purpose of this report is to assess the geotechnical suitability of the proposed development.

The client proposes to locate 25 one-bedroom units onto the property and construct an aged care facility.

2.0 Site Description

This property is located on the northern side of Hooks and Hall Road, approximately 400m from its intersection with State Highway 12. The property encompasses near level to steeply sloping topography, with the steep slopes being buttressed by near level to gently sloping terrain towards the southern side of the property. The development is proposed over the southern side of the property, which consists of a low-lying gently sloping area and near level to gently sloping elevated terrace, backing onto the steep slopes. An existing residential dwelling, sheds and a cabin currently occupy the elevated terrace portion of the property.

Figure 1: View of property, northern direction from Road (*Source: RS Eng File*).

Figure 2: Aerial View of property / proposed development area, hatched areas identifying the low-lying and elevated terraces (*Source: QGIS, Linz Boundaries, NRC Contour - Hill shade*).

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Kaitaia Area – Isaac – 1996.
- Property Consent Notice.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Karioitahi Group and Otaua Group, which are described respectively as follows: "*Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial)*" and *"Massive to poorly bedded mudstone and muddy sandstone."*

Figure 3: Snip of geological maps at the property (*Source: GNS 250K Maps*).

Investigations at the property and building areas have confirmed the mapped geologies under the property. Specifically, from our desktop study and subsoil investigations completed across the property, both the low-lying and elevated terraces consist of alluvium with colluvium (slope wash) encountered near to the base of the steep northern slopes. Investigations over the northern slopes of the property have confirmed the mapped Otaua Group geology.

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically images from 1942 and Google Earth imagery. See Figure 4 below of the 1980 image. Several notable features were observed, listed below.

- The existing dwelling and buildings occupy the property prior to 1980. Red indicates approximate property boundaries.
- Soil creep, erosion, and shallow slope instability are evident over the steep slopes north of the existing dwelling.
- Deep seated relic slope instability is observed in areas of the steep slopes, identified below.

Figure 4: 1980 Aerial Image *(Source: www.retrolens.nz).*

4.0 Field Investigation

Technicians and a Graduate Engineer from this office visited the property on 15 October 2024 to undertake a walkover inspection, 3 Scala Penetrometer tests, and 20 hand augers. A Senior Engineer from RS Eng visited the property on 1 November 2024 to undertake a walkover inspection. The walkover inspections did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 4.2m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

The Scala Penetrometer tests were performed at the base of hand augers where the hand augers collapsed, or impenetrable gravels were encountered. The Scala's recorded 5 to 50 blows per 100mm in the gravels.

Seven Cone Penetration Tests (CPTs) were completed by Underground Investigations on 22 October 2024. The CPTs extended to a maximum depth of 13.96m below ground level (BGL).

5.0 Subsoil Conditions

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below.

- Topsoil was encountered to an approximate depth varying between 0.15m to 0.4m BGL.
- Alluvium encountered at the low-lying and gently sloping terrace consisted of soft to very stiff, high plasticity silty sandy clays, silty clays and gravelly clays to depths of 3.3m BGL. In-Situ Undrained Shear Strengths ranged between 29kPa and 160kPa, generally decreasing in strength with depth within this layer.
- Colluvium was encountered in HA7 and HA8 at the base of the northern Otaua Group slopes, consisting of very stiff, high plasticity silty sandy clays and silty clays to depths of 1.2m and 2.0m BGL. In-Situ Undrained Shear Strengths ranged between 130kPa and 163kPa.
- Inferred gravels, cobbles, and/or boulders were encountered within the alluvium, underlying the clays at depths ranging between 2.0m and 3.3m BGL. The gravels, cobbles, and boulders are inferred to be greater than 5.0m thick.
- Otaua Group residual soils on the northern slopes consisted of very stiff, low to high plasticity silty clays, silty sandy clays, and clayey sandy silts to depths of 1.5m and 2.0m BGL. In-Situ Undrained Shear Strengths in this material ranged between 130kPa to 173kPa.

- Completely weathered mudstone was encountered consisting of very stiff clayey sandy silt, with some fine to medium gravels to a depth of 4.2m BGL. In-Situ Undrained Shear Strengths in this material exceeded 201kPa.
- The CPTs generally recorded similar results to the hand auger investigations, encountering and refusing (Qc >20-60MPa) on inferred gravels and boulders at depths generally between 2.0m and 3.0m BGL across the low-lying area and gently sloping terrace.
- CPTs on and adjacent to the northern slopes encountered and refused on inferred weak to moderately strong mudstone and/or sandstone at depths of 13m to 14m BGL.
- Groundwater was encountered across the proposed development area / gently sloping terrace at depths of 0.4m to 1.3m BGL. Downslope to the west of the gently sloping terrace area, within the low-lying paddocks, groundwater was encountered between 0.3m to 0.5m BGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

The proposed units and care home are to be located on the near level to gently sloping alluvial terrace, extending into the proximity of a moderately to steeply sloping Otaua Group knoll which protrudes out from the northern Otaua Group slopes.

Both the low-lying alluvial terrain and the elevated alluvial terrace display no signs of slope instability. However, the western edge of the elevated terrace where the terrace falls moderately down to the low-lying western paddocks displays signs of shallow soil creep. RS Eng assess that a 5m setback from the crest of the western terrace slope should be implemented to buildings. Refer to Appendix A for the setback restriction area. Alternatively, the slope could be re-shaped to achieve the building platform for the aged care facility. If re-shaping the western edge of the terrace is not completed, and buildings are proposed within the 5m setback, specifically designed creep piles accounting for a minimum of 1.0m of shallow soil creep shall be implemented.

The northern portion of the property, where the Otaua Group slopes become steep, displays signs of soil creep and slope instability. It is envisaged that cutting into the steep Otaua Group slopes will be required as part of the development earthworks. All earthworks into slopes >14° shall be reviewed by a Chartered Professional Engineer at the detailed design stage, to confirm the stability of the cut slope.

Considering the proposed aged care building and units are to be located over the elevated predominantly gently sloping terrace, and setback restriction / slope re-shaping requirement and further detailed earthworks review to be undertaken, RS Eng consider the proposed works to be at a risk of low slope instability, provided the recommendations within this report are adhered to.

6.2 Static Settlement

The proposed aged care facility and units are underlain by alluvium. The alluvium generally consisted of 2m to 3m of soft to stiff lightly over consolidated clays.

Settlement over the property is in the order of 5-10mm per 10kPa of load imposed is expected. However, this is based on the CPT results and correlations using CPet-IT, and actual settlements may be less.

It is expected that bulk earthworks in the area of the aged care unit where filling over an existing drain is required, will involve approximately 2.0m of fill above existing ground. Due to the fill required and expected building loads, it is possible settlements may exceed tolerable limits in terms of the NZ Building Code.

It is understood that the aged care facility may not be constructed immediately after the bulk earthworks, with a staged approach of the units being constructed prior to the aged care facility. Due to the depth of fill and building loads of the aged care facility, settlement monitoring shall be undertaken at the aged care facility building area over a minimum period of 3 months after the bulk earthworks are completed.

Alternative to settlement monitoring at the aged care facility extents, soft compressible clays can be undercut to the gravel/boulders layer shall be undertaken and backfilled with engineered fill. An undercut depth of approximately 2.0m is expected.

6.3 Liquefaction

The proposed aged care facility and units are positioned on land underlain by the Karioitahi Group - Alluvium and Otaua Group. Hand augers and CPTs have encountered soils that are cohesive in nature overlying dense to very dense gravels and boulders within the alluvial terrace. The Otaua Group soils encountered were cohesive in nature, overlying very weak to weak mudstone. RS Eng consider that liquefaction triggering of the cohesive soils and cobbles is unlikely during the design seismic events.

6.4 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on a visual tactile assessment made during the subsoil investigation, and laboratory test results in this geology within similar terrain, RS Eng considers the soils as being Class H1 (highly expansive) as per AS 2870.

6.5 Shallow Soil Creep

Seasonal changes in moisture content of clayey soils cause shrink/swell effects (expansive soils). On slopes generally more than 14° the cyclic shrink/swell characteristics combined with gravity forces cause the surface soil to displace downslope over time. This can be accelerated and exaggerated by stock. Soil creep can affect shallow slope angles where underlain by weaker materials but may not affect steeper slopes when soil strengths are high.

Shallow creep was generally evident on moderate and steep slopes over the property, being evident at the western edge of the elevated alluvial terrace within proximity to the proposed aged care facility and over the steep slopes to the north of the development.

A 5m building setback restriction shall be implemented along the crest of the moderate western slope, as detailed in Appendix A. Alternatively, earthworks shall be completed to re-contour the moderate slope, predominately filling is expected to re-shape the western edge of the terrace to create a level platform for the aged care unit.

7.0 Engineering Recommendations

7.1 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C *"Shallow Soil Site."*

7.2 Further Geotechnical Assessment

All earthworks into slopes >14° shall be reviewed by a Chartered Professional Engineer at the detailed design stage.

Detailed site-specific geotechnical assessment and further geotechnical investigations shall be undertaken at the building consent stage. Investigations shall consider the specific locations of the proposed buildings to confirm the ground conditions at the building locations.

The settlement options provided in Section 6.2 shall be considered for the aged care facility, being either dig out of compressible clays or settlement monitoring following bulk earthworks, specifically filling of the existing drain at the aged care facility building area.

7.3 Building Setbacks

A 5m building setback restriction shall be implemented along the crest of the moderate western slope, as detailed in Appendix A.

Alternatively, earthworks shall be completed to re-contour the moderate slope, predominately filling is expected to re-shape the western edge of the terrace to create a level platform for the aged care unit.

7.4 Earthworks

To form access to and create building platforms for the proposed units and aged care facility, earthworks are proposed. To suitably develop the building area, RS Eng recommend as follows.

- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- A surface water cut-off drain shall be excavated upslope of the development, to divert surface water away from the aged care facility and units.
- Cuts on slopes >14° shall consider the effects of global slope instability.
- Cuts shall take into account the flood level and minimum floor levels, outlined in a separate report by RS Eng.
- Fills shall be limited to a maximum of 2.0m above existing ground level.
- Where fills exceed 1.0m above existing ground level, consideration and further assessment of settlement shall be undertaken with the addition of the specific proposed building loads.
- Cut batters should be sloped at angles less than 1V to 2.5H.
- Fill batters should be sloped at angles less than 1V to 3H.
- Steep temporary excavations should not be left unsupported with impending bad weather or for extended periods of time, typically less than 3 days.
- All earthworks shall be monitored by a suitably experienced Chartered Professional Engineer.
- Site works shall generally be completed in accordance with NZS 4431.

7.5 Foundations

It is envisaged that the aged care facility will be constructed on a concrete slab and units will comprise of timber floors supported on standard NZS 3604 type pile foundations. To suitably found the proposed construction, RS Eng make the following recommendations.

- All foundations shall be specifically designed by a Chartered Professional Engineer to account for Class H1 soils and the bearing capacities set out below.
- Foundation designs shall consider settlement, being assessed as in the order of 5-10mm per 10kPa of load imposed.
- Raft type floor slabs shall be placed on a minimum of 150mm compacted granular hardfill extending 1.0m beyond the building envelope.
- Pile shaft adhesion shall be ignored from the surface to a depth of 1.0m due to the presence of Class H soils as per AS 2870.
- If timber driven piles are adopted, these shall be specifically designed in accordance with Section 7.3.1 below.
- Timber piles foundations drilled below 1.0m may prove difficult due to the soft clays and shallow groundwater possibly causing augered holes to collapse.

Shallow Foundations

Notwithstanding the recommendations of this report, for the specific design of shallow foundations, RS Eng has assessed the following.

- 150kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 100kPa Dependable Bearing Capacity (Ultimate Limit State).
- 50kPa Allowable Bearing Capacity (Serviceability Limit State).

Deep Foundations

Notwithstanding the recommendations of this report, for the specific design of deep foundations, embedded a minimum of 0.5m into the dense gravel layer, RS Eng has assessed the following.

- 300kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 150kPa Dependable Bearing Capacity (Ultimate Limit State).
- 100kPa Allowable Bearing Capacity (Serviceability Limit State).

7.5.1 Driven Pile Foundations

Timber driven piles shall be specifically designed by a Chartered Professional Engineer using acceptable methods. Minimum embedments of 2.0m is required. Vertical pile capacities shall be determined using B1/VM4 of the NZ Building Code. Under no circumstances shall the Hiley Formula be solely used to determine pile capacities. The Hiley Formula using a FoS=5 could be adopted to assess driven pile sets and to review capacities during pile installation.

For specific design of driven timber pile foundations, being driven to refusal (expected at 3.0m to 6.0m BGL), RS Eng has assessed the following as per B1/VM4 of the NZ Building Code.

- 1100kPa Ultimate End Bearing Capacity (Geotechnical Ultimate).

For Ultimate Limit State design, a strength reduction factor of 0.45 should be adopted for pile design.

7.5.2 Leading Edge Creep Foundations

Where foundations are located within 5m of the moderate sloping edge of the elevated alluvial terrace, leading edge timber pile foundations shall be incorporated, being specifically designed by a suitably experienced Chartered Professional Engineer to account for the lateral forces associated with at least 1.0m of shallow soil creep below original ground level.

The piles shall be designed for an effective retaining width of 3 x pile diameters (unless spaced closer), using the assessed parameters listed in Table 1.

7.6 Timber Pole Retaining Walls

Retaining walls shall be specifically designed by a suitably experienced Chartered Professional Engineer familiar with the contents of this report, using the assessed soil parameters presented in Table 1. Retaining walls shall be designed for at rest earth pressures. Retaining wall designs shall incorporate global stability analysis.

Where retaining walls are incorporated in buildings or located adjacent to buildings and property boundaries, the effects of deformation should be considered.

Retaining wall footings drilled below 1.0m are likely to encounter groundwater potentially causing difficulty for augering of the footings due to collapsing.

Table 1: Assessed Retaining Wall Design Parameters.

Parameter	Alluvium	Otaua Group
Soil Density (kN/m³)	18	19
Friction Angle (°)	25	28
Drained Cohesion, (kPa)	0	0
Undrained Shear Strength (kPa)	40	60

8.0 Construction Monitoring and Producer Statements

Any works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng. In any event, where doubt exists regarding inspections, this office should be contacted for advice and provided with reasonable notice of inspections.

9.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

10.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed aged care facility and units, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:

Codie Hay
Technician
NZDE(Civil)

Reviewed by:

David Platt
Geotechnical Team Leader
NZDE(Civil), MEngNZ

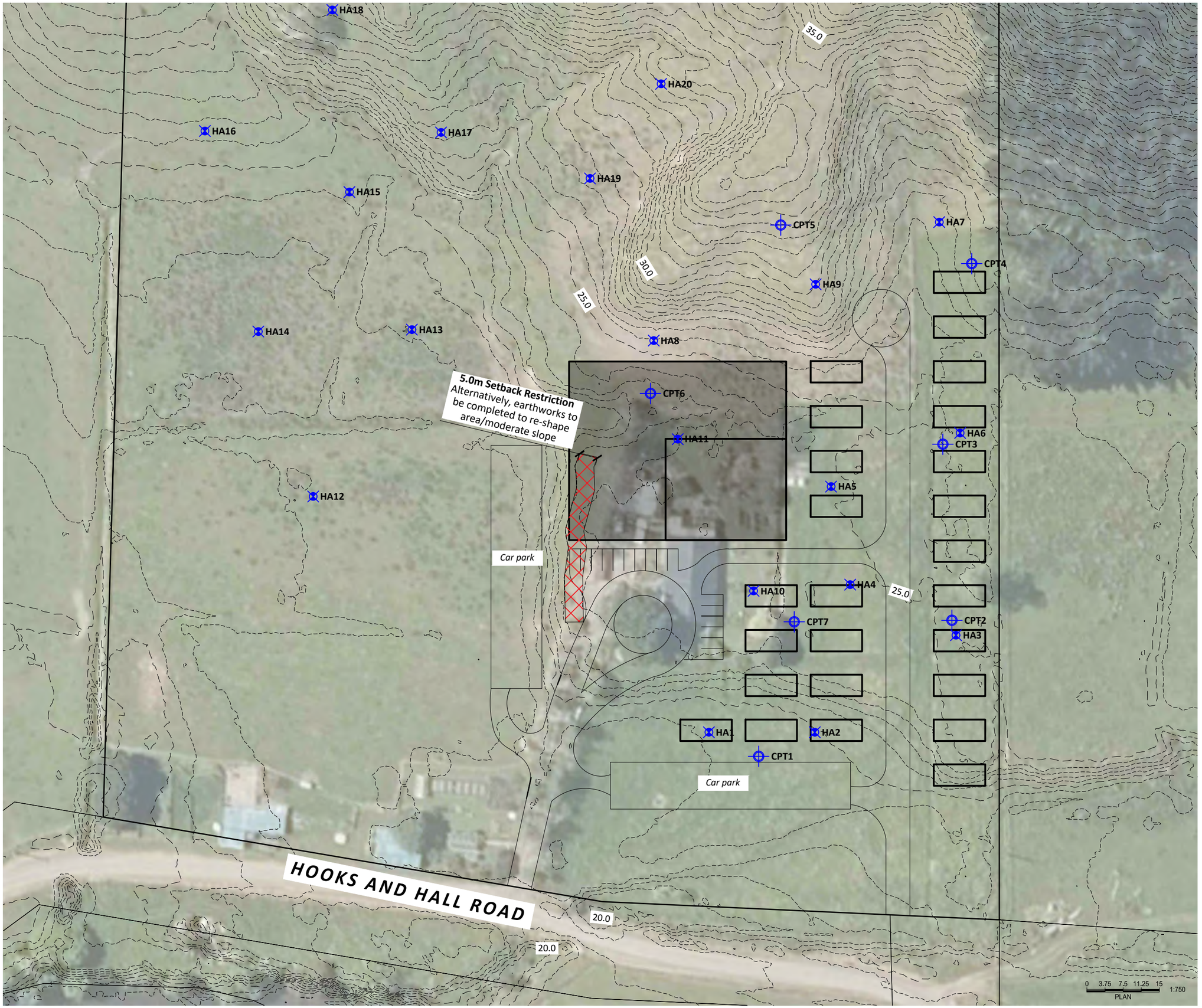
Approved by:

Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Drawings



NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

Contours are shown at 1.0m crs.
Contours are derived from LiDAR (2018) and are shown at NZVD2016 Vertical Datum.

LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Aged Care Facility
- Individual Units

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2 Seaview Road,
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Title
GEOTECHNICAL INVESTIGATION
WAIMAMAKU AGED CARE & RETIREMENT HOMES FACILITY

Client
TIOPIRA TANIERA HAPU TRUST

Location
52 HOOKS & HALL ROAD
WAIMAMAKU

Date	Rev	Notes
31/10/2024	A	GEOTECH REPORT ISSUE

Scale	Original	Rev
1:750	A3	A

Drawn	Approved	File #	Sheet
CH	MJ	19340	1

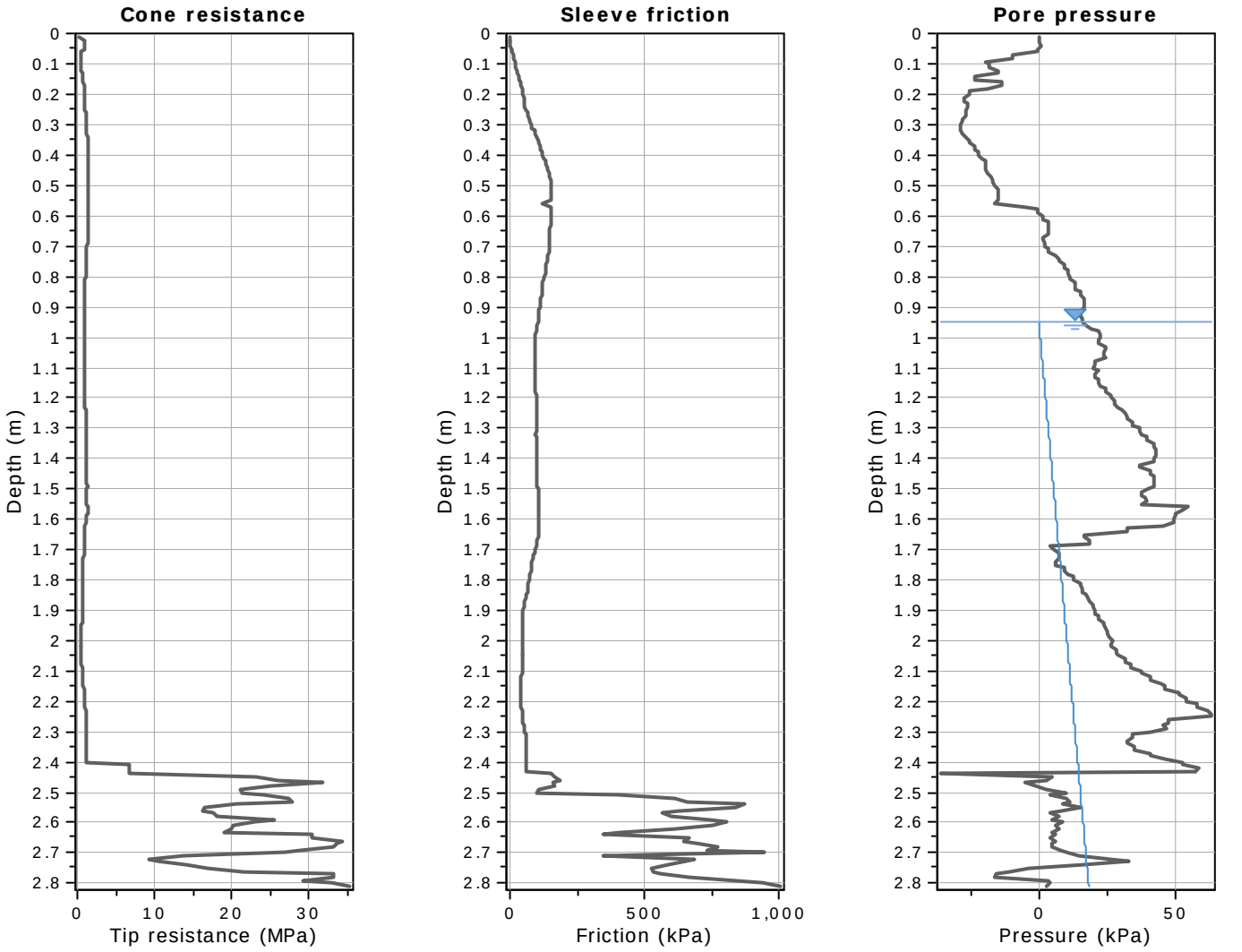
Appendix B

Subsurface Investigations

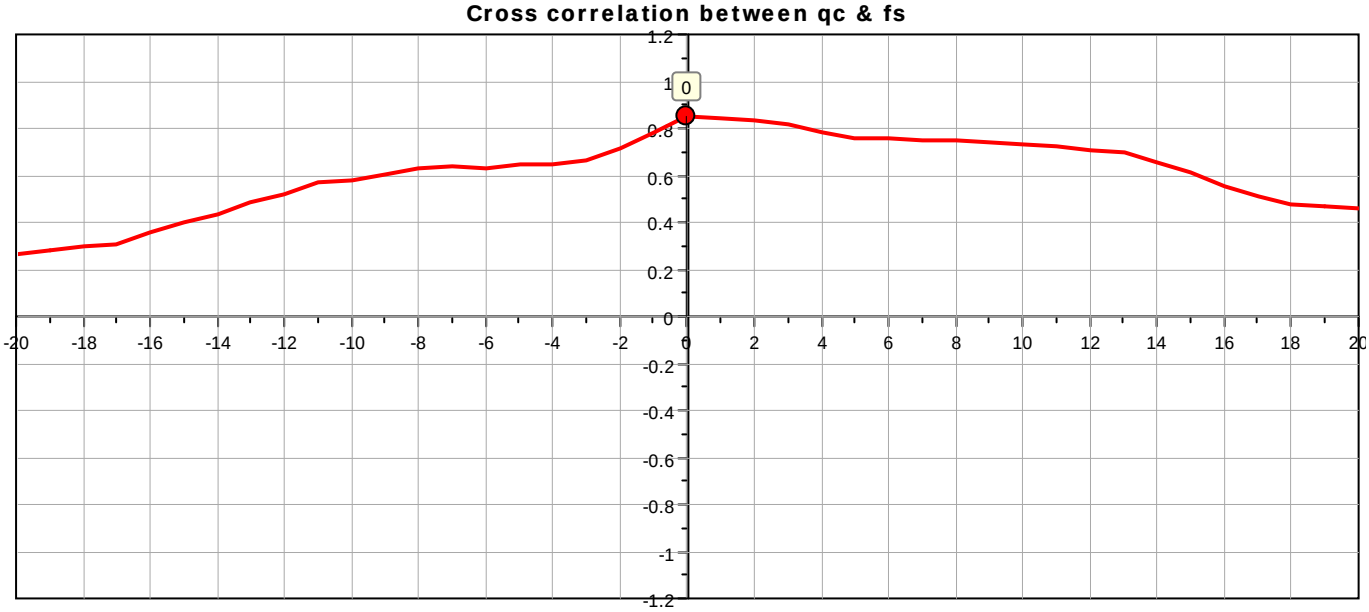
GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT01
Total depth: 2.81 m, Date: 31/10/2024
Surface Elevation: 0.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT01
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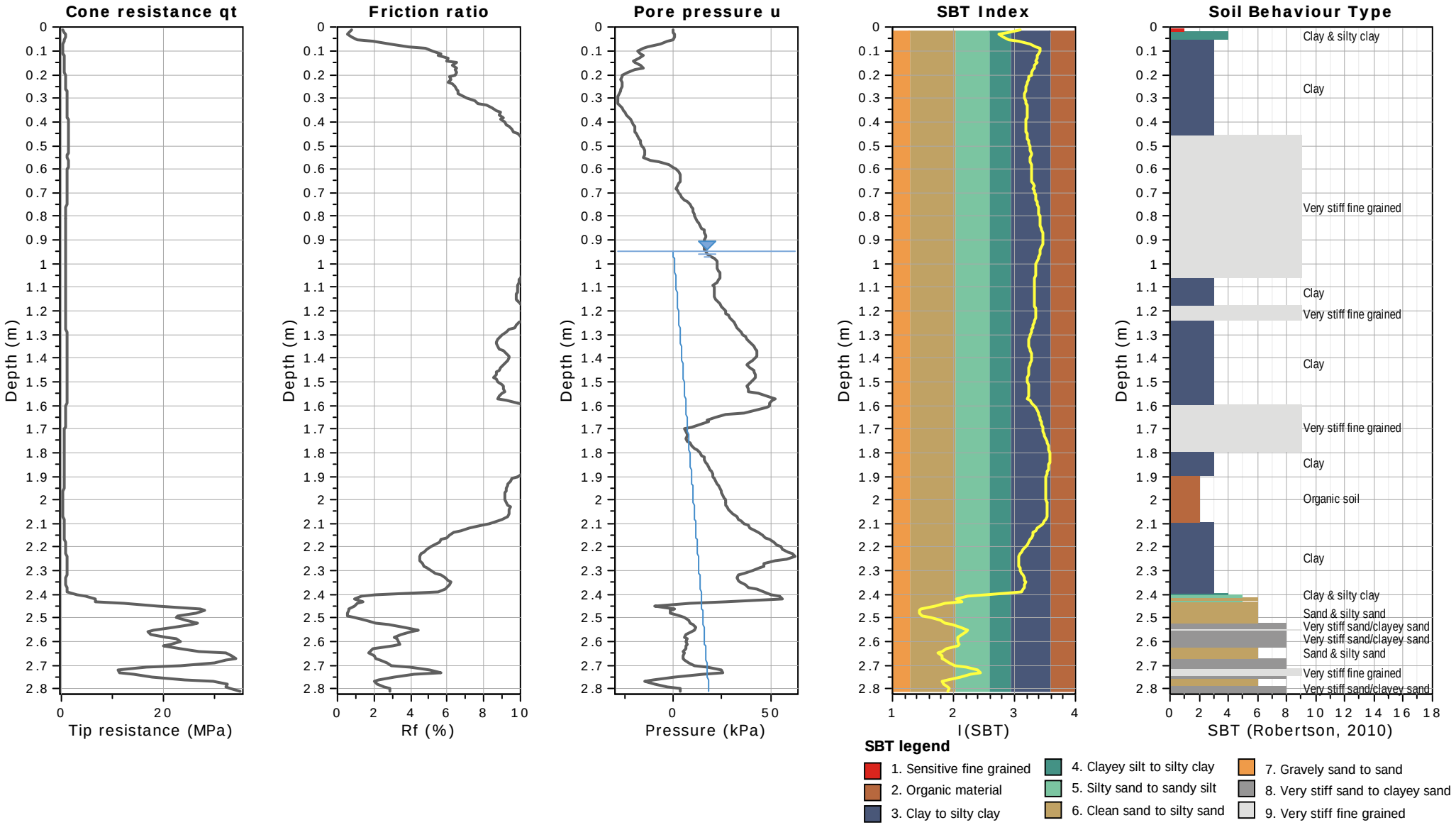
Surface Elevation: 0.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

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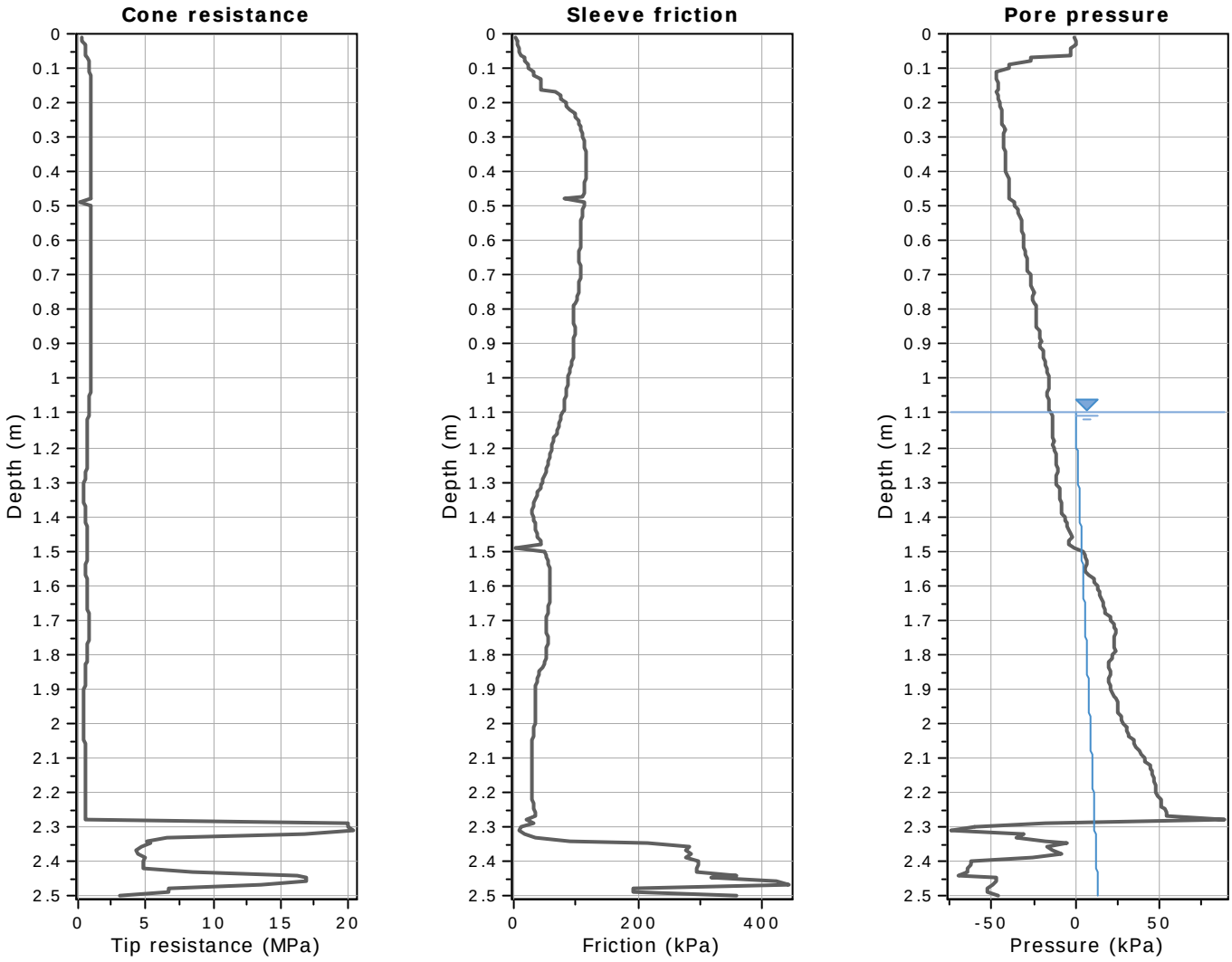
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



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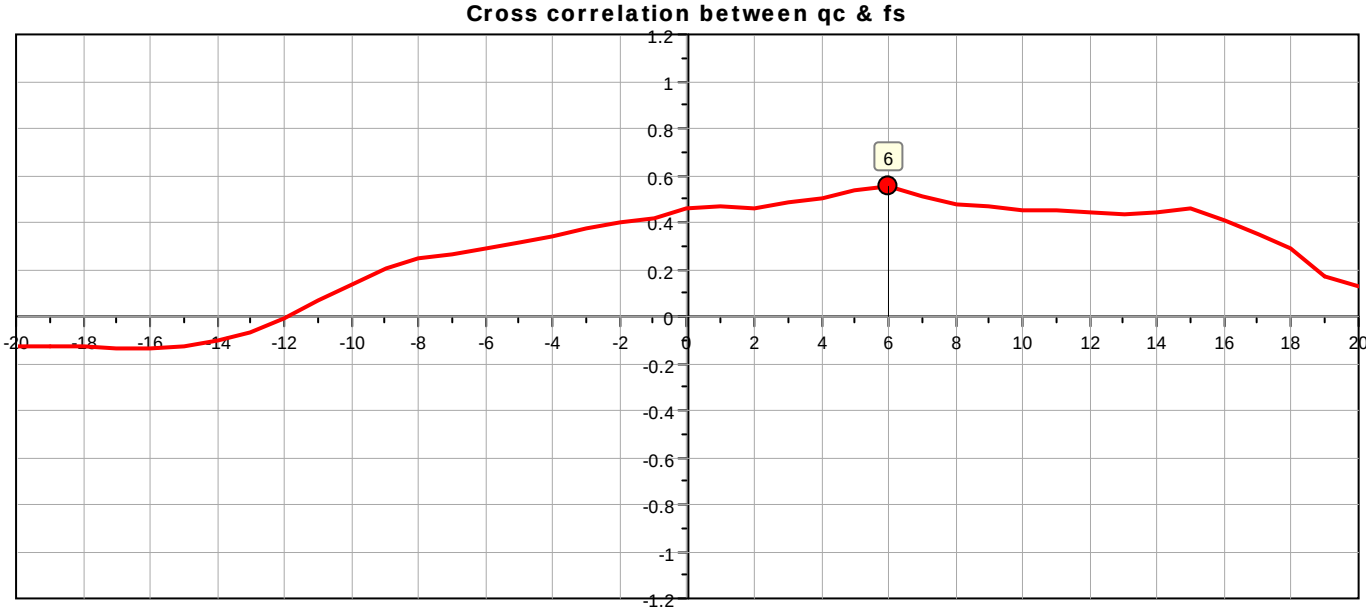

GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku

CPT: CPT02
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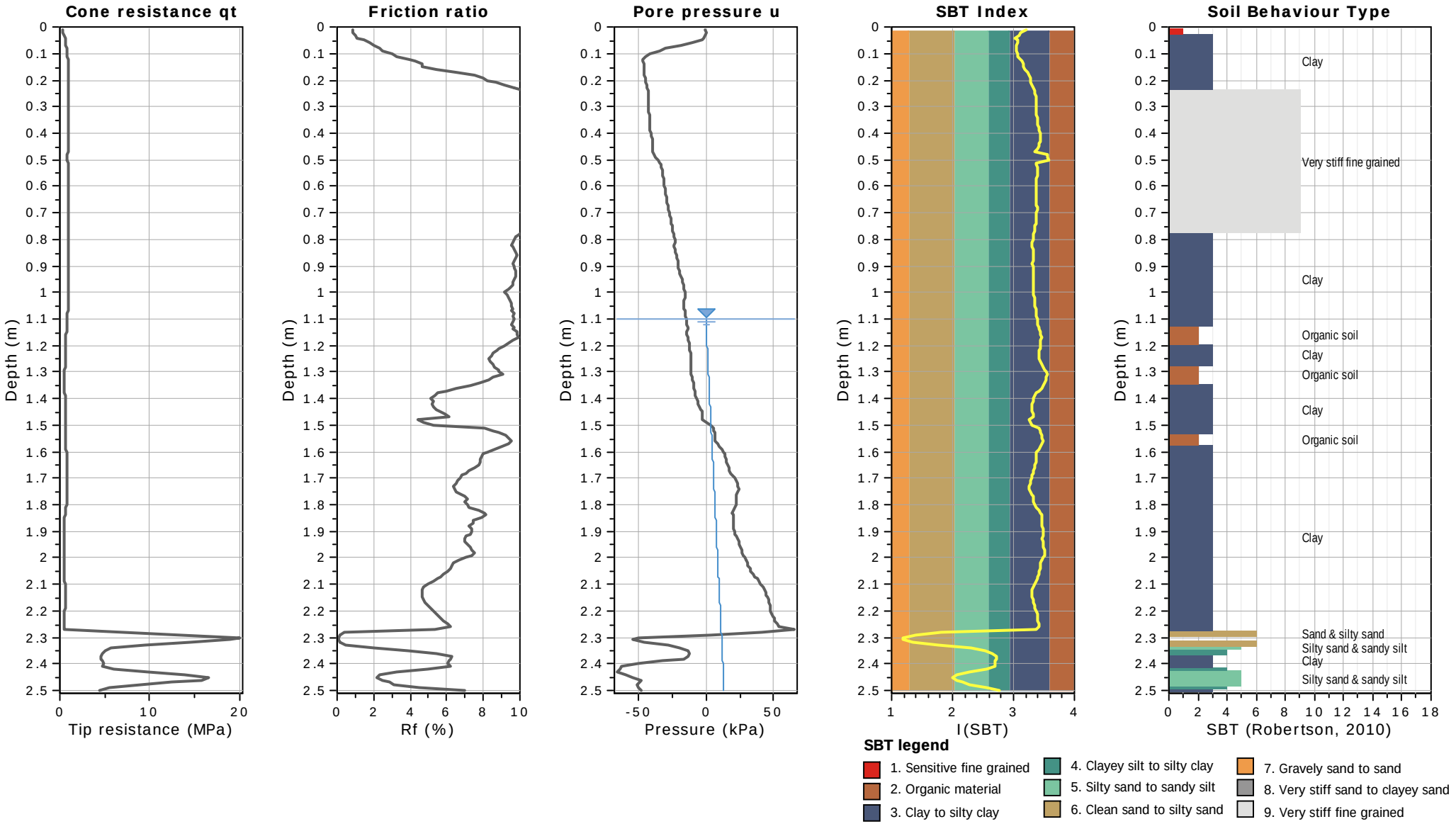
Cone Operator:



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT03
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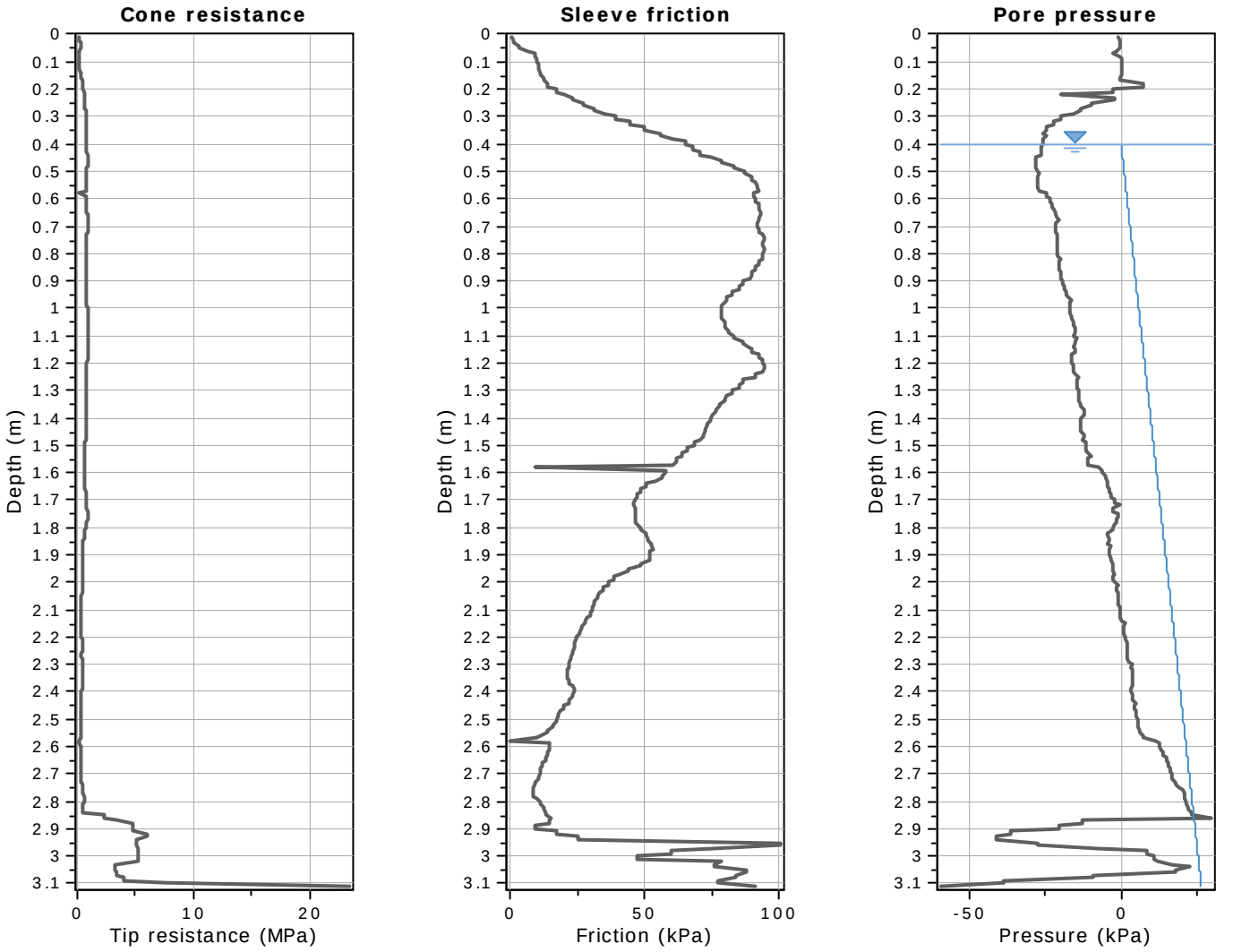
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



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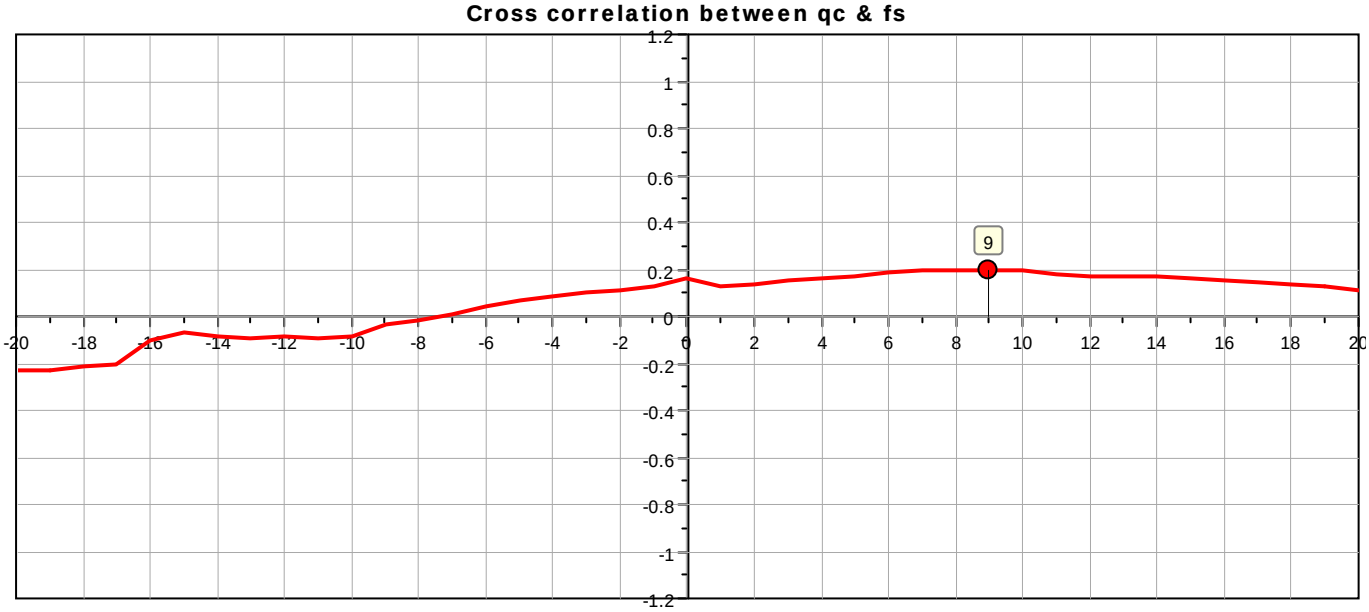

GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT03
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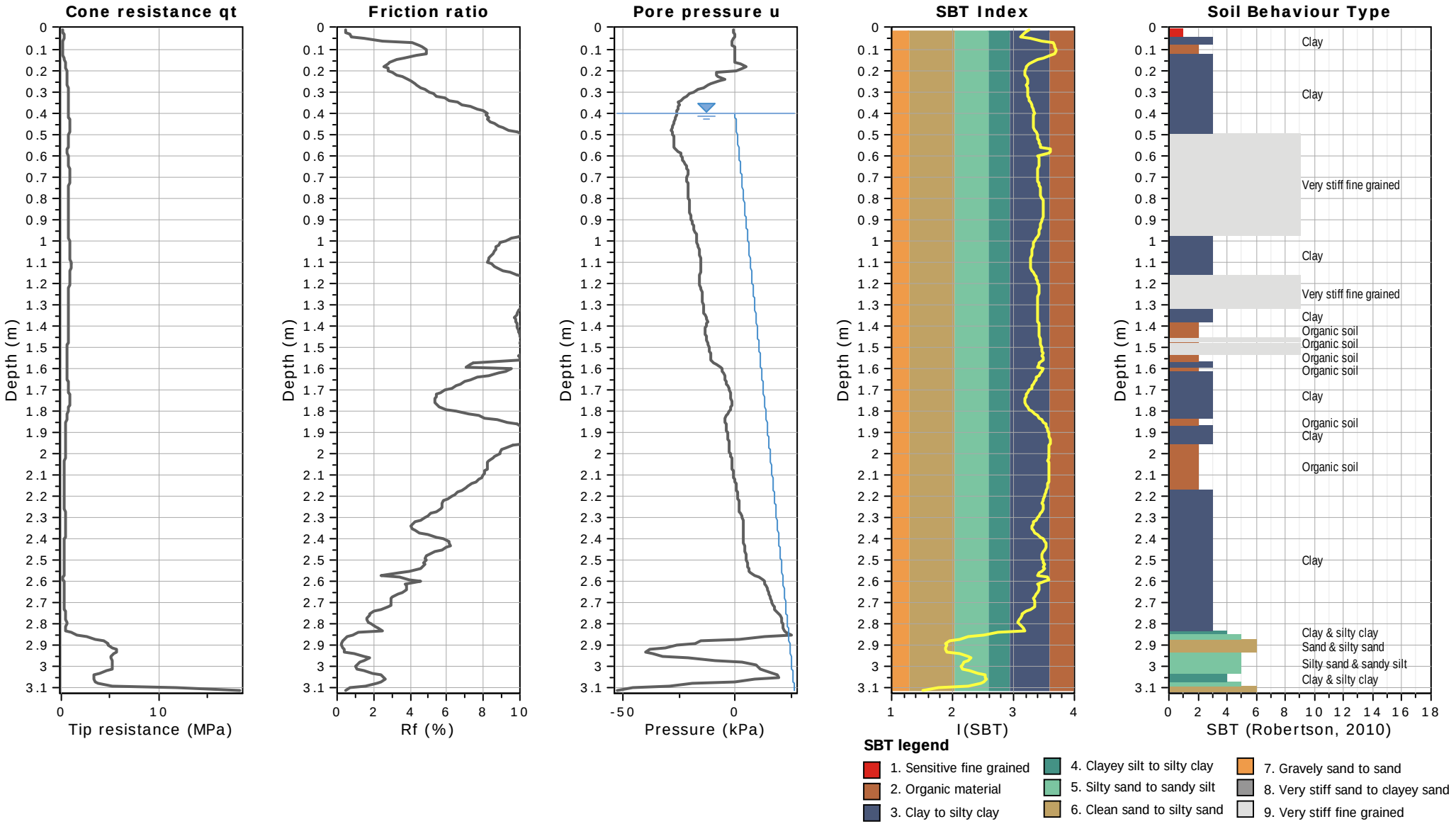
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

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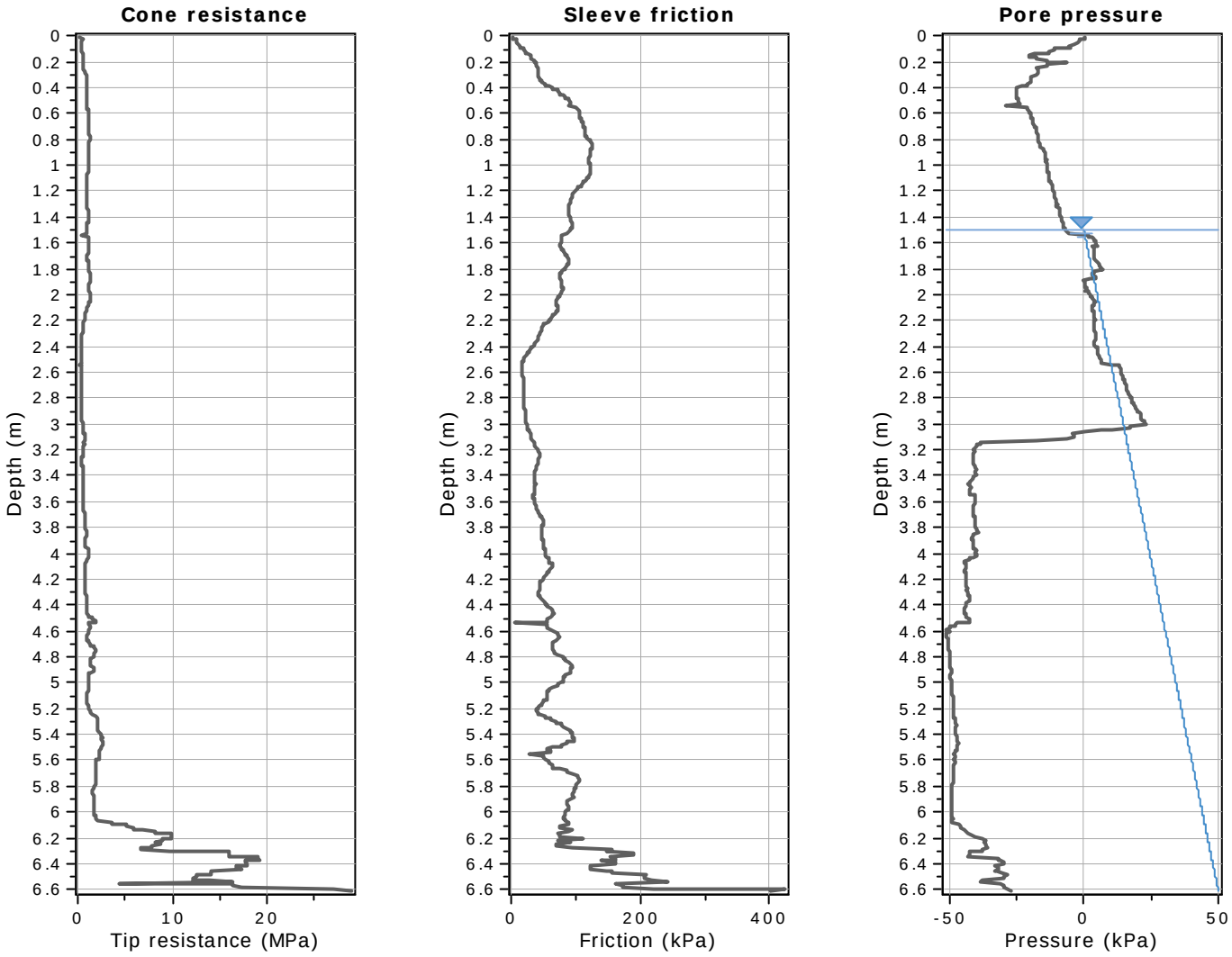
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



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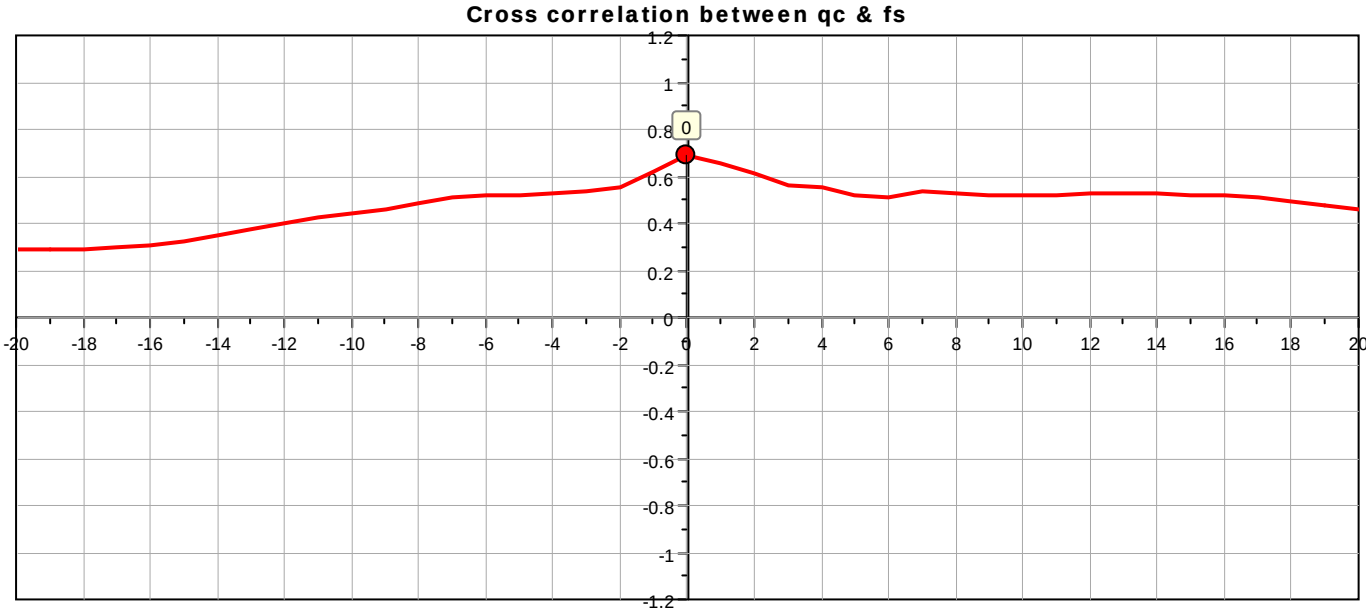

GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT04
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Surface Elevation: 0.00 m
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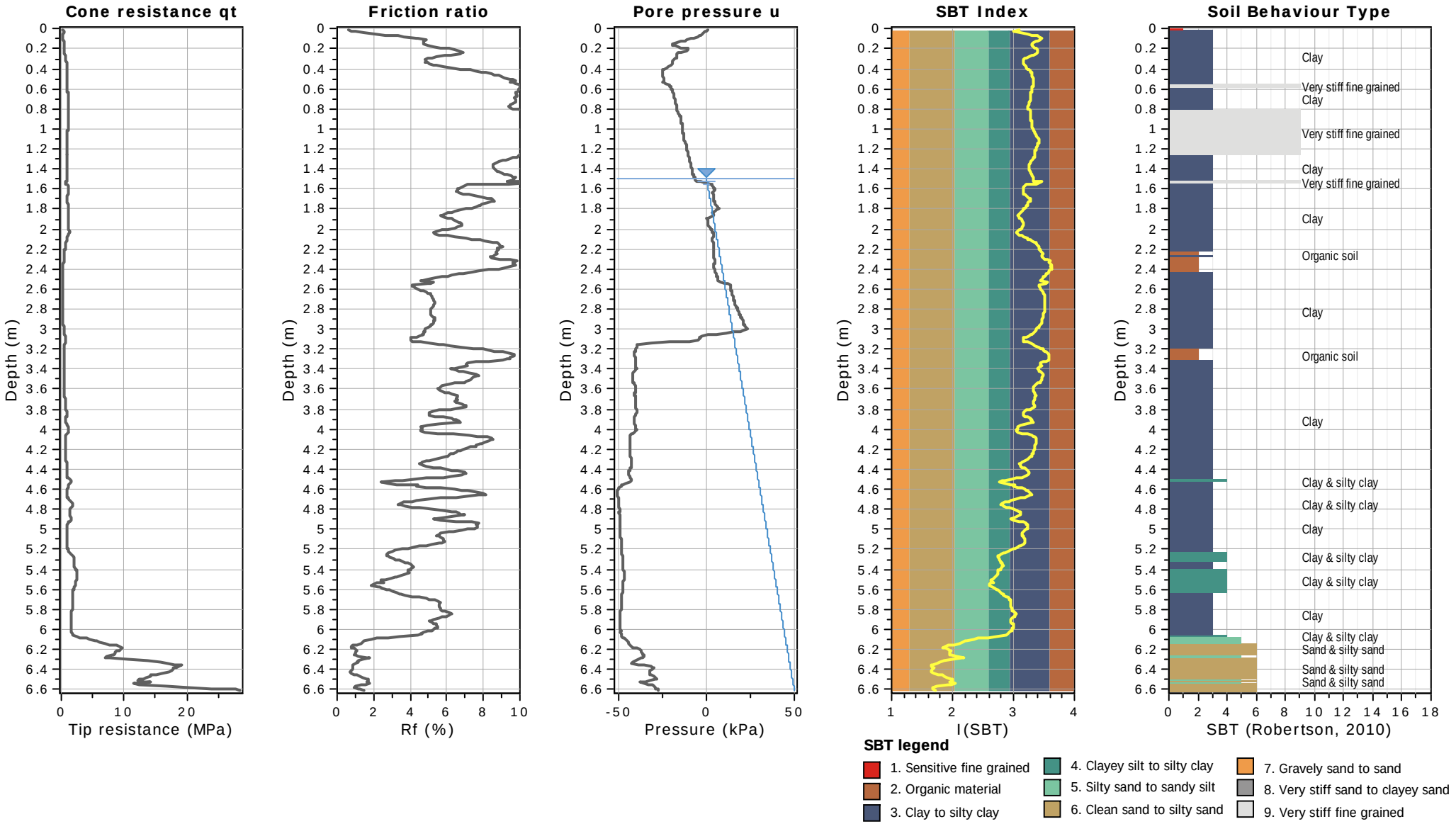
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

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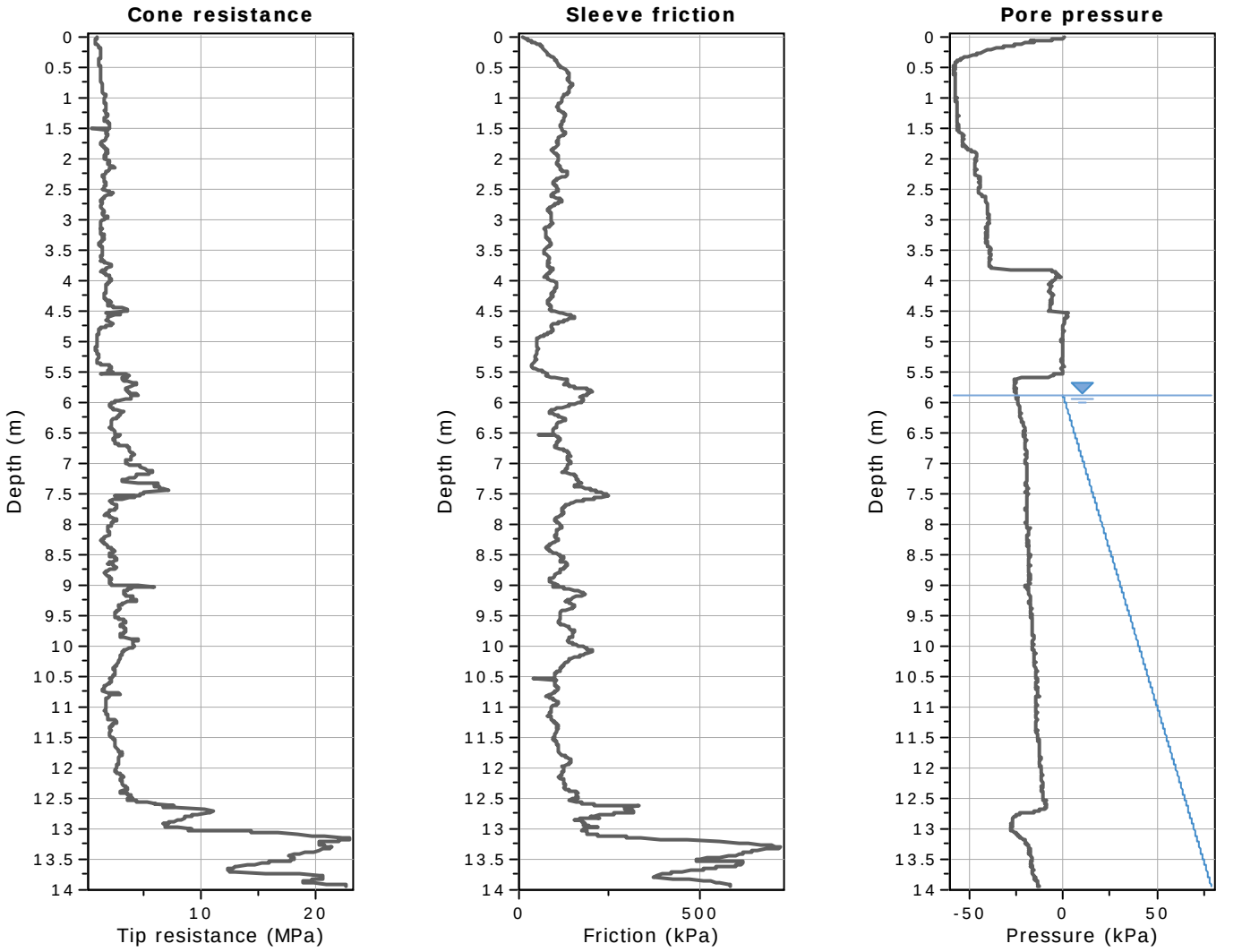
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



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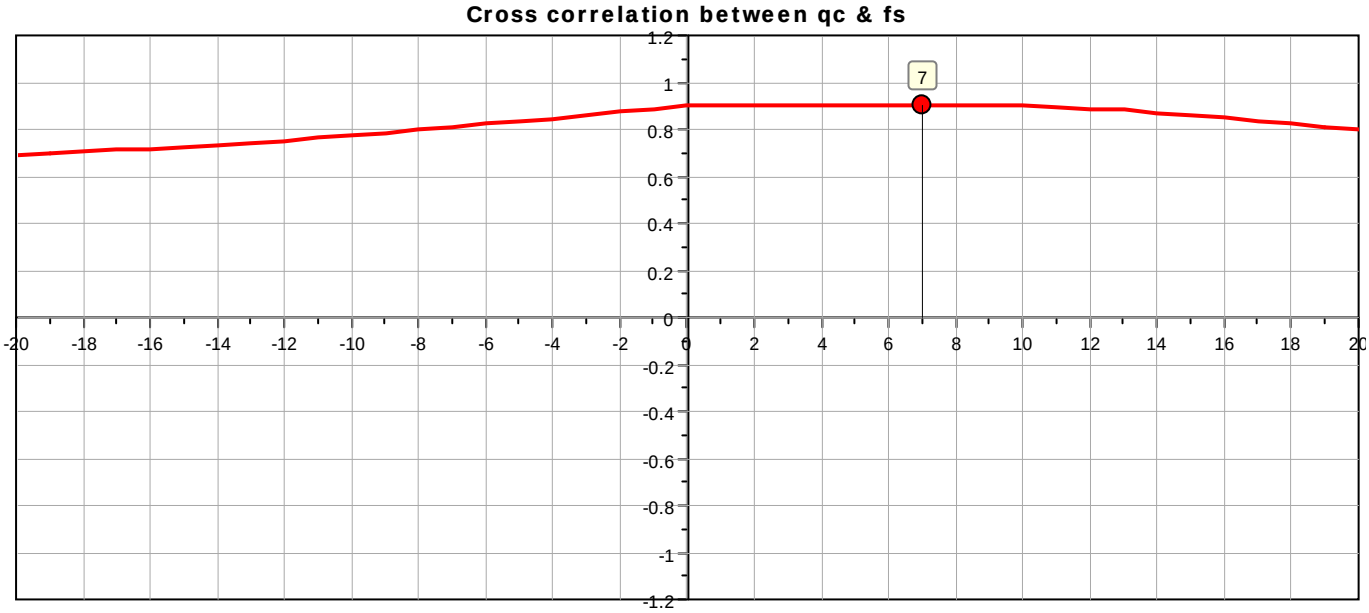

GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku

CPT: CPT05
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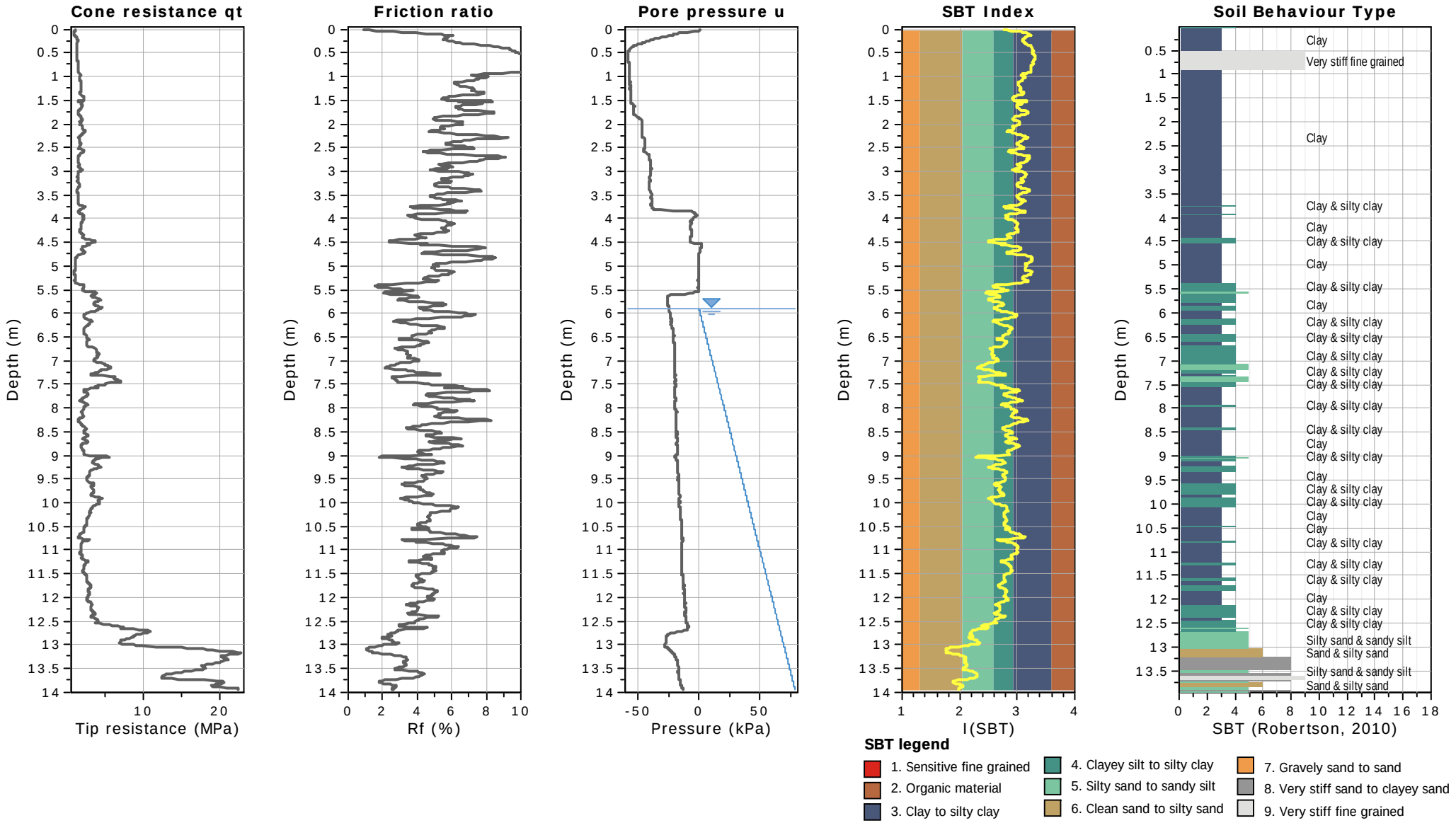
Cone Operator:



GeoLogismiki
Geotechnical Engineers
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CPT: CPT06
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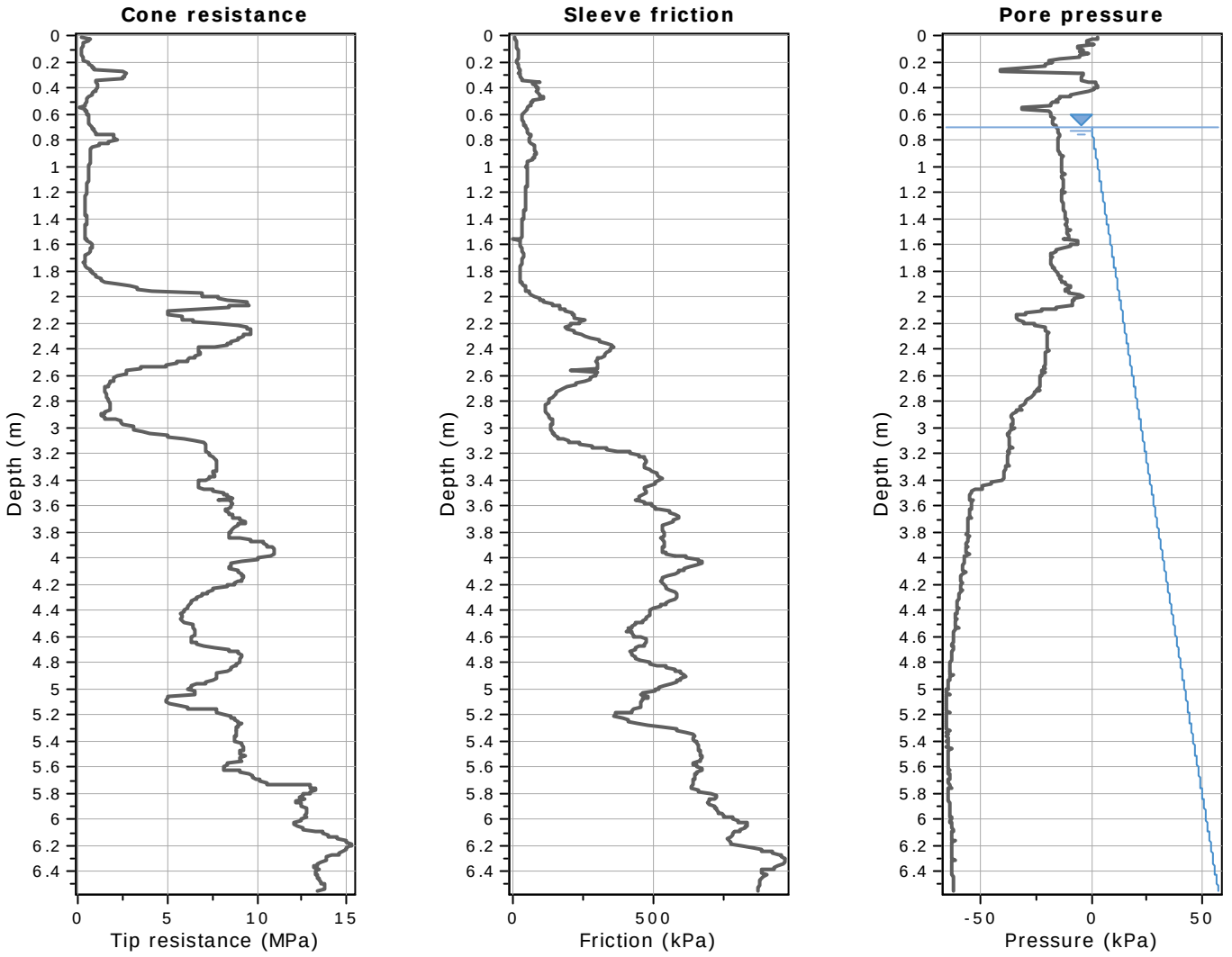
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



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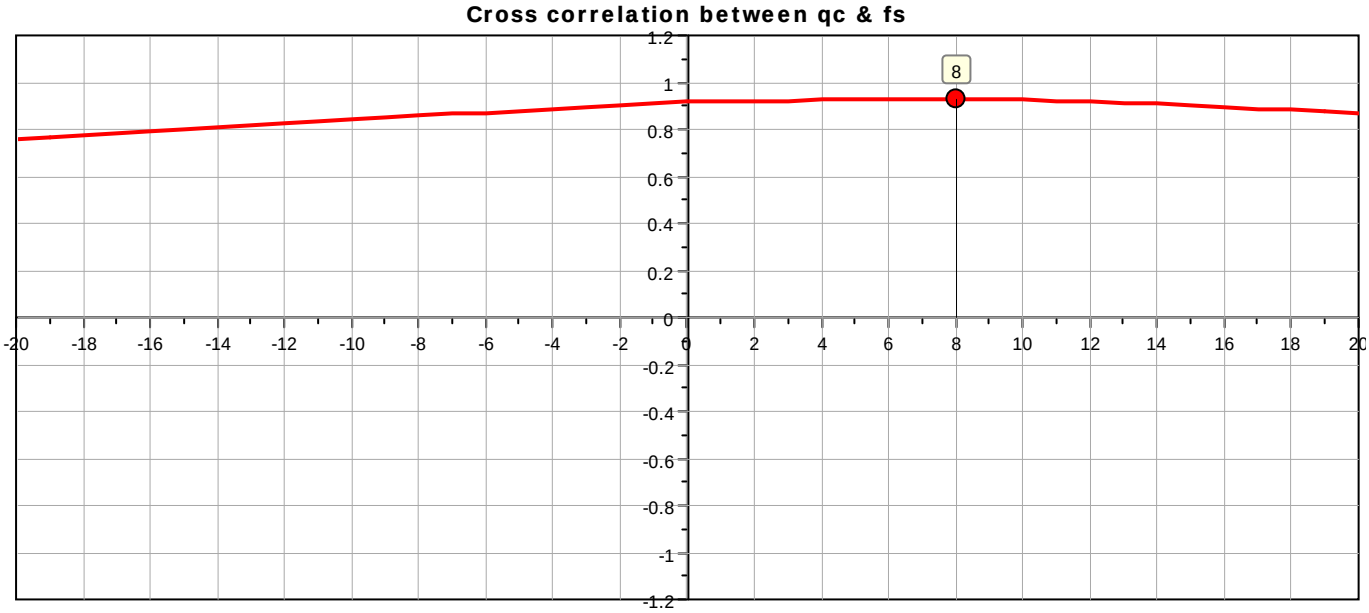

GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT06
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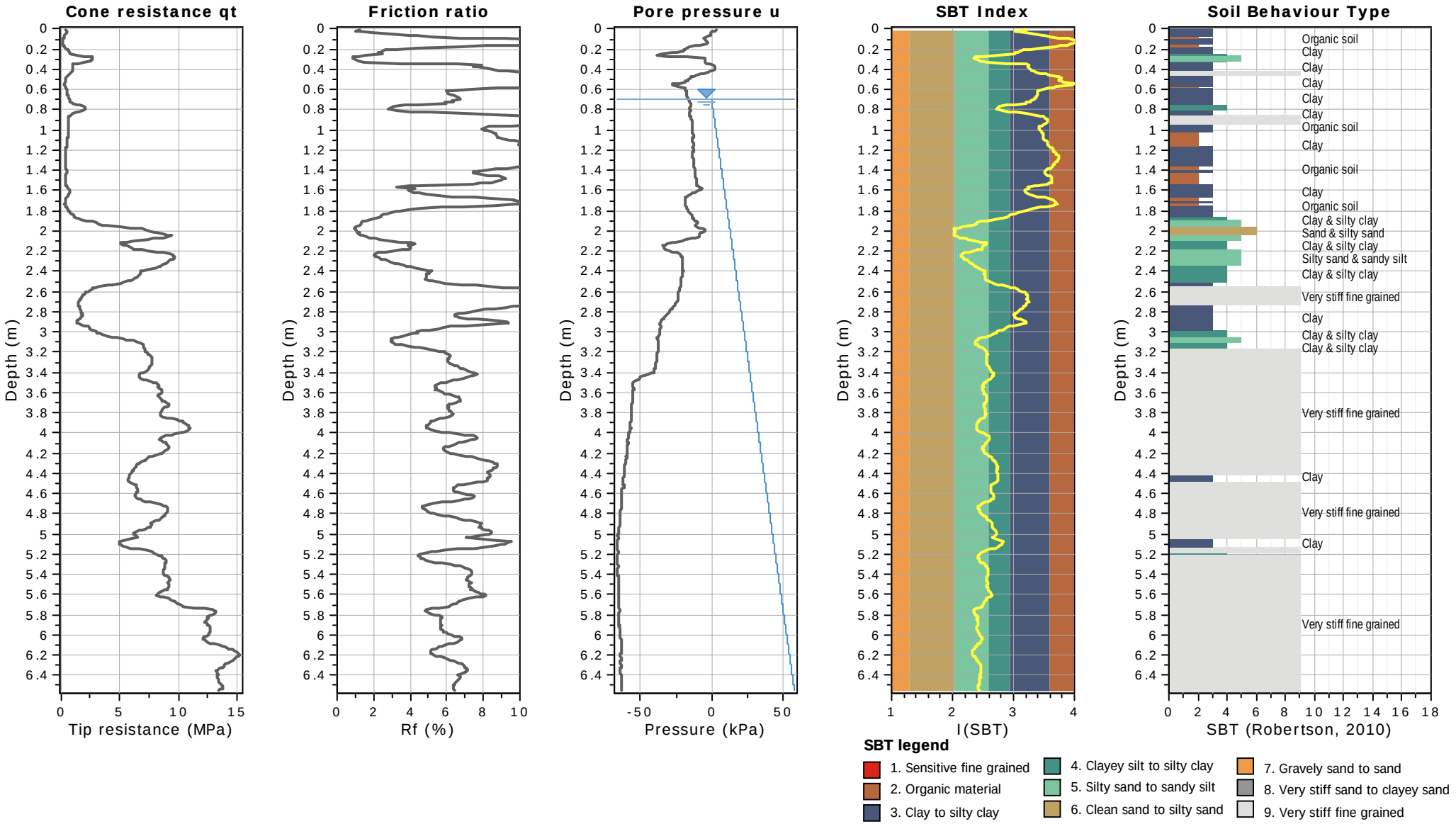
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

CPT: CPT07
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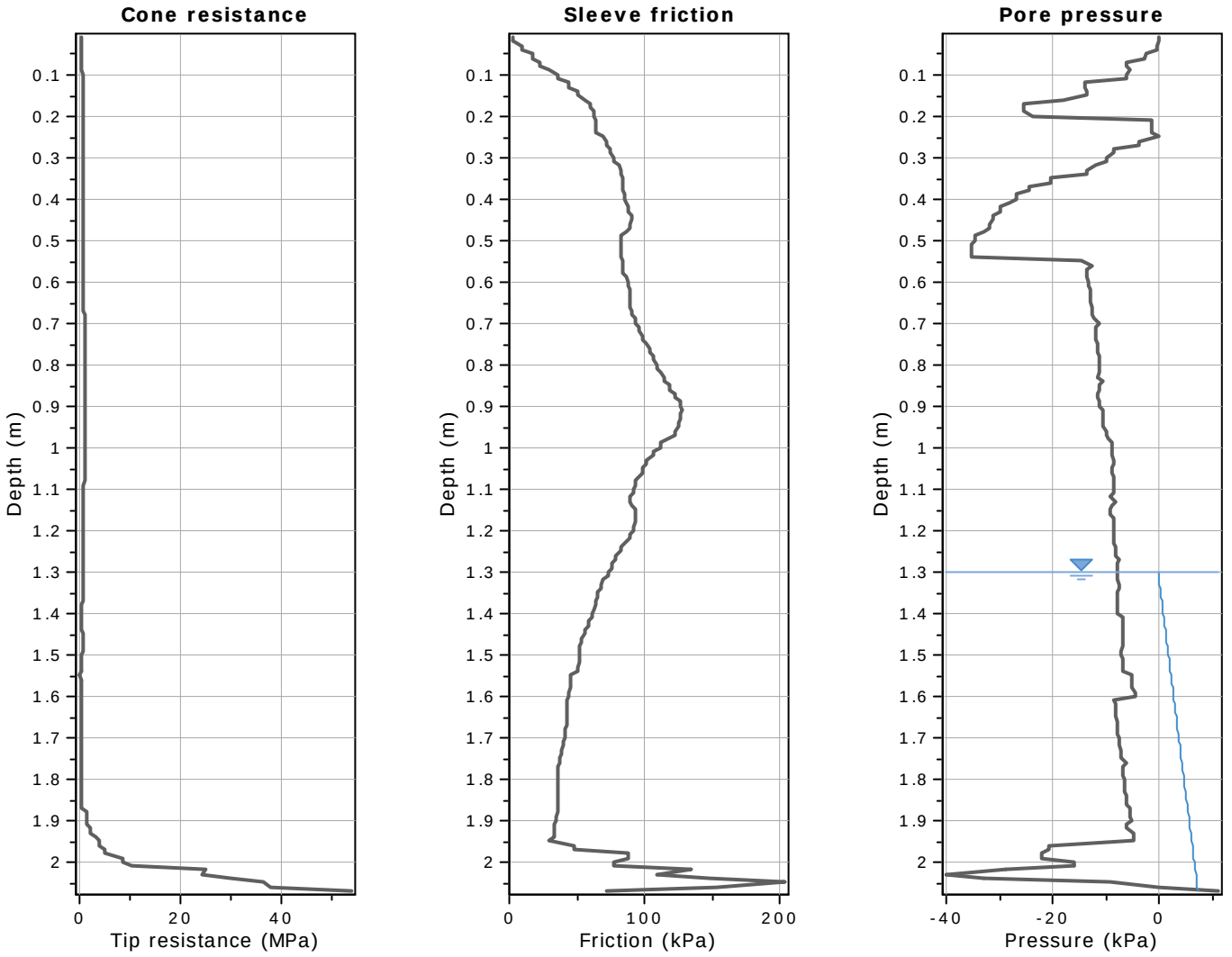
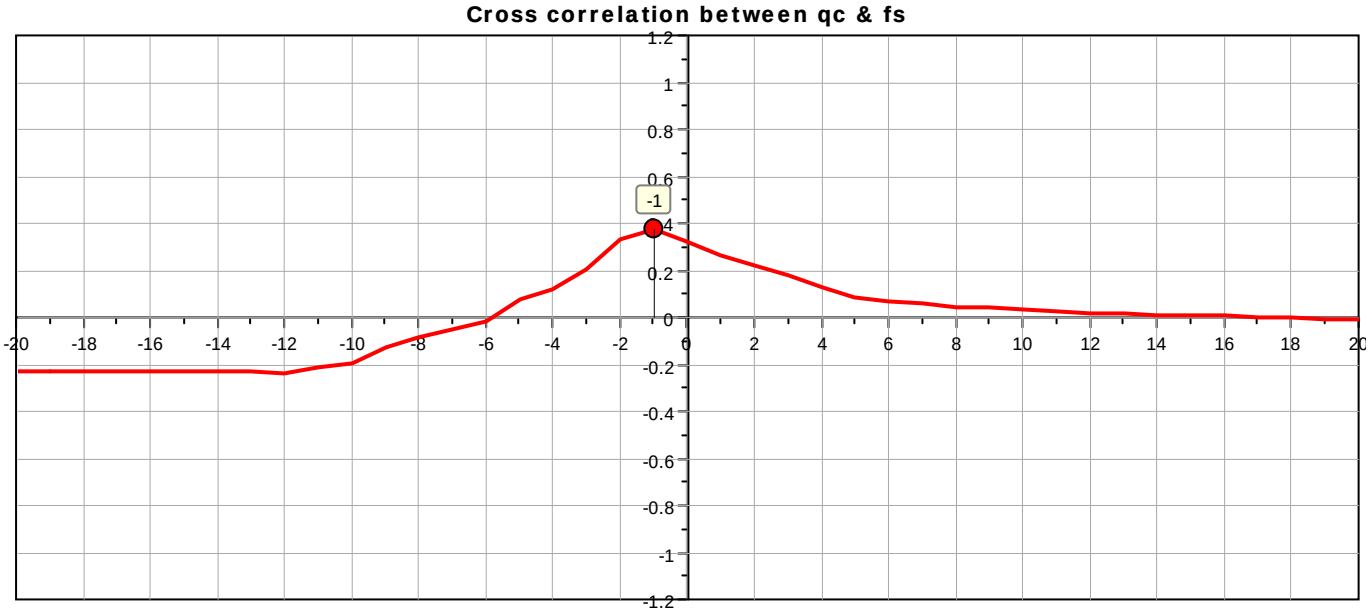
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku



The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



GeoLogismiki
Geotechnical Engineers
Merarhias 56
http://www.geologismiki.gr

Project: Aged Care Facility and Units
Location: 52 Hooks and Hall Road, Waimamaku

CPT: CPT07
Total depth: 2.07 m, Date: 31/10/2024
Surface Elevation: 0.00 m
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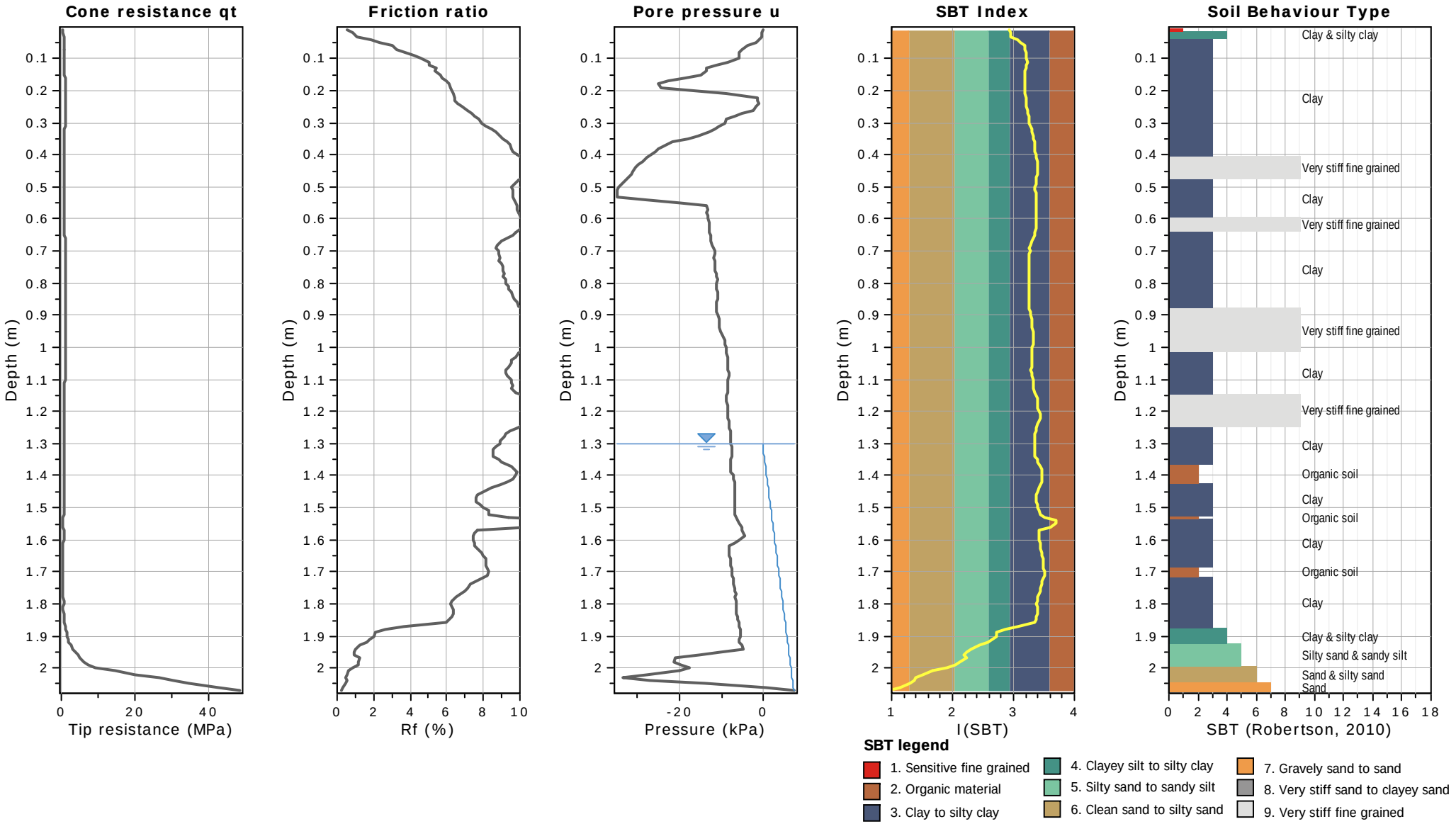
Cone Operator:



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA01

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641720mE, 6065256mN
ELEVATION: 22.1m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	WATER
TS	TOPSOIL.		0.0				
Alluvium	Silty sandy CLAY; brown/orange/grey. Stiff; moist; low plasticity.		0.4			160 52	
			1.0			148 67	
	1.3m - Some grey, high plasticity.		1.4			89 44	
	Sandy CLAY; grey/brown. Firm to stiff; moist to wet; high plasticity.		2.0			77 27	
	2.5m - Recovery loss.		2.4			96 30	
	Sandy gravelly CLAY; grey/brown. Firm; moist to wet; high plasticity; gravel, subround to angular.		2.6				
	3.0m - Unable to penetrate - gravels. End Of Hole: 3.00m		3.0			UTP -	

Values

PHOTO(S)

REMARKS

UTP at 3.0m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA02

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations
JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641743mE, 6065261mN
ELEVATION: 22.6m
START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Alluvium	Silty sandy CLAY; brown/orange/grey. Stiff; moist; low plasticity.		
	1.3m - Moist to wet, high plasticity.		1.3
	1.6m - Soft to firm.		1.6
	Silty CLAY, with some sand; brownish grey. Firm; moist to wet; high plasticity.		2.2
	2.6m - Trace gravels.		2.6
	3.0m - Unable to penetrate - gravels. End Of Hole: 3.00m		3.0

LEGEND

SCALA PENETROMETER (Blows / 100mm): 2 4 6 8 10 12 14 16 18; 65: >>

VANE SHEAR STRENGTH (kPa), Vane: GEO415: 50 100 150 200

Values	WATER
148	
65	
98	
15	◁
83	
27	
103	
27	
89	
44	
UTP	
-	

PHOTO(S)

REMARKS

UTP at 3.0m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA03

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641771mE, 6065281mN
ELEVATION: 25.5m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0					
Alluvium	Clayey SILT; brown, orange, grey mottling. Stiff; moist; low plasticity.		0.4				132 62	
	Clayey SILT, with minor sand; brown, orange, grey mottling. Firm to stiff; moist; low plasticity.		0.8				119 42	15/10/2024
	Clayey sandy SILT; brown, orange, grey, black. Firm to stiff; moist; low plasticity.		1.4				101 36	
	End Of Hole: 2.70m		2.0		1:5 33: >> 1:3 29: >> 1:8 36: >> 31: >>		UTP -	

Scala penetrometer axis: 2 4 6 8 10 12 14 16 18
Vane shear strength axis (kPa): 50 100 150 200

PHOTO(S)

REMARKS

UTP at 2.7m

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA04

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641745mE, 6065295mN
ELEVATION: 25m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	Values	WATER
TS	TOPSOIL.		0.0					
Alluvium	Silty CLAY; grey/orange mottling. Firm to stiff; moist; high plasticity.		0.4				89 15	15/10/2024
	Silty sandy CLAY; brown/orange/grey. Stiff; moist; high plasticity.		1.0				127 59	
	1.3m - Minor fine gravels.		1.4				148 30	
	End Of Hole: 2.00m		2.0				UTP -	

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

UTP at 2.0m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA05

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641744mE, 6065316mN
ELEVATION: 25m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	Values	WATER
TS	TOPSOIL.		0.0	TS				
Alluvium	Silty sandy CLAY; brown/orange/grey. Stiff; moist; low plasticity.		0.4				133 52	
	1.3m - Some grey, high plasticity.		1.0				118 21	
	1.5m - Collapse, push to 2.0m.		1.5				74 15	
	End Of Hole: 2.00m		2.0		1 1 1 1 5 6 50: >>		74 15	

Scala Penetrometer (Blows / 100mm): 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

UTP at 1.5m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA06

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641773mE, 6065320mN
ELEVATION: 25.8m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Alluvium	Clayey SILT; brown, orange, grey. Firm to stiff; moist; low plasticity.		0.4
	Clayey SILT; dark brown, orange, grey. Firm to stiff; moist; low plasticity.		0.8
	Clayey SILT, with minor sand; brown, orange, black. Firm to stiff; moist; low plasticity.		1.0
	Clayey sandy SILT; dark brown, grey. Firm; wet; low plasticity.		1.4
	Sandy CLAY; grey/blue. Soft to firm; wet; high plasticity.		2.2
	2.7m - Unable to penetrate. End Of Hole: 2.70m		2.8

LEGEND

SCALA PENETROMETER (Blows / 0mm): 2, 4, 6, 8, 10, 12, 14, 16, 18

VANE SHEAR STRENGTH (kPa), Vane: GEO3603: 50, 100, 150, 200

Values
142
65
127
47
82
6
65
36
29
7

WATER: 15/10/2024

PHOTO(S)

REMARKS

UTP at 2.7m

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA07

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641767mE, 6065369mN
ELEVATION: 26.4m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	WATER
TS	TOPSOIL.		0.0				
Colluvium Deposits	Silty sandy CLAY; grey/orange. Very stiff; moist; low plasticity.		0.2 – 1.6			148, 59, 163, 59, 148, 52	
	1.6m - High plasticity, some brown.		1.6 – 2.0				
Alluvium	Sandy CLAY; grey/blue. Stiff; moist; high plasticity.		2.0 – 3.0			133, 44, 126, 47, 59, 15	
	3.2m - Minor retrival, End of Bore. End Of Hole: 3.20m		3.2 – 4.2				

Scala Penetrometer scale: 2 4 6 8 10 12 14 16 18
Vane Shear Strength scale: 50 100 150 200 Values

PHOTO(S)

REMARKS

Collapsed at 3.2m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA08

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641704mE, 6065348mN
ELEVATION: 26m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0				
Colluvium Deposits	Silty CLAY, with some sand; orange/grey. Very stiff; moist; low plasticity; sand, fine.		0.4			141 69	
	Silty CLAY, with some sand; orange/grey/yellow. Very stiff; moist; low plasticity; sand, fine.		0.8			147 46	
Otaua Group	Silty sandy CLAY, with some gravel; light grey, brown, orange. Moist; low plasticity; sand, fine; gravel, fine to coarse, rounded to angular.		1.2			130 46	15/10/2024
	Completely weathered; very weak; Sandy Mudstone. - - Clayey sandy SILT, with some gravel; brown/grey. Very stiff; moist; low plasticity; gravel, fine to medium, rounded to subround.		2.0			201+ - 201+ - 201+ -	
	3.3m - Unable to penetrate, gravels. End Of Hole: 3.30m		3.4				

PHOTO(S)

REMARKS

UTP at 3.3m

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA09

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641743mE, 6065356mN
ELEVATION: 30.9m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0 – 0.2				
Otaua Group	Clayey sandy SILT; brown. Very stiff; moist; low plasticity; sand, fine to medium.		0.2 – 1.6			173, 62, 173, 53	
Otaua Group	Completely weathered; extremely weak; Sandy Mudstone. - - Clayey sandy SILT, with minor gravel; grey, orange, brown. Very stiff; moist; low plasticity; sand, fine to medium; gravel, fine, subangular.		1.6 – 2.8			201+, 201+, 201+	Groundwater Not Encountered
Otaua Group	Completely weathered; extremely weak; Sandy Mudstone. - - Clayey sandy SILT, with some gravel; brown, orange. Very stiff; moist; low plasticity; sand, fine to medium; gravel, fine, subangular.		2.8 – 3.2			201+	
Otaua Group	Completely weathered; extremely weak; Sandy Mudstone. - - Clayey sandy SILT, with some gravel; brown. Very stiff; moist; low plasticity; sand, fine to medium; gravel, fine, subangular.		3.2 – 4.2			201+, 201+	
	End Of Hole: 4.20m		4.2				

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA10

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641723mE, 6065292mN
ELEVATION: 24.7m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Alluvium	Silty CLAY; orange, grey, brown. Stiff; moist; low plasticity.		0.2 – 1.2
	Silty sandy CLAY; orange, grey, brown. Firm to stiff; moist; low plasticity.		1.2 – 1.4
	Silty sandy CLAY, with minor gravel; orange, grey, brown. Firm to stiff; moist; low plasticity; gravel, fine.		1.4 – 1.6
	1.6m - Unable to penetrate. End Of Hole: 1.60m		1.6

SCALA PENETROMETER (Blows / 0mm): 2, 4, 6, 8, 10, 12, 14, 16, 18

VANE SHEAR STRENGTH (kPa) Vane: GEO3603: 50, 100, 150, 200

Values
147
63
118
49
78
26

WATER: 15/10/2024

PHOTO(S)

REMARKS

UTP at 1.6m

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA11

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641707mE, 6065320mN
ELEVATION: 24.6m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Alluvium	Clayey SILT, with some sand; orange/brown/grey. Stiff; moist; low plasticity.		0.2 – 1.6
	1.6m - Firm.		1.6
	Silty sandy CLAY; brownish grey. Firm; moist; high plasticity.		1.8 – 2.2
	2.2m - Unable to penetrate. End Of Hole: 2.20m		2.2

LEGEND

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO415
50 100 150 200

Values
148
50
163
44
133
40
58
22

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

UTP at 2.2

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA12

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641634mE, 6065308mN
ELEVATION: 21m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	WATER
TS	TOPSOIL.		0.0	TS			
Alluvium	Silty sandy CLAY; grey/brown. Very stiff; moist; low plasticity.		0.2 – 1.2			103, 30 (0.4 m); 89, 22 (1.0 m)	◁
	End Of Hole: 1.20m		1.2 – 4.2				

Scala Penetrometer scale: 2, 4, 6, 8, 10, 12, 14, 16, 18
Vane Shear Strength scale: 50, 100, 150, 200; Values

PHOTO(S)

REMARKS

Target Depth reached

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

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HAND AUGER LOG

HOLE NO.: HA13

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641656mE, 6065351mN
ELEVATION: 21.5m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0					
Alluvium	Silty CLAY; orange/grey. Firm; moist.		0.2 – 1.0				89 36 75 16	15/10/2024
	End Of Hole: 1.00m		1.0					

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA14

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641664mE, 6065387mN
ELEVATION: 26.2m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0	TS				
Alluvium	Silty CLAY; orange/grey. Firm; moist; high plasticity.		0.2 – 0.8				86 26	15/10/2024
	Silty sandy CLAY; orange/grey/brown. Firm; moist; low plasticity.		0.8 – 1.0				72 6	
	End Of Hole: 1.00m		1.0 – 4.2					

Scala penetrometer scale: 2 4 6 8 10 12 14 16 18
Vane shear strength scale: 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA15

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641620mE, 6065352mN
ELEVATION: 21.2m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	
Alluvium	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2	
	0.4m - Light grey/orange.		0.4	
			0.6	
			0.8	
	End Of Hole: 1.00m		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	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO415
50 100 150 200

Values
103
44

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA16

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641610mE, 6065394mN
ELEVATION: 23.7m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	
Alluvium	Silty CLAY; orange/grey. Firm; moist; high plasticity.		0.2 – 0.6	
Alluvium	Silty sandy CLAY; orange/grey/brown. Firm; moist; low plasticity.		0.6 – 1.0	
	End Of Hole: 1.00m		1.0	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
115
58
108
43

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA17

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641638mE, 6065382mN
ELEVATION: 22.3m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0	TS			
Alluvium	Silty sandy CLAY; orange/grey/brown. Firm; moist; low plasticity.		0.2 0.4 0.6 0.8 1.0			82 12 141 68	Groundwater Not Encountered
	End Of Hole: 1.00m		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				

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200
Values

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA18

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations
JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641633mE, 6065416mN
ELEVATION: 28.9m
START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	Values	WATER
TS	TOPSOIL.		0.0					Groundwater Not Encountered
Otaua Group	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2 0.4 0.6 0.8 1.0				112 59	
	End Of Hole: 1.00m		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					

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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HAND AUGER LOG

HOLE NO.: HA19

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641695mE, 6065377mN
ELEVATION: 27.5m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	TOPSOIL.		0.0				Groundwater Not Encountered
Otaua Group	Silty CLAY; brown, orange. Stiff; moist; high plasticity.		0.2				
	Silty CLAY, with trace sand; light brown, orange. Stiff; moist; high plasticity.		0.4			115	
			0.6			58	
			0.8				
	End Of Hole: 1.00m		1.0			137	
			1.2			65	
			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				

Scala Penetrometer scale: 2 4 6 8 10 12 14 16 18
Vane Shear Strength scale: 50 100 150 200
Values

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA20

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641705mE, 6065398mN
ELEVATION: 29.6m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	
Otaua Group	SILT; white. Stiff; moist; low plasticity.		0.2	
	Silty CLAY; orange, borwn, grey. Firm to stiff; moist; high plasticity.		0.4	
			0.6	
			0.8	
	End Of Hole: 1.00m		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	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
112
46
104
39

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

APPENDIX 5

THREE WATERS REPORT

BY RS ENG. LTD

THREE WATERS REPORT

52 Hooks and Hall Road

Waimamaku

(Lot 1 DP 590384)

RS Eng Ltd • 2 Seaview Road, Whangarei 0110 • **09 438 3273** • **office@RSEng.co.nz**
Consulting Engineers

THREE WATERS REPORT

52 Hooks and Hall Road

Waimamaku

(Lot 1 DP 590384)

Report prepared for: Tiopira Taniera Hapu Trust

Report reference: 19340

Date: 11 November 2024

Revision: 2

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
8/11/2024	1	Draft Issue	C Hay	D Platt	M Jacobson
11/11/2024	2	Resource Consent Issue	C Hay	D Platt	M Jacobson

Contents

Appendices

File: 19340
11 November 2024
Revision: 2

THREE WATERS REPORT

52 Hooks and Hall Road, Waimamaku

(Lot 1 DP 590384)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Tiopira Taniera Hapu Trust to investigate the suitability of the property (Lot 1 DP 590384) for the construction of an aged care facility and self-contained units. The purpose of this report is to assess the preliminary water supply, firefighting supply, stormwater treatment and disposal, flood susceptibility and effects assessment, and on-site wastewater disposal in order to service the proposed facilities.

The client proposes to construct a 50-bed aged care facility and 25 separate, self-contained residential units.

2.0 Site Description

This property is located on the northern side of Hooks and Hall Road, approximately 400m from its intersection with State Highway 12. The property encompasses near level to steeply sloping topography, with the steep slopes being buttressed by near level to gently sloping terrain towards the southern side of the property. The development is proposed majority over the southern side of the property, which consists of a low-lying gently sloping area and near level to gently sloping elevated terrace, backing onto the steep slopes.

Existing manmade drains occupy areas of the property, generally being on the low-lying topography on the western side of the property. Overland flow paths drain through the property, being from the steep northern slopes, falling generally towards the western boundary of the property, where an existing open-drain collects stormwater and directs flows to the Waimamaku River.

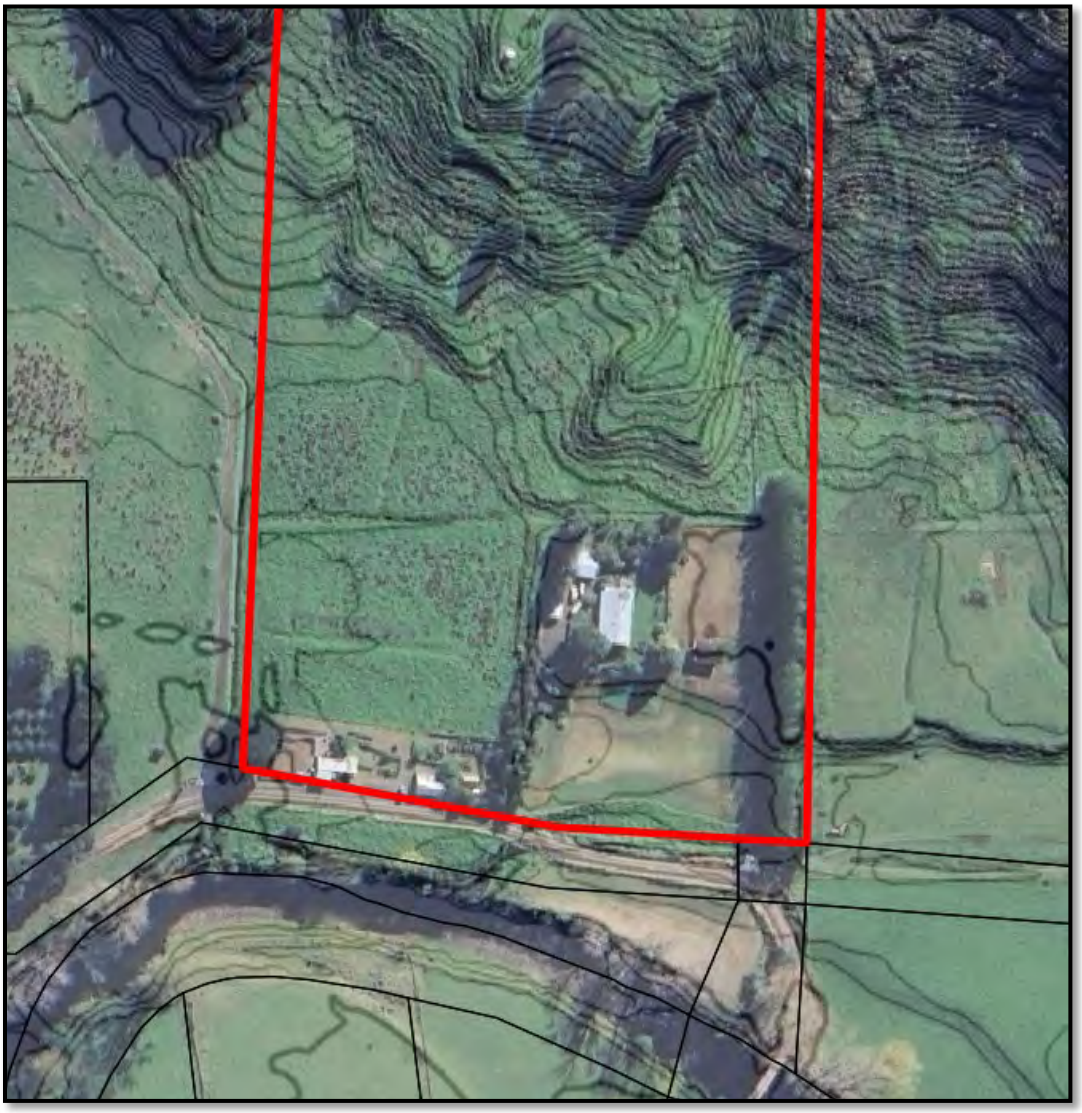

Figure 1: Aerial view of property, highlighted in red (*Source: QGIS, Linz Boundaries, LiDAR, Google Earth Imagery*).

3.0 Flood Assessment

The Northland Regional Council have designated this property as being flood susceptible. To assess the flood hazard and effects from the development, RS Eng have undertaken modelling using Hec-Ras.

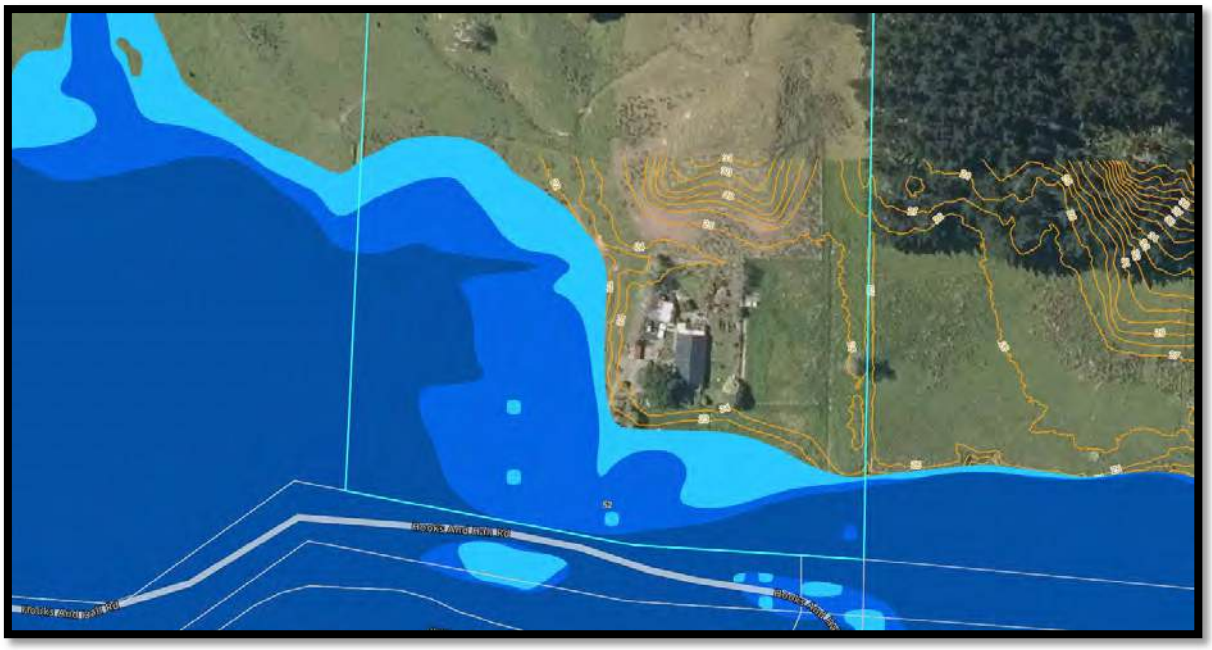

Figure 2: NRC Flood Mapping

3.1 Hec-Ras

The modelling was completed using Hec-Ras V6.6, using the TR55 method and Type 1A storm in the rain on grid 2D mode. The model encompasses the outskirts of the Waima and Mataraua Forest following the Waimamaku River out to the west coast.

The soils have been taken as Class D, for alluvium with a CN value of 78 adopted to represent the rural environment and forestry that make up the catchment. Table 1 below provides a summary of the modelling.

The model parameters were varied, to calibrate the 1%AEP+CC flood level to match the Northland Regional Council regionwide model.

Table 1: Hec-Ras Model Summary

Model Type	Direct rainfall on grid
Rainfall Distribution	Type 1A 24hr – 15 min intervals
Rainfall Depth	256mm 1% AEP+CC (HIRDS V4 +20%)
CN Value (MPD)	78
Terrain Model	Pre Dev – 2018 NRC LiDAR Post Dev – 2018 NRC LiDAR + Modified cut and filled extents at building areas and filled wastewater disposal area.
Equation Set	SWE-ELM
Computation Interval	30s
Modelled grid	15m, refined to 1m adjacent to the area in question.

3.2 Pre-Development

Figure 3 below provides the pre-development depth and extent during a 1% AEP+CC event.

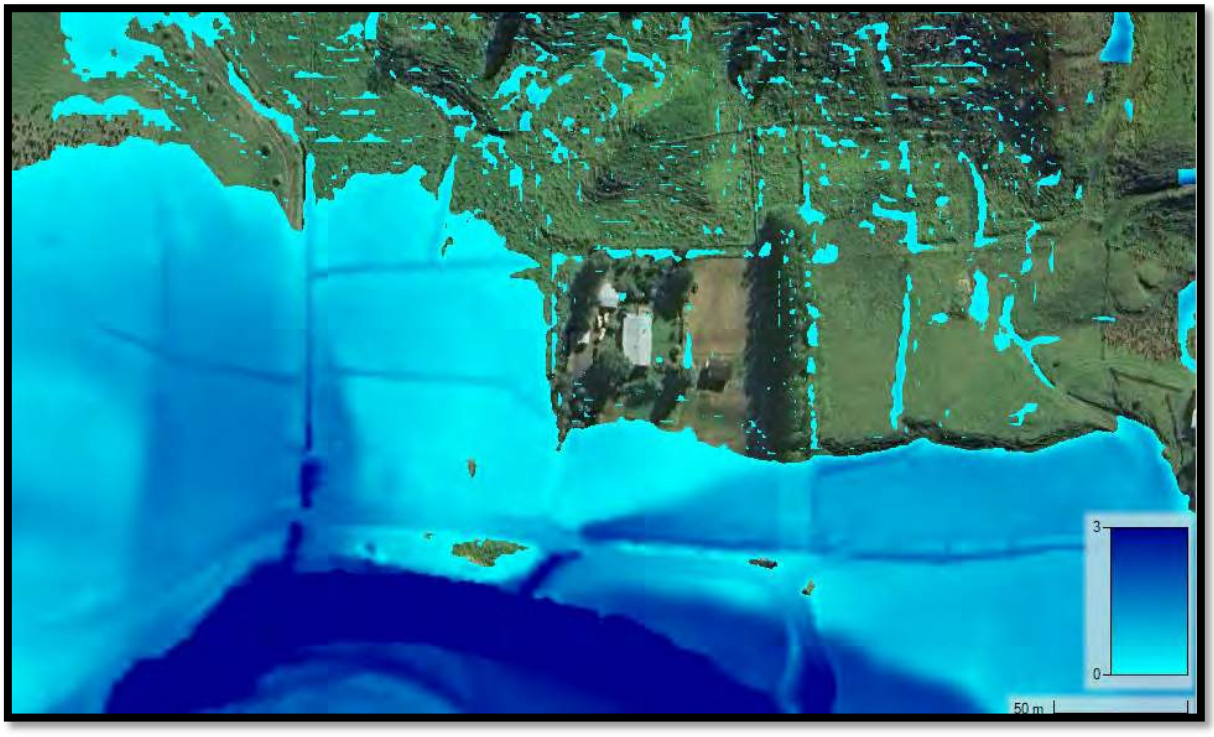

Figure 3: 1%AEP+CC extents pre-development (Depth extent shown >0.05m)

3.3 Post-Development

Figure 4 below provides the post-development depth and extent during a 1% AEP+CC flood event. Proposed earthworks are shown on the drawings attached in Appendix D. The post-development model demonstrates the proposed building areas are elevated above the 1%AEP+CC flood level.

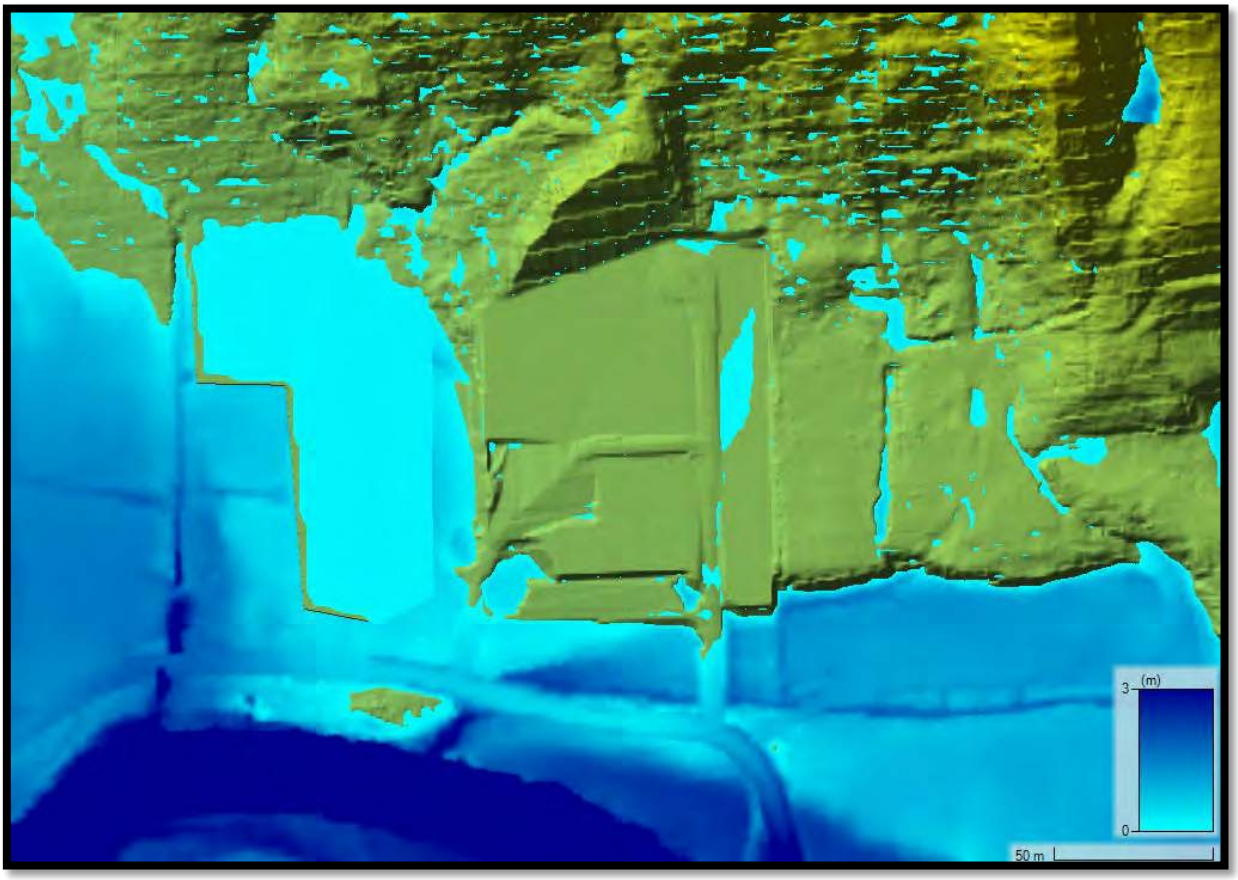

Figure 4: 1%AEP+CC extents post-development.

3.4 Adverse Effects

Post-development modelling depths and velocities assessed, have little to no effect to the wider flood up and down stream catchment. However flood depths immediately upstream of this site increased by a maximum of approximately 50mm, isolated to where flood depths are generally 1.0m (refer to profile plot 10, Appendix D). The land subject to the increased flood depth is pasture land, away from any existing buildings, and steeply sloping. The increase flood depth does not affect any structures or access to them. The effects of the increased flood depths are considered less than minor. Refer to Appendix D for pre and post-development depth comparison plots.

3.5 Building Platforms

To develop platforms elevated above the 1%AEP+CC flood level, fills are proposed. Floor levels for the habitable dwellings adjacent to the flood extents shall have a minimum freeboard of 0.5m. Recommended minimum ground and floor levels are outlined in Table 2 below.

Table 2: Recommended Floor Levels

Minimum Level (mNZVD)	
Ground	**Habitable Floor**
22.60	23.10

3.6 Wastewater Disposal Field

The post-development flood model has included a raised platform for the wastewater disposal field. As further detailed in this report for groundwater separation and to achieve clearance from the 5%AEP+CC event. The level provided by the NRC for the 2%AEP event is 21.6mNZVD.

4.0 Wastewater Disposal

4.1 Design Flows

4.1.1 Units

The development proposes 25 self-contained, one-bedroom units. In accordance with TP58, an occupancy of 1.3 was applied to each unit. Allowing for 145L/person/day with 6/3 flush toilets, standard water fixtures, and no garbage grinders. The total wastewater flows for the units are presented in Table 3 below.

Table 3: Unit Flows

Units	25	No.
Design Occupancy	1.3	No.
Total Occupancy	33	No.
Flow Allowance	145	L/person/Day
Total Flow	**4785**	**L/Day**

4.1.2 Aged Care Facility

The aged care facility is to comprise of a total of 50 beds. A total occupancy of 50 occupants (1 occupant/bed) and a total of 40 staff has been allowed for. In accordance with TP58, a flow allowance of 220L/person/day has been allowed for the 50 occupants/patients, and a flow allowance of 40L/person/day has been allowed for the 40 staff. The total wastewater flows for the aged care facility are presented in Table 4 below.

Table 4: Aged Care Facility Flows

Patient Occupancy	50	No.
Patient Flow Allowance	220	L/person/Day
Total Patient Flow	***11,000***	***L/Day***
Staff Occupancy	40	No.
Staff Flow Allowance	40	L/person/Day
Total Staff Flow	***1,600***	***L/Day***
Total Overall Flows	**12,600**	**L/Day**

4.1.3 Total Flows

The total daily flow is 17,385L. A system capable of providing secondary treatment shall be installed and specifically designed by the manufacturer.

4.2 Site Evaluation

The land available for effluent disposal is gently sloped (less than 10°) and linear planar. Ground coverage at the disposal field location is currently pasture and recently mown pasture.

During our walkover investigation, an effluent disposal area was identified, comprised of two different ground conditions y. A low-lying alluvial area was observed rolling into moderate hummocky slopes.

Shallow groundwater was encountered at approximately 0.3m below ground level at the low-lying area. Existing man-made drains were observed across the low-lying area. To provide groundwater separation and clearance from the drains, filling of the existing drains and mounding in the low-lying areas is required. Topsoil and suitable material from the proposed earthworks will be utilised for the filling and mounding. The effluent disposal field and mounding is shown on Sheet C14 of Appendix A.

The proposed mounding of the effluent disposal field will raise the effluent disposal field above the 2%AEP event.

The effluent disposal field over the moderate slopes does not require mounding. Groundwater on the slopes were not observed at depths greater than 1.0m BGL. However, during our walkover investigation, multiple overland flow paths were observed at and near to the proposal disposal area. To achieve setback compliance, the disposal field shall be setback from the overland flow paths, with some areas of the overland flow paths removed /filled in, shown on Sheet C04, C12, C13 of Appendix A.

During the site works, the existing overland flow paths shall be cleaned and cleared The flow paths shall be collected via a culvert and piped beneath of the effluent disposal field to the existing drain towards the western boundary of the property.

Based on the subsoil investigations, RS Eng have assessed the soil at the disposal area as Category 7 as per TP58.

4.3 Design Irrigation Field Area

A total disposal area of 8693m² is required as detailed below based on the assessed total daily flow and irrigation rate. Refer to Appendix A and C for the attached site plan and specifications.

Table 5: Wastewater Disposal Calculations

Total Flow	17385	L/day
Irrigation Rate (DIR)	2.0	L/m²/day
Irrigation Area Required	8693	m²
Irrigation Line Spacing	1.0	m

4.4 Regional Plan Compliance

Table 6 below demonstrates compliance with the Northland Regional Council's Regional Plan.

Table 6: NRC Permitted Discharge Compliance

Feature	**Permitted Activity Requirements**	**Proposed**
Identified Stormwater Flow Path	5m	>5m
River, Lake, Pond, Stream, Dam or Wetland	15m	>15m
Existing Water Supply Bore	20m	>20m
Property Boundary	1.5m	>1.5m
Groundwater	0.6m	>0.6m[1]
10m Buffer Zone	Slopes >10°	<10°
Floodplain Exclusion	5% AEP	5% AEP
Reserve area	33%	33%
Daily discharge	<2m³/day	17.38m³/day

1) To achieve groundwater separation between the dripper lines, mounding of the disposal field will be required, refer to attached detail in Appendix C.

If the disposal field is laid on ground slopes greater than 10°, a minimum 10m planted buffer zone is required.

4.5 Assessment of Environmental Effects

The NRC Regional Plan states that a proposed treated wastewater discharge to land that exceeds 2000L/day is a discretionary activity. The proposed discharge requires an NRC Resource Consent. The following sections have assessed the relevant matters of discretion.

4.5.1 Irrigation Loading Rate

The soil has been categorised as being Soil Category 7 as per TP58 within the low-lying area of the disposal field. Soil Category 7 as per TP58 is described as "*Swelling clay, grey clay, hard pan – poorly or non-draining.*" The upslope soils where the disposal field extends over the northern slopes are assessed as being light clays when compared to the low-lying area which inherit poorly draining clays.

The low irrigation loading rate of 2.0mm/day is considered conservative over the entirety of the effluent disposal field, with an increased mounded topsoil / suitable fill material across the low-lying poorly draining clay will aid in the hydraulic capacity of the disposal field and assist in treatment of nitrogen and phosphorus.

Planting over the entirety of the disposal field is required which will promote the uptake of Nitrogen and Phosphorous through the vegetation. This will assist the effluent disposal field accumulating these compounds.

4.5.2 Treatment Plant

A secondary treatment system is recommended, which is capable of treating effluent to a high standard. This high level of treatment is the first mitigating factor in reducing the environmental effects of the proposed discharge, keeping Nitrogen and Biochemical Oxygen Demand (BOD) levels low. Such a system shall cater for the specific strength of the effluent.

4.5.3 Treatment Through Soils

Treated effluent from the wastewater treatment plant will be disposed of to a disposal field of which will provide treatment through the soils. The land treatment through the soils will allow to remove any BOD5, Total Suspended Solids (TSS), Nitrogen, Phosphorous, and pathogens remaining in the treated effluent.

4.5.4 Heavy Metals

The accumulation of heavy metals is typically found in large quantities within industrial or commercial zones / premises. Heavy metals within the soil profile for the proposed aged care facility and residential units are considered to not be of concern for the domestic strength wastewater.

4.5.5 Effects on Groundwater Quality

The proposed disposal field is located across gently sloping alluvial plains where shallow groundwater was encountered at depths of 0.3m to 0.5m below ground level. Groundwater during the winter is likely to be elevated at 0.2m below ground level. Existing drains across the low-lying land are evident at the low-lying alluvial plains.

Excess topsoil and suitable material sourced from the development earthworks will be utilised for filling of the existing drains and mounding of the effluent disposal field where the field is located over the low-lying alluvial plain.

This will allow for a minimum 0.6m groundwater separation between the proposed effluent disposal field. Groundwater was not encountered where the disposal field extends over the northern slopes and is expected to be at depths greater than 2.0m BGL.

Considering that the treated effluent quality is to a secondary level, percolation through the mounded topsoil / suitable fill material and underlying clays, planting to assist in transpiration, and low irrigation loading rate, RS Eng assess the risk of groundwater contamination as a result of the discharge of treated effluent to the effluent disposal field is low.

4.5.6 Effects on Surface Water Quality

The effluent disposal field will be sufficiently set back from existing watercourses and stormwater flow paths as required by the Northland Regional Council Discharge to Land Compliance.

Existing stormwater flow paths on the northern slopes will be maintained, with the proposed cleaning and clearing to provide sufficient capacity to mitigation over topping. This will mitigate the risk of the effluent break out across the field and over neighbouring properties.

The planting requirements of the effluent disposal field will aid in effluent retention and the uptake of effluent, aiding in reducing the risk of effluent break out.

4.5.7 Effects on Air Quality

It is expected that odours from the disposal field and treatment system will be no more than minor. The subsurface dripper lines are to be buried beneath the surface with planting to be undertaken which will aid in the uptake of effluent, aiding in the effects of odour.

The treatment system manufacturer shall consider the risk of odour on the residents and community and shall select a suitable treatment plant which will eliminate or reduce the risk of odour.

4.5.8 Effects on Public and Community

The effluent disposal field and treatment plant will be located on the subject property, with a portion of the disposal field extending across the property boundary onto the neighbouring property of which the Tiopira Taniera Hapu Trust currently own. A formal agreement will be signed allowing an easement onto the property.

The effects of residents and the wider community is considered to be minimal. The mounded disposal field will be formed to blend into the land, with planting and vegetation over the entirety of the field considered to be the most noticeable aspect of the disposal field, however of which will be consist of relatively small plants and shrubs as outlined on the suitable plant list attached to this report. Irrigation dripper lines will be buried below the surface (subsurface) and hidden from sight.

4.5.9 Summary

Overall, RS Eng consider the risk of potential effects of the effluent discharge on ground and surface water quality to be no more than minor. An NRC AEE-7 Part B Form is enclosed in Appendix E to supplement the Resource Consent application.

RS Eng expects that the requirement for annual / periodic monitoring of the system to be undertaken as a condition of the consent, as would be typically applied to a consent for a treatment and disposal system of this nature.

It is recommended the wastewater treatment system and disposal field be inspected by a suitably qualified Chartered Professional Engineer once installed to confirm its compliance with the recommendations of this report.

5.0 Stormwater Assessment

The Far North District Council (FNDC) District Plan shows the property within the Rural Production Zone. A permitted activity under the District Plan states the following regarding stormwater management within this zone: "*The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%*"

The total allowable impermeable coverage is 15818m² (15% gross site area). The proposed aged care facility, units, and paved accessway areas are to have an approximate impervious surfaces area of 7500m², subject to the detailed design stage and finalised building plans.

Given that the approximate impermeable area of 7500m² is proposed, the allowable impermeable coverage of the Rural Production permitted activity is achieved.

5.1 Treatment

The accessway and parking areas are proposed to be surfaced with concrete, with the stormwater runoff to be collected and piped to a planted swale via a piped stormwater reticulation, located along the southern boundary of the property.

The planted swale will be designed to Auckland Council GD01 to promote sedimentation for any sediments and pollutants from the collected accessway and parking area runoff.

The planted swale outlets to a culvert which runs beneath of Hooks and Hall Road and directs stormwater to the Waimamaku River.

Leaf and debris diverters shall be considered for the aged care facility and unit's downpipes, to remove any debris from the roofs stormwater runoff prior to entering the water reticulation and water tanks.

5.2 Stormwater Disposal

Stormwater overflow from the water should be discharged to drains, watercourses, and/or the treatment swale/basin.

The parking and access areas shall fall to cesspits directing stormwater runoff to the planted swale. The outlet from the planted swale will connect to a culvert beneath of Hooks and Hall Road, directing stormwater to the Waimamaku River.

Under no circumstances shall uncontrolled stormwater be discharged to ground.

6.0 Water Supply

6.1 Potable Water

Potable water will be provided to the aged care facility and each unit building by rainwater tanks, an indicative area for the location of tanks has been identified on the layout plan attached in Appendix A. Runoff from the roof areas will need to be directed to the tanks by suitable pipe networks.

Potable water shall be treated in accordance with G12 of the NZ Building Code and New Zealand Drinking Water Standard.

6.2 Firefighting Supply

In accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008) if the aged care facility is to have fire sprinklers installed the development can be

classified as being FW2 requiring a minimum permanent firefighting storage of 45m³ within 90m of all buildings.

If the aged care facility does not include fire sprinklers and the largest fire cell floor area is <399m² the development can be classified as being FW3, requiring a minimum of 180m³ of permanent firefighting storage within 90m of all buildings.

Further assessment shall be undertaken once finalised building plans are available at the building consent stage. Specific approval shall be sought from the NZ Fire Service.

7.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in inundation on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to inundation.

8.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed aged care facility and unit buildings, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:

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Technician
NZDE(Civil)

Reviewed by:

David Platt
Geotechnical Team Leader
NZDE(Civil), MEngNZ

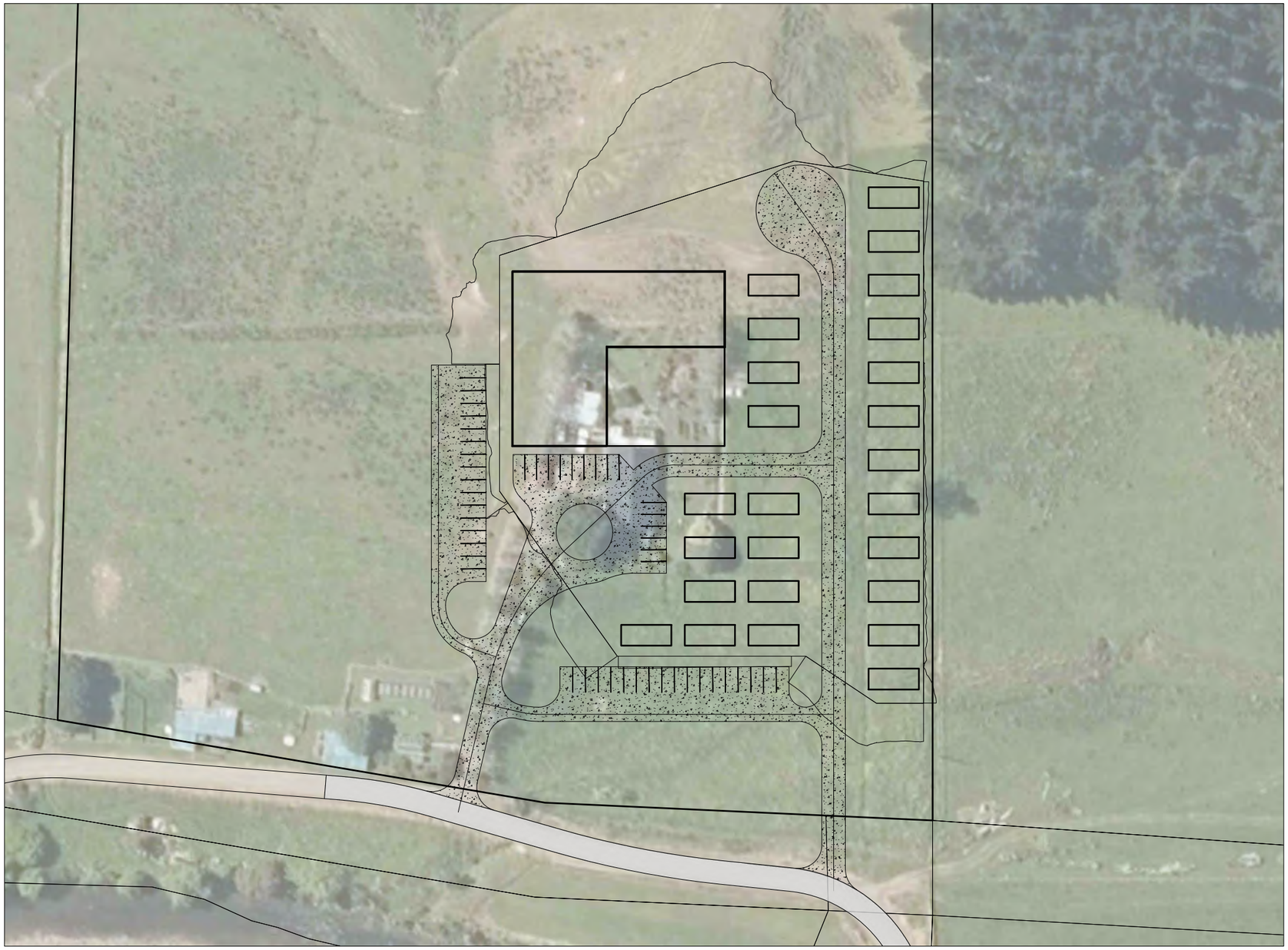
Approved by:

Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Drawings



DETAILS		
JOB NO.	19340	
DATE	07/11/2024	
REVISION	A	Resource Consent Issue

SHEET INDEX			
NO.	SHEET NAME	REV	DATE
C01	EXISTING FEATURES PLAN	A	07/11/2024
C02	OVERALL SITE PLAN	A	07/11/2024
C03	SITE PLAN	A	07/11/2024
C04	CUT/FILL PLAN	A	07/11/2024
C05	TYPICAL SECTION DETAILS	A	07/11/2024
C06	ROAD 1 PLAN	A	07/11/2024
C07	ROAD 1 LONGITUDINAL SECTION 1	A	07/11/2024
C08	ROAD 1 LONGITUDINAL SECTION 2	A	07/11/2024
C09	ROAD 2 LONGITUDINAL SECTION	A	07/11/2024
C10	ROAD 3 LONGITUDINAL SECTION	A	07/11/2024
C11	WATER/ROOFWATER LAYOUT PLAN	A	07/11/2024
C12	STORMWATER LAYOUT PLAN	A	07/11/2024
C13	WASTEWATER MANGAMENT LAYOUT PLAN	A	07/11/2024
C14	STORMWATER TYPICAL DETAILS	A	07/11/2024

PROPOSED DEVELOPMENT

CONCEPT CIVIL DRAWINGS

TIOPIRA TANIERA HAPU TRUST

HOOKS AND HALL ROAD, WAIMAMAKU

RS Eng Ltd

09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

Contour Interval:	2.0m
Vertical Datum:	NZVD2016
Survey Data Source:	LiDAR (2018)

0 20 40
PLAN 1:2000

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
EXISTING FEATURES PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale	1:2,000
Rev No.	A
Original	A3
Sheet No.	C01
Job No.	19340

NOTES:

- All services should be located on-site prior to commencement of works.
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- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

WORK IN PROGRESS

0 40 80
PLAN 1:4000

RS Eng Ltd
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2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
OVERALL PLAN

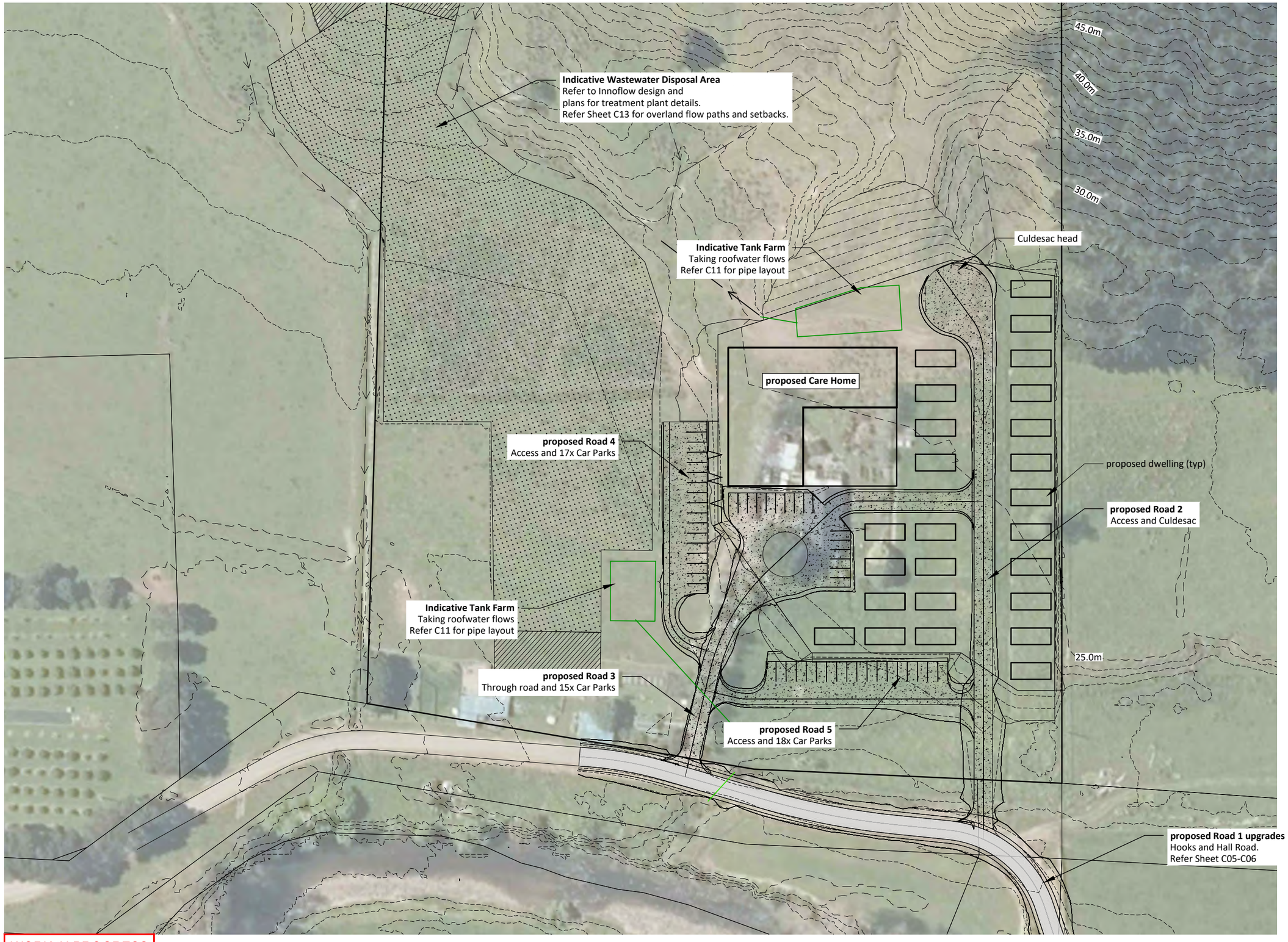
Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:4,000
Rev No.: A
Original: A3
Sheet No.: C02
Job No.: 19340



NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- 25,000L Rainwater storage tank

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 10 20
PLAN 1:1000

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
SITE/DESIGN CONTOURS PLAN

Client: TIOPIRA TANIERA HAPU TRUST
Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,000
Rev No.: A
Original: A3
Sheet No.: C03
Job No.: 19340

ID	Minimum Elevation	Maximum Elevation	Color Scheme
1	-5.498m	-4.000m	
2	-4.000m	-3.000m	
3	-3.000m	-2.000m	
4	-2.000m	-1.000m	
5	-1.000m	-0.100m	
6	0.100m	0.800m	
7	0.800m	1.600m	
8	1.600m	2.307m	

CUT/FILL DEPTHS

Total Earthworks Volume Including Road:
7,800m³ Cut
7,700m³ Fill

Earthworks Volumes within Site only:
5,870m³ Cut
7,380m³ Fill

Max 9.0m vertical cut face.

Effluent field to be mounted in low-lying area to maintain groundwater separation as per three waters report

45.0m
40.0m
35.0m
30.0m
25.0m

5.4m Cut

2.3m Fill

proposed Care Home

proposed car park (5)
Refer Sheet C05

proposed road/car park (3)
Refer Sheet C05

proposed car park (4)
Refer Sheet C05

proposed road (2)
Refer Sheet C05

proposed road upgrade (1)
Hooks and Hall Road.
Refer Sheet C05

NOTES:

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- Contractors to confirm all dimensions on site prior to commencing any work.
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LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- 25,000L Rainwater tanks area
- Cut/Fill Spot Depth
- Subsoil Drains
- Potential Retaining Wall Location

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 10 20
PLAN 1:1000

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
CUT/FILL PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,000
Rev No.: A
Original: A3
Sheet No.: C04
Job No.: 19340

NOTES:

- All services should be located on-site prior to commencement of works.
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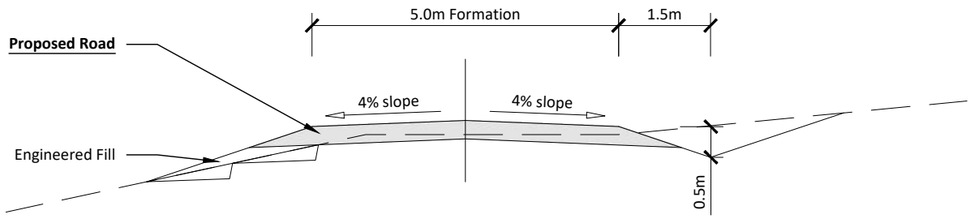
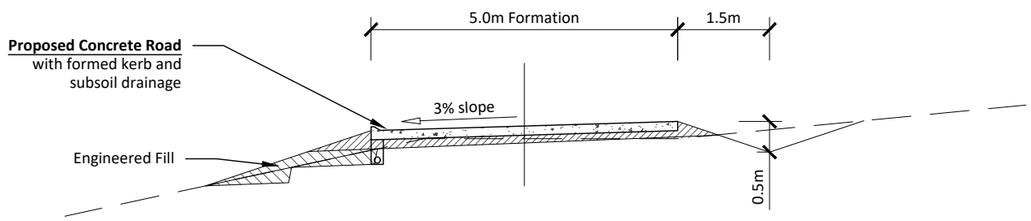
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



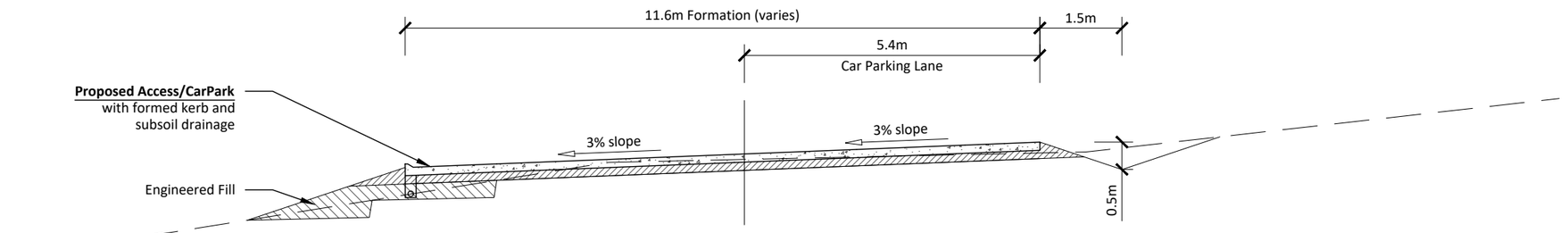
PROPOSED HOOKS AND HALL ROAD - TYPICAL CROSS SECTION

1:100



PROPOSED CONCRETE ACCESS ROAD - TYPICAL CROSS SECTION

1:100



PROPOSED CONCRETE CAR PARKING - TYPICAL CROSS SECTION

1:100

WORK IN PROGRESS

0 1.0 2.0
SECTION 1:100

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD TYPICAL DETAILS

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:100
Original: A3
Job No.: 19340
Rev No.: A
Sheet No.: C05

*Refer Longitudinal section on C06-C07

NOTES:

- All services should be located on-site prior to commencement of works.
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LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road

Contour Interval: 2.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 12.5 25
PLAN 1:1250

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
HOOKS AND HALLS ROAD - PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,250
Original: A3
Job No.: 19340
Rev No.: A
Sheet No.: C06

NOTES:

- All services should be located on-site prior to commencement of works.
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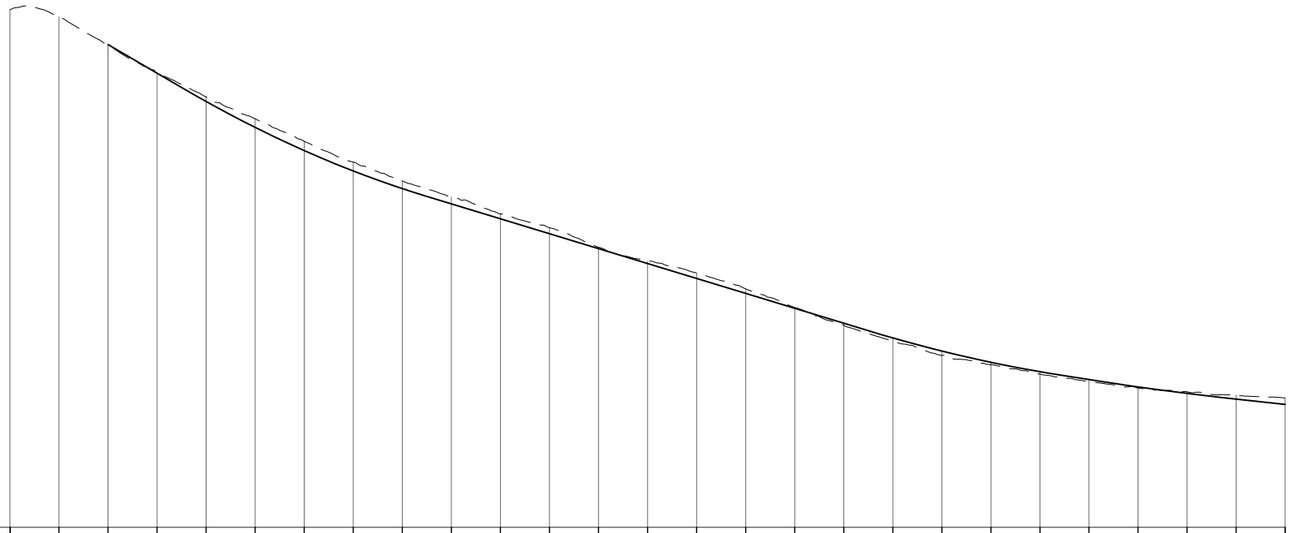
- These drawings are to be read in conjunction with specifications - plans take precedence.



Datum 15.000m R.L.

DESIGN LEVELS		34.671	33.504	32.350	31.294	30.350	29.518	28.798	28.176	27.568	26.960	26.352	25.744	25.136	24.528	23.920	23.312	22.714	22.180	21.721	21.336	21.016	20.716	20.451	20.221	20.002
DEPTH		0.000	-0.029	-0.189	-0.352	-0.374	-0.363	-0.312	-0.277	-0.203	-0.245	-0.056	-0.097	-0.223	-0.186	-0.027	0.086	0.114	0.183	0.099	0.097	0.076	0.050	-0.066	-0.162	-0.267
EXISTING LEVELS	36.091	35.810	34.672	33.532	32.538	31.646	30.723	29.881	29.110	28.453	27.771	27.205	26.408	25.841	25.359	24.715	23.948	23.227	22.599	21.997	21.622	21.239	20.940	20.666	20.517	20.383	20.269
VERT. GEOMETRY			-11.68%	R893.05m			-6.08%						R1345.02m								-3.11%	R2731.21m			-2.19%	
HORIZ. GEOMETRY		8.26m Lth.	R37.77m		48.28m Lth.			R23.43m	7.15m Lth.	R34.53m		14.50m Lth.	R34.11m		41.60m Lth.			R28.11m								
CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000

LEGEND

ex Surface

pr Design Surface

*Refer Plan on C05

WORK IN PROGRESS

0 2.5 5 SECTION 1:250

0 12.5 25 SECTION 1:1250

RS Eng Ltd
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2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 1 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:1,250H 1:250V | Rev No. A

Original A3 | Sheet No. C07

Job No. 19340

NOTES:

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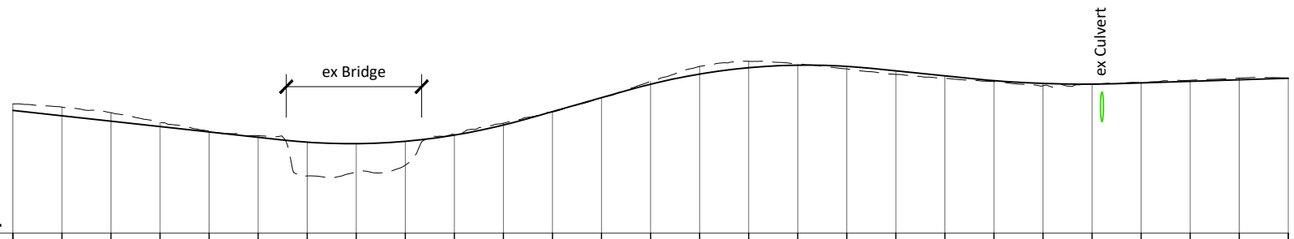
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



Datum 15.000m R.L.

DESIGN LEVELS	20.002	19.783	19.564	19.345	19.126	18.907	18.708	18.646	18.742	18.995	19.405	19.954	20.521	21.070	21.483	21.742	21.847	21.797	21.612	21.408	21.215	21.100	21.074	21.125	21.188	21.250	21.313
DEPTH	-0.267	-0.350	-0.343	-0.173	-0.027	-0.068	1.377	1.158	0.970	-0.061	-0.078	0.014	0.004	-0.109	-0.311	-0.260	-0.051	0.104	0.144	0.105	0.036	0.093	0.010	-0.025	-0.040	-0.066	0.000
EXISTING LEVELS	20.269	20.133	19.907	19.519	19.153	18.975	17.331	17.488	17.772	19.056	19.483	19.939	20.517	21.179	21.795	22.003	21.898	21.693	21.469	21.304	21.179	21.007	21.064	21.150	21.227	21.316	21.313
VERT. GEOMETRY		-2.19%		R635.40m		5.68%		R647.65m		-2.04%		R1124.99m		0.63%													
HORIZ. GEOMETRY		R28.11m	67.97m Lth.		R26.75m	12.03m Lth.	R34.51m	14.92m Lth.	R35.41m	27.48m Lth.	R20.02m	57.10m Lth.														
CHAINAGE	260.000	270.000	280.000	290.000	300.000	310.000	320.000	330.000	340.000	350.000	360.000	370.000	380.000	390.000	400.000	410.000	420.000	430.000	440.000	450.000	460.000	470.000	480.000	490.000	500.000	510.000	520.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C05

WORK IN PROGRESS

0 2.5 5 SECTION 1:250

0 12.5 25 SECTION 1:1250

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 1 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:1,250H 1:250V | Rev No. A

Original A3 | Sheet No. C08

Job No. 19340

NOTES:

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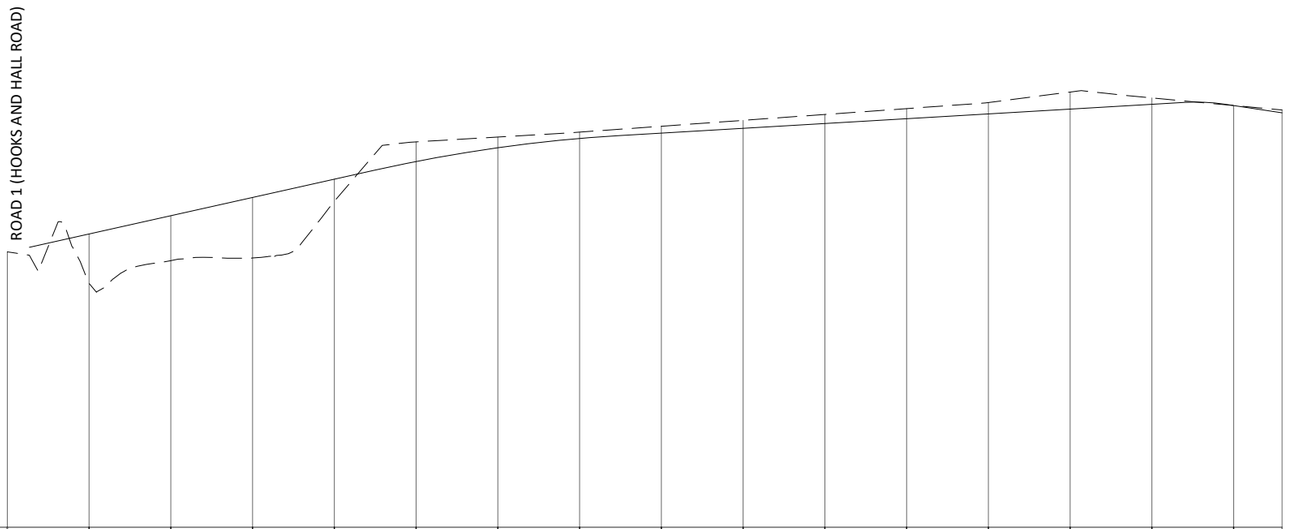

Datum 15.000m R.L.															
DESIGN LEVELS	22.173	22.619	23.065	23.512	23.944	24.281	24.508	24.639	24.757	24.874	24.992	25.109	25.227	25.344	25.313
DEPTH	1.207	1.098	1.480	0.540	-0.481	-0.261	-0.156	-0.168	-0.194	-0.220	-0.247	-0.277	-0.416	-0.155	-0.001
EXISTING LEVELS	20.966	21.521	21.586	22.972	24.425	24.542	24.663	24.807	24.951	25.095	25.238	25.386	25.643	25.499	25.314
VERT. GEOMETRY	4.46%				R912.75m				1.18%					R119.75m	3.00%
HORIZ. GEOMETRY	129.94m Lth.													R9.38m	16.60m Lth.
CHAINAGE	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C02

WORK IN PROGRESS

0 1.5 3 SECTION 1:150

0 7.5 15 SECTION 1:750

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 2 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:750H 1:150V | Rev No. A
Original A3 | Sheet No. C09
Job No. 19340

NOTES:

- All services should be located on-site prior to commencement of works.
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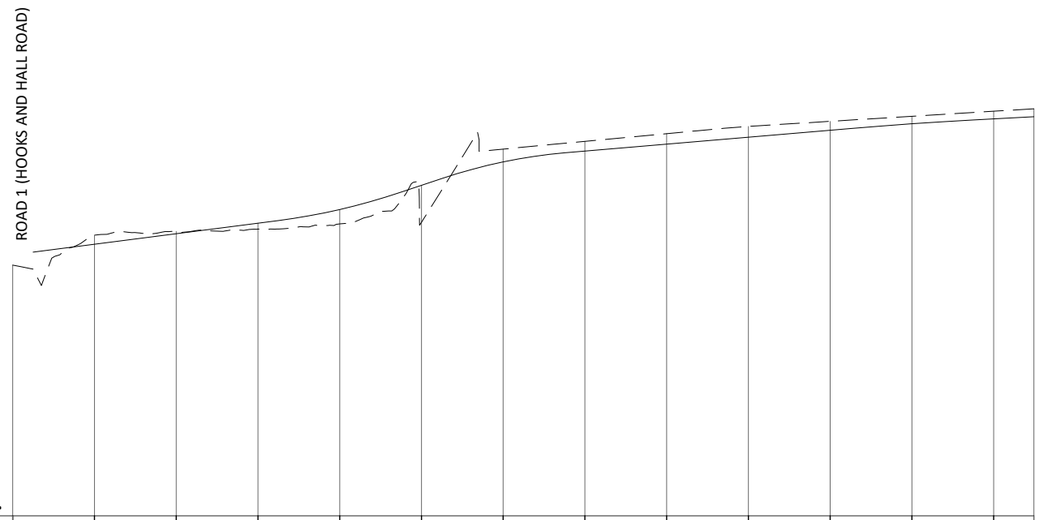

Datum 15.000m R.L.

DESIGN LEVELS	21.642	21.900	22.157	22.491	23.082	23.657	23.920	24.090	24.260	24.430	24.588	24.707
DEPTH	-0.221	-0.057	0.143	0.350	0.902	-0.312	-0.238	-0.257	-0.263	-0.218	-0.183	-0.187
EXISTING LEVELS	21.864	21.957	22.014	22.141	22.180	23.968	24.158	24.347	24.523	24.648	24.771	24.894
VERT. GEOMETRY	2.57%		R365.31m	6.68%	R301.28m		1.70%		R2391.86m		1.07%	
HORIZ. GEOMETRY	28.52m Lth.		R32.42m		22.72m Lth.	R7.53m		33.72m Lth.				
CHAINAGE	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C02

WORK IN PROGRESS

0 1.5 3 SECTION 1:150

0 7.5 15 SECTION 1:750

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 3 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:750H 1:150V | Rev No. A

Original A3 | Sheet No. C10

Job No. 19340

NOTES:

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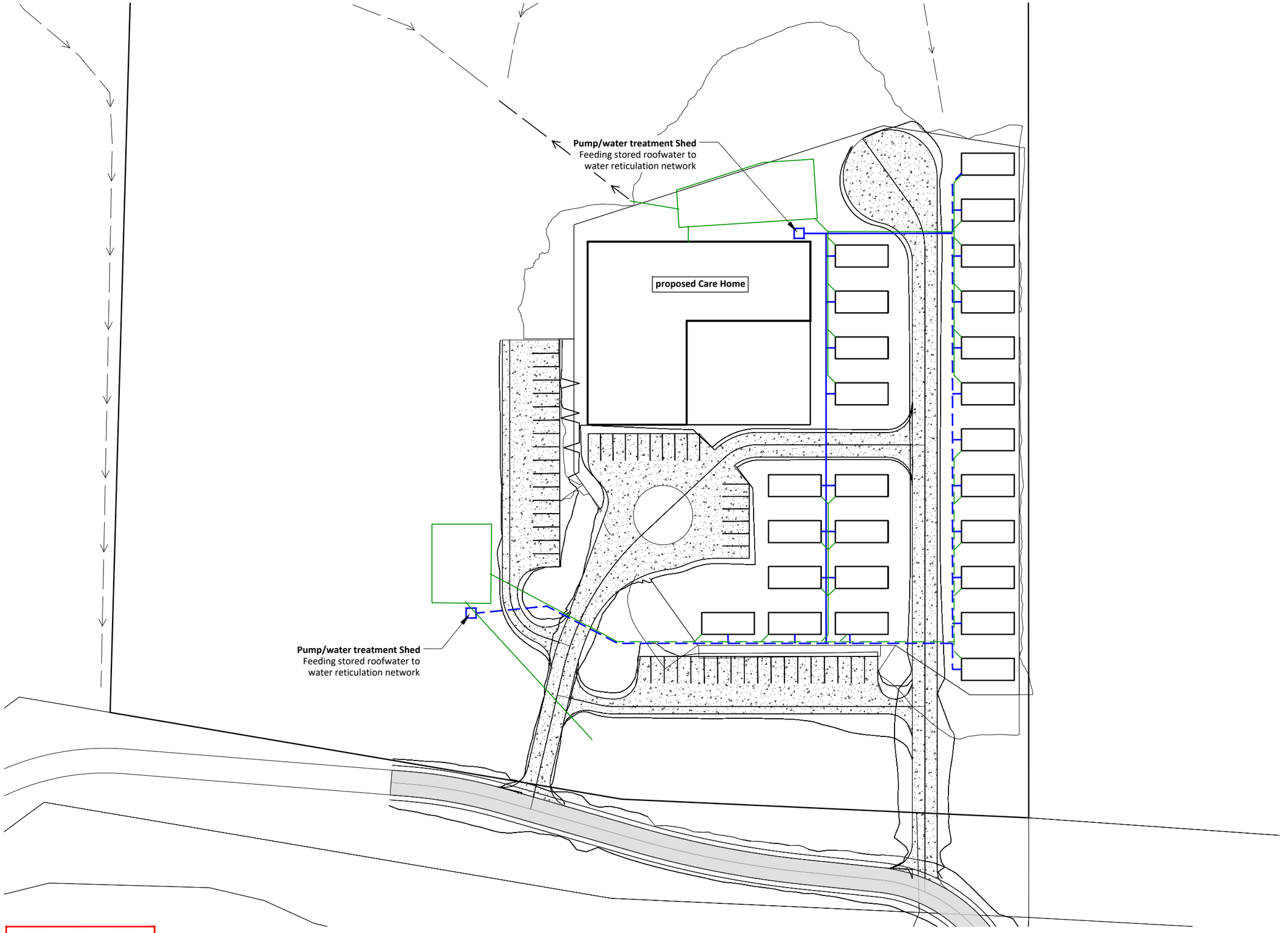


WORK IN PROGRESS

0 7.5 15
PLAN 1:750

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROOFWATER/WATER SUPPLY PLAN

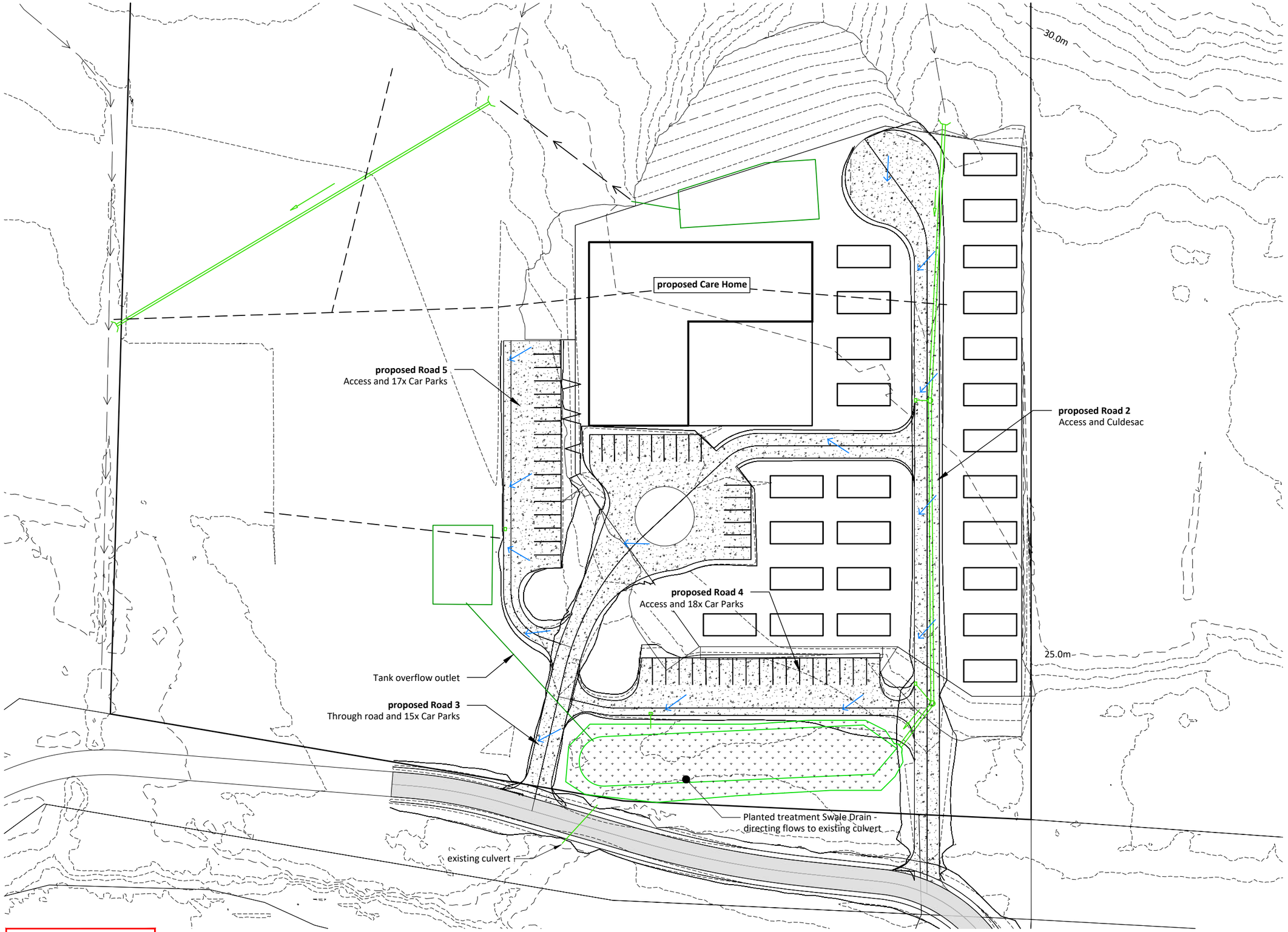
Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:750
Rev No.: A
Original: A3
Sheet No.: C11
Job No.: 19340



NOTES:

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- Contractors to confirm all dimensions on site prior to commencing any work.
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LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- Subsoil Drainage
- Planted Treatment Swale
- pr Stormwater Culvert
- pr Pipe Flows
- pr Road Surface Flows
- pr Culvert Headwall
- pr Stormwater Cesspit

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 7.5 15
PLAN 1:750

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
STORMWATER LAYOUT PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:750
Original: A3
Job No.: 19340
Rev No.: A
Sheet No.: C12

NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
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LEGEND

- Overland Flow Path
- Surface water cutoff drain
- pr Concrete Road/CarPark
- pr Gravel Road
- pr WWM Disposal Area
- WWM Reserve Area (33%)
- Gravity Sewer Network
- Indicative Sewer Treatment Plant

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 12.5 25
PLAN 1:1250

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
WASTEWATER LAYOUT PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

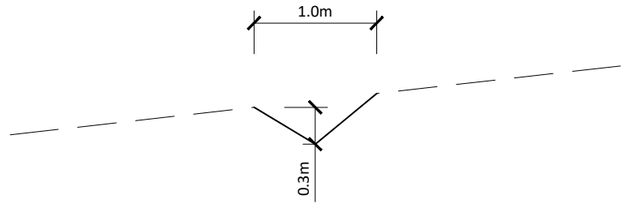
Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,250
Rev No.: A
Original: A3
Sheet No.: C13
Job No.: 19340

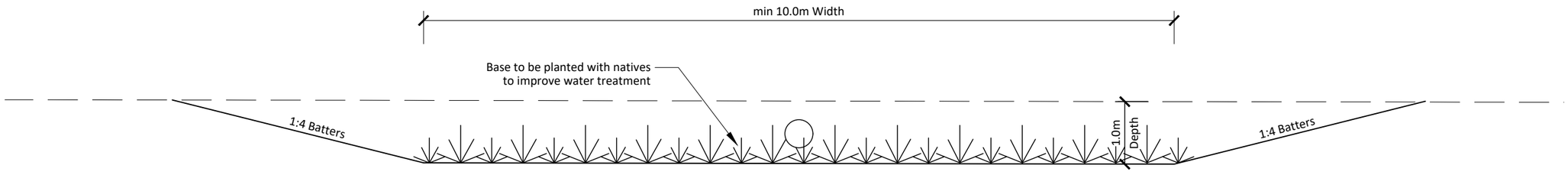
NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



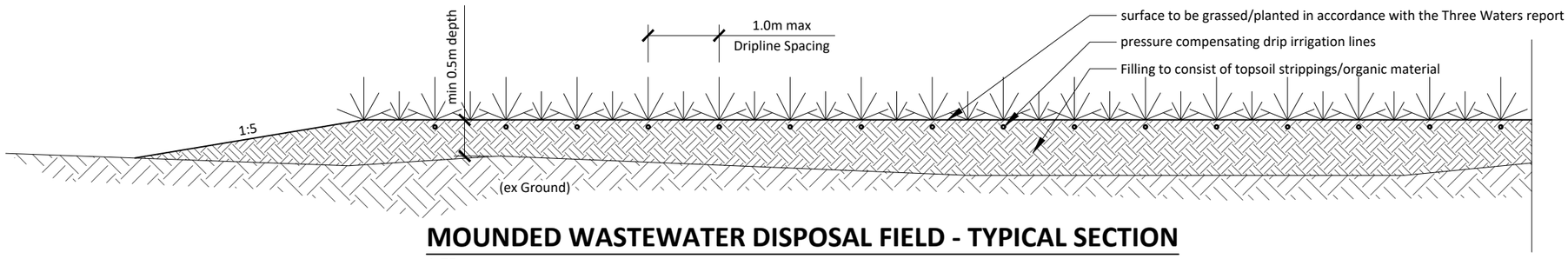
SW CUTOFF DRAIN - TYPICAL SECTION

1:50



SW TREATMENT SWALE - TYPICAL SECTION

1:75



MOUNDED WASTEWATER DISPOSAL FIELD - TYPICAL SECTION

1:75

WORK IN PROGRESS

0 0.5 1.0 SECTION 1:50

0 0.75 1.5 SECTION 1:75

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
STORMWATER TYPICAL DETAILS

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: As Shown
Original: A3
Job No.: 19340
Rev No.: A
Sheet No.: C14

Appendix B

Subsoil Investigations (Disposal Field Location)

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA12

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641634mE, 6065308mN
ELEVATION: 21m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	Values	WATER
TS	TOPSOIL.		0.0					
Alluvium	Silty sandy CLAY; grey/brown. Very stiff; moist; low plasticity.		0.2 – 1.2				103 30 89 22	◁
	End Of Hole: 1.20m		1.4 – 4.2					

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- ▼ Standing Water Level
- ▷ Out flow
- ◁ In flow

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

RS Eng Ltd
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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA13

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641656mE, 6065351mN
ELEVATION: 21.5m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0					
Alluvium	Silty CLAY; orange/grey. Firm; moist.		0.2 0.4 0.6 0.8 1.0				89 36 75 16	15/10/2024
	End Of Hole: 1.00m		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					

Scala penetrometer: 2 4 6 8 10 12 14 16 18
Vane shear strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA14

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641618mE, 6065351mN
ELEVATION: 22.3m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	TOPSOIL.		0.0
Alluvium	Silty CLAY; orange/grey. Firm; moist; high plasticity.		0.2 – 0.8
	Silty sandy CLAY; orange/grey/brown. Firm; moist; low plasticity.		0.8 – 1.0
	End Of Hole: 1.00m		1.0

LEGEND

SCALA PENETROMETER (Blows / 0mm): 2, 4, 6, 8, 10, 12, 14, 16, 18

VANE SHEAR STRENGTH (kPa) Vane: GEO3603: 50, 100, 150, 200

Values
86
26
72
6

WATER: 15/10/2024

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA15

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641637mE, 6065382mN
ELEVATION: 26.2m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	
Alluvium	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2	
	0.4m - Light grey/orange.		0.4	
			0.6	
			0.8	
	End Of Hole: 1.00m		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	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO415
50 100 150 200

Values
103
44

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA16

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641610mE, 6065394mN
ELEVATION: 23.7m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	
Alluvium	Silty CLAY; orange/grey. Firm; moist; high plasticity.		0.2	
Alluvium	Silty sandy CLAY; orange/grey/brown. Firm; moist; low plasticity.		0.6	
	End Of Hole: 1.00m		1.0	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
115
58
108
43

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA17

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641665mE, 6065385mN
ELEVATION: 21.2m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0	TS				Groundwater Not Encountered
Alluvium	Silty sandy CLAY; orange/grey/brown. Firm; moist; low plasticity.		0.2 0.4 0.6 0.8 1.0				82 12 141 68	
	End Of Hole: 1.00m		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					

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA18

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641633mE, 6065416mN
ELEVATION: 28.9m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO415	Values	WATER
TS	TOPSOIL.		0.0					Groundwater Not Encountered
Otaua Group	Clayey SILT; brown. Very stiff; moist; low plasticity.		0.2 0.4 0.6 0.8 1.0				112 59	
	End Of Hole: 1.00m		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					

Scala Penetrometer (Blows / 0mm): 2 4 6 8 10 12 14 16 18

Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

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Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA19

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641695mE, 6065377mN
ELEVATION: 27.5m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND
TS	TOPSOIL.		0.0	
Otaua Group	Silty CLAY; brown, orange. Stiff; moist; high plasticity.		0.2	
	Silty CLAY, with trace sand; light brown, orange. Stiff; moist; high plasticity.		0.4	
			0.6	
			0.8	
	End Of Hole: 1.00m		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	

SCALA PENETROMETER (Blows / 0mm)
2 4 6 8 10 12 14 16 18

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603
50 100 150 200

Values
115
58
137
65

WATER
Groundwater Not Encountered

PHOTO(S)

REMARKS

Target Depth reached

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA20

CLIENT: Waimamaku Aged Care & Retirement Homes
PROJECT: Geotechnical Investigations

JOB NO.: 19340

SITE LOCATION: 52 Hooks & Hall Road, Waimamaku
CO-ORDINATES: 1641705mE, 6065398mN
ELEVATION: 29.6m

START DATE: 15/10/2024
END DATE: 15/10/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	Values	WATER
TS	TOPSOIL.		0.0					Groundwater Not Encountered
Otaua Group	SILT; white. Stiff; moist; low plasticity.							
	Silty CLAY; orange, borwn, grey. Firm to stiff; moist; high plasticity.		0.6				112 46	
			1.0				104 39	
	End Of Hole: 1.00m							

Scala Penetrometer: 2 4 6 8 10 12 14 16 18
Vane Shear Strength (kPa): 50 100 150 200

PHOTO(S)

REMARKS

Target Depth reached

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

Appendix C

On-site Wastewater Disposal Details

Irrigation Field Installation Details

- Use a system producing secondary treated effluent.
- **Use 8649m (minimum) of Sub Surface Pressure Compensating Drip irrigation line**, with Arkal filters, flushing and air release valves fitted.
- Irrigation line is to be laid in a 50-100mm (minimum) trench (sub surface).
- Irrigation line is to be laid parallel with the contour.
- Disposal Field to be Planted.
- Disposal Field to be mounded by a minimum of 0.5m with topsoil and/or suitable material to achieve groundwater separation.
- System to be installed and maintained as per manufacturer's recommendations.
- Disposal area to be protected from stock and vehicles.
- The system will benefit from the use of water reduction fixtures, i.e. dual flush 6/3 litre water closets, shower-flow restrictors, aerator tap fittings and water conserving automatic washing machines.

Irrigation Line Specification

- Distribution is to be via drip irrigation line with self-compensating pressure drip emitters.
- Install an Arkal disc filter at the outlet of the treatment system. Install pressure checkpoints on either side of the filter to allow for gauges to check for blockages. Install pressure checkpoints at the end of each lateral.
- Install either manual or automatic flushing valves at the end of each lateral. Install air release valves in the high points of the irrigation field.
- Allow 5m head loss from semi-blocked filter and ensure 12m of end pressure for the lowest emitter in the field.
- Ensure there is laminar flow through all lines in the field. Ensure flushing velocity is greater than 0.5m/s.
- **Use drip irrigation line with 1.0m dripper spacing and 1.0m spacing between laterals.**

Suitable Plant Species for Evapo – Transpiration Systems

(Source: NRC *"Looking after your household Sewerage System")*

Native Shrubs and Trees

- **Coprosma**
- **Hebe**
- **Manuka**
- **Weeping Mapou**
- **Flax (Fast)**
- **Pokaka (slow)**
- **Cabbage Tree (fast)**
- **Rangiora (fast)**
- **Lacebark (fast)**
- **Ribbonwood (fast)**
- **Poataniwha**
- **Heketara**
- **Poataniweta**
- **Kohuhu (fast)**

Grasses

- **Jointed Twig Sedge**
- **Longwood Tussock**
- **Pukio**
- **Toetoe (native species)**
- **Umbrella Sedge**
- **Oioi**
- **Hooksedge**

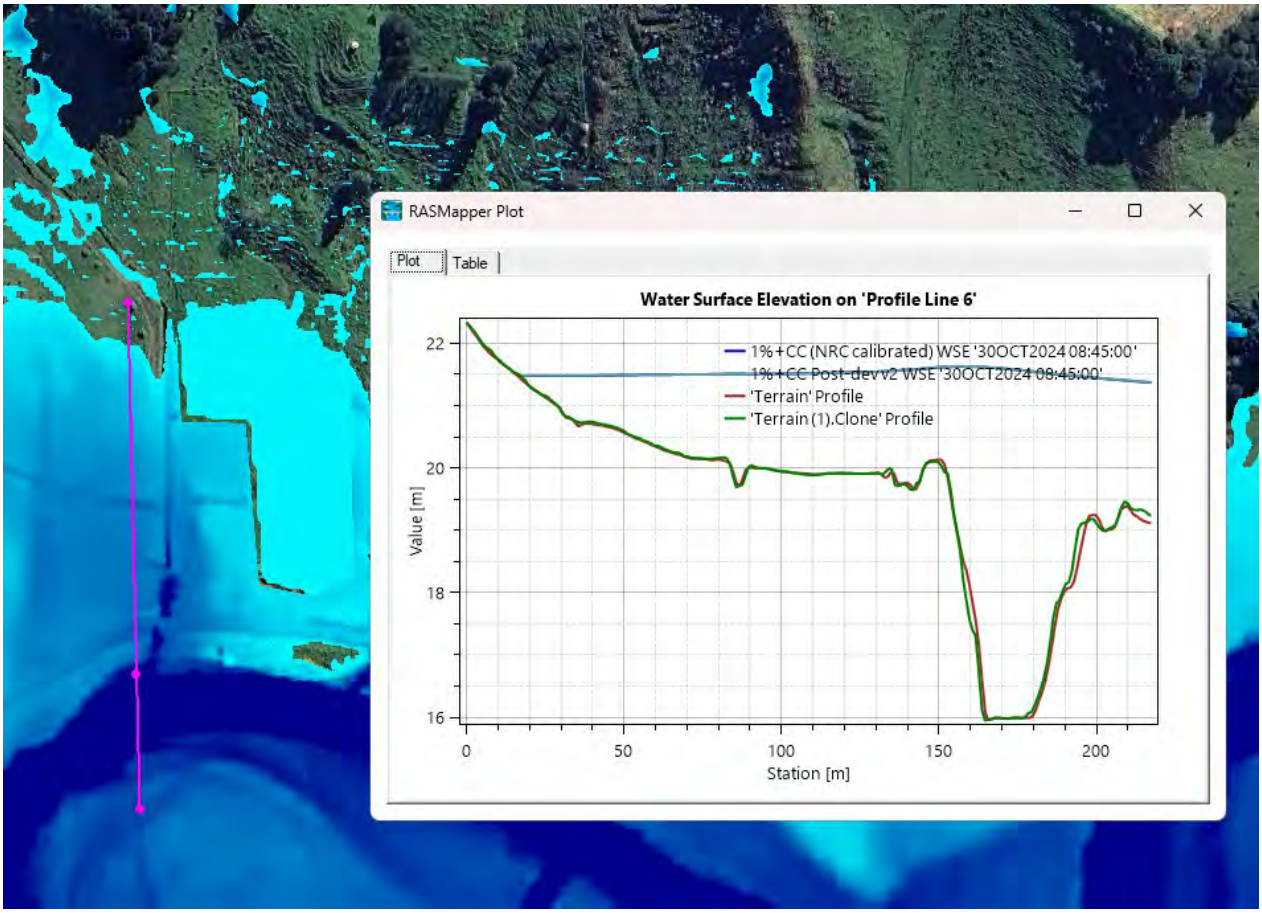
Introduced Species

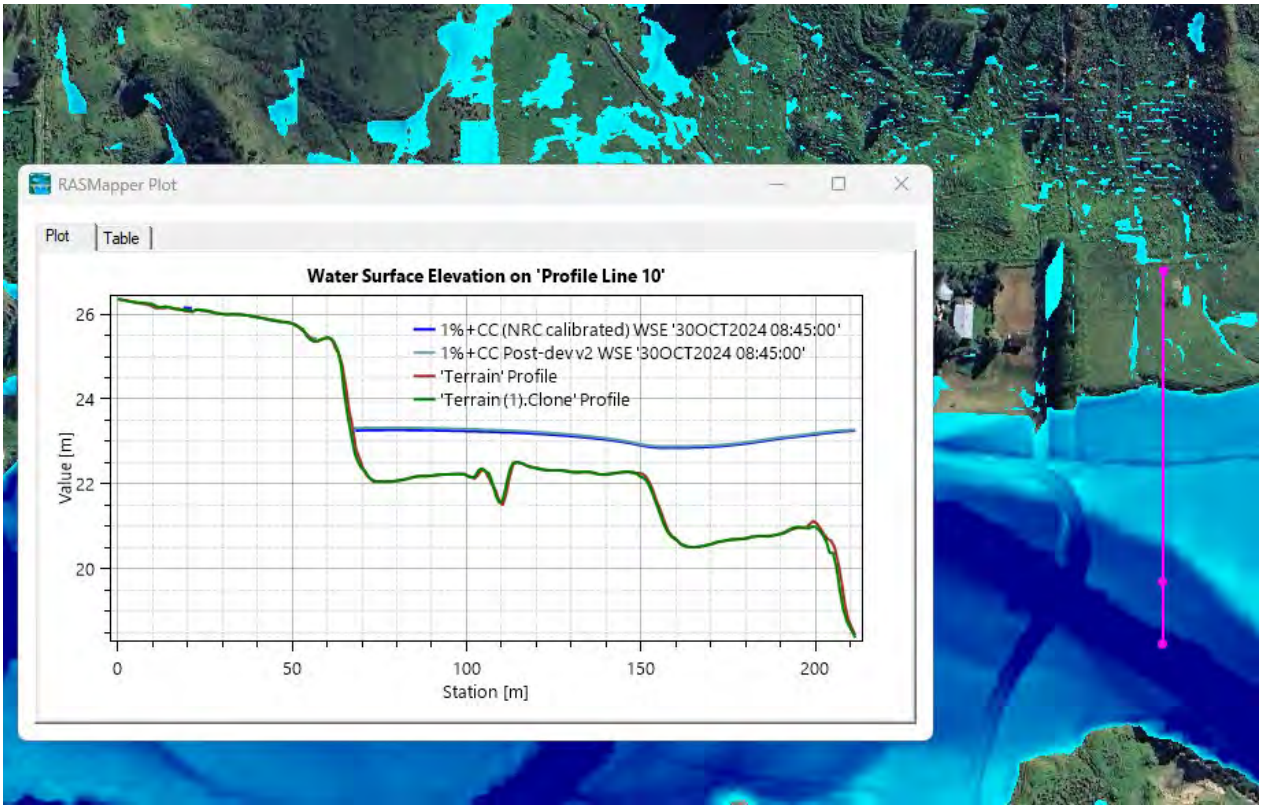
- **Canna Lilies**
- **Taro**
- **Aralia**
- **Fuschia**
- **Philodendrons**
- **Begonias**

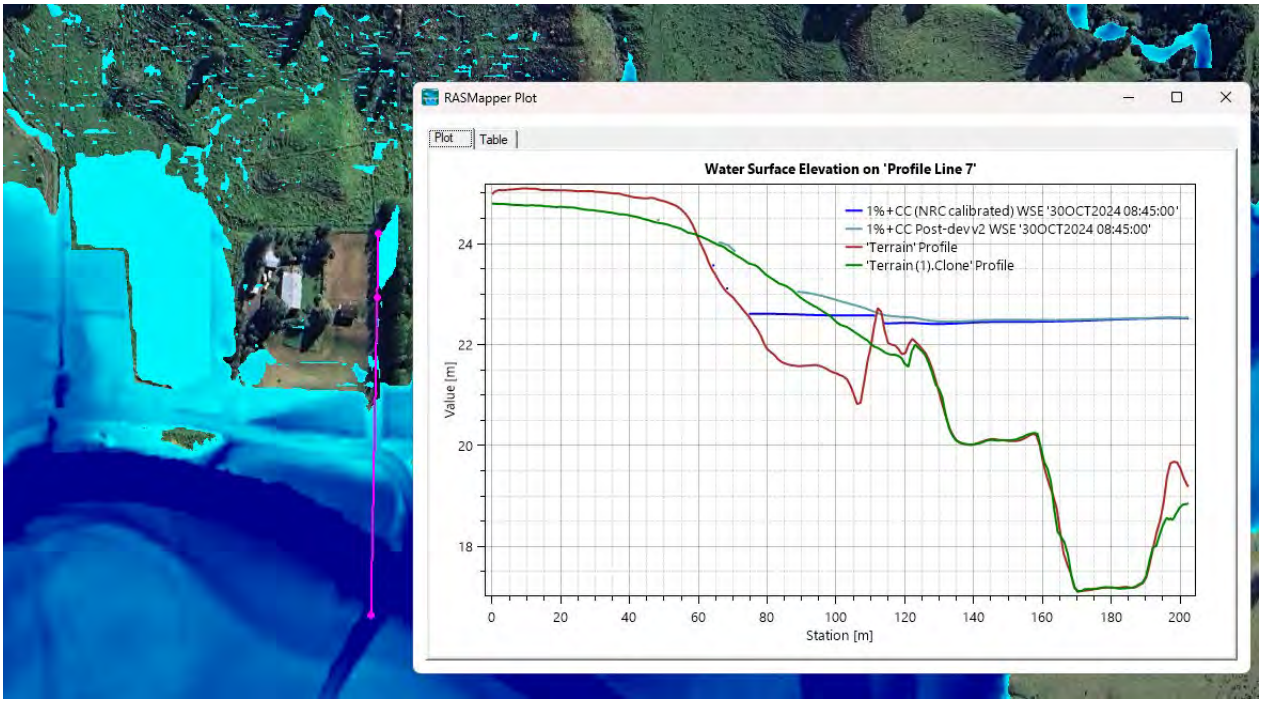
Appendix D

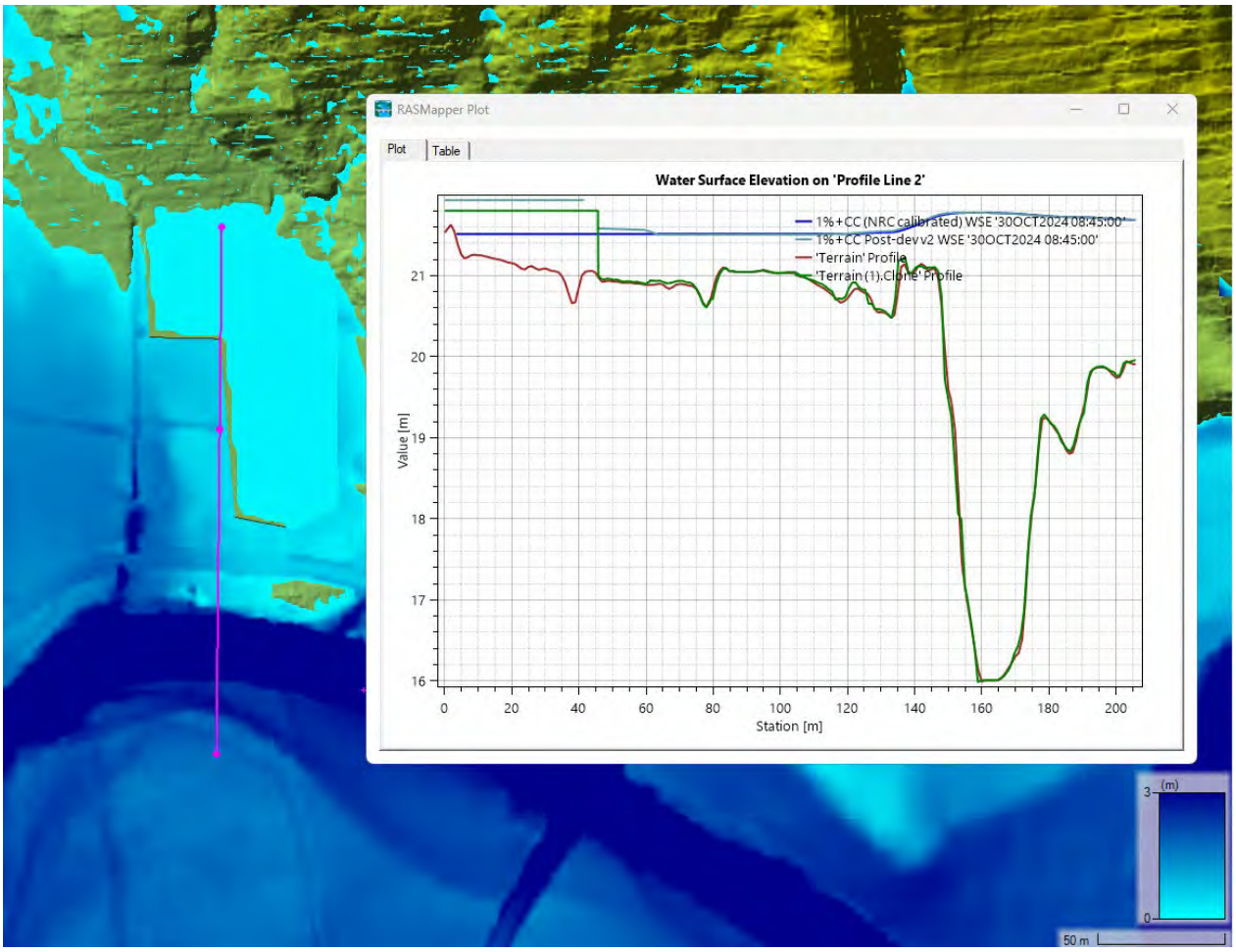
HecRas Results

Pre vs post-development water surface elevation comparison.






RASMapper Plot
Plot
Table
Water Surface Elevation on 'Profile Line 7'
1%+CC (NRC calibrated) WSE '30OCT2024 08:45:00'
1%+CC Post-dev v2 WSE '30OCT2024 08:45:00'
'Terrain' Profile
'Terrain (1).Clone' Profile
Value [m]
Station [m]
24
22
20
18
0
20
40
60
80
100
120
140
160
180
200


RASMapper Plot
Plot
Table
Water Surface Elevation on 'Profile Line 2'
1%+CC (NRC calibrated) WSE '30OCT2024 08:45:00'
1%+CC Post-dev v2 WSE '30OCT2024 08:45:00'
'Terrain' Profile
'Terrain (1).Clone' Profile
Value [m]
Station [m]
21
20
19
18
17
16
0
20
40
60
80
100
120
140
160
180
200
(m)
3
0
50 m

Appendix E

AEE Form (Assessment of Environmental Effects)

Northland REGIONAL COUNCIL
Te Kaunihera ā rohe o Te Taitokerau

Part B: Assessment of Environmental Effects

Discharge Treated Sewage Effluent to Land

This application is made under Section 88/Section 127 of the Resource Management Act 1991

To: Consents Department
Northland Regional Council
Private Bag 9021
Te Mai
Whangārei 0143

Whangārei office: 09 470 1200
0800 002 004
Email: info@nrc.govt.nz
Website: www.nrc.govt.nz

PART B – ASSESSMENT OF ENVIRONMENTAL EFFECTS

Your application must include an Assessment of Effects on the Environment. This form is a guide to help you prepare one.

An assessment of effects is required so that you and others can understand what happens to the environment when you discharge domestic wastewater ("treated sewage effluent") to land. This will help you to propose ways to minimise those effects to the council's satisfaction.

The degree of detail required is in proportion to the scale of the environmental effects of your proposal. If you are required to apply for a consent to discharge sewage effluent into or onto land, then you will most probably need a qualified engineer (or similar) to design your on-site system. The information requested below is the minimum detail that your engineer must supply.

Please note that the word *"environment"* includes the surrounding waterways and groundwater, surrounding coastal water, adjoining land, any surrounding resource users, and local iwi.

It is advised that you make an appointment with an appropriate council officer to discuss your application prior to lodging it. This will help you to supply all the required information at the onset and ensure the efficient processing of your application.

A. Description of the Proposed Activity

A.1 What is the intended water supply?

- [x] Rainwater collection
- [ ] Community or bore water supply
- [ ] Other *(please specify)* : _____

A.2 What is the source of the wastewater? *(please tick the appropriate box and answer those questions)*

☐ **Domestic House**

How many bedrooms are there in the house? _____

Will the house be permanently occupied? ☐ Yes ☐ No

☐ **Small Motel/Campground/Hostel/Marae/Sports Club**

What is the maximum number of occupants that your facility can accommodate? _____

How frequently does this maximum occupancy occur and for what length of time? _____

What is the typical number of occupants during the other periods of the year? _____

☐ **Shared On-site Systems/Subdivisions**

How many individual lots are/will the treatment and disposal system be servicing? _____

What will be the average number of bedrooms per house? _____

What is the area of the lot on which the discharge will occur? _____

☑ **Other**

Provide details of the source of effluent, the number of persons contributing to the wastewater and the source of water supply for the facility.

50-bed Aged Care facility and 25-1 bedroom units.
On-Site rainwater collection for water supply

A.3 What is the likely maximum daily volume of wastewater to be discharged? 17,385 litres

The Wastewater Treatment System

A.4 What is your Proposed Wastewater Treatment System?
(please tick appropriate box and answer the associated questions)

☐ **Septic Tank**

What is the capacity of the tank? _____ litres

Will an effluent filter be fitted on the outlet? ☐ Yes ☐ No

☐ **Aerated Wastewater Treatment System (AWTS)**

What brand is the AWTS? _____

Will a programmed maintenance contract be entered into with the treatment systems manufacturer or agent? ☐ Yes ☐ No

☑ **Other,** what level of treatment do you consider the wastewater receives through your *"other"* treatment system?

☐ Primary

☑ Secondary

Describe the proposed *"other"* treatment system

Advanced secondary treatment.

The Wastewater Disposal System

A.5 What is your proposed disposal system?
(please tick the appropriate box and answer the associated questions)

☐ **Soakage Trench/Bed System**

What are the dimensions of the proposed soakage trenches/beds?

Width _____ m
Depth _____ m

What is the total length of all the soakage trenches/beds? _____ m

How will the soakage trench/bed system be loaded?

☐ Trickle
☐ Pump
☐ Dose loaded via a syphon

Has a 100% reserve area of undeveloped land been allowed for in the disposal system design?

☐ Yes
☐ No, what percentage has been allowed for and why?

_____
_____
_____

What is the proposed loading rate to the trenches/beds? _____ mm/day

☑ **Irrigation Lines**

What area will the irrigation lines cover? 869.3 m²

What is the distance between adjacent irrigation lines? 1.0 m

What is the distance between adjacent drip emitters along the irrigation line? 1.0 m

What brand is the irrigation line? Netafim

What is the proposed aerial loading rate to the disposal area? 2.0 mm/day

Has a 30% reserve area of undeveloped land been allowed for in the disposal system design?

☑ Yes
☐ No, what percentage has been allowed for and why?

_____
_____
_____

☐ **Other** *(please describe)*

_____
_____
_____

A.6 **What is the intended ground cover within the disposal area after the disposal system is operational?** *(i.e. what plant species do you intend to plant, if any)*

Mounded disposal field and planted as per the provided plant list in the attached RS Eng Three Waters Report.

B. Site Details

B.1 You **must** attach a map that shows the following:

- The location of your lot in relation to the nearest town.
- The legal property boundaries of your lot and the distance of your disposal system (including reserve area) from those boundaries.
- The layout of your disposal system (including reserve area) within your lot boundaries.
- The location of any groundwater bores within 20 metres of your disposal system (including reserve area).
- The location of any surface water (i.e. streams, roadside drains, lakes and rivers) within 20 metres of your disposal system (including reserve area).

B.2 **What is the map reference of the proposed disposal system?** *(if known)*

NZMS 260 Series map number:

Easting _____ (seven digit number)

Northing _____ (seven digit number)

B.3 **Which District Council is the property administered under?**

☐ Kaipara ☑ Far North ☐ Whangārei

B.4 **What is the slope of the proposed disposal area?**

☑ Flat

☑ Slightly sloping (5°–15°) (disposal field incorporates both flat and slightly sloping)

☐ Steep (>15°)

B.5 **Are any drainage controls required?**

☑ Yes, describe

Mounding of the effluent disposal field using topsoil and/or suitable material. Earthworks to clean and define the existing overland flow paths, as per RS Eng Three Waters Report.

☐ No, state why not

B.6 **Was a soakage test (percolation test) performed at the location of the proposed disposal system?** *(please tick the appropriate box and answer those questions)*

☐ Yes

What was the date of the test? _____

What were the weather conditions prior to the soakage test? _____

What is the average soakage rate of the disposal area? _____ mm/hr
(please ensure the individual soakage test results are included with this application)

Are the locations of the soakage tests marked on the map that shows the layout of the disposal system?

☐ Yes

☐ No, state why not

_____

_____

☑ No, what are the reasons for not performing a soakage test?
Visual and Soil characteristics as outlined in TP58 and NZS1547.

B.7 **Was any groundwater encountered during the site investigation?**

☐ No ☑ Yes, at what depth? 0.3-0.5 metres at low-lying area.

B.8 **What is the estimated winter groundwater level for the disposal area?** 0.2-0.5 metres

How was this winter groundwater level determined?
Based on Subsoil investigations, geology, geomorphology of the property and surrounding area.

B.9 **Has a detailed soil profile been included with this application form?**

☑ Yes

☐ No, state why not _____

B.10 **What is the estimated soil category of the disposal area?**

☐ 1: Gravel and sands, Rapidly draining

☐ 2: Sandy loams, Well drained

☐ 3: Loams, Moderately well drained

☐ 4: Clay loams, Imperfectly drained

☐ 5: Light clays, Poorly drained

☑ 6: Medium to heavy clays, Very poorly drained - 7, as per TP58

Please state the criteria used for selecting the above soil category.
Subsoil investigations and observations at the effluent disposal field location.

C. Assessment of Effects on the Environment

An assessment of effects should be proportional to the scale and significance of the proposed activity. Where your discharge could have an adverse effect on the environment, a detailed environmental assessment is required.

C.1 Affected Parties

Note: If you are proposing to dispose of your wastewater using a deep soakage system the determination of affected parties can be more complex, especially with relation to groundwater users. It is recommended that you contact the council to help determine who the affected parties from your proposal may be.

Are there any groundwater bores within 20 metres of any part of the disposal system (including reserve area) that are not owned by the applicant?

☐ Yes ☑ No

If you have answered **Yes**, then you will need to gain the written approvals of all the owners of neighbouring groundwater bores identified by the above question.

If written approvals cannot be obtained from all affected parties, describe what effect your discharge may have on the neighbouring groundwater bore and the steps you propose to take to minimise (i.e. mitigate) these effects *(attach a separate sheet if necessary)*

C.2 Given the estimated winter groundwater level (see Question B8) and your proposed treatment and disposal system, what is the risk of groundwater contamination occurring and why?

No more than minor, refer to attached RS Eng Three Waters Report.

C.3 **What is the smallest horizontal separation distance between the disposal system (including reserve area) and any nearby watercourse, including roadside water table drains?**

5.0 metres

C.4 **Given the smallest horizontal separation distance to the nearest surface watercourse and your proposed treatment and disposal system (including reserve area), what is the risk of surface water contamination occurring and why?**

No more than minor, refer to attached RS Eng Three Waters Report.

C.5 **Consultation**

Have you consulted with any of the following potentially affected parties?

	Yes	No
Neighbours	☐	☑
Department of Conservation *(if relevant)*	☐	☑
Fish and Game Council *(if relevant)*	☐	☑
District Council *(if relevant)*	☐	☑
Local iwi *(specify)*: _____	☐	☑
Other *(specify)*: _____	☐	☑

Please ensure all of the relevant questions on this form have been answered fully.

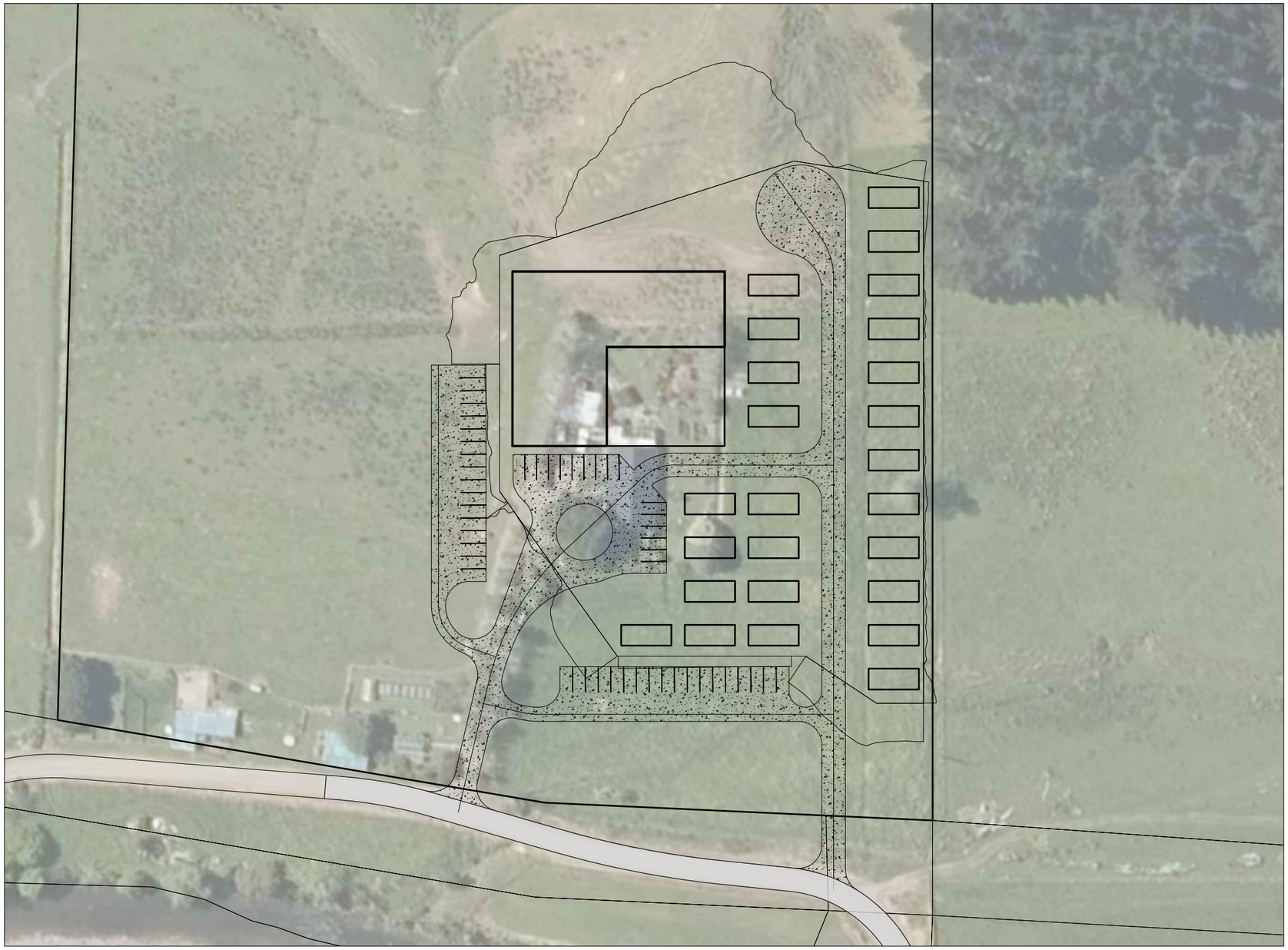
If you have any queries relating to information requirements or wish to meet with a council consents officer, please contact a Duty Planner at the Northland Regional Council.

Northland Regional Council offices:			
Whangārei Office 36 Water Street Whangārei 0110 **P** 0800 002 004 **E** info@nrc.govt.nz www.nrc.govt.nz	**Dargaville Office** Ground Floor 32 Hokianga Road Dargaville 0310 **P** 09 439 3300	**Kaitāia Office** 192 Commerce Street Kaitāia 0410 **P** 09 408 6600	**Waipapa Office** Shop 9 12 Klinac Lane Waipapa 0295 **P** 0800 002 004

APPENDIX 6

PROPOSED DEVELOPMENT – CONCEPT CIVIL DRAWINGS

BY RS ENG. LTD.



DETAILS		
JOB NO.	19340	
DATE	07/11/2024	
REVISION	A	Resource Consent Issue

SHEET INDEX			
NO.	SHEET NAME	REV	DATE
C01	EXISTING FEATURES PLAN	A	07/11/2024
C02	OVERALL SITE PLAN	A	07/11/2024
C03	SITE PLAN	A	07/11/2024
C04	CUT/FILL PLAN	A	07/11/2024
C05	TYPICAL SECTION DETAILS	A	07/11/2024
C06	ROAD 1 PLAN	A	07/11/2024
C07	ROAD 1 LONGITUDINAL SECTION 1	A	07/11/2024
C08	ROAD 1 LONGITUDINAL SECTION 2	A	07/11/2024
C09	ROAD 2 LONGITUDINAL SECTION	A	07/11/2024
C10	ROAD 3 LONGITUDINAL SECTION	A	07/11/2024
C11	WATER/ROOFWATER LAYOUT PLAN	A	07/11/2024
C12	STORMWATER LAYOUT PLAN	A	07/11/2024
C13	WASTEWATER MANGAMENT LAYOUT PLAN	A	07/11/2024
C14	STORMWATER TYPICAL DETAILS	A	07/11/2024

PROPOSED DEVELOPMENT

CONCEPT CIVIL DRAWINGS

TIOPIRA TANIERA HAPU TRUST

HOOKS AND HALL ROAD, WAIMAMAKU

RS Eng Ltd

09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

Contour Interval:	2.0m
Vertical Datum:	NZVD2016
Survey Data Source:	LiDAR (2018)

0 20 40
PLAN 1:2000

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
EXISTING FEATURES PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale	1:2,000
Rev No.	A
Original	A3
Sheet No.	C01
Job No.	19340

NOTES:

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- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

WORK IN PROGRESS

0 40 80
PLAN 1:4000

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
OVERALL PLAN

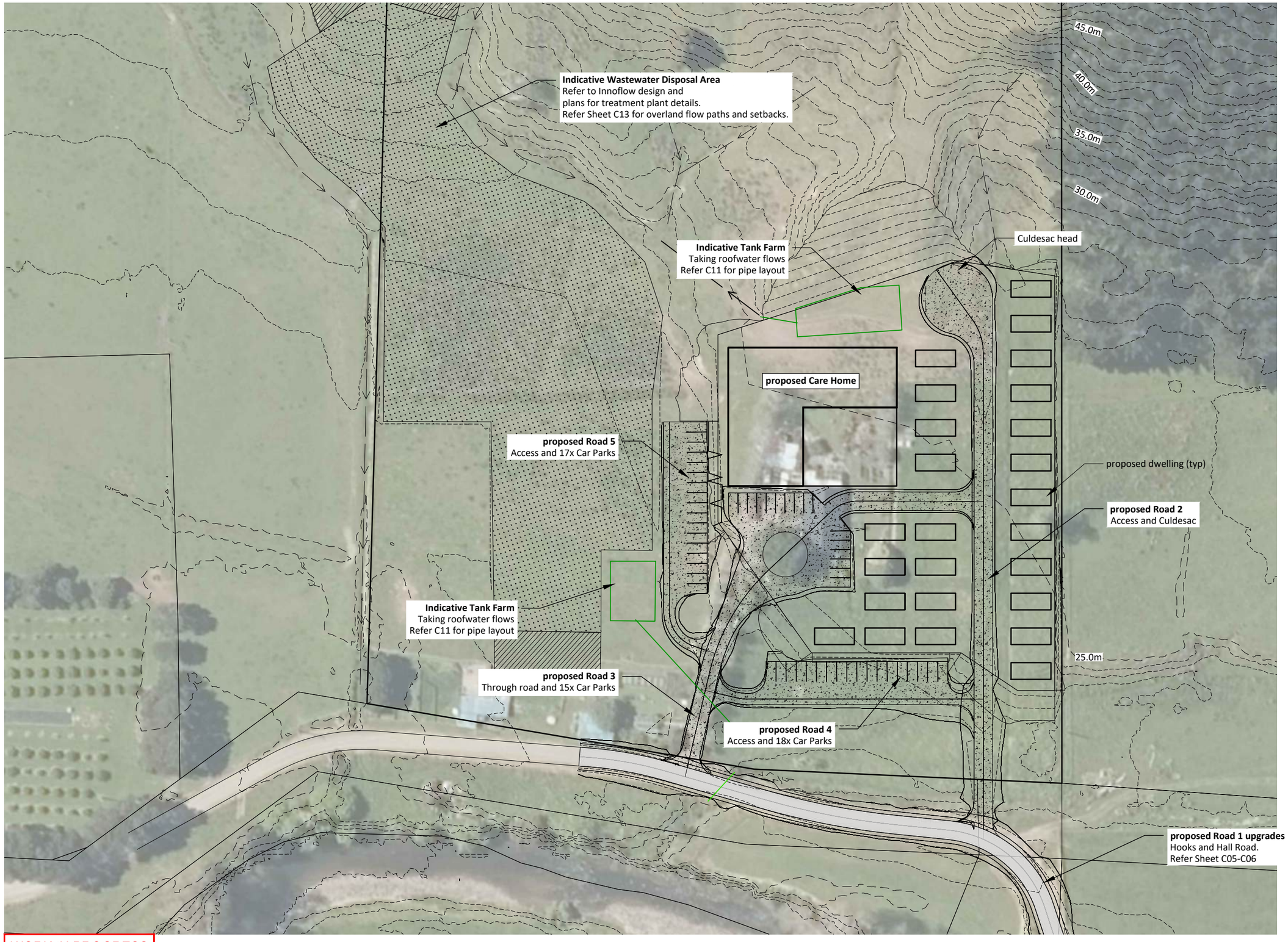
Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:4,000
Rev No.: A
Original: A3
Sheet No.: C02
Job No.: 19340



NOTES:

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- Contractors to confirm all dimensions on site prior to commencing any work.
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- These drawings are to be read in conjunction with specifications - plans take precedence.

LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- 25,000L Rainwater storage tank

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 10 20
PLAN 1:1000

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
SITE/DESIGN CONTOURS PLAN

Client: TIOPIRA TANIERA HAPU TRUST
Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale	Rev No.
1:1,000	A
Original: A3	Sheet No.: C03
Job No.: 19340	

ID	Minimum Elevation	Maximum Elevation	Color Scheme
1	-5.498m	-4.000m	
2	-4.000m	-3.000m	
3	-3.000m	-2.000m	
4	-2.000m	-1.000m	
5	-1.000m	-0.100m	
6	0.100m	0.800m	
7	0.800m	1.600m	
8	1.600m	2.307m	

CUT/FILL DEPTHS

Total Earthworks Volume Including Road:
7,800m³ Cut
7,700m³ Fill

Earthworks Volumes within Site only:
5,870m³ Cut
7,380m³ Fill

Max 5.4m vertical cut.

Effluent field to be mounted in low-lying area to maintain groundwater separation as per three waters report

45.0m
40.0m
35.0m
30.0m
25.0m

5.4m Cut

2.3m Fill

proposed Care Home

proposed car park (5)
Refer Sheet C05

proposed road/car park (3)
Refer Sheet C05

proposed car park (4)
Refer Sheet C05

proposed road (2)
Refer Sheet C05

proposed road upgrade (1)
Hooks and Hall Road.
Refer Sheet C05

NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
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LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- 25,000L Rainwater tanks area
- Cut/Fill Spot Depth
- Subsoil Drains
- Potential Retaining Wall Location

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 10 20
PLAN 1:1000

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
CUT/FILL PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,000
Original: A3
Rev No.: A
Job No.: 19340
Sheet No.: C04

NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
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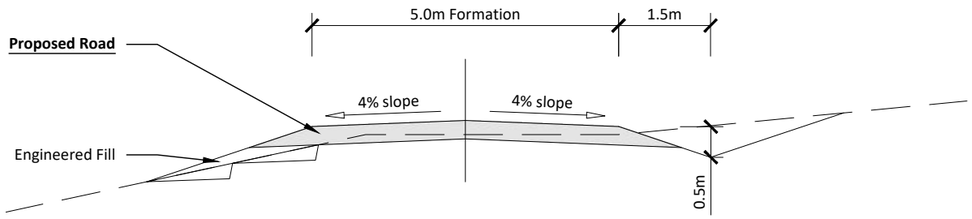
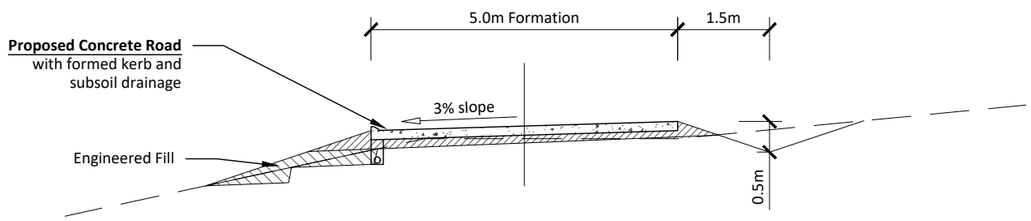
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



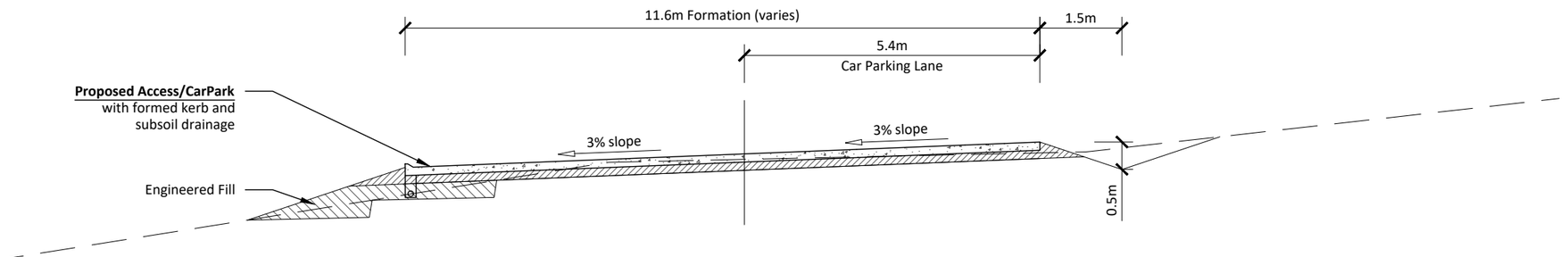
PROPOSED HOOKS AND HALL ROAD - TYPICAL CROSS SECTION

1:100



PROPOSED CONCRETE ACCESS ROAD - TYPICAL CROSS SECTION

1:100



PROPOSED CONCRETE CAR PARKING - TYPICAL CROSS SECTION

1:100

WORK IN PROGRESS

0 1.0 2.0
SECTION 1:100

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD TYPICAL DETAILS

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:100
Original: A3
Job No.: 19340
Rev No.: A
Sheet No.: C05

*Refer Longitudinal section on C06-C07

NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
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- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road

Contour Interval: 2.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 12.5 25
PLAN 1:1250

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
HOOKS AND HALLS ROAD - PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,250
Rev No.: A
Original: A3
Sheet No.: C06
Job No.: 19340

NOTES:

- All services should be located on-site prior to commencement of works.
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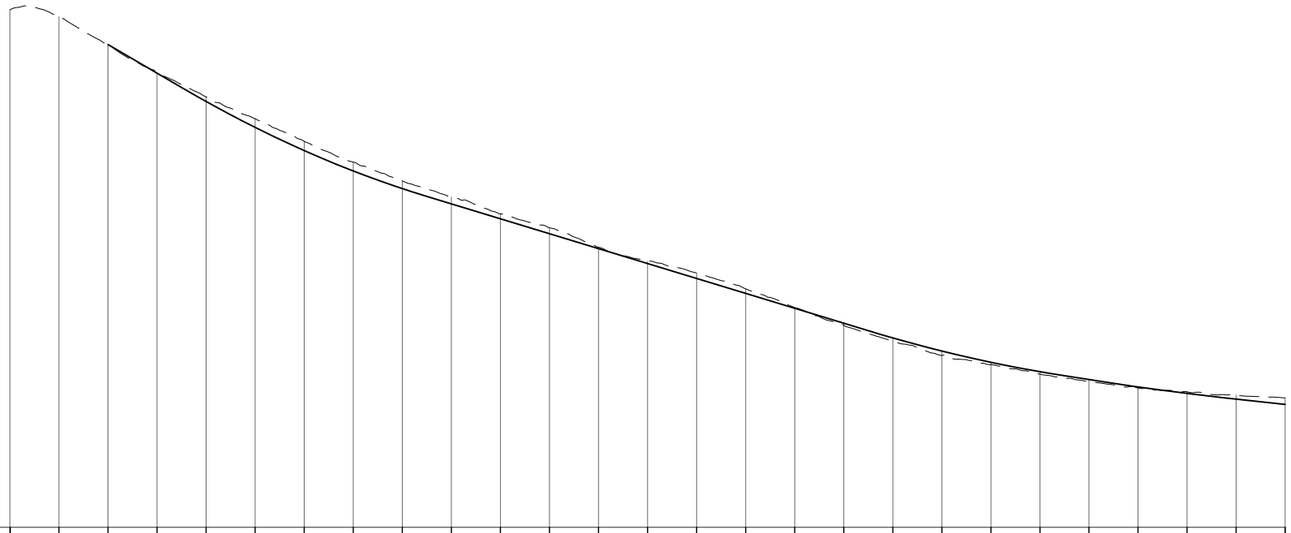

Datum 15.000m R.L.

DESIGN LEVELS		34.671	33.504	32.350	31.294	30.350	29.518	28.798	28.176	27.568	26.960	26.352	25.744	25.136	24.528	23.920	23.312	22.714	22.180	21.721	21.336	21.016	20.716	20.451	20.221	20.002
DEPTH		0.000	-0.029	-0.189	-0.352	-0.374	-0.363	-0.312	-0.277	-0.203	-0.245	-0.056	-0.097	-0.223	-0.186	-0.027	0.086	0.114	0.183	0.099	0.097	0.076	0.050	-0.066	-0.162	-0.267
EXISTING LEVELS	36.091	35.810	34.672	33.532	32.538	31.646	30.723	29.881	29.110	28.453	27.771	27.205	26.408	25.841	25.359	24.715	23.948	23.227	22.599	21.997	21.622	21.239	20.940	20.666	20.517	20.383	20.269
VERT. GEOMETRY			-11.68%	R893.05m		-6.08%													R1345.02m		-3.11%	R2731.21m			-2.19%	
HORIZ. GEOMETRY		8.26m Lth.	R37.77m		48.28m Lth.					R23.43m	7.15m Lth.	R34.53m		14.50m Lth.	R34.11m			41.60m Lth.							R28.11m	
CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C05

WORK IN PROGRESS

0 2.5 5 SECTION 1:250

0 12.5 25 SECTION 1:1250

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 1 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:1,250H 1:250V | Rev No. A

Original A3 | Sheet No. C07

Job No. 19340

NOTES:

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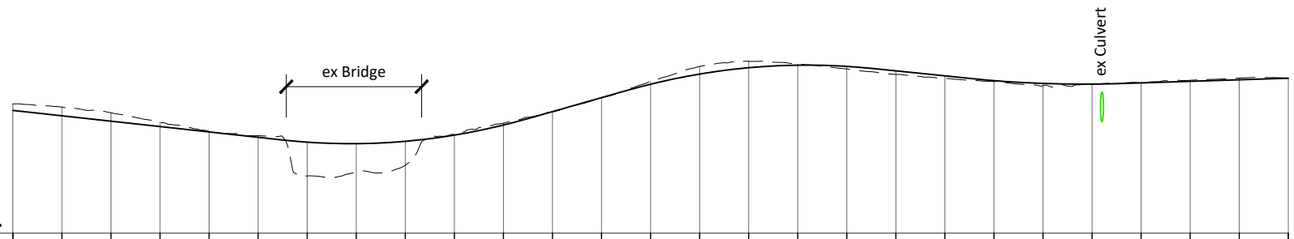

Datum 15.000m R.L.

DESIGN LEVELS	20.002	19.783	19.564	19.345	19.126	18.907	18.708	18.646	18.742	18.995	19.405	19.954	20.521	21.070	21.483	21.742	21.847	21.797	21.612	21.408	21.215	21.100	21.074	21.125	21.188	21.250	21.313
DEPTH	-0.267	-0.350	-0.343	-0.173	-0.027	-0.068	1.377	1.158	0.970	-0.061	-0.078	0.014	0.004	-0.109	-0.311	-0.260	-0.051	0.104	0.144	0.105	0.036	0.093	0.010	-0.025	-0.040	-0.066	0.000
EXISTING LEVELS	20.269	20.133	19.907	19.519	19.153	18.975	17.331	17.488	17.772	19.056	19.483	19.939	20.517	21.179	21.795	22.003	21.898	21.693	21.469	21.304	21.179	21.007	21.064	21.150	21.227	21.316	21.313
VERT. GEOMETRY		-2.19%		R635.40m		5.68%		R647.65m		-2.04%		R1124.99m		0.63%													
HORIZ. GEOMETRY		R28.11m	67.97m Lth.		R26.75m	12.03m Lth.	R34.51m	14.92m Lth.	R35.41m	27.48m Lth.	R20.02m	57.10m Lth.														
CHAINAGE	260.000	270.000	280.000	290.000	300.000	310.000	320.000	330.000	340.000	350.000	360.000	370.000	380.000	390.000	400.000	410.000	420.000	430.000	440.000	450.000	460.000	470.000	480.000	490.000	500.000	510.000	520.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C05

WORK IN PROGRESS

0 2.5 5 SECTION 1:250

0 12.5 25 SECTION 1:1250

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 1 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:1,250H 1:250V | Rev No. A

Original A3 | Sheet No. C08

Job No. 19340

NOTES:

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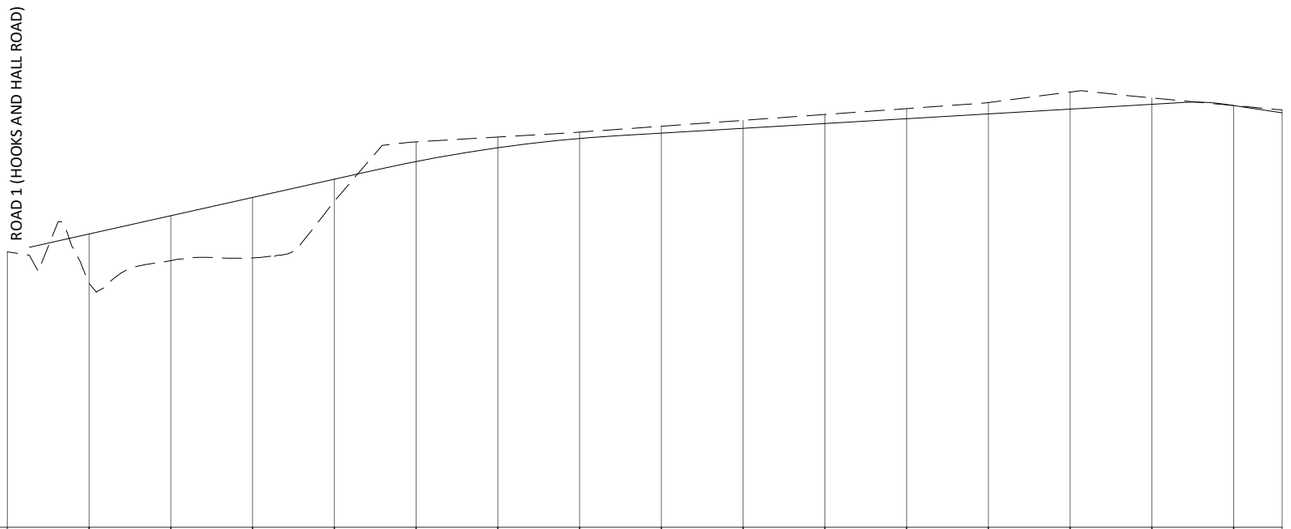

Datum 15.000m R.L.															
DESIGN LEVELS	22.173	22.619	23.065	23.512	23.944	24.281	24.508	24.639	24.757	24.874	24.992	25.109	25.227	25.344	25.313
DEPTH	1.207	1.098	1.480	0.540	-0.481	-0.261	-0.156	-0.168	-0.194	-0.220	-0.247	-0.277	-0.416	-0.155	-0.001
EXISTING LEVELS	20.966	21.521	21.586	22.972	24.425	24.542	24.663	24.807	24.951	25.095	25.238	25.386	25.643	25.499	25.314
VERT. GEOMETRY	4.46%				R912.75m				1.18%					R119.75m	3.00%
HORIZ. GEOMETRY	129.94m Lth.												R9.38m	16.60m Lth.	
CHAINAGE	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C02

WORK IN PROGRESS

0 1.5 3 SECTION 1:150

0 7.5 15 SECTION 1:750

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 2 LONG SECTION

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:750H 1:150V | Rev No. A
Original A3 | Sheet No. C09
Job No. 19340

NOTES:

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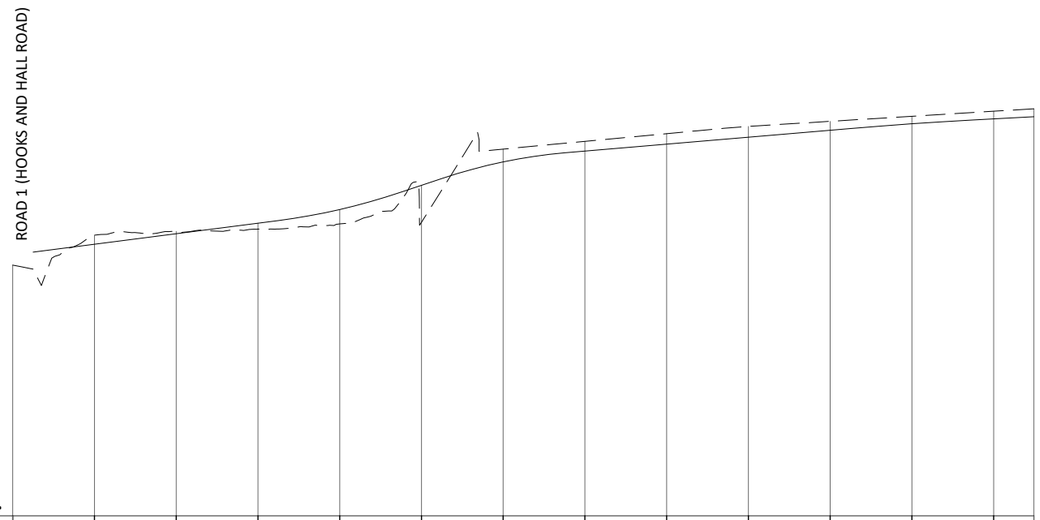


Datum 15.000m R.L.

DESIGN LEVELS	21.642	21.900	22.157	22.491	23.082	23.657	23.920	24.090	24.260	24.430	24.588	24.707
DEPTH	-0.221	-0.057	0.143	0.350	0.902	-0.312	-0.238	-0.257	-0.263	-0.218	-0.183	-0.187
EXISTING LEVELS	21.864	21.957	22.014	22.141	22.180	23.968	24.158	24.347	24.523	24.648	24.771	24.894
VERT. GEOMETRY	2.57%		R365.31m	6.68%	R301.28m		1.70%		R2391.86m		1.07%	
HORIZ. GEOMETRY	28.52m Lth.		R32.42m		22.72m Lth.	R7.53m		33.72m Lth.				
CHAINAGE	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000

LEGEND

— — — ex Surface

——— pr Design Surface

*Refer Plan on C02

WORK IN PROGRESS

0 1.5 3 SECTION 1:150

0 7.5 15 SECTION 1:750

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROAD 3 LONG SECTION

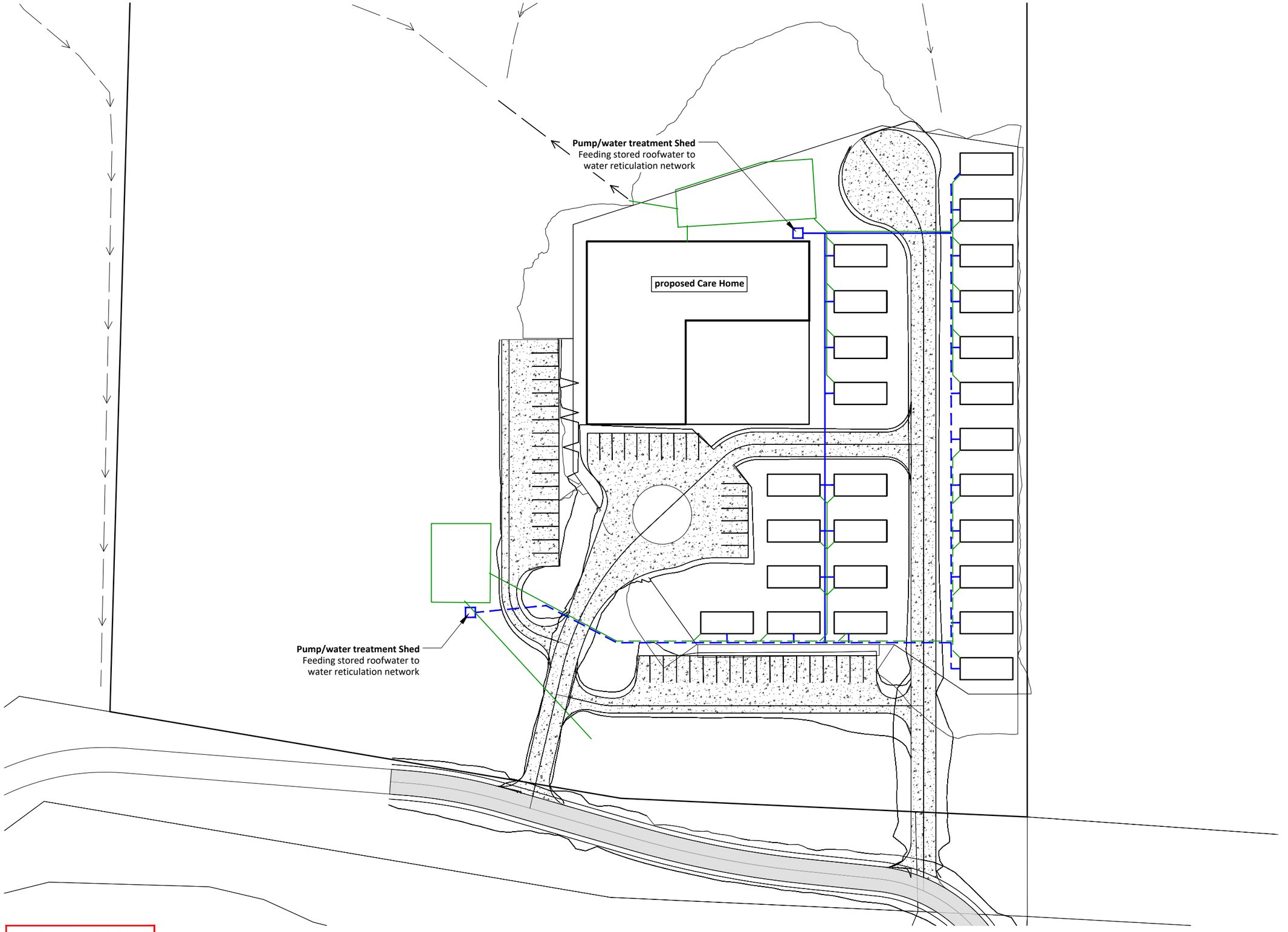
Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale 1:750H 1:150V | Rev No. A
Original A3 | Sheet No. C10
Job No. 19340



NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
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LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- Rainwater storage tanks
- Water treatment / Pump Shed
- Reticulated water - pressure line
- Rainwater gravity line

WORK IN PROGRESS

0 7.5 15
PLAN 1:750

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
ROOFWATER/WATER SUPPLY PLAN

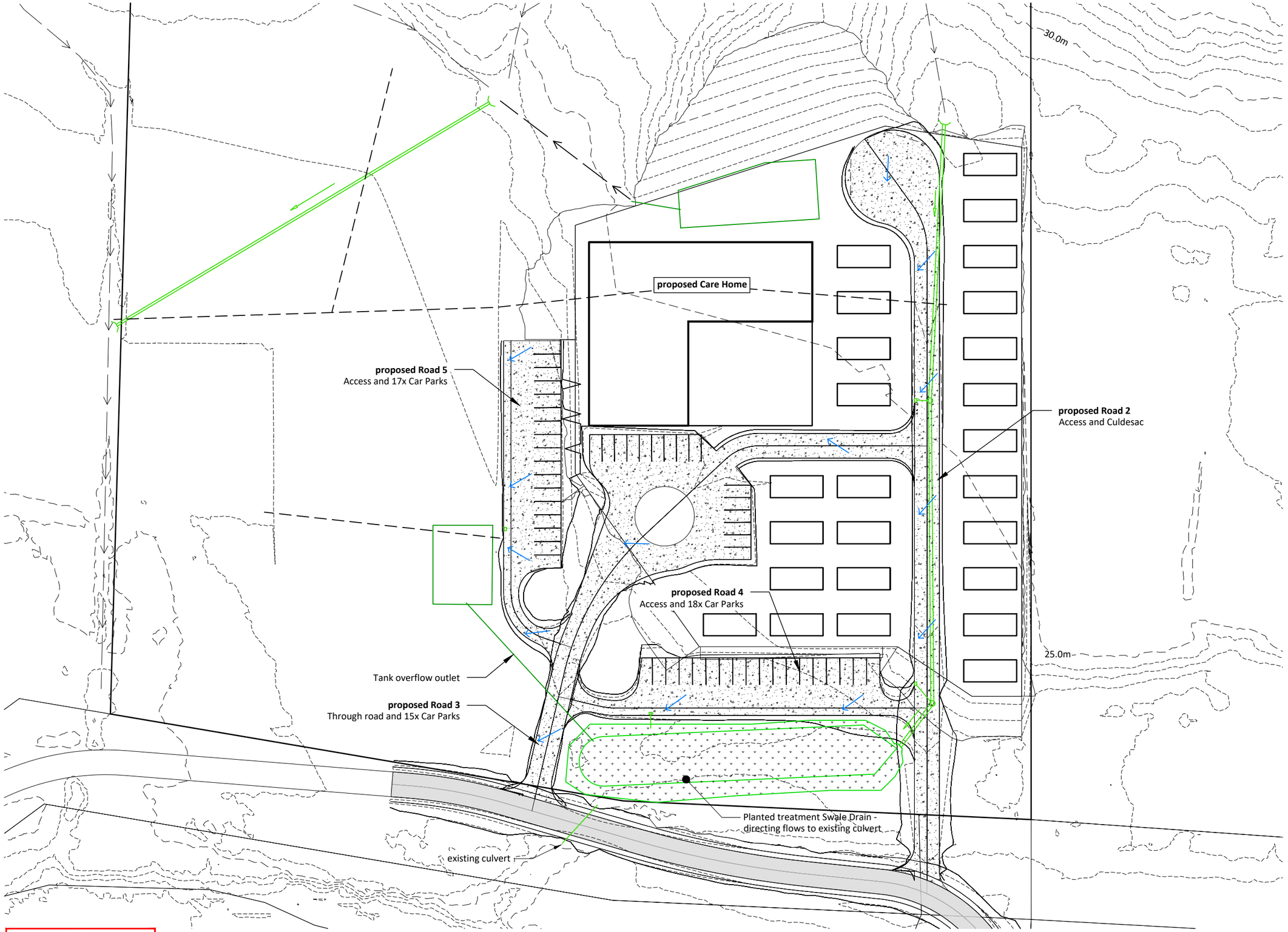
Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:750
Rev No.: A
Original: A3
Sheet No.: C11
Job No.: 19340



NOTES:

- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

LEGEND

- Overland Flow Path
- pr Concrete Road/CarPark
- pr Gravel Road
- Subsoil Drainage
- Planted Treatment Swale
- pr Stormwater Culvert
- pr Pipe Flows
- pr Road Surface Flows
- pr Culvert Headwall
- pr Stormwater Cesspit

Contour Interval:	1.0m
Vertical Datum:	NZVD2016
Survey Data Source:	LiDAR (2018)

0 7.5 15
PLAN 1:750

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
STORMWATER LAYOUT PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale	1:750
Original	A3
Job No.	19340
Rev No.	A
Sheet No.	C12

NOTES:

- All services should be located on-site prior to commencement of works.
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- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.

LEGEND

- Overland Flow Path
- Surface water cutoff drain
- pr Concrete Road/CarPark
- pr Gravel Road
- pr WWM Disposal Area
- WWM Reserve Area (33%)
- Gravity Sewer Network
- Indicative Sewer Treatment Plant

Contour Interval: 1.0m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)

0 12.5 25
PLAN 1:1250

WORK IN PROGRESS

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
WASTEWATER LAYOUT PLAN

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: 1:1,250
Rev No.: A
Original: A3
Sheet No.: C13
Job No.: 19340

NOTES:

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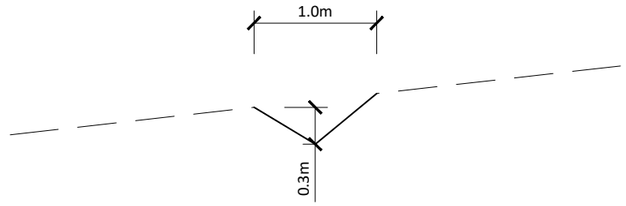
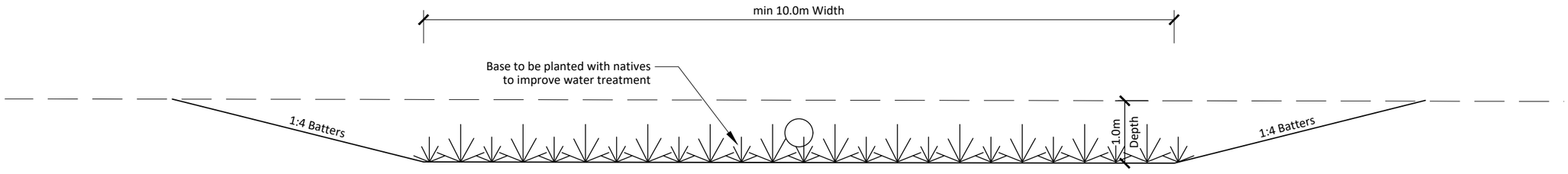
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.



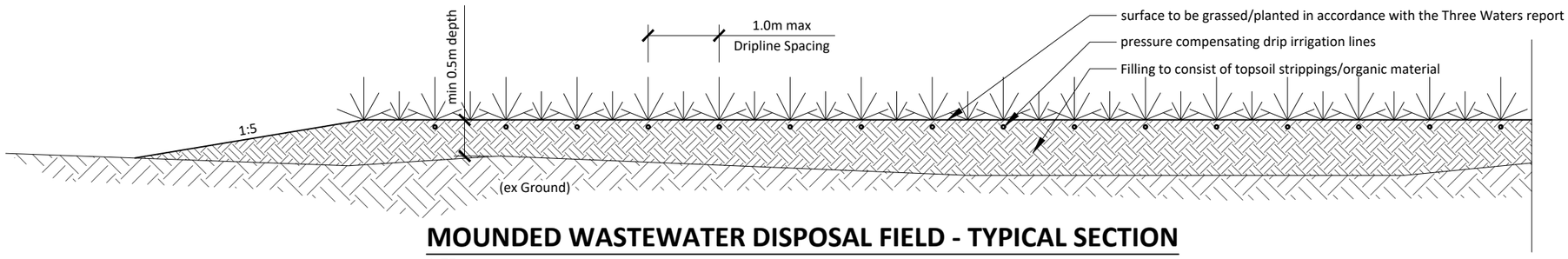
SW CUTOFF DRAIN - TYPICAL SECTION

1:50



SW TREATMENT SWALE - TYPICAL SECTION

1:75



MOUNDED WASTEWATER DISPOSAL FIELD - TYPICAL SECTION

1:75

WORK IN PROGRESS

0 0.5 1.0 SECTION 1:50

0 0.75 1.5 SECTION 1:75

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

PROPOSED DEVELOPMENT
CONCEPT CIVIL DRAWINGS
STORMWATER TYPICAL DETAILS

Client: TIOPIRA TANIERA HAPU TRUST

Location: HOOKS AND HALL ROAD
WAIMAMAKU

Date	Rev	Notes
08/11/2024	A	For EPA

Drawn by: NW | Reviewed by: NW | Approved by: MJ

Scale: As Shown
Original: A3
Job No.: 19340
Rev No.: A
Sheet No.: C14

APPENDIX 7

TRAFFIC REPORT
BY ENGINEERING OUTCOMES

Engineering Outcomes, Limited
Telephone 09 436 5534
E-mail info@e-outcomes.co.nz
Internet www.e-outcomes.co.nz
Principal: Dean Scanlen

12 November 2024

PROPOSED KUIA/KAUMĀTUA HOUSING AND CARE FACILITY
HOOKS & HALLS ROAD, WAIMAMAKU; LOT 1 DP 590384
TRAFFIC EFFECTS ASSESSMENT SUMMARY

By Dean Scanlen,
BE(Hons)(Civil), CPEng, IntPE(NZ), CMEngNZ

1. This is a summary of the traffic assessment for this proposal, which consists of twenty-five kuia/kaumātua units, a care facility with fifty beds and associated parking and access that connects to the northern side of Hooks & Halls Road at the locations shown in Figure 1[1] and the other plans of the proposal. This summary describes mitigation considered necessary to address the effects of the traffic generated by the proposal.

2. Internal access and parking supply will at least meet the requirements of the operative *Far North district plan*, so the focus of this report is on the impacts of the proposal on the road network.

3. Hooks & Halls Road is unsealed and managed by the Far North district council. It has a carriageway ranging from 3.5 to 4.2 metres wide and a single-lane bridge between the site and SH12. Hooks & Halls Road connects to the northern side of State highway 12 at route position 74/2.18 kilometres. SH12 is sealed with two lanes and a total carriageway width of 7.7 metres. Speed limits on all roads in the vicinity are 100 km/hr.

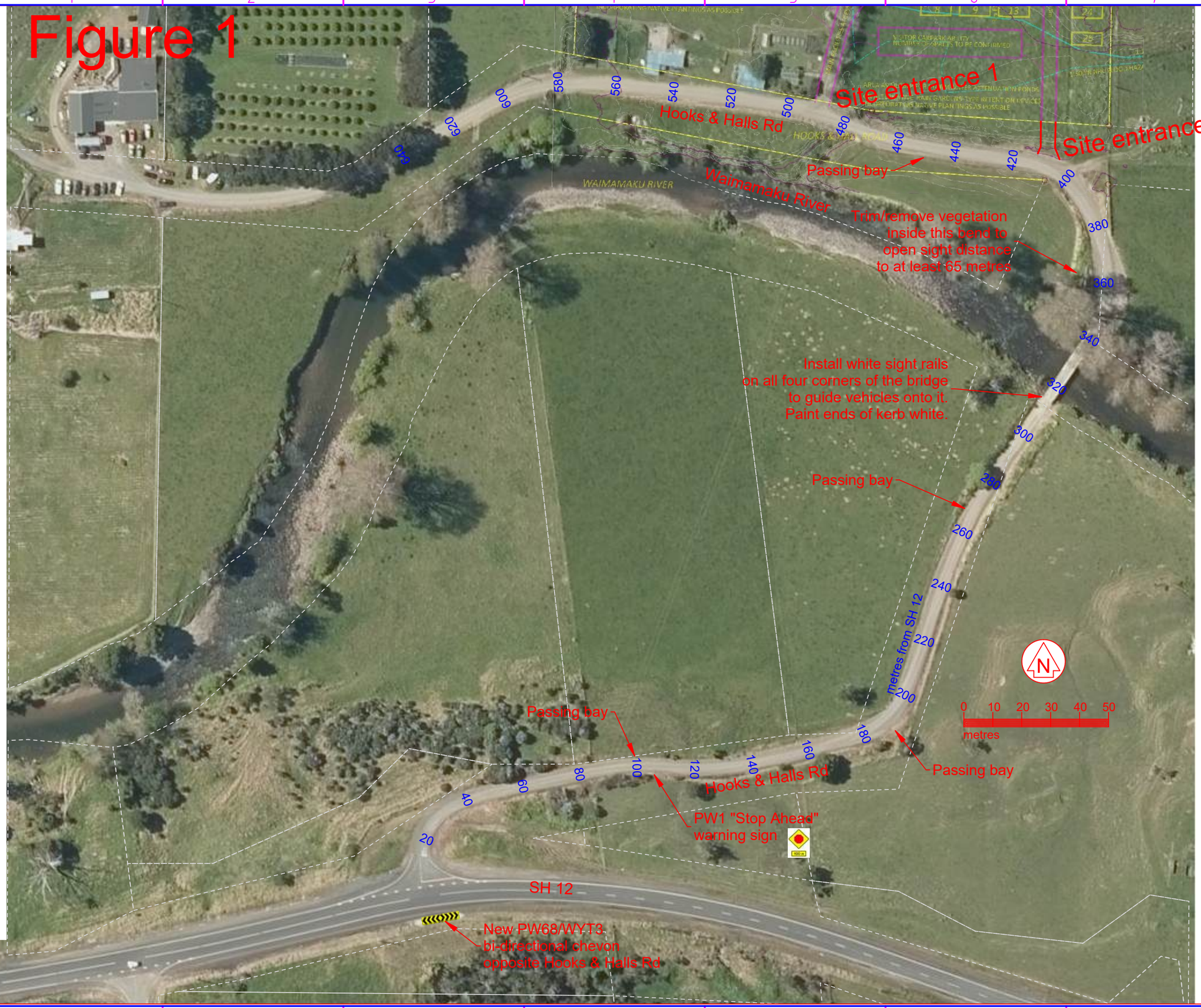
4. The traffic intensity of the proposal, when calculated in accordance with Appendix 3A, is 150 movements per day. I consider this the upper end of the likely range of actual traffic generation, but also not overly excessive.

5. I also consider that the effects of this traffic on Hooks & Halls Road, when the work summarised in Figure 1[2] is completed, will be less than minor. In particular, with only six houses currently leading to the road, I estimate the existing traffic to be in the order of only 20 movements per day.

6. There are numerous unsealed roads in Northland that carry at least 170 vehicle movements per day and that are not superior to Hooks & Halls Road as proposed. In fact, recent peer-reviewed research into the effect of unsealed road width on harm, due to road crashes and trauma, found that the rate of harm increases with increased width. As such, general widening is not recommended.

[1] At RAMM 400 and 485 metres respectively.
[2] Three passing bays, vegetation clearance on one bridge approach, sight rails on the corners of the bridge plus signage associated with the SH12 intersection.

Figure 1



Plan
Hooks & Halls Rd General

engineering outcomes
PO Box 3048,
Onerahi
Whangarei 0142
Tel. 09 436 5534
info@e-outcomes.co.nz

Project
Retirement & Elder Care
Hooks & Halls Rd
Waimamaku

Client
Tiopira Taniera Hopu Trust

Surveyed by
Thomson Survey
NRC
LINZ

Amendments

Council ref.

Scale 1: 1250 at A4

Date 12-Nov-2024 12:44:01

7. Rails are also not recommended on the bridge because they will either be washed away in floods or will damage the bridge. The sight rails proposed at the corners will guide drivers into both ends of the bridge and this addresses the greatest risk associated with the bridge, by far.

8. In fact, previous analysis of single lane bridges show that those have capacity for more than 20 times the traffic that will use the bridge even with the subject facility at full operation.

9. The sight distances from the proposed access connections, one of which is at the location of the existing driveway for the dwelling on the lot, will at least meet the requirements of the district plan.

10. Previous investigations of local widening at State highway intersections[3], including at Wharekawa Road - also in the south Hokianga, but with at least as much traffic as Hooks & Halls Road with the subject facility, with more frequent right turns into the side road and on a significantly busier section of SH12, found that such widening is not warranted from the viewpoint of effects. As such, local widening is certainly not warranted at the SH12/Hooks & Halls Road intersection.

11. The sight distances along SH12 associated with the Hooks & Halls Road intersection, are at least adequate. The most important sightline vector, that to the right of Hooks & Halls Road, exceeds the highest standard applicable to safety.

Report prepared by Dean R Scanlen
BE(Hons)(Civil), CPEng, IntPE(NZ), CMEngNZ

[3] An example of which is "Diagram D" widening – Waka Kotahi *Planning Policy Manual* Appendix B.

APPENDIX 8

WRITTEN APPROVALS

GARTH & SW RICHARDS -

(4) & (5)

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Tiopira Taniera Hapu Trust
Address of proposed activity:	52 Hooks and Hall Road, Waimamaku
Legal description:	Lot 1 DP 590384
Description of the proposal (including why you need resource consent):	To establish an aged care and retirement village consisting of a 1140 m2 Aged Care Building (50 beds) and 25 Residential Units (each 45 m2) with associated facilities such as aceess and parking provision, wastewater disposal, water supply and stormwater attenuation as a non-complyig activity in the Rural Production Zone.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. 1. Site Layout Plan 2. (Preapared by Thomson Survey Ltd) 3. 2. Building Plans for 4. - Age Care Facility Building 5. - Retirement Village Unit 6. (Preapared by Devlin Property Wealth Creation)

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

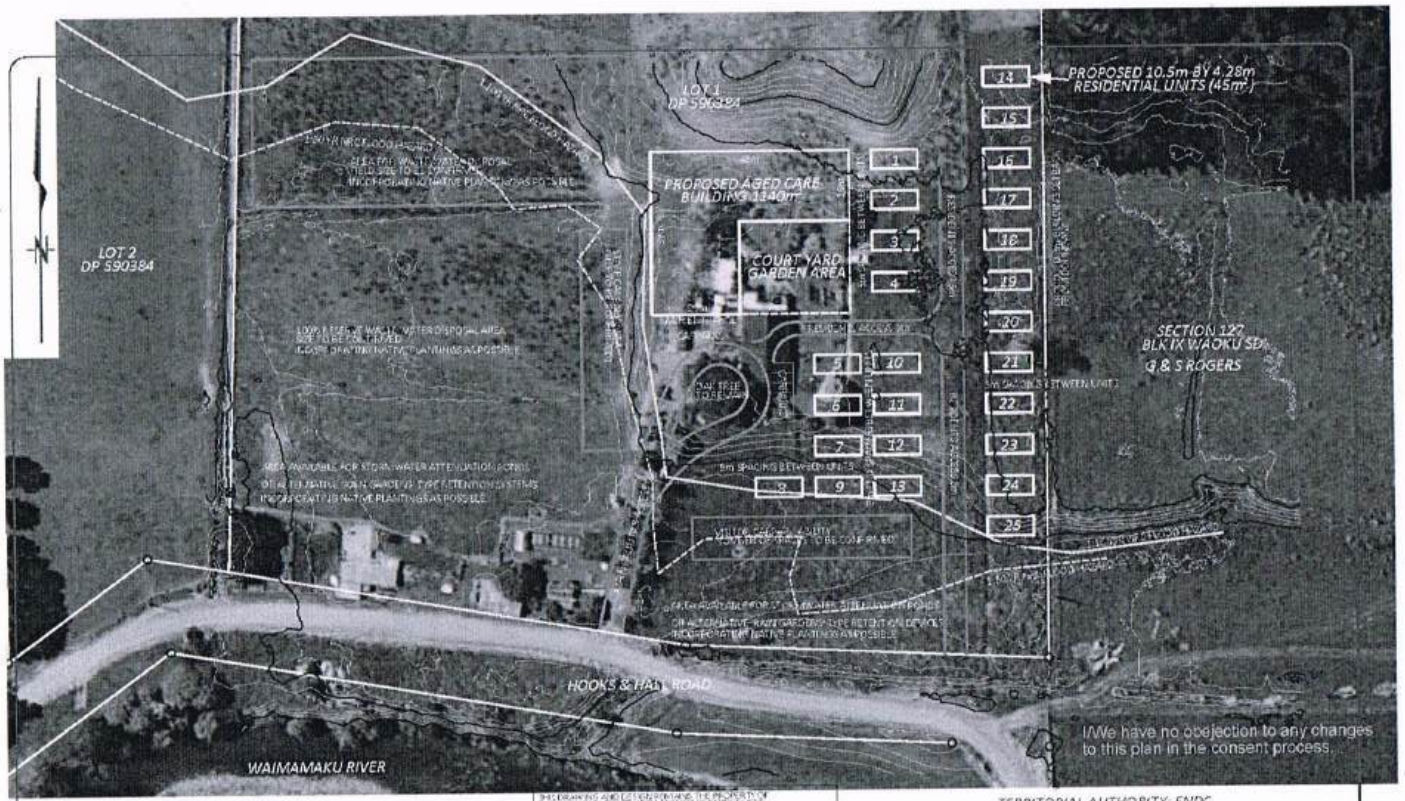
Full name/s of party giving approval:	G & S ROGERS
Address of affected property including legal description	SECTION 127/128 BLK IX WAOKU SD / 7284 STATE HIGHWAY 12 WAIMAMAKU.
Contact Phone Number/s and email address	Daytime: 09 405 8146 email: srogers@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	[signature]	Date	30-10-24
Signature	[signature]	Date	30-10-24
Signature		Date	
Signature		Date	



Scheme Plan
Signed and approved by:

Garth and Sonia Rogers

.....

.....

Resource Consent Department
Far North District Council

Notice Of Written Approval - Proposed Aged Care and Retirement Village

This is in addition to our written approval provided on 30/10/2024 for the resource consent application by Tiopira Taniera Hapu Trust to establish the above activity at 52 Hooks and Hall Road.

We understand that the Council's consent is required for breaching the following rules of the Far North District Plan.

- Residential Intensity
- Scale of Activity
- Setback from Boundary
- Earthworks
- Traffic Intensity
- Access

We understand that some residential units will be located 3m from the boundary of our property (Section 127 BLk IX Waoku SD) whereas the permitted setback is 10m.

We have no issues with this development and reconfirm our approval for it.

.....
Garth Rogers

.....
Sonia Rogers

Date 8-11-24

7284 State highway 12
Waimamaku

Far North District Council

(6)

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Tiopira Taniera Hapu Trust
Address of proposed activity:	52 Hooks and Hall Road, Waimamaku
Legal description:	Lot 1 DP 590384
Description of the proposal (including why you need resource consent):	To establish an aged care and retirement village consisting of a 1140 m2 Aged Care Building (50 beds) and 25 Residential Units (each 45 m2) with associated facilities such as aceess and parking provision, wastewater disposal, water supply and stormwater attenuation as a non-complyig activity in the Rural Production Zone.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. 1. Site Layout Plan 2. (Preapared by Thomson Survey Ltd) 3. 2. Building Plans for 4. - Age Care Facility Building 5. - Retirement Village Unit 6. (Preapared by Devlin Property Wealth Creation)

Notes to Applicant:

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2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
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4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	DOUGLAS MANUERA WILSON RHONDA LOIS WILSON
Address of affected property including legal description	74 HOOKS + HALL ROAD LOT 1 WAIMAMAKU. DP 149262
Contact Phone Number/s and email address	Daytime: 021 2787321 021 487321 email: 4hori55@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
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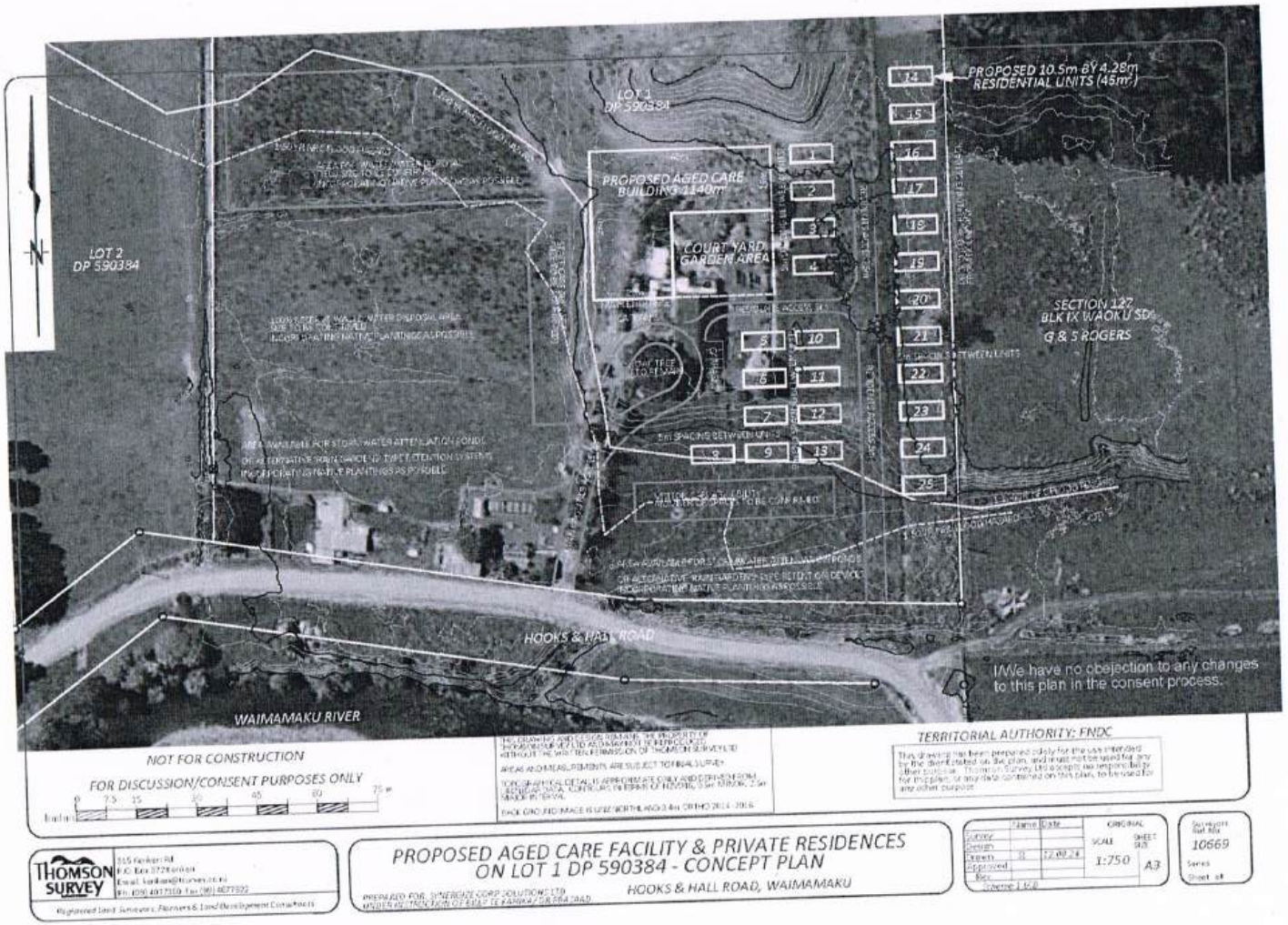
Signature		Date	30-10-24
Signature		Date	30-10-24
Signature		Date	
Signature		Date	



NOT FOR CONSTRUCTION

FOR DISCUSSION/CONSENT PURPOSES ONLY

TERRITORIAL AUTHORITY: FNDC

THOMSON SURVEY

PROPOSED AGED CARE FACILITY & PRIVATE RESIDENCES
ON LOT 1 DP 590384 - CONCEPT PLAN

HOOKS & HALL ROAD, WAIMAMAKU

ORIGINAL | SCALE 1:750 | SHEET SIZE A3 | 12.02.24 | 10669

Scheme Plan
Signed and approved by:

Douglas and Rhonda Wilson

.....

.....

ANGELA MATTHEWS.

(7)

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Tiopira Taniera Hapu Trust
Address of proposed activity:	52 Hooks and Hall Road, Waimamaku
Legal description:	Lot 1 DP 590384
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Full name/s of party giving approval:	ANGELA JOY MATTHEWS
Address of affected property including legal description	LOT 3 DP 144949
Contact Phone Number/s and email address	Daytime: 0272128388 email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

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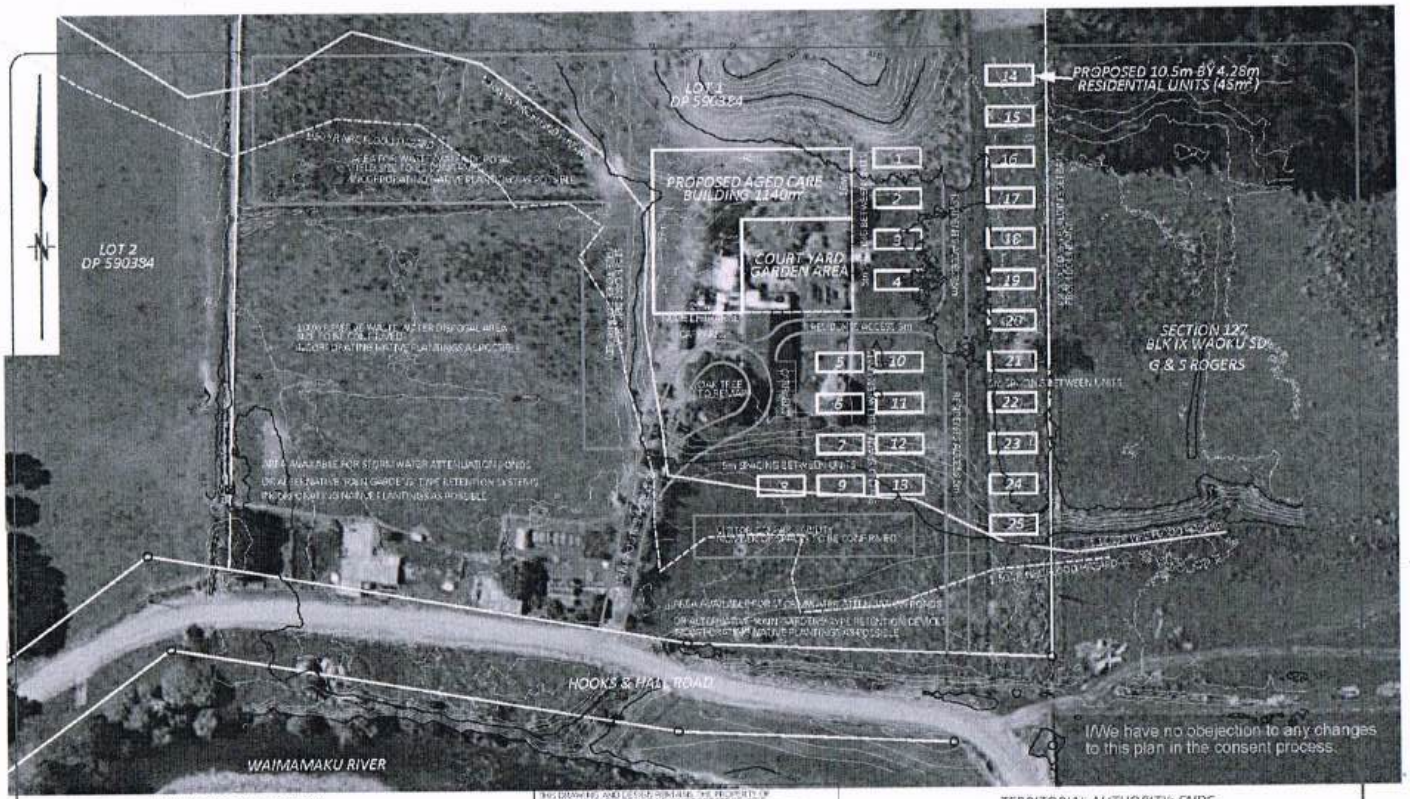
Signature	A Matthews	Date	30/10/2024
Signature		Date	
Signature		Date	
Signature		Date	



NOT FOR CONSTRUCTION

FOR DISCUSSION/CONSENT PURPOSES ONLY

0 7.5 15 30 45 60 75m

TERRITORIAL AUTHORITY: FNDC

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for the plan, or any data contained on this plan, to be used for any other purpose.

THOMSON SURVEY

315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@thomsonsurvey.co.nz
Ph: (09) 407 7369 Fax: (09) 407 7322

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED AGED CARE FACILITY & PRIVATE RESIDENCES
ON LOT 1 DP 590384 - CONCEPT PLAN

PREPARED FOR: SYNERGIZE CORP SOLUTIONS LTD
UNDER INSTRUCTION OF REILLY TE RAHIRAU DR PRAJNAD

HOOKS & HALL ROAD, WAIMAMAKU

	Name	Date
Survey		
Design		
Drawn	JS	22.09.14
Approved		
Rev		

Scheme 1 v6.0

ORIGINAL
SCALE 1:750
SHEET SIZE A3

Surveyors Ref No: 10669
Series
Sheet of

Scheme Plan
Signed and approved by:

Rawachers

.....

.....

JOHN & Rowe Bach

Far North District Council

(8)

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

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Full name/s of party giving approval:	Donna Buck / John Buck
Address of affected property including legal description	Lot DP2 144949 Box IX WAOKU
Contact Phone Number/s and email address	Daytime: 021 433 210 email: bucksNZ@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

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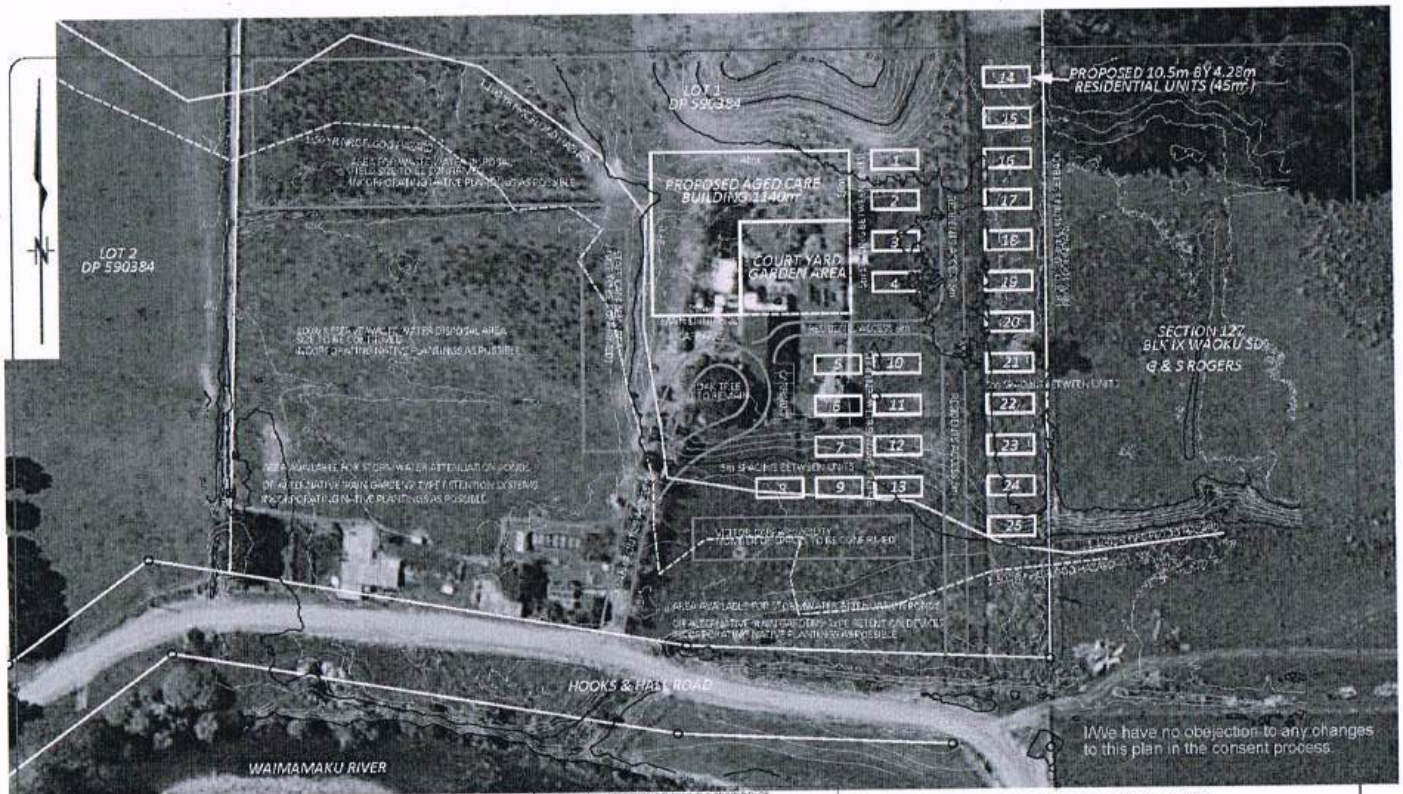
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	Donna Buck	Date	30/10/2024
Signature	J Buck	Date	30/10/24
Signature		Date	
Signature		Date	



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FOR DISCUSSION/CONSENT PURPOSES ONLY

TERRITORIAL AUTHORITY: FNDC

THOMSON SURVEY

PROPOSED AGED CARE FACILITY & PRIVATE RESIDENCES
ON LOT 1 DP 590384 - CONCEPT PLAN

HOOKS & HALL ROAD, WAIMAMAKU

Scheme Plan
Signed and approved by:

John and Donna Buck

.....

Donna Buck

.....

PETER BURGESS

(9)

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Tiopira Taniera Hapu Trust
Address of proposed activity:	52 Hooks and Hall Road, Waimamaku
Legal description:	Lot 1 DP 590384
Description of the proposal (including why you need resource consent):	To establish an aged care and retirement village consisting of a 1140 m2 Aged Care Building (50 beds) and 25 Residential Units (each 45 m2) with associated facilities such as aceess and parking provision, wastewater disposal, water supply and stormwater attenuation as a non-complyig activity in the Rural Production Zone.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Site Layout Plan 2. (Preapared by Thomson Survey Ltd) 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

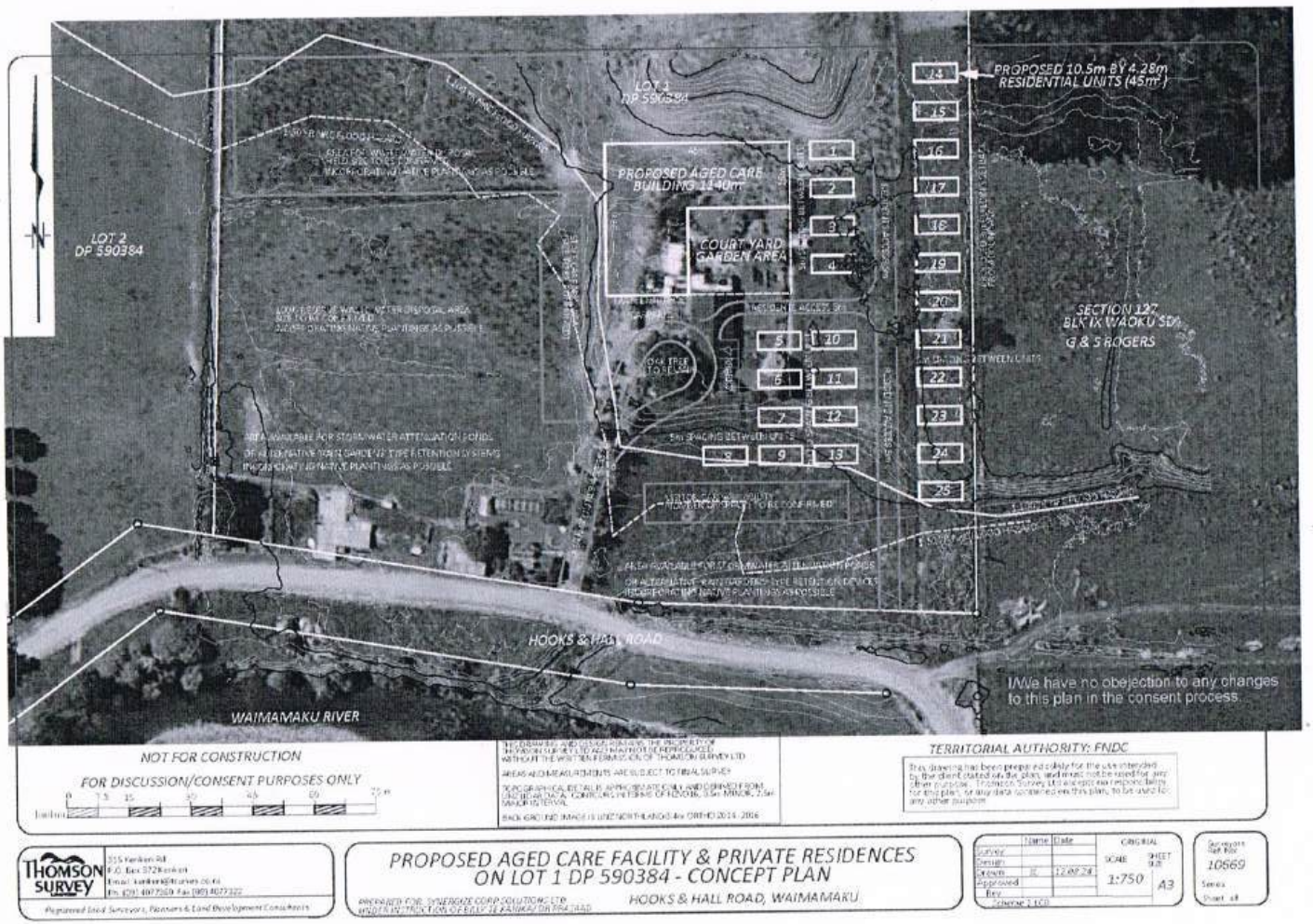
Full name/s of party giving approval:	Peter Stuart Burgess
Address of affected property including legal description	LOT 1 DP 144949
Contact Phone Number/s and email address	Daytime: 021979795 email: PeterBurgess4@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	P. Burgess	Date	30/10/24
Signature		Date	
Signature		Date	
Signature		Date	



Scheme Plan
Signed and approved by:

Peter Burgess

P. Burgess.

30/10/24

Andrew Hook.

(10)

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

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Full name/s of party giving approval:	Andrew Hook
Address of affected property including legal description	7360 STATE HIGHWAY 12, WAIMAMAKU
Contact Phone Number/s and email address	Daytime: 021 158 3028 email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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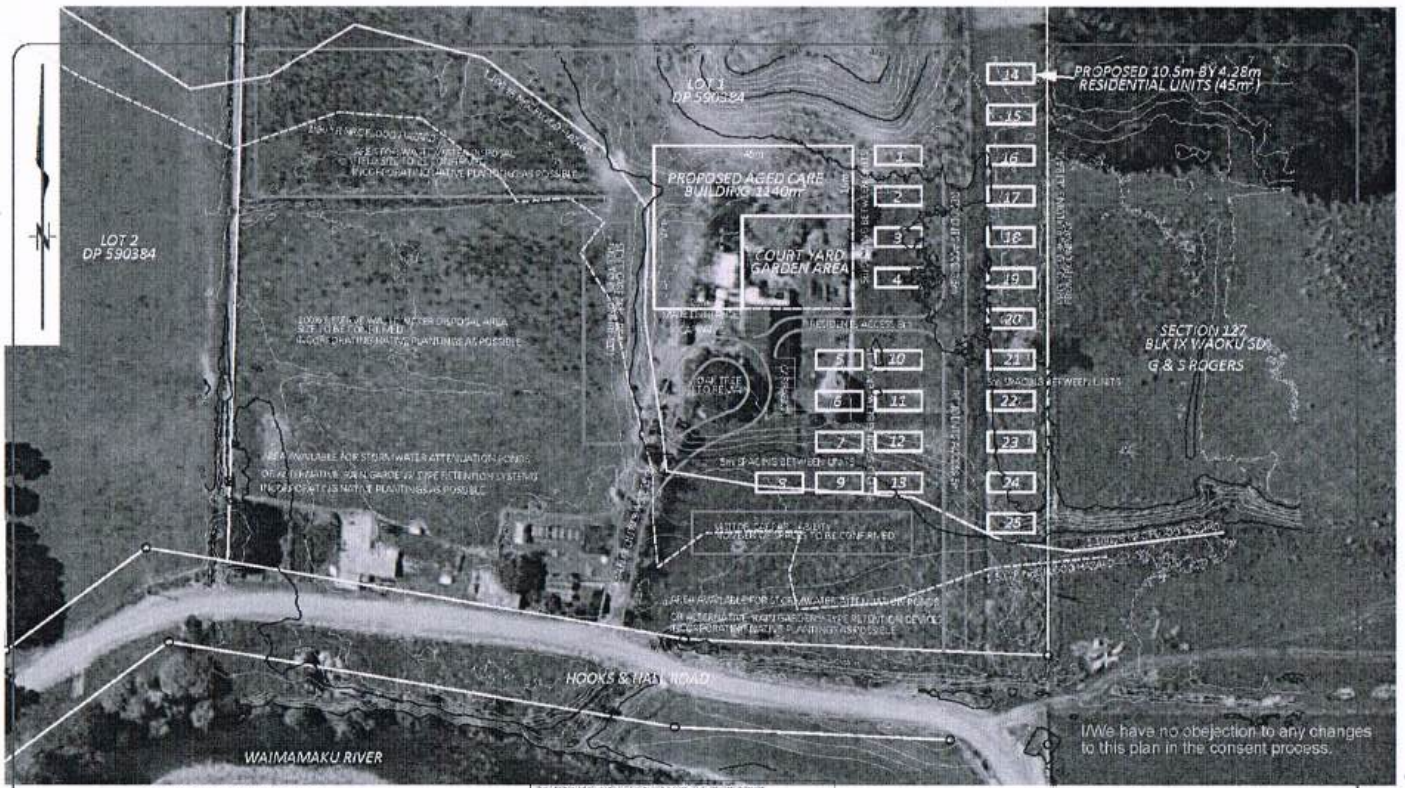
Signature	A Hook	Date	4-11-24
Signature		Date	
Signature		Date	
Signature		Date	



NOT FOR CONSTRUCTION

FOR DISCUSSION/CONSENT PURPOSES ONLY

TERRITORIAL AUTHORITY: FNDC

THOMSON SURVEY

PROPOSED AGED CARE FACILITY & PRIVATE RESIDENCES
ON LOT 1 DP 590384 - CONCEPT PLAN

HOOKS & HALL ROAD, WAIMAMAKU

Scheme Plan
Signed and approved by:

Andrew Hook

4-11-24

HIKU & VENUS CHERRINGTON

(11)

Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

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Full name/s of party giving approval:	Venus Cherrington
Address of affected property including legal description	BLK IX WAIOKU SD - Sec 54 STATE HIGHWAY 12
Contact Phone Number/s and email address	Daytime: 09 4054864 021 2586943 email: hikucherrington@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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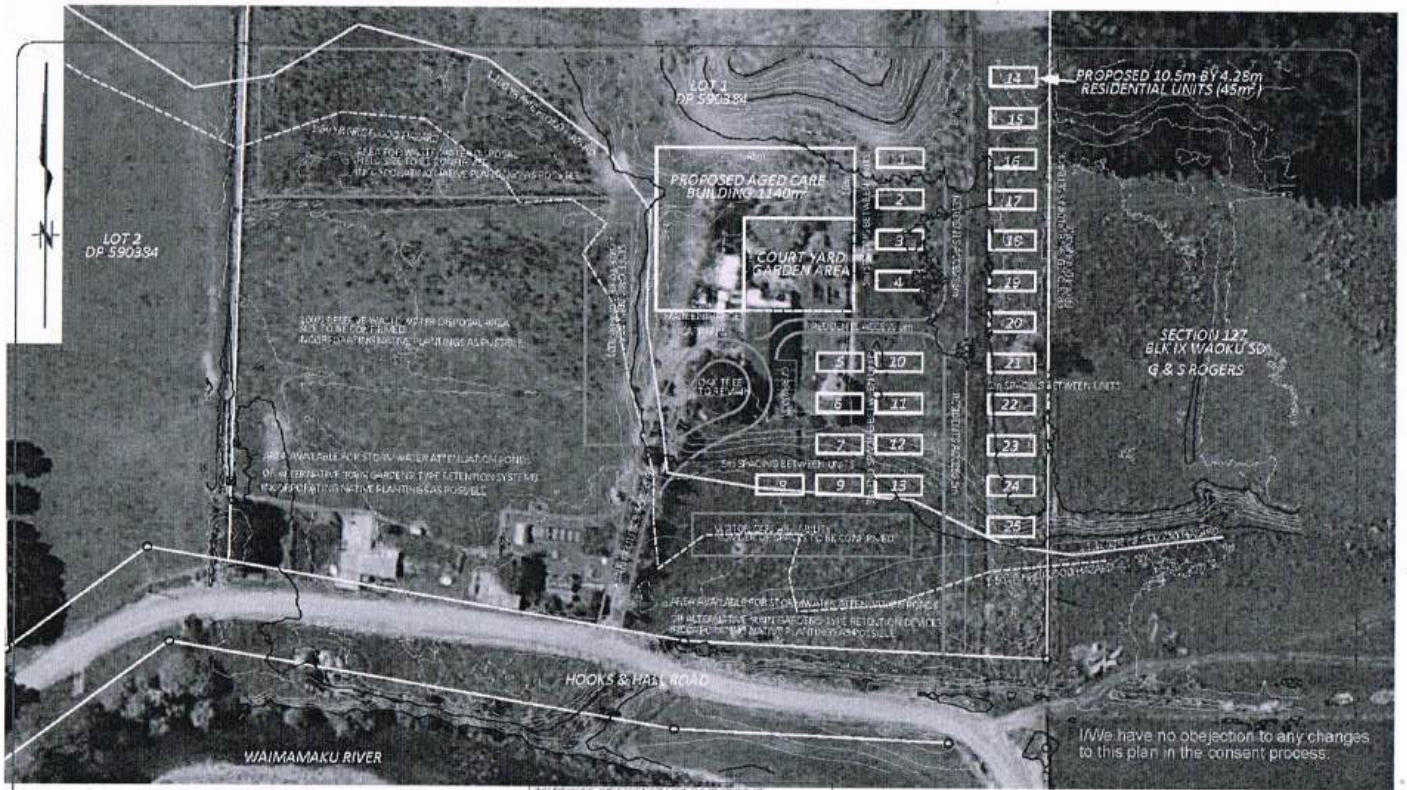
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	Venus Cherrington	Date	31st October 2024
Signature		Date	
Signature		Date	
Signature		Date	



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FOR DISCUSSION/CONSENT PURPOSES ONLY

TERRITORIAL AUTHORITY: FNDC

THOMSON SURVEY

PROPOSED AGED CARE FACILITY & PRIVATE RESIDENCES
ON LOT 1 DP 590384 - CONCEPT PLAN

HOOKS & HALL ROAD, WAIMAMAKU

Scheme Plan
Signed and approved by:

Hiku and Venus Cherrington

H M Cherrington 31/10/2024

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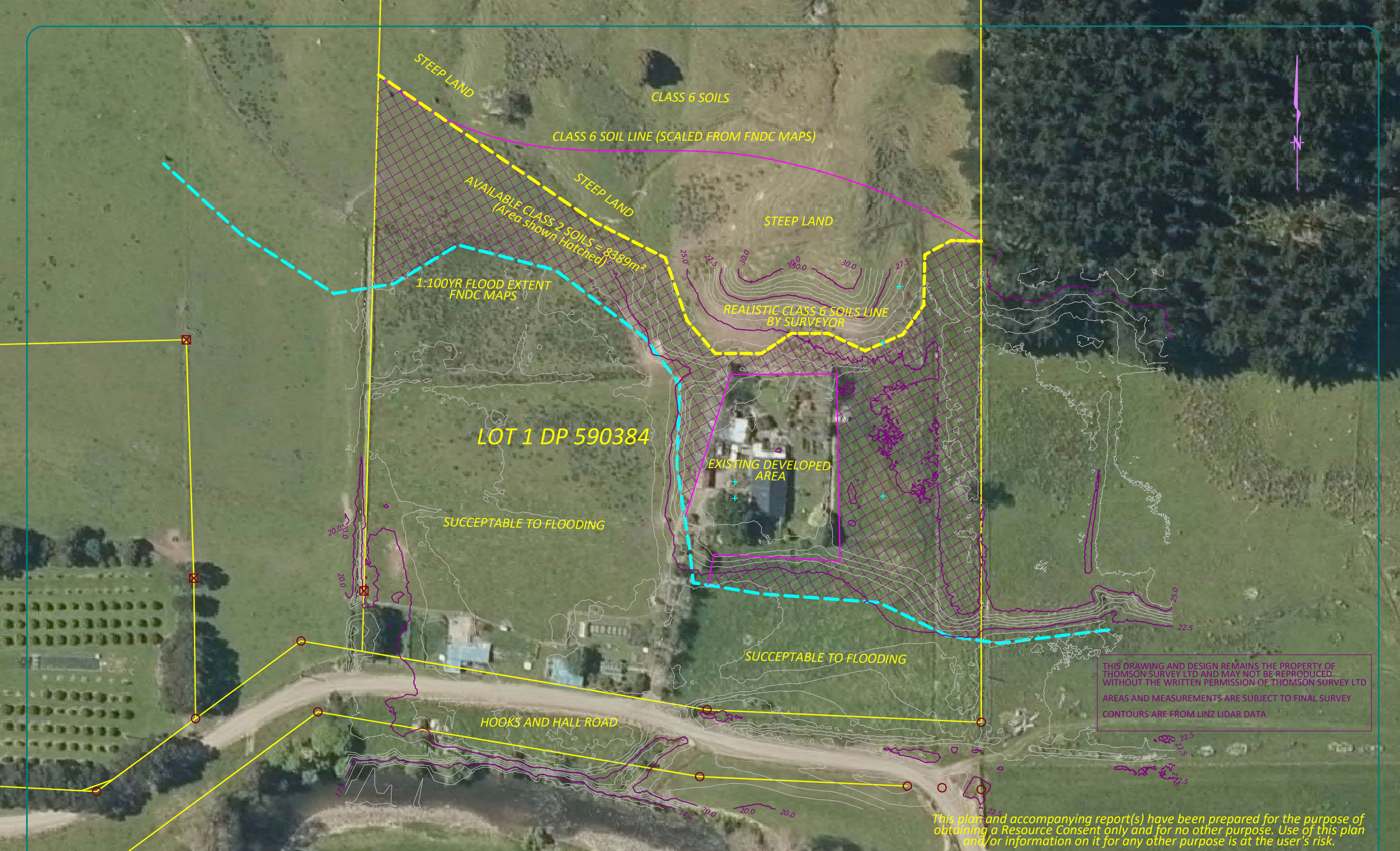
APPENDIX 9

AVAILABLE AREA OF POTENTIAL CLASS 2 SOILS



THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

AVAILABLE AREA OF POTENTIAL CLASS 2 SOILS ON LOT 1 DP 590384

HOOKS & HALL ROAD, WAIMAMAKU

PREPARED FOR: LMPD PLANNING/ BILLY TK

	Name	Date
Survey		
Design		
Drawn	SL	17.10.24
Approved		
Rev		

10669 SCHEME FOR SOILS.LCD

ORIGINAL
SCALE 1:2000
SHEET SIZE A3

Surveyors Ref. No: 10669
Series
Sheet of