

28 April 2025

Washer Farms Limited
16 Koru Road
RD4 Taranaki 4374

LTR-4317-01 Rev A **Request for Information Response – 9 Washer Road, Omata**

Red Jacket provide below a response to requests for information from New Plymouth District Council in relation to Land Use and Subdivision Consents LUC24/48662 and SUB24/50201, dated 17th January 2025, for the above-named property. The response below relates specifically to RFIs 1, 2, and 3 from NPDC.

RFI 1

Please resolve the discrepancy between McKinlay Surveyors Drawing RC01 dated 27.5.24 and KR Architecture drawing dated July 2024. The McKinlay drawing shows the proposed building being setback just 24.2m from the head of the gully whereas the KR drawing and Red Jacket report outlines that the building be setback at least 40m from the head of the gully (recommendation (a) on page 8 of the report).

Should the building location need to be amended then the land use component of the proposal including any written approval documents would need to be updated to reflect the amended scheme.

- Red Jacket have confirmation from Tonkin and Taylor (T&T) that the 40 m offset described within the text of the T&T report dated 28th September 2021 was erroneous.
- Correspondence between Red Jacket and T&T confirming the above and the correct offset is attached as an Appendix to this letter.

RFI 2

Please provide further details of the wastewater & stormwater disposal design and location to ensure the lot has sufficient space to accommodate the system while considering Engineering report recommendations.

- Red Jacket have undertaken additional soil testing to determine appropriate wastewater and stormwater soakage rates. Test results are attached as an appendix to this letter.
- Preliminary sizing of typical stormwater and wastewater systems for the proposed dwelling have been undertaken and we confirm there is adequate space within the site to accommodate these systems. Calculation sheets and an indicative layout are provided as an Appendix to this letter.

RFI 3

Please show the existing secondary overland flow path and indicate how this would be affected by the proposed dwelling location.

- There is no intended finished level available at present for the proposed dwelling. Red Jacket determine that provided that the proposed dwelling finished floor levels are in accordance with the NPDC Infrastructure standard (based on NZS 4404) and NZBC E1, minimal impact on existing overland flow paths is expected.
- At the construction stage, all overland flow paths shall be maintained and if necessary, re-directed away from the proposed building platforms. Works to re-direct overland flow paths are to avoid concentrating flows and to ensure there is no nuisance or damage to the downstream environment, including concentration of flow onto the sloping ground to the west.

Limitations

This report is prepared for your use and for your agents for the stated purpose and cannot be used for any other purpose or by others unless authority is given by Red Jacket.

This assessment is based on information provided by the client and information provide by third parties.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

Yours sincerely,

Report Prepared by:



Callum Stuart
Intermediate Engineering Geologist
BSc (Geol)

Approved by:



Luke Bunn
Senior Civil Engineer
CMEngNZ (Eng Tech)

Appendix A – Communications between T&T and Red Jacket



To send me large files you can use my [file drop](#)

From: Prisca Tang <PTang@tonkintaylor.co.nz>
Sent: Thursday, 20 February 2025 4:38 pm
To: James | Red Jacket <james@redjacket.nz>
Cc: Nick | Red Jacket <nick@redjacket.nz>; Luke | Red Jacket <luke@redjacket.nz>; Pierre Malan <PMalan@tonkintaylor.co.nz>
Subject: RE: RJL4317 - 9 Washer Road, Omata - Building platform setback

PS: Please feel free to pass this email to Council or attach it to our report to close out the RFI.

Cheers
Prisca

From: Prisca Tang
Sent: Thursday, 20 February 2025 4:30 pm
To: 'James | Red Jacket' <james@redjacket.nz>
Cc: Nick | Red Jacket <nick@redjacket.nz>; Luke | Red Jacket <luke@redjacket.nz>; Pierre Malan <PMalan@tonkintaylor.co.nz>
Subject: RE: RJL4317 - 9 Washer Road, Omata - Building platform setback

Kia ora James,

Thanks for the chat just now. As discussed, we agree the setback distance is about 23m, not 40m from the crest. Apologise for the inconvenience. Given the distance of Site 2 from the crest, our advice in Section 2 and 4.2 remains valid.

If you need any questions, please let me know.

Kind regards,
Prisca

From: James | Red Jacket <james@redjacket.nz>
Sent: Monday, 17 February 2025 3:18 pm
To: Prisca Tang <ptang@tonkintaylor.co.nz>
Cc: Nick | Red Jacket <nick@redjacket.nz>; Luke | Red Jacket <luke@redjacket.nz>
Subject: RJL4317 - 9 Washer Road, Omata - Building platform setback

Good afternoon Prisca,

An old project has come back to life, and I'm reaching out as I see this was originally Richard Bond's job, though it appears he has moved on. I thought I'd get in touch with you regarding this.

I've attached the relevant report for your reference.

The client is pursuing both land use consent and subdivision consent for the development. We've completed an engineering report based on the T+T desk study, which states that Site 2 is considered low risk for future ground stability and suitable for development, using 3604-type foundations (subject to further investigation and assessment).

The main issue arises from a discrepancy between the drawings/maps (used in the T+T report) and the wording in the T+T report. The drawings indicate that Site 2 is 23m from the crest of the slope (based on the scale), while the report mentions that Site 2 is 40m from the crest.

The survey plan and architectural drawings submitted with the consent are based on the 23m offset. However, the Council has flagged this as a discrepancy in their RFI, asking for clarification.

Could you please help shed some light on this matter? Specifically, can you confirm whether the 23m offset for the building platform, as shown on the plans, can be supported?

Please let me know if you have any questions or need further details.

Cheers,

James Simons | Senior Engineering Geologist

REDJACKET
engineering services

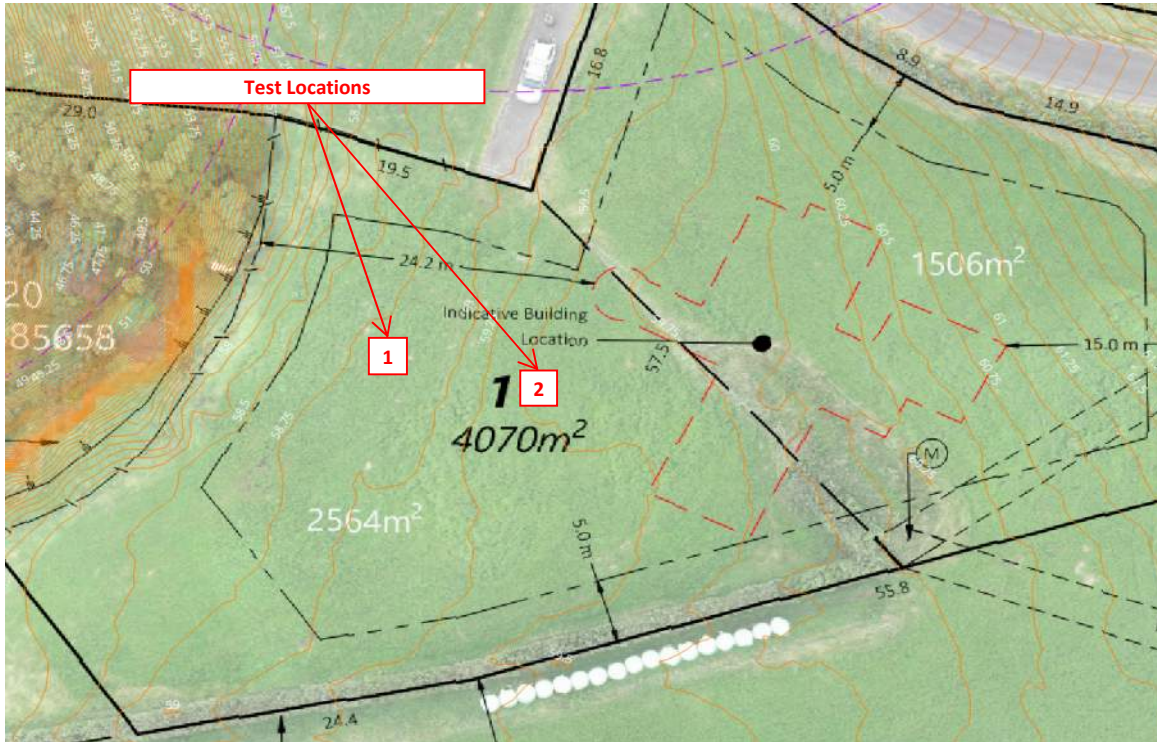
3 Davidson Street | New Plymouth 4310
P: 06 759 0999 | M: 027 216 9866

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Appendix B – Stormwater and Wastewater Testing Results and Indicative System Layouts

E1 Soakage Test Results

9 Washer Road, Tapuae, Omata



Location Plan (N.T.S)

Disclaimer:

These Soil Permeability Calculations are prepared for the client of Red Jacket for the stated purpose, and cannot be used for any other purpose or by others unless authority is given by Red Jacket Consulting Engineers Ltd.

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E1 Soakage Test Results

9 Washer Road, Tapuae, Omata

Test 1			Test 2		
Time (s)	Level (mm)	Notes	Time (s)	Level (mm)	Notes
0	0	Soakage hole 1.0m	0	0	Soakage hole 1.0 m
180	350	deep, 100 mm	180	100	deep, 100 mm DIA.
360	570	DIA.	360	200	
540	590		540	290	
720	750		720	350	
900	810		900	400	
1080	840		1080	460	
			1260	500	
			1440	560	
			1620	590	
			1800	610	
			1980	620	
			2160	630	
			2340	640	
			2340	650	

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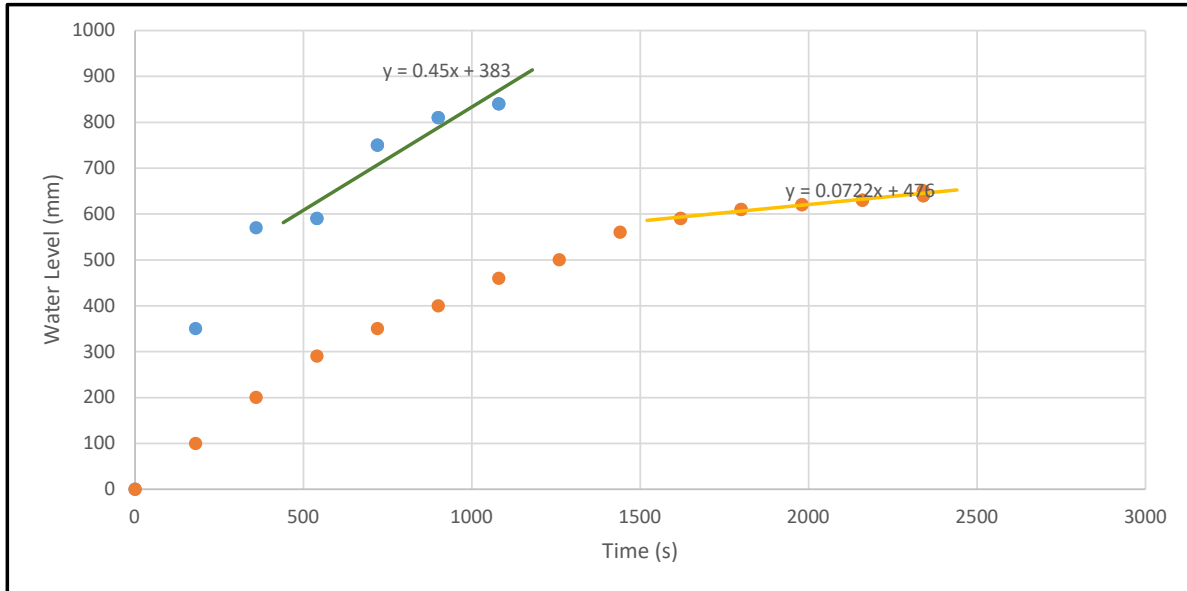
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SOIL PERMEABILITY CALCULATION

9 Washer Road, Tapuae, Omata



Test 1		Test 2	
Slope	0.45	slope	0.0722
Soakage	1620 mm/hr	Soakage	260 mm/hr
Average	940 mm/hr		

Notes:

Disclaimer:

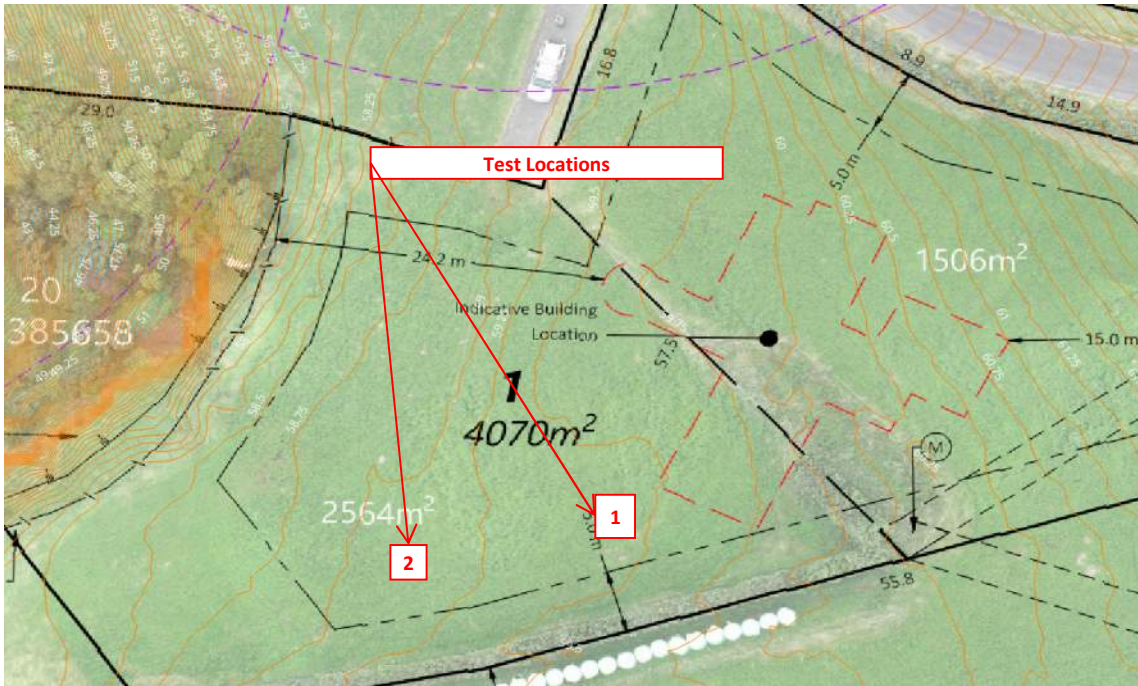
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Soil Permeability Results

9 Washer Road, Tapuae, Omata



Location Plan (N.T.S)

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Constant Head Test Results

9 Washer Road, Tapuae, Omata

TEST 1					
Height mm	Time (s)	Δ Time (s)	Δ Height (cm)	Vsoak (cm ³)	Rate (cm ³ /s)
1160	0	0	0	0	-
1105	10	10	5.5	131	13.1
1080	20	10	2.5	59	5.9
1030	30	10	5	119	11.9
990	40	10	4	95	9.5
955	50	10	3.5	83	8.3
915	60	10	4	95	9.5
880	70	10	3.5	83	8.3
840	80	10	4	95	9.5
805	90	10	3.5	83	8.3
780	100	10	2.5	59	5.9
740	110	10	4	95	9.5
695	120	10	4.5	107	10.7
660	130	10	3.5	83	8.3
625	140	10	3.5	83	8.3
595	150	10	3	71	7.1
565	160	10	3	71	7.1
530	170	10	3.5	83	8.3
500	180	10	3	71	7.1
460	190	10	4	95	9.5
Average Q (cm³/min) =					525.2
TEST 2					
Height mm	Time (s)	Δ Time (s)	Δ Height cm	Vol - Soak (cm ³)	Rate (cm ³ /s)
1180	0	0	0	0	-
1090	10	10	9	214	21.4
1040	20	10	5	119	11.9
985	30	10	5.5	131	13.1
940	40	10	4.5	107	10.7
890	50	10	5	119	11.9
840	60	10	5	119	11.9
780	70	10	6	143	14.3
740	80	10	4	95	9.5
680	90	10	6	143	14.3
630	100	10	5	119	11.9
590	110	10	4	95	9.5
550	120	10	4	95	9.5
510	130	10	4	95	9.5
460	140	10	5	119	11.9
420	150	10	4	95	9.5
380	160	10	4	95	9.5
Average Q (cm³/min) =					712.7
Overall Average Q (cm³/min) =					619.0

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SOIL PERMEABILITY CALCULATION

9 Washer Road, Tapuae, Omata

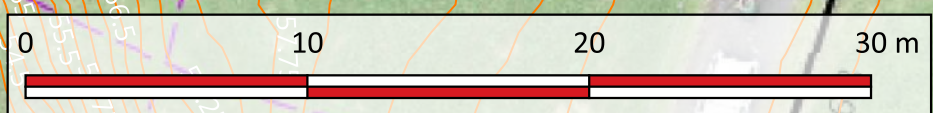
Test Hole Parameters		References
Test hole radius	r = 5 cm	
Depth of water in test hole	H = 30 cm	
Rate of loss from reservoir	Q = 618.97 cm ³ /min	
Correction factor	4.4	AS/NZS 1547:2012
Radius of reservoir	2.75 cm	
K _{sat}	K _c = 3.81 m/day	AS/NZS 1547:2012

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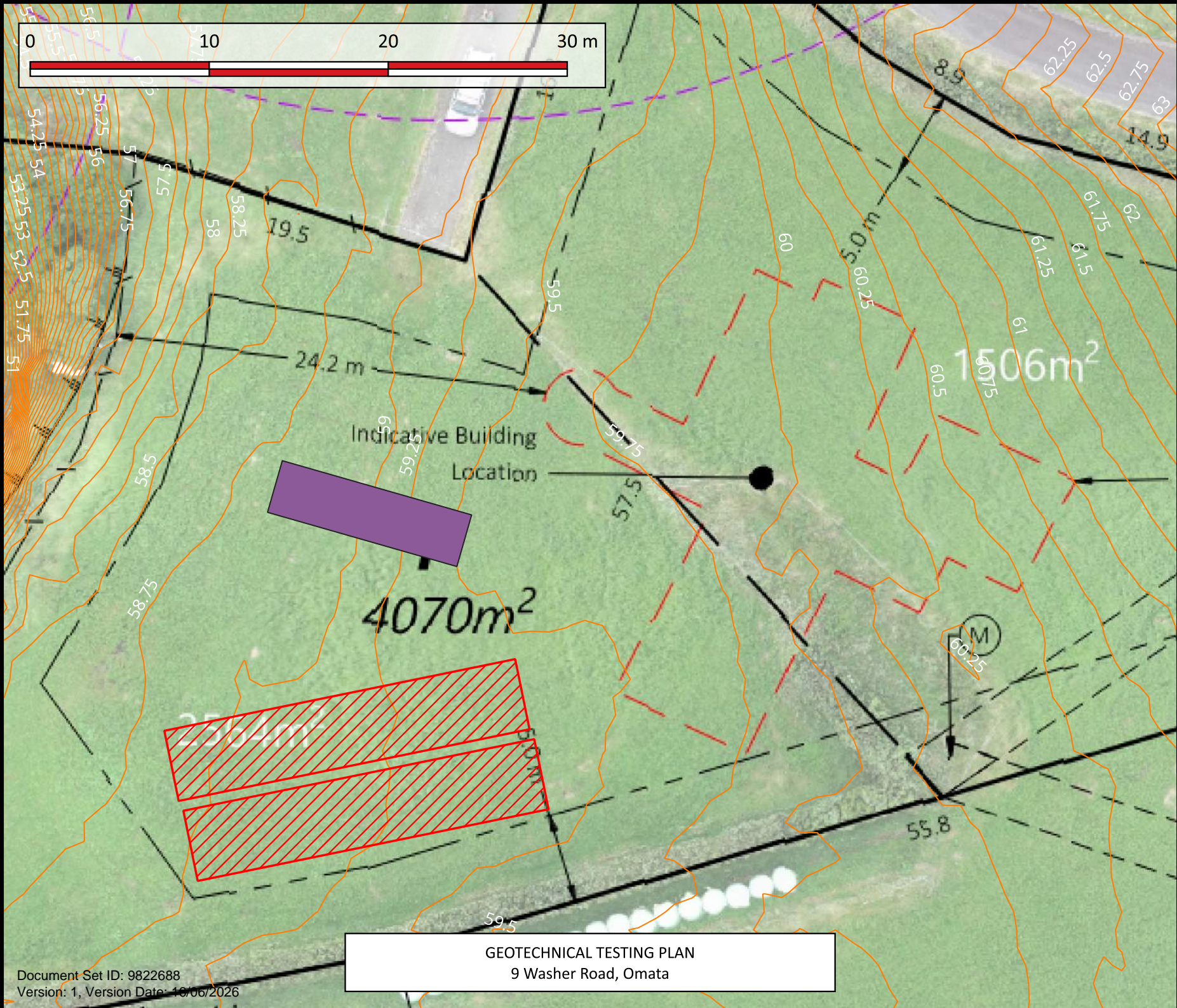
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LEGEND

-  Stormwater Trench (11 x 3 m)
-  Wastewater Trench and Reserve Area (4 x 20 m)



CLIENT:
Washer Farms Ltd.

JOB NO: 4317

DATE ISSUED:
24/04/2025

BY:
CS

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engineering services

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GEOTECHNICAL TESTING PLAN
9 Washer Road, Omata